



ATTACHMENTS

ORDINARY COUNCIL MEETING

Wednesday, 28th August 2019
Municipal Offices, 85 Main Street, Kempton
10.00 a.m.

Item 4.1	Draft Council Meeting Minutes (Open) – 24 th July 2019
Item 4.2.1	Minutes – Parattah Progress Association – 26 th June 2019
Item 4.3.1	Minutes – Waste Strategy South – 9 th July 2019 Minutes – STCA – 27 th May 2019
Item 4.3.2	STCA Quarterly Report – June 2019
Item 11.1.1	Development Application / Representation DA2019/42 <i>Hardwick House, 2495 Colebrook Road, Colebrook</i>
Item 11.2.1	Development Application documents SA2016/14 <i>Subdivision, 12 Climie Street, Campania</i>
Item 17.3.2	Financial Statements 2018/19 <i>Southern Midlands Council / Heritage Building Solutions Pty Ltd / Heritage Education & Skills Centre</i>

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 24th July 2019

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 WEDNESDAY, 24th JULY 2019 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 O Green, Deputy Mayor E Batt, Clr A Bisdee OAM, Clr D Fish, Clr R McDougall.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr D Cundall (Manager, Development and Environmental Services), Mr B Williams (Manager, Heritage Projects), Miss E Lang (Executive Assistant)

3. APOLOGIES

Clr A Bantick & Clr K Dudgeon

Note: Previously granted leave of absence.

4. MINUTES

4.1 ORDINARY COUNCIL MINUTES

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 26th June 2019, as circulated, are submitted for confirmation.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 26th June 2019, as circulated, be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

4.2 SPECIAL COMMITTEES OF COUNCIL MINUTES

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Minutes – Woodsdale Hall Management Committee – 24th June 2019.

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr A Bisdee OAM

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

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

- Nil.

DECISION NOT REQUIRED

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, as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority – Nil.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Nil.

DECISION NOT REQUIRED

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

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

- Southern Tasmanian Councils Authority – Nil.

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, the Agenda is to include details of any Council workshop held since the last meeting.

No workshops have been held since the last Ordinary Meeting.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr R McDougall

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

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.*

Nil.

6.2 QUESTIONS WITHOUT NOTICE

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

Clr R McDougall – Question regarding the upcoming Heritage and Bullock Festival and what food/beverage vans will be available, if any?

The Deputy General Manager advised that there will be approximately 4 food/coffee vans in attendance in the carpark area at Barrack Street. There will also be community groups in the Drivers Hut at Callington Park over the weekend selling bbq food.

Clr R McDougall – request for Councillors to receive a Heritage and Bullock Festival t-shirt, along with community association members that are involved.

The Deputy General Manager advised that there are additional t-shirts arriving today and they will be provided to Councillors.

Deputy Mayor E Batt – question regarding the Melton Mowbray intersection and a statement that he made regarding Council having previously written to the Department of State Growth requesting a speed limit change at this intersection.

The General Manager advised that Council did send correspondence to the Department and a copy will be provided.

7. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Nil.

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

- (a) the reason it was not possible to include the matter on the agenda; and
- (b) that the matter is urgent; and
- (c) that advice has been provided under section 65 of the Act.

Nil.

9.1 Permission to Address Council

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

- Karen Mathieson – President of Oatlands Community Association Inc. to address Council at 10.45 a.m.

Karen addressed Council in her capacity as President of the Oatlands Community Association (OCA) and provided an update on a number of items/initiatives of the OCA.

It was noted that:-

- Usage of the building has increased over the past 12 months, 20% on community bookings and 46% on commercial bookings.
- A Strategic Planning session of the OCA will be held on the 6th August 2019 and an update on OCA's strategic direction will be provided to Council following this session.
- AGM of the OCA will be held on the 9th September 2019 at 5.30 p.m. and all are invited to attend.
- A request for financial assistance will be submitted to Council for a facelift of the meeting rooms/kitchen areas.
- OCA employs a part-time admin officer and cleaner, noting that 1.5FTE is required to successfully run the centre.
- Appreciates support from Council.

The Mayor thanked Karen for attending and commended her on another successful year at the Oatlands Community Association.

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

Nil.

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

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

11.1 DEVELOPMENT APPLICATIONS

Nil.

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

Nil.

11.4 PLANNING (OTHER)

Nil.

[THIS CONCLUDES THE SESSION OF COUNCIL ACTING AS A PLANNING AUTHORITY]

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Strategic Plan Reference 1.1.1

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

Nil.

12.2 Bridges

Strategic Plan Reference 1.2.1

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

Nil.

12.3 Walkways, Cycle ways and Trails

Strategic Plan Reference 1.3.1

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

Nil.

12.4 Lighting

Strategic Plan Reference 1.4.1a & 1.4.1b

Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

12.5 Buildings

Strategic Plan Reference 1.5.1

Maintenance and improvement of the standard and safety of public buildings in the municipality.

Nil.

12.6 Sewers / Water

Strategic Plan Reference(s) 1.6.1 & 1.6.2

Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

12.7 Drainage

Strategic Plan Reference 1.7.1

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

Nil.

12.8 Waste

Strategic Plan Reference 1.8.1

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

12.8.1 TASMANIAN GOVERNMENT – DRAFT WASTE ACTION PLAN

Author: MANAGER DEVELOPMENT AND ENVIRONMENTAL SERVICES (DAVID CUNDALL)

Date: 17 JULY 2019

Enclosure:

Draft Waste Action Plan – Consultation Draft June 2019

PURPOSE OF REPORT

To provide Council with a copy of the *Draft Waste Action Plan – Consultation Draft June 2019, Department of Primary Industries, Parks, Water and Environment* prepared by the Tasmanian Government.

Council to discuss and provide any initial feedback which can then be incorporated into a submission to be prepared by Council offices and referred to the August or September Council Meeting for endorsement.

BACKGROUND

As Council would be aware the Tasmanian Government have released the *Draft Waste Action Plan – Consultation Draft June 2019* (“Waste Action Plan”) for consultation with stakeholders and the wider public.

The draft Waste Action Plan provides a framework for discussion with Local Government, business and the community on the best way to address the waste and resource recovery challenges that face Tasmania. It identifies the actions the Tasmanian Government will take to tackle Tasmania’s waste and recycling problems, in particular the Government’s commitment to replace the current voluntary regional council waste levies with a legislated statewide waste levy and to introduce a Container Refund Scheme (CRS) in Tasmania.

Council have until the 7th October 2019 to lodge a written submission directly with the Tasmanian Government or Council could opt to channel comments/submission through the Local Government Association Tasmanian (LGAT) by the 30th September 2019. LGAT have sought comments to inform an LGAT submission in an email dated 11th July 2019.

LGAT have given an undertaking to run a regional “drop in session” in August and September 2019 to discuss the Waste Action Plan and formation of an LGAT submission.

Council may provide comments/submission to both LGAT and the Government.

A suite of prompts and policy changes have led to the inception and preparation of the Waste Action Plan. The major items being:

- LGAT have been actively lobbying the State Government for the development of a State Waste Action Plan since July 2016 when, at the time, the Government announced it would not be introducing a statutory waste levy. LGAT then commenced a Waste and Resource Management Strategy in 2017 which detailed a suite of initiatives which aimed to address key state-wide waste management issues faced by local government. The recommendations of the strategy were then handed to the Environment Protection Authority (EPA).
- The endorsement of the *National Waste Policy* at a meeting of the State Environment Ministers in December 2018. This higher level policy provided a framework and policy environment set to address issues in processing recyclables in Australia, stimulating a re-use and recycling circular economy on goods and delivery on targets for a reduction in single use plastics (including greater use of recyclable and compostable packaging).
- Outcome of the Tasmanian Waste and Resource Recovery Forum held November 2018 held by the Waste Management Association of Australia.
- Liberal Government targets for the environment.
- Changes in international markets, and China's "Green Sword Policy" limiting and prohibiting recyclables entering China for processing. China is the biggest processor of recyclables.
- Social, scientific, economic and environmental changes and attitudes to waste are informing policy globally.

The key actions and targets detailed in the Waste Action Plan are:

- Introduce a waste levy by 2021 to fund waste management and resource recovery activities;
- Introduce a Container Refund Scheme in Tasmania by the end of 2022;
- Ensure 100% of packaging is reusable, recyclable or compostable by 2025;
- Reduce waste generated in Tasmania by 5% per person by 2025 and 10% by 2030;
- Achieve a 40% average recovery rate from all waste streams by 2025 and 80% by 2030;
- Have the lowest incidence of littering in the country by 2023;
- Work at the national level and with local government and businesses in Tasmania to phase out problematic and unnecessary plastics¹ by 2030; and
- Reduce the volume of organic waste sent to landfill by 25% by 2025 and 50% by 2030.

DISCUSSION

The Waste Action Plan is a one of three (3) significant strategic state and regional projects currently underway which directly impact the way Council manages waste, re-usables and recyclables into the future. The other two (2) being:

- The *Southern Waste Strategy* (Southern Waste Strategy Authority)
- *Feasibility Study into a State-wide Waste Management Arrangement* (LGAT).

The principles driving all three (3) initiatives are essentially the same. That is:

- Reduce waste to landfill
- Policy or legislation for waste reduction
- Foster markets for recyclables and resource recovery
- Introduction of a statewide waste levy
- Maintain accurate data and records on waste generation, circulation and distribution
- Fund, develop and build related infrastructure
- Regional and State led management of waste

Based on previous motions of Council, motions at LGAT meetings and Council's *Waste Management Strategy 2016*, Council should be actively supporting much of actions and targets provided in the Waste Action Plan.

The most recent related motion was March 2018:

DECISION

Moved by Cllr D Marshall, seconded by Cllr R Campbell

THAT the Southern Midlands Council submit the following Motion for consideration at the next Local Government Association of Tasmania (LGAT) General Meeting:

“THAT the LGAT be requested to lobby the State Government to institute a container deposit scheme for Tasmania similar to many mainland states.”

CARRIED

As mentioned above, Council have supported previous motions to commence investigation and studies into the feasibility of a statewide waste levy at LGAT meetings as recently as 2016, 2017 and 2018.

As Council would recall, the Southern Midlands, like most Council's in Australia, is highly vulnerable to international and national market changes to recyclables. This was experienced again recently in May 2018 with the implementation of the “China Green Sword Policy” and the sudden increase in costs to recycle materials through SKM (an increase of \$32 per tonne to \$100 per tonne).

Council remains highly vulnerable to local and largely uncontrollable external forces such as fee increases at landfill sites, environmental regulations, changes in policy or procedures at such sites, limited range of resource recovery options in the South and a limited range of waste service providers generally.

Much of these issues are aimed to be addressed through state led initiatives and funding through a state-wide waste levy. A waste levy would be used to fund new infrastructure, foster markets for re-usables and recyclables and potentially fund a “statewide waste management authority”.

Council should however strongly encourage that any waste levy collected is dedicated solely to waste management initiatives and innovation and not into general revenue or other unrelated programs.

It is recommended that Council consider these issues and prepare a submission to be endorsed at the August or September 2019 Council Meeting.

Human Resources & Financial Implications - The preparation of a submission by Council Officers will stem from discussion of this report (at this meeting). There is no requirement for external advice or consultants to prepare a submission.

Implications however for supporting some of the actions in the Waste Action Plan will likely lead to some financial implications.

A statewide waste levy should be considered at this early stage of the strategy given this could potentially lead to an increase in costs for delivering general waste streams to landfill from Council's household collection service and from Council's three (3) waste transfer stations.

Councils that currently administer a voluntary waste levy of only \$5 per tonne use funds towards initiatives such as Rethink Waste Tasmania which promotes efforts to reduce, re-use and recycle. Southern Midlands have used some of the marketing and educational materials in our own educational programs.

The Waste Action Plan does not yet include any figures on a possible waste levy amount.

Council should be aware that the legislated levy in other states is significantly higher than the current voluntary levies in Tasmania. The table below details this levy:

	TAS	WA	SA	VIC	NSW	QLD	NZ
Generation (kg/cap yr) (2014-2015 figures)	1,837	2,623	2,527	2,216	2,144	2,210	3,200
Metro Landfill Levy rate (2018-2019)	\$5 (voluntary)	\$70	\$100	\$64.30	\$141.20	\$75	\$NZ10
Public Investment Level	\$1.1m	\$5.5m	\$19.9m	\$6.4m	\$6.4m	\$21.4m	\$NZ4.5m

Source: National Waste Report (2018) and National Waste Report (2016), and New Zealand Waste Disposal Levy (2017)

In implementing a statewide waste levy then Council would be subject to the levy for the disposal of waste at landfill sites. That is the waste from household collection and the waste transfer stations. This would likely result in an adjustment to the waste rate and the charge at the waste transfer stations. Any changes would be subject to separate and detailed reporting to Council.

In any case the primary purpose of the waste levy is to reduce materials being sent to landfill and to find and fund alternative disposal and re-use or recycling schemes. So in effect should reduce the volumes of waste in any case.

Other financial implications, which will be subject to further reporting to Council, would be changes to the waste transfer stations to increase and re-use and recycling rates. This however aligns with Council's own *Waste Management Strategy*.

Community Consultation & Public Relations Implications - Should Council prepare a written submission to either LGAT or the Tasmanian Government then the details of which will be subject to a report to the August or September 2019 Council meeting. The public will have the opportunity to review Council's draft position and submission prior to any decision being made.

It is envisioned however that the premises of the submission will be based on Council's existing strategies to reduce waste volumes generally.

Communications - The Waste Action Plan has been widely publicised in the media and some engagement directly with stakeholders.

Priority - Implementation Time Frame - A submission will need to be prepared by either 7th October 2019 to the Tasmanian Government or by the 30th September to the LGAT.

A Council submission will need to be endorsed at the September meeting at the latest.

Risk Assessment - The content of any submission lodged should be based on existing strategy and policy direction of Council. So there is minimal risk to Council or the community.

RECOMMENDATION

THAT:

- A. This report be received by Council;
- B. Council receive a copy of the 'Draft Waste Action Plan – Consultation Draft June 2019, Department of Primary Industries, Parks, Water and Environment';
- C. Councillors provide any initial feedback and comment which can then be incorporated into a submission to be prepared by Council officers and referred to Council for endorsement before the end of September 2019; and
- D. Council to decide to lodge a submission with LGAT or directly with the Tasmanian Government on the Waste Action Plan or both.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

THAT:

- A. This report be received by Council;**
- B. Council receive a copy of the ‘Draft Waste Action Plan – Consultation Draft June 2019, Department of Primary Industries, Parks, Water and Environment’;**
- C. the initial comments and feedback provided by Councillors be noted and incorporated into the draft submission to be prepared by Council officers and referred to Council for endorsement before the end of September 2019;**
- D. As part of the process of preparing a submission, Council conduct a workshop to consider the draft ‘Waste Action Plan’ in greater detail (date to be set); and**
- D. Council confirm its intent to lodge a submission with LGAT and directly with the Tasmanian Government on the Waste Action Plan.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
Agenda Item 12.8.1

Draft Waste Action Plan

Consultation Draft June 2019



Department of Primary Industries, Parks, Water and Environment





Draft Waste Action Plan – Consultation Draft, June 2019

Minister's Foreword

The Hodgman Liberal Government is committed to working with local government, the waste industry, local businesses and the broader community to improve waste management and resource recovery in Tasmania and believes that all of us have a role to play in managing the waste we produce.

It is encouraging to witness the changes that many businesses and consumers are now making to address unsustainable resource consumption and the environmental impacts of our waste. Our Government understands it has an important role to play to help people make informed choices and support innovative waste and recycling initiatives.

In response to some of Tasmania's most pressing waste issues, our Government has already acted through investing in controlled waste and tyre processing facilities, tightening regulation of waste tyres and assisting the roll-out of national product stewardship schemes for e-waste, paint, tyres, batteries and packaging.

New challenges and opportunities continue to develop, like dealing with increasing volumes of e-waste, finding ways to divert organic waste from landfills to reduce emissions, and helping councils and businesses adapt to recent restrictions on the importing of recyclable materials into China following the introduction of the China National Sword policy. These changes are having an impact on waste and recycling businesses and local governments across Australia.



Governments and industries both nationally and globally are seeking ways to create resilient reuse markets and increasingly this means moving towards a Circular Economy across a range of sectors. In December 2018, Australian governments through the Meeting of Environment Ministers endorsed the new *National Waste Policy*. The policy incorporates a range of commitments made by Ministers in early 2018 to help local government and industry respond to the changing international markets.

It includes a framework to stimulate the resource recovery industry, boost demand for recycled products, and deliver on targets for recyclable, compostable and reusable packaging. This changing policy environment and the challenging markets for recyclable materials have highlighted the need for a new strategic and integrated approach to waste management in Tasmania, in which responsibility is shared between all levels of government, the private sector, and the community.

The Tasmanian Government will work closely with local government, industry and other stakeholders to finalise and implement the *Tasmanian Draft Waste Action Plan*. The Plan sets out a broad framework for waste management in Tasmania and details proposed actions across a number of priority Focus Areas, which cover the major waste and resource recovery issues that we will all need to tackle in the coming years.

I look forward to working with local government, Tasmanian businesses and the community to improve waste management, reuse and recycling in Tasmania.

A handwritten signature in black ink that reads "Elise Archer".

Hon Elise Archer MP

Minister for Environment



Have your say

Public submissions are now invited on the Tasmanian *Draft Waste Action Plan*.

Questions are provided in each section of the Plan to help guide your comments, but feel free to provide any other feedback you believe is relevant.

Additional information is available at www.dpipwe.tas.gov.au/environmental-management

Consultation closes at 5.00pm on 7 October 2019.

Email: WAP.Enquiries@dpipwe.tas.gov.au

Mail: Policy and Business Branch
Department of Primary Industries, Parks, Water and Environment
GPO Box 1550
HOBART TAS 7001



Draft Waste Action Plan – Consultation Draft, June 2019

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Executive Summary

In the past decade there have been significant developments in waste policy and the resource recovery sector in Australia. This includes issues such as the problems faced Australia-wide around end-of-life tyres, ongoing work by governments and industry to increase packaging recycling, the introduction of container refund schemes in most states and territories, bans on lightweight plastic shopping bags, and the roll-out of national stewardship schemes for TVs, computers, paint, batteries and other products.

In Tasmania, the Government has invested in facilities for controlled waste and the processing of end-of-life tyres and assigned to the EPA the regulation of large tyre stockpiles. The *Litter Act 2007* is also being amended to provide increased penalties for illegal dumping. Other measures, such as the development of an online application to improve litter reporting, are being introduced. The Government continues to be active at the national level, where waste and resource recovery issues have been priorities for Australian Environment Ministers for some time.

The recent decision by China to impose new restrictions on the import of recyclable materials has had a significant impact on local governments across Australia and parts of the resource recovery industry, bringing a closer focus on how we deal with our waste and recycling. This has led to strong recognition by governments of the economic basis of our waste and resource use challenges. In late 2018, Australian Environment Ministers endorsed the new *National Waste Policy*, which is based on Circular Economy principles. This recognises the need for maximising the use and value of resources at every stage of a product or material's lifecycle.

The Tasmanian Government is working closely with Local Government, industry and other stakeholders to develop a new strategic approach to waste management and resource recovery. Targeted consultation with these groups identified a number of waste management priorities that are shared by governments, industry and the community alike. These priorities – along with key strategies and principles from the *National Waste Policy 2018* – form the basis of the *Tasmanian Draft Waste Action Plan*. The Plan sets out a broad framework for waste management and resource recovery in Tasmania and includes the following key actions and targets:

- Introduce a waste levy by 2021 to fund waste management and resource recovery activities;
- Introduce a Container Refund Scheme in Tasmania by the end of 2022;
- Ensure 100% of packaging is reusable, recyclable or compostable by 2025;
- Reduce waste generated in Tasmania by 5% per person by 2025 and 10% by 2030;
- Achieve a 40% average recovery rate from all waste streams by 2025 and 80% by 2030;
- Have the lowest incidence of littering in the country by 2023;
- Work at the national level and with local government and businesses in Tasmania to phase out problematic and unnecessary plastics¹ by 2030; and
- Reduce the volume of organic waste sent to landfill by 25% by 2025 and 50% by 2030.

¹ This includes materials such as packaging or single-use plastic items that are not easy to recycle or cannot be recycled.



Growing Resource Recovery in Tasmania

THE DRAFT WASTE ACTION PLAN AND THE CIRCULAR ECONOMY

The Tasmanian Government has taken into account the views of local government and industry over the past two years to develop a new waste strategy for Tasmania. Targeted consultation with these groups has identified the key waste management priorities, which form the basis of the *Draft Waste Action Plan*. The Plan sets out a broad framework for waste management and resource recovery in Tasmania that is underpinned by a set of tangible actions. During the time the Plan was being developed, China began to impose new restrictions on the level of contamination allowed in the recyclable materials they import. This has had a significant financial impact on local government and parts of the resource recovery industry, resulting in increased concern from governments, industry and the community on how we deal with our waste and recycling.

In 2018, Australian Environment Ministers recognised the need to respond to the changing and challenging global markets. In April 2018, the Meeting of Environment Ministers (MEM) committed to a number of actions to stimulate Australia's resource recovery capacity, to increase demand for recycled products through government procurement, to work with industry to have 100% of Australian packaging recyclable, compostable or reusable by 2025 and to revise the National Waste Policy. The new *National Waste Policy: Less Waste, More Resources*, which is based on Circular Economy principles, was endorsed by Ministers in late 2018.

A Circular Economy (CE) does not use a traditional linear model of “take” (resources), “make” (products), and “dispose” (waste). Instead it aims to maximise the value and the use of materials and resources at every stage of the life of a product or material. Waste management has traditionally dealt with the disposal step. The growing amount and diversity of waste has created challenges that can only be solved by considering the entire “lifecycle” of a product; from when its constituent parts are taken, to when it is made, to when it is disposed, and then reusing what remains to provide resources for the next economic cycle. The waste hierarchy uses principles similar to those underpinning a CE.² CE principles are increasingly being adopted by governments and industries around the world³, and there is a growing body of evidence that moving to a CE is likely to lead to increased innovation and a more creative, robust and productive economy. Some Australian jurisdictions are also moving to adopt CE principles, both in waste management and more broadly.⁴

² The waste hierarchy prioritises waste management options in order from most preferable to least, being: avoiding the production of waste, minimising the production of waste, reuse of waste, recycling of waste, recovery of energy and other resources from waste, treatment of waste to ameliorate impacts, and environmentally safe disposal of waste.

³ http://ec.europa.eu/environment/circular-economy/index_en.htm

⁴ <https://www.greenindustries.sa.gov.au/circular-economy>, <https://www.epa.nsw.gov.au/your-environment/recycling-and-reuse/response-to-china-national-sword/circular-economy-policy>; <https://www.environment.vic.gov.au/sustainability/transitioning-victoria-to-a-circular-economy>; <http://www.wasteauthority.wa.gov.au/about/waste-strategy/>

STATEWIDE WASTE LEVY

Moving towards a Circular Economy (CE) will require all levels of government to work closely with industry and the community in an economy-wide effort that goes beyond just the waste and recycling sector. It will require a whole of government approach to develop new and existing waste markets, facilitate efficient transport options, plan for and invest in waste infrastructure, reduce emissions from organic waste, and seek renewable energy options from waste materials where applicable. Key principles are to avoid waste, improve resource recovery, increase use of and demand for recycled products and to improve data collection and support for innovation and market adoption of CE products. Addressing our priority waste management issues and moving towards a CE will require long-term efforts and an effective funding stream.

This has been achieved in Australian and international jurisdictions through the introduction of waste levies. A waste levy is a financial contribution typically paid to the State Government by a landfill or other licensed waste facility operator (usually a local council) for each tonne of waste received. Levies provide an important funding source to invest in waste and resource recovery initiatives and infrastructure and over time achieve an increase in the diversion of waste away from landfill.⁵ The absence of a landfill levy, along with the transport challenges from being an island state, means that resource recovery businesses in Tasmania may struggle, particularly during times of market disruption, although there are already some Tasmanian industries focusing on reducing, recycling or repurposing waste material.

In collaboration with the local government and regional waste authorities, industry and the community, the Tasmanian Government will introduce a statewide legislated waste levy by 2021. It is proposed that the new legislated statewide waste levy would replace any existing council levies. The design (including cost) of the statewide waste levy will be developed in consultation with local government, industry, businesses and the wider community with the modelling and analysis, taking into account the potential impact of the proposed levy on households and businesses. The Tasmanian Government will also develop legislation that indicates how the revenue collected from the levy will be directed to waste management and resource recovery initiatives, while ensuring regional authorities continue to derive a revenue stream from the new levy.

Through time, this will provide a pricing signal to waste generators and create an income stream to reinvest in business growth and the planning and development of waste management and resource recovery infrastructure, and other waste management programs, such as initiatives or grants to promote alternatives to landfilling. It will also provide a revenue stream to assist councils with legacy issues associated with old refuse sites. Maximising the value of our products and materials – and what we may have formerly thought of as "waste" – is not only the key to achieving parts of a CE, but also brings employment opportunities.⁶

⁵ KMPG, 2012, Review of the NSW Waste and Environment Levy.

⁶ For every 10,000 tonnes of waste recycled, 9.2 jobs are created compared with 2.8 jobs from landfilling. Hyder, 2010, Landfill Ban Investigation: Final Report. A five per cent improvement in efficient use of materials across could benefit Australia's gross domestic product by as much as \$24 billion. Centre for International Economics, 2017, Final report: Headline economic value for waste and materials efficiency in Australia.



How are waste levies in Tasmania and other jurisdictions used?

A large number of Tasmanian councils already have a locally administered levy of \$5 per tonne, which some councils have proposed to increase to \$7.50 per tonne by 2019/20, for the disposal of solid waste. This small levy and broader local government contributions have funded a range of waste initiatives such as Rethink Waste Tasmania, which promotes efforts to reduce, reuse and recycle.⁷

In other Australian states with a waste levy, substantial funds are redirected to addressing waste management and resource recovery issues faced by local government, industry, and the community. In New South Wales, the levy is used for programs such as the Better Waste and Recycling Fund, which provides funding to local councils and regional council groups to support projects to reduce waste generation, improve reuse and recycling, and address littering and illegal dumping.⁸ The levy also provides funding to improve public recycling. For example, the Community Recycling Centre Program has established over 80 recycling centres that make it easier for the community to recycle problem wastes such as paint, gas bottles, fire extinguishers, motor and cooking oils, car and household batteries, and fluorescent tubes and globes.⁹

Other programs funded by the NSW levy, include the Waste and Recycling Infrastructure Fund, which stimulates investment in the waste and resource recovery sector and assists industry with finding new markets.¹⁰ This program has provided funding to businesses and councils for the: development of recycling facilities and installation of equipment for processing construction and demolition waste; sorting and processing mixed glass and plastics; and the production of rubber crumb and granules from waste tyres.¹¹ Other funded projects include upgrades to existing facilities to increase the production of locally made recycled plastic resin, the purchase of plant to process crushed glass into road base materials and the installation of paper processing equipment to reduce contamination in recycled paper.¹² South Australia uses its levy to fund programs such as the Recycling Infrastructure Grants, transport subsidies for local councils, an Infrastructure Investment Loan Scheme and Business Sustainability Funding.¹³

CONTAINER REFUND SCHEME

To help bolster the recovery of some of the materials currently facing export and other economic barriers, the Tasmanian Government will introduce a Container Refund Scheme (CRS) in Tasmania by 2022.¹⁴ The time required to implement a scheme is based on advice from other jurisdictions that have recently developed their own CRS. They strongly advise that anything less than two years would be rushed and not allow for the necessary infrastructure and adjustments to be made. The CRS will be a key part of meeting

⁷ <http://rethinkwaste.com.au>

⁸ <https://www.epa.nsw.gov.au/working-together/grants/councils/better-waste-and-recycling-fund>

⁹ <https://www.epa.nsw.gov.au/working-together/grants/systems-household-problem-waste/community-recycling-centre-program>

¹⁰ <https://www.epa.nsw.gov.au/working-together/grants/infrastructure-fund>

¹¹ <https://www.environment.nsw.gov.au/funding-and-support/nsw-environmental-trust/grants-available/major-resource-recovery-infrastructure/grants-awarded-and-project-summaries>

¹² <https://www.epa.nsw.gov.au/working-together/grants/infrastructure-fund/product-improvement-program/product-improvement-program-previous-recipients>

¹³ <https://www.greenindustries.sa.gov.au/funding>

¹⁴ Container Refund Schemes (also known as Container Deposit Schemes) involve beverage suppliers paying an upfront deposit to a scheme coordinator on all eligible containers at the time of sale. Under a Container Refund Scheme, suppliers pay a deposit to the scheme coordinator, but only on redeemed eligible containers. All current schemes in Australia are container refund-based schemes.

the Government's littering targets and will help to generate cleaner streams of recyclable material with greater value.

This is incredibly important at a time when some of our key international markets are demanding increased quality in imported paper, plastic and other materials. Along with the introduction of a legislated waste levy, the CRS will help to create new and improved markets for some of our most important recycled materials.

Most states and territories in Australia have or are about to implement a CRS. It would seem that a large part of the national retail market has already adapted to having a CRS in place. This is evidenced by Coca-Cola Amatil's recent commitment to doubling its use of recycled plastic packaging to 53% by the end of the year and, by 2020, seven in 10 bottles will be made from recycled PET. Similarly, other major suppliers such as Carlton United Breweries and Lion Breweries are moving towards CE principles via commitments within environmental policies and statements to maximise the use of recycled materials.

The NSW CRS introduced in 2017, has already resulted in a 69% increase in eligible drink containers being collected and recycled, a 44% reduction in eligible drink container litter volume and a 48 per cent reduction in total litter volume across NSW.

WASTE REDUCTION AND RESOURCE RECOVERY TARGETS

The Tasmanian recycling rate in 2016-17 was 49% compared to the national average of 58%¹⁵. It is also around half the diversion rate of NSW, Victoria, South Australia and the ACT. The levels of recovery of materials from some waste streams, such as construction and demolition (C&D) waste, are significantly lower than the overall average recovery rate for Tasmania. However, by focusing our attention on key waste streams (e.g. organics, C&D) and having an appropriate investment framework in place, it will be possible to make substantial gains in a relatively short period of time. Ambitious recovery targets for the state are set out below. These targets are in line with broader commitments on waste and resource recovery agreed to by Environment Ministers in 2018, strategies from the *National Waste Policy*, priority actions identified through consultation with local government and industry, and Tasmanian Government commitments on littering and illegal dumping. These targets will be regularly reviewed as our data on waste improves and new market opportunities arise:

- Reduce waste generated in Tasmania by 5% per person by 2025 and 10% by 2030;
- Ensure 100% of packaging is reusable, recyclable or compostable by 2025;
- Achieve a 40% average recovery rate from all waste streams by 2025 and 80% by 2030.
- Have the lowest incidence of littering in the country by 2023;
- Work at the national level and with local government and businesses in Tasmania to help phase out problematic and unnecessary plastics¹⁶ by 2030; and
- Reduce the volume of organic waste sent to landfill by 25% by 2025 and 50% by 2030.

¹⁵ Blue Environment and Randell Environmental Consulting, 2018, *National Waste Report 2018*, p.26. If energy recovery from waste is included, the total resource recovery rate for Tasmania in 2016-17 was 53%, compared to a national rate of 62%.

¹⁶ See page 4.



FOCUS AREAS AND ACTIONS

The *Draft Waste Action Plan* identifies seven priority themes or Focus Areas. The Focus Areas are also aligned with the MEM commitments from 2018 and the strategies detailed in the *National Waste Policy*, and are aimed at capturing the views of local government and industry as expressed in various forums in recent years. Specific and tangible actions have been identified for most of the Focus Areas, which aim to address priority waste issues and, where possible, begin to embed CE principles into waste management and the broader economy in Tasmania. The Focus Areas are presented below.

1. Moving to a Circular Economy
2. Governance
3. Data, targets, and innovation networks
4. Infrastructure planning
5. Support for the Resource Recovery Industry
6. Education and community engagement
7. State and National Policy and Regulatory settings

1. Moving to a Circular Economy: Government Priorities and Key Sectors

We are only just at the beginning of the discussion about a Circular Economy in Tasmania. Such a change is intended to be system-wide and economy-wide, and likely to require a range of policy interventions across sectors, industries and communities. Actions from the *Draft Waste Action Plan* alone will not be enough to achieve this transition, but they are a good place to start.

As the solutions to our waste and recycling challenges are strongly market-based, capacity should be developed to support the establishment of recycling and reuse businesses, which would include support for domestic businesses entering national and international markets. While governments can set the policy frameworks and provide supportive structures, it is also up to industry to promote its recycled products and for consumers to buy these products.

There are several Government priorities and industry sectors that could provide opportunities for reducing waste generation and boosting related business and employment opportunities, namely:

- tourism and the development of the Tasmanian brand (amenity, littering and dumping, sustainable tourism, resource-efficient tourism businesses);
- higher education, STEM, research and innovation (State-based expertise and innovation networks, investment in R&D and technology transfer);
- the Bioeconomy (agriculture, aquaculture, agrifood, agritech, biological-cycle based systems);
- renewables and reducing emissions;
- public health (regulation of the movement or storage of controlled waste); and
- regional investment and job creation (all sectors, but with focus on the reuse and recycling industry)

Making connections wherever possible between actions in this Plan and these sectoral priorities will enable us to leverage resources and efforts across the Tasmanian economy (Figure 1).



The “ReSOLVE” model for moving to a CE has six elements: Regenerate, Share, Optimise, Loop, Virtualise and Exchange.¹⁷ Regenerate is partly about the shift to renewables. This is clearly an area where Tasmania is well-advanced, with some 90% of our power coming from renewables. Tasmania became the first Australian jurisdiction to achieve zero net emissions in 2015-16.

The Tasmanian Government has a vision to make Tasmania the Battery of the Nation, through additional interconnection with mainland Australia, releasing the latent capacity of the Tasmanian hydropower system and developing pumped hydro energy systems and facilitating investment in new wind farms and renewable generation. The Australian Government has committed \$56 million to the design and approvals phase of Project Marinus, which is investigating the development of more electricity interconnection between Tasmania and the mainland. Through Hydro Tasmania, the Tasmanian Government has committed up to \$30 million to advance the first phase of Battery of the Nation pumped hydro to a final investment decision. In the action areas of the Circular Economy related to waste management, there is more work to do in the areas of Sharing (reuse), Optimising (avoiding and removing waste in the supply chain), and Looping (recycling, extracting resources from organic or other wastes).

What do you think?

- What are the key opportunities for reducing waste, developing our resource recovery industry and shifting to a Circular Economy?



Figure 1. Focus Areas and Key Government Priorities/Sectors. Actions in the Focus Areas (inside) address the key waste challenges in Tasmania. The sectors / government priorities (outside) would benefit from the development of links and adoption of circular economy principles.

¹⁷ Ellen Mac Arthur Foundation, 2015, Delivering the Circular Economy: A Toolkit for Policymakers v1.1, Ellen Mac Arthur Foundation, <https://www.ellenmacarthurfoundation.org/>

2. Governance

The introduction of a waste levy will require the establishment of an administrative structure. The Local Government Association of Tasmania (LGAT) with support from the Tasmanian Government is currently investigating the feasibility of establishing waste management arrangements to help coordinate and deliver statewide waste policies, strategies, programs and services. A range of models may be considered by State and local government, but the LGAT study will provide an important contribution to the Government's deliberations on governance requirements.

ACTIONS

- Investigate and discuss models for waste management governance with local government.
- Establish a relevant administrative structure.

What do you think?

- What are the primary waste management and resource recovery roles and responsibilities of governments, industry and the wider community?

3. Data, Innovation Networks and Resource Recovery Targets

Many of the actions in the WAP require accurate data on waste generation, landfilling, and the types and quantities of materials landfilled, recovered and reprocessed. There is some data capture that informs state and national reporting, but data is not collected in a standardised fashion across waste facilities. Information on specific parts of the waste stream (e.g. organics waste, C&D waste) is required for short- to medium-term planning. Improved knowledge and data on organics and C&D streams will help facilitate investment in businesses that produce and use these resources.

Tasmania is blessed with an abundance of innovators across the private and public spheres and they are keen to share their expertise for the benefit of the community. Tasmania's agricultural sector, for example, already has some of its waste being used productively and is seeing increased collaboration between research organisations, government and industry to improve resource recovery and maximise the value of materials and products.¹⁸ The interconnectedness of the entire supply chain is now increasingly being considered, leading to formerly separate sectors such as food and agriculture combining into larger sectors like the agrifood industry – a “paddock to plate” or “farm to fork” approach, or simply the Bioeconomy.

Finding innovative approaches to preventing or reusing organic and food waste arise naturally out of the Bioeconomy, which seeks to maximise value chains for products and services. These innovation networks provide research and development and technology transfer opportunities, for example in fit-for-purpose technologies that address specific regional needs, but bring global investment to the State (e.g. agtech or technology to improve processing and separation of recyclable material). The use of these innovation networks will be an important component in Tasmanian waste management.

¹⁸ For example, investigations into the types of packaging that can reduce food waste. See <http://www.utas.edu.au/tia/news-events/news-items/delving-delicately-into-ripe-raspberries>.

The Government is also proposing the adoption of a number of targets for resource recovery. These targets are based partly on the commitments made by Australian Environment Ministers in 2018 and on national targets considered during the development of the National Waste Policy.

ACTIONS

- Help to support the establishment of standardised data management systems to capture waste data, to monitor progress against targets and facilitate businesses investment in resource recovery.
- Develop and support waste-related innovation and research networks in the bioeconomy, agritech, tourism, education (STEM), and renewable energy sectors.
- Adopt the following targets for waste and resource recovery:
 - reduce waste generated in Tasmania by 5% per person by 2025 and 10% by 2030;
 - ensure 100% of packaging is reusable, recyclable or compostable by 2025;
 - achieve a 50% average recovery rate from all waste streams by 2025 and 80% by 2030;
 - have the lowest incidence of littering in the country by 2023;
 - reduce the volume of organic waste sent to landfill by 25% by 2025 and 50% by 2030; and
 - work at the national level and with local government and businesses in Tasmania to help phase out problematic and unnecessary plastics¹⁹ by 2030.

What do you think?

- What are your key data and information needs on waste and resource recovery?
- How can we best use existing research and innovation networks, or establish new networks, to help address our waste and resource recovery challenges?
- What are your views and suggestions on the targets presented above?
- Which waste streams would provide the best opportunities to make some early progress on the proposed targets?

4. Infrastructure Planning

To achieve our resource recovery targets will require planning for and investment in waste and resource recovery infrastructure. Tasmania is likely to have similar investment priorities to those identified through infrastructure planning processes in other Australian states. These include kerbside source separation bins (particularly for organic waste); processing facilities for organics; drop-off facilities for various recyclable materials; and facilities for Commercial and Industrial waste, C&D waste; and energy from waste infrastructure. Planning our waste and resource recovery infrastructure in Tasmania will require an understanding of existing capacity and rigorous data on waste trends and information on specific waste streams to help facilitate business investment.

The Infrastructure Plan will identify potential investment opportunities at council resource recovery centres or transfer stations that would improve the recovery of a wider range of materials (C&D waste, household hazardous waste, e-waste, batteries) and also improve data collection at facilities.

¹⁹ See page 4.



ACTIONS

- Develop a Tasmanian Waste and Resource Recovery Infrastructure Plan by 2021.
- Work with Local Government to address potential planning issues around waste management and resource recovery infrastructure.

What do you think?

- What do you consider are the highest priority infrastructure requirements for waste management and resource recovery in Tasmania?

5. Support Resource Recovery across Industry

A key lesson coming out of jurisdictions that are introducing CE frameworks is the need for a whole of government and whole of industry approach. Increasing recovery rates is not possible without supporting new and existing waste and recycling businesses. This needs to be at both a level of the individual business, but also by providing a broader strategic approach to developing these markets in Tasmania, and helping to facilitate access to mainland or international markets.

In the short-term this support will come primarily through existing Tasmanian Government business development and support programs. Over the life of this Plan the introduction of waste levy will help to stimulate resource recovery through appropriate price signals and the creation of an investment stream for waste management and resource recovery activities. In Tasmania, the organic waste stream offers some promising opportunities. For example, diversion of domestic garden and food organics would reduce household waste by 20-30%, and put Tasmania in a strong position to achieve its organic waste target.²⁰ The establishment of a Container Refund Scheme and introduction of a waste levy are also key parts of this Focus Area. The Australian Government's four-year, \$100 million *Environment Restoration Fund* includes the clean-up, recovery and recycling of waste as a priority.²¹

ACTIONS

- Develop capacity across Government to support business development in the waste and recycling industry.
- Establish a loan scheme for businesses and local government that helps grow locally based and innovative recycling and processing facilities which increase recycling rates while also delivering new jobs across Tasmania.
- Support industry to use materials effectively, reuse materials and to understand the business case to improve resource recovery.
- Develop an Organic Waste and Resource Recovery Strategy by the end of 2020.
- Develop a Tasmanian Market Development Study by the end of 2021.

²⁰ Key actions from the Tasmanian Government's climate change strategy include reducing emissions from waste and increasing the resource efficiency of business and industry. See Tasmanian Climate Change Office, Department of Premier and Cabinet, 2017, *Climate Action 21: Tasmania's Climate Change Action Plan 2017-2021*, pp. 18-19.

²¹ <https://www.environment.gov.au/environment-restoration-fund>

- Continue to investigate and provide appropriate support for Energy from Waste and Bioenergy options, which includes the management and utilisation of forest residues.²²
- Support the investment in industrial waste sorting – in particular construction and demolition waste.
- Boost demand for recycled products through adoption of sustainable procurement practices across State and local government.

What do you think?

- How can governments, businesses and the community best support the development of the resource recovery industry in Tasmania?

6. Education and Community Engagement

Local government in Tasmania has indicated that the State's kerbside recycling system is not as effective as other states, despite similar collection arrangements being in place. Community engagement and education can achieve waste avoidance, improve landfill diversion and change community behaviour. Boosting the resources available for community education will also help to decrease contamination levels in our kerbside recycling. The private sector also has a large role to play by marketing products with recycled content and making them attractive and acceptable to consumers. The introduction of a waste levy will require a program of targeted engagement with waste facility operators, businesses and non-government organisations, such as charities and the community.

ACTIONS

- Provide support to local government and the regional waste groups to continue their targeted education and grant programs for schools, businesses, householders and other stakeholders such as charitable recycling organisations.

What do you think?

- Are you aware of any existing education materials that could be adapted for the Tasmanian context? (Please provide examples).

7. State and National Policy and Regulatory settings

The key legislative mechanism to achieve the targets in this Plan will be the introduction of a statewide waste levy. Through time the levy will provide a pricing signal that will make resource recovery preferable to landfilling and generate a funding stream for a range of waste management and resource recovery activities. This will lead to increased business and employment opportunities in the sector. The Container Refund Scheme will also help boost the market for clean streams of recyclable material and achieve a reduction in the volume of litter in Tasmania. A number of associated regulations will be revised within the

²² https://www.stategrowth.tas.gov.au/energy_and_resources/energy/bioenergy,
https://www.stategrowth.tas.gov.au/energy_and_resources/forestry/residues



life of this Plan, including the *Environmental Management and Pollution Control (Waste Management) Regulations 2010* and the *Environmental Management and Pollution Control (Controlled Waste Tracking) Regulations 2010*. The revision of these regulations, along with proposed minor amendments to the *Environmental Management and Pollution Control Act 1994* (EMPCA) will also provide an opportunity to consider the waste streams that may be more responsive to the proposed pricing signals, such as C&D waste, which generally has more alternatives available to landfilling.

The laws and policies of the Australian Government are critical for addressing waste management issues in Tasmania. Policy tools available under national legislation like the *Product Stewardship Act 2011* could potentially be used more effectively, and existing stewardship schemes reviewed and improved. Another role for national regulation or policy includes the setting of standards and specifications for recycled materials that promotes the reuse of waste rather than virgin resources. Along with changes to procurement across government and the private sector, this could help increase demand.

ACTIONS

- Work with local government to introduce a statewide waste levy by 2021 to fund waste management and resource recovery activities.
- Introduce a Container Refund Scheme into Tasmania by the end of 2022
- Work with the Australian Government to ensure that reviews of relevant legislation, such as the *Product Stewardship Act 2011*, result in effective programs that enhance resource recovery.

What do you think?

- Which policy or regulatory settings will help us achieve the targets in this Plan and help stimulate the resource recovery industry?
- Do you have other comments on the *Draft Waste Action Plan*?

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9. PUBLIC QUESTION TIME (10.30 A.M.)

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* states:

- (1) *Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.*
- (2) *The chairperson may –*
 - (a) *address questions on notice submitted by members of the public; and*
 - (b) *invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.*
- (3) *The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (4) *A question by any member of the public under this regulation and an answer to that question are not to be debated.*
- (5) *The chairperson may –*
 - (a) *refuse to accept a question; or*
 - (b) *require a question to be put on notice and in writing to be answered at a later meeting.*
- (6) *If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.*

Councillors were advised that, at the time of issuing the Agenda, the following questions on notice had been received from a member of the public (see over).

Mayor A O Green then invited questions from members of the public in attendance.

There were three (3) members of the public in attendance.

TERRY LOFTUS - OATLANDS

The following email was submitted on the 16th July 2019 addressed to the General Manager.

From: Terry Loftus
Sent: Tuesday, 16 July 2019 10:40 AM
To: Timothy Kirkwood
Subject: Question for SMC July meeting

Please find a list of questions I would like answered at the July 2019, Southern Midlands Council meeting:

With the Council's recent release of the following reports (Midlands Aquatic & Recreation Centre Feasibility Analysis 2006 and Midlands Aquatic and Recreation Centre Business Plan 2009 -2011), can Council provide the following information?

- Does council consider these two important reports need to be reviewed and updated since they are both over ten years old and much of the vital information is outdated?

It is confirmed that the 'Midlands Aquatic and Recreation Centre Business Plan 2009-2011', will be reviewed and updated as part of the decision making process. This will be undertaken following closure of tenders. This timeframe recognises the need to confirm the actual capital cost of construction, being a major input into the plan.

- In the 2006 Feasibility Study, it states: "*The facility will not easily, if ever, achieve a break-even financial position.*" Has the council updated their current financial position to reflect the financial commitment required by the council's current financial position? If so, can a copy of the report be provided?

It is well documented and recognised that Swimming Pools, and like infrastructure, do not achieve a break-even financial position. Investment in these type of facilities reflects the broader community benefits associated with leisure; health; recreation; learn to swim; water education and safety etc.

In addition, this type of investment helps attract people to live in Oatlands (and surrounding communities), and the fact that better opportunities for youth activities held relieve boredom and possible vandalism cannot be understated.

It follows that within Council's Long-term Financial Management Strategy allowance has been made for an increase in costs associated with this proposed operation. These estimates will be refined following completion of the Business Plan review.

Reference is made to the most recent Financial Management Strategy 2018/19 to 2026/27 endorsed by Council in April 2018 (copy attached). The following dot points are extracted from the Strategy as they relate to the Aquatic Centre:

Financial Projections **Comprehensive Income Statement**

1.

2. *Charges - average increase of up to 2.50% per annum over the life of the strategy allowing for the following adjustments:*
 -
 -
 - *User fees and charges increased by \$130K in YE 2020 to recognise commencement of the new Aquatic Centre operation.*
 3.
 4.
 5.
 6.
 7.
 8. *Salaries & Wages - YE 2020 - 5.00% real increase (equates to \$180K) takes into account the commencement of the Aquatic Centre operation (i.e. current Pool salaries of \$58 plus \$180K – total of \$238K.)*
 9. *Contractual Services (Materials & Contracts) – indexed at the rate of 1.50% per annum over the life of the strategy. YE 2020 – additional 2.50% increase (over and above 1.50% increase) to reflect additional costs associated with Pool Operation.*
 10. *Materials – incorporated in Contractual Services*
 11. *Depreciation - Depreciation increase in YE 2019 by \$52K; \$87K in YE 2020; and \$93K per year thereafter to reflect capital investment in Aquatic Centre. Amount is automatically calculated by the Financial Model based on capital expenditure – renewal and new assets.*
 12. *Finance Charges - Amount is automatically calculated by the Financial Model based on the level of loan debt. The Model assumes that if there is available cash, it will be used to pay off debt.*
 13. *Other Expenses - have been indexed by 1.50% per annum.*
- The original studies included an eight lane pool and separate hydro-therapy pool, has any assessment been made comparing the 'original complex design' with the current proposed much-scaled down design and the effects on usage and income generated?

These changes will be taken into account and reflected in the revised Business Plan.

- In the Midlands Aquatic and Recreation Centre Business Plan 2009-2011 report it states council subsidised the pool up to \$60,000. In the recent 2019-2020 budget, council estimates the pool subsidy will be \$103,000. Has council in its ten year financial planning estimated the pool subsidy it will require each year for the new pool? If not, will this be a consideration before committing the council's financial stability to this long term debt?

Yes – refer above response.

- When making big financial decisions, most councils determine the 'Whole of Life' cost and benefits of such expenditure - Has the Elected Council been provided a 'whole of life' cost and benefits report or analysis? If not, will such a report be provided to the community and council for consideration?

Whole of life costs are reflected in Council's Long-Term Financial Management Strategy.

- In the Business Plan, the SWOT Analysis states the weakness/threats are: '*Not projected to break even*', and '*Some inherent site limitations*', and '*Lower demand than forecast due to broader economic issues*', and '*Council capacity to fund ongoing maintenance*' - Have these issues be recently considered and a process to address each issue resolved?

These type of issues will all be re-considered as part of the Business Plan review process, and will include some sensitivity analysis from a financial perspective.

- I believe this project will be the biggest Southern Midlands Council has 'taken-on' for probably 20 years or ever, can full details of how the council is planning to pay off the capital debt and ensure the council can afford the daily running costs for it planned 7 days a week, 6:00am to 8:00pm fully heated pool, as detailed in the recently released reports?

Refer above comments. Repayment of loan principal and interest is all included in the Long-Term Financial Management Strategy.

Many thanks, I look forward to receiving your details answers.

Regards
Terry Loftus
22 Wellington St
Oatlands

Graham Furness – Oatlands

Mr Furness, speaking as a member of the Oatlands High Street Traders Group, acknowledged and thanked Council (in particular, Deputy General Manager Andrew Benson) for their support and provision of information relevant to their activities.

Terry Loftus – Oatlands

Question regarding the Rates and Charges resolution and can council provide a percentage rate increase for each property classification that is being considered in today's agenda?

The General Manager advised that a 3.4% increase has been levied based on the 2018/19 General Rate charged in 2018/19. Due to the application of adjustment factors applied to the Assessed Annual Values for particular classes of property (i.e. Residential and Primary Production), the percentage increase will vary depending on the classification of the property. Through the introduction of differential rating, the Council has aimed at limiting percentage increases for the majority of properties to between 4% and 6%.

Question regarding how much extra revenue is expected to be raised by this rates increase?

The General Manager advised that he will take the question on notice and provide the exact figures to Mr Loftus during the morning tea break.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

THAT the meeting be adjourned for morning tea at 10.45 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr D Fish

THAT the meeting be reconvened at 11.10 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

12.9 Information, Communication Technology

Strategic Plan Reference 1.9.1
Improve access to modern communications infrastructure.

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

Author: MANAGER INFRASTRUCTURE & WORKS (JACK LYALL)

Date: 18 JULY 2019

Roads Program

Maintenance grading in the Clifton vale and Tunnack areas.

The Traffic Counter is currently installed on Buckland Road and will be removed on Tuesday 23rd July 2019.

Town and General Maintenance

Footpath repairs/trip hazards to be undertaken in the coming week in Oatlands.

Town and general maintenance is continuing in all other areas.

Waste Management Program

Operating arrangements at the Waste Transfer Stations are working well.

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Advice that a footpath is to be constructed immediately outside the Midlands Multi-Purpose Health Centre (vicinity of current angle parking) and extended through to the Ambulance Garage. This is designed to improve pedestrian safety in this area. Extremely positive feedback has been received.

Cliftonvale Road Widening (Elderslie side of the river fords) – project completed which has resulted in major safety improvements.

Estate Road, Campania – Mayor advised that he has received very positive feedback from the public following recent works undertaken on Estate Road. To be conveyed to the Works employees.

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr A Bisdee OAM

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Strategic Plan Reference 2.1.1

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

Nil.

13.2 Tourism

Strategic Plan Reference 2.2.1

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

Nil.

13.3 Business

Strategic Plan Reference 2.3.1a, 2.3.1b & 2.3.1c

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

Nil.

13.4 Industry

Strategic Plan Reference 2.4.1 & 2.4.2

Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

Strategic Plan Reference 3.1.1, 3.1.2 & 3.1.3

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

14.1.1 HERITAGE PROJECT PROGRAM REPORT

Author: MANAGER HERITAGE PROJECTS (BRAD WILLIAMS)

Date: 19 JULY 2019

ISSUE

Report from the Manager, Heritage Projects on various Southern Midlands Heritage Projects.

DETAIL

During the month, Southern Midlands Council Heritage Projects have included:

- Michelle Webster has commenced with the Heritage Projects Program 2-days per week as a Heritage Projects Officer. Michelle's role will be working in conjunction with the heritage and community development teams to progress the Heritage Hub as well as taking the lead with promotion, access and partnerships for the use of heritage buildings and resources.
- A Heritage Collections, Exhibitions and Data Officer position (0.6fte) has been advertised to backfill Simon Blight's position. Applications close 31/7/19.
- The expressions of interest document for the use of the Oatlands Commissariat oven has been advertised. Submissions close on 31/7/19.
- Liaison with the Hunter Island Press Group for an Artist in Residence residency to for early 2020.
- Preparation for the Heritage and Bullock Festival.
- Staging the first day of the 4-day (over one year) school holiday program. 16 local children participated in workshops which included a mock archaeological dig, 'convict' brickmaking, lime mortar and limewash, and historical research. Very positive feedback has been gained and the next day will be held in the second week of October.
- Working with the University of Tasmania and Tasmanian Historical Research Association on transcribing and researching the diary of a 40th Regiment soldier stationed at Oatlands during 1829.
- The Oatlands Commissariat Interpretation Plan has been publicly exhibited for a month, as per the resolution of the May meeting. No submissions were received. The recommendation below seeks Council's endorsement to finalise the draft plan.

- Hosted book launch of the ‘Railway Hotels of Tasmania’ at Heritage Hub in partnership with the Oatlands District Historical Society.
- Preparation of another exhibition room on the ground floor of the Oatlands Gaol with the Heritage Projects office moving upstairs.
- Alan Townsend has been on leave for part of this month.

RECOMMENDATION

THAT:

1. the Heritage Projects Report be received and the information noted; and
2. Council endorse the draft Oatlands Commissariat Interpretation Plan further to the May resolution.

DECISION

Moved by Cllr D Fish, seconded by Cllr R McDougall

THAT:

1. **The Heritage Projects Report be received and the information noted; and**
2. **Council endorse the draft Oatlands Commissariat Interpretation Plan further to the May resolution.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

Mr Brad Williams (Manager, Heritage Projects) left the meeting at 11.20 a.m.

14.2 Natural

Strategic Plan Reference 3.2.1 & 3.2.2

Identify and protect areas that are of high conservation value / Encourage the adoption of best practice land care techniques.

14.2.1 LANDCARE UNIT – GENERAL REPORT

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 16 JULY 2019

ISSUE: Southern Midlands Landcare Unit Monthly Report.

DETAIL

- Helen Geard and Maria Weeding together with Graham Green went to visit many of the properties that were part of the 2014, 2015 Bushlinks 500 project. Under that project 18 900 plants were planted over 29.7 Ha, 57 Ha of pasture was managed for native grasslands, and 430 Ha of Remnant bush was protected. The main purpose of the trip to some of the properties was to gauge the success or otherwise of the works that had been undertaken. Of all sites visited, the results have been quite spectacular, particularly in regard to the survival rates and growth of the planted trees. It appears that the landholders that were involved continue to manage the sites. The only issue is now the need to remove many of the tree guards that were used to assist in the establishment phase of the 18 900 plants planted. Helen is going to see if there is any opportunity to get some landcare volunteers to partake in a removal of the tree guards. It would be a big job for any one landholder on their own.
- Helen Geard and Maria Weeding provided a number of trees for local landholders, as part of the Midlands Tree Committee commitment to continuing to promote and facilitate tree planting in the Oatlands, York Plains, Lemont, Jericho and Tunnack areas of the Southern Midlands.
- Maria Weeding, together with Andrew Benson, met with the Oatlands High Street Traders Group on Tuesday evening (18th June 2019). Maria was there to talk to the group on a range of Lake Dulverton matters. The meeting went well and the group had many questions answered. The group now plan to write to Council with a few ideas that they would like to see pursued.
- Query to Council from Senator Abetz regarding willows in the Blackman River. Maria provided a response to Council's Executive Office regarding past works in the area and some of the challenges regarding any forward works programs. Some of this information will be used by the Executive Office as part of a reply to Senator Abetz.
- Helen Geard has been away on annual leave for two weeks.
- The Weeds Officer Jen Milne, returned back to work from maternity leave on Tuesday 2 July 2019. A report from Jen is as follows:

WEEDS REPORT:

Council roadside weed control and Spanish heath

- Re-visited Spanish heath along roads in the Woodsdale/ Levendale area. Four plants removed from Levendale Primary School, but otherwise 2018 control successful. Plants now starting to flower, properties recorded to receive letters for control.

Advice

- Advice for one Development Application for boneseed management (Dysart), low risk of spread.

Weed issues general

- Chilean needle grass in Coal River Valley. DPIPWE have had a contractor working with landowners developing individual management plans and winter control completed. Funding has come from DPIPWE Weed Action fund. Landowners may be able to access further funding from this fund over the next 4 years to assist with control. Three council managed roadsides in the area have small infestations on them with annual summer and winter control recommended.

Meeting

- Attended meeting with Maria Weeding and landowners of the Woodbury area to discuss cotton and saffron thistle control. Will be submitting a grant application for weed control under DPIPWE Weed Action Grants (up to \$5000).

Database management

- Pampas report and seed heads removed from a new site in Campania by Helen Geard, added to database for annual monitoring. Spanish heath databases have been updated. Discussed control status of serrated tussock with landowner (only site in Sth Midlands).

Newsletter article

- Pampas awareness submitted for inclusion in next Council newsletter. Facebook post alerting of Weed Action grant round.

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

14.3 Cultural

Strategic Plan Reference 3.3.1

Ensure that the cultural diversity of the Southern Midlands is maximised.

Nil.

14.4 Regulatory (Other than Planning Authority Agenda Items)

Strategic Plan Reference 3.4.1

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

Nil.

14.5 Climate Change

Strategic Plan Reference 3.5.1

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Strategic Plan Reference 4.1.1

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

15.1.1 RURAL ALIVE & WELL – REQUEST FOR COMMUNITY BASED PROJECT SUPPORT

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 17 JULY 2019

Enclosure:

Proposed Location Plan

ISSUE

Having approved the support of the 'Looking Out For Each Other Project' in financial terms, Council is required to consider the location for the 'Project', ie the establishment of the Blue Farmer at the Southern entrance to Oatlands.

EXTRACT – APRIL 2019 COUNCIL MINUTES

ISSUE

Council has received a copy of a Project Plan and a request from Rural Alive & Well to assist in the establishment of an installation through a contribution of \$3,000.

DETAIL

The draft proposal provided by Grietje van Randen, provides background to the project concept, though for this project schools will not be involved.

Apparently Peta-Maree Davidson from Rural Alive & Well (RAW) has spoken to Grietje and she has agreed to run the project for \$6,000. RAW is happy to contribute \$3,000 and is seeking a co-sponsor to support this project.

What RAW would like to do is start and launch the project at AGFEST this year and have Southern Midlands Community members assist in completing the project. Once completed have the community come together with a BBQ for the final installation of the Blue Man possibly at the entrance of Oatlands off the highway. The timing of the installation would be estimated to be either September or October, in light of the recent Suicide tragedy timing would need to be based on the readiness of the community as a whole.

If Council agrees to support the project, a suitable location will need to be identified.

Peta-Maree provided a presentation to Council on the project earlier.

RECOMMENDATION

For discussion and decision

DECISION

Moved by Cllr D Fish, seconded by Cllr R McDougall

THAT Council

- a) endorse the Rural Alive & Well Inc., Community Art Project, ‘Looking Out For Each Other’; and
- b) provide a funding contribution of \$3,000 to the project.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

END OF EXTRACT – APRIL 2019 COUNCIL MINUTES

In seeking to advise Council in respect of this matter the considered opinion of the Manager Development & Environmental Services was sought in respect of the requirements of the Planning Scheme and his response is detailed below

Thanks Andrew,

I have reviewed the attached proposed location [southern entrance to the Oatlands Village from the Midland Highway] and particulars. I confirm that the works are best described as a “public art” and that the Interim Planning Scheme exempts such works from requiring a permit where undertaken on or on behalf of a public authority. I provide the excerpt below with “public art” highlighted:

6.2 Provision and Upgrades of Linear and Minor Utilities and Infrastructure

6.2.1

A permit under this planning scheme is not required for a use or development described in subclause 6.2.2 unless there is:

- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
- (b) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
- (c) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;
- (d) the removal of any threatened vegetation; or
- (e) land located within 30m of a wetland or watercourse.

6.2.2

The provision by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of the following utilities and infrastructure:

- (a) electricity, gas, sewerage, stormwater and water reticulation to individual streets, lots or buildings; and

- (b) footpaths and cycle paths, playground equipment, seating and shelters, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, **public art**, traffic control devices and markings, and the like on public land.

I advise that this part of the Planning Scheme overrides all other provisions (aside from those matters in 6.1.1).

Regards

David Cundall
Manager Development & Environmental Services

It is understood from Rural Alive & Well they would like this installation to be a permanent addition to the streetscape. However the blue baling twine may become faded over time (maybe three years) and RAW have advised that they will be responsible for the changing of the 'baling twine clothing' as and when required.

Human Resources & Financial Implications – Council Officers may be required to assist with the installation, given it is in the road reservation. A small 'interpretation sign' will be required at the site and Council could consider contributing fifty percent of the cost of that sign, plus installation.

Community Consultation & Public Relations Implications – Any support for a community based suicide prevention installation would have positive public relations implications.

Policy Implications – N/A

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT the location of the Blue Farmer installation be approved at the Southern entrance to Oatlands on the grassed mound at the junction of Birmingham Arms Road and High Street.

DECISION

Moved by Clr A Bisdee OAM, seconded by Clr R McDougall

THAT the location of the Blue Farmer installation be approved at the Southern entrance to Oatlands on the grassed mound at the junction of Birmingham Arms Road and High Street; and that Council contribute fifty percent of a small interpretation sign to be installed at the site.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
Agenda Item 15.1.1



15.2 Youth

Strategic Plan Reference 4.2.1

Increase the retention of young people in the municipality.

Nil.

15.3 Seniors

Strategic Plan Reference 4.3.1

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

Nil.

15.4 Children and Families

Strategic Plan Reference 4.4.1

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

Nil.

15.5 Volunteers

Strategic Plan Reference 4.5.1

Encourage community members to volunteer.

Nil.

15.6 Access

Strategic Plan Reference 4.6.1a & 4.6.1b

Continue to explore transport options for the Southern Midlands Community / Continue to meet the requirements of the Disability Discrimination Act (DDA).

Nil.

15.7 Public Health

Strategic Plan Reference 4.7.1

Monitor and maintain a safe and healthy public environment.

Nil.

15.8 Recreation

Strategic Plan Reference 4.8.1

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

Nil.

15.9 Animals

Strategic Plan Reference 4.9.1

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

15.10 Education

Strategic Plan Reference 4.10.1

Increase the educational and employment opportunities available within the Southern Midlands.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity

Strategic Plan Reference 5.1.1 & 5.1.2

Build the capacity of the community to help itself and embrace the framework and strategies articulated through social inclusion to achieve sustainability / Maintain and strengthen communities in the Southern Midlands.

16.1.1 BADEN HALL

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 17 JULY 2019

ISSUE

Council was asked by a local Community Member, John Summers at a Council meeting in Tunnack to assist with determining the future of the Baden Hall. The Baden Hall is not a Council owned Hall and was built using funds raised by the local Community circa 1900. The Hall is on private property. There are differing views between the Community & the property owner (Peter Collins) as to the future of the Hall. Council is not the Hall owner and therefore not a decision maker in this interaction. Council officers have undertaken the research to arrive at a position where all of the known facts are available to the parties and by enlarge taken a facilitation style role in sharing this information in an effort for the parties to arrive at an agreed position. An agreed position between the parties has not been arrived at.

BACKGROUND

Whilst the reporting in relation to this matter was subject to a voluminous report, at the last Council meeting, it is not intended to repeat that same information in this report, other than the recommendation from that June 2019 meeting.

[EXTRACT FROM THE MINUTES OF THE JUNE 2019 COUNCIL MEETING]

RECOMMENDATION

For Discussion

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr D Fish

THAT Council research the possibility of negotiating with the Landowner and Crown Land Services to transfer the Title encompassing the Baden Hall property in exchange for the Police Reserve Title.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	

Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

[END OF EXTRACT FROM THE MINUTES OF THE JUNE 2019 COUNCIL MEETING]

Following the Council meeting, the author of the report arranged a face-to-face meeting with Mr Collins on the 27th June 2019 to explore the options of the Council's decision. The following letter articulates the discussions during the meeting.

[Letter from Council to Mr Collins]

28th June 2019

Peter Collins
1739 Tunnack Road
BADEN TAS 7120

Dear Peter

BADEN HALL

Thank you for your time yesterday to discuss the outcomes of the Council meeting in respect of the Baden Hall.

Council requested that I seek a view from you about an exchange of the 'Police Block' opposite the start of the Stonor Road, with the Baden Hall site. This of course would be subject to the ability of Council to secure the 'Police Block' from the State Government

During our meeting we covered a range of matters in relation to the Hall and I acknowledge your commitment in supporting the recognition of the history surrounding the Hall. We talked at length about some of those events and the bond generated within the District by having the Baden Hall at the centre of those events.

You talked about your interest in seeing the Hall used as a productive farm building, maybe a shearing shed with it remaining in the landscape. However, on reflection your desire to clad the building with steel wall cladding would I am sure not add value to the building fabric and would erode any sense of place that the building may have. It is acknowledged that to repair and maintain the weatherboards would be a very costly exercise. We talked through the cost of bringing the old Hall up to a workable building for your purposes and we both acknowledged that a purpose built structure in close proximity to your existing big shed near Woodbanks Road would probably be a more cost effective solution for the farm infrastructure expansion. To that end I have attached a plan of the recent shed that we had constructed at the new Council Depot in Glenelg Street Oatlands at a cost of \$49,000. This shed at 216m² would probably be twice the size of the old Baden Hall and greater head room with a height of 5.16 to the ridge line. Also bearing in mind that this building has six high roller doors as part of its construction. From my perspective that provides a very compelling argument for a new strategic infrastructure investment for your property.

As we discussed, I am prepared to put a report to Council, on yours and the Community's behalf, suggesting the following;

- *the Hall footprint and an adjacent area be subdivided from your land as Public Open Space (POS) (the Southern Midlands Interim Planning Scheme 2015 only*

allows subdivision for POS in the Rural Resource Zone, as opposed to that of creating a new parcel of land for any other purposes) and vesting the POS Lot in Southern Midlands Council;

- *the area of that land would be less than the area currently taken up within the fenced area of the Hall, subject to a concept plan being developed;*
- *the purchase price would be \$1;*
- *Council to cover the cost of subdivision and fencing the proposed Public Open Space Lot;*
- *the Hall to be demolished, whilst retaining the sandstone on the site to create part of the interpretation of the site;*
- *the footprint at ground level of the Hall to be established in the retained sandstone;*
- *consultation be undertaken with the Community, including yourself to agree on some interpretation panels covering the district and a symbolic vertical structural element to identify the site. It would also be acknowledged on the panel that the land was donated by you for the benefit of the Community;*
- *some car parking (maybe three spaces) with gravel surface to be included in the POS Lot, plus a defined pace for the School Bus to load/unload its passengers; and*
- *funding of the interpretation be subject to Council budget allocation and/or Grant funding.*

At the end of the day Peter, the future of this much-loved 'space' is in your hands. Council are keen to support the Community in their aspirations for a 'commemorative site' to be created as a space that appropriately articulates the treasured memories of the District. It was interesting to note during our meeting in the Council Chambers at Oatlands, that the photo of the 1907 Oatlands Councillors, with Warden George Nettlefold in the centre of the photo, was hanging on the wall adjacent to us. Maybe metaphorically speaking George was keeping an eye on proceedings, over a century on from his original philanthropic gesture.

I look forward to your response and please give me a call if you require any further information at this point of time.

Regards



Andrew Benson
Deputy General Manager
Manager Community & Corporate Development

Encl Oatlands Depot Shed Plans

[End of Letter from Council to Mr Collins]

At this point in time no response has been received from Mr Collins.

RECOMMENDATION

For Consideration and Discussion.

DECISION

Moved by Cllr A Bisdee OAM, seconded by Deputy Mayor E Batt

THAT:

- a) the report be received;
- b) Council acknowledge the extensive research work and consultation carried out by the Deputy General Manager in relation to this matter; and
- c) Council acknowledge the advice received from Mr Peter Collins (refer attached); and
- d) Council determine that it is not in a position to meet Mr Collins' funding request (as detailed at the meeting and included as an attachment).

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

Text message received from Peter Collins to Andrew Benson – 24/7/19

Hi Andrew

1, As discussed on the phone, to replace that Hall with a shed on a different site it would cost me \$40,000 to build a 20m x 7m shed with the wooden floor. I am happy to swap the two blocks of land, but I would need a \$40,000 payment as well.

2, I would be happy to give up a 20m x 7m part of my land at the Hall for a car park for the block called (Gail)

Thanks peter

Also

Opp 2, would only be available if I can extend the Hall with no issues from anyone.

Thanks peter

16.1.2 HERITAGE & BULLOCK FESTIVAL 2019 – PROGRESS REPORT

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)
PROJECT MANAGER – HERITAGE & BULLOCK FESTIVAL

Date: 19 JULY 2019

Enclosure:

Rationale & Preparation for the Heritage & Bullock Festival 2019
Buildings & Spaces for Exhibitors
A Taste of What You can expect.

ISSUE

To provide Council with a progress report on the forthcoming Heritage & Bullock Festival.

BACKGROUND

The original motivation for the 2018 Heritage & Bullock Festival was to establish a major Community Development project that brings the Village of Oatlands together, where everyone contributes, plays a part, feels proud of what was done and has fun on the journey.

The Committee structure was empowering and creative, with each Convener shouldering the responsibility of delivering their particular passion along with their colleagues to showcase to the Community/Visitors alike. Brian Fish as the Chairman of the Committee, ably supported by his wife Lyn set an amazing example of leadership, energy and passion. Dr Simpson AM and Jack Lyall completed the leadership team that was underpinned by Michelle Webster as the Exhibitors Coordinator, Wendy Young as the Health, Safety & Logistic Coordinator, with Andrew Benson as the Project Manager. Everyone had a 'can do attitude' and it was an immense pleasure to see the smile on everyone's faces as they went about their respective tasks with enthusiasm and commitment. What a 'Team' in the true sense of the word. Many Council staff members gave selflessly of their own time and energies in contributing to the event.

The support of Sgt Rob Cooke and his team from Tasmania Police in the lead-up and during the Festival was greatly appreciated.

T-shirts & aprons were printed, and badges were made, sharing them with the High Street Traders and the wider Community.

The range of activities at the Festival was amazing, from the Bullocks in the High Street, plus Karen Fish with her pack horses, along with the Bagpipes and the Lion Dancers, to the leatherworks, the Wooden Boat Centre, Blacksmiths, Farriers, the Roberts Sheep Sale, the auction and of course the theatrical performance in the Supreme Court Building. Joan Cantwell opened her amazing shop and the Oatlands District Historical Society provided fascinating displays in their Museum. And of course who could forget the wonderful bread baked by Jay in the Commissariat oven. There were many more activities at the Festival and all were captivating in their own right.

Some quick Stats

- Estimated that 5,200 people attended over the two days;
- ROI to the Community at approx. \$50/person spend, \$260,000; and
- There were approximately 653 volunteer hours invested in the Festival.

The many hours that everyone associated with the Festival, including the Oatlands Traders, contributed of their own time, plus their level of support in pulling activities together for the event was greatly appreciated by the organising committee. Without such generous support by everyone, the festival would not have been as successful as it was.

Amazingly, the 2018 Festival received wide recognition with awards, finalist positions and contributed significantly to Oatlands winning the Australian Sustainable Communities National Award for Heritage & Culture.

Following the success of the 2018 Heritage & Bullock Festival, the Committee elected to go for it again this year.

DETAIL

The attached documentation provides the scale and energies that are apparent for the 2019 Heritage and Bullock Festival. The organising Committee has grown in size, the exhibitor numbers have grown in size and everyone is brimming over with excitement & enthusiasm looking forward to the 10th & 11th August 2019.

Discussions are also being held with Handbuilt Creative to showcase their augmented reality project in Oatlands. Although still in the introductory phase, the new app allows users to see views from the past suspended in 'augmented reality' with the help of some very clever technology. Working with 'smart' devices, this means – at its simplest – users will be able to look through the camera screens on their device, and see historic images hovering in space where they once would have been.

There is information about the Festival on the Southern Midlands Council website, with more being loaded as the dates come closer. Michelle Webster placed the first social media event listing a couple of months ago and that has recorded, as of the date of this report 14,600 hits. The Heritage Highway Touring Region social media is about to roll into action with trickle feed 'blogs' over the coming weeks. Heritage Tasmania is in the process of compiling a significant social media article on the Festival.

A schedule of newspaper articles is being rolled out with the Mercury, Examiner and Tas Country, as well as coverage with ABC Mornings with Ryk Goddard, ABC Afternoons with Helen Shield as well as ABC Sunday Mornings with Joel Rheinberger. Packages are being considered with commercial radio as well.

Human Resources & Financial Implications – \$10,000 in the budget plus Council Officer time.

Community Consultation & Public Relations Implications – Extensive consultation plus very positive PR.

Policy Implications – N/A

Priority - Implementation Time Frame – Immediate.

RECOMMENDATION

THAT Council

1. Receive and note the Report; and
2. Acknowledge the amazing contribution of the whole community with this project.

DECISION

Moved by Cllr R McDougall, seconded by Cllr A Bisdee OAM

THAT Council

- 1. Receive and note the Report; and**
- 2. Acknowledge the amazing contribution of the whole community with this project.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

ENCLOSURE
Agenda Item 16.1.2



Heritage & Bullock Festival 2019 Oatlands

*The Rationale of our Thinking
and our Preparation for this Year's Event*

by

Andrew Benson

Deputy General Manager

Southern Midlands Council

Email: abenson@southernmidlands.tas.gov.au mobile: 0429 852 730

July 2019



*200 Years On there's still plenty of ways to get held up on the
Heritage Highway at Oatlands in the Southern Midlands of Tasmania*



Why is Oatlands the Right Place for Such an Event? *A Number of Historical Dramas have been Filmed in Oatlands*



*Council had to gravel over the existing bitumen High Street to bring authenticity to the filming.
The underground power lines in the High Street added to the atmosphere.*





A Project Facilitated by
Southern Midlands Council
July 2018





For a copy of this Evaluation refer to
the Southern Midlands Council website
www.southernmidlands.tas.gov.au



Heritage & Bullock Festival 2018 - Oatlands

What Was Achieved – Finances, Volunteers & Visitors

Through a careful analysis it is estimated that in the order of 5,200 people attended the Festival over the two days

There were an estimated 653 volunteer hours provided in the planning, activities and windup of the Festival

Based on an estimated spend in accordance with the aforementioned Report 'Reinventing Rural Places' \$50/person is quite a conservative estimate, therefore multiply the \$50 x the number of attendees 5,200 = \$260,000.00 that stays in the Community as an economic benefit from the Festival.

Examples of benefits to the individual Community organisations (generated by direct visitor expenditure):

The Wooden Spoon Café in High Street Oatlands – Normal takings on a Saturday (not open on Sundays) \$100 for the day, takings for the two days of the Festival \$3,000

The Brighton & Southern Midlands Pony Club - The Club ran a BBQ at the drover's Hut in Callington Park on the Saturday. They generated \$1,200 through the BBQ for the Club

The Oatlands Bargain Centre (Preloved Clothing) - They would take in the order of \$180 /weekend normally. Over the Festival weekend they took in the order of \$700

The Bullock Committee Donated \$7,000 to the Midlands Multi-Purpose Health Centre, Oatlands

Brian Fish, Chairman of the Heritage & Bullock Festival said "There were so many high points in the event that they are too numerous to mention, suffice to say that everyone put in a major effort and should rightly be very proud of Oatlands and the Heritage & Bullock Festival"



6

Recognition of the 2018 Heritage & Bullock Festival



Recognition of the 2018 Heritage & Bullock Festival



Stardom (brand excellence):

This category is really about showcasing experiences that make southern Tasmania a very special place to visit. The pillars that underpin the Tasmanian brand are:

- ★ arts and culture
- ★ waterways
- ★ history and heritage
- ★ food and beverage, and
- ★ nature and wildlife experiences.

This category provides the opportunity for businesses to demonstrate how they contribute to the southern Tasmanian brand by showcasing these tourism assets in the best possible light. Nominees will need to show how they create lasting memories by delivering unique experiences with the highest standards of service excellence.

Finalist:
Southern Midlands Council Heritage & Bullock Festival 2018

MERCURY



Why Are We Doing This?

Its about, People, Places and Partnerships

Hear ye ! Hear ye ! Hear ye !

In the days long before mass communication, Town Criers with hand bells were the best way to get the latest news and announcements to the general public in Georgian England as well as the Colonies.

We will use the same method in sharing information during the Festival.



We want to...

- *Use a significant event to bring the Community together and focus on the many endearing aspects of Oatlands and to demonstrate what can happen when everyone is engaged & benefiting in 'a whole of Village event'. Creating a Win – Win experience for the whole Community;*
- *Showcase authentic and traditional skills;*
- *Raise the profile and tourist experience (intra-state as well as inter-state) of Oatlands & the Southern Midlands;*
- *Open Oatlands' heritage buildings to the general public; and*
- *Showcase Oatlands as a 'living historic Village'.*

We want to achieve

- **Awareness** – we want people to know more about the tourism & visitor experiences in our region
- **Dispersal** – we want people to explore more parts of our region
- **Yield** – we want each visitor to spend more during their visit

Page 5

Chairman of the 2018 and the 2019 Oatlands Heritage & Bullock Festival

Brian Fish is a person who is extremely well regarded in Tasmania and across the country.

His passions are for Bullocks, traditional farming techniques and the recognition of Oatlands as one of the last bastions of traditional historic country life in Tasmania.

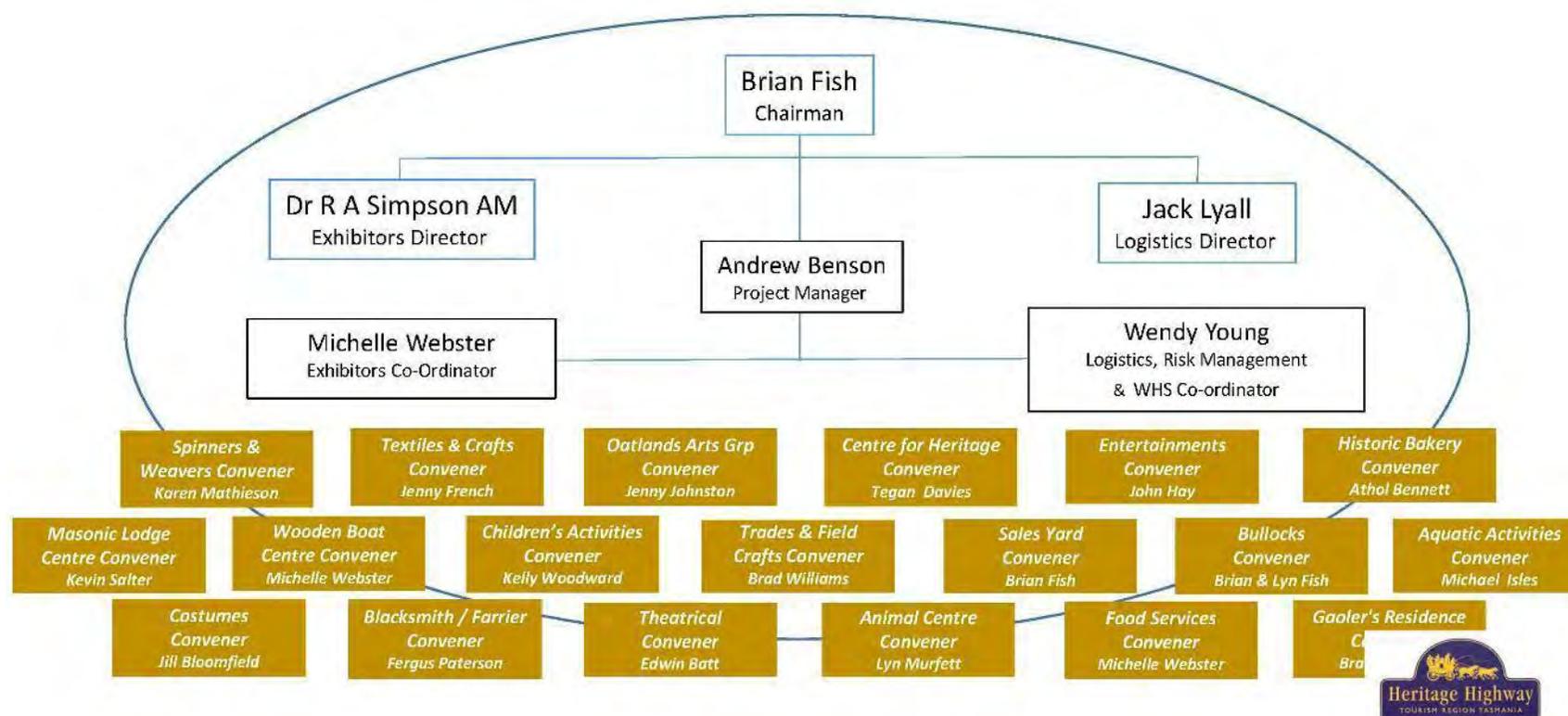


The ABC's Chris Wisbey interviewing Chairman Brian Fish

July 2018



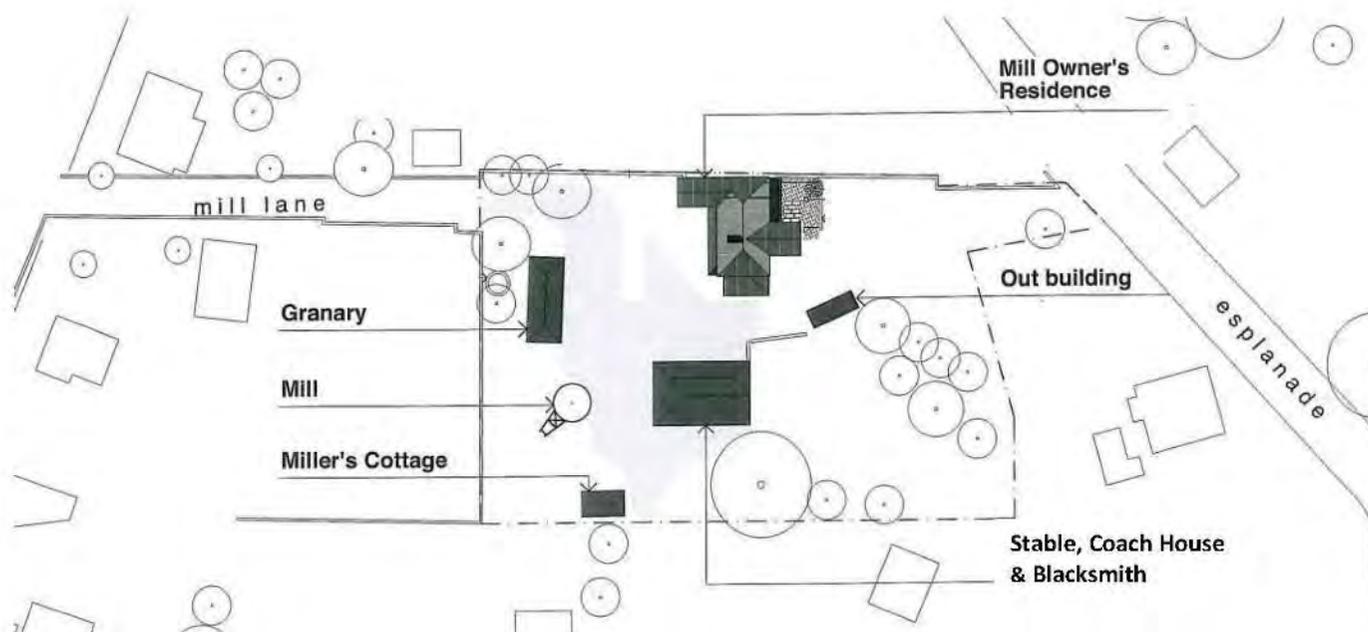
The Team Driving the 2019 Event





The Properties & Spaces Being Used for the Event

For more details in relation to locations refer to the document titled 'Buildings & Open Space Sites for the Use by Exhibitors' on the Southern Midlands Council website

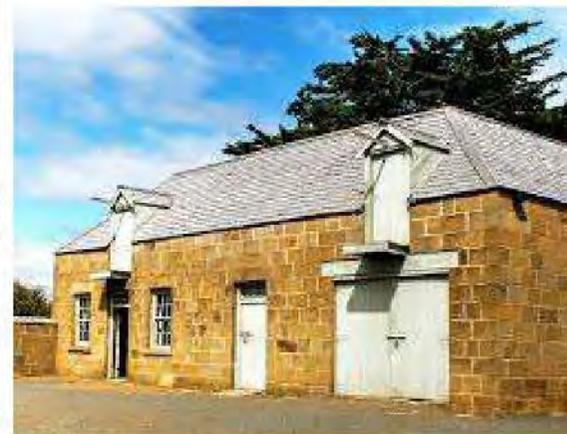


Callington Mill Site
1 Mill Lane, Oatlands



The Properties & Spaces Being Used for the Event

*For more details in relation to locations refer to the document titled
'Buildings & Open Space Sites for the Use by Exhibitors'
on the Southern Midlands Council website*



The Properties & Spaces Being Used for the Event

For more details in relation to locations refer to the document titled 'Buildings & Open Space Sites for the Use by Exhibitors' on the Southern Midlands Council website





Special Guests with Unique & Traditional Skills



Special Guests with Unique & Traditional Skills



Special Guests from Franklin with Unique & Traditional Skills



Involving all Organisations and Groups in the Oatlands Village







Southern Midlands Council

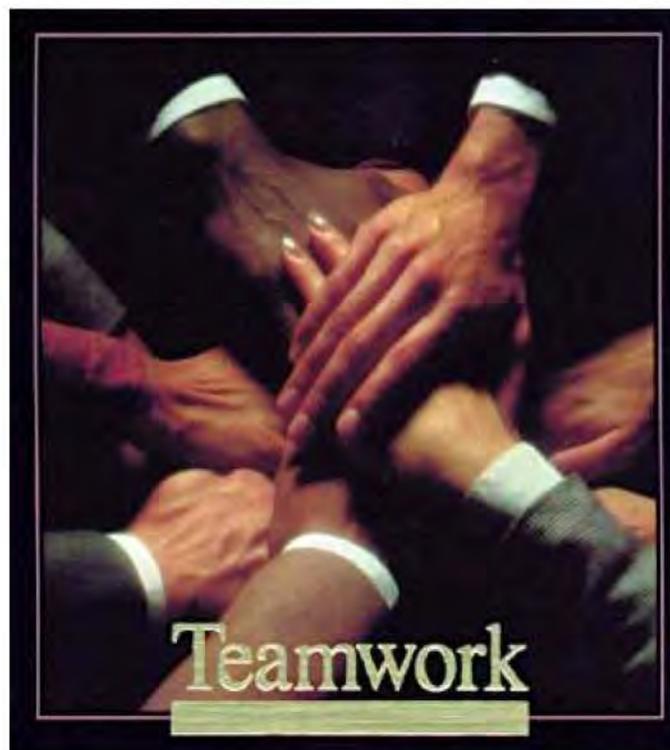
*leveraging the creativity and dynamics
of our Community for the benefit of our Community*

***“Never doubt that a small group of
thoughtful, committed people can change
the world.***

Indeed, it is the only thing that ever has.”

Margaret Mead

Carpe Diem – Seize the Day





Buildings & Open Space Sites for the Use by Exhibitors

10 & 11 August 2019

*Prepared by
Andrew Benson
10.07.19*





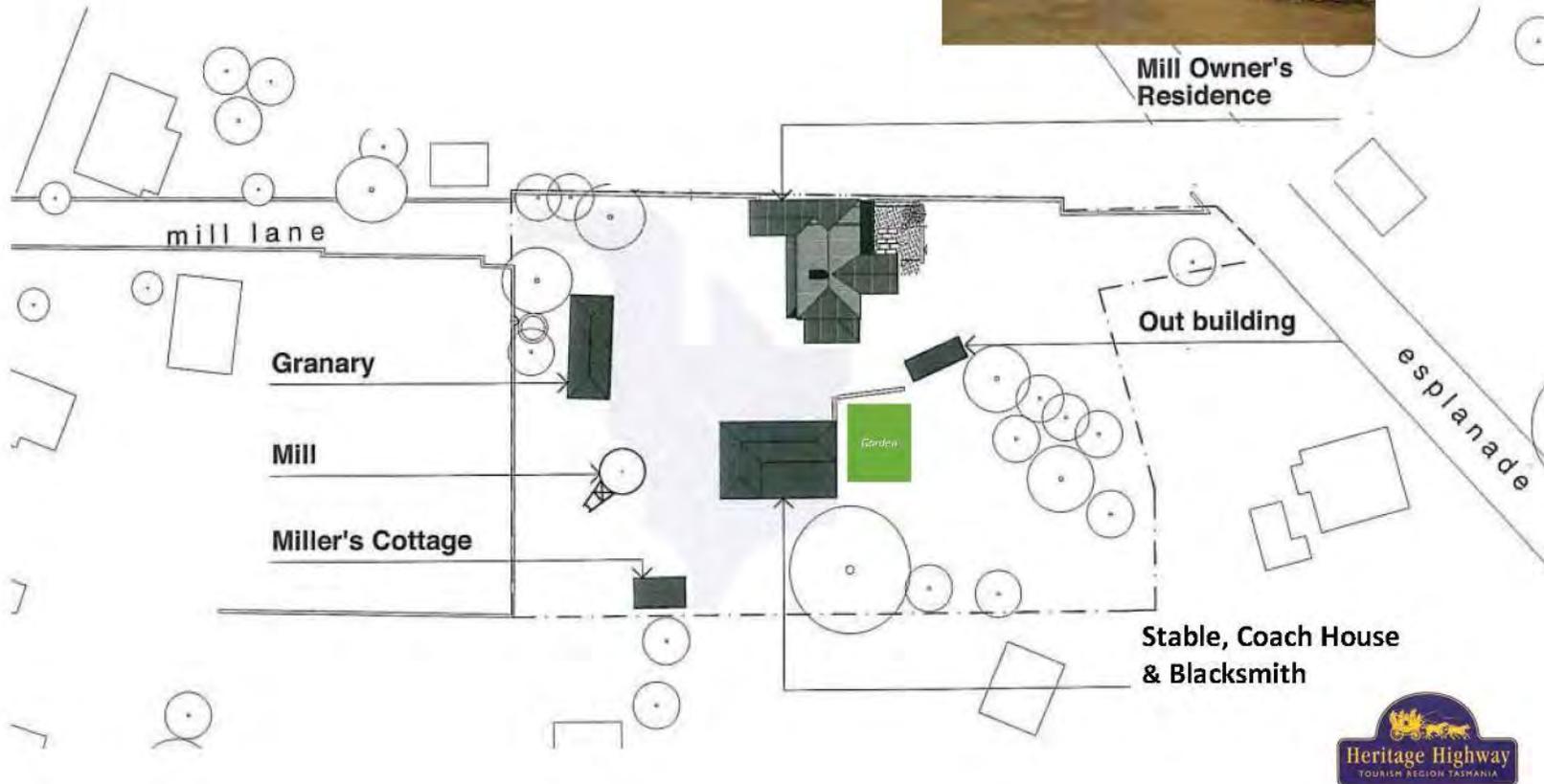




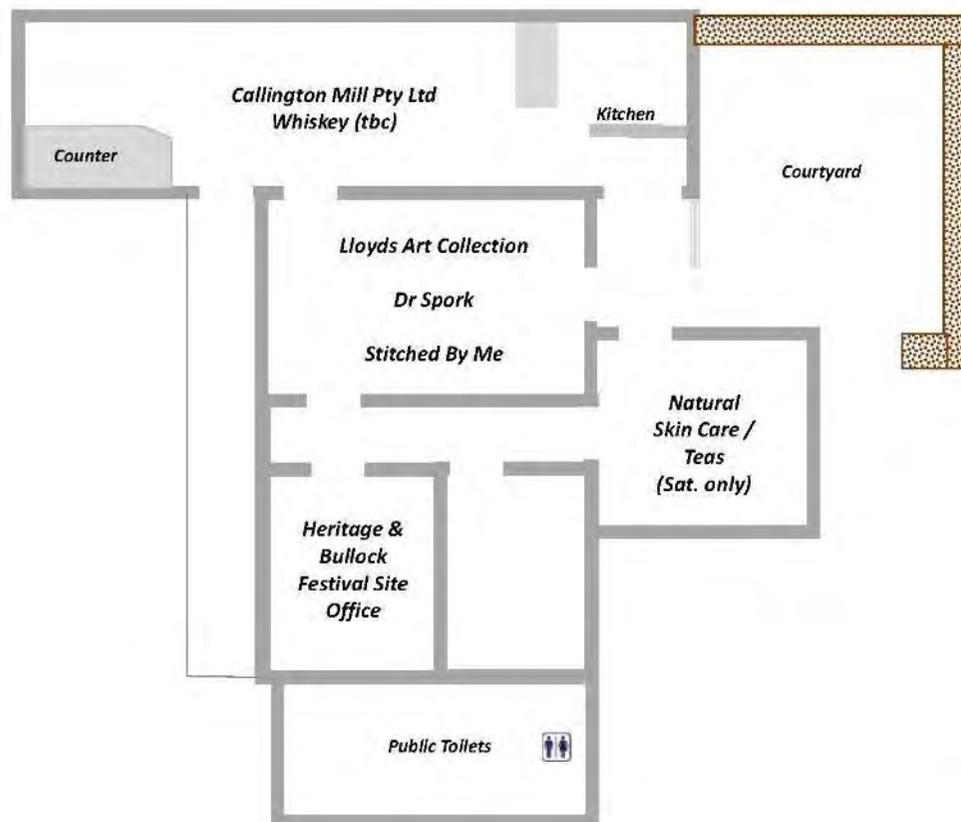
Callington Mill Site 1 Mill Lane, Oatlands



Mill Owner's Residence



Mill Owner's Cottage Callington Mill Site 1 Mill Lane, Oatlands

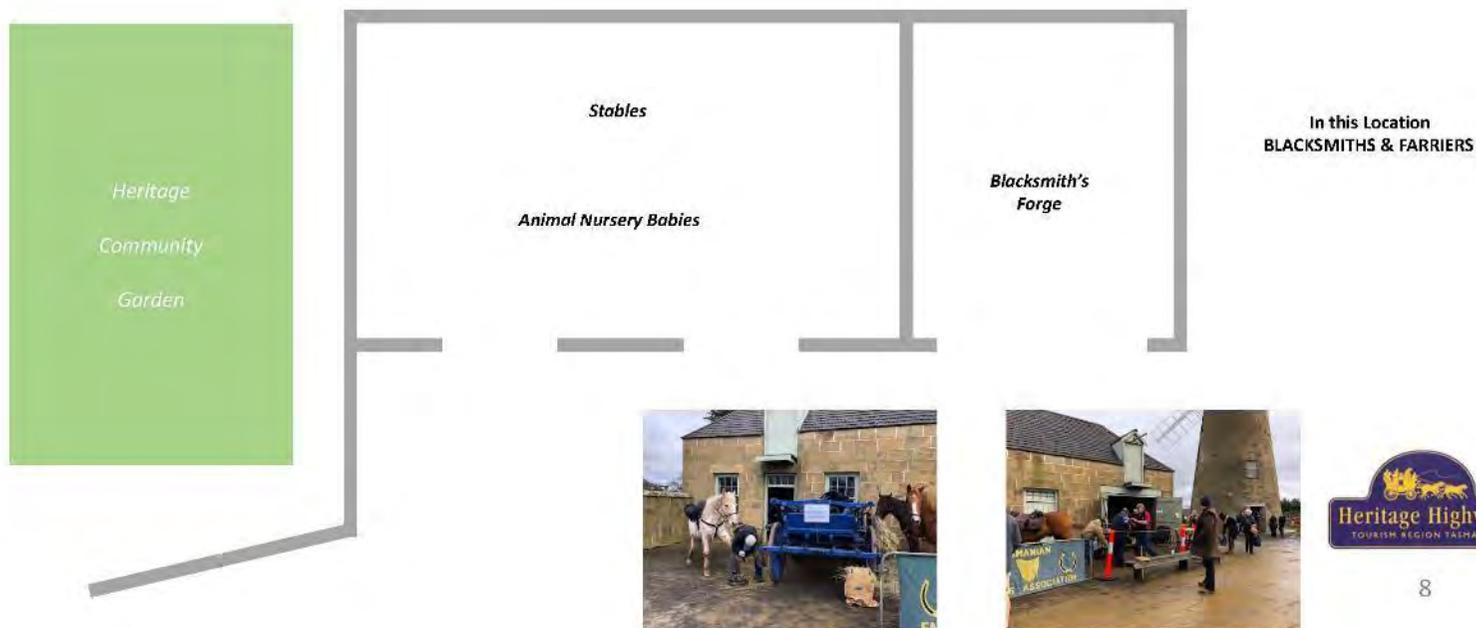


*Miller's Cottage
Callington Mill Site
1 Mill Lane, Oatlands*

Note this location was not available/used last year



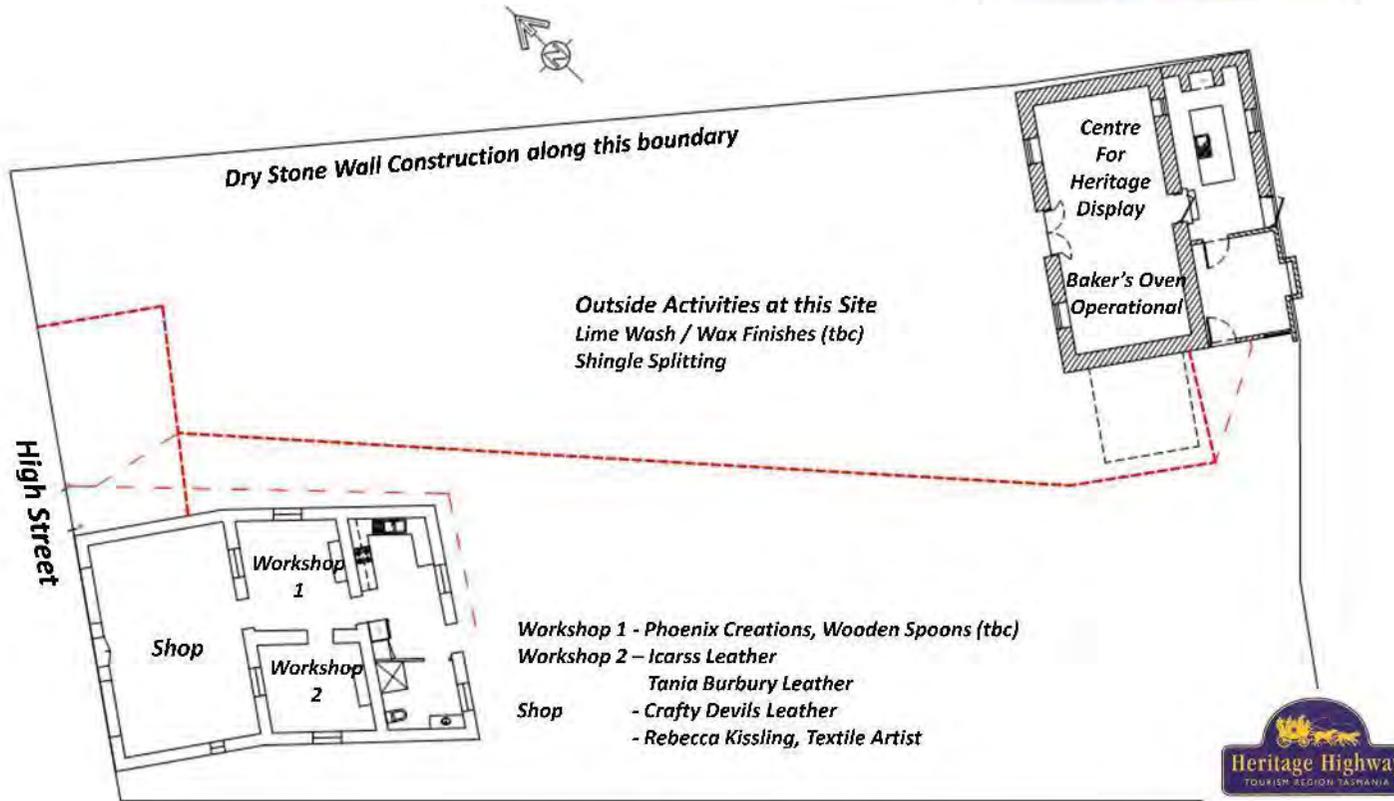
Blacksmith's Forge & Stables Callington Mill Site 1 Mill Lane, Oatlands



Site Plan 79 High Street Oatlands



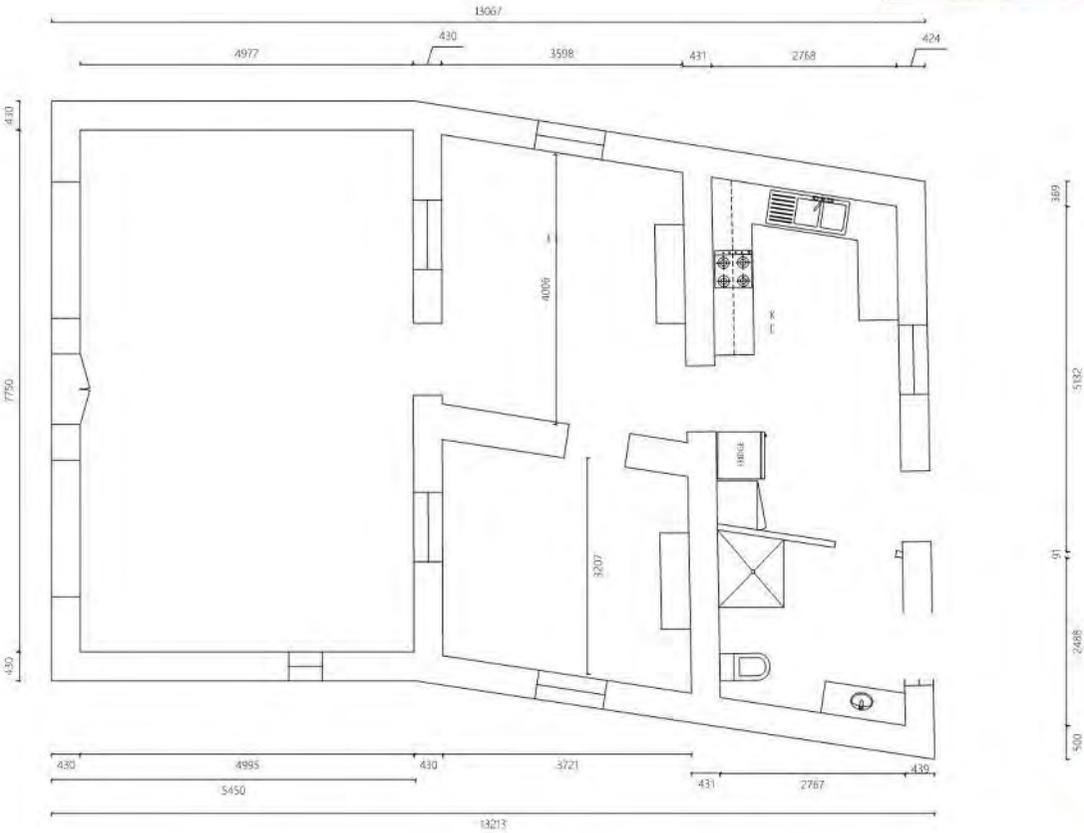
--- SERVICE TRENCH



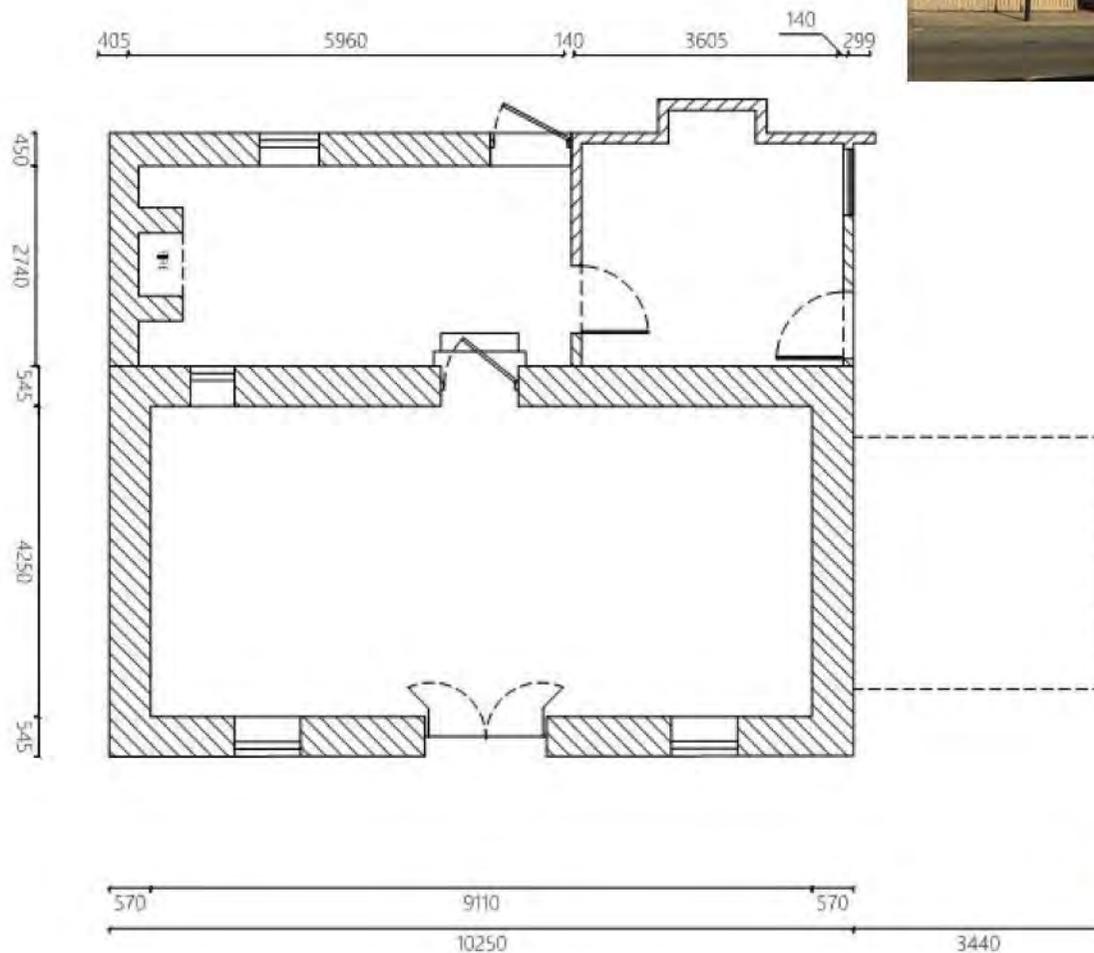
Heritage Hub 79 High Street Oatlands

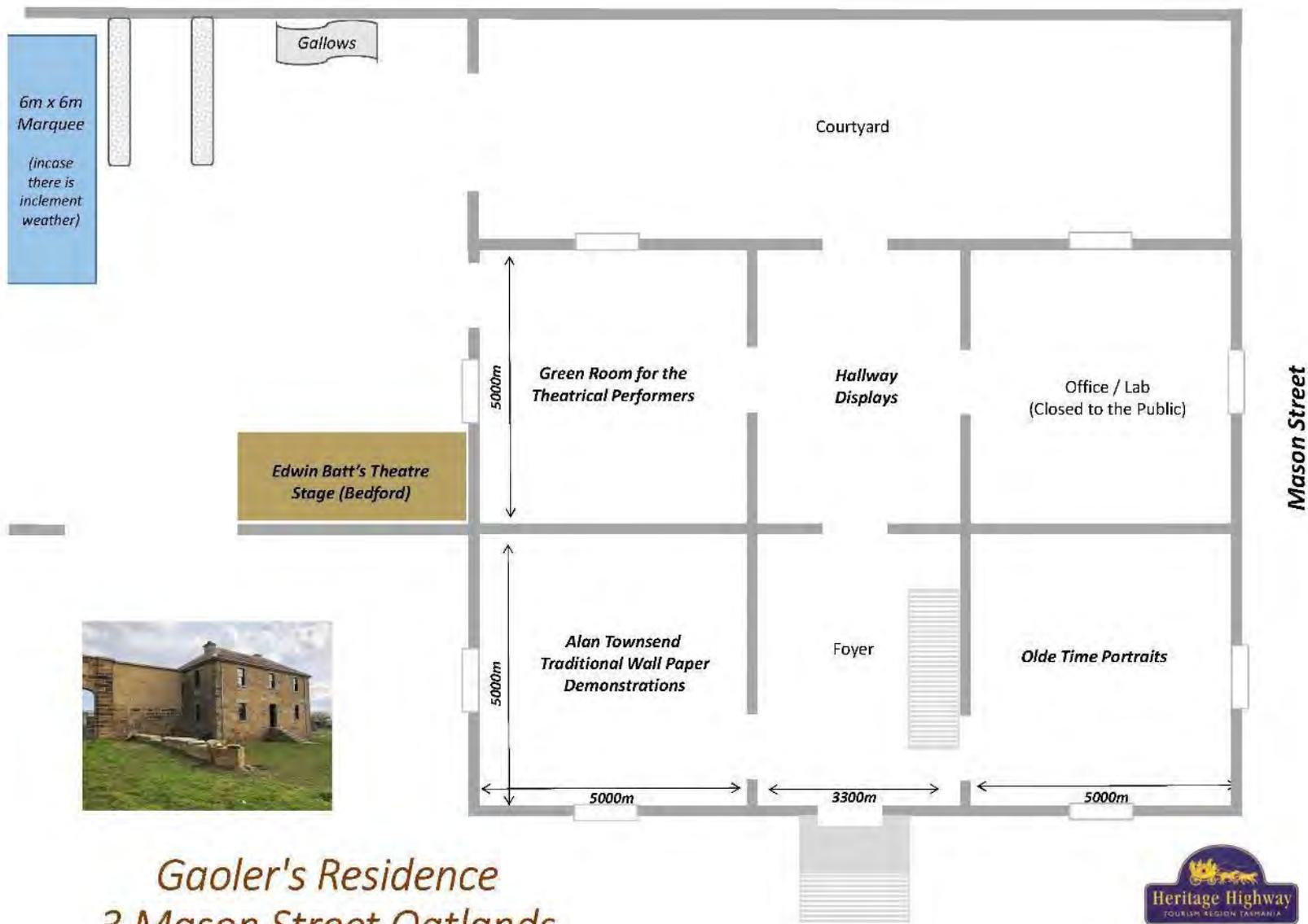


High Street



Commissariat 79 High Street Oatlands

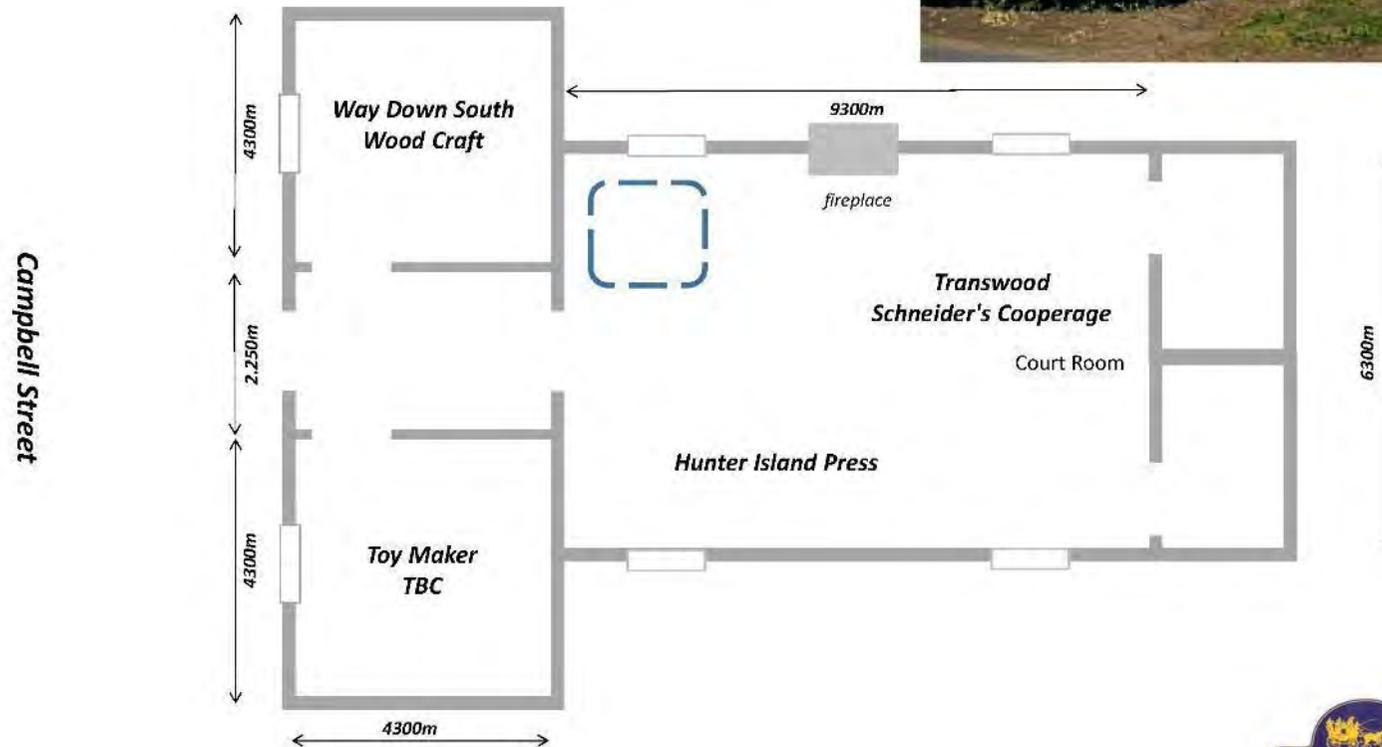




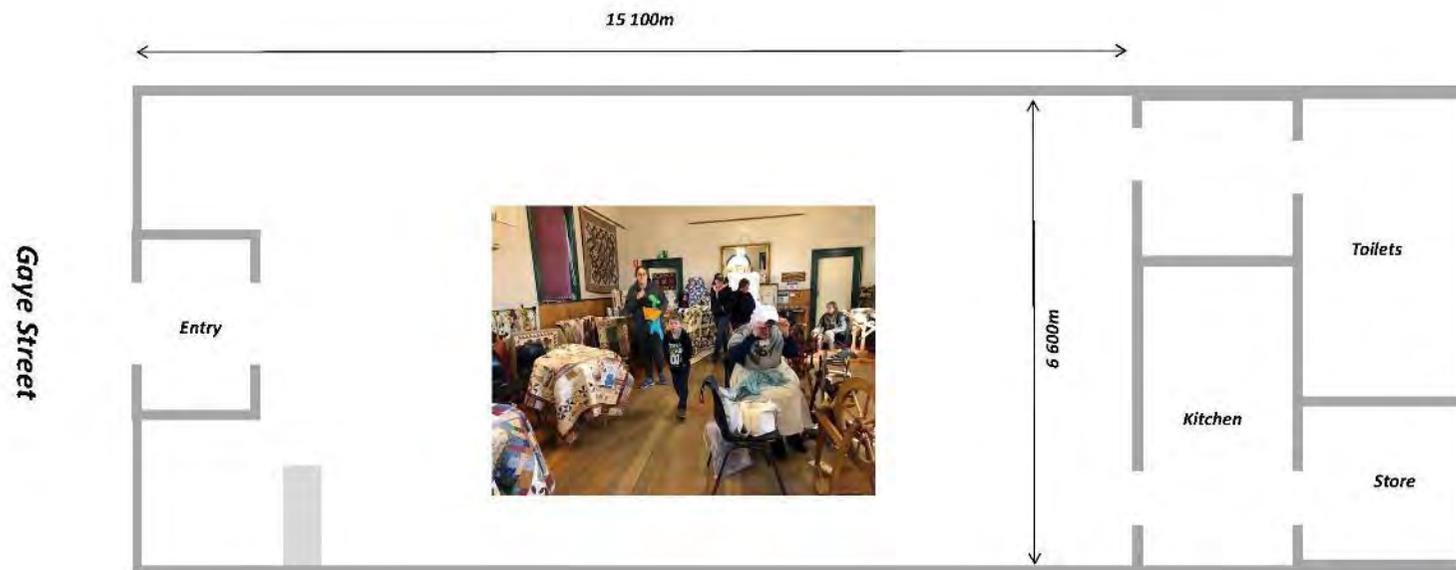
Supreme Court 7 Campbell Street Oatlands



The Esplanade



Oatlands Community Hall (Rechabite Hall) 1 Gaye Street, Oatlands



In this Location
Spinners, Weavers
and Quilters



*Lodge Dulverton
Masonic Lodge
Temple & Hall
3 Gaye Street, Oatlands*

*Oatlands Community Hall
(Rechabite Hall)
1 Gaye Street, Oatlands*



Oatlands Council Chambers 71 High Street, Oatlands



*Former CT Fish Building
70 High Street, Oatlands*



Spinners & Weavers
In this
Location
Plus Bullock Display



*Forecourt of Roche Hall
73 High Street, Oatlands*



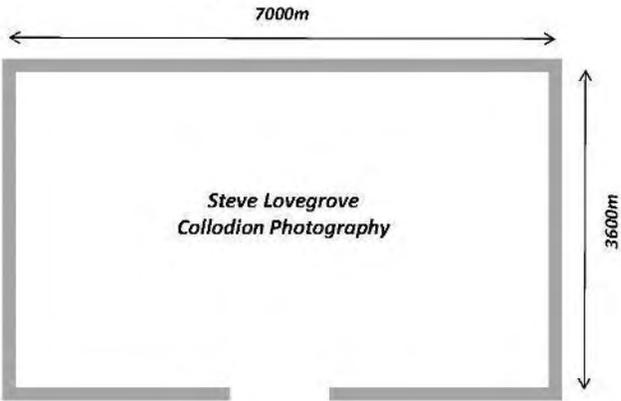
Carriage Display in the Forecourt



Lake Fredrick Inn Studio 1 Mill Lane, Oatlands



Parterre
Garden
(tbc)



*Oatlands District
Historical Society Inc.
107 High Street, Oatlands*

*Wool Press
Historical Cottage
History Rooms*



*Former ANZ Bank
107 High Street, Oatlands
(tbc)*

Christina Henri
Convict Bonnets Display (tbc)



Cantwell's Store 120 High Street, Oatlands



Village Street Activities



Festival Courtesy Coach



*Brian Fish with his Son, his Grand Son
& his beloved Bullocks*



Town Crier

*Parade through the Village
on Saturday & Sunday*





Join us for the Heritage & Bullock Festival on the weekend of the 10th & 11th August 2019 at Oatlands.

Make your way along the Heritage Highway (Midland Highway) following the 'Shadows of the Past' to Oatlands

<https://www.southernmidlands.tas.gov.au/shadows-of-the-past/>



Here is a taste of what you can expect.....

This will be the second year of this event. Last year the event attracted approximately 5,200 attendees and it has won much recognition through awards and extremely positive feedback. Refer to the document titled 'Rationale & Preparation'.

The Oatlands High Street traders will be open offering a range of cafes with delightful food choices to satisfy the most discerning taste. The non-food traders will also be open for the visitors to wander and ponder through a treasure trove of unique wares.

Oatlands has the largest number of intact Georgian buildings in a Village environment in Australia and the Village was listed on the Register of the National Estate, so it is appropriate that a Festival showcasing traditional trades and crafts is being held in such a unique location. Wear your traditional costumes if you have them, plenty of people will be dressed for the occasion, including the Town Crier. Costumes will also be available on the day, call into the Heritage Hub and ask directions.

The trades and crafts will be showcased by the artisans in a range of historic building and spaces in historic Oatlands. A visit to 79 High Street, the recently restored Heritage Hub and Commissariat will be a must for all visitors to the Festival.

Typical rural scenes will be played out throughout the two-day event, with Brian Fish's team of bullocks pulling a load along the High Street from 10.30am each day from the Oatlands Recreation Ground to Callington Park. During the both days, the bullocks will have working displays in Callington Park.

Since 1865, Roberts Livestock has been providing expert advice to livestock producers across Tasmania and as such it is appropriate that this Tasmanian Company will be holding a sheep auction in the original sheep yards at the Callington Park site, adjacent to Callington Mill. Callington Park was originally the sale yards for the district with the site holding up to 7,000 sheep on auction days. We will only have 500 sheep for the auction on the Saturday, plus a few head of cattle. The auction by Roberts will be one of the highlights of the Festival. Whilst talking about auctions, a traditional 'Paddy's Auction' auction will follow the livestock auction, with 'traditional items' reminiscent of the old country market.



The traditional Chinese Lion Dance will be performed by the Buddhist members of the Southern Midlands Community, following the bullocks and their journey along the High Street. This inclusion in the event recognizes that the Chinese Community were early settlers in Tasmania and that they significantly contributed to the economic growth in the early days of the colony and continue to be valued members of our Community. A Pipe Band and pack horses will also accompany the Bullocks and Dancers along the High Street, a sight not to be missed.

The theatrical performance at the Oatlands Gaol will be again be a highlight, as it was last year, at the Oatlands Supreme Court. Edwin Batt and his thespians will provide a very humorous and engaging experience for all who attend.



The adjacent image is of the theatrical event from the 2018 Heritage & Bullock Festival. There were two performances each day and the level of audience engagement was absolutely amazing. Don't miss this year's performance.

The Dulverton Masonic Lodge will be open with conducted tours throughout the two days. Learn more about this organisation that has been in Oatlands since the mid-1880s, and was first established in the mid-1700s (the Irish Constitution).

The Wooden Boat Centre from Franklin will be there along with other traditional trades of hedge laying, Blacksmithing and the like.

There are no entry fees to any of the Festival sites. A Community Courtesy Coach will be available to circulate throughout the Village during the Festival.

Refer to the Programme on the website for details of exhibitors and entertainment activities.

16.2 Safety

Strategic Plan Reference 5.2.1

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

Nil.

16.3 Consultation & Communication

Strategic Plan Reference 5.3.1

Improve the effectiveness of consultation and communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference(s) 6.1.1, 6.1.2, 6.1.3, 6.1.4 & 6.1.5

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

Nil.

17.2 Sustainability

Strategic Plan Reference(s) 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7 & 6.2.8

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

17.2.1 LOCAL GOVERNMENT SHARED SERVICES UPDATE (STANDING ITEM – INFORMATION ONLY)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 JULY 2019

Enclosure(s):

Local Government Shared Services Update – May & June 2019

Local Government Shared Services – Council Update – May & June 2019

ISSUE

To inform Council of the Common Services Joint Venture activities for the month of May & June 2019.

BACKGROUND

There are seven existing members of the Common Services Joint Venture Agreement, with two other Council's participating as non-members.

Members: Brighton, Central Highlands, Glenorchy, Huon Valley, Sorell, Southern Midlands and Tasman.

DETAIL

Refer to the enclosed 'Local Government Shared Services – Council Update'.

Human Resources & Financial Implications – Refer comment provided in the update.

Councillors will note that the Southern Midlands Council provided 105 hours of service to other Councils and received 11 hours of services from other Councils during May 2019.

In June 2019 Southern Midlands Council provided 177 hours of service to other Councils and received 3 hours of services from other Councils.

Details of services provided are included in the enclosures.

Community Consultation & Public Relations Implications – Nil

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Cllr D Fish, seconded by Cllr R McDougall

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

ENCLOSURE
Agenda Item 17.2.1

LG Shared Services Update

May 2019

Summary of Recent Shared Services Activity

735 hours of Shared Services were exchanged between Councils in May 2019, which is an increase of 66% when compared to hours exchanged in April 2019 (442 hours) and is slightly below the three-month average of 750 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

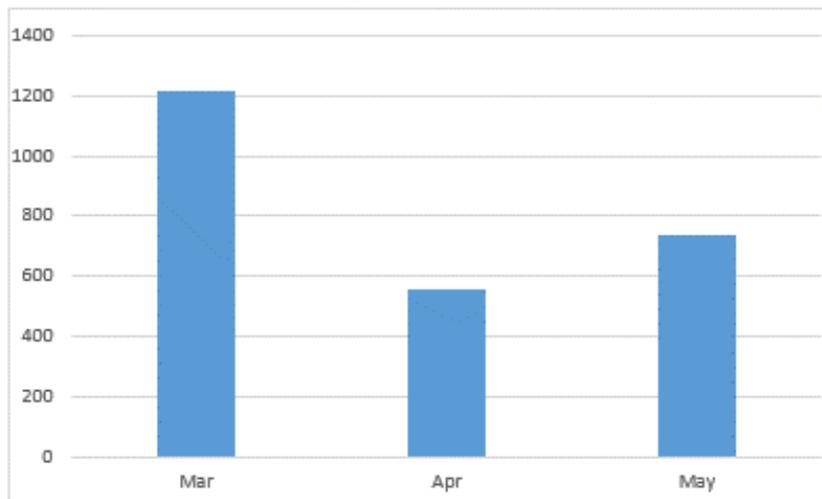
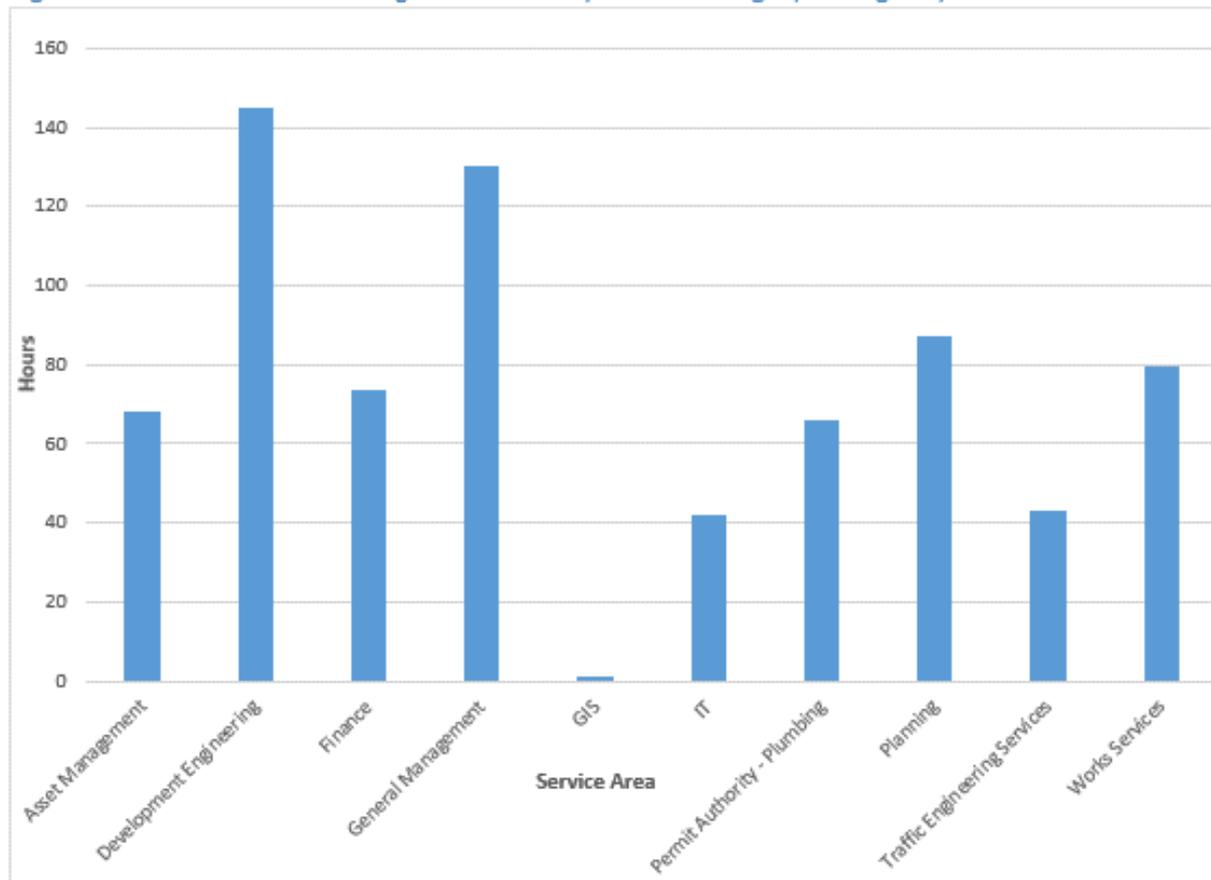


Fig 2 - Details of Current Exchange of Services by Council during May 2019

Provider Council	Client / Organisation							
	Brighton	Central Highlands	Derwent Valley	GSB	Glenorchy	Sorell	Southern Midlands	Tasman
Brighton		9	8.5	43	120	2	9	255
Central Highlands	2					2	2	2
GSB								
Glenorchy								
Huon Valley								
Litchfield								
West Arnhem								
Sorell				34				142
Southern Midlands		31	74					
Tasman								

* Council/Organisation not currently a member of the Shared Services Joint Venture Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during May 2019



Savings to Local Government

A total of 735 hours of shared services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of shared services between Councils saved participating Councils and Local Government as a whole \$53,500 for the month of May. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

Local Government Shared Services – Council Update

Council

Southern Midlands

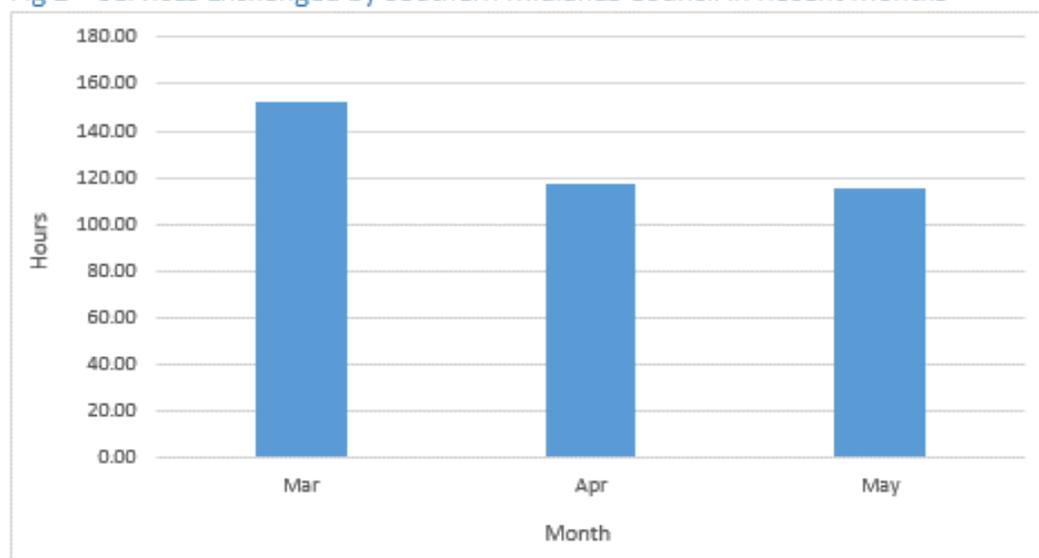
Shared Service Participation in May 2019

116 hours

Summary

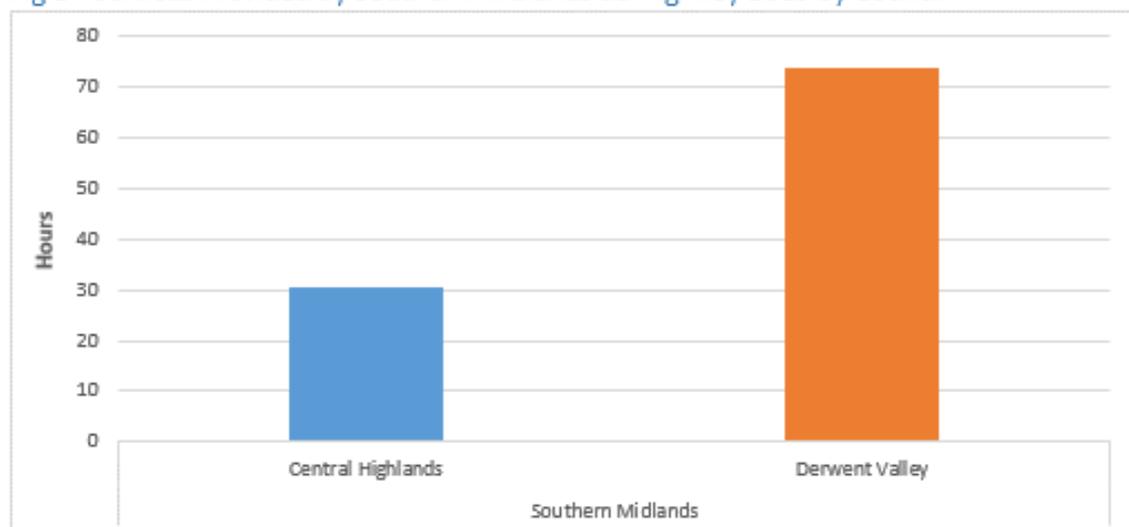
In May 2019, 116 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 105 hours to other Councils and received 11 hours of services from other Councils. Total hours of exchange decreased by 2% when compared to April 2019 (118) and were below the three-month average of 129 hours per month.

Fig 1 – Services Exchanged by Southern Midlands Council in Recent Months



Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands during May 2019 by Council



* Council is not currently a member of LG Shared Services

Fig 3 - Services Provided by Southern Midlands during May 2019 by Service Category

Southern Midlands	104	Summary of Services Provided
Central Highlands	31	
Planning	31	DA Assessment, Heritage & Strategic Planning
Derwent Valley	74	
Asset Management	24	Asset Management Services
Permit Authority - Plumbing	50	On site plumbing inspections

* Council is not currently a member of LG Shared Services

Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands during May 2019 by Council

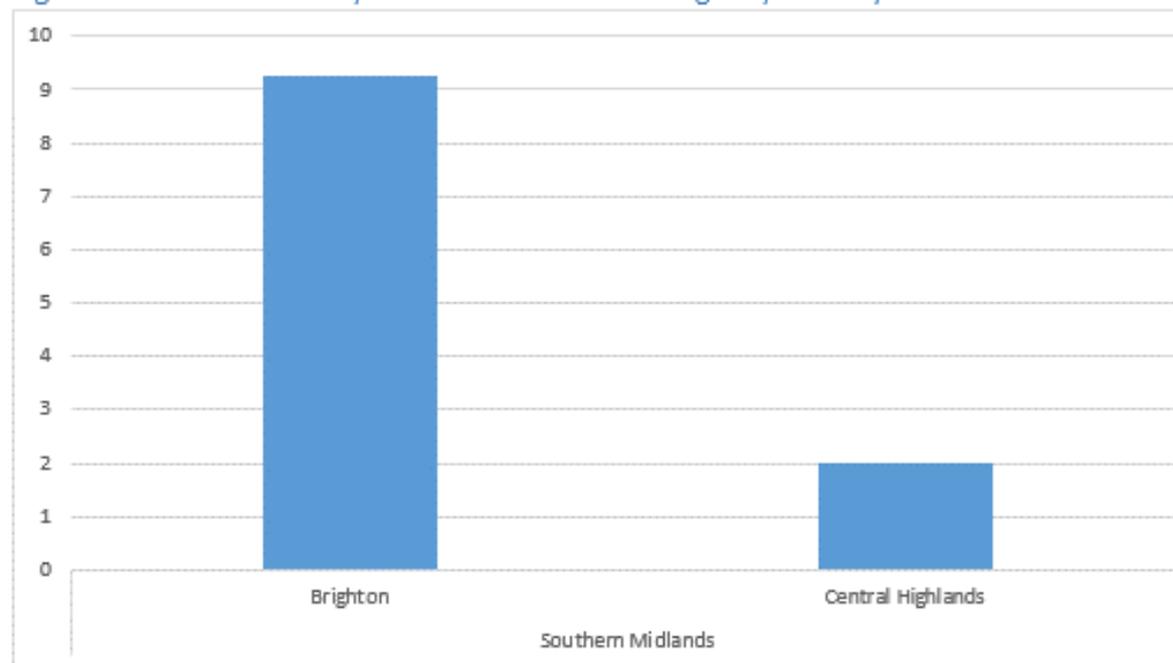


Fig 5 - Services Received by Southern Midlands during May 2019 by Service Category

Southern Midlands	11	Summary of Services Received
Brighton	9	
Development Engineering	8	Subdivision Approvals & Inspections
Planning	2	Planning Services
Central Highlands	2	
Works Services	2	Online Contractor Inductions

Cost Benefits Achieved by Southern Midlands and Other Councils

116 hours of Shared Services were exchanged by Southern Midlands Council last month. Analysis of Shared services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared services at an approximate ratio of 50%.

In the month of May, it is estimated, Council have achieved a net benefit of approximately \$3,500. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

It is estimated that Southern Midlands Council's direct involvement in Shared services saved participating Councils (including Southern Midlands Council) approximately \$7,800 for the month of May.

LG Shared Services Update

June 2019

Summary of Recent Shared Services Activity

684 hours of Shared Services were exchanged between Councils in June 2019, which is a decrease of 7% when compared to hours exchanged in May 2019 (735 hours) and is above the three-month average of 658 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

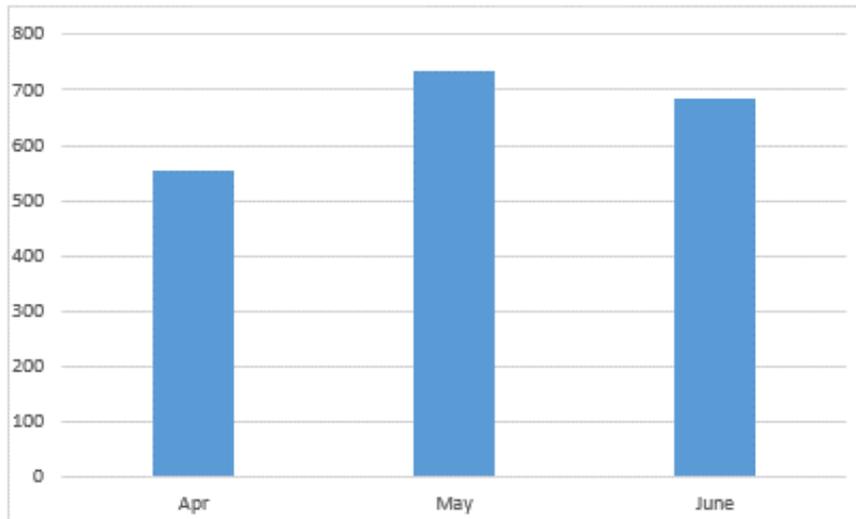
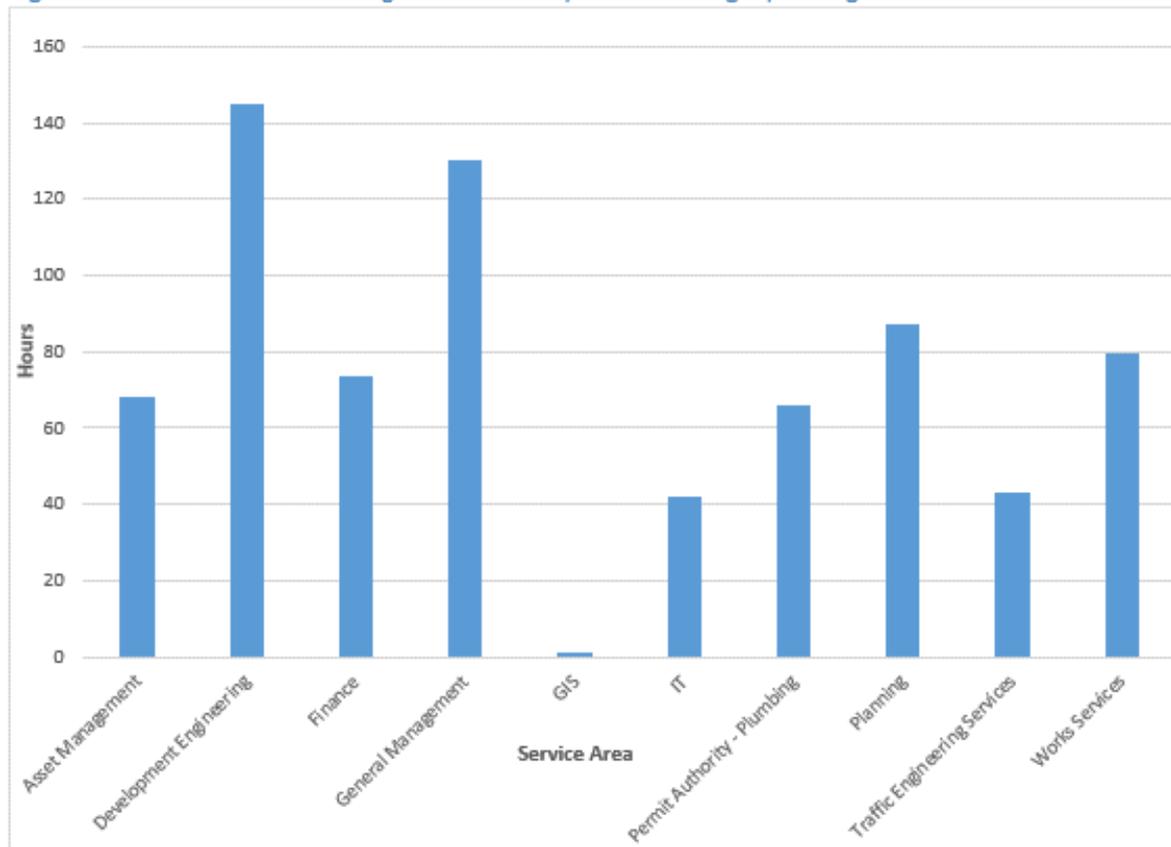


Fig 2 - Details of Current Exchange of Services by Council during June 2019

Provider Council	Client / Organisation							
	Brighton	Central Highlands	Derwent Valley	GSB	Glenorchy	Sorell	Southern Midlands	Tasman
Brighton			4	42	60		1	224
Central Highlands	2					2	2	2
GSB								
Glenorchy								
Huon Valley								
Litchfield								
West Arnhem Regional								
Sorell				27				142
Southern Midlands		59	118					
Tasman								

* Council/Organisation not currently a member of the Shared Services Joint Venture Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during June 2019



Savings to Local Government

A total of 684 hours of shared services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of shared services between Councils saved participating Councils and Local Government as a whole \$47,500 for the month of June. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

Local Government Shared Services - Council Update

Council

Southern Midlands

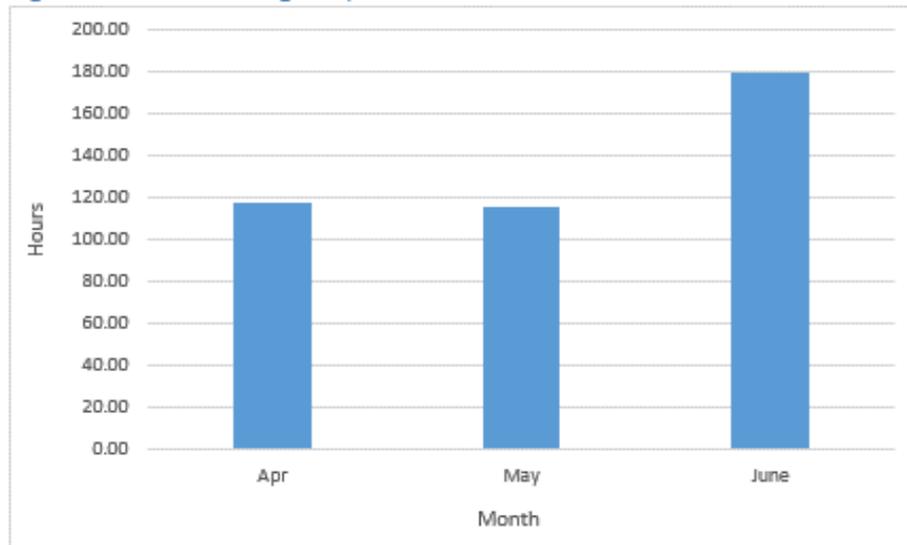
Shared Service Participation in June 2019

180 hours

Summary

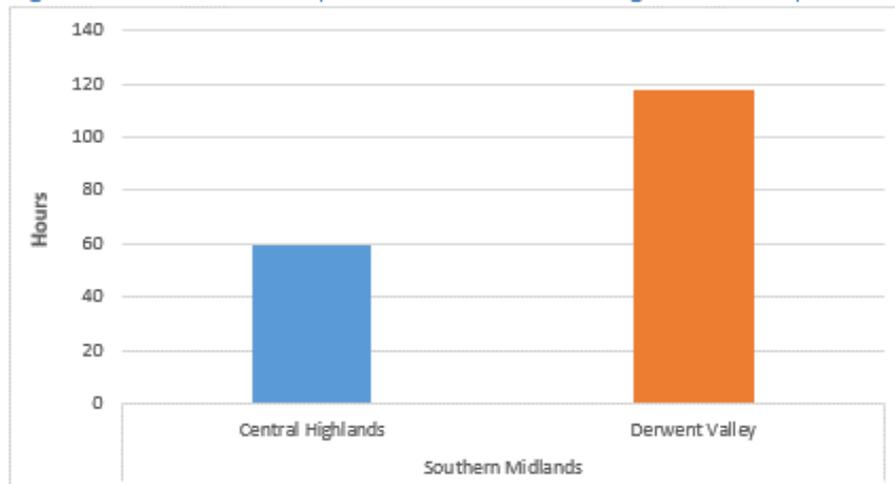
In June 2019, 180 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 177 hours to other Councils and received 3 hours of services from other Councils. Total hours of exchange increased by 56% when compared to May 2019 (116) and were well above the three-month average of 138 hours per month.

Fig 1 – Services Exchanged by Southern Midlands Council in Recent Months



Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands during June 2019 by Council



* Council is not currently a member of LG Shared Services

Fig 3 - Services Provided by Southern Midlands during June 2019 by Service Category

Southern Midlands	177	Summary of Services Provided
Central Highlands	59	
Planning	59	Saltmarsh Subdivision
Derwent Valley	118	
Asset Management	46	DA Assessment Distillery
Permit Authority	72	Plumbing Permit Authority

* Council is not currently a member of LG Shared Services

Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands during June 2019 by Council

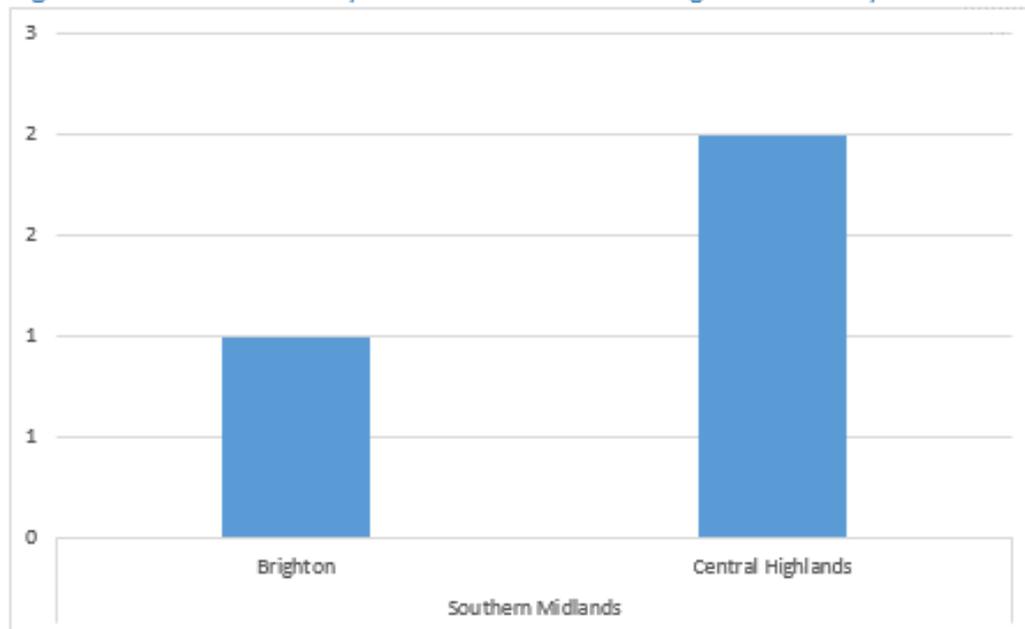


Fig 5 - Services Received by Southern Midlands during June 2019 by Service Category

Southern Midlands	3	Summary of Services Received
Brighton	1	
Planning	1	Saltmarsh Subdivision
Central Highlands	2	
Works Services	2	Online Contractor Inductions

17.2.2 REVIEW OF TASMANIA'S LOCAL GOVERNMENT LEGISLATION FRAMEWORK – REFORM DIRECTIONS PAPER

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 JULY 2019

Attachment:

Reform Directions Paper – Review of Tasmania's Local Government Legislation Framework

ISSUE

- a) Provide Council with a copy of the Reform Directions Paper; and
- b) Council to set a workshop date to consider the proposals in detail.

BACKGROUND

The Minister for Local Government, the Hon. Mark Shelton MP, has launched the Government's *Reform Directions Paper*, officially marking the start of the second Phase of the Review of Tasmania's Local Government Legislation Framework.

In terms of process:

- a) the Local Government Division will be undertaking regional forums; and
- b) the Local Government Association of Tasmania (LGAT) will be taking both written feedback (for its formal written submission) as well as ensuring opportunity for face to face discussion and input into our advocacy from both Elected Members and Officers.

The LGAT will also be highly engaged in the establishment of the technical reference groups who will be primarily focussed on the draft legislation.

Noting that the closing date for submissions is 30th September 2019, it is expected that the LGAT will be conducting the 'face to face' discussions from early to mid-September.

DETAIL

The LGAT has indicated that feedback, consistent with the major reform areas identified in the Paper, would assist with preparation of a sector based submission, but would welcome any form of feedback.

The following major reform areas have been identified:

1. Legislative Framework
2. Elections
3. Community Engagement
4. Ethics and Standards
5. Transparency and Flexibility
6. Council Decision Making

7. Oversight and Intervention
8. Council Performance Reporting
9. Collaboration
10. Model By Laws
11. Local Government Board
12. Out of Scope Issues

The Paper records the key issues raised to date, and provides an indication of reform directions.

It should be noted that the Paper does not deal with every potential reform detail, but provides the key policy directions being considered. Additionally, reforms of a technical nature are not considered in this Paper. These more detailed reforms will be publicly consulted on once they have been finalised through draft Bills in 2020.

It is intended that Council convene a workshop to consider each of the key reform areas with the intent of preparing feedback for referral to the LGAT and/or direct submission to the Local Government Division Legislation Review Project Team.

Human Resources & Financial Implications – To be considered.

Community Consultation & Public Relations Implications – This is an open process whereby the community can consider the Review Paper and provide feedback.

Council Web Site Implications: - N/A

Policy Implications – Policy position (part).

Priority - Implementation Time Frame – The LGAT are seeking written submissions from Councils by 16th September 2019.

RECOMMENDATION

THAT Council:

- a) Receive a copy of the '*Reform Directions Paper – Review of Tasmania's Local Government Legislation Framework*'; and
- b) Agree to conduct a workshop on (date to be set) for the purpose of considering the Review Paper and preparing feedback and comment in response to the issues raised and the proposed reform directions.

DECISION

Moved by Clr R McDougall, seconded by Clr A Bisdee OAM

THAT Council:

- a) Receive a copy of the '*Reform Directions Paper – Review of Tasmania's Local Government Legislation Framework*'; and
- b) Agree to conduct a workshop on the 14th August 2019 (10.00 a.m. Oatlands) for the purpose of considering the Review Paper and preparing feedback and comment in response to the issues raised and the proposed reform directions.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
Agenda Item 17.2.2



**REFORM
DIRECTIONS
PAPER
PHASE
TWO**

**Review of
Tasmania's
Local Government
Legislation
Framework**



Author

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GPO Box 123
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Publisher

Local Government Division

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July 2019

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The Government recognises that local government has an essential – and increasingly demanding – role in serving and representing local Tasmanian communities. Local government makes important economic, social and environmental decisions that support the lives of all Tasmanians.

The legal framework (the framework) that governs the Tasmanian local government sector needs to reflect and support this and align with what other levels of Government and communities expect from their councils. Tasmania needs a framework that can adapt and change over time to remain contemporary. It also needs to minimise the administrative burden on councils so they can focus on getting on with their job in providing for their communities. Of course, this must be balanced with ensuring the fundamental rights and protections for both the community and councils are enshrined in legislation.

The Government consulted on the principles that should underpin a contemporary legislative framework for local government from late 2018 through to early 2019. The initial consultation received 382 submissions and I have been impressed by the high degree of interest and feedback from the community, the local government sector and other interested stakeholders.

The proposed Reform Directions outlined in this Paper have been informed by research, practices in other Australian jurisdictions, feedback and submissions from Phase 1, as well as discussions and advice from the Review Reference Group, who were appointed in February 2019.

I particularly wish to thank the members of the Review Reference Group, who dedicated their time, skills and knowledge to considering the issues raised in Phase 1. They provided valuable advice to the Review Steering Committee on reforms to create a stronger, more effective legislative framework to support local government into the future. Similarly, I thank all those Tasmanians who responded to the initial Discussion Paper.

As a Government, we are committed to developing a modern, best-practice legislative framework for local government. As with Phase 1, consultation on the proposed Reform Directions will offer opportunities for engagement, through public forums and stakeholder consultation. I encourage all those with an interest to have their say.

Mark Shelton
Minister for Local Government

Chapter 1



Overview



Local government is one of the three tiers of government in Tasmania, together with Federal and State Government. Councils are made up of between seven to 12 members, elected by their communities. There are currently 263 elected members and nearly 4000 employees across Tasmania's 29 councils, who serve just over half a million constituents.

Chapter 1



It is now 25 years since the introduction of the *Local Government Act 1993* (the Act), which is the primary component of the current legislative framework governing the local government sector in Tasmania. During this time, Tasmania has evolved economically, socially and technologically. Multiple amendments have been made to the Act in an effort to keep pace with these changes. The framework needs to support councils to be able to meet requirements and community expectations now, and into the future. Making continuous updates to the existing legislation is unsustainable and a more proactive, forward-looking approach is needed.

Chapter 1



Overview

The intended outcome of this wholesale Local Government Legislative Review (the Review) is a contemporary, flexible and best-practice legislative framework that will support greater innovation, flexibility and productivity in the sector, to improve the overall efficiency and effectiveness of the services that councils provide to the Tasmanian community. It will enhance accountability and transparency across the sector and increase democratic and community engagement, participation and confidence in local government. In achieving these aims, it will also minimise the red tape and administrative burden on councils, businesses and the broader community.

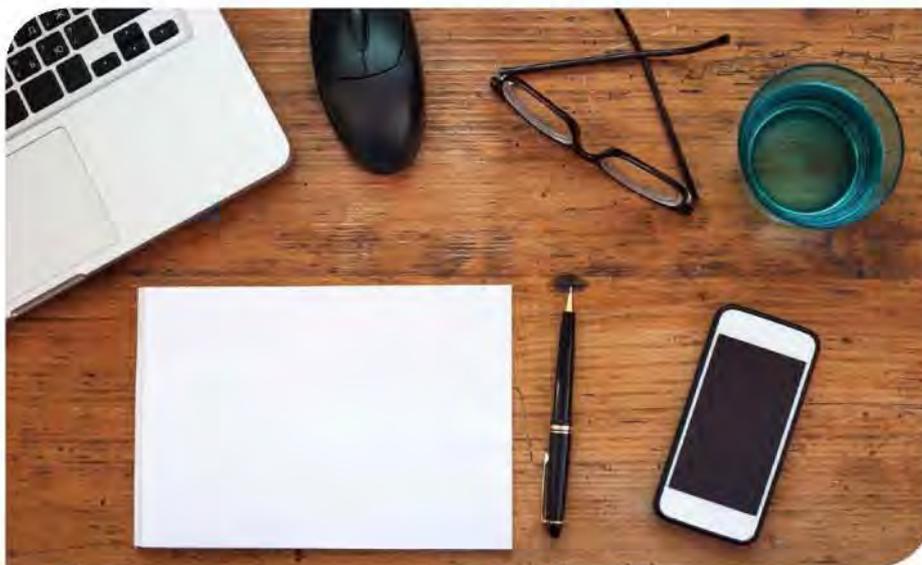
There are fundamental community expectations that all councils must meet, such as maintaining good governance and being transparent and accountable for the decisions they make for their individual communities. The proposed Reform Directions in this Paper seek to embed these fundamental expectations in legislation, create a clear and efficient oversight structure and ensure that the rights and protections of both the community and councils are upheld. The reforms aim to deliver a legislative framework that will:

1. to the greatest extent possible, be practical and outcomes-focused;
2. be flexible and robust to future structural, technological and social change;
3. strike an appropriate balance between ensuring councils have sufficient operational and decision-making autonomy on the one hand, and having in place adequate checks and balances on the other;
4. establish clear accountabilities and provide for efficient and effective risk-based monitoring, compliance and enforcement activities;
5. be guided by best-practice regulatory, governance and legislative approaches and, where relevant and appropriate, lessons and outcomes from reviews of local government legislation in other jurisdictions; and
6. be drafted and presented in a way that is logically structured and easily understood by councils, businesses, and the broader Tasmanian community.

Purpose of this Paper

This Paper aims to provide an overview of the major policy reforms under consideration by the Government, particularly in response to those issues raised in Phase 1 of the Review (an overview of the Review process is provided at Appendix 1). It seeks feedback on the level of support or otherwise for the proposed reforms which will then be considered by Government in determining its final position.

The Paper does not deal with every potential reform detail, but provides the key policy directions being considered. Additionally, reforms of a very technical nature are not considered in this Paper. These more detailed reforms will be publicly consulted on once they have been finalised through draft Bills in 2020.



Submissions

Submissions are invited on the proposed Reform Directions discussed in this Paper. You are not required to address all the proposed reforms when making your submission, if you do not wish to do so.

A survey supports this Paper which allows you to rate your support or otherwise for the proposed reforms. You may wish to complete this survey rather than make a submission, although both are welcome.

Submissions close on 30 September 2019.

Submissions can be made either by:

- completing the survey at www.dpac.tas.gov.au/lgreview or
- writing to or calling the Review Project team.

Email: lgreview@dpac.tas.gov.au

Post: Local Government Legislation Review Project Team
Local Government Division
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001

Please provide your name and contact details with your submission. Submissions will be published on the Local Government Division's website in accordance with the Department of Premier and Cabinet's submission policy. Please advise if you do not wish your submission to be published, or if it is being provided confidentially.

Queries about the use of this Paper and lodgement of submissions can be made by contacting the Local Government Legislation Review Project Team on (03) 6232 7643 or by email at lgreview@dpac.tas.gov.au



Major Reform Areas

PART A A flexible, innovative and future-focused legislative framework

The new legislative framework needs to support councils to meet expectations both now and into the future. It will need to be able to accommodate future structural, technological and social change that might occur. The proposed Reform Directions aim to achieve a flexible, innovative and future-focused Act that will help to improve the overall efficiency and effectiveness of the services that councils provide to the Tasmanian community. This will also improve accountability and transparency of council decisions and performance. To the greatest extent that is possible, a new Act will be practical and outcomes-focused and well understood by councils, businesses, and the broader Tasmanian community.

To support this, a new Act will focus on principles that local government must meet. These will include principles for good governance, community engagement and financial management in delivering for their communities.

By setting principles in legislation, the level of prescriptive processes within legislation can be removed where possible, allowing councils to determine the best way to meet these principles according to the individual circumstances of their community.

For example, prescriptive processes currently require councils to advertise through public notices in daily newspapers. For some councils, public notices may still be the best way to consult with their communities, where for others, methods such as websites or social media may be more effective in reaching the majority of residents. Requiring councils to meet principles and removing the prescription on exactly how this is done will reduce unnecessary processes that create costs for councils and the community, while ensuring councils are still accountable for their decisions and actions.

Some prescription will be retained in the Act where necessary and appropriate, to ensure the rights and protections of both the community and councils. Process-driven provisions that may need to be amended more regularly over time will be set out in Regulations, allowing the legislative framework to move efficiently with societal and technology changes over time. Acknowledging that councils often seek guidance and advice in applying legislation, the legislative structure will be supported by non-legislative guidance material that will provide practical advice.

To ensure processes relating to local government elections are easier to understand and administer, the electoral provisions will be separated out as a stand-alone Act.

There will also be an examination of the provisions across related local government legislation, such as the *Local Government (Building and Miscellaneous Provisions) Act 1993*. To the extent that those provisions intersect and overlap with the current Act, they will be consolidated. This will be managed throughout the technical drafting stages of the Review in Phase 3.

Reform Directions

The following proposed Reform Directions outline the proposed new local government legislative framework.

Reform	Details
1. Principles-based legislation	<p>To the greatest extent possible, create legislation that sets principles for the governance and operations of local government. These principles are: good governance, community engagement and financial management.</p> <p>Some prescription will be necessary and appropriate in a new Act to protect the rights of both the community and councils. For example, a council's power to sell public land may require a minimum level of prescription to ensure community views are considered.</p> <p>Greater detail on processes to support the Act will generally be set in Regulations. This allows amendments to be made in a timely manner where processes or technology changes over time and legislation must accommodate this.</p> <p>This structure allows for legislation that can be flexible to move with changes over time without the need for constant changes to the Act.</p>
2. Accessible, easy-to read legislation	<p>A new Act will be structured logically, be easy to read and understand, while still being legally effective.</p>
3. A new Act for electoral provisions	<p>Electoral provisions are typically used every four years or when a by-election is called. Separating out these provisions in a separate Act will make it easier to understand and administer these provisions. It may also help in aligning local government electoral provisions with the <i>State Electoral Act 2004</i> to create greater consistency in election processes in Tasmania.</p>
4. Consolidating related local government legislation	<p>Related local government legislation will be examined, such as the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>, to identify where provisions intersect and overlap with the current Act. Duplication will be removed and provisions consolidated, where necessary. This will be managed throughout the technical drafting stages of the Review in Phase 3.</p>



Part B



Major Reform Areas

PART B Representative and Democratic Councils



I. Elections

Local government elections are an opportunity for communities to choose people to represent them and are a fundamental part of democracy. Electoral processes and legislation should be as clear, simple and understandable as possible. Elections should be conducted with integrity by an unbiased independent body in whom the community can have confidence. Maximising voter participation in local government elections helps to ensure that elected councils are representative of the local community as a whole.

Key Issues Raised

The following issues were raised in feedback, consultations and submissions during Phase 1 of the Review, as well as through Reference Group discussions and advice. They reflect issues that respondents would particularly like to see addressed or changed.

Simplify the voting processes including ballot papers and candidate numbers.

Improve candidacy requirements to attract candidates who are serious about standing for council and serving their community. Introduce basic training and require the disclosure of gifts and donations. Introduce measures to ensure a candidate is a fit-and-proper person to carry out the role of councillor.



Review the General Manager's Roll to:

- Limit eligibility to Australian citizens.
- Improve the integrity of the administration of the Roll.
- Move the administration of the General Manager's Roll to the Tasmanian Electoral Commission as an unbiased independent body with specific expertise in maintaining electoral rolls.

Increase voter participation while minimising the informal vote.

Consider introducing compulsory voting. Ensure that councils are truly representative of the local community.



Introduce caretaker provisions that prevent councils making major decisions immediately before an election that bind future councils.

Introduce alternative voting methods that respond to advances in technology and increase voter participation, such as electronic voting.

Entitlement to vote should be based on the principle of 'one vote, one value'.



Clarify the voting process for electing mayors and deputy mayors.

Part B

Reform Directions

The following proposed Reform Directions have been developed after taking into account the key issues raised.

Area	Reform	Details
Eligibility to vote	5. Reform eligibility for the General Manager's Roll	<p>Currently, a person is entitled to vote in a local government election if they are on the State House of Assembly roll, or if they are on what is known as the 'General Manager's Roll'. The General Manager's Roll generally allows persons to vote that are not on the House of Assembly roll but own or occupy a property (residential or business) in the municipality.</p> <p>No changes are proposed with regard to eligibility to vote based on enrolment on the House of Assembly roll. However, the following criteria are proposed to apply to the General Manager's Roll:</p> <p>Criteria 1: A person must be an Australian citizen to be eligible to vote in local government elections. This is consistent with the voting rights at a State level and with most other jurisdictions' local government voting rights. Non-citizens would no longer be entitled to vote.</p> <p>Criteria 2: Individuals who meet criteria 1 and also own or occupy property in a municipal area where they are not a resident, are eligible for enrolment.</p> <p>Criteria 3: A person is eligible for enrolment as the (sole) nominated representative of a corporation operating from a property in the municipal area, ONLY if the representative meets criteria 1 and is not already enrolled under any other entitlement in that municipal area.</p>
	6. Reform the voting franchise to reflect 'one person, one vote' principle in any one municipality	<p>No individual owner, occupier or corporation (or their delegate) will get more than one vote per municipality. Owners of corporations will no longer be entitled to a potential second vote within the same municipal area elections.</p>
Increasing voter participation	7. Simplify the election process for the positions of mayor and deputy mayor	<p>Currently, mayors and deputy mayors must also be concurrently elected as councillors. This requires voters to complete a ballot paper for all councillor candidates and then a second ballot paper for candidates also standing as mayor or deputy mayor, meaning these candidates must be voted for twice, once as councillor and once as mayor/deputy mayor. This process can be confusing and at times, can result in a candidate being elected as mayor or deputy mayor but not as councillor, meaning they are unable to accept the position of mayor or deputy mayor. The confusion can also increase informal voting.</p> <p>Several options have been identified that seek to assist in simplifying the voting process for the mayor, which are outlined below. It is acknowledged that there is no perfect solution to this challenge and therefore retaining the status quo is also an option.</p> <p>Mayoral Election</p> <p>Mayors have been popularly elected in all councils in Tasmania since 2000. Prior to this, the position of mayor was voted on by council, 'around the table'.</p> <p>7A: Retain the status quo as outlined above. If the status quo option is retained, a higher nomination fee would be charged in accordance with proposed Reform Direction 13.</p>

Area	Reform	Details
		<p>7B: Popularly elected – voters will popularly elect the mayor at the same time as the council elections are held. A successfully elected mayor will automatically be elected as councillor, removing the requirement to be concurrently elected as councillor. Candidates will be able to stand either for mayor or councillor but not both. Unsuccessful mayoral candidates will not be eligible for election as councillor. This process is in place in Queensland and South Australia.</p> <p>7C: Popularly elected – simplify the voting process for the position of mayor by providing that the candidate who is elected first, from the ballot for candidates, would automatically be elected as mayor. This reform retains the concept of a popularly elected mayor, without the necessity of voting twice. The Tasmanian Electoral Commission advises that this form of voting would be simple to administer and would reduce costs as there would only be one ballot.</p> <p>7D: Council votes – all candidates stand and are elected as councillors. Mayors are then elected ‘around the table’ by the council. This is an option in New South Wales, Western Australia, Victoria and for councils in regional Northern Territory.</p> <p>Deputy Mayor Election The deputy mayor would be voted on by the council ‘around the table’. This would simplify the process for voters and allow the council to choose an appropriate person to support the mayor. This is consistent with deputy mayor processes in every other jurisdiction in Australia.</p>
	8. Make alternative voting methods available	<p>Enabling electronic voting when the technology becomes viable, as well as postal voting. The most appropriate voting method would be chosen by the Minister 12 months prior to the local government elections. This allows flexibility for election methods to adjust to social and technological changes over time, and to choose the most appropriate method as it becomes available. It improves accessibility for all voters, to increase voter participation.</p>
	9. Simplify the voting process to reduce informal voting rates	<p>The voting process will be amended to require a minimum ballot of 1-5 preferences to constitute a formal vote. This would remove the requirement to mark a preference for every available councillor position and/or candidate. This simplifies the process for voters and aligns formal vote requirements with State elections. Advice from the Tasmanian Electoral Commission is that a minimum of 1-5 preferences would not have a material impact on election results, as in most cases later preferences are not required during counting.</p> <p>The level of legislated prescription for ballot papers will be reduced. As with State elections, the Tasmanian Electoral Commission could then determine the best layout of the ballot paper. This will allow necessary changes to occur over time to ensure voting is as clear, simple and accessible as possible for voters.</p>

Part B

Area	Reform	Details
Electoral Integrity	10. Introduce caretaker provisions to reduce major policy and contractual decisions that may bind an incoming council, and avoid the inappropriate use of ratepayer resources during an election	<p>Caretaker provisions are commonplace in other levels of government and local government in other jurisdictions. Caretaker provisions would apply to all councils from the time candidate nominations open. They would limit councils making major policy or contractual decisions during an election period. The operational business of councils must still continue and caretaker provisions would provide for this, including where councils have to meet statutory timeframes and obligations.</p> <p>Caretaker provisions would also limit the use of council resources from being used to promote or support candidates, including sitting councillors. This is consistent with the notion that public funds should not be used to unfairly support one or more candidates over others.</p>
	11. Move administration of the General Manager's Roll from councils to the Tasmanian Electoral Commission	<p>This measure would improve the integrity of the democratic process by removing general managers and council staff from the electoral process. It would also reduce the administrative burden on general managers to maintain the accuracy and integrity of the Roll and achieve greater consistency across Tasmania.</p> <p>There will be resourcing impacts for the Tasmanian Electoral Commission in taking on administration of the Roll from councils. Costs will apply to councils for the transfer of this responsibility but should be cost neutral, or possibly result in a net overall cost reduction (given expected efficiency for the Tasmanian Electoral Commission as a single administering entity, compared with the current 29 separately administered rolls).</p>
Candidate Changes	12. Introduce a pre-nomination training package	<p>A training package must be completed in order to nominate as a candidate. This will help candidates understand the role and responsibilities they will take on should they be successfully elected. These information packages would be completed in a simple online format and will provide information rather than testing a potential candidate's knowledge. This is becoming increasingly common in other jurisdictions for local government candidates.</p>
	13. Introduce a candidate nomination fee	<p>Candidates for the office of councillor would pay a small fee to lodge their nomination, which would be refundable on receiving a percentage of the vote (typically 4%). Candidates standing for the position of mayor would pay a higher nomination fee, depending on the option adopted in Reform Direction 7. This principle is common in other local government jurisdictions and aims to attract serious candidates and reduce nominations by those without real intentions to be elected (having considered fees in other jurisdictions, the likely fee would be around \$100 for councillor nominations and \$250 for mayoral nominations). The Tasmanian Electoral Commission would administer the payment and retain fees not eligible to be refunded as a contribution toward the cost of elections.</p>

Area	Reform	Details
	14. Require the disclosure of gifts and donations by all local government candidates received during the electoral period	All candidates would be required to declare gifts and donations received during the electoral period. This will ensure an equitable platform for all candidates and the transparency and accountability expected by the public (published online). The Tasmanian Electoral Commission would administer the receipt of disclosures given the alignment with existing advertising returns. Tasmania is currently the only State not to require gifts and donations declarations by candidates in local government elections.
	15. Align eligibility requirements to nominate as a candidate with State eligibility requirements	This direction is intended to bring the eligibility requirements into closer alignment with the current requirements for members of the House of Assembly and Legislative Council, as per the requirements of the <i>Electoral Act 2004</i> and the <i>Constitution Act 1934</i> , where appropriate. Eligibility to nominate as a candidate for the office of councillor will continue to include key existing provisions, including eligibility to vote and the candidate having their place of residence in Tasmania, as well as those applicable from the above legislation.
Modern councillor titles	16. Remove the title of 'Alderman'	Councillor titles would be modernised and made consistent by removing the title of 'Alderman', which is currently available to city councils, as the term is considered archaic and gender-biased. The local government sector supports this change, as voted on at the sector's Annual General Meeting in 2018. A contemporary Act should align language with community expectations.

Part C



Major Reform Areas

PART C Councils Connected to their Communities



2. Community Engagement

Community engagement is the process by which public authorities provide opportunities for the community to participate in, and influence, government decision-making. Community engagement on major decisions ensures the local community has a voice in determining what their council will do and how it will affect them.

Community engagement and consultation is a rapidly evolving environment and it is clear that community expectations of engagement have changed. Traditional consultation methods that councils must provide under the current legislation are fast becoming less effective as society changes, particularly with new technologies. The community expects that councils will be more accessible and available to engage, mainly via online engagement methods, while still catering to the different communication needs of the community.

Community expectations of engagement are increasing, including the need for far greater community involvement in council decision-making. Evidence shows that, where communities are engaged in the decision-making process, they are more likely to trust and accept council decisions. These decisions are therefore more likely to deliver good public value, as they will better reflect the community's needs and priorities.

Key Issues Raised

Greater opportunity for community input into major council strategic and financial decisions that affect the community. The community want a say in how the financial resources of council, including rates, are managed to enable services to be delivered.

Reduce unnecessary reporting requirements and overly prescriptive public notification requirements. Remove the specific requirement for public notices to be published in daily newspapers.

A flexible approach to engagement is required as every council and community is different.

More effective methods of capturing community feedback about issues at both a local and regional level.

Councils should engage with the community when considering service trade-offs to meet funding challenges.

Provide more flexible options for councils to communicate with their community, allowing for technological and social changes into the future. Engagement via online methods as well as traditional methods.

Introduce satisfaction surveys from the community on council performance.

Part C

Meaningful community consultation on the services councils should provide (particularly newer, less traditional services). Services should be based on community needs identified through engagement and consultation.

Elector polls are too costly, resource-intensive and time-consuming for a non-binding outcome.

Greater access to council information on financial matters, planning and development, performance data and decisions that affect the community.

The community should be consulted on and involved in decisions that relate to the revenue raising and expenditure activities of councils.

A stronger focus on engagement, particularly in deciding and communicating the council's priorities and activities is desired. Engagement should inform the strategic plan and what services councils will provide.

Councils should consider opportunities for significant change to involve the community in the consultation process and give feedback on how their input influenced council's decision.

Replace requirements for annual general meetings with alternative engagement methods that are more contemporary and accessible.

Reform Directions

The following proposed Reform Directions aim to address the issues raised during consultation by introducing a Community Engagement Strategy that provides an overarching framework for how councils consult with the community at all levels. A Community Engagement Strategy would empower the community to have a say on policy proposals and be involved in some decision-making and the future direction of the council. The introduction of a Community Engagement Strategy allows for some prescriptive consultation requirements to be removed from the Act, giving autonomy to councils and the community which reflects the diversity of each municipal area.

Area	Reform	Details
Community Engagement	17. All councils will develop and adopt a community engagement strategy	<p>Councils would engage their communities in developing their Community Engagement Strategy after each election. This Community Engagement Strategy will then inform how council will engage, involve, consult and inform their communities on plans, projects and policies. Acknowledging that every council and municipality will have different needs, this allows the community and council to work together on their engagement plan, including how and when they will engage and what methods they will use. Minimum requirements will be set for developing the Community Engagement Strategy and would include:</p> <ul style="list-style-type: none"> - a genuine intent to engage the community; - a defined reason for consulting; - clearly defined timeframes; - use of plain English; and - clear advice for how the community will be informed of the outcome. <p>The final strategy should include:</p> <ul style="list-style-type: none"> - what matters the councils will engage the community on; - how it will engage with the community; - how it used the input from the community; and - when the community will be advised of outcomes. <p>Councils must then follow their Community Engagement Strategy when engaging the community on their Strategic Plan, determining their service delivery priorities and when setting their budget (including rating decisions).</p>

Part C

Area	Reform	Details
Removing prescription and giving councils autonomy and flexibility	18. Removing prescriptive consultation requirements	<p>Broaden the capacity for councils to engage with their communities in accordance with their Community Engagement Strategy, rather than through the current prescriptive consultation methods such as Annual General Meetings, public notices and formal submission processes. Instead, for example, when making financial and rating information available, councils could provide information, across a range of platforms that best suits their community's needs, such as council websites. This would allow them to make decisions at the appropriate time for the information being communicated, rather than through inflexible processes.</p> <p>Some specific consultation requirements will need to be maintained, where necessary, for the protection and rights of the community and councils.</p> <p>Wherever possible, prescriptive requirements to provide reports and information in a specified way, such as by post, will be removed. This will be replaced with a broad transparency principle that information published in the public domain must be accessible and driven by what the community wants to see.</p>
	19. Remove requirements for public meetings and elector polls	<p>The current requirements related to public meetings and elector polls are highly prescriptive and precede technologies such as the internet. There are now many alternative ways in today's society that people can make their views known to their council.</p> <p>Additionally, as the outcome of an elector poll or public meeting is non-binding, it does not compel a council to do anything. Councils, and subsequently ratepayers, incur a large cost for no clear outcome. It is also increasingly difficult for councils to confirm who the electors are in the local area who signed an online petition. It is therefore proposed that the provisions relating to public meetings and elector polls be removed from the Act.</p> <p>In line with the overarching principle of the Community Engagement Strategy, a council will still be able to initiate and hold an elector poll, if circumstances warrant one. If community members want to hold public meetings and submit petitions (and even have polls), it will be a matter for councils to determine the processes for that manner of engagement, in line with the Community Engagement Strategy.</p> <p>In addition, the capacity will be provided for the State to initiate a state-wide referendum on a particular issue, if required.</p>



Major Reform Areas

Part D: Responsible and Effective Councils

Part D



Local government is created through State legislation which sets out the functions and powers of councils. Therefore, the State has a responsibility to ensure local government operates responsibly and effectively, in accordance with legislation and in line with community expectations. This should be balanced between the State ensuring that councils are exercising their powers within the law, and the fact that councils are a democratically-elected, separate level of government.

3. Ethics and Standards

Governance is the processes and culture that guide the activities of an organisation.¹ Good governance is critical to effective, efficient and well-run local governments that deliver quality services in the best interests of the community. It underpins sound decision-making and ensures proper accountability and transparency.

Good governance allows organisations to manage their affairs with proper oversight and accountability, while maximising value for stakeholders and the community.² The current Tasmanian Local Government *Good Governance Guide* sets out characteristics for good governance, based on universally recognised principles developed by the United Nations Development Program.³ To meet the expectations of the community, a well-governed council should be:

- Accountable
- Transparent
- Law-abiding
- Responsive
- Equitable and Inclusive
- Participatory
- Effective and Efficient
- Consensus Orientated.

Good governance also promotes public trust, encourages council officers and elected members to be confident, and leads to better decisions.

¹ Department of Premier and Cabinet, Local Government Division's *Good Governance Guide*

² <http://www.companydirectors.com.au/~//media/resources/director-resource-centre/governance-and-director-issues/guiding-principles-of-good-corporate-governance.aspx?la=en>

³ https://iog.ca/docs/2003_August_policybrief15.pdf

Key Issues Raised

General manager performance reviews can be perceived as political processes when conducted by councillors without a clear and agreed objective process.



Review internal mechanisms that councils have in place for handling complaints related to operational matters/administrative decisions.

Councils face challenges in recruiting general managers and managing their employment contracts and performance reviews. Elected members may not necessarily have expertise in executive recruitment.

Include good governance principles in legislation to highlight their importance, mandate compliance and reinforce community expectations of how councils should be governed.



Current legislative provisions make it difficult for councils to meet to deal with general manager contract and performance management issues without the involvement of the general manager themselves or other staff, which can place them in awkward positions.

Elected members should undertake training on their roles and responsibilities and the legal framework they operate within in serving their community. Training can improve decision-making and standards of behaviour.

The community expects council staff, as publicly funded employees, to uphold minimum standards of behaviour. There is no current framework that governs the behaviour or performance of council employees.

Part D

Reform Directions

The following proposed Reform Directions aim to address the issues raised during consultation by introducing a range of measures to improve the overall governance of councils.

Area	Reform	Details
Good Governance	20. Legislate the eight good governance principles	<p>The principles from the Local Government <i>Good Governance Guide</i> would be legislated and linked to the behaviours in the Code of Conduct.</p> <p>These principles will also inform the high-level functions and powers of a council, in providing municipal services for their local government area.</p>
Financial Governance	21. Set high-level financial management principles that encourage efficiency and value for money in council service delivery	<p>These principles would emphasise that councils make important decisions on the use of community funds, for the betterment of the community. Councils must regularly consider improvements to operational efficiency and assess services for their value to the community, not just their cost. They must also consider the risk they expose ratepayers to, and ensure that their decisions are affordable and fair across different generations of ratepayers.</p> <p>Victoria's Local Government Review has taken this approach. It intends to create a set of high-level financial management principles that focus on transparency, accountability and sound financial management. For example:</p> <ul style="list-style-type: none"> – managing financial risks prudently in light of economic circumstances; – aligning income and expenditure policies with strategic planning documents; – responsible spending and investment; and – ensuring full, accurate and timely disclosure of financial information about the council.⁴ <p>Similar principles are proposed for Tasmania and in practice would provide a clear expectation for councils when developing their strategic plans and budgets.</p>
Elected Member Development	22. Establish core capability requirements for elected members	<p>Setting core capability requirements would build capacity for all elected members and have positive impacts on standards of behaviour, sound decision-making and better relationships, as councillors would have a better understanding of the framework their role fits within.</p> <p>Core capability requirements may include:</p> <ul style="list-style-type: none"> • the roles and responsibilities of elected members under the Act and regulations, with specific reference to the Model Code of Conduct and the <i>Good Governance Guide</i>; • ethical decision-making; • financial fundamentals, including understanding of financial statements and budget preparation; • decision-making in reference to the <i>Land Use Planning and Approvals Act 1993</i>; and • meeting procedures. <p>The option to introduce mandatory training was considered however it is not proposed to mandate councillor training at this point. The Minister will retain the option to issue a Performance Improvement Direction to specific councils or councillors where it is needed. The exception to not implementing mandatory training for councillors, is that mandatory training for councillors in their role as a Planning Authority will be required.</p>

⁴ https://www.localgovernment.vic.gov.au/_data/assets/pdf_file/0042/397968/Act_for_the_future_-_Directions_for_a_new_Local_Government_Act.pdf

Area	Reform	Details
Council Staff Accountability	23. Require councils to publicly report the core capability training that each elected member has completed annually	This will introduce a greater level of transparency of councillors' professional development activities.
	24. Establish principles for all council staff that set minimum standards of behaviour	<p>Setting principles on a minimum standard of behaviour for council employees will bring local government in line with other jurisdictions, other levels of government and community expectations for public officer behaviour.</p> <p>For example, under the <i>Tasmanian State Service Act 2000</i>, an employee must adhere to State Service principles including that:</p> <ul style="list-style-type: none"> the State Service is apolitical, performing its functions in an impartial, ethical and professional manner; the State Service is accountable for its actions and performance to the Government, the Parliament and the community; the State Service is responsive to the Government in providing honest, comprehensive, accurate and timely advice and in implementing the Government's policies and programs; and the State Service delivers services fairly and impartially to the community. <p>These principles inform the <i>Tasmanian State Service Code of Conduct</i>. A breach of the Code can result in real and serious consequences, including termination of employment. In recognition that local government staff operate under individual Enterprise Bargain Agreements, the consequences for a breach of minimum staff standards of behaviour would be a matter for each council to determine.</p>
General Manager Performance	25. Prescribe minimum standards for general manager recruitment, contracts, performance management and termination	<p>This aims to encourage best-practice recruitment practices in line with community expectations and ensure a consistent approach to general manager contracts.</p> <p>The current power to issue a Ministerial Order on the appointment and performance of general managers would remain, allowing the Minister to specify the principles and processes governing the selection of general managers and the monitoring of their performance by the council.</p>
Complaints Management	26. Include principles on complaints management in legislation	<p>A rigorous process must exist for complaints management, balancing the need to address genuine concerns of the community with processes that enable the dismissal of vexatious or frivolous complaints.</p> <p>Best-practice complaints management is independent, unbiased and removes conflict. Where councils are handling complaints about their own internal processes or staff (for example, the general manager), questions arise as to how independent and unbiased the complaints management process actually is. While it is appropriate that councils respond in the first instance to the majority of complaints, stronger provisions would seek to improve the independence of internal reviews of complaints.</p>

Part D

4. Transparency and Flexibility in Budget Management

In practice, the determination of expenditure, revenue, and rates is an iterative process in the development of a council's budget, with the final budget passed by a council representing how it balances expenditure needs with the community's capacity to pay. Councils are accountable to their communities for these decisions.

Revenue is essential to councils' financial sustainability and their ability to serve their local communities. Revenue is sourced through grants, general property rates and charges, or specific purpose rates, such as for infrastructure upgrades of a road. Fees and charges for services also contribute to revenue to meet the costs of those services.

Generally, revenue is largely drawn from rates, fees and charges, although smaller councils can be more reliant on grants. Councils can invest in business or commercial activities to derive a source of revenue, which may reduce rates, however, may also expose ratepayers to commercial risks.

Transparency and community engagement in the way council services are delivered and funded is essential to fostering and maintaining community trust and goodwill, and demonstrates that communities are receiving value for money in public spending. The financial sustainability of councils will depend on sound revenue raising and expenditure decisions, and strategic forward planning.

It is recognised that there is no 'one size fits all' approach - revenue raising will vary due to regional differences and the diversity and size of the communities that councils serve.

Key Issues Raised

The current rating system may not deliver equity and consistency for ratepayers across municipalities in Tasmania.

External oversight of rates increases should be considered to ensure significant rate increases are justified.



Greater consistency in rating methodology. Councils' autonomy to set rating methodology and rate increases should be considered.

As a form of tax, the principles of taxation should be considered when setting and raising rates.

Communities need to be confident that councils are operating with good financial discipline and are financially sustainable.

A more transparent and consistent approach to the setting of fees and charges is required. A lack of consultation with communities was noted on the way fees and charges are raised and spent, and a lack of consistency for similar services and service levels across councils.

Councils need to budget expenditure prudently and be able to provide sound justification for significant rate increases.

Clarify how and why councils operate significant business activities, which are sometimes seen as diverting councils away from providing 'core services'.

Part D

Reform Directions

The following proposed Reform Directions aim to address the issues raised during consultation by setting principles and introducing mechanisms to improve community engagement, transparency and accountability in the revenue raising processes of councils.

Area	Reform	Details
Rating Policies	27. Ensure council rating policies consider taxation principles and align with their budget and financial planning documents	<p>Councils have flexibility in determining how to distribute the rating burden among ratepayers. Rates are a form of general taxation and, therefore, taxation principles are relevant to how councils make their rating decisions. The taxation principles are: efficiency, simplicity, equity, capacity to pay, benefit principle, sustainability, cross-border competitiveness and competitive neutrality.</p> <p>Councils should reflect outcomes of consultation with the community on council budget and financial planning when developing rates and charges policies, as per the overarching Community Engagement Strategy. Communities want to understand the revenue councils are raising through rates and where it will be spent. This is closely linked to the councils' budgeting process. This would also apply where councils change their rating policies significantly or move to a different rating model.</p>
	28. Introduce more flexibility for councils to easily transition from one rating approach to another, to manage rating impacts on ratepayers	<p>Councils can use different valuation methods to determine their rates and this would not change. Historically, councils have generally used the Assessed Annual Value (AAV) method to determine their rates. This method is a proxy for rental returns on a property.</p> <p>Work done a few years ago suggests that using Capital Value (CV) would produce a more equitable and efficient rating outcome for the majority of ratepayers. However, very few councils have transitioned to a CV method because of the significant impacts this would have for some ratepayers.</p> <p>This direction would provide councils with greater ability to manage rating changes on ratepayers through transitional arrangements. For example, if a council wishes to transition from the AAV to CV rating basis, the legislation would give councils improved tools to mitigate shocks to individual ratepayers by smoothing the impacts over time.</p>
Transparent and accountable rate setting	29. Establish an independent rates oversight mechanism	<p>This would introduce a role for the Economic Regulator to provide independent expertise on, and oversight of, proposed rates increases that deviate from a council's Long Term Financial Management Plan and are significantly greater than the Consumer Price Index. The Minister would have the power to refer a council to the Economic Regulator but not to veto the rating policy. The Economic Regulator would provide advice back to a council on proposed rating increases and whether other options to alleviate financial impacts on the community appear available. The Economic Regulator would be required to publish its report</p> <p>This direction would give a council advice independent of council staff for such a significant decision, and provide the community with comfort that any proposed rate increase has been subject to rigorous testing.</p> <p>The cost of any rating increase investigation by the Economic Regulator would be met by the relevant council.</p>

Area	Reform	Details
Transparent and accountable fees and charges	30. Set principles or guidelines for setting fees and charges	<p>In response to issues raised regarding significant differences between councils in the fees and charges applied for similar services, this direction would promote greater consistency in the approach to setting fees and charges, without prescription around the amounts themselves. Fees and charges should be reflective of the cost of the service being delivered. They are not a tax to raise general revenue.</p> <p>The Department of Treasury and Finance has guidelines for State Agencies with regard to setting fees and charges and it is proposed that a similar discipline be introduced for local government.</p>
Budget Management	31. Provide for a more autonomous and less prescriptive budget process	<p>This will allow councils more flexibility to allocate resources as required. Councils should be accountable for outputs and outcomes, with transparency through reporting. Councils clearly set the budget and priorities, however general managers should have the flexibility to move resources around within the overall budget allocation to achieve priorities. This direction would relate to the operational budget, not the capital budget. It would also provide for a formal half-yearly financial report stating actual expenditure against budget.</p>
Significant Business Activities	32. Clarify significant business activities	<p>There is a need to better define 'significant business activities' so that the commercial operations of councils are transparently reported. Councils will be required to publish reports on the operations and performance of significant business activities.</p> <p>Councils may undertake significant business activities for a range of reasons in carrying out their functions. Some support resource sharing arrangements, some are commercial operations and some have elements of both. The Act currently enables councils to undertake these activities under enterprise powers. These powers are not well understood.</p> <p>If significant business activities are competing with the private market, they need to be operating on fair terms. If significant business activities are operating for a profit, they should not enjoy benefits not available to private enterprise, such as tendering exemptions, as is currently the case under the Act.</p>

Part D

5. Council Decision-making

Transparency is vital for good governance and is a core principle of all representative governments.

Council meetings and meeting papers are a key mechanism to engage and inform communities of council decisions. How councils account for what occurs at a council meeting is crucial to good governance. Councils have an obligation to report, explain and be answerable for the consequences of the decisions they have made on behalf of the community they represent and serve.

Community trust in, and the appropriate management of, conflicts of interest is a key element to ensuring public confidence in council decision-making. Councillors must be accountable for their decisions and make judgments about their ability to participate in any discussion or vote on a matter being considered by the council.

Key Issues Raised



Greater transparency in council meetings and minutes is needed. Open and transparent access to council decision-making processes, through video or audio recorded meetings, would build community trust.

The reasons for closing some or all of the council meeting are not always clear or transparent. This creates suspicion within the community and raises questions about the legitimacy of closing the meeting.

Conflicts of interest need to be better managed. Clarify the requirements for the disclosure of interests by councillors to increase transparency and accountability in decision-making. With Tasmania's small population, non-pecuniary conflicts of interest, perceived or actual, can regularly occur within local government.

Matters heard in the closed portion of a council meeting should be limited to where absolutely necessary.

A review and accountability mechanism is needed to ensure councils are accountable for how they exercise their statutory authority powers.

Technology increases accessibility by the community to the functions of council.

Reform Directions

The following proposed Reform Directions aim to address the issues raised during consultation by setting requirements in legislation that clarify the transparency requirements for councils and individual councillors in their decision-making processes.

Area	Reform	Details
Council Meetings	33. Require electronic recording of council meetings to be made publicly available	<p>This requirement is increasing in other jurisdictions across Australia, where councils are capturing recordings using a range of electronic devices.</p> <p>Council decisions are supported by agenda papers and the minutes of meetings. However, council minutes are often brief and record little more than the motion and voting decision. Unless a member of the community is present at the meeting, there is little public record of any debate that occurred.</p> <p>The current Act allows for audio recording and a number of councils make audio recordings available on their websites. A small number of councils also video record and live stream.</p> <p>Making electronic recording, and its publication, mandatory would improve public confidence in the integrity, transparency and accountability of council decision-making. It would increase the community's access to, and connection with, the council and could improve councillor conduct generally.</p> <p>Councils have raised the issue of not having legal immunity protections for statements they may make, which are available to State and Federal Parliament, such as Parliamentary Privilege. As council meetings are currently available to the public, recording these sessions does not change the status quo on protections. Councils can hold closed meetings where necessary, which is not available to Parliamentary debate. No other jurisdiction has offered councillors immunity protections in this context. Recognising, however, the concern of some councils, live streaming would not be mandated.</p>
Conflict of Interest Framework	34. Simplify what is a conflict of interest	<p>This will capture both what are currently termed 'pecuniary' and 'non-pecuniary' interests and remove overlap and confusion in declaring conflicts of interest at council meetings.</p> <p>Legislative provisions will be supported by clear, easy-to-read and understand guidelines to assist councillors in determining when it is appropriate to declare a conflict of interest and what further action to take, if any.</p>
Managing Conflicts in the Exercise of Statutory Functions	35. Enhance the integrity of council decisions made when exercising statutory powers	<p>This will require councils to manage perceived conflicts of interest by councils in exercising their statutory powers. For example, when a council is submitting and assessing its own development applications under the <i>Land Use Planning and Approvals Act 1993</i>, the assessment should be allocated to another council or private planner for assessment to reduce its conflict of interest. This would place the onus on councils to proactively remove themselves from any perceived conflict of interest. A number of councils already engage such practices in the interests of good governance.</p> <p>It is recognised that under the current planning legal framework, a council still needs to make the decision on its own Development Application, even if the assessment has been referred to an independent planner. There is some support to address this issue.</p>

Part D

6. Oversight and Interventions

Autonomy in council decision-making needs to be balanced with oversight and intervention powers to ensure accountability and stability. The broad rationale for regulation is to create an environment that encourages positive outcomes for communities and stakeholders. It is a mechanism for transparency and accountability and, when councils are performing well, can build trust and confidence between communities and their councils, between elected members and between council administrators and elected members.⁵

Councils generally self-regulate effectively through the use of good governance structures, however self-regulation needs to be balanced with external intervention powers when required. Significant dysfunction in a few councils in Tasmania in recent years has caused significant impacts for ratepayers and communities.

The proposed oversight model takes a risk-based approach, seeking first to ensure transparency in council performance and, where necessary, detect, respond to and manage poor performance.

Mechanisms, such as early intervention powers, should exist to effectively and swiftly manage non-compliance and breaches of the Act as they arise, without penalising high performing councils with additional red tape.

⁵ Victorian Ombudsman submission to the Victorian Government's Review of the Local Government Act 1989.

Key Issues Raised

Assistance should be provided to councils to build capability and capacity where issues have been identified.

Clarify the roles and responsibilities of the various oversight and investigatory bodies in Tasmania that deal with local government complaints. The current overlap in the roles of the Local Government Division, the Integrity Commission and the Code of Conduct Panel creates confusion and difficulty for both complainants and the bodies themselves in managing complaints effectively and efficiently.



There should be stricter penalties for breaches of the Act.

The consequences of poor management should be serious and dealt with swiftly to prevent ongoing issues that are ultimately paid for by the community.

Compliance measures need to be in place to detect and address breaches.

Introduce early intervention options that can be actioned quickly to respond to non-compliance and serious issues within a council.



The Minister should have power to dismiss a council that is not performing or where there is serious dysfunction.

Intervention powers should balance council autonomy with responsive, rigorous intervention measures.



Streamline the structure for managing local government complaints and investigations to remove overlap, provide clarity and increase efficiency.

Part D

Reform Directions

The following proposed reform directions aim to achieve an oversight and intervention framework, in response to issues raised.

Area	Reform	Details
Independent Oversight	36. Strengthen the information gathering powers of the Director of Local Government	The Director of Local Government already has the power to require information from councils and this would not change. What is currently not clear is the scope of the advice councils' audit panels are providing to councils, including what risks and mitigation actions are being identified and recommended. Similarly, it is not clear how well councils are responding to their audit panels' advice. Consequently, it is proposed that audit panels would be required to provide their reports to the Director of Local Government, upon the Director's request.
	37. Create a power for the Director of Local Government to require an undertaking from a council as a measure to address compliance issues	<p>Under the current Act, instances of non-compliance with the Act can occur but with little consequence. For example, the Act may set out requirements to be followed, but there is no express penalty for not doing so. Many of these do not warrant an offence, but there is a gap with regard to powers to remedy non-compliance.</p> <p>This direction would provide the power to the Director to require an undertaking to be given by a council, councillor or general manager to either correct an act of non-compliance, or to ensure there is no recurrence. The failure to observe an undertaking could result in further action, depending on the gravity of the non-compliance.</p> <p>An undertaking could also be used to require councils to address the Auditor-General's recommendations arising from its financial audits, particularly where responses to high risk area recommendations appear not to be acted upon in a timely manner.</p>
	38. Establish a Monitor/Advisor role	<p>There are circumstances where early intervention can assist a council before issues result in more serious outcomes. This direction would provide a power for a Monitor to enter a council to review its operations, request information from the council administration (and the Audit Panel), provide guidance to elected members and senior staff, and make recommendations to the council.</p> <p>A council would be able to decide to engage a Monitor, but the Director of Local Government would also have the power to require one if the circumstances clearly require a 'circuit breaker'. A council would pay the cost of a Monitor (where one has been required by the Director, costs would be determined in consultation with the council).</p>

Area	Reform	Details
Ministerial Intervention	39. Establish the power to appoint a Financial Controller	This direction would allow for a Financial Controller to be appointed to a council to manage serious, demonstrated financial challenges, without putting the council into administration. Similar powers exist in New South Wales. The equivalent position to the Director in New South Wales has the power to appoint a Financial Controller to councils in that state, and it is proposed the Director would have similar power in Tasmania. The cost of a Financial Controller would be borne by the council. While it is acknowledged this would be an additional cost, the benefit to ratepayers would be expected to be significantly greater through correcting the council's financial sustainability.
	40. Continue to conduct formal investigations by the Director of Local Government	The Director of Local Government would continue to have the power to investigate breaches of legislation. However, the outcomes of an investigation would be strengthened such that the Director can make a finding and provide recommendations to the Minister that the council or an individual councillor be suspended or dismissed. Natural justice and procedural fairness principles must apply to any investigation. To support the Director's investigatory powers, the Director would be able to appoint appropriately skilled and qualified persons to support them. Depending on the circumstances, this could include persons external to the Director's staff, such as persons with significant legal experience.
	41. Provide for the Minister to dismiss a council or individual councillor	While the Director of Local Government will have significant powers to intervene when serious governance challenges arise, ultimately any action that results in the suspension or dismissal of a council or councillor must be taken by the Minister for Local Government. The Minister already has the power to impose a Performance Improvement Direction on a council or councillor (on a recommendation from the Director), and this will be retained. Suspension is a possible sanction for failure to adhere to a Performance Improvement Direction. In addition, the Minister could dismiss a council or councillor on recommendation of the Director. Alternatively, the Minister can establish a Board of Inquiry, and in response to findings, recommend the Governor dismiss a council or councillor, as is currently available.

Part D

Area	Reform	Details
Maladministration	42. Create offences for mismanagement and to address poor governance (maladministration)	<p>This would create a maladministration offence provision that relates to the council as an entity, individual councillors and the general manager, for systemic failures or a major consequence resulting from a single act of impropriety, incompetence or neglect. This is another measure to address the current gap with regard to there being no sanction available for non-compliance with the Act.</p> <p>The responsibility to ensure operational good governance within a council rests with the general manager, as the person responsible for implementing the decisions of the council and the day to day operations of the council. A maladministration offence should apply solely to the general manager, rather than other senior executive staff. Council staff come under the employment of the general manager and are therefore the responsibility of the general manager.</p> <p>It is recognised that while the council itself is responsible for the management and performance of the general manager, there is a need to legislate consequences where there is a repeated issue in failing to discharge their duties or the conduct is so grave that it warrants intervention. If early intervention measures are introduced, this would provide many opportunities to improve governance before this measure was necessary.</p> <p>South Australia has an offence for 'maladministration', which relates to a public officer or entity failing to meet reasonable standards of performance in discharging their duties, including conduct resulting from incompetence or negligence. This relates to serious systematic failures, not isolated mistakes or errors. The South Australian Ombudsman can investigate any public officer or entity for this conduct. Where councils have been incompetently managed, resulting in maladministration, an administrator can be appointed to manage the council. The South Australian <i>Independent Commissioner Against Corruption Act 2012</i>⁶ defines maladministration in public administration as including conduct that results in the unauthorised use of public money or the substantial mismanagement of public resources; substantial mismanagement in the performance of official functions; and conduct resulting from impropriety, incompetence or negligence.</p>
Complaints Management	43. Simplify the complaints framework	<p>There is currently overlap between the oversight and regulatory roles of various bodies, which makes it difficult for people to know who to make their complaint to. This direction would provide clarity for complainants, increase efficiency and ensure prompt intervention in serious issues.</p> <p>The main focus of this direction will be to remove the overlap in the complaint process between the current Director of Local Government and the Integrity Commission.</p>

7. Council Performance Reporting

Performance reporting is another element of accountability. When monitored, measured and publicly reported, it has the capacity to enhance transparency and to drive improvement by, and within, councils. Performance monitoring and reporting increases awareness and accountability on public spending and decision-making and encourages performance improvements. It is a means by which the public can hold the council accountable against its own strategic plans and performance, including financial performance.

⁶ https://www.legislation.sa.gov.au/LZ/C/A/INDEPENDENT%20COMMISSIONER%20AGAINST%20CORRUPTION%20ACT%202012/CURRENT/2012_52_AU111.PDF

Performance data can help inform councils in their planning decisions and service delivery. Useful data that is collected and presented in meaningful ways can allow comparisons between year-to-year performances of individual councils, as well as comparisons between councils. Consistently reported performance data, across councils and performance areas, is beneficial to both councils and the community. One example is Victoria's 'Know Your Council' online council performance information portal, which provides for easy comparison of council performance against key performance indicators.

Key Issues Raised

Financial and strategic planning documents are difficult to understand, do not provide clarity on service delivery and offer little value to the community. This information should be more meaningful, easier to understand and readily available (for example, published on council websites).

Greater transparency in budgets and financial information is required through financial reporting.

Increase transparency in council activities by requiring standardised performance reporting that focuses on the outcomes councils have delivered.

The strategic planning process should include a review of the current services a council is delivering, assessing the value of the services as well as the cost to ensure financial efficiency.

Access to meaningful and clear information on the services councils deliver.

Councils need to be accountable to the community for progress against their long-term plans.

Greater controls are required on council performance and accountability.

Access to consistent, reliable and user-friendly reporting that can be compared across councils. Data should be publicly available to enable benchmarking and continuous improvement.

An online reporting platform for local government performance assessed against key performance indicators, rather than simply through traditional annual reports.

Part D

Reform Directions

The following proposed Reform Directions aim to address the issues raised during consultation by introducing publicly available reporting measures that strengthen local government accountability and performance.

Area	Reform	Details
Performance Reporting Framework	44. Introduce a local government performance reporting framework	<p>There is already significant information and reporting on and by councils, but it is sometimes difficult to access and is not well consolidated. This direction would more clearly set a performance reporting framework that seeks to consolidate and make better use of existing data and information. It should reduce the reporting burden for councils, while improving public access to information.</p> <p>The reporting framework would also use existing key performance indicators as a basis for reporting, but have capacity to have additional key performance indicators over time where it is agreed the data required can be captured, and provides meaningful value to councils and the community.</p>
	45. Require councils to publish a compliance statement in the Annual Report	<p>Councils have a range of statutory obligations to meet but there is no clear reporting in all instances that they have met these obligations. This direction would require a general manager to sign off and account for the council's compliance obligations under the Act and some associated legislation, and report to the community a formal attestation that council's compliance obligations have been met. By requiring such an attestation, it will drive a culture in councils of checking that they have indeed met their statutory obligations.</p>
	46. Remove prescription around Annual Report	<p>A council's Annual Report will still remain a key reporting mechanism, consistent with the requirements for other public entities. However, some of the current provisions for what is required to be reported are outdated. Future requirements for Annual Reports will reflect the directions, particularly what a council determines through its Community Engagement Strategy.</p>



Major Reform Areas

Part E: Adaptable Councils

Part E



8. Collaboration

As the closest level of government to the community, councils are in a unique position to identify community needs and make sure that those needs are met in the most appropriate and sustainable way. Communities value their councils for their capacity to adopt different approaches and solutions to meet the community's needs and priorities.

Contemporary councils need to be adaptable to change, including the capacity to collaborate with other councils, to deliver high quality and value-for-money services for their communities. Flexible approaches to collaboration are required to make it easier and more cost effective for councils to deliver outcomes for their communities, without stepping through unnecessary and time-consuming processes.

Part E

Key Issues Raised

It can be difficult for smaller councils to fund the same level of administrative support services that are available to larger councils, which may impact the service delivery and administrative costs on that municipality.

Increased use of shared service arrangements to improve service delivery and lower administrative costs.

Consideration of scale and scope of services and compliance standards, and councils' capacity to deliver.

Councils should place a greater focus on local needs and issues to deliver services that directly benefit local communities.

Reform Directions

The following proposed Reform Directions aim to address the issues raised during consultation by creating mechanisms that foster collaboration between councils.

Area	Reform	Details
Collaboration across councils	47. Introduce provisions that support efficient and high-quality council operations and collaborative shared service opportunities	Councils are already engaging in various formal and informal collaborative service delivery models. The legislation should provide the flexibility for councils to collaborate and work across council boundaries to deliver outcomes for their communities, recognising that different communities want different things. This direction would seek to remove any legal and administrative barriers to collaboration across councils, such as concerns regarding the extent delegations can be given and exercised. Legislation would also provide the power for two or more councils to be serviced by one administrative organisation. Such flexibility is likely to be necessary for the sustainability of small councils. In particular, Latrobe and Kentish Councils have in practice adopted this model, and it is important that the legal framework allows such innovations to occur.
	48. Introduce the option to create Regional Councils	A 'Regional Council' would be able to be established to incorporate a number of individual 'local councils'. A Regional Council could be established through a Local Government Board review (the current mechanism for structural change), or as a result of the voluntary decision of a minimum of two councils to collaborate in such a manner. A Regional Council would be supported by a general manager and staff, with the individual local councils being serviced by one administrative organisation. The Regional Council would be responsible for region wide planning and service delivery. Local councils would retain some local decisions and be the primary advocates for their communities to inform decisions made by the Regional Council. The Mayors of the local councils would be members of the Regional Council, with additional members to be determined by the respective local councils. A Regional Council would represent the strongest collaboration model that does not involve amalgamation.

9. Model By-Laws

Councils have a range of important responsibilities in regulating social, economic and environmental activities within their local communities. Councils do this in their own right (for example, when making by-laws) or as a statutory authority empowered by State legislation.

Councils have the power to make by-laws, a form of subordinate legislation, to regulate local activities such as public parks and the environment, on-street parking, waste management and street dining. To make a by-law, a council must determine whether it is in the public interest to do so, which includes a public consultation process. Councils must release a Regulatory Impact Statement (RIS) for public consultation before making a by-law. A Regulatory Impact Statement states the nature and intent of the by-law but primarily looks at how the regulation would impact on competition and business, and its costs and benefits.

Key Issues Raised

Issue 1 (Light Blue): Councils do not always sufficiently engage with relevant State Government agencies when making by-laws, which can lead to overlap and duplication. While State legislation will always override by-laws, duplication or overlap can create unnecessary confusion and frustration for the community.

Issue 2 (Dark Blue): The inconsistency in by-laws that are made to regulate the same issue, results in rules that can be slightly different in each municipality.

Issue 3 (Light Green): Streamline by-law powers. Greater consistency across all councils on common by-laws would positively impact community awareness and compliance.

Issue 4 (Light Purple): Disparity on common issues creates confusion, particularly for people operating businesses or living and working across multiple municipalities.

Part E

Reform Directions

The following proposed Reform Direction aims to address the issues raised during consultation by establishing model by-laws on the common issues that councils regulate.

Area	Reform	Details
Consistent By laws	49. Create model by laws for common issues, with streamlined administrative processes	<p>A model by-law would be subject to a rigorous assessment process and once approved, any council could adopt the model by law without the need to go through the assessment process again. Councils would simply need to consult with the community on any municipality-specific issues before adopting the final by-law. For example, there could be a model public places by-law with common features, but a council would need to consult on where the by-law would be applied in its municipality.</p> <p>This would significantly reduce the administrative process councils must go through in developing by-laws and create greater State-wide consistency.</p> <p>Councils would retain the power to create their own bespoke by-laws if they so desire, but would need to go through the full Regulatory Impact Statement process, and be able to adequately justify the need for creating such a by-law.</p> <p>Consideration will also be given to aligning by-law processes with those that apply to State legislation.</p>



Strategic Reviews



Part F

10. Local Government Board

Currently, the Minister may convene the Local Government Board (the Board) to undertake an independent review of structural issues, including but not limited to: municipal boundaries, councillor numbers, the combining of two or more municipal areas, and any other matter the Minister may request.

It is proposed to retain the Board and introduce flexibility into the review process by removing prescription around nominations for membership of the Board and streamlining administrative processes to improve efficiency. The membership would be determined by the Minister, however must still include a member with significant local government expertise.

The current power that the Board holds to review the operation of a council would be removed, as this duplicates responsibility with the Director of Local Government's role. This will make it clear that the Board's focus is on strategic matters. The Minister would retain the power to convene the Board to undertake any strategic review at any time.

Part F

Key Issues Raised

The current make-up of the Local Government Board is heavily prescribed.



Some of the current functions of the Local Government Board duplicate functions of the Director of Local Government and can confuse the lines of responsibility.

The Local Government Board is responsible for undertaking structural reviews of the sector and making recommendations to the Minister for change. The tools and options available for structural change are currently limited.

Some of the administrative processes for the Local Government Board can be time-consuming and unnecessary.

Reform Directions

The following proposed Reform Directions aim to address the issues raised during consultation by shifting the focus of the Board to the review of strategic issues and streamlining processes for efficiency. The Board would remain an independent body, appointed by and reporting to the Minister directly.

Area	Reform	Details
Local Government Board	50. Strategic reviews of councils	<p>The Local Government Board will be retained, to be established and directed by the Minister to undertake strategic reviews of local government. The Local Government Board must contain a member with local government expertise but otherwise will be at the discretion of the Minister, allowing for appropriate persons with relevant skills and expertise to be appointed depending on the subject of the review.</p> <p>The Local Government Board must, at a minimum, undertake</p> <ul style="list-style-type: none"> • a review of councillor numbers and allowances every eight years, or two election cycles; and • a review of the 'State of the Sector' every five years. <p>The Local Government Board would no longer be able to review the operation of a council as its focus would be on local government sector strategic issues. Operational reviews would be carried out by the Director of Local Government as appropriate under the oversight and intervention framework.</p>
	51. Voluntary amalgamation	<p>A voluntary amalgamation will be able to occur, without the need for a Local Government Board review, if it is requested by two or more councils. If councils have undertaken a significant body of work to develop a business case on their own initiative to explore amalgamation options, they should be able to proceed without an additional report from the Local Government Board, which is time and resource intensive.</p>

Consideration of other key issues raised

Many issues were raised during consultation for consideration in developing potential reforms. These issues were reviewed and considered, and responses informed by research and advice. Following this process, it was determined that some issues would not be put forward as potential reforms. These areas and the rationale for why they have not been included is provided below.

Mandatory Councillor Training	<p>The option to introduce mandatory training was considered, however it is not proposed to mandate councillor training at this point. Mandatory training is not supported by the local government sector. However, the directions include proposed mandatory candidate training and the requirement for councillors to report professional development against set core competencies. The Minister will also retain the option to issue a Performance Improvement Direction to specific councils or councillors where it is needed.</p> <p>The exception to not implementing mandatory training for councillors, is that mandatory training for councillors in their role as a Planning Authority will be required.</p>
Maximum Councillor terms	<p>Limiting councillor terms was considered undemocratic and inconsistent with other levels of government and local government in other jurisdictions. The councillor turnover rate at the 2018 elections was around 40 per cent, indicating at a broad level that a reasonable balance between councillor renewal and stability is being achieved, without the need to set maximum terms.</p>
General Manager Performance and Contracts	<p>Requiring an independent provider to aid councils in the recruitment, performance management and contract management for general managers was considered. It was determined that there were alternative methods to achieve greater consistency, remove conflicts of interest, and have these processes professionally and objectively managed, without mandatorily imposing on councils the cost of an independent provider on a regular basis. Many councils voluntarily use the services of independent providers to manage general manager recruitment, performance management and contract management, but the cost for a number of smaller councils is often significant to regularly use these services.</p> <p>The Minister will retain the power to specify the principle and processes governing the selection of general managers and the monitoring of their performance by the council.</p>
Electronic attendance at council meetings	<p>It was considered and determined that the status quo would remain. In-person attendance is required at other levels of government when making publicly open decisions (in parliaments) and there is no compelling argument to support it in local government. Leaves of absence are available for councillors who cannot attend meetings.</p>
Compulsory Voting	<p>While there was a good level of support for compulsory voting, it was not enough to demonstrate that the majority of the community support this approach. Tasmania's local government elections already attract a high voter turn-out compared with other jurisdictions, and therefore the potential marginal increase in votes that compulsory voting may achieve is not considered enough justify the increase in the cost burden placed on the community.</p>
Clarity between role of the general manager and the council, especially the mayor	<p>A significant amount of work was undertaken on this issue during the Targeted Review of the Act and amendments were made in 2017. The Act is very specific about the functions of mayors, deputy mayors, councillors and general managers. The Act provides for the Minister to clarify the functions of mayor by order, as the Minister considers appropriate. In addition, the Minister, by order, may clarify the functions of general managers by specifying matters, or classes of matters, that are operational or administrative in nature and so are to be performed by general managers. These orders would apply to all councils.</p> <p>Effective working relationships require professionals to work collaboratively together, and this is the principle that should guide the working relationship between the general manager and the elected members. No further changes are proposed given this context.</p>

Out of Scope Issues

The following issues received significant comment during Phase 1 of the Review, even though they were out of scope.

Council's Role as Planning Authority

Consultation highlighted the inherent conflict in a council's role when acting as a statutory planning authority with a councillor's role in representing their communities. As councillors, elected members represent the community's views on issues and in council decision-making. When sitting as a planning authority, councillors cannot represent community views as they must make decisions strictly in accordance with the planning scheme. The planning authority can only consider community views (via representations) that relate to particular elements of the planning scheme. Where a council exceeds this scope of authority and determines an application on the basis of community feedback or sentiment rather than planning considerations, the decision is usually overturned when appealed to the Resource Management and Planning Appeal Tribunal, which can be costly to the council and ultimately the community.

Some councillors also raised concerns that the limitations on their ability to consider the community's views when making planning decisions was not well understood, making it difficult for them to manage community expectations.

This inherent conflict has arisen in other jurisdictions, resulting in a number of different models to assess planning applications.

There remains strong support for the planning scheme, strategic land use planning and policy development to remain with councils. It is the council's role in making planning decisions on development applications that has arisen as an issue during this Review, where there is some sentiment that this function could be removed from councils.

Further issues that have been raised include:

- A council's capacity to make objective decisions as the planning authority when considering applications where the council is also the developer. Some councils recognise this inherent conflict and attempt to manage it through contracting out these applications for assessment to an outside planning consultant (sometimes in another council). While direction 34 seeks to deal with this, some of the consultation feedback argued that an independent planning authority or arbiter is needed for such cases.
- The potential lack of quorum that can occur if several councillors declare a conflict of interest when a planning matter is being considered and step out of the meeting. This can have implications on the ability of council to meet its statutory timeframes, under the *Land Use Planning and Approvals Act 1993*, to assess and determine a planning application.
- Significant regional developments that can result in cross-council implications, but only one council makes the decision.

Response

The role of councils sitting as a Planning Authority is administered under separate legislation – the *Land Use Planning and Approvals Act 1993*. The matters raised during the initial consultation phase of this Review need to be considered within the broader context of the planning framework.

The Minister for Planning will consider the matters raised.

Amalgamations

A number of submissions and stakeholders advocated for fewer councils in Tasmania. The Government's position is no forced amalgamations. Structural reforms, particularly amalgamations, were specifically out of scope for this Review.

Response

Structural reforms outside of forced amalgamations have been considered, and the directions set out new ways that councils can work together to achieve significant benefits for communities across current council boundaries.

Appendix I

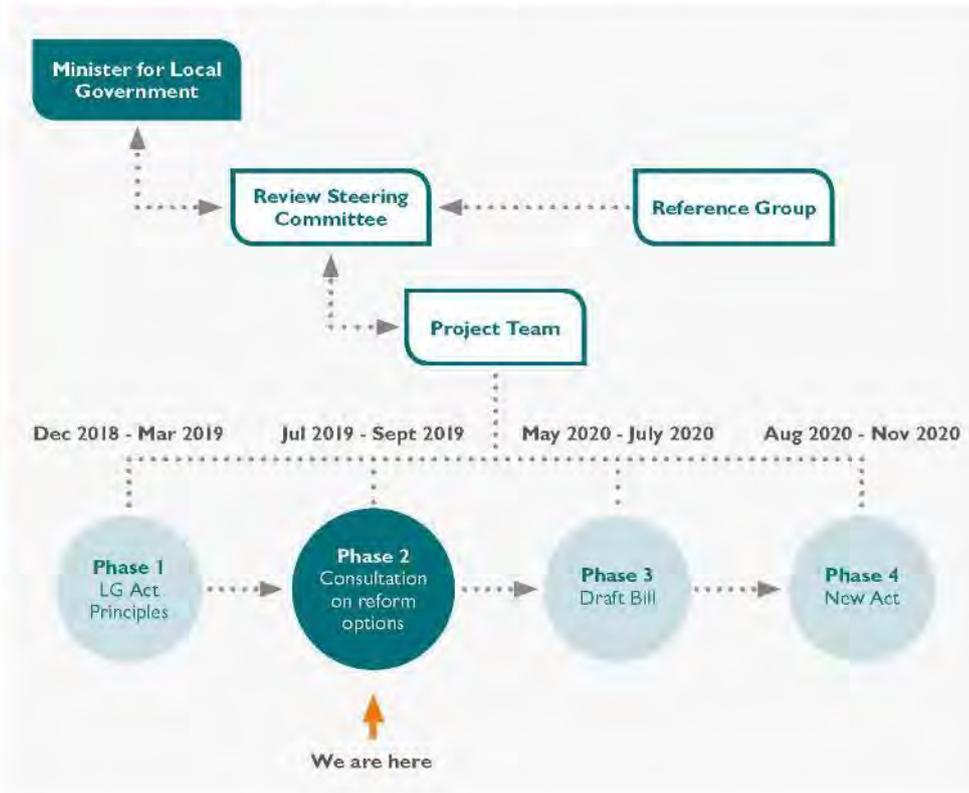
Review Process

This Reform Directions Paper is the second consultation phase in the Review which commenced in December 2018 with a Discussion Paper on the principles that should underpin a local government legislative framework.

The Discussion Paper was open to the public for submissions between 7 December 2018 and 1 March 2019 and received 382 submissions from the public, the local government sector and other interested stakeholders. Submissions can be viewed on the Review webpage at: www.dpac.tas.gov.au/lgreview

The proposed Reform Directions seek to address issues raised during Phase 1 and have been informed by feedback, submissions, research and practice in other jurisdictions.

Submissions and feedback received on the Reform Directions proposed will be provided to Government in late 2019 and will inform the legislative drafting process. The Government will consult further on the resulting draft legislation in 2020.





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17.2.3 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT) – LGAT 2019 COMMUNITY SATISFACTION SURVEY (INFORMATION ONLY)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 16 JULY 2019

Enclosure(s):

LGAT 2019 Community Satisfaction Survey (Summary for Decision Makers)

ISSUE

To provide Council with a copy of the 'LGAT 2019 Community Satisfaction Survey - Summary for Decision Makers'.

BACKGROUND

The Local Government Association of Tasmania has generally conducted this Survey (or similar) every two years, however the prior Survey was undertaken in 2015.

DETAIL

The following is an extract from the LGAT Website which details the highlights of the Survey:

"The LGAT Community Satisfaction Survey 2019 (the Survey) was conducted via telephone interviews of 1200 randomly selected residents across Tasmania during the early months of 2019. The Survey aimed to measure community satisfaction with Tasmanian councils overall performance, as well as with a range of council provided services and facilities.

Key findings:

- Tasmanian communities are generally satisfied with the overall performance of their councils. Community satisfaction with councils' overall performance has remained stable since 2009, with respondents rating Local Government's performance as 'good';*
- The most common thing respondents nominated as the best thing about their local council related to their council being responsive, proactive, engaged, accessible, and consultative. Other valued aspects included cleanliness of the local area, parks, gardens and open spaces, communication and efficient, reliable or good services;*
- The performance of Local Government in Tasmania in relation to governance, accountability, and leadership has improved significantly between 2015 and 2019, with respondents rating these aspects of council performance as 'good';*
- Regular garbage collection was the service that respondents rated as the most important and was also the service with the highest level of satisfaction, rated as "excellent".*

- *Other services and facilities that received "excellent" levels of satisfaction were museums, galleries, public art, community events and festivals, parks, gardens, and playgrounds and regular/green waste recycling;*
- *Other services and facilities with the highest levels of importance to respondent were drains, stormwater maintenance, and repairs, the maintenance and cleaning of public areas, emergency and disaster management and the provision and maintenance of footpaths/pedestrian areas; and*
- *Consistent with the increasing satisfaction with councils' governance and leadership performance, more respondents considered that the image of Local Government had improved in the last four years, than considered that it had declined."*

Human Resources & Financial Implications – The cost of the Survey is incorporated in the annual Subscription fee.

Policy Implications – N/A

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Clr A Bisdee OAM, seconded by Deputy Mayor E Batt

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

ENCLOSURE
Agenda Item 17.2.3

Attachment to Item 9.6



LGAT 2019 COMMUNITY SATISFACTION SURVEY

Summary for Decision Makers

21 May 2019

Contact: Dion Lester

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www.lgat.tas.gov.au

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Introduction

Metropolis Research was commissioned by LGAT to conduct primary research of 1,200 residents drawn proportionally from across the state to explore community satisfaction with the performance of Local Government. This research builds on satisfaction research previously conducted by LGAT and has been conducted using the same methodology as has been employed in previous years.

Surveys were conducted as telephone interviews of randomly selected residents across Tasmania during the early months of 2019. The interviews lasted for a duration of roughly twenty minutes and were conducted by trained Metropolis Research staff. The purpose of the interviews was to measure community satisfaction with council's overall performance, as well as with a range of council provided services and facilities.

Satisfaction scores have been categorised accordingly:

- Excellent – scores of 7.75;
- Very Good – scores of 7.25 to less than 7.75;
- Good – scores of 6.5 to less than 7.25;
- Solid – scores of 6 to less than 6.5;
- Poor – scores of 5.5 to less than 6;
- Very Poor – scores of 5 to less than 5.5; and
- Extremely Poor – scores of less than 5.

The survey was completed by a total of 1,200 respondents whom were predominately from the Launceston (12%), Clarence (11%), Hobart (10%), and Glenorchy (9%) municipalities. The final sample was weighted by age and gender to ensure that the results proportionally represented the community. Table 1 outlines additional sociodemographic information – see Appendix A for a breakdown by region and type of council.

Table 1. *Respondent Demographic Information (Unweighted)*

Variable	N (%)
Age Group	
Young persons (18-24 years)	19 (1.6)
Young adults (25-34 years)	44 (3.7)

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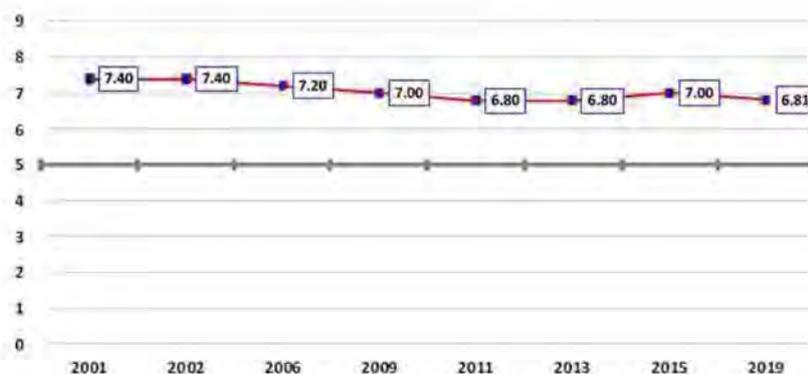
Adults (35-44 years)	78 (6.5)
Middle-aged adults (44-59 years)	296 (24.7)
Older adults (60-74 years)	497 (41.4)
Senior citizens (75 years and over)	266 (22.2)
Gender	
Male	542 (45.2)
Female	656 (54.8)
Housing Situation	
Own this home	710 (60.9%)
Mortgage	242 (20.8%)
Renting	176 (15.1%)
Other arrangement	37 (3.2%)
Household Structure	
Two-parent family	347 (30.1%)
One-parent family	58 (5.0%)
Couple only household	384 (33.3%)
Other/Extended family household	7 (0.6%)
Group household	104 (9.0%)
Sole person household	254 (22.0%)
Council Region	
South	623 (51.9)
North	320 (26.7)
North West	257 (21.4)
Council Type	
City	609 (50.8)
Urban	281 (23.5)
Rural	310 (25.8)
Period of Residence in the Municipality	
Less than one year	30 (2.6)
One to less than five years	143 (12.3)

Five to less than ten years	117 (10.0)
Ten years or more	876 (75.1)

Satisfaction with Council's Overall Performance

Respondents rated their satisfaction with their council's overall performance at an average of 6.81 ('good') out of a potential 10. Time series results (Figure 1) suggest that satisfaction with the overall performance of Local Government in Tasmania has remained stable (within the margin of error) since 2009.

Figure 1. Satisfaction with Council's Overall Performance



Despite the fact that overall satisfaction is generally stable this year compared to 2015, satisfaction with aspects of governance and leadership, as well as satisfaction with many services and facilities, has increased substantially this year compared to 2015.

There was some variation in overall satisfaction observed across the state, as follows:

- More satisfied than average – respondents from the rural and Northwest councils, younger respondents (aged 18 to 34 years), senior citizens (aged 75 years and over), and new residents (less than five years in their municipality).
- Less satisfied than average – respondents from city councils, mortgagee households, and two parent families (with youngest child aged 5 to 12 years).

More than one-third (41.3%) of respondents were very satisfied with their council's overall performance, whilst 9.4% were dissatisfied. Issues around the elected council (e.g. perceived

infighting, a lack of transparency and focus on community needs) were most commonly reported by respondents as reasons for dissatisfaction.

These results are thought to reflect a focus by many respondents on council as being the individuals on the elected council, sometimes in a very personal and engaged manner, rather than the services provided by the council. This may be due to the relatively small size of many Tasmanian municipalities as well as the greater proportion of rural and semi-rural municipalities, where the community can often have a greater engagement with their elected representatives.

The most common thing respondents nominated as the best thing about their local council related to their council being responsive, proactive, engaged, accessible, and consultative (20.0%). Other aspects that were nominated include cleanliness/maintenance of the local area (5.7%), parks, gardens and open spaces (3.0%), library services (1.3%), communication (1.3%), and efficient, reliable or good services (1.2%).

Aspects most commonly raised as the most important thing the council could do to improve its performance were again focused on improvements to the responsive, proactive, engaged, accessible, and consultative nature of the council (10.8%), as well as improvements to the council's governance, performance, accountability, and reputation (6.1%). Other improvements identified by respondents include road maintenance and repairs (4.8%), communication (4.3%), planning, development and housing (3.3%), and rates (2.5%).

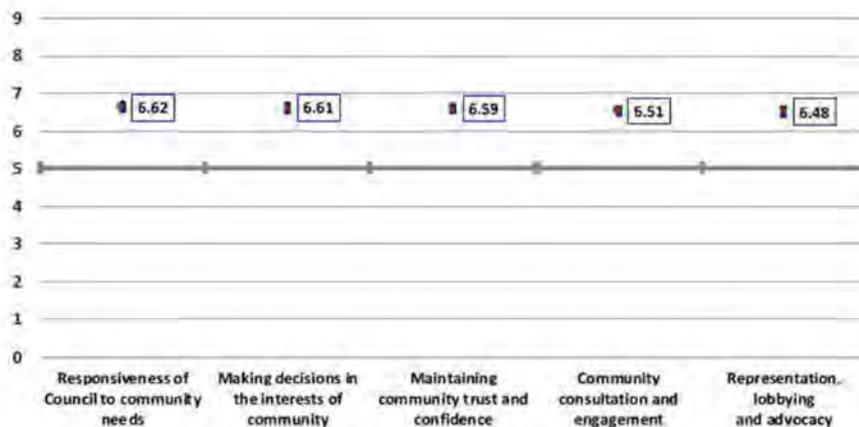
Rural council respondents were the most likely to identify responsive, proactive, engaged, accessible, and consultative aspects as the best thing about their local council, and were the least likely to identify these aspects as the most important thing that council could do to improve its performance. The opposite is true in relation to respondents from city councils.

Governance and Leadership

Respondents were asked to rate their satisfaction with five aspects of governance and leadership (Figure 2):

1. Community consultation and engagement;
2. Representation, lobbying, and advocacy;
3. Responsiveness to local community needs;
4. Making decisions in the interests of the community; and
5. Maintaining trust and confidence of local community.

Figure 2. Average Satisfaction with Aspects of Governance and Leadership



The average satisfaction with all five aspects of governance and leadership was 6.56 ('good') out of a potential ten. More than forty percent of respondents were very satisfied with each of the five aspects, whilst a little less than one-sixth of respondents were dissatisfied. Respondents from the North West were significantly more satisfied with each of the five aspects than the state average.

Only two of these five aspects of governance and leadership were included in the previous research, however both have significantly increased between 2015 and 2019.

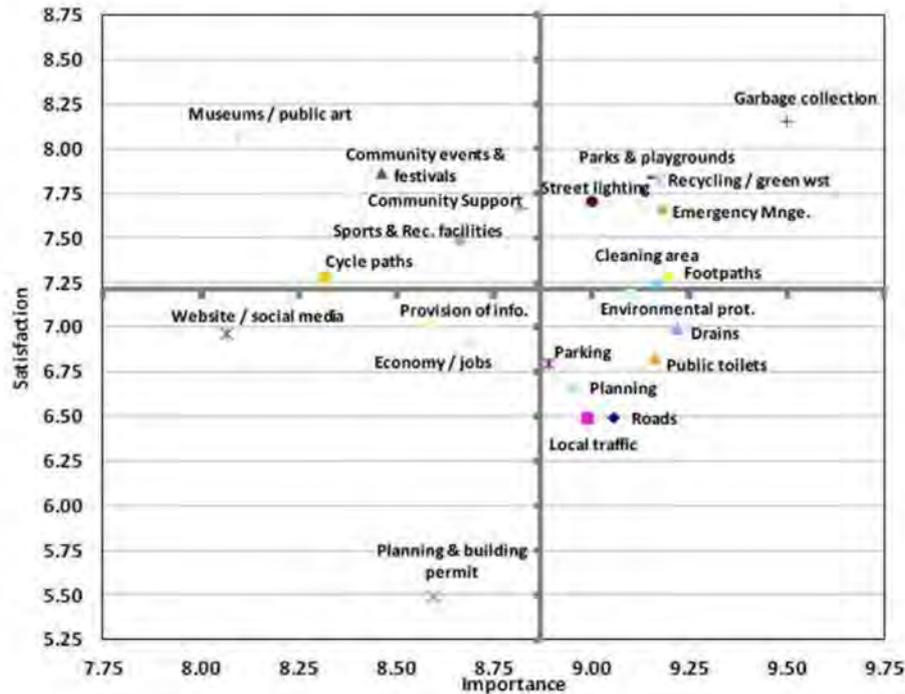
Importance of and Satisfaction with Council Services

Respondents were asked to rate the importance to the community, as well as their personal satisfaction with, twenty-three council services and facilities. These services and facilities have been broadly categorised into eight groups, and are as follows:

1. Transport services;
2. Community support services;
3. Infrastructure;
4. Waste, recycling, and cleaning;
5. Communications;
6. Recreation, arts and culture, and open spaces;
7. Economy, environment, and emergency management; and
8. Planning and building.

Figure 3 provides a cross-tabulation of the average importance of each of the twenty-three included council services and facilities against the average satisfaction with each service and facility. The large grey cross-hairs represent the average importance (8.87) and the average satisfaction (7.22) across all service areas.

Figure 3. Importance and Satisfaction Cross-Tabulation



Services located in the top right-hand quadrant are more important than average and have obtained higher than average satisfaction. Services in the lower right-hand quadrant are those that are more important than average, but with which respondents were less satisfied than average. This quadrant represents the services and facilities of most concern (e.g. local traffic management, local roads, and planning for what buildings are developed where).

Services with lower than average importance are typically services which are considered less critical or are used by only a subset of the community (e.g. arts and culture). Services with lower than average satisfaction may be a result, at least in part, of the lower importance respondents place on these services.

See Appendix B for a detailed account of the council services' results.

A summary of the ten most important services are presented below:

Regular garbage collection services

The average importance of regular garbage collection services was 9.50 out of a potential ten. This score ranks the service as the most important service of the 23 included in the survey. There was some variation in this result observed across the state, with respondents from urban councils rating importance measurably lower than the state average.

The average satisfaction with regular garbage collection services across Tasmania was 8.15 (“excellent”). This score ranks the service 1st of the 23 services and facilities included in the survey in terms of satisfaction.

Drains, stormwater maintenance, and repairs

The average importance of drains, stormwater maintenance, and repairs was 9.22 out of a potential ten. This ranks the service 2nd of the 23 services and facilities included in the survey in terms of importance.

The average satisfaction with drains, stormwater maintenance, and repairs across Tasmania was 6.99 (“good”). This ranks the service 15th of the 23 services and facilities included in the survey in terms of satisfaction.

The maintenance and cleaning of public areas

The average importance of the maintenance and cleaning of public areas was 9.20 out of a potential ten. This ranks the service 3rd of the 23 services and facilities included in the survey in terms of importance.

The average satisfaction with the maintenance and cleaning of public areas across Tasmania was 7.30 (“very good”). This ranks the service equal 11th of the 23 services and facilities included in the survey in terms of satisfaction.

Emergency and disaster management and recovery

The average importance of emergency and disaster management and recovery was 9.18 out of a potential ten. This ranks the service 4th of the 23 services and facilities included in the survey in terms of importance.

The average satisfaction with emergency and disaster management and recovery across Tasmania was 7.57 (“very good”). This ranks the service 8th of the 23 services and facilities included in the survey in terms of satisfaction.

Provision and maintenance of footpaths/pedestrian areas

The average importance of the provision and maintenance of footpaths/pedestrian areas was 9.17 out of a potential ten. This ranks the service equal 5th of the 23 services and facilities included in the survey in terms of importance.

The average satisfaction with the provision and maintenance of footpaths/pedestrian areas across Tasmania was 7.23 (“good”). This ranks the service 12th of the 23 services and facilities included in the survey in terms of satisfaction.

Regular recycling and green waste recycling services

The average importance of regular recycling/green waste recycling services was 9.17 out of a potential ten. This ranks the service equal 5th of the 23 services and facilities included in the survey in terms of importance. There was some variation in this result observed across the state, with respondents from the North rating importance measurably lower than the state average.

The average satisfaction with regular recycling/green waste recycling services across Tasmania was 7.83 (“excellent”). This ranks the service equal 4th of the 23 services and facilities included in the survey in terms of satisfaction. There was some variation in this result observed across the state, with respondents from rural councils rating satisfaction measurably lower than the state average.

Provision and maintenance of public toilets

The average importance of the provision and maintenance of public toilets was 9.16 out of a potential ten. This ranks the service 7th of the 23 services and facilities included in the survey in terms of importance.

The average satisfaction with the provision and maintenance of public toilets across Tasmania was 6.86 (“good”). This ranks the service 18th of the 23 services and facilities included in the survey in terms of satisfaction. There was some variation in this result observed across the state, with respondents from rural councils rating satisfaction measurably higher than the state average.

Provision and maintenance of parks, gardens, and playgrounds

The average importance of the provision and maintenance of parks, gardens and playgrounds was 9.15 out of a potential ten. This ranks the service 8th of the 23 services and facilities included in the survey in terms of importance. There was some variation in this result observed across the state, with respondents from the North West region rating importance measurably higher than the state average.

The average satisfaction with the provision and maintenance of parks, gardens and playgrounds across Tasmania was 7.83 (“excellent”). This ranks the service equal 4th of the 23 services and facilities included in the survey in terms of satisfaction.

Environmental protection

The average importance of environmental protection was 9.10 out of a potential ten. This ranks the service 9th of the 23 services and facilities included in the survey in terms of importance. There was some variation in this result observed across the state, with respondents from the North West rating importance measurably higher than average.

The average satisfaction with environmental protection across Tasmania was 7.19 (“good”). This ranks the service 13th of the 23 services and facilities included in the survey in terms of satisfaction.

Provision and maintenance of local roads

The average importance of the provision and maintenance of local roads was 9.05 out of a potential ten. This ranks the service 10th of the 23 services and facilities included in the survey in terms of importance.

The average satisfaction with the provision and maintenance of local roads across Tasmania was 6.49 (“solid”). This ranks the service 21st of the 23 services and facilities included in the survey in terms of satisfaction.

Customer Service

A little more than one-fifth (21.8%) of respondents reported that they had contacted their council in the last twelve months. Respondents from the urban, southern and city councils were somewhat more likely to have contacted their local council in the last twelve months than respondents from rural and North West councils.

The two most common methods by which respondents last contacted their local council was via telephone (49.6%) and visits in person (37.6%). Only ten percent (10.5%) of respondents contacted their council via email, the website, or social media.

Respondents contacted their local council for a wide range of issues, which reflect the diversity of services and facilities provided by Local Government. The most common reasons for contacting council in the last twelve months were enquiries regarding rates (12.2%), animal management issues (9.8%), parking issues (6.9%), and planning related issues (6.6%).

The results suggest that respondents were more satisfied with both the courtesy, attitude, and professionalism of staff and the provision of information, than they were with the experience overall. This is thought to reflect the fact that other aspects such as speed of service and the final outcome of the interaction can influence overall satisfaction with the experience.

Current Issues for Council

Road maintenance and repairs (13.8%) and traffic management (10.5%) were the two most commonly nominated issues to address in the local municipality. The respondents who did raise these issues were, on average, significantly less satisfied with their local council's overall performance than the state-wide average. This result strongly suggests that road and traffic issues are important for some in the community, and that for these respondents, it is a significant influence on their overall satisfaction with Local Government.

Population Growth

On average, respondents across Tasmania rated satisfaction with the change in population in their municipality at 6.80 ("good") out of ten, whilst their satisfaction with state and Local Government planning for population change was rated measurably lower at 6.16 ("solid").

Almost half (45.1%) of the respondents were very satisfied with the change in population in their municipality in the last four years, and one-third (33.4%) were very satisfied with state and Local Government planning for population change. There was some variation in this result observed across the state in that southern and city council respondents were almost twice as likely to be dissatisfied with planning for population change.

These results suggest that the community is less concerned with the change in population, and more concerned with how the change in population is managed, particularly in relation to the provision of services and the development of appropriate infrastructure (e.g. roads and public transport, community and health services).

Housing in the Municipality

Satisfaction with the availability of housing that meets the needs of the community (5.08) and the affordability of housing (5.00) were both rated at very poor levels. This is a very low result and well less than any other area investigated as part of this or past community satisfaction surveys. In addition, less than one-quarter of respondents were very satisfied with these two aspects of housing, whilst more than forty percent were dissatisfied, particularly in the city and southern region councils.

Safety in Public Areas

Respondents were asked to rate their perception of safety in the public areas of their local area during the day, at night, and in and around their local shopping area (Figure 4).

Figure 4. Perception of Safety in Public Areas



This high perception of safety (above) reflects the fact that just 1.3% of respondents identified safety, policing and crime issues as one of the top three issues to address in the municipality at the moment.

Rural and elderly respondents reported feeling consistently safer than the state-wide average.

Image of Local Government

The image of Local Government was rated at 6.21 (“moderate”) out of a potential ten. Consistent with the increasing satisfaction with the council’s governance and leadership performance in recent years, more respondents considered that the image of Local Government had improved in the last four years (17.3%), than considered that it had deteriorated (13.7%)

The three most common reasons why respondents’ view of the image of Local Government had improved in the last four years were:

- Good governance and leadership (*N* = 31)
- Council as responsive, proactive, engaged, accessible, consultative (*N* = 24)
- Perception that council is doing a good job (*N* = 22)

The three most common reasons why respondents’ view of the image of Local Government had deteriorated in the last four years were:

- Poor governance and leadership (*N* = 89)
- Perception that council is not doing a good job (*N* = 26)
- Failure to be responsive, proactive, engaged, accessible, consultative (*N* = 14)

Respondents from all three regions and types of council rated the image of Local Government across Tasmania significantly lower than satisfaction with their individual council. This result is most prominent in relation to respondents from the city councils, where respondents’ average satisfaction with their local council was 21.7% higher than their average image of Local Government more broadly. The statewide average for this difference is 11.4%.

Appendix A: Breakdown by Region and Type of Council

Region	Type	Council
South	City	Hobart City Council Clarence City Council Glenorchy City Council
	Urban	Kingborough Council Brighton Council
	Rural	Sorell Council Huon Valley Council Derwent Valley Council Southern Midlands Council Glamorgan Spring Bay Council Central Highlands Council Tasman Council
North	City	Launceston City Council
	Urban	West Tamar Council Meander Valley Council
	Rural	Northern Midlands Council George Town Council Dorset Council Break O' Day Council Flinders Council
Northwest	City	Devonport City Council Burnie City Council
	Urban	Central Coast Council
	Rural	Circular Head Council Latrobe Council Waratah-Wynyard Council West Coast Council Kentish Council

		King Island Council
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Appendix B: Average Satisfaction with and Importance of Council Services

Council Area/Service	Satisfaction Score	Satisfaction Ranking	Importance Score	Importance Ranking
Overall performance	6.81 ("good")			
Transport services	6.60 ("good")			
Local roads	6.49 ("solid")	21 st	9.05	10 th
Local traffic	6.49 ("solid")	22 nd	8.99	12 th
Parking	6.80 ("good")	19 th	8.89	14 th
Community support	7.70 ("very good")			
Support and social welfare	7.70 ("very good")	6 th	8.82	15 th
Infrastructure	7.22 ("good")			
Street lighting	7.70 ("very good")	6 th	9.00	11 th
Cycle paths	7.33 ("very good")	10 th	8.32	21 st
Drains/stormwater	6.99 ("good")	15 th	9.22	2 nd
Footpaths/pedestrian areas	7.23 ("good")	12 th	9.17	5 th
Public toilets	6.86 ("good")	18 th	9.16	7 th
Waste, recycling, and cleaning	7.76 ("excellent")			
Garbage collection	8.15 ("excellent")	1 st	9.50	1 st
Recycling	7.83 ("excellent")	4 th	9.17	5 th
Cleaning of public areas	7.30 ("very good")	11 th	9.20	3 rd
	7.00 ("good")			
Communications				
Provision of information	7.03 ("good")	14 th	8.59	19 th
Council website/social media	6.97 ("good")	16 th	8.06	23 rd
Recreation, arts/culture, and open spaces	7.84 ("excellent")			
Parks, gardens, and playgrounds	7.83 ("excellent")	4 th	9.15	8 th
Recreation/aquatic centres/ sporting	7.56 ("very good")	9 th	8.66	17 th
Museums, galleries, and public art	8.07 ("excellent")	2 nd	8.10	22 nd
Community events and festivals	7.89 ("excellent")	3 rd	8.46	20 th
Economy, environment, and emergency	7.22 ("good")			
Economic development and tourism	6.90 ("good")	17 th	8.69	16 th
Environmental protection	7.19 ("good")	13 th	9.10	9 th
Emergency and disaster management	7.57 ("very good")	8 th	9.18	4 th
Planning and building	6.12 ("solid")			
Buildings	6.66 ("good")	20 th	8.95	13 th
Permit processes	5.57 ("poor")	23 rd	8.60	18 th

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17.2.4 NATIONAL REDRESS SCHEME FOR INSTITUTIONAL CHILD SEXUAL ABUSE (NATIONAL REDRESS SCHEME) – MEMORANDUM OF UNDERSTANDING WITH THE TASMANIAN GOVERNMENT

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 15 JULY 2019

Enclosure(s):

Draft Memorandum of Understanding on the participation of local councils in the National Redress Scheme for Institutional Child Sexual Abuse.

ISSUE

To inform Council of the proposal to form a partnership with the Tasmanian Government underpinned by a Memorandum of Understanding to participate in the National Redress Scheme as a ‘State institution’.

BACKGROUND

The following is an extract from a joint letter written by the Minister for Local Government and the Minister for Justice:

“Dear Mayor

As you would be aware, since 1 November 2018 the Tasmanian Government has been participating in the National Redress Scheme for Institutional Child Sexual Abuse (National Redress Scheme).

The National Redress Scheme is underpinned by an intergovernmental agreement and provides an opportunity for victims of child sexual abuse in an institutional setting to make an application to the National Redress Scheme for redress instead of pursuing onerous civil litigation.

The National Redress Scheme involves three key components:

- 1. A monetary payment of up to \$150 000;*
- 2. Access to counselling and psychological care services; and*
- 3. The opportunity for a direct personal response (such as an apology or meeting with a senior official of the responsible organisation).*

All state and territory governments have now commenced participation in the National Redress Scheme and progressively non-government institutions are coming on board. Participation in the National Redress Scheme is voluntary and all organisations have been urged to consider their potential liability for child sexual abuse.

The Australian Government has called on states and territories to engage with local government and encourage their participation in the National Redress Scheme. All states and territories have undertaken, or are currently undertaking, engagement with their respective local government sector. The Victorian local councils are now participating in the National Redress Scheme.

In Tasmania, local government has undertaken a variety of child-related activities such as delivery of child care services, youth programs, holiday programs and child recreational services (e.g. pools and sports centres). Many of these services have since been divested to the private and non-government sector but a number continue to be delivered directly by local government. Local government employs staff to run facilities and/or deliver services to children and young people, and their employees interact with children and young people in a variety of contexts.

As with all institutions involved with child-related services, local government is exposed to potential liability (in particular for the actions of its employees) and may be the subject of some claims of institutional child sexual abuse through the National Redress Scheme.

The Tasmanian Government is considering allowing local councils to participate under the auspice of the Tasmanian Government without the need to undertake individual steps to join the Scheme. This requires the Tasmanian Government declaring Tasmanian local councils 'State Institutions' specifically for the purposes of the National Redress Scheme for Institutional Child Sexual Abuse Act 2018 (Cth).

In practice, local government claims will be received like claims against a Tasmanian Government Agency and processing will be coordinated by the Department of Justice.

Under this proposal, local councils will have a clear mechanism to redress any sexual abuse that has occurred within their institutions in the past.

A draft Memorandum of Understanding has been prepared for your consideration. Two of the key features of this arrangement would be that the Tasmanian Government will not seek contribution to the Department of Justice's administrative costs arising from the coordination and management of local council's claims, and the Tasmanian Government will underwrite the redress liability for local government as calculated by the Scheme Operator for individual claims and seek payment in arrears consistent with the Scheme's arrangements."

DETAIL

In terms of local government's involvement in the National Redress Scheme, it should be acknowledged that local government has (and continues) to undertake a variety of child related activities. In the case of the Southern Midlands Council, this includes youth-related programs; holiday programs; and child recreational services (e.g. pool etc.).

Given the timing of the Government's letter, this issue was considered at the recent General Meeting of the Local Government Association of Tasmania held 3rd July 2019.

At this meeting Councils decided to proceed collectively and the Local Government Association of Tasmania will take the lead on behalf of all Councils to finalise the Memorandum of Understanding.

Human Resources & Financial Implications – The National Redress Scheme involves three key components:

1. A monetary payment of up to \$150,000 (per claim)
2. Access to counselling and psychological care services; and
3. The opportunity for a direct personal response (such as an apology or meeting with a senior official of the responsible organisation).

The draft Memorandum of Understanding states that the Tasmanian Government will not seek contribution to the Department of Justice's administrative costs arising from the coordination and management of local council's claims, and the Tasmanian Government will underwrite the redress liability for local government as calculated by the Scheme Operator for individual claims and seek payment in arrears consistent with the Scheme's arrangements.

Community Consultation & Public Relations Implications – positive implications.

Policy Implications – Policy position.

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT;

- a) the information be received; and
- b) Council formally consent to participating in the National Redress Scheme as a 'state institution' which will be underpinned by a Memorandum of Understanding between the State of Tasmania and individual Tasmanian Councils.

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr A Bisdee OAM

THAT

- a) the information be received;
- b) Council endorse 'in-principle' participation in the National Redress Scheme; and
- c) Council further consider the draft Memorandum of Understanding (MOU) once finalised by the Local Government Association of Tasmania, noting that the MOU will be entered into at the Association level (as opposed to be signed by individual Councils).

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

ENCLOSURE

Agenda Item 17.2.4



**Memorandum of Understanding
on the participation of local councils
in the National Redress Scheme for
Institutional Child Sexual Abuse**

Recitals

1. The parties enter into this Memorandum of Understanding (MoU) in recognition of the importance of the National Redress Scheme for Institutional Child Sexual Abuse. This Agreement is an acknowledgment that sexual abuse suffered by children in institutional settings is wrong and should not have happened.
2. The Parties agree the objective of providing redress for survivors of child sexual abuse is to recognise and alleviate the impact of past institutional child sexual abuse and related abuse, and to respond to the recommendations contained in the *Redress and Civil Litigation Report* of the Royal Commission into Institutional Responses to Child Sexual Abuse.
3. This MoU represents the cooperation between Parties on the participation in the National Redress Scheme and sets out the roles and responsibilities of the Parties under the National Redress Scheme.
4. This MoU is to be read in conjunction with the *National Redress Scheme for Institutional Child Sexual Abuse Act 2018* (Cth) and other related legislation.
5. The Minister for Justice or the Minister with portfolio responsibility for the National Redress Scheme and Lord Mayors are authorised to agree to amendments to this MoU in accordance with Part 5 – Governance Arrangements.

PART I – Operative Provisions

Parties

6. This MoU is between:
 - a) the State of Tasmania (the "State"); and
 - b) the local councils, being:
 - Break O'Day
 - Brighton
 - Burnie
 - Central Coast
 - Central Highlands
 - Circular Head
 - Clarence
 - Derwent Valley
 - Devonport
 - Dorset
 - Flinders
 - George Town

Glamorgan – Spring Bay

Glenorchy

Hobart

Huon Valley

Kentish

Kingborough

King Island

Latrobe

Launceston

Meander Valley

Northern Midlands

Sorell

Southern Midlands

Tasman

Waratah Wynyard

West Coast

West Tamar

(Together, "the Parties")

Term of this MoU

8. This MoU will commence for each Party as soon as it is signed by them. This may occur after the commencement date of the National Redress Scheme. This MoU will expire on 30 June 2028, unless terminated earlier or extended as agreed in writing by the Parties.
9. Commitments under this MoU which refer to participating government institutions, only apply to Parties that have participating government institutions declared.

Enforceability

10. The Parties do not intend any of the provisions of this MoU to be legally enforceable. However, that does not lessen the Parties' commitment to this MoU.

Delegations

11. The Minister for Justice or the relevant Minister with portfolio responsibility for the National Redress Scheme is authorised to agree to amendments to this MoU and schedules to this MoU in accordance with Part 5 – Governance Arrangements.
12. Respective Lord Mayors are authorised to agree to amendments to this MoU and schedules to this MoU in accordance with Part 5 – Governance Arrangements.

Definitions

13. In this MoU, unless the contrary appears:
- a) where a word or phrase has a defined meaning, any grammatical form of that word has a corresponding meaning,
 - b) a reference to legislation or a legislative provision includes a reference to any amendment, substitution or re-enactment of that legislation or provision, and
 - c) the singular includes the plural and vice versa.
14. Terms in this MoU will have the same meaning as in Scheme legislation.
15. In this MoU, unless the contrary appears:

Confidential Information means information that:

- i. The Parties know, or ought to know is confidential, or
- ii. The Parties agree in writing after the commencement of this MoU is confidential information for the purpose of this MoU.

For the avoidance of doubt, Confidential Information does not include Protected Information as defined in the National Redress Scheme for Institutional Child Sexual Abuse Bill 2018. An example of Confidential Information would be a policy position shared by a Party on an issue that has arisen in the course of the Scheme.

The assessment framework policy guidelines for the monetary redress payment is Confidential Information.

Scheme legislation means:

- i. the *National Redress Scheme for Institutional Child Sexual Abuse Act 2018* (Cth) (the National Redress Scheme Act);
- ii. the National Redress Scheme for Institutional Child Sexual Abuse Rules 2018 (the Rules); and
- iii. the *National Redress Scheme for Institutional Child Sexual Abuse (Commonwealth Powers) Act 2018* (Tas).

PART 2 – Objectives

Role and purpose of this MoU

16. This MoU provides the foundation for governments to work together to implement the Scheme. This MoU will be signed by any local council that seeks to become a participating state institution for the purposes of the Scheme.
17. In addition, this MoU provides Parties with the framework for delivering the Scheme by setting out:
- a) roles and responsibilities of the State and participating local councils;
 - b) governance arrangements;
 - c) financial arrangements;

-
- d) implementation arrangements; and
 - e) Scheme operational arrangements.

Objects of the Redress Scheme

- 18. The National Redress Scheme Act set out the objects of the Scheme.
- 19. The main objects if the Scheme are to recognise and alleviate the impact of past institutional child sexual abuse and related abuse, and provide justice for the survivors of that abuse.

PART 3 – Roles and Responsibilities

Shared roles and responsibilities

- 20. The State and local councils which have had participating government institutions declared will:
 - a) work collaboratively to deliver redress from participating institutions to eligible survivors;
 - b) share information and data, subject to this MoU and privacy requirements, to promote a best practice and survivor-focused Scheme; and
 - c) identify and seek to resolve issues in a timely manner where Scheme arrangements are having unintended impacts.

Roles and responsibilities of the State

- 21. The State will:
 - a) introduce legislation to refer to the Commonwealth Parliament the text reference and the amendment reference, or adopt the relevant version of the National Redress Scheme Act once enacted and refer the amendment reference, in accordance with s 51(xxxvii) of the Constitution;
 - b) administer the participation of the Parties to the Scheme through the State Department of Justice;
 - c) deliver direct personal responses to its survivors in accordance with the Direct Personal Response Framework;
 - d) deliver access to counselling and psychological care to survivors residing in Tasmania;
 - e) fulfil reporting obligations to the Scheme; and
 - f) fulfil agreed financial obligations in accordance with Part 6 – Financial Arrangements.

Roles and responsibilities of the local councils

- 22. The local councils will:
 - a) deliver direct personal responses to its survivors in accordance with the Direct Personal Response Framework;

-
- b) fulfil information sharing and reporting obligations required under the National Redress Scheme to the State; and
 - c) fulfil agreed financial obligations in accordance with Part 6 – Financial Arrangements.

PART 4 – IMPLEMENTATION ARRANGEMENTS

Reporting

- 23. The State will provide local councils which have had claims made under the Scheme with an individual quarterly report on applications made under the Scheme that relate to their participating institutions, including information on:
 - a) the number of completed applications,
 - b) the number of completed internal reviews of decisions,
 - c) the proportion of affirmed decisions,
 - d) the proportion of accepted offers,
 - e) the number of applicants that have been determined not entitled to redress under the criminal convictions policy, and
 - f) the number of applications to be processed.

Confidential Information

- 24. Subject to clause 25, a Party must not disclose Confidential Information to anyone, without the prior written consent of the Party that provided them with the information.
- 25. A Party can disclose Confidential Information to the extent that it:
 - a) is disclosed to its internal management personnel, solely to enable effective management and/or auditing of the Scheme;
 - b) is shared within a Party, or with another agency, where this serves the State's or local council's legitimate interests;
 - c) is authorised or required by law to be disclosed, or
 - d) is in the public domain otherwise than due to a breach of this MoU.
- 26. Where a Party discloses Confidential Information to another person under clause 25 they must:
 - a) notify the receiving person that the information is confidential; and
 - b) not provide the information unless the receiving person agrees to keep the information confidential.
- 27. A Party receiving Confidential Information will take all reasonable steps to ensure that the Confidential Information of the other Party is protected at all times from any unauthorised use or access and to immediately notify the other Party if the receiving Party becomes aware of any unauthorised access to, or use or disclosure of Confidential Information.

Privacy

28. In exchanging information under this MoU, officials need to be aware of their obligations under privacy legislation.

PART 5 – GOVERNANCE

Variation of this MoU

29. This MoU, and schedules to this MoU, may be amended at any time by agreement in writing by all the Parties.

Review of this MoU

30. The Parties may review the operation and objectives of this MoU following the review of the Scheme outlined in the Scheme legislation, or as otherwise agreed by the Parties.

Withdrawal and Termination of this MoU

31. The Parties agree that withdrawal from this MoU will be a measure of last resort.
32. A Party that ceases to be a declared participating state institution under the Scheme legislation immediately ceases to be a Party to this MoU.
33. A Party to the MoU may indicate its intent to withdraw from this MoU at any time by notifying all other Parties in writing of its intention to do so. A Party that proposes to withdraw will give at least three months' notice of its intention to withdraw.
34. Following notification of a Party's intention to withdraw from this MoU under clause 33, the terms of withdrawal, including the date on which the Party will cease to be a Party, and arrangements necessary because of the withdrawal, will be negotiated in good faith and agreed between the State and the Party intending to withdraw from this MoU.
35. If a Party withdraws, this MoU will continue between all remaining Parties.

Counterparts

36. This MoU may be executed in any number of counterparts. All counterparts, taken together, constitute this MoU. A Party may execute this MoU by signing any counterpart.

Dispute Resolution

37. Any Party may give notice in writing to other Parties of a dispute under this MoU.
38. Officials of relevant Parties will attempt to resolve any dispute in the first instance.
39. If a dispute is unable to be resolved by officials, it may be escalated to the Minister for Justice or relevant Minister with responsibility for redress and Lord Mayors.

Ministerial Declarations

40. Local councils will declare the participating local council institutions as participating State institutions.

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41. Local councils are required to specify which local government institutions they agree to being declared under the Scheme, in accordance with the Scheme Legislation, and may do this by specifying a list of institutions by class.
 42. The State will arrange the Commonwealth Minister responsible for redress to declare the specified local government institutions as participating institutions where the relevant requirements are met. The Minister's declaration will be in the form of a notifiable instrument (which is not disallowable).

PART 6 – FINANCIAL ARRANGEMENTS

43. The Scheme operates on a 'responsible entity pays' basis, as recommended by the Royal Commission into Institutional Responses to Child Sexual Abuse. Parties will fund the cost of providing redress to each eligible survivor for whom one of their participating government institutions is responsible. This includes the monetary payment, access to Counselling and Psychological Care (CPC) and costs associated with delivering direct personal responses.
44. Participating local government institutions that are determined to be responsible for abuse will pay an administrative charge, set at 7.5 per cent of the total value of the institution's gross liability for redress payments made in relation to that abuse in each quarter.
45. Participating local government institutions, will also be required to pay a per-claim contribution towards legal support costs, delivered by the Scheme's legal support services. This amount will be \$1,000 for each claim for which the institution is the only liable participating institution, or a portion of the \$1,000 contribution proportionate to the institution's share of the redress payment where it is jointly responsible for providing redress with another institution or institutions. This amount does not include any GST, and no GST will be charged. These costs are directly attributable to supporting eligible applicants to access legal support.
46. Parties will be invoiced in arrears on a quarterly basis. The quarterly invoice will include the total amount owed and the total number of applicants who have been paid in the quarter broken down by CPC contribution, redress payment, legal support contribution and administrative charge along with details for payment. This approach ensures Parties will not have to make up front contributions to the Scheme based on estimated exposure to claims.
47. The Parties note that the per claim administrative charge will be reviewed by the Commonwealth Government in accordance with the requirements under the Scheme legislation to ensure it accurately reflects the costs being recovered.

PART 7 – THE SCHEME

48. The National Redress Scheme Act establishes the National Redress Scheme for Institutional Child Sexual Abuse. It provides the legislative basis for entitlement, participation, how to obtain redress, offers and acceptance of redress, provision of redress, funding, funder of last resort and other administrative matters.

Responsibility for redress

49. A participating institution will be responsible for redress if the abuse occurred in circumstances where the institution is, or should be treated as being, primarily or equally responsible for the abuse.

Release from civil liability

50. Survivors receiving redress under the Scheme will be required to release the responsible participating institution(s), their associates and the officials of these institutions (other than the abuser) from all civil liability in relation to all instances of child sexual abuse, and related non-sexual abuse within scope of the Scheme. This will be a condition of accepting any components of redress under the Scheme.
51. Where a participating institution has been released from civil liability either at common law or under another payment scheme in relation to the abuse they have been found liable for under the Scheme, then that release and any confidentiality provisions, cannot be relied upon for the limited purpose of determining the payment amount that a survivor may be entitled to under the Scheme.
52. Parties agree that their participating government institutions will waive their rights under prior releases to the extent necessary, and will not take action against survivors for failing to comply with the prior release simply on the basis that the survivor has applied for redress and notified the Scheme of information relevant to their application including a prior payment received. All other conditions under existing releases with survivors will remain.

Counselling and psychological care (CPC)

53. Parties agree that survivors found eligible under the Scheme, and who have signed the release from civil liability, will have the opportunity to access CPC to address the impact of their experience.
54. The State will provide access to CPC by delivering CPC services directly to survivors residing in Tasmania and receiving a tiered payment of \$1,250, \$2,500 or \$5,000 from responsible institutions for the provision of their services.

Direct personal response

55. Parties agree that survivors who are entitled to redress under the Scheme, and who have signed the release from civil liability, should have the opportunity to receive a direct personal response from the responsible participating institution(s), if they choose it.
56. Parties that have had participating institutions declared agree to adhere to the National Redress Scheme for Institutional Child Sexual Abuse Direct Personal Response Framework 2018.

*Signed for and on behalf of the State of
Tasmania by*

The Honourable Elise Archer MP
Attorney-General and Minister for Justice

Date

*Signed for and on behalf of the
Break O'Day Council by*

Mick Tucker
Lord Mayor of the Break O'Day Council

Date

*Signed for and on behalf of the
Brighton Council by*

Tony Foster
Lord Mayor of the Brighton Council

Date

*Signed for and on behalf of the
Burnie City Council by*

Steven Kons
Lord Mayor of the Burnie City Council

Date

*Signed for and on behalf of the
Central Coast Council by*

Jan Bonde
Lord Mayor of Central Coast Council

Date

*Signed for and on behalf of the
Central Highlands Council by*

Loueen Triffitt
Lord Mayor of the Central Highlands Council

Date

*Signed for and on behalf of the
Circular Head Council by*

Daryl Quilliam
Lord Mayor of the Circular Head Council

Date

*Signed for and on behalf of the Clarence City
Council by*

Doug Chipman
Lord Mayor of the Clarence City Council

Date

*Signed for and on behalf of the Derwent Valley
Council by*

Ben Shaw
Lord Mayor of the Derwent Valley Council

Date

Signed for and on behalf of the Devonport City Council by

Annette Rockliff
Lord Mayor of the Devonport City Council
Date

Signed for and on behalf of the Flinders Council by

Annie Revie
Lord Mayor of the Flinders Council
Date

Signed for and on behalf of the Glamorgan – Spring Bay Council by

Debby Wisby
Lord Mayor of the Glamorgan – Spring Bay Council
Date

Signed for and on behalf of the Hobart City Council by

Anna Reynolds
Lord Mayor of the Hobart City Council
Date

Signed for and on behalf of the Kentish Council by

Tim Wilson
Lord Mayor of the Kentish Council
Date

Signed for and on behalf of the King Island Council by

Julie Arnold
Lord Mayor of the King Island Council
Date

Signed for and on behalf of the Dorset Council by

Greg Howliff
Lord Mayor of the Dorset Council
Date

Signed for and on behalf of the George Town Council by

Bridget Archer
Lord Mayor of the George Town Council
Date

Signed for and on behalf of the Glenorchy City Council by

Kristie Johnston
Lord Mayor of the Glenorchy City Council
Date

Signed for and on behalf of the Huon Valley Council by

Bec Enders
Lord Mayor of the Huon Valley Council
Date

Signed for and on behalf of the Kingborough City Council by

Dean Winter
Lord Mayor of the Kingborough City Council
Date

Signed for and on behalf of the Latrobe Council by

Peter Freshney
Lord Mayor of the Latrobe Council
Date

Signed for and on behalf of the Launceston City Council by

Albert van Zetten

Lord Mayor of the Launceston City Council

Date

Signed for and on behalf of the Northern Midlands Council by

Mary Knowles

Lord Mayor of the Northern Midlands Council

Date

Signed for and on behalf of the Southern Midlands Council by

Alex Green

Lord Mayor of the Southern Midlands Council

Date

Signed for and on behalf of the Waratah Wynyard Council by

Robby Walsh

Lord Mayor of the Waratah Wynyard Council

Date

Signed for and on behalf of the West Tamar Council by

Christina Holmhadl

Lord Mayor of the West Tamar Council

Date

Signed for and on behalf of the Meander Valley Council by

Wayne Johnston

Lord Mayor of the Meander Valley Council

Date

Signed for and on behalf of the Sorell City Council by

Kerry Vincent

Lord Mayor of the Sorell Council

Date

Signed for and on behalf of the Tasman Council by

Kelly Spaulding

Lord Mayor of the Tasman Council

Date

Signed for and on behalf of the West Coast Council by

Phil Vickers

Lord Mayor of the West Coast Council

Date

17.2.5 REQUEST FOR FUNDING - ROYAL AUSTRALIAN ARTILLERY HISTORICAL COMPANY

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 JULY 2019

Enclosure(s):

Request from Royal Australian Artillery Historical Company dated 1st July 2019

ISSUE

Council to consider a request for funding received from the Royal Australian Artillery Historical Company (RAAHC).

DETAIL

The RAAHC wish to bring the ANZAC Centennial Gun Team to Tasmania in November 2019. They have made an application to the TAS Community Fund to support the proposal which was not approved. The Spirit of Tasmania and the Arms Collectors Guild of Tasmania have offered sponsorship.

The RAAHC is a public company and an all volunteer not- for- profit charitable organisation of members. The Company's core purpose is to promote the significance of Australia's Artillery, its history and heritage. In accord with this purpose the RAAHC Board in 2013 decided to initiate the ANZAC Centennial Gun Project.

The request is for the Devonport City Council, Meander Valley Council, Northern Midlands Council, Southern Midlands Council, City of Launceston and City of Hobart Council to give consideration to combine to meet the \$20,000 shortfall in funding to allow the ANZAC Centennial Gun to tour those communities.

It should be noted that the itinerary suggested by the proponent has no scheduled display in the Southern Midlands and is only passing through the municipality.

Human Resources & Financial Implications – The request is for the 6 Councils to fund \$20,000. Whilst this equates to approximately \$3,300 per Council, a pro-rata payment based on per head of population (or similar formula) would be substantially less.

Policy Implications – This organisation is not recognised in Council's 'Donations and Community Support Policy' and therefore the request is to be considered on merit.

RECOMMENDATION

THAT Council respectfully decline the request for funding from the Royal Australian Artillery Historical Company

DECISION

Moved by Cllr A Bisdee OAM, seconded by Deputy Mayor E Batt

THAT Council respectfully decline the request for funding from the Royal Australian Artillery Historical Company.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

ENCLOSURE

Agenda Item 17.2.5



City of Hobart	Attn Lord Mayor Anna Reynolds
City of Launceston	Attn: Mayor Albert van Zetten
Devonport City Council	Attn: Mayor Annette Rockliffe
Meander Valley Council	Attn: Mayor Wayne Johnston
Northern Midlands Council	Attn: Mayor Mary Knowles
Southern Midlands Council	Attn: Mayor Alex Green

I am writing to seek funding support to allow the Royal Australian Artillery Historical Company (RAAHC) to bring the ANZAC Centennial Gun Team to Tasmania in November 2019. An application to the TAS Community Fund to support the proposal was not approved although the Spirit of Tasmania and the Arms Collectors Guild of Tasmania have offered sponsorship.

The RAAHC is a public company and an all volunteer not- for- profit charitable organisation of members. The Company's core purpose is to promote the significance of Australia's Artillery, its history and heritage. In accord with this purpose the RAAHC Board in 2013 decided to initiate the ANZAC Centennial Gun Project. ***The vision was to create a living memorial to all who served in the Great War and to the horses that supported them.***

The project involved the restoration of a WW1 18 Pounder gun, its ammunition limber, the acquisition/restoration of harness and saddles, the recruitment of volunteers, the acquisition of horses, the collection and restoration of shells from World War 1 battlefields and the replication of period uniforms. Training has been conducted for both horses and volunteers.

A spent artillery round has been collected from every European battlefield on which the Australians were engaged. Twenty four rounds have been restored and are contained in the limber. Harnesses, saddles have been sourced, volunteers recruited and period uniforms obtained.

The ANZAC Centennial Gun has participated in 40 events over the period 2014 to the present. The Team led the National ANZAC Day March in Canberra in 2015 and has participated in events in:

- NSW (Goulburn, Harding, Gundagai, Ariah Park, Gunning, Manly, Bungendore, Springvale, Inverell, Liverpool, Bowral, Wilberforce, Ulladulla)
- QLD (Caloundra, Brisbane)
- VIC (Echuca, Willowmavin)

Royal Australian Artillery Historical Company

ABN 61 623 123 456

171 Macquarie Street, Hobart, TAS 7000. Phone 03 623 123 456

Email: info@royalaustralianartillery.com.au

Website: www.royalaustralianartillery.com.au

The Royal Australian Artillery Historical Company is a Not-for-Profit Organisation

- ACT (Belgium Embassy, Australian Defence Force Academy, Canberra Old Parliament House, Reception by Governor General)
- France. The Team participated in a ceremony to commemorate the 100th Anniversary of the Battle of Passchendaele. All volunteers paid their own way and manned an 18 Pounder to represent Australia in a 100 round salute. Gun crews from NZ, France, UK, Canada, and Belgium also participated.



The ANZAC Centennial Gun ANZAC Day 2015

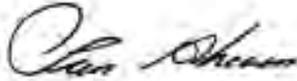
The visit to Tasmania will consist of displaying the gun and horse in communities in Devonport, Westbury, Launceston, Ross and Campbell culminating in participation of the Remembrance Day Service in Hobart. The gun and horses will travel from the Canberra Region to Melbourne then onto Tasmania by the Spirit of Tasmania and then back to Melbourne and the Canberra Region.

The total cost to bring the ANZAC Centennial Team to Tasmania is \$31,500 less \$4,500 sponsorship from TT Line and the Arms Collectors Guild of Tasmania. The RAAHC will provide \$7,000 of its own funds leaving a shortfall of \$20,000. Funds are expended on horse agistment and fodder, transport for horses and team members, rations and accommodation for team members. No payment is received by any of the team; only reimbursement of costs.

It is requested that the Devonport City Council, Meander Valley Council, Northern Midlands Council, Southern Midlands Council, City of Launceston and City of Hobart Council give consideration to combine to meet the \$20,000 shortfall in funding to allow the ANZAC Centennial Gun to tour their communities.

I can provide additional information if needed and can be contacted by email or mobile as shown in my signature block below.

Yours sincerely,



1st July 2019

Ian Ahearn
Deputy Chair RAAHC
Mobile: 0417691741 Email: ifahearn45@email.com
OR ISFdr@artilleryhistory.org

17.2.6 TABLING OF DOCUMENTS

CORRESPONDENCE FROM OATLANDS HIGH STREET TRADERS GROUP



Mayor, Councillors & General Manager
Southern Midlands Council
PO Box 21
Oatlands Tas 7120

Dear Mayor, Councillors & Tim

TRAFFIC MANAGEMENT ISSUES IN OATLANDS

Deputy General Manager, Andrew Benson attended the inaugural meeting of the Oatlands High Street Traders Group (Group) on the 18th January 2019. At that meeting, he tabled a plan of the Oatlands Village saying that he was seeking input/comments and proceeded to share with the Group, Council's initial concerns about the lack of parking for people with a disability in the Village. That discussion then ventured further into other traffic management issues, in and around Oatlands. It was a very healthy discussion with many interesting insights from Members in respect of their experiences and suggestions for better vehicular and pedestrian access, in and around the Village.

In respect to the initial request for input the Group offered the following locations that they felt warranted a defined disability parking space, namely;

- Outside the Chemist, in High Street
- Outside the Post Office, in High Street
- Outside the IGA Supermarket, in High Street
- At the Council Chambers, in Stutzer Street noting that the parking adjacent to the side door challenging to negotiate at the best of times, let alone if someone has a disability,
- Outside the Midlands Multi-Purpose Health Centre, in Church Street

It was noted that there were no people present at the meeting from the Chemist, the Post Office, the IGA Supermarket or the MMPHC

Graham Furness as a Member of the Group volunteered to undertake some detailed discussions with members of the Community and seek their views on traffic and pedestrian adjustments required for the safety and wellbeing of people in the Village, he asked to be able to meet with Andrew Benson following that consultation. It was agreed to proceed with that set of actions.

After a consolidated effort on Graham's part in respect to discussions within the Community where he met with 31 people (approximately 90% of those interviewed were above forty years of age and many in the sixty to seventy age bracket) and canvassed their views, he then meet with Andrew Benson to share those views. The following matters were covered

a) Disability Parking

All of the disability Parking spaces mentioned above were the ones identified by the Community consultation, however with the caveat that the disability parking space at the Council Chambers should be in the car park at the rear of the Council Chambers building.

It was suggested that the car park at the rear of the Council Chambers could be for general parking (time limited – say 30 minutes) as well as disability parking. That would then require the Council staff to park elsewhere. The rear of the RAW building was the suggested location for the staff parking. It was acknowledged that the access into the Council carpark is challenging, especially when people park in Stutzer Street directly opposite the entrance to the Council carpark. Therefore it was suggested that parking in Stutzer Street adjacent to the RAW building be designated a no standing zone, leaving the other side of the road adjacent to the Council Chambers the only side to park on. It was noted that the cross fall on the footpath and the road shoulder at the 'side door' to the Council Chambers needs some work on the side grades.

2 Speed Limit – High Street

Many people felt that vehicles moved far too fast along High Street. Some suggested that the vast width of the High Street contributed to people's willingness to accelerate through the centre.

It is noted that there is currently a 50km/h speed limit between Tunnack Road and Dulverton Street. During school access hours in the morning and the afternoon there is a 40km/h maximum speed limit.

The recommendation from the majority of people consulted was that it would be desirable to reduce that 50km/h to 40km/h from Wellington Street to Dulverton Street.

3. Parking in High Street

Consultation has revealed that the majority of people are

- a. comfortable with the existing angle parking at the front of the School, Bus Stop in its current position and Parallel parking in front of the Bottle Shop;
- b. Would like new angled parking on the northern side of High Street, from Church Street to opposite Barrack Street, then parallel parking for approximately 170m (to 102 High Street) and from there angle parking to Dulverton Street
- c. Parallel parking for the remainder of the Southern side of High Street, except for a small amount of angle parking outside the former Mancey's Store just beyond the pedestrian refuge.

4. Pedestrian Crossings on High Street

Given the width of High Street, elderly people have made the comment that they are quite frightened to cross the road and would like the existing road refuges (at the School and at the Council Chambers) formalised with a white lined crossing, plus a new formalised pedestrian crossing in the vicinity of Cantwell's Store, at the northern end of High Street.

5. Welcome to Oatlands sign

The current sign at the northern entrance to the Village is on the Historic Society wall but it is shielded by the recent installation of the Wool Press. This would be better served further out the northern entrance road (High Street).

6. Footpath Trip Hazards

It is noted that Council have marked potential trip hazards for repairs along High Street and this is appreciated.

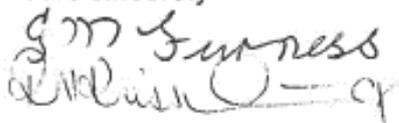
7. Mobility for People with a Disability

Graham also talked to senior officers at the Midland Multi-Purpose Health Centre about people with a disability and/or wheelchair accessibility. The Oatlands Progress Association took a range of images of awkward access points along High Street. They have been asked to provide a commentary to Council under their own letterhead under a separate cover along with the images, for your further consideration.

In discussion with Andrew Benson, he has advised that Council is in the process of establishing a 'Structure Plan' for Oatlands, he advises that a Village Structure Plan sets out a framework for the use, development and enhancement of the Oatlands Village activity centres for the next 20 years and beyond. This will include a Traffic Management Plan, pedestrian walkways/paths, village character assessment, including form and fabric as well as landscaping in certain precincts, as well as public open space design and usage. As we understand it, a 'Village Square' concept will also be explored to create a vibrant 'heart of the Village'.

We have appreciated the opportunity to comment on the traffic management issues in Oatlands and trust that when the Traffic Engineers are considering the options for Oatlands within the Structure Plan that we will be provided with the opportunity to talk through our research findings with them.

Yours sincerely



Graham Michael Furness

REBECCA KRISLING

For and on behalf of
Oatlands High Street Traders Group

Encl. Oatlands Base Map

RECOMMENDATION

THAT the correspondence from the Oatlands High Street Traders Group be received.

DECISION

Moved by Cllr R McDougall, seconded by Cllr A Bisdee OAM

THAT the:

- a) **correspondence from the Oatlands High Street Traders Group be received; and**
- b) **correspondence be referred to the Manager, Development and Environment Services which will then form part of the consultation process for the development of the Oatlands Structure Plan.**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

17.2.7 ELECTED MEMBER BRIEFINGS

An opportunity is provided for elected members to brief fellow Councillors on issues not requiring a decision.

Nil.

17.3 Finances

Strategic Plan Reference(s) 6.3.1, 6.3.2 & 6.3.3

Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.

17.3.1 MONTHLY FINANCIAL STATEMENT (PERIOD ENDING 30 JUNE 2019)

Author: FINANCE OFFICER (COURTNEY PENNICOTT)

Date: 19 JULY 2019

BACKGROUND

The format of the Operating Expenditure Report has been amended to include a Year To Date (YTD) Budget Column, with variations (and percentage) based on YTD Budgets – as opposed to total annual Budget.

Note: Depreciation is calculated on an annual basis at the end of the financial year and therefore the budget for depreciation is included in the June period.

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2018 to 30 June 2019.
- Operating Expenditure Budget Report – as at 30 June 2019.
- Capital Expenditure Estimates – as at 30 June 2019.
- Cash Flow Statement – 1 July 2018 to 30 June 2019.

OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall, operating expenditure to end of June 2019 was \$10,257,257, which represents 100.5% of YTD Budget.

Note: Please note that end-of-year accrual adjustments are still being processed which will result in further adjustments to these figures. Based on the current balances within internal clearing accounts, this will reduce the total expenditure to date by an amount yet to be determined.

Whilst there are some variations within the individual Program Budgets (refer following comments), YTD expenditure is consistent with Budget.

Strategic Theme - Infrastructure

Sub-Program – Bridges – expenditure to date (\$397,580 – 106.67% of YTD Budget) relates to engineering assessments required for NHVR (Special Purpose Vehicles network assessment) which is a one-off exercise at a cost of \$20,802. This assessment also relates to the Road Program and the amount expended can be offset against the Road Program Budget.

Sub-Program – Walkways – expenditure to date (\$218,949 – 112.34% of YTD Budget). Costs relate to annual township mowing, spraying and litter collection.

Sub-Program – Waste – expenditure to date (\$923,953 – 111.97% of YTD Budget). Costs relate to additional rubbish disposal costs and collections.

Sub-Program – Public Toilets – expenditure to date (\$75,543 – 117.72%). Additional unforeseen costs associated with internal sewerage blockages at Colebrook History Room Toilets.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Sub-Program – Heritage – expenditure to date (\$312,495 – 104.67%). Additional expenditure relates to the development of the Commissariat Hub, and Picton Convict Road Station archaeological project.

Sub-Program – Natural – expenditure to date (\$187,947 – 108.47%). Expenditure relates to works at the Chauncy Vale Reserve (i.e. safety upgrades), Callington Park BBQ facility improvements and land care facilitator costs.

Strategic Theme – Lifestyle

Sub-Program – Public Health – expenditure to date (\$11,137 – 110.35%). Additional expenditure relates to a \$3,000 co-contribution towards Oatlands Looking out for One Another Project with Rural Alive & Well.

Strategic Theme –Community

Sub-Program – Capacity – expenditure to date (\$57,489 – 205.87%). Expenditure includes Council's contribution of \$5K to the Green Ponds Progress Association (being its contribution towards the purchase of a community bus) and costs associated with the Heritage Festival and the Kempton Memorial Avenue event.

Strategic Theme –Organisation

Nil.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

Moved by Clr A Bisdee OAM, seconded by Deputy Mayor E Batt

THAT the Financial Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2018 to 30th JUNE 2019

	Annual Budget	Year to Date as at 30th JUNE	%	Comments
Income				
General rates	\$ 5,390,741	\$ 5,386,639	99.9%	Budget includes Interest & Penalties to be imposed to end of June 2019
User Fees (refer Note 1)	\$ 730,602	\$ 965,883	132.2%	
Interest	\$ 177,000	\$ 219,409	124.0%	
Government Subsidies	\$ 24,000	\$ 11,751	49.0%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 162,000	\$ 160,516	99.1%	
Sub-Total	\$ 6,484,343	\$ 6,744,199	104.0%	
Grants - Operating	\$ 3,356,130	\$ 3,460,306	103.1%	\$3,455,542 FAGS; \$4,764 ANZAC
Total Income	\$ 9,840,473	\$ 10,204,505	103.7%	
Expenses				
Employee benefits	\$ (3,914,764)	\$ (3,456,305)	88.3%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (3,042,876)	\$ (3,546,113)	116.5%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (2,855,500)	\$ (2,855,500)	100.0%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (30,723)	\$ (30,723)	100.0%	
Contributions	\$ (221,180)	\$ (221,180)	100.0%	Fire Service Levies
Other	\$ (141,075)	\$ (131,625)	93.3%	Incls Rate Discounts
Total expenses	\$ (10,206,118)	\$ (10,241,446)	100.3%	
Surplus (deficit) from operations	\$ (365,645)	\$ (36,941)	10.1%	
Grants - Capital (refer Note 3)	\$ 1,669,375	\$ 555,226	33.3%	
Sale Proceeds (Plant & Machinery)	\$ 353,000	\$ 84,293	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ 0	\$ 0	0.0%	
Surplus / (Deficit)	\$ 1,656,730	\$ 602,578	36.4%	

NOTES				
1. Income - User Fees (Budget \$730,602) includes:				
- All other Programs	\$ 399,869	\$ 557,837	139.5%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 170,733	\$ 309,555	181.3%	
- Callington Mill	\$ 160,000	\$ 98,492	61.6%	
	\$ 730,602	\$ 965,883		
2. Income - Other (Budget \$162,000) includes:				
- Tas Water Distributions	\$ 152,000	\$ 152,000	100.00%	
- HBS Dividend	\$ 10,000	\$ -	0.0%	
- Other	\$ -	\$ 8,516	0.0%	
	\$ 162,000	\$ 160,516	99.1%	
3. Grant - Capital (Budget \$1,669,375) includes:				
- Swimming Pool	\$ 1,250,000	\$ -	0.0%	
- Kempton Comm Health Centre	\$ 75,000	\$ -	0.0%	Received 30/6/18
- Roads To Recovery Grant	\$ 344,375	\$ 344,375	100.0%	
- Twin Equestrian Arenas	\$ -	\$ 36,784	0.0%	
- Stronger Communities	\$ -	\$ 17,000	0.0%	
- Blackspot	\$ -	\$ 33,267	0.0%	
- Commissariat NSRF Grant	\$ -	\$ 123,800	0.0%	
	\$ 1,669,375	\$ 555,226	33.3%	
4. Grant - Operating (Budget \$1,669,375) includes:				
Operating Grants				
FAGS	\$ 3,356,130	\$ 3,455,542	103.0%	
ANZAC Memorial Grant	\$ -	\$ 4,764		
	\$ 3,356,130	\$ 3,460,306		

CAPITAL EXPENDITURE PROGRAM 2018-19
AS AT 30 JUNE 2019

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Various	Roads Resheeting	\$ 450,000	\$ 443,921	\$ 6,079	
		Hardings Road - vicinity of Brown Mountain Rd		\$ 24,008		RTR
Reseal Program		Roads Resealing (as per agreed program)	\$ 500,000	\$ -	\$ 287,027	
	C1010047	Kempton Intersections		\$ 16,800		
	C1010081	Interlaken Road		\$ 69,588		
	C1010082	Bangalore Court		\$ 4,484		
	C1010083	Horfield Court		\$ 7,801		
	C1010084	Iden Road		\$ 12,043		
	C1010085	Franklin Road Reseal		\$ 5,689		
	C1010086	Marla Court Reseal		\$ 57,720		
	C1010087	Maconochie Street Reseal		\$ 7,356		
	C1040025	- Tunnack Main Road Kerb & Gutter		\$ 10,080		Tunnack Main - Asphaltting
	C1090013	- Swan Street (Blackport Rd to Green Valley Rd)		\$ 21,411		Swan Street - Asphaltting
	C1010017	Glen Morey Road	\$ 135,000	\$ 154,970	\$ (19,970)	RTR
	C1010080	Woodsdale Road	\$ 135,000	\$ 162,718	\$ (27,718)	RTR
	C1020033	Yarlington Road (Smarts Hill - 150 metres)	\$ 22,500	\$ 7,740	\$ 14,760	\$22.5K Budget c/fwd
Reconstruct & Seal	C1010001	Blackbrush Road - new seal (400 metres each end)	\$ 72,000	\$ 89,973	\$ (17,973)	\$72K Budget c/fwd
	C1010021	Huntington Tier (350 metres, Huntington Tier End)	\$ 52,000	\$ 31,487	\$ 20,513	
Minor Seals (New)	C1020064	Ryndaston Road Dust Suppressant Seal	\$ 20,000	\$ 12,833	\$ 7,167	
		Church Road (Brighton Council end)	\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
	C1020032	Hasting Street Junction	\$ 15,000	\$ 959	\$ 14,041	\$15K Budget c/fwd WIP 30/6/18 \$959
Unsealed - Road Widening	C1020065	Clifton Vale - (Cliff Section)	\$ 40,000	\$ -	\$ 40,000	\$40K Budget c/fwd
	C1020062	Brown Mountain Road (vicinity of Ferniehurst)	\$ 15,000	\$ 4,859	\$ 10,142	
	C1020061	Native Corners Road (Far end, Widening/Guard Rail)	\$ 20,000	\$ 10,975	\$ 9,025	
Junction / Road Realignment / Other	C1010037	Campania - Reeve St / Clime Street (includes Footpath)	\$ 70,000	\$ 2,617	\$ 67,383	\$45K Budget c/fwd WIP 30/6/18 \$2,617
	C1010079	Reeve St - Hall Street to Rec Ground (K&G) - 70 metres	\$ 20,000	\$ 6,887	\$ 13,114	Budget c/fwd
		Reeve Street - Footpath (continuation to Hall)	\$ 18,000	\$ -	\$ 18,000	
	C1020047	Lovely Banks Road (junction with Colebrook)	\$ -	\$ 3,230	\$ (3,230)	Final Survey & Acquisition Plan
	C1010088	Bagdad Primary School - Car Park (contribution)	\$ 25,000	\$ 6,036	\$ 18,964	
	C1040022	Tunbridge Main Road - Kerb & Gutter Renewal	\$ 20,000	\$ -	\$ 20,000	
	C1010039	Woodsdale Road - Landslip Area(s) - Engineering Assessment	\$ 9,500	\$ 3,662	\$ 5,838	\$9.5K Budget c/fwd
	G1010002	Bagdad Community Club - Car Park	\$ 32,000	\$ 29,255	\$ 2,745	Grant Funded (Grant Received June 18)
			\$ 1,681,000	\$ 1,209,101	\$ 495,907	

BRIDGE ASSETS	C1030006	Fields Road Bridge (B1851)	\$ -	\$ 1,469	\$ (1,469)	WIP 30/6/18
	C1030049	Inglewood Road (B 4289)	\$ -	\$ 15,462	\$ (15,462)	Capitalised 16/17
	C1030055	Link Road (B3820)		\$ 6,071	\$ (6,071)	
	C1030056	Noyes Road (Limekiln Creek T268.00051)	\$ -	\$ 350	\$ (350)	Capitalised 17/18
	C1030057	Reynolds Road (Burns Creek B5301)	\$ -	\$ 4,510	\$ (4,510)	WIP 30/6/18
			\$ -	\$ 27,862	\$ (27,862)	
WALKWAYS	C1040003	Footpaths - General Streetscapes Bagdad Township	\$ 5,000	\$ -	\$ 5,000	
	C1090013	- Swan Street (Blackport Rd to Green Valley Rd)	\$ 110,000	\$ 114,365	\$ (4,365)	\$4K Budget c/fwd WIP 30/6/18 \$2,687
	C1040014	- East Bagdad Road Campania Township		\$ 3,486	\$ (3,486)	
		- Review Management Plan (Site Plan) / Walking Tracks (Bush	\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
		Colebrook Township				
	C1040015	- Streetscape Plan Development & Implementation (Part)	\$ 15,000	\$ 39,611	\$ (24,611)	\$15K Budget c/fwd
		Kempton Township				
	C1040004	- Streetscape Plan (Review & Implementation (Part)	\$ 70,000	\$ 82,392	\$ (12,392)	\$40K Budget c/fwd WIP 30/6/18 \$9,660
	C1040006	- Main Street Footpath Construction	\$ 25,000	\$ 22,363	\$ 2,637	
		Parattah Township				
	C1040025	- Tunnack Main Road Kerb & Gutter	\$ 14,478	\$ 18,304	\$ (3,826)	
	Tunbridge Township					
C1040024	- Streetscape Project (Part Implementation) - 2 yr program	\$ 9,500	\$ 11,057	\$ (1,557)	\$9.5K Budget c/fwd	
		\$ 253,978	\$ 291,578	\$ (37,600)		

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
LIGHTING	C1050001	Esplanade Project (Total Project Cost \$128k year 1-2)	\$ 64,000	\$ 21,251	\$ 42,749	
			\$ 64,000	\$ 21,251	\$ 42,749	
BUILDINGS	C4070037	Tunbridge Town Hall Toilets (Contribution)	\$ 10,000	\$ 18,288	\$ (8,288)	
	C1110001	Colebrook History Room toilets	\$ -	\$ 3,625	\$ (3,625)	
	C1110002	Campania Flour Mill Toilets		\$ 7,242	\$ (7,242)	
		\$ 10,000	\$ 29,154	\$ (19,154)		

DRAINAGE		Bagdad				
		- Lyndon Road	\$ 15,000	\$ -	\$ 15,000	
		- Cartledge Lane		\$ 3,204	\$ (3,204)	
		Campania				
		- Reeve Street Open Drain (north of Telephone Box)	\$ -	\$ 4,124	\$ (4,124)	WIP 30/6/18 \$4,124 - Budget c/fwd
		Oatlands				
		- Barrack Street (towards Mason Street)	\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
		- High St/Wellington Street Junction	\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
		- Queen Anne Street	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
		Kempton				
		- Memorial Avenue	\$ 10,000	\$ -	\$ 10,000	Expenditure allocated to 'Capacity Program' - Mem Ave Dev
		- Erskine Street		\$ 4,668	\$ (4,668)	
			\$ 47,500	\$ 11,996	\$ 35,504	
WASTE	C110001	Wheelie Bins and Crates	\$ 17,000	\$ 180,322	\$ (163,322)	Funded Annual Depreciation
		Oatlands WTS - Concrete Pad(s)	\$ 25,000	\$ -	\$ 25,000	\$25K Budget c/fwd
		Dysart WTS - General Improvements	\$ 20,000	\$ -	\$ 20,000	\$20K Budget c/fwd
			\$ 62,000	\$ 180,322	\$ (118,322)	
GROWTH						
TOURISM						
	C2020002	Beacon Tourism Sub-Regional Project	\$ -	\$ 428	\$ (428)	Relating to 17-18 Grant
	C2020005	Lake Dulverton Arts Sculpture Project	\$ 12,000	\$ 14,446	\$ (2,446)	WIP 30/6/18 \$12,000
	G2020002	Melton Mowbray Trough and Park		\$ 5,318	\$ (5,318)	
			\$ 12,000	\$ 20,192	\$ (8,192)	
HERITAGE						
	C3010003	Callington Mill (Asset Renewals)	\$ 10,000	\$ 27,758	\$ (17,758)	
		Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	\$ 6,500	\$ -	\$ 6,500	Budget c/fwd
		Callington Mill (Restoration of Fan Tail & Sails)	\$ -	\$ 27,494	\$ (27,494)	WIP 30/6/18 \$27,494
	G3010010	Commissariat (79 High Street)	\$ 141,800	\$ 373,093	\$ (231,293)	2018/19 - Excess includes \$45,501 - BW Wages & On-costs
Wood Stove (Women's Kitchen)		Oatlands Court House (Stabilisation & Gaol Cell)	\$ 8,000	\$ -	\$ 8,000	Budget c/fwd \$5k
	C3010002	Oatlands Gaol - Minor Capital Works	\$ 5,000	\$ -	\$ 5,000	Budget c/fwd
		Oatlands Gaol - Wingwall Completion	\$ 15,000	\$ -	\$ 15,000	
		Oatlands Gaol - Aluminum Temporary Steps (Entrance)	\$ 3,500	\$ -	\$ 3,500	
	G3010011	Heritage Building (Key Card System)	\$ 47,000	\$ 45,499	\$ 1,501	\$47K Budget c/fwd WIP \$37,192
		Kempton Watch House (Fitout)	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
	C3010011	Roche Hall Forecourt (Interps - Planning Condition of Approval)	\$ 40,000	\$ 3,845	\$ 36,156	
		Roche Hall - External Painting (excl. Gutters, Fascias & Soffits)	\$ 15,000	\$ -	\$ 15,000	
	C3010006	Parattah Railway Station - Guttering & Fascia	\$ 9,600	\$ 5,700	\$ 3,900	Budget c/fwd
			\$ 308,900	\$ 483,390	\$ (174,490)	

NATURAL						
	C3020007	Chauncy Vale - Improvements	\$ 15,000	\$ 11,009	\$ 3,991	
	C3020008	Mahers Point - Lanscape Plan	\$ 25,000	\$ 2,596	\$ 22,404	
		Callington Park - BBQ Replacement	\$ 5,500	\$ 4,962	\$ 538	
			\$ 45,500	\$ 18,566	\$ 26,934	
REGULATORY	C3040001	Kempton Council Chambers - Restoration Works	\$ 46,500	\$ 38,882	\$ 7,618	\$11.5K Budget c/fwd
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	\$ 8,400	\$ 3,050	\$ 5,350	
			\$ 54,900	\$ 41,932	\$ 12,968	

CAPITAL EXPENDITURE PROGRAM 2018-19

AS AT 30 JUNE 2019

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
LIFESTYLE ACCESS						
	C4070035	All Buildings (Priority Approach - Year 3 of 5)	\$ 50,000	\$ -	\$ 50,000	
			\$ 50,000	\$ -	\$ 50,000	
PUBLIC HEALTH						
	C4070035	Kempton Community Health Facility	\$ 200,000	\$ 445	\$ 199,555	
			\$ 200,000	\$ 445	\$ 199,555	
RECREATION						
	C4070005	Recreation Committee	\$ 30,000	\$ 17,664	\$ 12,336	Colebrook Hall & Oat Community Centre
	C4070034	Oatlands Aquatic Centre (New Pool)	\$ 2,000,000	\$ 395,986	\$ 1,604,014	
	C4070034	Oatlands Aquatic Centre (New Pool)	\$ -	\$ 379,803	\$ (379,803)	WIP 30/6/18 \$379,803
	C4070015	Kempton Blue Place - Water/Sewerage Connections	\$ -	\$ 13,442	\$ (13,442)	WIP 30/6/18 \$3,844 Budget c/fwd
	C4070017	Kempton Hall - external repainting	\$ 50,000	\$ 65,133	\$ (15,133)	\$40K Budget c/fwd WIP 30/6/18 \$23,073
	G4070024	Mangalore Equestrian Arena	\$ 36,784	\$ 9,046	\$ 27,738	Grant of \$36,784 added to Budget
		Mangalore Hall (replace Gutters and Roofing)	\$ 18,000	\$ -	\$ 18,000	
		Recreation Ground - Campania (Nets)	\$ 45,000	\$ -	\$ 45,000	
	C4070019	Recreation Ground - Kempton (Granstand Rails & Seating)	\$ 10,000	\$ 4,042	\$ 5,958	
		Recreation Gorund - Kempton (Lighting)	\$ 10,000	\$ -	\$ 10,000	
		Recreation Ground - Mt Pleasant (Upgrade Toilets)	\$ 13,000	\$ -	\$ 13,000	\$13K Budget c/fwd
	C4070001	Rec Ground - Parattah (Facility Development)	\$ 14,000	\$ 13,750	\$ 250	\$14K Budget c/fwd WIP \$407
		Tunbridge Park - Perimeter Fence (Safety)	\$ 7,500	\$ -	\$ 7,500	\$7.5K Budget c/fwd
COMMUNITY			\$ 2,234,284	\$ 898,867	\$ 1,335,417	

COMMUNITY CAPACITY			\$ 2,234,284	\$ 898,867	\$ 1,335,417	
	C5020001	Levendale Community Centre	\$ 8,000	\$ -	\$ 8,000	\$8K Budget c/fwd
	2017-18	Memorial Avenue Development (Island: Survey; Fencing & Aquisit	\$ 68,032	\$ 54,902	\$ 13,130	CFIG Grant - C/Fwd WIP 30/6/18
	G4070022	Memorial Avenue Development (Interps)	\$ 19,764	\$ 44,205	\$ (24,441)	Grant of \$4,764 added to Budget
			\$ 95,796	\$ 99,108	\$ (3,312)	
SAFETY						
		Road Accident Rescue Unit	\$ 3,000	\$ -	\$ 3,000	
			\$ 3,000	\$ -	\$ 3,000	
ORGANISATION SUSTAINABILITY						
	C4070011	Council Chambers - Building Improvements	\$ 10,500	\$ 1,864	\$ 8,636	\$7.5K Budget c/fwd
		Council Chambers - Works Office	\$ 5,000	\$ -	\$ 5,000	
		Floor Coverings (Works Office)	\$ 6,000	\$ -	\$ 6,000	
		Council Chambers - Damp Issues & Stonemasonry	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
	C6020003	Computer System (Hardware / Software)	\$ 42,000	\$ 26,387	\$ 15,613	
	C6020008	Telephone / Comms System	\$ 55,000	\$ 27,959	\$ 27,041	\$35K Budget c/fwd
	C9990001	Town Hall (General - Incl. Office Equip/Furniture)	\$ 8,400	\$ 7,789	\$ 611	
		Photo Reframing	\$ 3,000	\$ -	\$ 3,000	
		Computers/Phones - Councillors	\$ 21,000	\$ 15,940	\$ 5,060	
			\$ 165,900	\$ 79,939	\$ 85,961	
WORKS						
	C6020011	Kempton Depot - External Painting	\$ 10,000	\$ 18,820	\$ (8,820)	\$10K Budget c/fwd
	C6020001	Depot Relocation (Site / Concept Plans/ Amneities/ Redords Storz	\$ 358,000	\$ 543,113	\$ (185,113)	\$80K Budget c/fwd
		Minor Plant Purchases	\$ 9,500	\$ 11,448	\$ (1,948)	
	C6020008	Radio System	\$ 2,000	\$ -	\$ 2,000	
		Plant Replacement Program				
		Refer separate Schedule (Gross)	\$ 770,000	\$ 222,050	\$ 547,950	
		Light Vehicles (Gross)	\$ 210,000	\$ 153,625	\$ 56,375	
		(Trade Allowance - \$180K)				
			\$ 1,359,500	\$ 949,057	\$ 410,443	
		GRAND TOTALS	\$ 6,648,258	\$ 4,362,759	\$ 2,309,507	

	INFLOWS (OUTFLOWS) (July 2018)	INFLOWS (OUTFLOWS) (August 2018)	INFLOWS (OUTFLOWS) (September 2018)	INFLOWS (OUTFLOWS) (October 2018)	INFLOWS (OUTFLOWS) (November 2018)	INFLOWS (OUTFLOWS) (December 2018)	INFLOWS (OUTFLOWS) (January 2019)	INFLOWS (OUTFLOWS) (February 2019)	INFLOWS (OUTFLOWS) (March 2019)	INFLOWS (OUTFLOWS) (April 2019)	INFLOWS (OUTFLOWS) (May 2019)	INFLOWS (OUTFLOWS) (June 2019)	INFLOWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities													
Payments													
Employee costs	- 285,779.85	- 295,693.96	- 410,844.19	- 269,413.22	- 283,683.04	- 290,906.17	- 194,373.00	- 277,637.38	- 292,991.27	- 367,356.05	- 261,245.61	- 284,236.65	- 3,514,160.39
Materials and contracts	- 519,098.51	- 220,305.02	- 228,473.09	- 381,364.15	- 272,557.44	- 307,766.87	- 181,446.63	- 248,831.51	- 311,564.83	- 249,172.45	- 383,064.07	- 93,529.47	- 3,397,174.04
Interest	- 4,426.65	-	-	-	- 3,530.34	- 7,847.96	- 4,288.97	-	-	-	- 3,265.49	- 7,363.58	- 30,722.99
Other	- 25,671.40	- 41,219.25	- 71,621.86	- 92,680.45	- 29,909.04	- 35,452.97	- 127,530.20	- 25,699.36	- 65,056.57	- 82,298.00	- 88,295.91	- 35,478.18	- 720,913.19
	- 834,976.41	- 557,218.23	- 710,939.14	- 743,457.82	- 589,679.86	- 641,973.97	- 507,638.80	- 552,168.25	- 669,612.67	- 698,826.50	- 735,871.08	- 420,607.88	- 7,662,970.61
Receipts													
Rates	114,381.50	1,201,186.32	1,358,690.78	235,199.99	452,880.36	285,301.89	440,823.51	308,115.18	442,299.54	283,740.79	155,521.89	100,016.32	5,378,158.07
User charges	979,934.15	78,692.91	66,852.70	97,915.47	71,652.87	61,926.41	- 57,440.99	64,210.98	234,223.19	45,912.42	101,712.13	38,722.31	1,784,314.55
Interest received	15,678.88	19,293.05	16,295.02	18,406.88	18,528.99	14,239.46	21,354.28	10,579.55	31,779.00	8,282.93	33,359.95	11,611.21	219,409.20
Subsidies	-	11,751.00	-	-	-	-	-	-	-	-	-	-	11,751.00
Other revenue grants	-	425,775.75	-	-	425,775.75	-	-	425,834.84	53,815.82	-	425,684.84	1,785,705.75	3,542,592.75
GST Refunds from ATO	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	43,984.35	65,480.21	88,924.84	- 72,721.22	129,033.57	33,085.96	- 39,866.03	81,407.37	- 80,441.61	- 28,330.93	197,782.42	62,602.13	480,941.06
	1,153,978.88	1,802,179.24	1,530,763.34	278,801.12	1,097,871.54	394,553.72	364,870.77	890,147.92	681,675.94	309,605.21	914,061.23	1,998,657.72	11,417,166.63
Net cash from operating activities	319,002.47	1,244,961.01	819,824.20	- 464,656.70	508,191.68	- 247,420.25	- 142,768.03	337,979.67	12,063.27	- 389,221.29	178,190.15	1,578,049.84	3,754,196.02
Cash flows from investing activities													
Payments for property, plant & equipment	- 140,397.25	- 369,085.11	- 311,770.44	- 132,413.29	- 180,280.39	- 590,148.80	- 159,515.48	- 95,630.81	- 278,820.02	- 405,973.53	- 230,006.05	- 540,387.80	- 3,434,428.97
Proceeds from sale of property, plant & equipment	-	-	-	909.09	40,909.09	92.89	21,636.36	-	8,613.62	3,327.25	318.18	8,486.36	84,292.84
Proceeds from Capital grants	-	-	-	4,764.00	4,146.00	-	123,800.00	-	340,229.00	-	-	-	472,939.00
Proceeds from Investments	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-	-	-	-	-	-
Net cash used in investing activities	- 140,397.25	- 369,085.11	- 311,770.44	- 126,740.20	- 135,225.30	- 590,055.91	- 14,079.12	- 95,630.81	70,022.60	- 402,646.28	- 229,687.87	- 531,901.44	- 2,877,197.13
Cash flows from financing activities													
Repayment of borrowings	- 6,781.93	-	-	-	- 14,013.38	- 17,144.62	- 6,919.61	-	-	-	- 14,278.23	- 17,629.00	- 76,766.77
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-
Net cash from (used in) financing activities	- 6,781.93	-	-	-	- 14,013.38	- 17,144.62	- 6,919.61	-	-	-	- 14,278.23	- 17,629.00	- 76,766.77
Net increase/(decrease) in cash held	171,823.29	875,875.90	508,053.76	- 591,396.90	358,953.00	- 854,620.78	- 163,766.76	242,348.86	82,085.87	- 791,867.57	- 65,775.95	1,028,519.40	800,232.12
Cash at beginning of reporting year	11,567,278.62	11,739,101.91	12,614,977.81	13,123,031.57	12,531,634.67	12,890,587.67	12,035,966.89	11,872,200.13	12,114,548.99	12,196,634.86	11,404,767.29	11,338,991.34	11,567,278.62
Cash at end of reporting	11,739,101.91	12,614,977.81	13,123,031.57	12,531,634.67	12,890,587.67	12,035,966.89	11,872,200.13	12,114,548.99	12,196,634.86	11,404,767.29	11,338,991.34	12,367,510.74	12,367,510.74

PROGRAM	YTD ACTUAL (as at 30 June 19)	YTD BUDGET (as at 30 June 19)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	3,141,211	3,176,074	34,863	98.90%	3,176,074
Bridges	397,580	372,719	24,861	106.67%	372,719
Walkways	218,949	194,893	24,056	112.34%	194,893
Lighting	82,146	86,520	4,374	94.94%	86,520
Irrigation	117	-	117	-	-
Drainage	71,529	80,042	8,513	89.36%	80,042
Waste	923,953	825,180	98,773	111.97%	825,181
Public Toilets	75,543	64,173	11,370	117.72%	64,173
Communications	-	-	-	-	-
Signage	7,202	7,575	373	95.08%	7,575
INFRASTRUCTURE TOTAL:	4,918,229	4,807,176	-111,053	102.31%	4,807,177
GROWTH					
Residential	-	-	-	-	-
Business	444,421	408,942	35,479	108.68%	1,173,941
Tourism	19,629	43,950	24,321	44.66%	43,950
Agriculture	-	-	-	-	-
GROWTH TOTAL:	464,050	452,892	11,158	102.46%	1,217,891
LANDSCAPES					
Heritage	312,495	298,547	13,948	104.67%	298,546
Natural	187,947	173,266	14,681	108.47%	173,266
Cultural	7,201	9,600	2,399	75.01%	9,600
Regulatory	711,577	792,083	80,506	89.84%	792,083
Climate Change	-	10,047	10,047	-	10,047
LANDSCAPES TOTAL:	1,219,221	1,283,543	64,322	94.99%	1,283,542
LIFESTYLE					
Youth	281,241	257,126	24,115	109.38%	257,126
Aged	383	2,500	2,117	15.33%	2,500
Childcare	5,130	7,500	2,370	68.40%	7,500
Volunteers	36,340	40,000	3,660	90.85%	40,000
Access	-	-	-	-	-
Public Health	11,137	10,093	1,044	110.35%	10,093
Recreation	382,690	473,711	91,021	80.79%	473,710
Animals	108,815	105,552	3,263	103.09%	105,552
Education	-	-	-	-	-
LIFESTYLE TOTAL:	825,737	896,482	70,745	92.11%	896,481
COMMUNITY					
Retention	-	-	-	-	-
Capacity	57,489	27,925	29,564	205.87%	27,925
Safety	34,091	56,650	22,559	60.18%	56,650
Consultation	14,874	23,425	8,551	63.50%	23,425
COMMUNITY TOTAL:	106,455	108,000	1,545	98.57%	108,000
ORGANISATION					
Improvement	97,769	104,984	7,215	93.13%	104,984
Sustainability	2,337,650	2,256,362	81,288	103.60%	2,256,362
Finances	288,147	296,680	8,533	97.12%	296,680
ORGANISATION TOTAL:	2,723,566	2,658,026	65,540	102.47%	2,658,026
TOTALS	10,257,257	10,206,119	51,138	100.50%	10,971,117

17.3.2 ADOPTION OF THE 2019 / 2020 RATES AND CHARGES RESOLUTION

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 18 JULY 2019

ISSUE

Formal adoption of the 2019 / 2020 Rates and Charges Resolution under the *Local Government Act 1993* and the *Fire Service Act 1979*.

DETAIL

The following Rates & Charges Resolution (draft) has been based on the outcome of discussions through the budget workshops.

2019 / 2020 RATES AND CHARGES RESOLUTION - SOUTHERN MIDLANDS COUNCIL

THAT pursuant to the *Local Government Act 1993* and the *Fire Service Act 1979*, the Southern Midlands Council ("Council") makes the following rates and charges upon rateable land within the municipal area of Southern Midlands ("the municipal area") for the period 1 July 2019 to 30 June 2020:

1. General Rates

- (a) Pursuant to section 90 of the *Local Government Act 1993* ("the Act"), Council makes a general rate of 8.6073 cents in each dollar of the Assessed Annual Value ("AAV") for all rateable land within the municipal area shown on the valuation list, prepared under the *Valuation of Land Act 2001* ("the Valuation List"), subject to a minimum amount payable of \$320.00 pursuant to section 90(4) of the Act.
- (b) Pursuant to section 107(1)(a) of the Act, Council declares that the general rate of 8.6073 cents in the dollar of the AAV (as previously made) varies within the municipal area according to the classification of that land in the Valuation List as follows:
 - (i) For land in the municipal area that is classified as primary production in the Valuation List (both land that is classified as vacant and land that is not vacant), the general rate is varied by reducing the amount of 8.6073 cents in the dollar of the AAV by 0.2037 cents, to 8.4036 cents in the dollar of the AAV; and
 - (ii) For land in the municipal area that is classified as residential in the Valuation List (excluding vacant residential land), the general rate is varied by reducing the amount of 8.6073 cents in the dollar of the AAV by 1.2542 cents, to 7.3531 cents in the dollar of the AAV; and
 - (iii) For land in the municipal area that is classified as residential in the Valuation List and identified as vacant residential land, the general rate is varied by

reducing the amount of 8.6073 cents in the dollar of the AAV, by 0.9344 cents, to 7.6729 cents in the dollar of the AAV.

2. Waste Management Charge

(a) Pursuant to section 94(3) of the Act, Council makes the following variable service charge in respect of the service of waste management, to be called the 'Waste Management Charge', upon all rateable land. Council declares that the charge is to be calculated in accordance with the following formula:

(i) for rateable land upon which a dwelling or dwellings are constructed, as recorded in the Valuation List:

Waste Management Charge = \$165.00 x D, where D is the number of dwellings on the rateable land capable of being occupied as stated in the Valuation List.

(ii) for rateable land upon which no dwelling is constructed, as recorded in the Valuation List:

Waste Management Charge = \$55.00

3. Garbage Removal Charge

(a) Pursuant to section 94(1) of the Act, Council makes the following separate services charge upon all rateable land in respect of the service of waste management, to be called the 'Garbage Removal Charge', of \$170.00.

(b) Pursuant to section 94(3A) of the Act, Council declares that the Garbage Removal Charge is varied according to the level of service provided as follows:

(i) for the land identified by Property Identification Number 3124789, the Garbage Removal Charge is \$3,570.00;

(ii) for land to which the Council does not provide a fortnightly garbage removal service and kerbside recycling service, the Garbage Removal Charge is \$0.00.

4. Fire Service Contributions

(a) Pursuant to section 93A of the Act and the *Fire Services Act* 1979, Council makes the following fire protection service rate:

(i) for all rateable land within the Oatlands & Kempton Volunteer Brigade Rating District, an amount of 0.3975 cents in the dollar on the AAV, subject to a minimum amount of \$41.00;

(ii) for all other rateable land in the municipal area, an amount of 0.3612 cents in the dollar on the AAV, subject to a minimum amount of \$41.00.

5. Instalments

- (a) These rates and charges are for the year commencing 1st July 2019 and ending 30th June 2020 and are payable by four (4) equal instalments, the first payable 30 days after the issue of the rates notices, the second by 4.30 p.m. on 29th November 2019, the third by 4.30 p.m. on 31st January 2020 and the fourth by 4.30 p.m. on 31st March 2020.
- (b) Where a ratepayer elects to enter into an arrangement to pay the current rates and charges by monthly, fortnightly, or weekly instalments via one of the electronic payment options (including direct debit), then the instalment amounts will be calculated to settle the debt by 30th June 2020. Penalty and interest will not be applied on any of the 2019-20 rates and charges at the relevant date, provided that the instalment arrangements are adhered to. In the event of default, penalty and interest is to be calculated on the outstanding amounts.

6. Late Payments

- (a) Pursuant to section 128(1)(c) of the Act, Council will apply a penalty and charge a daily amount of interest, if any rate or instalment is not paid on or before the date they fall due, in accordance with the following:
 - (i) Penalty: A penalty of 5% of the unpaid rate or instalment applies to any amount that is not paid on or before the date it falls due; and
 - (ii) Interest: In addition to the penalty, a daily interest will apply to any unpaid rate or instalment that are not paid on or before the date they fall due, at the rate of 7.5% per annum, and is to be calculated on a daily basis for the period during which it remains unpaid.

7. Discount

- (a) Pursuant to section 130 of the Act, a discount of 1.7% will apply to all rates and charges paid in full within 30 days after the date of issue. This discount is not applicable to rates and charges which are paid by instalments.

RECOMMENDATION

THAT Council adopt the 2019-2020 Rates and Charges resolution as presented.

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr A Bisdee OAM

THAT Council adopt the 2019-2020 Rates and Charges resolution as presented.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

Nil.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

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>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Clr R McDougall, seconded by Clr A Bisdee OAM

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

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A E Bisdee OAM	√	
Clr D F Fish	√	
Clr R McDougall	√	

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 PERSONNEL MATTER

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

DECISION

Moved by Cllr A Bisdee OAM, seconded by Cllr D Fish

THAT Council move out of “Closed Session”.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A E Bisdee OAM	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 12.33 p.m.

Parattah Progress Association AGM

26 June 2019

Meeting opened at 7pm

Present: Brian Chatters, Belinda Chatters
Mark Wilson, Richard Clark, Gordon Clark,
Brady Robins, Colin Johnson, Don Fish

Apologies: Leanne Wilson (Treasurer) ~~Mark Wilson~~
Shane Porter

Richard Clark moved last minutes of meeting to be true
+ correct, Second Colin Johnson

Business Arising

Need Keys for paper towel / toilet roll holder

Toilet roll holders Brady going to get some

Need a floor polisher of some kind

Matching Stools to be purchased.

Put in for small grant for concrete slab

Cupboards in kitchen to be cleaned - Bindi will do

Chase up on new toilets - Brian to do

Treasurers Report

Balance at 1 July 8,174.79

8,084.47

Mark Wilson moved treasurers report to be true +
correct, Second Colin Johnson

Nomination for President
Elected and unopposed

Brian Chatters
Accepted

Nomination for Treasurer
Elected and unopposed

Leanne Wilson
Accepted

Nomination for Secretary
Elected and unopposed

Belinda Chatters
Accepted

No correspondence

Next meeting to be arranged

meeting closed at 7.28 pm



WASTE STRATEGY SOUTH

MINUTES

Minutes of a meeting of Waste Strategy South (WSS) held on Tuesday 9 July 2019
commencing at 11:00 am in the Elizabeth Street Conference Room, Hobart City Council,
Macquarie Street, Hobart

Present:

Brighton Council - Councillor Leigh Gray and Heath Macpherson
Clarence City Council - Alderman Beth Warren and Ross Graham
Derwent Valley Council - Councillor Julie Triffett and David Bradford
Glenorchy City Council - Ted Ross
Hobart City Council - Alderman Tanya Denison and Glenn Doyle
Huon Valley Council - Deputy Mayor Sally Doyle, Amanda Blakney and Martin Conlan
Tasman Council - Councillor Jan Barwick
Sorell Council - Mayor Kerry Vincent and Russell Fox
Southern Midlands Council - Mayor Alex Green (Chair) and Graham Green

Guests:

Garage Sale Trail - Darryl Nichols

Observers:

Hobart City Council - David Beard

Apologies:

Central Highlands Council - Deputy Mayor Jim Allwright
Glamorgan Spring Bay Council - Melanie Kelly and Tony Pollard
Kingborough Council - Stuart Baldwin and David Reeve
Southern Midlands Council - David Cundall

1. Opening and Welcome

The Chair, Mayor Green, welcomed all attendees to the meeting and declared the meeting open at 11.05 am. As this was the first meeting of Waste Strategy South (WSS) since the October 2018 Local Government Elections, the Chair invited members to introduce themselves to the group.

2. Apologies

Apologies were noted (as listed above).

3. Guest Speaker - Darryl Nichols, Co-founder of the Garage Sale Trail

The Garage Sale Trail (GST) provides councils and waste groups with a platform to achieve their strategic policy objectives relating to waste education; waste minimisation; reuse; illegal dumping and community engagement.

The GST debuted in 2013 via a strategic partnership with the Northern Tasmanian Waste Management, Waste Strategy South and the Local Government Association of Tasmania.

Participation rates since 2013 have continued to grow with 212 garage sales held in 2013 compared with 888 garage sales held in 2018.

In terms of data collected in 2018, there were 13,945 sellers and shoppers who participated in the Trail with 90 per cent of sellers saying they were more conscious about waste and understanding their role in reducing it. 72 per cent of sellers would not have otherwise held a garage sale in the last 12 months with 53 per cent of items sold being homewares. Over 80 per cent of participants intended to donate their unsold items to charity with another 45 per cent intending to hold another garage sale.

The 2019 GST will be held on 19 and 20 October with the theme being Secondhand First Choice. Councils are encouraged to promote the program locally through council channels using the ready-made campaign materials provided and generate local media using the media templates and other GST resources.

The Garage Sale Trail 'Blazer' can be booked this year via councilmanager@garagesaletrail.com.au

Key timings for this year's GST are:

- May - Program commitment from councils
- July - council on-boarding sessions
- 10 August - campaign launch
- August through to October - activation of media and council channels
- 19 and 20 October - Garage Sale Trail weekend
- November - delivery of local and regional impact report
- February/March 2020 - group debrief

Into the future, the GST would like to see Tasmanian communities continue to embrace the Program as we have the highest rates of participation and reuse per sale in the country. The GST is also keen to establish a national community partnership and expand to the Mens Shed.

Mr Nicholls advised WSS members that in order for their individual councils to engage with GST they should make direct contact with GST.

Council secondhand reuse shops can be listed on the GST website as participants in the October weekend - Mr Nicholls indicated that there were over 400 'tip shops' listed across the country.

Mr Nicholls suggested that there are good Elected Member media opportunities which can sell the GST message.

It was agreed that Mr Nicholls would present again to the group in January 2020 with the outcomes of the 2019 GST.

4. Container Refund Scheme and Draft Waste Action Plan

WSS members discussed the State Government's announcement to introduce a container deposit refund scheme and the recently announced draft Waste Action Plan. The draft Waste Action Plan provides a framework for discussion with Local Government, business and the community on the best way to address the waste and resource recovery challenges that face Tasmania. The Action Plan identifies the actions the Tasmanian Government will take to tackle waste and recycling problems, in particular the Government's commitment to replace the current voluntary regional council waste levies with a legislated statewide waste levy and to introduce a Container Refund Scheme (CRS).

Based on the discussion around this topic, it was agreed that a small group of members would be convened to identify high level principles that could form the basis of a submission to the State Government (noting that submissions are due by COB on 7 October).

The working group is Mayor Green (Chair); Glenn Doyle (Hobart City Council); Ross Graham (Clarence City Council); Ted Ross (Glenorchy City Council) and Amanda Blakney (Huon Valley Council). It was noted that any submission would need to be consistent with an LGAT submission and that it would be worthwhile to see what the other Waste Groups are including in their submissions.

5. Feasibility Study into Statewide Waste Management Arrangement

The group noted that Part A of the Feasibility Study has been completed and that Part B is now almost complete, however, there may need to be some changes given the release of the draft Waste Action Plan.

6. Statewide MOU - Joint Communication May Activities and Updated Communications Plan

WSS members noted that updated Communications Plan and May activities. The group were reminded that the Southern Tasmanian Councils Authority (STCA) has committed \$30,000 during 2019/20 to support the Statewide MOU on Communications.

7. Waste Synergies Draft Paper February 2019

Mr Doyle provided an introduction to the Waste Synergies Draft Paper which has been completed by Resonance Consulting. Mr Doyle advised that Resonance Consulting were engaged to undertake work in relation to Household Hazardous Waste and the development of a Strategic Plan for the Southern region. As a result of WSS going into a short term hiatus (October Council elections; STCA membership discussions), Resonance Consulting were asked to review existing council waste strategies which could be developed into a strategic plan. WSS noted the paper and agreed that it will be able to provide guidance to the group.

The group discussed waste issues which require addressing - Household Hazardous Waste and Food Organics and Garden Organics (FOGO) and the opportunities there may be for councils to contribute to projects in line with their budget cycles.

It was noted that having a person driving activities, such as the consultant Resonance Consulting, meant that projects were progressed.

It was agreed that the Resonance Consulting draft paper on Household Hazardous Waste be circulated to the group, noting that it is a work in progress.

8. Next Steps

It was acknowledged that the fate of WSS is somewhat tied to the future of the STCA and where the State Government is heading in terms of waste as an issue. A number of options were raised including seed funding from the STCA or voluntary funds from council to support WSS and its projects.

9. Other Business

Mr Graham advised that the Clarence City Council has received a Notice of Motion from an Elected Member in relation to **Illegal Dumping Squads** (teams that specialise in combatting and preventing illegal dumping). Mr Graham advised that Clarence will formally write to WSS in relation to this matter. It was agreed that this would be added to the agenda for the next meeting.

David Beard, the City of Hobart's Manager Cleansing and Solid Waste, addressed the meeting to provide an update on **SKM** and upcoming court action in relation to unpaid accounts. Mr Doyle advised that he would provide information to the group on where recycling materials go after they leave the Lutana facility.

Mr Ross raised the matter of **FOGO** in order to explore if there is interest amongst other councils in a regional facility.

10. Next Meeting

It was agreed that the next meeting would be held on **Tuesday 20 August 2019** at 11am in the Elizabeth Street Conference Room, Town Hall, Hobart.



**SOUTHERN TASMANIAN COUNCILS AUTHORITY
DRAFT MINUTES**

**Minutes of a special meeting of the Southern Tasmanian Councils Authority held on
27 May 2019 commencing at 12.00pm in the Lord Mayor's Court Room, Town Hall,
Hobart**

Present: Brighton Council – Mayor Tony Foster, Mr Ron Sanderson and Mr James Dryburgh
Central Highlands Council – Mayor Loueen Triffitt
Derwent Valley Council – Mayor Ben Shaw
Hobart City Council – Lord Mayor Anna Reynolds (Chair) and Mr Nick Heath
Huon Valley Council – Mayor Bec Enders and Mr Emilio Reale
Sorell Council – Mayor Kerry Vincent and Mr Robert Higgins
Southern Midlands Council – Mayor Alex Green and Mr Tim Kirkwood
Tasman Council – Mayor Kelly Spaulding and Ms Kim Hossack

Apologies: Central Highlands Council – Ms Lyn Eyles
Clarence City Council – Mayor Doug Chipman and Mr Andrew Paul
Derwent Valley Council – Mr Greg Winton
Glamorgan/Spring Bay Council – Mayor Debbie Wisby and Ian Pearce
Glenorchy City Council – Mayor Kristie Johnston and Mr Tony McMullen
Kingborough Council – Mayor Dean Winter and Mr Gary Arnold



1. Welcome and apologies

The Chair opened the meeting at 12.07pm and welcomed members to the meeting with apologies for the meeting being noted and listed above.

As the Lord Mayor had another commitment and was unable to stay for the entire meeting, the Board resolved to appoint Mayor Vincent to chair the meeting.

Moved: Mayor Triffitt

Seconded: Mayor Spaulding

CARRIED

2. Confirmation of the minutes of the ordinary meeting of the Southern Tasmanian Councils Authority held on 18 March 2019

RECOMMENDATION

That the minutes of the ordinary meeting of the Southern Tasmanian Councils Authority (STCA) Board Meeting held on 18 March 2019 be confirmed as a true record of that meeting.

Moved: Mayor Green

Seconded: Mayor Shaw

CARRIED

3. Matters Arising

Nil

**4. STCA Workshop and 2019/20 Work Plan
2019/20 Work Plan**

Mayor Vincent provided an overview of the matters which were discussed at the Governance and Audit Committee meeting held on 21 May with the Committee being supportive of the inclusion in the 2019/20 Work Plan of the Regional Climate Change Initiative (RCCI), Waste Strategy South (WSS) and any further required work on the Local Provision Schedules.

The Committee was supportive of participating in the Garage Sale Trail for 19/20 and 20/21 and offering exiting members (Clarence, Glenorchy and Kingborough) an opportunity to participate in RCCI and WSS for a nominal fee.

Mayor Vincent reiterated that the Committee feels communication is an area that the STCA can work on with agreement that an executive summary/communique be provided after each meeting, as well as media releases, maintaining the Mayors Roundtable and asking members to host Board meetings.



Issues raised as part of this discussion included what impact the resignation of Clarence, Glenorchy and Kingborough will have on the STCA Rules. Mr Heath advised that this matter was discussed at the Governance and Audit Committee meeting and it was agreed to have the Rules in mind particularly around the numbers required for a quorum (7 members) and voting. Mr Heath also advised members that the Authority should be thinking about transition arrangements for secretariat services particularly if there were any changes in arrangements with the City of Hobart.

The Acting Chair then called for nominations for the positions of Chair of the Regional Climate Change Initiative and Waste Strategy South.

The Lord Mayor nominated Mayor Enders as Chair of the Regional Climate Change Initiative. The nomination was seconded by Mayor Spaulding, accepted by Mayor Enders and carried by the Board.

Mayor Foster nominated Mayor Green as Chair of Waste Strategy South. The nomination was seconded by Mayor Shaw, accepted by Mayor Green and carried by the Board.

It was confirmed that the STCA has two representatives on the Destination Southern Tasmania Board – Tim Short (City of Hobart) and Rachel Power (Derwent Valley Council).

It was agreed that Mr Dryburgh would provide future reports from the Planning Technical Reference Group.

Workshop

Mayor Vincent invited comments on how the STCA is to operate going forward. There was support for a greater cooperative approach to issues with a number of suggestions including electric vehicle charging stations, transport, renewable energy and the increasing demand for sporting complexes.

Mr Kirkwood suggested an environmental scan to identify what the State Government is doing and what opportunities exist for the STCA. Mayor Enders spoke about the State of the Regions report which would also assist the STCA in guiding its activities. The Secretariat agreed to secure a copy of the report.

It was suggested that an approach be made to the Department of State Growth requesting a briefing from the General Manager State Roads and Deputy Secretary Transport Services to provide a briefing on transport related issues.

The Board was also supportive of building the image of the STCA through media releases and other associated communications. It was agreed that a media release welcoming the Morrison Government's commitments to Southern Tasmania as part of the recent election campaign be produced.



Recommendations

The STCA Board confirmed the following projects for inclusion in the 2019/20 STCA Work Plan:

- **Regional Climate Change Initiative**
 - **Regional Climate Change Strategy**
 - **Regional Coastal Hazards Strategy**
 - **Regional and Municipal Climate Profiles**
- **Waste Strategy South**
 - **Communications MOU**
- **Regional Planning**

The STCA supported participation in the Garage Sale Trail for 2019/20 and 2020/21 at an approximate cost of \$12,800 per year for two years.

Mayor Enders be appointed as Chair of the Regional Climate Change Initiative.

Mayor Green be appointed as Chair of Waste Strategy South.

Clarence City, Glenorchy City and Kingborough Councils be invited to participate in the Regional Climate Change Initiative and Waste Strategy South for a fee of \$2000 and that this arrangement be confirmed through a Memorandum of Understanding.

The STCA increase its communications internally (executive summary/communiqué to be provided to Mayors for presentation at Council meetings), externally (media releases/opinion pieces) and amongst Mayors (continue Mayor's Roundtable meetings).

STCA Board meetings be rotated around member councils.

CARRIED

5. 2019/20 Draft Budget

The Board noted that the main items in the 2019/20 draft Budget were the key projects of Regional Climate Change Initiative and Waste Strategy South. The State Government conditional grant for regional planning has also been included along with the costs associated with administrative services.

It was noted that the STCA website is not that informative and perhaps an STCA Facebook page would be better.

Recommendation

The STCA approved the 2019/20 draft Budget.

Moved: Mayor Foster

Seconded: Mayor Triffitt

CARRIED



6. Garage Sale Trail Proposal

The STCA Board discussed the Garage Sale Trail proposal and agreed to support the program.

Recommendation

The STCA supported the Garage Sale Trail Project at a cost of \$12,800 to member councils in 2019/20, noting that a two year commitment to this project is required.

Moved: Mayor Green

Seconded: Mayor Foster

CARRIED

7. 30 April 2019 Financial Statement

The STCA Board noted the 30 April 2019 Financial Statement

Recommendation

The STCA noted the financial position to 30 April 2019 Financial Statement.

Moved: Mayor Triffitt

Seconded: Mayor Enders

CARRIED

8. Governance and Audit Committee Meeting Draft Notes – 21 May 2019

Mayor Vincent advised that what was discussed at the Governance and Audit Committee on 21 May has largely formed the basis of today's discussion around the 2019/20 workplan and the STCAs future.

Mayor Shaw did raise the matter of Mayor Chipman's Deputy Chair role on the Governance and Audit Committee.

9. Other Business

There was no other business.

10. Next Meeting

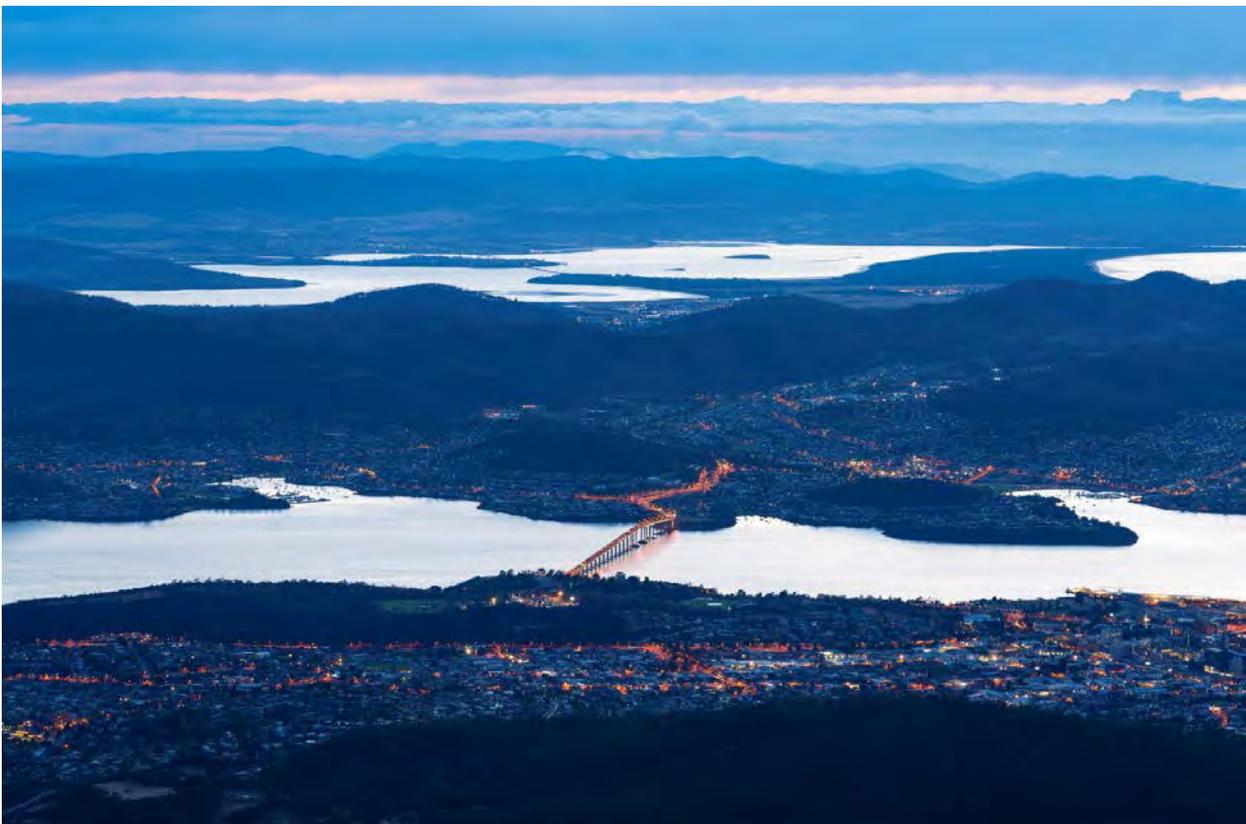
It was agreed that the next meeting would take place on Monday 12 August at Tasman Council.

Meeting closed at 1.38pm

Southern Tasmanian Councils Authority

Quarterly Report to Members

June 2019



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 2019. 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

Image Credit: View of Hobart and Tasman Bridge from kunanyi / Mt Wellington – Luke Tscharke

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- Garage Sale Trail 3
- Financial Report for period ending 30 April 2019 3



Quarterly Report to Member Councils June 2019

The Authority held one Ordinary Board Meeting on 27 May 2019.

Matters considered at this meeting included:

- **Future Directions Workshop and 2019/20 Work Plan**
- **2019/20 Draft Budget**
- **Garage Sale Trail**
- **Financial Report for period ending 30 April 2019**



ORDINARY BOARD MEETING – 27 MAY 2019

FUTURE DIRECTIONS WORKSHOP AND 2019/20 WORK PLAN

The STCA Board members participated in a workshop relating to its future operating environment.

As part of that workshop, the Board agreed to support the following projects:

- Regional Climate Change Initiative which includes the following sub-projects:
 - Regional Coastal Hazards Strategy
 - Regional Climate Change Strategy
 - Regional and Municipal Climate Profiles
- Waste Strategy South
 - Communications Memorandum of Understanding
 - Garage Sale Trail
- Regional Planning

As part of the discussion during the workshop, the STCA elected Mayor Bec Enders as the Chair of the Regional Climate Change Initiative and Mayor Alex Green as the Chair of Waste Strategy South.

The recent decisions of the Clarence City, Glenorchy City and Kingborough Councils to withdraw from the Authority effective 30 June 2019 were discussed with the Board agreeing to extend an invitation to these councils to participate in the Regional Climate Change Initiative and Waste Strategy South in order to achieve a truly regional focus on these important issues.

The STCA Board members discussed the importance of communication and agreed to provide communiques following each meeting which provides a summary update on the matters discussed which can then be shared with other elected members.

There was agreement that the Mayors Roundtable continue as these sessions provided elected members with an opportunity to discuss matters, share ideas and network.

The Board requested that an invitation be sent to the Department of State Growth requesting a briefing on key transport issues in the southern region.

It was agreed to hold the next STCA Board meeting at Tasman Council on 12 August 2019.

2019/20 DRAFT BUDGET

The Board approved the 2019/20 budget which has a strong emphasis on regional projects including the Regional Climate Change Initiative and Waste Strategy South.

GARAGE SALE TRAIL

The STCA Board agreed to support the Garage Sale Trail, Australia's biggest reuse, waste education and community event which is supported by 150 councils Australia-wide and 350,000 participating Australians.

Tasmanian councils were early adopters of the Garage Sale Trail which debuted in Tasmania in 2013 via a strategic partnership with the then Southern Waste Strategy Authority (SWSA), Northern Tasmanian Waste Management Group (NTWMG) and the Local Government Association of Tasmania (LGAT). Since that time local community support has grown year-on-year and today Tasmanian communities have achieved the highest levels of per capita participation and program impacts of anywhere in Australia.

The STCA is proud to support the Garage Sale Trail for 2019/20 and 2020/21.



FINANCIAL REPORT FOR PERIOD ENDING 30 APRIL 2019

The Board considered the financial report for the period ending 30 April 2019 and noted that with 83 per cent of the financial year having elapsed, \$115,671 has been spent and \$650,538 in income has been received. A copy of the April 2019 financial report is provided below.

STCA - FINANCIAL STATEMENT - APRIL 2019	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET
Administration					
Expenses					
Licences - ICT	671	4,000	3,329	83.2%	4,800
Website Development	3,564	3,330	(234)	(7.0 %)	4,000
Postage	-	-	-	-	-
Catering	810	1,725	915	53.0%	2,000
Contractor Services - Administration	1,550	-	(1,550)	-	-
Contractor Services - Media Management	(2,000)	-	2,000	-	-
Contractor Services - Land Mapping Project	2,382	0	(2,382)	-	-
Consultancy - Business Management	0	9,786	9,786	-	28,050
Contractors - Auditors	5,500	5,500	-	-	5,500
Subtotal EXPENSES	12,477	24,341	11,864	48.7%	44,350
Revenue					
Unspent Grants/Opening Funds B/F	(284,848)	(284,848)	-	-	(284,848)
Other Fees and Charges	(71,400)	(71,400)	-	-	(71,400)
Subtotal REVENUE	(356,248)	(356,248)	-	-	(356,248)
Subtotal Administration	(343,771)	(331,907)	11,864	(3.6 %)	(311,898)
Climate Change Adaptation Project					
Expenses					
Contractor Services - Regional Energy Use	1,527	-	(1,527)	-	-
Contractor Services - Regional Climate Change Strategy	-	30,000	30,000	-	40,000
Contractor Services - Regional Climate Council Template	-	30,000	30,000	-	40,000
Contractor Services - Regional Coastal Strategy	-	30,000	30,000	-	40,000
Consultancy Environmental	19,440	-	(19,440)	-	-
Subtotal EXPENSES	20,967	90,000	69,033	76.7%	120,000
Revenue					
Unspent Grants/Opening Funds B/F	(46,272)	(46,272)	-	-	(46,272)
Other Contributions	(105,000)	(105,000)	-	-	(105,000)
Subtotal REVENUE	(151,272)	(151,272)	-	-	(151,272)
Subtotal Climate Change Adaptation Project	(130,305)	(61,272)	69,033	(112.7 %)	(31,272)
Climate Change Communication Project					
Expenses					
Subtotal EXPENSES	-	-	-	-	-
Revenue					
Unspent Grants/Opening Funds B/F	(23,090)	(23,090)	-	-	(23,090)
Subtotal REVENUE	(23,090)	(23,090)	-	-	(23,090)
Subtotal Climate Change Communication Project	(23,090)	(23,090)	-	-	(23,090)
Waste Strategy South					
Expenses					
External Labour Charges	453	6,660	6,207	93.2%	8,000
Consultancy - Business Management	1,751	24,000	22,249	92.7%	28,800
Consultancy - Business Management - Regional Waste Strategy	19,260	33,330	14,070	42.2%	40,000
Consultancy Environmental	4,980	83,330	78,350	94.0%	100,000
Communications	12,718	29,160	16,442	56.4%	35,000
Subtotal EXPENSES	39,161	176,480	137,319	77.8%	211,800
Revenue					
Unspent Grants/Opening Funds B/F	(52,428)	(52,428)	-	-	(52,428)
Subtotal REVENUE	(52,428)	(52,428)	-	-	(52,428)
Subtotal Waste Strategy South	(13,267)	124,052	137,319	110.7%	159,372
Regional Planning Initiative					
Expenses					
Contractor Services - Environmental	43,066	-	(43,066)	-	-
Subtotal EXPENSES	43,066	-	(43,066)	-	-
Revenue					
Unspent Grants/Opening Funds B/F	(67,500)	(67,500)	-	-	(67,500)
Subtotal REVENUE	(67,500)	(67,500)	-	-	(67,500)
Subtotal Regional Planning Initiative	(24,435)	(67,500)	(43,066)	63.8%	(67,500)
Total Operating					
Expenditure	115,671	290,821	175,150	60.2%	376,150
Income	(650,538)	(650,538)	-	-	(650,538)
Net Operating	(534,867)	(359,717)	175,150	(48.7 %)	(274,388)



APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Commercial, Industrial, Forestry and other Non- Residential development
Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name

Postal Address Phone No:

Fax No:

Email address

Applicant Name
(if not owner)

Postal Address Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development:

Certificate of Title No Volume No Lot No:

Description of Use

Development on site

current use of land and building

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015
Attach additional information if required.

E.g. Are there any existing buildings on this title?
If yes, what is the main building used as?

Is the property Heritage Listed Please tick ✓ answer

Yes No

Signage Is any signage proposed? Please tick ✓ answer

Yes No

Business Details	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
	Weekdays				Weekdays			
	Sat				Sat			
	Sun				Sun			

Number of existing employees: Number of proposed new employees:

Traffic Movements	Number of commercial vehicles servings the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces	How many car spaces are currently provided		How many new car spaces are proposed	

Please tick ✓ answer

Is the development to be staged: Yes No

Is the development to be staged, If yes	Described proposed stages		Described period of proposed stages	
---	---------------------------	--	-------------------------------------	--

Proposed Material Types	What are the proposed external wall colours		What is the proposed roof colour	
	What is the proposed external wall materials		What is the proposed roof materials	
	What is the proposed new floor area m ²		What is the estimated value of all the new work proposed	\$

If yes attach details: size, colours, fonts, location

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme.

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature	Applicant Name (print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Land Owner(s) Signature	Land Owners Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Land Owner(s) Signature	Land Owners Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Our Ref: 18.289

Measured form and function

2 May 2019

6ty Pty Ltd
ABN 27 014 609 900

Mr Tim Kirkwood
General Manager
Southern Midlands Council
By Email: mail@southernmidlands.tas.gov.au

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Dear Tim,

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Launceston 7250
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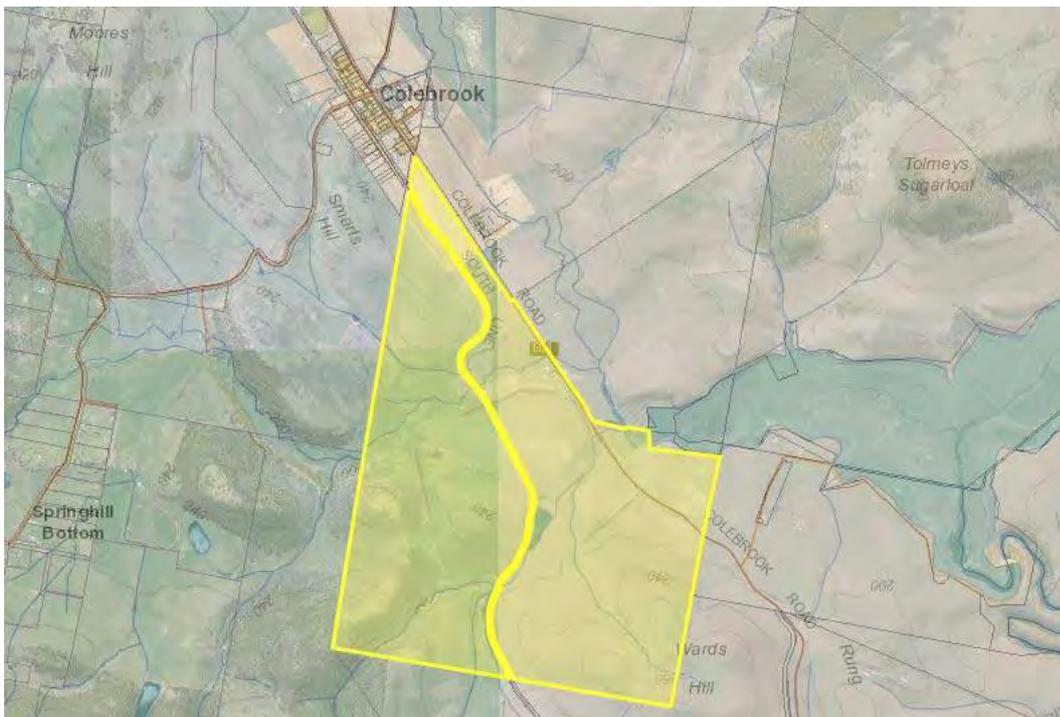
DEVELOPMENT APPLICATION - PARTIAL CHANGE OF USE OF SITE TO BENEDICTINE MONASTERY - 2495 COLEBROOK ROAD, COLEBROOK

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Please find enclosed a development application for the change of use of part of a site to a Benedictine Monastery on land located at 2495 Colebrook Road, Colebrook (the site - refer to Figure 1). The development application includes the following documents:

1. completed permit application form;
2. cover letter detailing the proposed development;
3. certificate of title for the site;
4. development plans; and
5. conservation management plan and heritage impact assessment.

Figure 1 - image showing the full extent of the site which is located just south of Colebrook.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

1. Planning Overview

Location	2495 Colebrook Road, Colebrook
Title Information	123549/1
Planning Instrument	<i>Southern Midlands Interim Planning Scheme 2015 (the Scheme)</i>
Zoning	27.0 - Significant Agriculture
Use	<ul style="list-style-type: none"> - Community meeting and entertainment (monastery) - Residential (communal residence)
Development	Construction of buildings and corresponding site works
Special Provisions	9.5 - Change of Use of a Heritage Place
Status	Discretionary (subject to Clause 9.5 of the Scheme)

2. Subject Site and Locality

The site is a large irregular shaped lot approximately 325ha in area. It is located to the south of Colebrook and has approximately 1.67km of frontage to Colebrook Road along its eastern boundary before the road dissects the eastern corner of the site. The South Line railway meanders through the middle of the site in a general north-south alignment.

Topography within the site includes three distinct hills which are located in the north-western, south-western and south-eastern quadrants of the site and reach an elevation of 245m or above. The land slopes moderately away from the hills toward a valley formed by Jerusalem Creek which crosses through the middle of the site on a general east-west alignment. Flatter areas of the site include the valley following Jerusalem Creek and land along the eastern side between Colebrook Road and the railway. The flatter plains sit at an elevation of between 175m and 180m.

The specific area of the site that will contain the proposed use and development is situated approximately 1.5km to the south of Colebrook. It is defined by a curtilage that is bordered by Colebrook Road to the east, Jerusalem Creek to the north and a row of vegetation to the west and south. It has an area of approximately 1.8ha and contains an existing two storey sandstone dwelling located adjacent to Colebrook Road, shearing shed and associated sheep handling yard, perimeter vegetation plantings and several other farm outbuildings (refer to Figure 2). Land outside this area will continue to be used for a variety of agricultural activities which include mixed cropping and grazing.

The adjoining lot to the west is located approximately 717m from the curtilage of the proposal and the adjoining land to the south is located approximately 1.5km from the curtilage of the proposal. Surrounding land to the south and west generally comprise large lots that are characterised by a rural and natural landscape aesthetic. They include open areas that support pasture for grazing and remnant vegetation on steeper slopes and elevated locations.

Figure 2 - aerial image illustrating the curtilage of the area of the site that is relevant to the proposal.

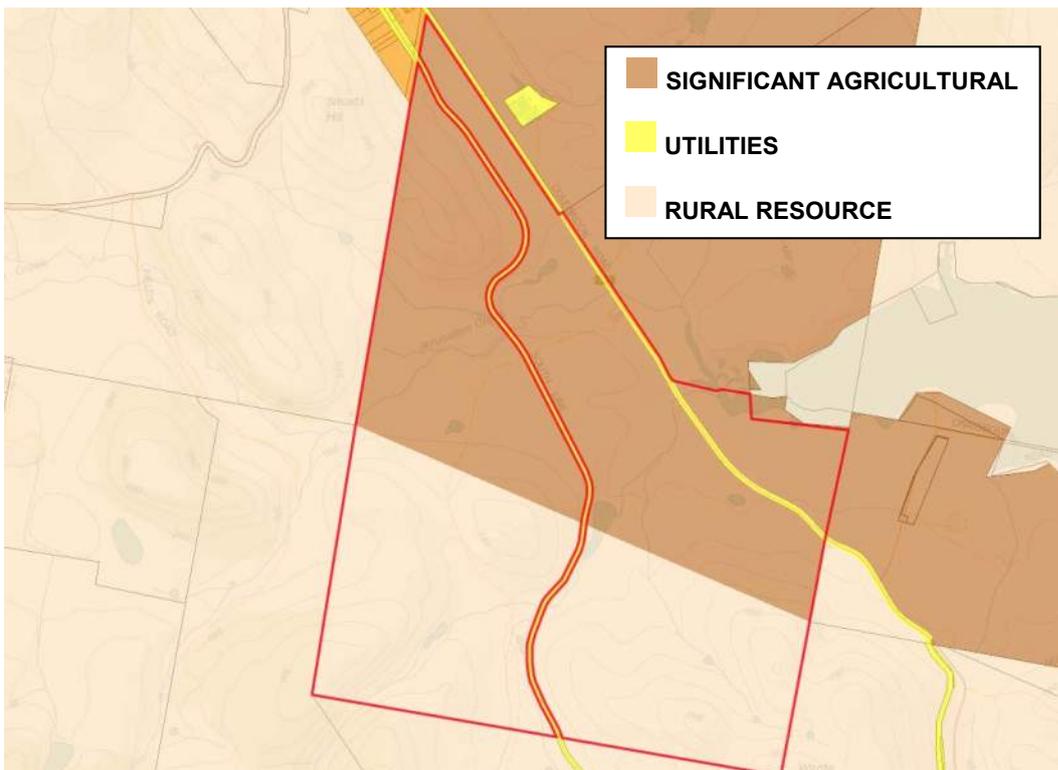


Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

3. Zoning and Overlays

The site is dual zoned. The northern half is assigned the Significant Agricultural zone and the southern half is assigned the Rural Resource zone (refer to Figure 3).

Figure 3 - image illustrating the land use zones that apply to the site and surrounding locality.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

The railway and road corridors are zoned Utilities. The proposed use and development will be located entirely within the Significant Agricultural zone.

The only overlay that applies to the part of the site that is subject to the proposed use and development is the Waterway and Coastal Protection Areas overlay which is located 30m either side of the centre of Jerusalem Creek (refer to Figure 4).

Figure 4 - aerial image of the development area of the site showing the 30m overlay buffer either side of Jerusalem Creek.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

The proposed use and development will be located within 30m of Jerusalem Creek. The creek is located approximately 2m below the existing ground level of the area to be developed. The proposed development will not alter the existing streambank or streambed condition. The creek will not be filled, and no new stormwater discharge points are proposed. New development will be no closer to the creek than the immediately adjacent sandstone building to the east.

4. Natural Values and Hazards

4.1 Bushfire Hazard

The site is located within a bushfire prone area. However the Bushfire Prone Areas Code does not apply to use or development associated with a communal residence or for the community meeting and entertainment use class.

4.2 Landslide Hazard

The area of the site that will contain the proposed use and development is not shown as being subject to a landslide hazard on the Scheme overlay maps.

4.3 Flood Hazard

The area of the site that will contain the proposed use and development is not shown as being subject to a flood hazard on the Scheme overlay maps.

4.4 Scenic Values

The site is not shown as being within a scenic management area on the Scheme overlay maps.

4.5 Biodiversity Values

The site is located within a rural environment just south of Colebrook. It has been historically used for agricultural and resource processing uses. The land is predominately cleared of remnant vegetation and contains pasture which supports a range of grazing activities. The flatter areas of the site are used for mixed cropping activities. The majority of the site is identified as agricultural land (FAG) on the TASVEG 3.0 mapping available on the LIST database. The proposed use and development will occur within existing buildings and within an established curtilage which is clear of significant vegetation (refer to Figure 5).

Figure 5 - photograph showing the location of the proposed development to the rear of the existing sandstone building.



5. Heritage Value

The existing sandstone building, known as Hardwicke House, is listed on the Tasmanian Heritage Register. A Conservation Management Plan and Heritage Impact Statement have been prepared to assist with addressing the applicable standards of the Scheme that are enlivened by the proposed use and development.

6. Infrastructure

6.1 Water

The site is located within an area that is not serviced by reticulated water infrastructure. The proposed use and development will therefore rely upon existing and proposed on-site water storage.

6.2 Sewerage

The site is located within an area that is not served by reticulated sewer infrastructure. The proposed use and development will therefore rely upon an existing on-site wastewater treatment system that has recently been upgraded.

6.3 Stormwater

Stormwater runoff from roofs will be captured in water storage tanks for reuse within the site. Surplus water from tanks will be directed into soakage trenches.

6.4 Access and Parking

An existing crossover and access point will be retained for the use and development. It is located to the south of Hardwicke House. Existing internal gravel access roads and car parking spaces will be used. There are a total of 17 designated car parking spaces located adjacent to existing and proposed outbuildings. There is sufficient space within the site to accommodate any additional car parking demand.

7. Proposed Use and Development

The application seeks approval to change the use of part of the site to a Benedictine Monastery which will involve the construction of new dormitory units, relocation of a church, construction of four new outbuildings and a small addition to the existing dwelling.

The use and development will be primarily concentrated within the curtilage identified in Figure 2. It is proposed to repair and refurbish Hardwicke House which will be adapted and reused as the primary building for the monastery. It will contain a communal kitchen, library, office and study rooms. It will also serve as the public interface for the monastery.

A total of 18 separate dormitory units are proposed. Each unit will be approximately 13m² in area and will contain a single combined bedroom and living area and bathroom which will include a toilet, sink and shower. The units will be prefabricated and will have an average building height of approximately 4.2m. Units 1 - 12 will be configured in two rows of 6 units that will be positioned opposite each other. The row of units will be parallel to Jerusalem Creek on the southern side. A covered walkway will be located between each row. A single row of 6 units will extend perpendicularly away from Jerusalem Creek at the western end of the double row.

A relocated church will be erected at the southern end of a large machinery shed which is located diagonally to the south-west of Hardwicke House. The church will be used in conjunction with the activities of the monastery. A shed will be located between the relocated church and existing machinery shed. It will have an area of 30m² and an overall height of approximately 2.7m. A smaller shed will be located to the east of the single row of units. It will have an area of 18m² and a height of

approximately 2.7m. Two sheds will be located to the rear of an existing storage shed. They will have a combined area of 133m² and an overall height of approximately 2.9m.

A minor addition will be constructed at the rear of Hardwicke House at the south-western end. It will have an area of approximately 8.25m² and will contain a bathroom and toilet which will be accessed separately.

A new picket fence and access gate is proposed to be constructed along the frontage for the length of the curtilage of Hardwicke House. Several gravel pathways will be constructed to provide connectivity between the buildings.

8. Planning Assessment

8.1 Use Categorisation

A monastery is not defined in the Scheme. However, for the purposes of clause 8.2.4, a monastery is categorised into the 'Community meeting and entertainment' use class under Table 8.2 of the Scheme and means:

use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.

The dormitory units and part of Hardwicke House will be used as a communal residence in association with the monastery. A communal residence is defined as follows:

means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building. Examples include a boarding house, residential college and residential care home.

A communal residence is categorised into the Residential use class under Table 8.2 of the Scheme.

The use of land for 'Community meeting and entertainment' and 'Residential - communal residence' purposes is prohibited within the Significant Agricultural zone.

8.2 Clause 9.5 - Change of Use of a Heritage Place

Clause 9.5 of the Scheme gives the planning authority discretion to consider an application for a use of a listed heritage place that would otherwise be prohibited in the applicable zone. In determining such an application, the planning authority must have regard to, amongst other matters, a Heritage Impact Statement and Conservation Management Plan. These documents have been prepared to assist with addressing the applicable standards under clause 9.5 that are enlivened by the proposed use and development. The HIA concludes that the proposed use and development accords with the requirements of clause 9.5.

8.3 Significant Agricultural Zone

The following table provides an assessment of the proposed development against the relevant provisions of the Significant Agricultural zone. In accordance with clause 7.1.2 of the Scheme, the 'Community meeting and entertainment' and 'Residential - communal residence' use classes are treated as if they were discretionary uses under Table 27.2.

27.3 Use Standards		
Standard/Requirement	Assessment	
27.3.1 Sensitive Use (including residential use)		
P1	<p>A sensitive use must not conflict with or fetter non-sensitive use on adjoining land having regard to all of the following:</p> <p>(a) the characteristics of the proposed sensitive use;</p> <p>(b) the characteristics of the existing or likely non-sensitive use in the surrounding area;</p> <p>(c) setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;</p> <p>(d) any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.</p>	<p>The proposed communal residence will not conflict or fetter non-sensitive use on adjoining land. The curtilage containing the communal residence will be setback approximately 717m from the adjoining land to the west, 1.5km from the adjoining land to the south and 1km from the adjoining land to the north-west which is zoned Village. The substantial setbacks will assist to minimise any foreseeable conflict between the proposed sensitive use and existing or likely non-sensitive uses on adjoining land.</p> <p>Other characteristics embedded within the site and of the adjoining land to the west and south that will buffer the proposed communal from adverse impacts of existing and likely non-sensitive uses include:</p> <ul style="list-style-type: none"> • the acute topographical change between the proposed sensitive use and adjoining land to the west and south and within the site itself; • the location of the railway which restricts the area of land within the site that can be farmed contiguously and therefore limiting the degree of adverse impacts from farming activities; • the presence of small farm dams and Jerusalem Creek which fragments land within the site; • the established curtilage around Hardwicke House which includes Jerusalem Creek, a larger row of trees parallel to Jerusalem Creek on the northern side, a large windrow of trees on the southern side of the existing curtilage, and the myriad of farm sheds,

27.3 Use Standards		
Standard/Requirement		Assessment
		laneways, sheep yards and perimeter fencing. The established curtilage is therefore relatively removed and isolated from land within the site that is actively used for agricultural purposes due to these features.
27.3.3 Discretionary Use		
P1	<p>A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the characteristics of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use. 	Please refer to the assessment against clause 27.3.1 P1 which addresses the same issues.

27.4 Development Standards for Buildings and Works	
Standard/Requirement	Assessment
27.4.1 Building Height	

27.4 Development Standards for Buildings and Works		
Standard/Requirement		Assessment
A1	Building height must be no more than: (a) 9m if for a residential use; or (b) 10m otherwise.	Each unit associated with the communal residence will have a building height of approximately 4.2m. The church will have a building height of 7.2m and all outbuildings will have a building height of less than 3m.
27.4.2 Setback		
A1	Buildings setback from a frontage must be no less than 20m.	The building closest to the frontage will be setback approximately 38m from the boundary. All other buildings will be setback greater than 38m from the frontage boundary.
A2	Building setback from a side or rear boundary must be no less than 100m.	All proposed buildings will be setback at least 850m from the rear boundary, 1.6km from the southern (side) boundary and 1km from the northern (side) boundary.
A3	Building setback for buildings for sensitive use must comply with all of the following: (a) be sufficient to provide a separation distance from horticultural use or crop production on adjoining land of 200m; (b) be sufficient to provide a separation distance from land zoned Rural Resource of 100 m.	All proposed buildings associated with the communal residence will be setback at least 850m from the adjoining land to the west, 1.6km from the adjoining land to the south, and 1km from the adjoining land to the north. They will also be setback at least 750m from the nearest land zoned Rural Resource which is located to the south on the same site.
27.4.3 Design		
P1	The location of buildings and works must satisfy all of the following: (a) be located in an area requiring the clearing of native vegetation only if: (i) there are no sites clear of native	The buildings will be located on an area that does not require the clearing of native vegetation. The buildings will not be located on a skyline or ridgeline.

27.4 Development Standards for Buildings and Works	
Standard/Requirement	Assessment
<p>vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</p> <p>(b) be located on a skyline or ridgeline only if:</p> <p>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;</p> <p>(ii) significant impact on the rural landscape is minimised through the height of the</p>	

27.4 Development Standards for Buildings and Works		
Standard/Requirement		Assessment
	<p>structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;</p> <p>(iii) be consistent with any Desired Future Character Statements provided for the area.</p>	
P2	<p>The appearance of external finishes of buildings must not be in compatible with the rural landscape.</p>	<p>The church is clad with painted weatherboards that have a white finish. The finish will not be incompatible with the reflectance level of other buildings within the landscape which include galvanised and corrugated metal sheds located on the site. Furthermore, the church and other new buildings will be located behind Hardwicke House, a large machinery shed, and vegetation located along the frontage boundary of the site. Accordingly, they will not be overtly apparent within the landscape when viewed from Colebrook Road.</p>
A3	<p>The depth of any fill or excavation must be no more than 2 m from natural ground level, except where required for building foundations.</p>	<p>No cut or fill other than for building foundations is proposed.</p>

Please do not hesitate to contact me should you have any queries on this application.

Yours faithfully
6ty° Pty Ltd



George Walker
 Planning Consultant



Measured form and function

Project: **CHURCH RELOCATION & NEW
ACCOMMODATION**

At: **2495 COLEBROOK ROAD, COLEBROOK**

For: **NOTRE DAME PRIORY**

Project: 18.289

Drawings:

- Ap01 Cover Sheet
- Ap02 LOCATION & SITE PLAN
- Ap03 RE-LOCATED CHURCH PLAN & ELEVATIONS
- Ap04 PROPOSED UNIT PLANS & ELEVATIONS
- Ap04 RE-LOCATED SHEDS PLAN & ELEVATIONS, BATHROOM ADDITION PLAN

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DEVELOPMENT APPLICATION

Issue date: 02-05-2019



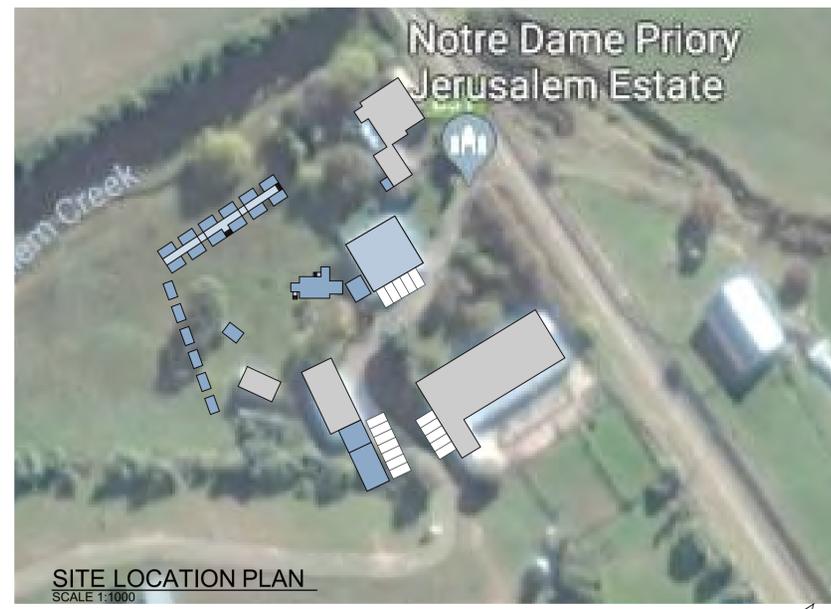
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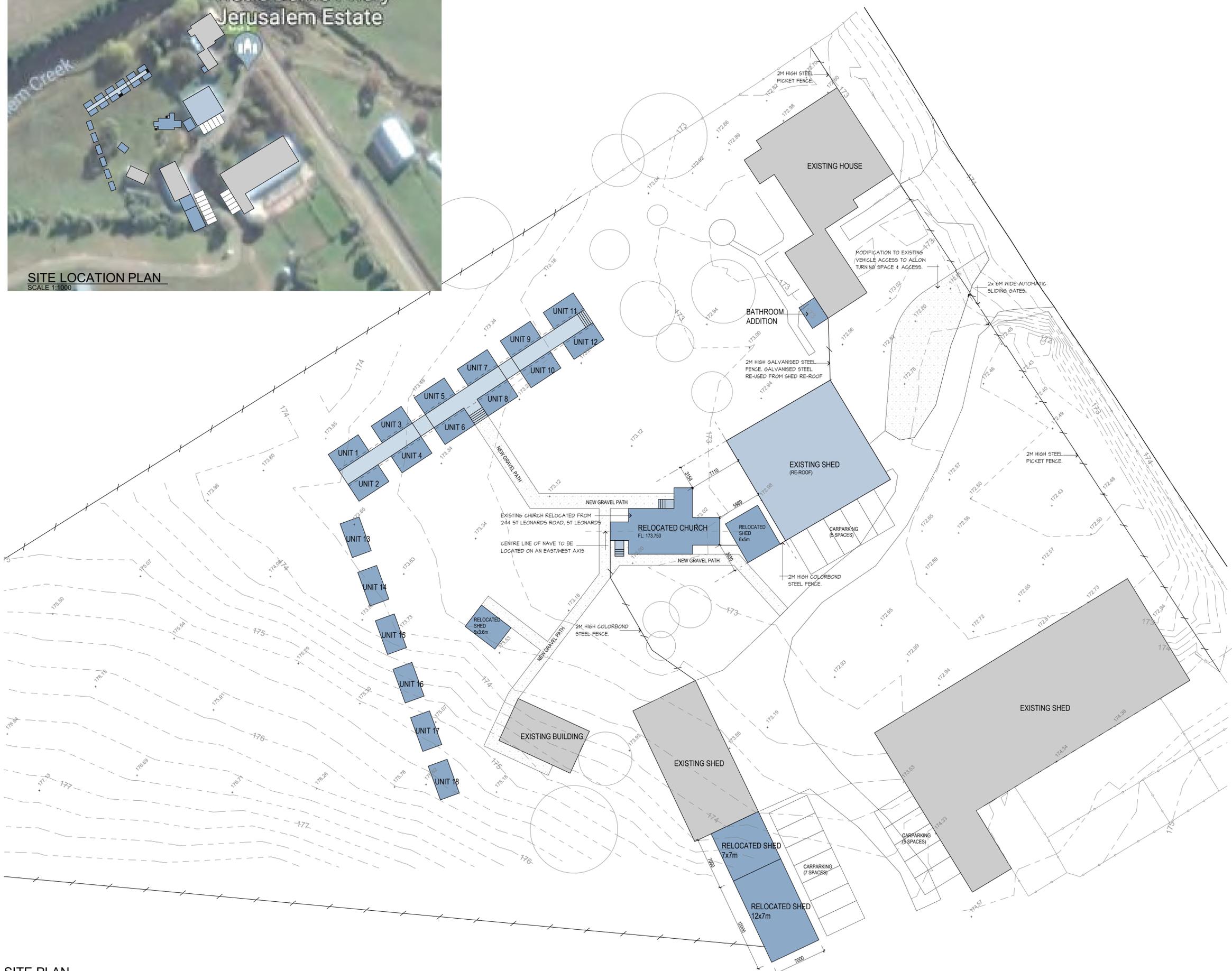
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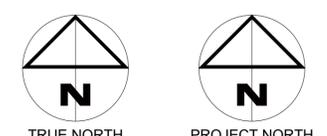


SITE LOCATION PLAN
SCALE 1:1000



PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	02.05.19	DEVELOPMENT APPLICATION	-



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PROJECT: CHURCH RELOCATION & NEW ACCOMMODATION
 AT: 2495 COLEBROOK ROAD, COLEBROOK
 FOR: NOTRE DAME PRIORY
 DRAWING: LOCATION & SITE PLAN

DESIGNED: DVG DRAWN: DSD CHECKED:
 SCALES: 1:250, 1:1000 AT A1 SIZE DRAWING SHEET

PROJECT No. 18.289 DRAWING No. Ap01 -

SITE PLAN
SCALE 1:250



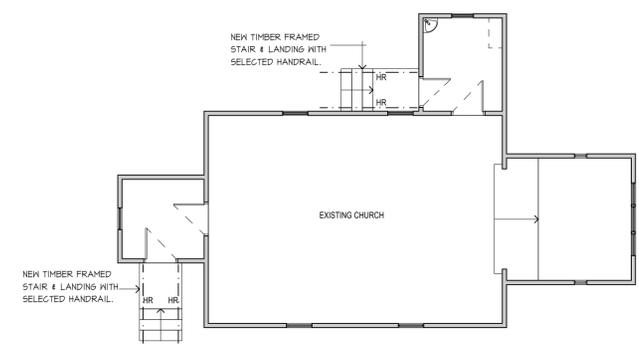
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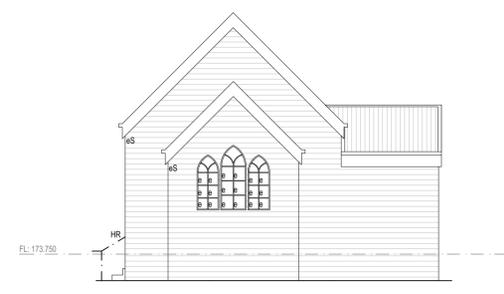
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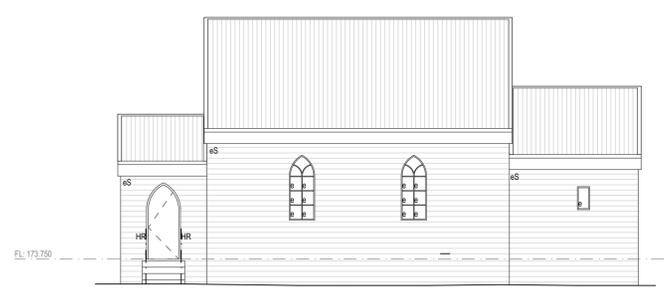
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SCALE 1:100



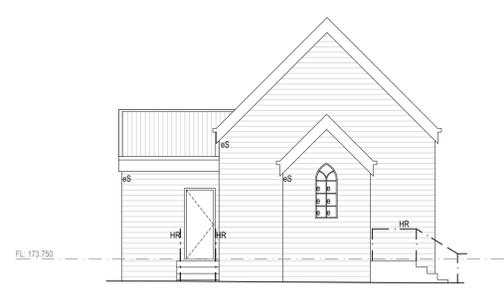
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SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
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PROJECT: CHURCH RELOCATION & NEW ACCOMMODATION
AT: 2495 COLEBROOK ROAD, COLEBROOK
FOR: NOTRE DAME PRIORY

DRAWING: RE-LOCATED CHURCH PLAN & ELEVATIONS

DESIGNED: DVG DRAWN: DSD CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 18.289 DRAWING No. Ap02 REV. -



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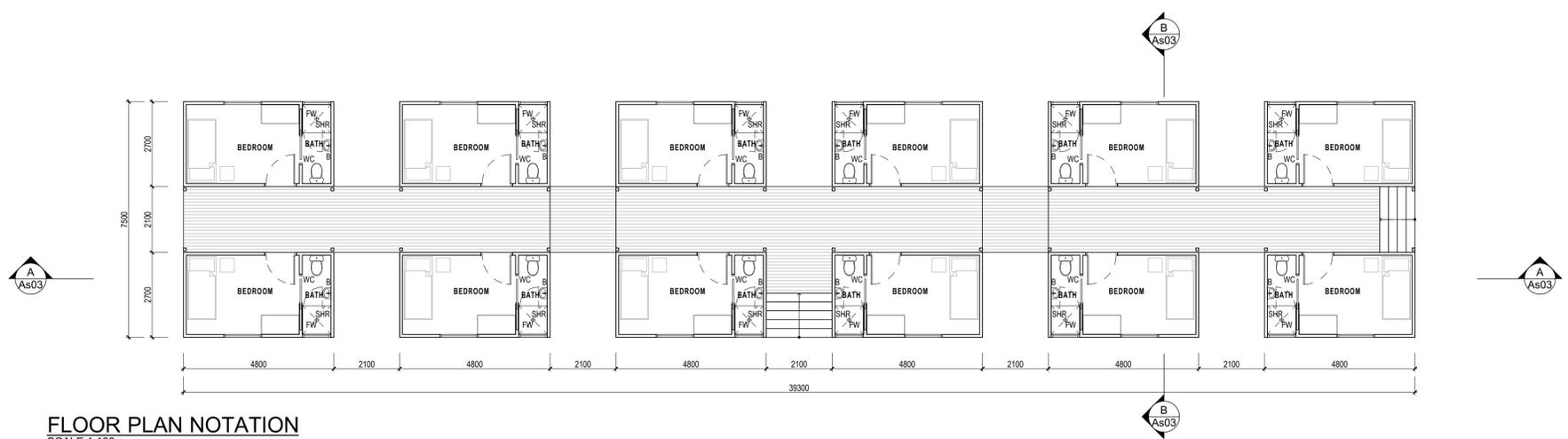
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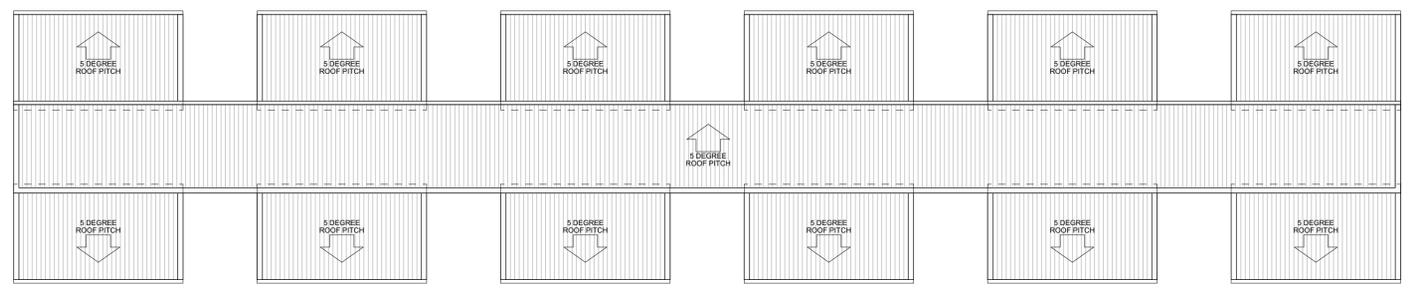
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APPROVED COMPANY
ISO 9001
Quality Management Systems
QMS



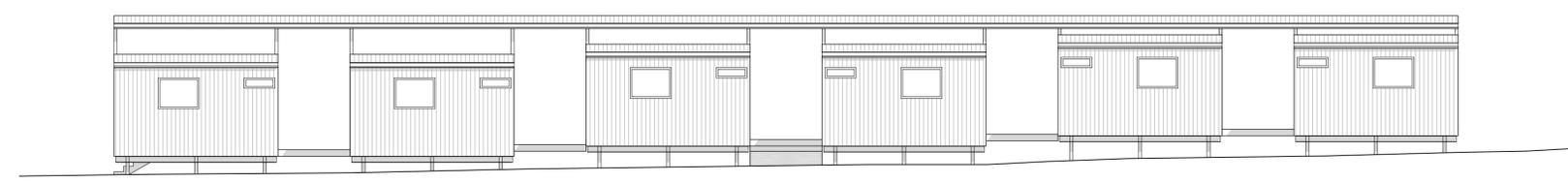
FLOOR PLAN NOTATION
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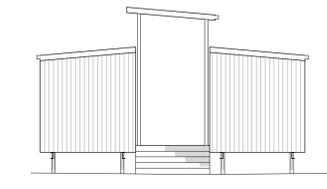
ROOF PLAN
SCALE 1:100

PLANNING DOCUMENT

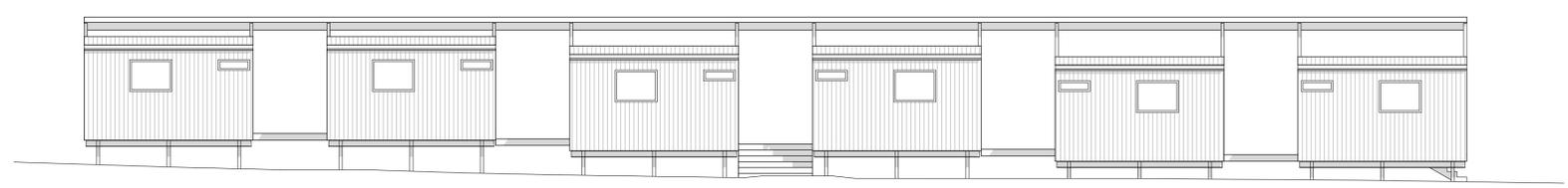
ISSUE	DATE	ISSUED FOR	REV.
01	02.05.19	DEVELOPMENT APPLICATION	-



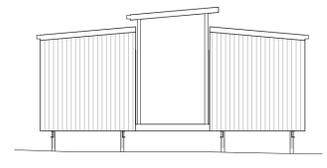
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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PROJECT: CHURCH RELOCATION & NEW ACCOMMODATION
AT: 2495 COLEBROOK ROAD, COLEBROOK
FOR: NOTRE DAME PRIORY

DRAWING: PROPOSED UNIT PLANS & ELEVATIONS

DESIGNED: DVG DRAWN: DSD CHECKED:

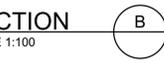
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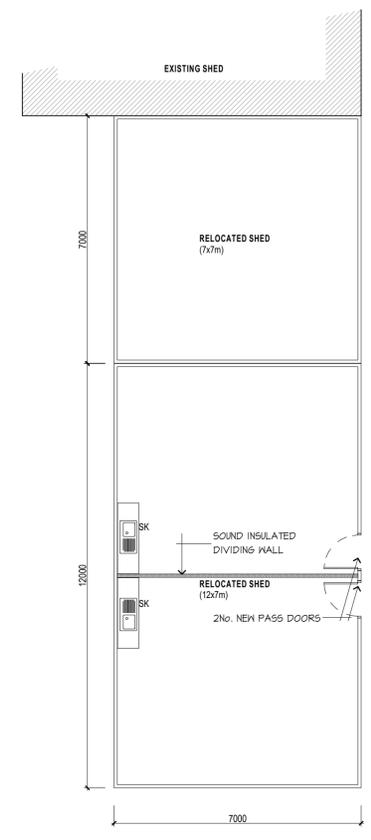
Postal Address
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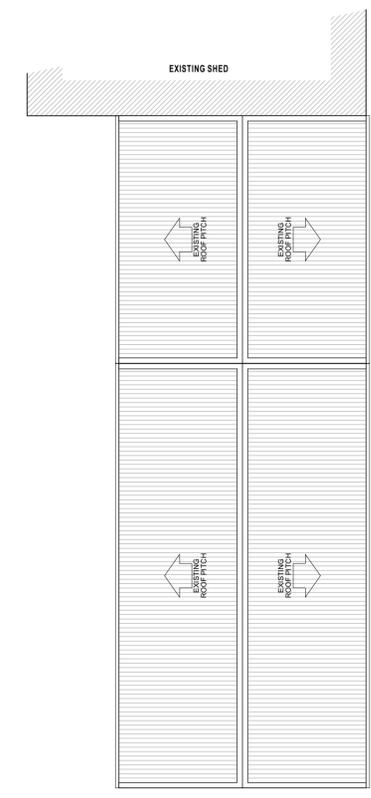
Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
P (03) 6332 3300

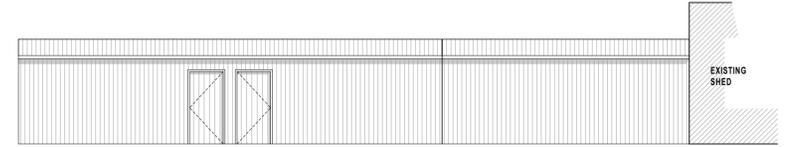
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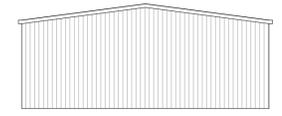
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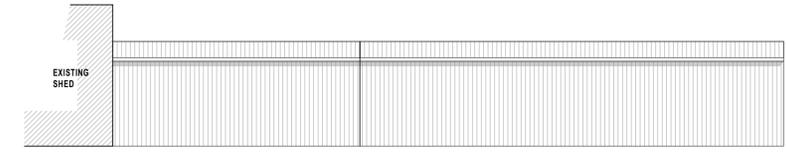
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EAST ELEVATION
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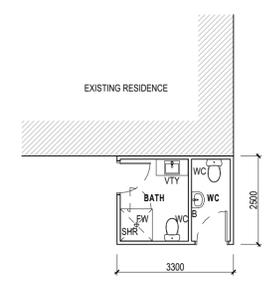
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WEST ELEVATION
SCALE 1:100

PLANNING DOCUMENT

ISSUE	DATE	ISSUED FOR	REV.
01	02.05.19	DEVELOPMENT APPLICATION	-



FLOOR PLAN NOTATION
SCALE 1:100

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH: BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: CHURCH RELOCATION & NEW ACCOMMODATION
AT: 2495 COLEBROOK ROAD, COLEBROOK
FOR: NOTRE DAME PRIORY

DRAWING: RE-LOCATED SHEDS PLAN & ELEVATIONS, BATHROOM ADDITION PLAN

DESIGNED: DVG DRAWN: DSD CHECKED:

SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No. 18.289 DRAWING No. Ap04 REV. -

HARDWICK HOUSE part of the 1830s JERUSALEM estate **2495 Colebrook Road, Colebrook** **CONSERVATION MANAGEMENT PLAN**

2 May 2019

Prepared by

graeme corney architect & heritage consultant
3/78a Esplanade, Rose Bay 7015 tel (03) 6243 1994 or 0448 014 005



Figure 1 Colebrook Road view of *Hardwick House*

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1 Introduction

This is a Conservation Management Plan (CMP) of *Hardwick House* at 2495 Colebrook Road, Colebrook.

The sandstone structure is most commonly known as *Hardwick House* but has also been called *Jerusalem* and *Brooklyn* at various times. *Hardwick House* is the correct name and is used in this report.

This two storey sandstone house was built as a steam mill with miller's quarters attached in c.1857. It was then known as *Hardwick Mill*. It operated as a mill until c.1885.

In c.1946 the then owner Leslie Charles Reynolds converted the former mill and miller's quarters into a residence for his married son Claude Austin Reynolds and constructed a rear single storey extension of the house together with a garage and workshop. At that time he also 'modernised' the house by replacing a great deal of original fabric including fireplace surrounds, floorboards, most skirtings, doors and architraves. Unfortunately almost no original joinery survived that upgrade.

It is not known what the 1947 house extension replaced but almost certainly there would have been timber service rooms under a rear skillion. There is a record of an enclosed verandah.

Charles Barry Headlam purchased *Hardwick House* in 1974 and carried out a few minor changes including construction of a stone and concrete porch over the front door.

The combination of changes has eroded the overall heritage significance of *Hardwick House*, notwithstanding that the surviving original fabric still demonstrates much of its history. For example the original cart entrance and the original miller's front door can still be seen in the façade fabric. The original planning can still be interpreted in the cupboard alcove of D4 and in the closed up doorway of D7.

The new owners Saint Regina Limited will use *Hardwick House* as a monastery contact facility in the short term and later as the public interface of sales from monastery activities. Saint Regina Limited has commissioned this CMP.

1.01 The Need for a Conservation Management Plan

The purpose of this Conservation Management Plan (CMP) is to guide future heritage management of *Hardwick House* and environs and to guide future changes to the fabric in a manner which conserves its heritage values.

1.02 Author identification

This CMP was prepared by Graeme Corney, architect & heritage consultant. The historical information is by historian David Young.

1.03 The site

The location is 2495 Colebrook Road, Colebrook, Tasmania, Australia.
Hardwick House is situated near the southern banks of Jerusalem Creek in a rural setting south of Colebrook.

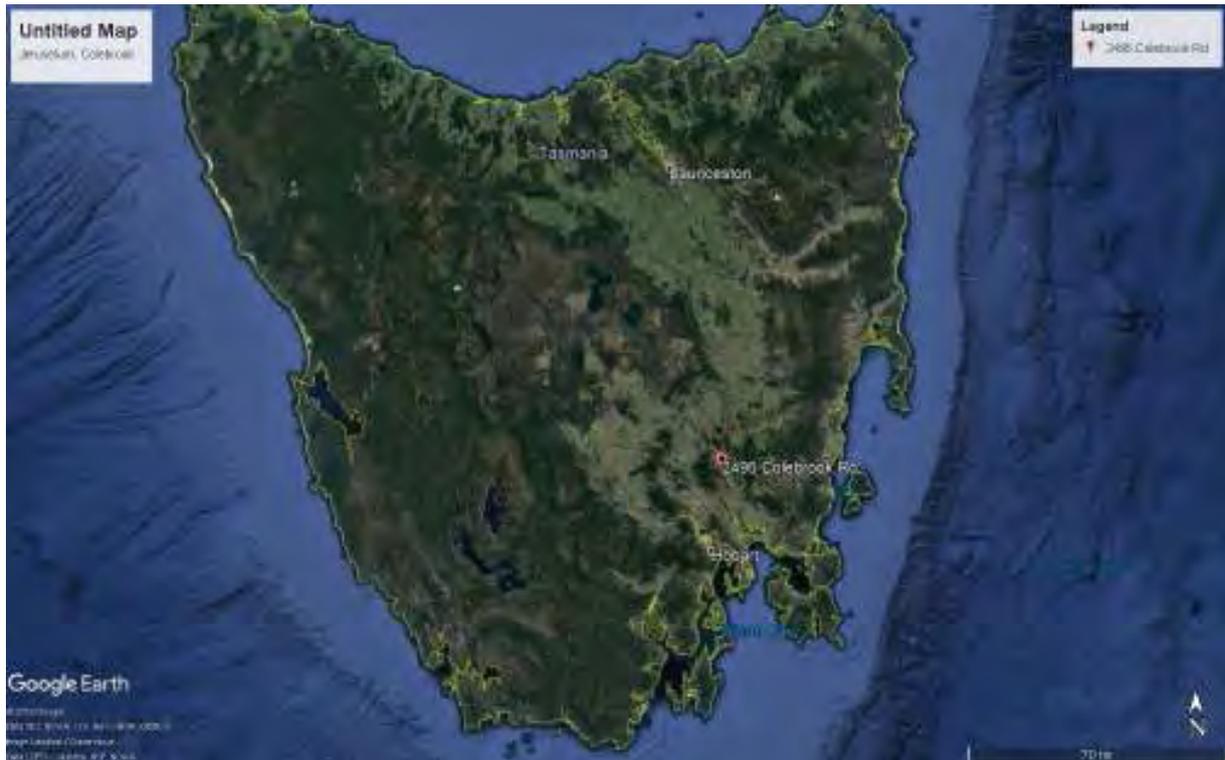


Figure 2 Google aerial of Tasmania showing *Jerusalem* near *Colebrook*, north of *Hobart*



Figure 3 Google aerial of *Hardwick House* and immediate environs.
The house is the last building heading north on the left side of the road.

1.04 Methodology

The methodology of this report follows the principles of JS Kerr's *The Conservation Plan* fifth edition 2000 and the *Burra Charter: The Australian ICOMOS Charter for the Places of Cultural Significance*, 2013.

1.05 Exclusion of Aboriginal heritage values

This CMP does not consider Aboriginal heritage values.

1.06 Acknowledgements

The author acknowledges the assistance of the following people in the development of this CMP:

- Robert Smith for providing site access and for articulating the specific needs of the new owners
- David Young for researching the history of the site

2 Historical Evidence

2.01 Aboriginal occupation

Prior to the British invasion and settlement of in 1803, Aboriginal Tasmanians were divided into 9 tribes of about 250-700 people.¹ Each tribe was made of a number of small member bands. Each of the nine tribes controlled specific territory. Some bands from other tribes were allowed to enter other tribal territory for seasonal hunting. To enter a territory without permission of the occupying tribe could start inter-tribal warfare.

The tribe that occupied the Colebrook area was the Paredarerme people². Europeans have called them the Oyster Bay tribe.

They occupied the east coast and lived in balance with the resources of seafood, animals and wild berries available to them. The largest of the Tasmanian nations with ten clans totaling over 700 people, the Paredarerme clans occupied the east coast in autumn and winter and mostly travelled inland for spring and summer.

After years of steady expansion of settlers into rural areas, and the resultant conflict, the Aboriginal people were under siege and their numbers reduced. By November 1828 Colonel George Arthur –Lieutenant Governor of Tasmania (then Van Diemen's Land) had declared martial law.³ The conflict between the settlers and the Aboriginal people culminated in the Black Line Offensive of November 1830. The moving line of troops and European settlers was set up to drive Aboriginal people out of settled areas.⁴

In recent decades some moves towards reconciliation have finally taken place. Some land has been returned to the Aboriginal people and there is now broader community acknowledgement and understanding of their culture.

¹ Julia Clark, *The Aboriginal People of Tasmania*, The Tasmanian Museum & Art Gallery, 1983. p.24

² Wikipedia.org. Aboriginal Tasmanians.

³ *ibid*, 99.

⁴ *ibid*, p110.

2.02 History of the site

This CMP draws principally on *Hardwick House, 2495 Colebrook Road, Colebrook a history* by David Young 2019.

The *Hardwick House* site was originally part of 1,356 acres granted to Lieutenant-Governor George Arthur's friend and Private Secretary William Thomas Parramore in 1834. Two years later, just before Arthur's departure from Van Diemen's Land, Parramore transferred the land to Arthur, increasing his land holdings in his *Jerusalem* estate to 8,436 acres.

Parramore then became Arthur's 'special executor'. In 1837 766 acres of the land holding was sold to successful businessman George Stokell for 3,862 pounds. George Stokell quickly conveyed the land to his son John.

By the 1840s George Stokell was one of the colony's largest land owners with holdings of over 36,000 acres. By the mid 1840s George Stokell had passed over management of his farm properties to son John.

It was John Stokell who built *Hardwick* steam mill in c.1857 in response to a few years of high prices for flour in Victoria. The mill had a 5 room miller's quarters attached.

The mill had a large firebox for burning local wood to power the mill –suggesting the land holding was well covered by trees.

John Stokell lived at *Stockdale*, further to the south.

In 1859 John Stokell unsuccessfully advertised the mill and nearby lots for sale.

Lot 4. Comprises a newly-built stone dwelling house, steam flour mill, and other buildings, with corrugated iron roofing, all in first-rate working order, and doing a fine trade. There is a large orchard and garden stocked with choice fruit trees in full bearing, and to a person of industrious habits this lot is a certain fortune.⁵

In early 1863 Stokell unsuccessfully advertised the mill equipment for sale. He died on 27 February 1863. He left his estate to his half-sister Henrietta Stokell who lived at *Rokeby House*, the grand home that George Stokell built.

By 1863 the mill was leased to William and John Brain who held the lease and likely ran the mill until 1870. At this time Henrietta Stokell unsuccessfully attempted to sell the *Hardwick Steam Mills*.

FOR SALE BY PRIVATE CONTRACT

The substantially stone built and well established STEAM FLOUR MILLS, with every convenience, including circular saw for cutting wood, store-room, stable, wood-shed, and a good yard enclosed with stone walls; attached is a very convenient and well finished stone dwelling, containing five rooms and enclosed verandah; also a fruitful garden, stocked with choice trees, and an enclosure connecting the garden with the premises. There is an abundance of fuel in the neighbourhood, and the surveyed main railway line passes through the property, which is situated on the main road between Richmond and Jerusalem, and within a mile of the village of Colebrook Dale.⁶

⁵ Hobart Town Daily Mercury, 9 April 1859 p4c2.

⁶ Mercury, 27 August 1870 p1c7.

In 1871 Benjamin Bone took on the lease to the mill and surrounding two acres.

In 1872 George Stokell died at the age of eighty-six.

In 1878 George Stokell's son George junior was shown as the lessee and hired a Mr MacLaren to run the mill.

John Clarence Stokell, son of George junior, jointly ran the mill with McLaren until 1880. The following years until 1885 saw several attempts by different lessees to run the mill. Charles Bonney was likely its final miller.

In c.1900 the machinery was removed from the mill and taken to *Rokeby House*.

Between 1904 and 1913 James Hughes lived in the mill as a tenant. Between 1902 and 1911 the value of the farm increases significantly suggesting improvements were made.

Between 1915 and 1921 *Hardwick* property was leased to George Turvey. Henrietta Stokell sold *Hardwick* to Leslie Charles Reynolds for 5,000 pounds in 1921.

In 1933 Reynolds cleared 129 acres of timber at *Hardwick*. Soon after he filled in the old well behind the mill. Reynolds used the former mill as storage until 1946.

In c.1946 Leslie Reynolds converted the former mill and miller's quarters into a residence for his married son Claude Austin Reynolds.

In 1974 Claude Reynolds sold the property to Charles Barry Headlam.

Two years after Headlam's death in 2015 his son Philip sold the property to its current owner.

A summary of the more prominent events that assist in developing an understanding of the place is as follows:

date	event	source
1834	1,356 acres of land on which <i>Hardwick House</i> now stands was granted to William Thomas Parramore	Young p1
1836	Parramore transferred the land to Lieutenant-Governor George Arthur.	ibid
1837	George Stokell purchased 766 acres –on which now stands <i>Hardwick House</i> . The land was immediately conveyed to his son John Stokell.	ibid
c.1857	John Stokell constructed the <i>Hardwick</i> flour mill.	Young p5
by 1863	The mill was leased to William and John Brain	Young p9
1870	An advertisement described a timber mill on the site as well as the flour mill.	ibid
1871	Benjamin Bone took on the lease to the mill and surrounding two acres	Young p10
1878	George Stokell's son George junior was shown as the lessee and hired a Mr MacLaren to run the mill	ibid
c.1900	The machinery was removed from the mill and taken to <i>Rokeby House</i> .	Young p12
1902-11	The value of the farm increases significantly suggesting improvements were made.	ibid
1921	Henrietta Stokell sold <i>Hardwick</i> to Leslie Charles Reynolds	ibid
1933	Reynolds cleared 129 acres of timber at <i>Hardwick</i> . Soon after he filled in the old well behind the mill.	Young p13
c.1946	Leslie Reynolds converted the former mill and miller's quarters into a residence for his married son Claude Austin Reynolds	ibid
1974	Claude Reynolds sold the property to Charles Barry Headlam.	Young p15
2017	Saint Regina Limited purchased <i>Hardwick House</i> from Philip Headlam.	ibid

2.03 The names *Hardwick House and Jerusalem*

The name *Jerusalem* was first used in Tasmania for the nearby township of Colebrook. In *Aussie Towns* on line, two explanations are given for its derivation. The first is that ‘...because of an expedition into the area in 1806 a certain Private Hugh Germain started giving places exotic names. It is claimed that Germain travelled through the area with a copy of The Bible and the Arabian Nights -thus Jerusalem is near Jericho and Bagdad.’

The second explanation claims ‘...Colebrook was named Jerusalem sometime before 1824 by Jorgen Jorgenson, a district constable, who claimed that the seven hills in the district reminded him of Jerusalem. During the administration of Van Diemen’s Land by Governor John Franklin (1837-1843) the town’s name was changed to Colebrook Dale which was officially reduced to Colebrook in 1894.’

Although those two alternatives explain possible derivations of the nearby town’s name, it is not known how the name *Jerusalem* became attached to the building *Hardwick House*. It is likely that this mill (and later converted to a house) was never called *Jerusalem*. That it is a misinterpretation of history. That the description ‘steam flour mill at Jerusalem’ became ‘Jerusalem steam flour mill’ or that another nearby mill with that name has been misinterpreted as the *Hardwick Mill*. This opinion is supported by the fact that a nearby mill just north of this property had a mill constructed by Andrew Tolmey in c.1838 and was called the “Jerusalem Steam Flour Mills’. (See Young page 5).

The 8,436 acre estate that lieutenant-governor George Arthur built up was called *Jerusalem*. The land that *Hardwick House* was later built on was added to that large estate and it is understandable that the house may have been called *Jerusalem*, notwithstanding that there is no archival record of the mill ever being called anything other than *Hardwick* which seems to have been given by its builder John Stokell. The Stokell family came from County Durham which is also the location of *Hardwick Hall*, from which the name would have been derived.

Hardwick House was renamed *Brooklyn* by Claude Reynolds who lived there from 1947-1974. The lettering style of the name plaque *Brooklyn* was of 1940s style.

The correct name for the building is *Hardwick House*.

2.04 John Stokell –builder of *Hardwick House*

The 766 acre block on which *Hardwick House* was eventually built had been conveyed by George Stokell to son John immediately after its full purchase from lieutenant-governor Arthur in 1854. The transfer of ownership of the land from Arthur to George Stokell had begun in 1837 and completed after the final payment in 1854.

Son John Stokell arrived in Van Diemen’s Land with his brother William in 1837.

William Stokell soon turned to medicine as a career, leaving John to take over the management of their father's extensive farming properties.

John Stokell built the *Hardwick* steam flour mill in c.1857 as a response to the heavy demand for flour in Victoria. He was living at and running nearby *Stockdale* where he was a breeder of various animals and producer of several different crops.

John suffered from a hereditary illness called *purpura* which was the likely reason he never married. He worked hard on his father's farming properties and contributed much time to the local community. He died from his illness in 1863 at the age of forty-one. His father George died in 1874 at the age of eighty-six.

2.05 George Stokell

George Stokell –father of John –arrived in Hobart on 20 December 1822. His enterprise as a builder, manufacturer, merchant, and later as a farmer led him to become one of the largest land holders in the colony by the 1840s.

Following the disintegration of his marriage in England, George migrated with his mistress Hannah Wastell to Van Diemen's Land. He set up a joinery and building construction business in Barrack Street. After some success he moved his business to Macquarie Street, closer to Hobart's business centre.

Within two years he established a timber yard on the corner of Macquarie and Campbell streets. He delved into real estate and boat sales. Further expansion and business success led him to attract land grants on the eastern shore of the Derwent River. He then purchased the 766 acre land holding on which *Hardwick* mill was later built.

Soon after George Stokell built his finest construction achievement the stately country house *Rokeby* where he lived until his death over three decades later.

2.06 George Stokell Jr

George Stokell Junior was the son of George by his second marriage. Following the death of his father, George Junior took over running of the family farms. He soon moved into *Stockdale* with his second wife.

George Stokell junior was appointed to the Richmond Council in 1865 and to the Tasmanian Parliament in 1885. He managed the leases of *Hardwick* mill until the mid 1890s on behalf of the owner Henrietta Stokell –George Stokell's sister.

2.07 John Clarence Stokell

John Clarence Stokell, son of George junior, ran the *Hardwick* mill for a short period from c.1878. He then focused on running the farm land between *Stockdale* and *Hardwick*. In 1904 John Clarence Stokell moved into the *Hardwick* farmhouse and managed the farm. The location of the farmhouse is unknown. It was likely constructed of timber and has not survived.

JC Stokell made several improvements to the farm, as demonstrated in the strong increases in rate values between 1902 and 1907. The shearing shed to the south of *Hardwick House* would have been one of those improvements.

JC Stockwell was a justice of the peace, Richmond Councillor and member of the Town Hall committee. He ran *Hardwick* farm until his death in 1915 at the age of sixty-one.

2.08 Lesley Charles Reynolds

Lesley Reynolds purchased *Hardwick* from Henrietta Stokell in 1921. Reynolds was an innovative farmer. He used super-phosphate to increase his grazing and wool-producing capability. Reynolds cleared 133 acres of land in 1933, presumably to increase his grazing land. Reynolds also farmed *Ashfield* and *Lynwood*. Reynolds used the former mill for storage.

In c.1946 Reynolds converted the former mill into a house for his recently married son Claude Austin Reynolds who lived there until its sale in 1974 to Charles Barry Headlam.

2.09 Chronology of building fabric

There were four periods of significant development of the site (two of those phases developed the house itself): the original 1840s phase when *Hardwick* farmhouse and outbuildings were built to cater for onsite farm operations (none of the buildings from this phase have survived); the c.1857 phase when the steam flour mill was built, together with miller's quarters; the c.1902-07 expansion phase when John Clarence Stokell added shearing shed and other outbuildings; and the c.1946 final residential phase when the mill was converted to a residence and extended for that purpose.

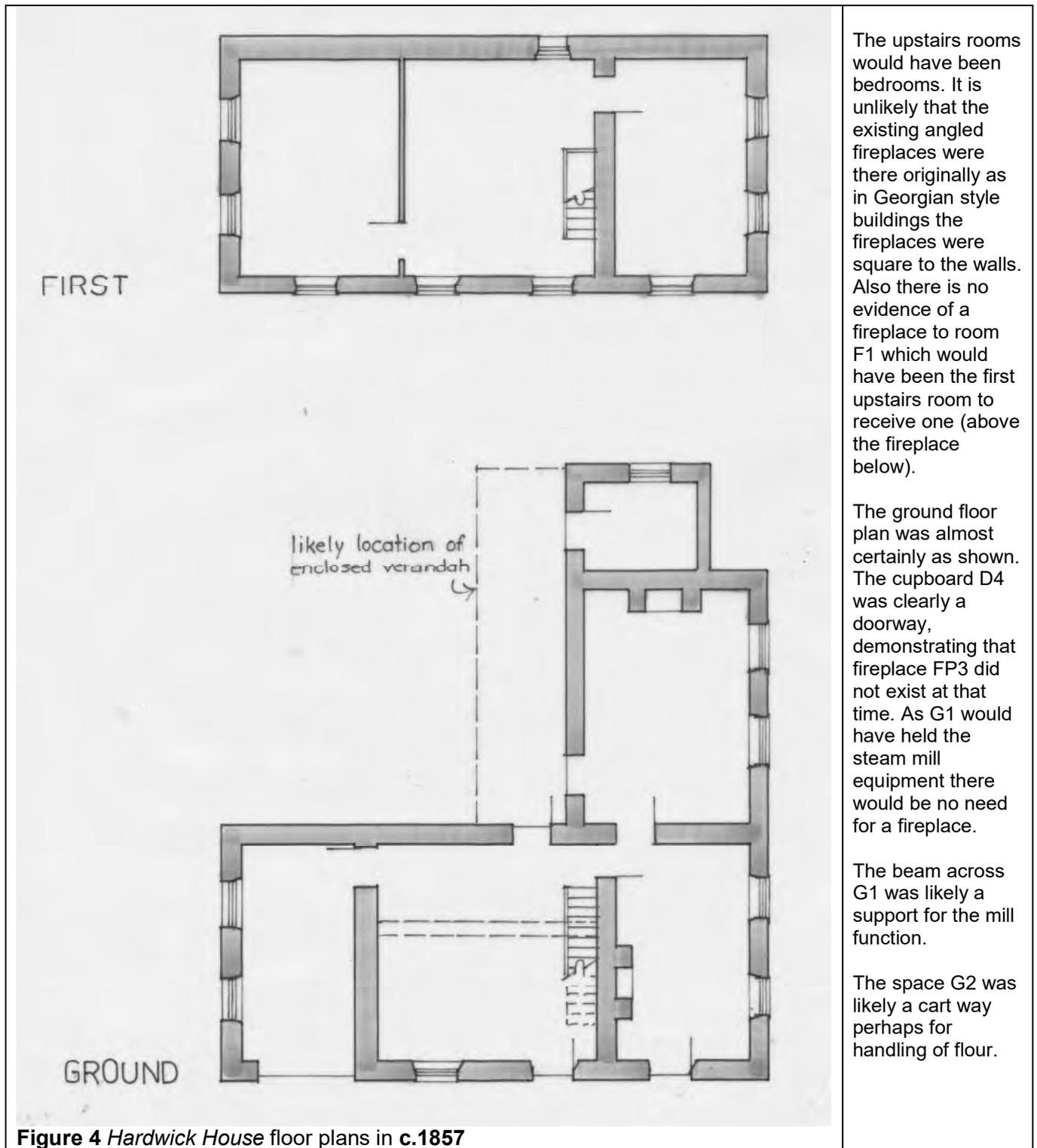
My analysis of the chronological development of the site is as follows:

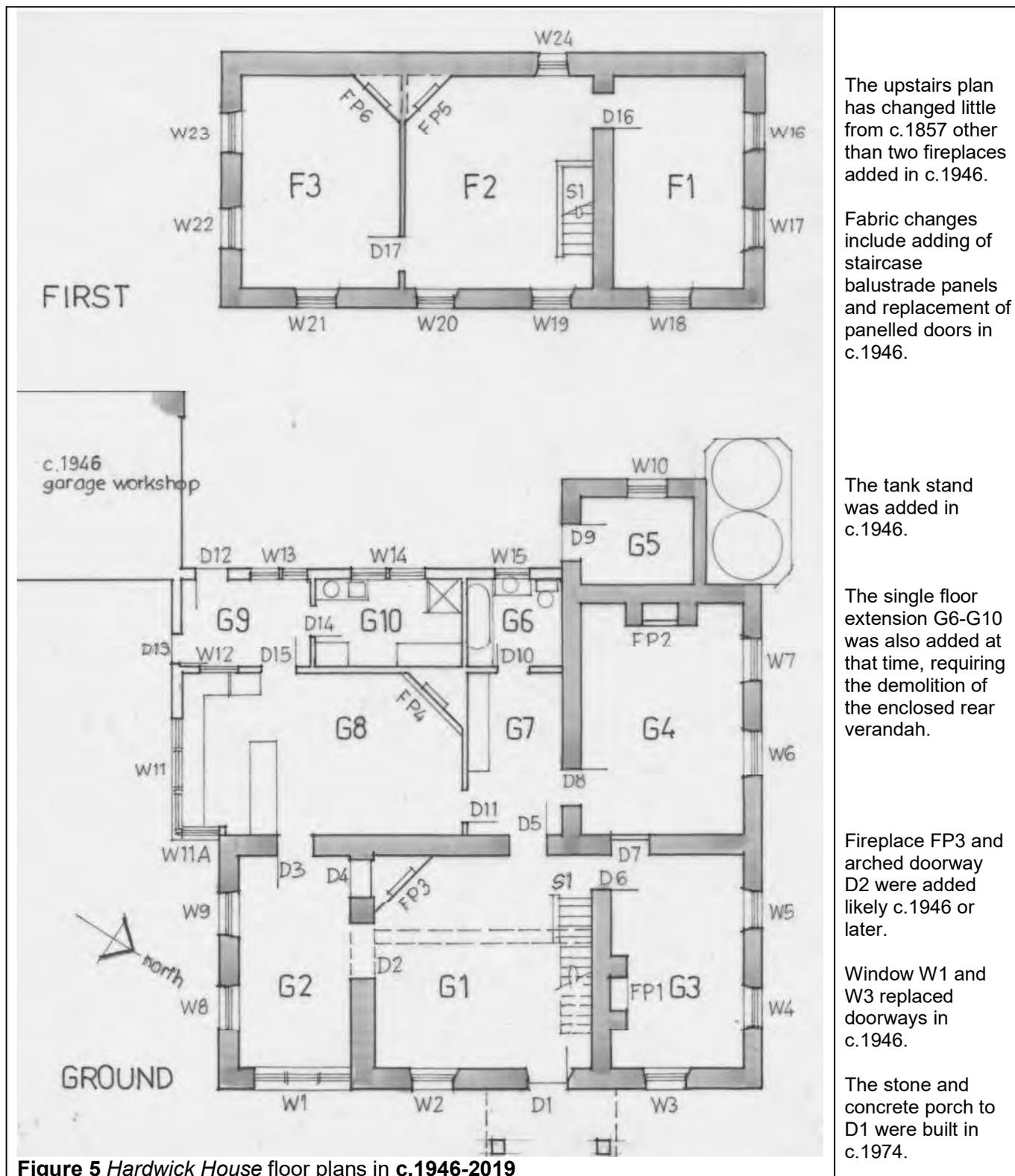
- 1840s Construction of the farm house and outbuildings.
GC comment: The 1859 sale notice mentioned "...a good dwelling-house, barn, stable, and all necessary outbuildings...".
- No buildings from this phase have survived. It is likely that the farmhouse was near Jerusalem Creek and likely north of *Hardwick House*.
- c.1857 Construction of the steam flour mill together with attached miller's quarters.
GC comment: The 1870 sale notice mentions "The substantially built and well established STEAM FLOUR MILLS, with every convenience, including saw for cutting wood, store-room, stable, wood-shed, and a good yard enclosed with stone walls; attached is a very convenient and well finished stone dwelling, containing five rooms and enclosed verandah, also a fruitful garden, stocked with choice trees, and an enclosure connecting the garden with the premises...".
- The five rooms would have been G3, G4, F1, F2 and F3 on the 2019 floor plans.
- c.1902-07 The increase in property value at this time indicates that the shearing shed and possibly other outbuildings were built during this phase.
GC comment: The weatherboard profiles and the window joinery of the shearing shed indicates c.1905 construction.
- c.1946 Conversion of the mill to a substantial residence including construction of a single storey rear house extension with garage and store.
GC comment: The 1946 aerial in Young p.13 shows the rear house extension and garage already constructed.
- The enclosed verandah would have been demolished at this time.
- The fireplaces FP3, FP5 and FP6 were added into the existing stone building; timber paneling added to the staircase; the original cart entrance doorway to G2 converted to a

window; the original miller's quarters' entrance door converted to a window; and the tank stand added.

Small areas of walling in the garage/store structure are of earlier structures –likely stabling which was no longer required.

In c.1974 the reproduction 6-panelled front door was inserted into D1, also the stone and concrete porch covering it.





The upstairs plan has changed little from c.1857 other than two fireplaces added in c.1946.

Fabric changes include adding of staircase balustrade panels and replacement of panelled doors in c.1946.

The tank stand was added in c.1946.

The single floor extension G6-G10 was also added at that time, requiring the demolition of the enclosed rear verandah.

Fireplace FP3 and arched doorway D2 were added likely c.1946 or later.

Window W1 and W3 replaced doorways in c.1946.

The stone and concrete porch to D1 were built in c.1974.

Figure 5 Hardwick House floor plans in c.1946-2019

2.10 History of other structures on the site

In various sale notices some other structures no longer extant have been mentioned.

1859 notice farm house, barn, stable, necessary outbuildings, fences

1870 notice stable; circular saw for cutting wood; enclosed verandah to the miller's quarters

1874 notice adjoin timber mill.

The exact location of these items is uncertain. No on ground evidence suggests any locations - suggesting that all of these structures were timber.

3 Physical Evidence and Condition

The condition of the house is particularly sound. There is little evidence of foundation settlement or current wall movement. Steel tie rods with plates were inserted in the northern side wall likely in the nineteenth century to control some earlier wall movement. Those rods do not show in the opposite side wall so their extent is unknown. This minor issue aside, the house is in very sound condition, likely a reflection of wide wall thickness and stable structure designed and intended for use as a steam mill.

There is no evidence of rising damp. Some catch-up maintenance is needed to painted surfaces.

3.01 The place and its setting

The 1946 aerial of *Hardwick House* and environs shows a site with few outbuildings and very little planting. The aerial was taken shortly after the conversion of the mill to a large house.

The only significant surviving planting that shows itself on that aerial is on the road edge between the house and shearing shed.

The rear wing extension to the shearing shed, the loading hopper and silo, sheds 1-3, the timber shed and shearing quarters were all constructed post 1946. Most of the other tree-rows and plantings happened in the following few years after 1946. The mature landscape setting of the house and outbuildings is for the most part a mid 19th century landscape.



Figure 6 1946 aerial showing immediate environs of *Hardwick House*⁷

⁷ Young p14

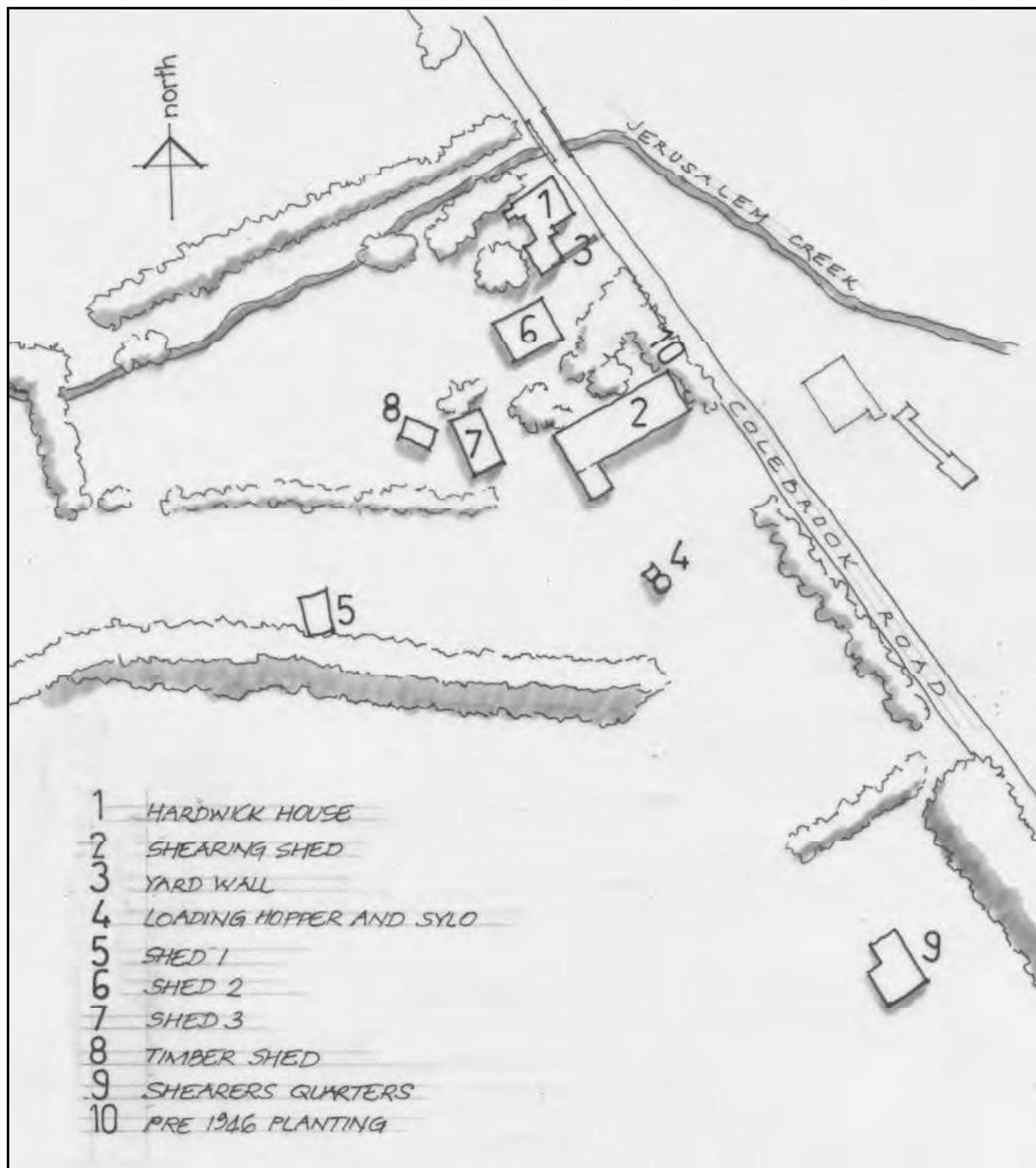


Figure 7 Site Plan showing immediate environs of *Hardwick House* in 2019

3.02 House exteriors

Some of the recommendations shown for exterior works flow from the detailed analysis shown in 3.03 Internal fabric and spaces.

item	discussion	sign	photo	recommendations
Colebrook Rd (front) east	<p>The two storey sandstone house was built in c.1857 and the single storey extension to its southern side was built in c.1946. The east (Colebrook Road) elevation is of a coursed smooth-faced sandstone building of 4 bays.</p> <p>On the first floor the bays are identical and show round-arched 2-paned double hung sash windows with rusticated stones around each window. A string course separates the two floors.</p> <p>The ground floor shows a wide segmental arch in the first (southern) bay. This bay was originally a wide doorway probably with two swing doors, and had windows added in c.1946. The panel below the window and the sash horns reveal its chronology.</p> <p>The second bay is a c.1857 round arched window of 2-paned double hung sashes.</p> <p>The third bay is a c.1857 doorway with round arch and fanlight over. The fanlight is filled with c.1946 glass.</p> <p>The 6 panelled door is a c.1974 reproduction.</p> <p>There is a c.1974 fly wire screen door covering the timber front door.</p> <p>Above the entrance door is a c.1974 porch constructed with sandstone piers and concrete roof.</p> <p>The fourth bay is a c.1857 doorway converted to a window in c.1946.</p> <p>The panel below the window and the sash horns reveal its chronology.</p> <p>To the left of the house is a single storey c.1946 concrete block extension set well back from the road.</p> <p>This extension likely had a garage and workshop. A c.1946 single storey house extension was made directly behind the two storey sandstone structure.</p> <p>The roof of the two storey section has c.1946 intrusive concrete tiles which replaced the original corrugated iron (evidenced by</p>	H	 <p>Colebrook Road façade</p>	<p>Generally retain and conserve this elevation of the two storey sandstone structure.</p> <p>The rear c.1946 house and garage extension may be freely modified.</p>
		L		
		H	 <p>Door D1 to the left and window W3 (originally a door) to the right.</p>	<p>The fly-wire door should be removed.</p> <p>The modern porch around the entry door should be removed.</p>
		H		
		M	<p>The concrete tiles on the house should be replaced with corrugated galvanized iron in short sheets.</p>	
		L		<p>The concrete tiles on the house should be replaced with corrugated galvanized iron in short sheets.</p>
		L	<p>The concrete tiles on the house should be replaced with corrugated galvanized iron in short sheets.</p>	
		L		<p>The concrete tiles on the house should be replaced with corrugated galvanized iron in short sheets.</p>
		L and I	<p>The concrete tiles on the house should be replaced with corrugated galvanized iron in short sheets.</p>	
		L and I		<p>The concrete tiles on the house should be replaced with corrugated galvanized iron in short sheets.</p>

	<p>the 1859 sale notice).</p> <p>The roof is above a c.1857 large sandstone cornice.</p> <p>Overall the sandstone portion of Colebrook Road façade is predominantly intact and is generally of high significance.</p> <p>The rear c.1946 house extension is of low heritage significance.</p>	<p>H</p> <p>H</p> <p>L</p>		<p>Retain and conserve the cornice.</p>
north	<p>This elevation shows the c.1857 coursed sandstone two storey front pile of rooms; the c.1857 single storey rendered second pile of rooms (likely the kitchen); and a c.1857 single storey rendered store (likely a dairy). All windows to this elevation are c.1857 double hung sashes without the rusticated sandstone blocks that encircle the front windows.</p> <p>The rusticated quoins to the façade continue to the corners of this side elevation. The string course visible on the façade continues to the side elevation. This semi-dressing of the side elevation demonstrates that the elevation was intended to be publicly visible but not be as important as the façade. Fronting the rear store is a c.1946 tank stand holding two galvanized iron tanks.</p> <p>The roof of the two storey section has c.1946 intrusive concrete tiles which replaced the original corrugated iron (evidenced by the 1859 sale notice).</p> <p>The roof is above a c.1857 large sandstone cornice.</p> <p>Overall this elevation is intact in its original form and detailing and is generally of high significance.</p>	<p>H</p> <p>H</p> <p>H</p> <p>H</p> <p>H</p> <p>L</p> <p>I</p> <p>H</p> <p>H</p>	 <p>Elevation from the east</p>  <p>Elevation from the north</p>	<p>Generally retain and conserve this elevation.</p> <p>The concrete tiles on the house should be replaced with corrugated galvanized iron in short sheets.</p> <p>Retain and conserve the cornice.</p>

<p>west</p>	<p>The western (rear) elevation shows the c.1857 single storey rendered store (likely a dairy) to the left (north) then the c.1946 single storey house extension clad in concrete rusticated blocks; then the single storey c.1946 garage/workshop , also clad in concrete blocks. Evidence shows that a previous structure or garden wall was built into the garage/workshop extension. Behind and above these single storey structures the two storey front pile of c.1857 rooms can be seen.</p> <p>This rear elevation of the two storey house is rendered and devoid of stone dressing, and the elaborate cornice that supports the roof at the front and sides of the house.</p> <p>The four chimneys are visible from this elevation. The chimney serving room G3 in the two storey pile is c.1857.</p> <p>The remaining three brick chimneys are all c.1946. This adds evidence that FP4, FP5 and FP6 are all modern fireplaces. Further investigation in the roof space may confirm that.</p> <p>This elevation is compromised by oil tanks, various aerals, the concrete tiles to the roofs, and lack of recent paint maintenance.</p> <p>The roofs of the two storey section and the single storey former dining room and dairy are covered with c.1946 intrusive concrete tiles which replaced the original corrugated iron (evidenced by the 1859 sale notice).</p> <p>Overall this rear elevation is not intact and is generally of low heritage significance.</p> <p>The rear c.1946 house extension is of low heritage significance.</p>	<p>M</p> <p>L</p> <p>L</p> <p>L</p> <p>M</p> <p>M</p> <p>L</p> <p>I</p> <p>I</p> <p>L</p> <p>L</p>	 <p>West (rear) elevation</p>	<p>Generally the c.1857 sections of this elevation should be retained and conserved.</p> <p>The c.1946 sections may be freely adapted.</p> <p>Retain any evidence of the earlier structure preceding the c.1946 garage/workshop.</p> <p>Retain and conserve the original c.1857 chimney.</p> <p>Retain the other three chimneys unless there is strong justification for their removal.</p> <p>When the opportunity arises remove the oil tanks and aerals.</p> <p>Replace the concrete tiles to the original house with corrugated galvanized iron in short sheets.</p>
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3.03 Internal fabric and spaces

The following tables describe the age of fabric to each room, then the level of significance assigned to that fabric. The heritage significance of each item and the conservation recommendations have been developed later in this conservation planning process, but are shown here to assist the reader. Figure 8 Floor Plans show the levels of heritage significance assigned to them.

Categories of heritage significance are as follows:

Level **H** is adopted where the space or item is highly valued by the community or is important in interpreting history of the site.

Level **M** contains aspects which either have been degraded to a degree by adaptation or where the cultural significance of the item was always of lesser importance.

Level **L** covers a range of fabric or spaces which either have been considerably degraded by adaptation or where the cultural significance of the item was always of modest heritage significance.

Level **N** covers a range of fabric or spaces which either have been degraded beyond recognition or where there has never been any cultural significance.

Level **I** (Intrusive) is assigned to items which have an adverse impact on the heritage significance of the place.

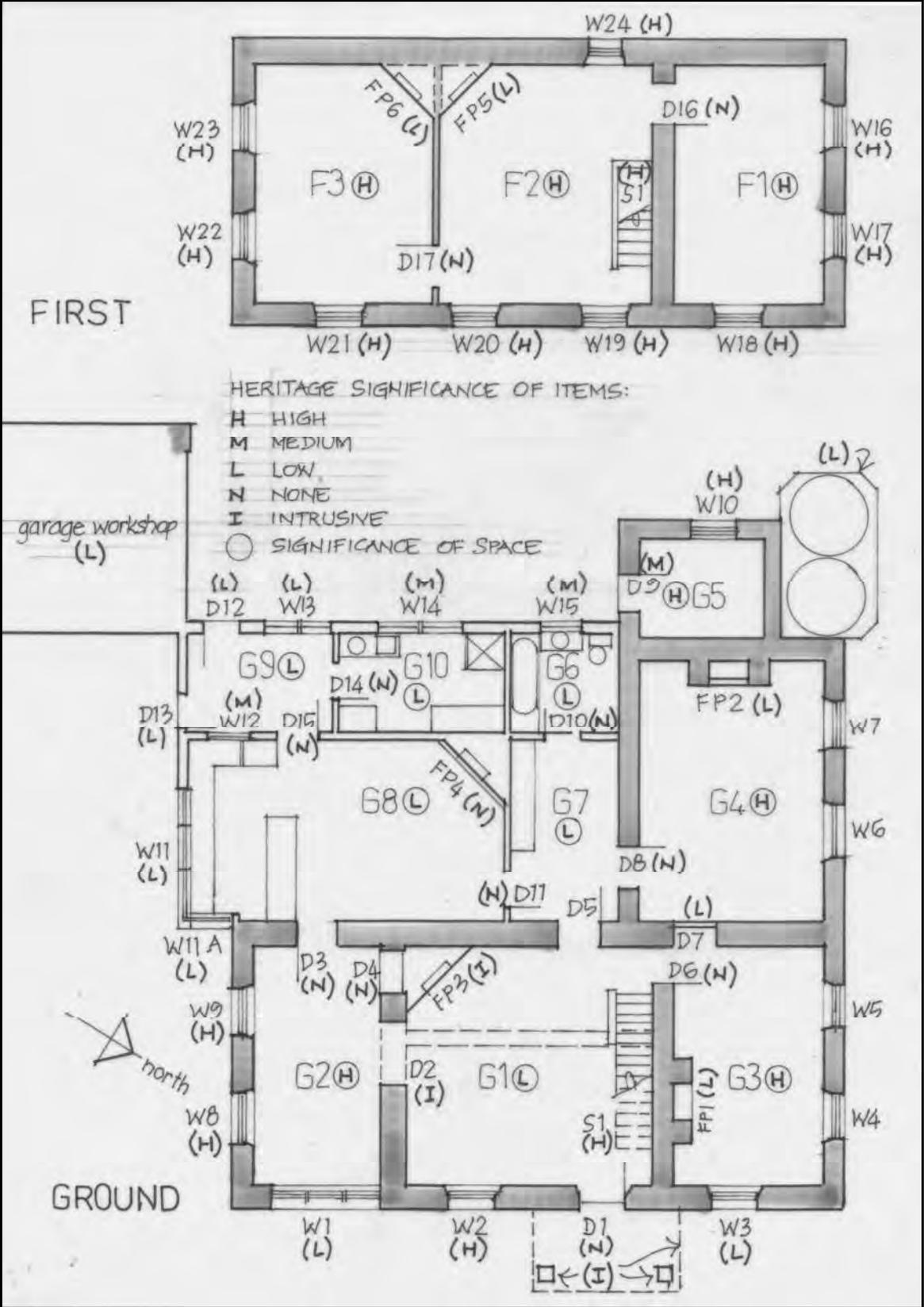


Figure 8 Floor plans showing levels of heritage significance of fabric and spaces
 Hardwick House, 2495 Colebrook Road, Colebrook. CONSERVATION MANAGEMENT PLAN by Graeme Corney 21

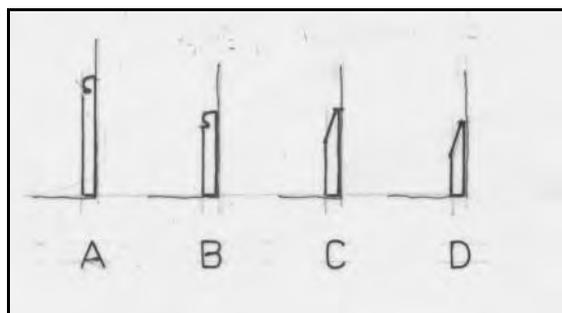


Figure 9 Skirting profiles

3.03.1 Ground floor (refer to figure 8 page 21 for room numbers)

item	date	discussion	sign	photo	recommendations
Space G1	c.1857	The former opening of D4 suggests that this space originally may have had a dividing wall separating G1 from a rear passage. The current space may not demonstrate its original form.	L	 Room G1 showing stair S1	Retain space or modify by removing the fireplace FP3. If more evidence emerges of a dividing wall below the ceiling beam then that wall may be reconstructed.
walls	c.1857	Plaster.	L		Retain lime plaster material to walls.
skirting	c.1857	230mm colonial beaded skirtings to profile A	M		Retain and conserve skirtings.
floor	c.1946	c.1946 110mm t&g floorboards	L		Retain or replace floorboards
ceiling	c.1857	Original lath and plaster ceiling	L		Retain and conserve plaster ceiling.
cornice	c.1946	c.1946 stepped cornice to profile 1	L		Retain or remove.
doors	c.1974	D1: Reproduction 6 panelled blackwood door; with fanlight and glass . D2: c.1974 sandstone arched opening intrusive in style and form	N N L I	 Door D1  Doorway D2	Retain or replace with reconstructed original door if evidence emerges. Either close up doorway or alter to a rectangular head to match other door openings.
door furniture	c.1974	Modern knobs and lock	N		Retain or replace with reconstructed original knobs

					and lock if evidence emerges.
door architraves		None			
windows	c.1857	W2: arched c.1857 2-paned double hung sashes	H		Retain and conserve
	c.1857	Original sill boards	H		Retain and conserve
window furniture	c.1910	c.1910 finger pulls and cam sash	M		Retain and conserve
architraves & reveals	c.1857	No architraves Splayed plaster reveals	M		Retain and conserve
pelmet	c.1974	Modern pelmet and curtain rods	N		Retain or remove
fireplace FP3	c.1974	Modern stone fireplace with oil heater	I		Remove when the opportunity arises
hearth	c.1974	Sandstone bricks	I	FP3	remove
staircase S1	c.1857	c.1857 treads and risers. c.1946 side paneling and c.1910 handrail	H L L		Retain and conserve treads and risers. Retain or remove side paneling. Retain handrail.

item	date	discussion	sign	photo	recommendations
Space G2	c.1857	The space remains in its original form and continues to demonstrate its original purpose-likely a cart way for transporting flour.	H		Retain space in its current form.
walls	c.1857	Plaster.	L	Room G2	Retain lime plaster material to walls.
skirting	c.1857	170mm colonial beaded skirtings to profile B	M		Retain and conserve skirtings.
floor	c.1946	c.1946 110mm t&g floorboards	N		Retain or replace floorboards
ceiling	c.1857	Original lath and plaster ceiling	L		Retain and conserve plaster ceiling.
cornice		none			
doors	c.1946	D3: c.1946 flush panel door in c.1946 opening	N N		Retain or remove door D3.
				Door D3	Retain or remove cupboard,

	c.1974 c.1857	D4: c.1974 cupboard in c.1857 doorway.	N L		retain doorway as evidence of original floor plan.
door furniture	c.1946	D3: Modern knobs and lock	N		Retain or remove door furniture.
door architraves		None			
windows	c.1857 c.1946	W1: c.1857 segmental arched opening with c.1946 three bay 2-paned double hung sashes with highlights above. The original opening was a wide doorway, possibly for a cart to transport flour. The original opening is demonstrated in the external fabric.	H L		Retain and conserve W1 opening, window may be replaced with reconstructed doors if evidence arises
	c.1857	W8, W9: original 2-paned double hung sashes.			Retain and conserve
	c.1857	Original sill boards to windows.			Retain and conserve
window furniture	c.1974	c.1974 finger pulls and cam sash	N		Retain or remove
architraves & reveals	c.1857	No architraves Splayed plaster reveals	M		Retain and conserve
pelmet	c.1974	Modern pelmet and curtain rods	N		Retain or remove

item	date	discussion	sign	photo	recommendations
Space G3	c.1857	The space remains in its original form and continues to demonstrate its original purpose. It was likely a sitting room.	H		Retain space in its current form.
walls	c.1857 c.1946	Plaster with later pebble-dash finish.	L N		Retain or refinish to smooth plaster surface.
skirting	c.1946	180mm splayed skirtings with shellac finish to profile C	N		Retain or replace skirting to profile A .

floor	c.1946	c.1946 110mm t&g floorboards	N		Retain or replace floorboards
ceiling	c.1857	Original lath and plaster ceiling	L		Retain and conserve plaster ceiling.
cornice	c.1946	c.1946 stepped cornice to profile 2	L		Retain or remove.
doors	c.1946 c.1857	D6: c.1946 flush panel door in c.1857 opening. D7: c.1857 opening now blocked in.	N L L	 Door D6	Retain or replace door D6 with 4-panelled door, retain opening. Doorway may be opened up and have a new 4-panelled door.
door furniture	c.1946	Modern knobs and lock	N		Retain or replace with replica furniture.
door architraves		None			
windows	c.1857 c.1946 c.1857 c.1857	W3: c.1857 opening with c.1946 arched 2-paned double hung sashes. The original opening was a doorway, which is demonstrated in the external fabric. W4, W5: original 2-paned double hung sashes. Original sill boards	H L H H		Retain and conserve opening, window may be reconverted to doorway. Retain and conserve Retain and conserve
window furniture	c.1857 c.1857	original finger pulls and cam sashes	M M		Retain and conserve Retain and conserve
architraves & reveals	c.1857	No architraves Splayed plaster reveals	M		Retain and conserve
pelmet	c.1974	Modern pelmet and curtain rods	N		Retain or remove
fireplace FP1	c.1946 c.1857	c.1946 firebox and mantel in c.1857 fireplace	L M	 FP1	Retain or reconstruct firebox and surround if evidence emerges.
hearth	c.1946	Bricks, likely over original sandstone hearth	N		Remove bricks to expose original sandstone hearth.

item	date	discussion	sign	photo	recommendations
Space G4	c.1857	The space remains in its original form and continues to demonstrate its original purpose. It was likely a kitchen –given its location in plan.	H	 Room G4	Retain space in its current form.

walls	c.1857	Plaster.	L		Retain smooth plaster surface.
skirting	c.1946	170mm splayed skirtings with shellac finish to profile C	L		Retain or replace skirting to profile A .
floor	c.1946	c.1946 110mm t&g floorboards	N		Retain or replace floorboards
ceiling	c.1857	Original lath and plaster ceiling	L		Retain and conserve plaster ceiling.
cornice	c.1946	c.1946 stepped cornice	N		Retain or remove.
doors	c.1946 c.1857	D8 : c.1946 flush panel door in c.1857 opening.	N L		Retain or replace door D8 with 4-panelled door, retain opening.
				Door D8	
door furniture	c.1946	Modern knobs and lock	N		Retain or replace with replica furniture.
architraves		None			
windows	c.1857	W6, W7 : original 2-paned double hung sashes.	H		Retain and conserve
	c.1857	Original sill boards	H		Retain and conserve
window furniture	c.1857	original finger pulls and cam sashes	M		Retain and conserve
architraves & reveals	c.1857	No architraves Splayed plaster reveals	M		Retain and conserve
pelmet	c.1974	Modern pelmet and curtain rods	N		Retain or remove
fireplace FP2	c.1857	c.1857 fireplace has been blocked up.	L		Reconstruct firebox. Reconstruct surround and mantel if evidence emerges.
				FP2	
hearth	c.1857	original sandstone hearth	H		Retain and conserve original sandstone hearth.

item	date	discussion	sign	photo	recommendations
Space G5	c.1857	The space remains in its original form and continues to demonstrate its original purpose. It was likely a dairy.	H		Retain space in its current form.
				Room G5 is to right of tanks	
walls	c.1857	Plaster.	L		Retain smooth plaster surface.
skirtings		none			
floor	c.1857 c.1974	Likely original flagstones under c.1974 vinyl	H N		Lift vinyl to assess original surface. If sandstone flags, then retain and conserve.

ceiling	c.1857	Original lath and plaster ceiling	L		Retain and conserve plaster ceiling.
cornice		none			
doors	c.1920	D9 : c.1920 vertical v-jointed boards in c.1857 opening.	L M		Retain and conserve D9
door furniture	c.1920	c.1920 latch	L		Retain and conserve.
door architraves		None			
windows	c.1857	W10 : original 2-paned double hung sashes.	H		Retain and conserve
	c.1857	Original sill boards	H		Retain and conserve
window furniture	c.1857				
architraves & reveals	c.1857	No architraves. plaster reveals	M		Retain and conserve
shelves	c.1946	Ladder framing	N		Retain or modify or remove

item	date	discussion	sign	photo	recommendations
Space G6	c.1946	The space remains in its c.1946 form as a modern bathroom.	L	 Room G6	Retain or modify space.
walls	c.1946	Tiles over plasterboard	N		Retain or modify freely
skirtings		none			
floor	c.1946	c.1946 110mm t&g floorboards	N		Retain or modify freely
ceiling	c.1946	Lath and plaster	N		Retain or modify freely
cornice	c.1946	Stepped cornice	N		Retain or modify freely
doors	c.1946	D10 : c.1946 flush panel door	N		Retain or modify freely
door architraves	c.1946	120mm splayed architrave profile D	N		Retain or modify freely
windows	c.1857	W15 : c.1857 2-paned double hung sashes relocated to here when extensions made in c.1946. (note horns on top sash)	M		c.1946 opening may be modified, frame and sashes should remain on site for any future reconstruction of the original rear elevation.
plumbing fittings	c.1946	Toilet, handbasin and bath are c.1946	N		Retain or modify freely

item	date	discussion	sign	photo	recommendations
Space G7	c.1946	The space remains in its c.1946 form.	L	 Room G7	Retain or modify space.

walls	c.1946	plasterboard	N		Retain or modify freely
skirtings	c.1946	140mm splayed skirtings to profile D	N		Retain or modify freely
floor	c.1946	110mm t&g floorboards	N		Retain or modify freely
ceiling	c.1946	Lath and plaster	N		Retain or modify freely
cornice	c.1946	Stepped cornice	N		Retain or modify freely
doors	c.1946	D11 : c.1946 flush panel door	N		Retain or modify freely
door architraves	c.1946	120mm splayed architrave profile D	N		Retain or modify freely
cupboards	c.1946	Modern cupboards with louvred doors	N		Retain or modify freely

item	date	discussion	sign	photo	recommendations
Space G8	c.1946	The space remains in its c.1946 form as a modern kitchen/dining area.	L	 Room G8	Retain or modify space.
walls	c.1946	plaster	N		Retain or modify freely
skirtings	c.1946	160mm splayed skirting to profile D	N		Retain or modify freely
floor	c.1946	c.1946 110mm t&g floorboards	N		Retain or modify freely
ceiling	c.1946	Lath and plaster	N		Retain or modify freely
cornice	c.1946	Stepped cornice	N		Retain or modify freely
doors	c.1946	D15 : c.1946 flush panel door	N		Retain or modify freely
door architraves	c.1946	130mm splayed architrave profile D	N		Retain or modify freely
windows	c.1857 c.1946	W12 : c.1857 2-paned double hung sashes relocated to here when extensions made in c.1946. (note horns on top sashes) Bottom sash has modern leadlight glazing. W11 and W11A : c.1946 2-paned double sashes	M L N L	 W12	c.1946 opening may be modified, frame and sashes should remain on site for any future reconstruction of the original rear elevation. Leadlight glazing may be retained or removed.
window architraves	c.1946	130mm splayed architrave profile D	N		Retain or modify freely
fireplace FP4	c.1946 c.1946	c.1946 fireplace has been covered in c.1974 sandstone bricks and heater. Mantel is c.1946	N N N	 FP4	Retain or modify freely

item	date	discussion	sign	photo	recommendations
Space G9	c.1946	The space remains in its c.1946 form as a modern rear porch.	L	 Room G9	Retain or modify space.
walls	c.1946	plaster	N		Retain or modify freely
skirtings	c.1946	160mm splayed skirting to profile D	N		Retain or modify freely
floor	c.1946 c.1946	Vinyl over 110mm t&g floorboards	N N		Retain or modify freely Retain or modify freely
ceiling	c.1946	Lath and plaster	N		Retain or modify freely
cornice	c.1946	Stepped cornice	N		Retain or modify freely
doors	c.1946 c.1974 c.1946	D12, D13: c.1946 2-panel door with top panel of glazing in a segmental arch. Bottom panel is v-jointed vertical boards. c.1974 fly-screen door attached to outside. D14: c.1946 flush panel door	L N N	 D12	Retain or modify freely Retain or modify freely
door architraves	c.1946	90mm splayed	N		Retain or modify freely
windows	c.1946	W13: pair of 2-paned double hung sashes with mullion between.	N N		Retain or modify freely
window architraves		120mm splayed architrave profile D	N		Retain or modify freely

item	date	discussion	sign	photo	recommendations
Space G10	c.1946	The space remains in its c.1946 form as a modern laundry/bathroom area.	L	 Room G10	Retain or modify space.
walls	c.1946	plaster	N		Retain or modify freely
skirtings	c.1946	160mm splayed skirting to profile D	N		Retain or modify freely
floor	c.1974 c.1946	Vinyl over 110mm t&g floorboards	N N		Retain or modify freely Retain or modify freely
ceiling	c.1946	Lath and plaster	N		Retain or modify freely
cornice	c.1946	Stepped cornice	N		Retain or modify freely
windows	c.1857	W14: pair of c.1857 2-	M		c.1946 opening, frame and

	c.1946	paned double hung sashes relocated to here when extensions made in c.1946. (note horns on top sashes)	N		sashes should remain on site for any future reconstruction of the original rear elevation.
	c.1946	Timber mullion between pair of windows.	N		Retain or modify freely
window architraves	c.1946	120mm splayed architrave profile D	N		Retain or modify freely
plumbing fittings	c.1946- c.1974	Modern troughs, basin and shower	N		Retain or modify freely
shelves and cupboard	c.1974	Modern shelves	N		Retain or modify freely
	c.1946	Cupboard conceals hot water cylinder	N		Retain or modify freely

3.03.2 First Floor (refer to figure 8 page 21 for room numbers)

item	date	discussion	sign	photo	recommendations
Space F1	c.1857	The space remains in its original form and continues to demonstrate its original purpose.	H		Retain space in its current form.
walls	c.1857	Plaster	L		Retain and conserve.
skirtings	c.1946	160mm splayed skirtings to profile D	N		Retain or freely modify.
floor	2019 c.1857	Modern 'floating' timber floor over original floorboards.	N M		If opportunity arises, expose original floor and conserve.
ceiling	c.1857	Lath and plaster	L		Retain and conserve.
cornice	c.1946	c.1946 stepped cornice	N		Retain or freely modify.
doors	c.1946	D16: c.1946 flush panel door	N		Retain or replace with 4-panelled door.
door architraves	c.1946	painted 120mm splayed architrave	N		Retain or freely modify.
windows	c.1857	W18: arched original 2-paned double hung sashes.	H		Retain and conserve W18
	c.1857	W16, W17: original 2-paned double hung sashes.	H		Retain and conserve W16 and W17
	c.1857	Original sill boards	H		Retain and conserve
window architraves		none	H		
reveals	c.1857	Splayed plaster	M		Retain and conserve
window furniture	c.1857	Original finger pulls and cam sashes	M		Retain and conserve
pelmet	c.1946	Modern pelmet and curtain rods	N		Retain or remove

item	date	discussion	sign	photo	recommendations
Space F2	c.1857	The space remains in its original form and continues to demonstrate its original purpose.	H	 Room F2	Retain space in its current form.
walls	c.1857 c.1946	Plaster with later pebble-dash finish.	L N		Retain or refinish to smooth plaster surface.
skirtings	c.1946	Splayed 160mm skirting to profile D	N		Retain or freely modify.
floor	2019 c.1857	Modern 'floating' timber floor over original floorboards.	N M		If opportunity arises, expose original floor and conserve.
ceiling	c.1857	Lath and plaster	L		Retain and conserve.
cornice	c.1946	c.1946 stepped cornice	N		Retain or freely modify.
doors	c.1946	D17 : c.1946 flush panel door	N		Retain or replace with 4-panelled door.
door architraves	c.1946	painted 120mm splayed architrave	N		Retain or freely modify.
windows	c.1857	W19, W20 : arched original 2-paned double hung sashes.	H		Retain and conserve
window furniture	c.1857	Original finger pulls and no cam sashes	M		Retain and conserve
window architraves		none			
pelmet	c.1974	Modern pelmet and curtain rods	N		Retain or remove
reveals	c.1857	Splayed plaster	M		Retain and conserve
fireplace FP5	c.1946 c.1974 c.1946	c.1946 fireplace with modern heater. c.1946 mantel.	N N N	 FP5	Retain or remove heater and fireplace
hearth	c.1946	Painted concrete	N		
staircase S1	c.1857	c.1857 treads and risers. c.1946 side paneling and c.1910 handrail	H N L		Retain and conserve treads and risers. Retain or remove side paneling. Retain handrail.

item	date	discussion	sign	photo	recommendations
Space F3	c.1857	The space remains in its original form and continues to demonstrate its original purpose.	H	 Room F3 looking north	Retain space in its current form.
walls	c.1857	Plaster	L		Retain and conserve.
skirtings	c.1946	160mm splayed skirtings to profile D	N		Retain or freely modify.
floor	2019 c.1857	Modern 'floating' timber floor over original floorboards.	N M		If opportunity arises, expose original floor and conserve.
ceiling	c.1857	Lath and plaster	L		Retain and conserve.
cornice	c.1946	c.1946 stepped cornice	N		Retain or freely modify.
doors	c.1946	D17 : c.1946 flush panel door	N		Retain or replace with 4-panelled door.
door architraves	c.1946	painted 120mm splayed architrave	N		Retain or freely modify.
windows	c.1857 c.1857 c.1857	W21 : arched original 2-paned double hung sashes. W22, W23 : original 2-paned double hung sashes. Original sill boards	H H H		Retain and conserve W18 Retain and conserve W16 and W17 Retain and conserve
window architraves		none	H		
reveals	c.1857	Splayed plaster	M		Retain and conserve
window furniture	c.1857	Original finger pulls and cam sashes	M		Retain and conserve
pelmet	c.1974	Modern pelmet and curtain rods	N		Retain or remove
fireplace FP6	c.1946 c.1974	c.1946 fireplace with modern cover panel. Modern mantel.	N N N	 FP6	Retain or remove firebox and panel and reconstruct original firebox and surround if evidence emerges.

3.04 The grounds

There are a number of stock enclosure fences of post and wire or post and rail. There are various cgi or fiberglass water tanks, silos, and gates. The various plantings are generally in healthy condition and contribute to the local cultural landscape. The following images show some of that landscape.



Figure 10 plantings to west of house



Figure 11 looking south towards the shearers quarters



Figure 12 tree row behind shed 1

3.05 Outbuildings and structures

The following table describes the various extant outbuildings.

item	date	description	sign	photo	recommendations
2 Shearing Shed	c.1905 c.1950	Timber shearing shed with cgi roof and timber windows. Rear wing extension.	M L	 Shearing shed	Retain shearing shed, minimize changes to external fabric of original shearing shed; internal fabric can be modified if necessary.
3 Yard Wall	c.1857	Stone wall with capping stones.	M	 Stone wall to southern edge of yard	Retain and conserve.
4 Loading Hopper & Silo	c.1950	Timber loading hopper in rude timber support frame, all with cgi loading shed above	L	 North view of Loading Hopper and Silo	Retain as a cultural landscape element.
5 Shed 1	c.1980	Modern shed for handling farm animals	N	 East view of modern shed 1	Retain, modify or remove
6 Shed 2	c.1960	Modern cgi shed with gabled roof and skillion	N	 East view of modern shed 2	Retain, modify or remove.
7 Shed 3	c.2000	Modern zincalume shed	N	 East view of modern shed 3	Retain, modify or remove.

<p>8 Timber Shed</p>	<p>c.1905</p>	<p>Weatherboard clad shed with cgi roof relocated to here c.1950. Shed is on timber piles and concrete walls and has single paned double hung sash windows.</p>	<p>L</p>	 <p>Northern view of timber shed</p>	<p>Retain as element of local cultural landscape</p>
<p>9 Shearers Quarters</p>	<p>c.1960</p>	<p>Weatherboard clad quarters with cgi low-pitched roof</p>	<p>N</p>	 <p>Northern view of shearers quarters</p>	<p>Retain as element of local cultural landscape</p>

4 Assessment of Significance

4.01 George Stokell

It was George Stokell who acquired the land holding for his son John Stokell who built *Hardwick* mill. George Stokell's enterprise as a builder, manufacturer, merchant, and later as a farmer led him to become one of the largest land holders in the colony by the 1840s.

He set up a joinery and building construction business in Barrack Street. After some success he moved his business to Macquarie Street, closer to Hobart's business centre.

Within two years he established a timber yard on the corner of Macquarie and Campbell streets. He delved into real estate and boat sales. Further expansion and business success led him to attract land grants on the eastern shore of the Derwent River. He then purchased the 766 acre land holding on which *Hardwick* mill was later built.

Soon after George Stokell built his finest construction achievement the stately country house *Rokeye* where he lived until his death over three decades later.

George Stokell was certainly an important and highly successful businessman in colonial Van Diemen's Land during the period of his arrival in 1822 until his death in 1874.

4.02 John Stokell –builder of *Hardwick* mill

John Stokell arrived in Van Diemen's Land with his brother William in 1837.

In the 1840s John gradually took over the management of his father's extensive farming properties.

John Stokell built the *Hardwick* steam flour mill in c.1857 as a response to the heavy demand for flour in Victoria. He was living at and running nearby *Stockdale* where he was a breeder of various animals and producer of several different crops.

John suffered from a hereditary illness called *purpura* which was the likely reason he never married. He worked hard on his father's farming properties and contributed much time to the local community. He died from his illness in 1863 at the age of forty-one.

John Stokell's importance to history is at a local level.

4.03 George Stokell Jr

George Stokell Junior was the son of George by his second marriage. Following the death of his father, George Junior took over running of the family farms. He soon moved into *Stockdale* with his second wife.

George Stokell junior was appointed to the Richmond Council in 1865 and to the Tasmanian Parliament in 1885. He managed the leases of *Hardwick* mill until the mid 1890s on behalf of the owner Henrietta Stokell –George Stokell's sister.

George Stokell Junior's importance to history is at a local level.

4.04 John Clarence Stokell

John Clarence Stokell, son of George junior, ran the *Hardwick* mill for a short period from c.1878. He then focused on running the farm land between *Stockdale* and *Hardwick*. In 1904 John Clarence Stokell moved into the *Hardwick* farmhouse and managed the farm. The location of the farmhouse is unknown. It was likely constructed of timber and has not survived.

JC Stokell made several improvements to the farm, as demonstrated in the strong increases in rate values between 1902 and 1907. The shearing shed to the south of *Hardwick House* would have been one of those improvements.

JC Stockwell was a justice of the peace, Richmond Councillor and member of the Town Hall committee. He ran *Hardwick* farm until his death in 1915 at the age of sixty-one.

John Clarence Stokell's importance to history is at a local level.

4.05 Lesley Charles Reynolds

Lesley Reynolds purchased *Hardwick* from Henrietta Stokell in 1921. Reynolds was an innovative farmer. He used super-phosphate to increase his grazing and wool-producing capability. Reynolds cleared 133 acres of land in 1933, presumably to increase his grazing land. Reynolds also farmed *Ashfield* and *Lynwood*. Reynolds used the former mill for storage.

In 1947 Reynolds converted the former mill into a house for his recently married son Claude Austin Reynolds.

Lesley Charles Reynolds' importance to history is at a local level.

4.06 The design of *Hardwick House*

The derivation of the design is not known, but certainly it is not an imitation of *Hardwick Hall* in County Durham which is a symmetrical Georgian house designed with some Palladian influences.

The style of the former mill is Victorian Romanesque with some Georgian characteristics.

In Britain there were a few minor forays into the Romanesque style for churches in the 1840s, even as the Gothic Revival grew from a trickle to a torrent... In the absence of any strong and continuing commitment to a specifically Romanesque style by leading architects overseas, James Blackburn's St Mark's Church (1839-41) at Pontville, Tasmania is a surprisingly original work.⁸

It is possible that the design of the mill was influenced by Blackburn's St Mark's Church, Pontville.

The Victorian Romanesque characteristics that are demonstrated in *Hardwick House* are as follows:

1 simple massing; and 3 strongly modeled semicircular arches.⁹

The stone cornice supporting the roof is Italianate in style.

The Victorian Georgian characteristics of the building are as follows:

2 exposed stone walling; 3 medium pitched roof; 5 close eaves; 8 verandah under separate roof; 13 sash windows with large panes; 16 fanlight light; 17 panelled door; stone lintels; and 21 simple chimneys.¹⁰

The design is a mix of unusually early features such as the arched windows, large panes in the sashes, stone external cornice, and segmental arch; and more typical features of that time in rusticated quoin-stones and string course.

4.07 Grounds and outbuildings

The landscape surrounding the mill was heavily wooded (supplying fuel for the mill boiler) until 1933 when it was cleared by Lesley Reynolds.

The immediate environs of *Hardwick House* now reflect post c.1946 development for the most part. The service yard formed by the c.1957 wall is contemporaneous with the house. The shearing shed is c.1905. All other outbuildings were constructed after 1946, some in the 1970s. Most of the mature trees and tree rows were planted in the late 1940s and after. The stock fences, silos, and sheep yards are all post c.1950 and later.

The c.1950 layer of landscape and structures is a significant component of the cultural landscape¹¹ of *Hardwick House*. Although none of those c.1950 items are of medium or high significance in their own right, they add up to an important layer of that cultural landscape.

4.08 Archaeological values

The former buildings and structures on the site include the farm house and outbuildings and the filled in well. The farm house and its associated outbuildings were likely timber and have not survived. There is no archival or site evidence to suggest their location, albeit likely close to the water source of Jerusalem Creek. The archaeological potential of the site is considered to be low.

4.09 Heritage listings

Hardwick House is entered in the following heritage schedules:

⁸ Apperley et al, p75

⁹ Ibid, p76

¹⁰ Ibid, p45

¹¹ A 'Cultural Landscape' is a way of seeing the interaction of humans with that landscape over time.

4.05.1 *Tasmanian Heritage Register*

The Tasmanian Heritage Register (THR) has *Hardwick House* entered as R4937

The site was permanently entered on 22 September 1998.

The THR is administered by the Tasmanian Heritage Council.

4.05.2 *Southern Midlands Interim Planning Scheme 2015*

Hardwick House is entered as item 98 on the SMIPS Table E13.1 title 123549/1 of Heritage Places. This scheme is administered by the Southern Midlands Council. The listing is described as “*Hardwick House, former Brooklyn Mill 2495 Colebrook Rd, Colebrook. Two storey ashlar sandstone building with tiled roof. Listing includes associated works and outbuildings.*”

4.05.3 *National Trust of Australia (Tas)*

Hardwick House is entered in the register of the National Trust of Australia (Tasmania).

4.10 Determining cultural significance

The ICOMOS Burra Charter describes five categories of cultural significance –aesthetic, historic, scientific, social or spiritual value.

Until recently the Tasmanian Heritage Council has used seven categories of cultural significance set down in the *Historic Cultural Heritage Act 1995*. The *Historic Cultural Heritage Amendment Bill 2012* reworded the criteria and added an eighth category based on aesthetic values.

The eight criteria for entry to the Register are:

- (a) *the place is important to the course or pattern of Tasmania’s history;*
- (b) *the place possess uncommon or rare aspects of Tasmania’s history;*
- (c) *the place has the potential to yield information that will contribute to an understanding of Tasmania’s history;*
- (d) *the place is important in demonstrating the principal characteristics of a broader class of place in Tasmania’s history;*
- (e) *the place is important in demonstrating a high degree of creative or technical achievement;*
- (f) *the place has strong or special association with a particular community or cultural group for social or spiritual reasons;*
- (g) *the place has a special association with the life or work of a person, or group of persons, of importance in Tasmania’s history.*
- (h) *the place is important in exhibiting particular aesthetic characteristics.*

4.11 Statements of significance

The Statements of heritage significance held in the Tasmanian Heritage Register for *Hardwick House* are as follows:

Criterion (a) none

Criterion (b) none

Criterion (c) none

Criterion (d) The former ‘Brooklyn Mil’ is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey, sandstone Victorian commercial building.

Criterion (e) none

Criterion (f) This building is of historic heritage significance because its townscape associations are regarded as important to the community’s sense of place.

Criterion (g) none
Criterion (h) none

More appropriate statements of significance - using the revised criteria of the *Historic Cultural Heritage Act* -are as follows:

Criterion (a) **Hardwick House is of historic cultural heritage significance because it demonstrates the development of mills in rural Tasmania in Victorian times.**
The importance to Tasmania of this cultural value is medium

Criterion (b) **Hardwick House is of historic cultural heritage significance because its style of Victorian Romanesque is early for its time.**
The importance to Tasmania of this cultural value is medium.

Hardwick House is also of historic cultural heritage significance because it is a relatively rare surviving flour mill.
The importance to Tasmania of this cultural value is medium.

Criterion (c) none

Criterion (d) **Hardwick House is of historic cultural heritage significance because it demonstrates the principal characteristics of a two storey sandstone building in the Victorian Romanesque style. These characteristics are embodied in its round-arched windows. The immediate environs of Hardwick House contribute to its significance as a mid 19th century cultural landscape.**
The importance to Tasmania of this cultural value is medium.

Criterion (e) none

Criterion (f) none

Criterion (g) **Hardwick House is of historic cultural heritage significance for its association with important Colonial businessman George Stokell who purchased the land in 1836.**
The importance to Tasmania of this cultural value is medium.

Hardwick House is also of historic cultural heritage significance for its association with other Stokell family members (John who built the mill; George Stokell Junior who farmed there; and John Clarence Stokell who further developed the farm property –all of whom were active members of the local community.
The importance of this cultural value is at a local level.

Criterion (h) none

4.12 Basis of assessment

A system of ranking cultural significance is used throughout this report.

SIGNIFICANCE OF SPACE

H	High significance
M	Medium
L	Low
N	No heritage significance
I	Intrusive

In determining the level of heritage significance of a space, the following values have been taken into account:

- **The historical use of the space** –e.g. where a space has been used for a particular purpose associated with the cultural significance of the place and over a reasonable period of time, it may be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (a) its importance in demonstrating the evolution or pattern of Tasmania's history; or criterion (f) it has strong or special meaning for any group or community because of social, cultural or spiritual associations.*
- **The architectural or aesthetic qualities of the space** –e.g. if a space has elaborate architectural detailing or its geometry itself is impressive, then it will be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (e) it is important in demonstrating a high degree of creative or technical achievement, or (h) it is important in exhibiting aesthetic characteristics.*
- **The age of the space** –a space that was created 1857 is likely to be ascribed a lower value than space that was created in 1946. Where spaces clearly demonstrate the original layout of the mill (and are therefore the oldest spaces), they are generally considered to be of high value.
- **Capacity to demonstrate the particular cultural value** –even if a space was created in a phase of high cultural value, if that space has been modified to the degree that its capacity to demonstrate that particular value has been diminished, then its assigned level of significance may be lower than otherwise would have been.

SIGNIFICANCE OF FABRIC

H	High significance
M	Medium
L	Low
N	No heritage significance
I	Intrusive

In determining the level of heritage significance of an item, the following values have been taken into account:

- **The historical use of the item** –where an item is important in demonstrating an historical pattern of use, (e.g. a fireplace) it may be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (a) it is important in demonstrating the evolution or pattern of Tasmania's history.*
- **The rarity of the item** –where a detail or item is rare, then it will be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (b) it demonstrates rare, uncommon or endangered aspects of Tasmania's heritage.*

- **The research potential of the item** –where the item may yield information that is important to the history of the place. This value is defined in the Heritage Act as *criterion (c) it has the potential to yield information that will contribute to an understanding of Tasmania's history.*
- **The architectural style of the item** –if the item is styled to represent a particular architectural fashion, then it may be rated as of high heritage significance. This value is defined in the *Heritage Act* as *criterion (d) it is important in demonstrating the characteristics of a broader class of cultural places, or (h) it is important in exhibiting aesthetic characteristics.*
- **The age of the item** –where fabric is of the original construction of the mill (and is therefore the oldest fabric), it is generally considered to be of high value – unless it is a very common item like normal wall plaster.

For a space or an item to be allocated a high significance ranking, it needs to meet only one of the three values described above.

Level **H** is adopted where the space or item is highly valued by the community or is important in interpreting history.

Level **M** contains aspects which either have been degraded to a degree by adaptation or where the cultural significance of the item was always of lesser importance.

Level **L** covers a range of fabric or spaces which either have been considerably degraded by adaptation or where the cultural significance of the item was always of modest heritage significance.

Level **N** covers a range of fabric or spaces which either have been degraded beyond recognition or where there has never been any cultural significance.

Level **I** covers fabric or spaces which have an adverse impact on the significance of the place.

4.13 Heritage significance of spaces and items

The plans shown in figure 8 (page 21) assign levels of cultural significance to individual spaces and items.

4.14 Implications of significance levels

The general implications arising from these categories of cultural significance are as follows:

- that level **H** spaces and items be retained in situ and conserved in a manner which retains their cultural significance.
- that level **M** spaces and items be retained in situ if reasonably possible, but where there is an overall benefit to the heritage values of the place and where there is no prudent and feasible alternative, may be adapted or removed.
- that level **L** spaces and items should be retained, but may be adapted or removed.
- that level **N** spaces and items may be retained, adapted or removed.
- That level **I** spaces and items should be removed at the first available opportunity.

5 Conservation Policy Background

5.01 Statutory obligations

Of the three agencies that have *Hardwick House* in their heritage schedules only two have a statutory role –the Tasmanian Heritage Council and the Southern Midlands Council.

5.01.1 *Tasmanian Heritage Register*

The Tasmanian Heritage Register has *Hardwick House* entered as reference ID R4937. Accordingly the place is bound by the *Historic Cultural Heritage Act 1995*.

Section 35.(1) of the Heritage Act requires that “A person must not carry out any heritage works unless those heritage works have heritage approval.”

Further...

Section 46.(1) of the Heritage Act requires that “Under this Part, the Heritage Council may only agree to heritage works which are likely to destroy or reduce the historic cultural significance of a registered place, heritage area or place within a heritage area if satisfied that there is no prudent and feasible alternative to those works.”

5.01.2 *Southern Midlands Council*

The Southern Midlands Interim Planning Scheme 2015 has ‘*Hardwick House* entered in its table E13.1. The Planning Scheme provides heritage protection. Parts of the Scheme relevant to this site include...

9.5 Change of Use of a Heritage Place

9.5.1 An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.

9.5.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.

9.5.3 In determining an application the planning authority must have regard to all of the following:

- (a) a statement of significance, as defined in the Historic Heritage Code;
- (b) a heritage impact statement and a conservation plan, as defined in the Historic Heritage Code, written with regard to the proposed use;
- (c) the degree to which the restoration, conservation and future maintenance of the historic cultural heritage significance of the place is dependent upon the commencement of the proposed use;
- (d) the extent to which the proposal provides for the active use or re-use of any heritage fabric;

E13.7.1 Objective To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

E13.7.2 Objective To ensure that development at a heritage place is: (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

E13.7.3 Objective To ensure that subdivision of part of a heritage place maintains cohesion between the elements that collectively contribute to an understanding of historic cultural heritage values, and protects those elements from future incompatible development.

All these aspects of development require the approval of the Southern Midlands Council.

5.01.3 *National Trust of Australia (Tas)*

The National Trust of Australia (Tas) plays no statutory role in the planning or heritage process and seldom makes public submissions for or against development on heritage listed sites.

5.02 **Physical condition and intactness**

The intactness of items has an impact on the level of heritage significance of that item. The physical condition does not impact on its significance but can impact on its capacity to 'hold' its heritage value into the future.

The physical condition of the house is very good. The house, being built to withstand the physical rigors of a steam mill, is very stable and clearly has been maintained throughout its history.

The condition and intactness of items is described in detail in the room by room descriptions under 3.03.

5.03 **Archaeology**

There is no statutory requirement to protect archaeological values on this site. The exact location of earlier buildings and structures is unknown. As there are no signs of those previous structures on the ground, it is likely that they were constructed of timber and left little or any evidence. Accordingly the archaeological potential of the site is likely to be low.

5.04 **Current and future use**

The current use of *Hardwick House* is as a house.

The new owners Saint Regina Limited will use *Hardwick House* as a monastery contact facility in the short term and later as the public interface of sales related to their monastery activities. Saint Regina Limited has had a master plan developed which describes the following:

The Monastery of Notre Dame

Jerusalem Estate Master Plan

About the Monastery

Notre Dame Priory is a Benedictine monastic community founded in 2017 based in Colebrook, Tasmania.

The Benedictine order was founded in Italy in AD 547 by St Benedict. His inspiration was of a groups of men and women (separate groups) who live a community life together for the specific purpose of praying and working to give glory to God and save their souls.

Today that tradition continues, with Benedictine monks praying several times a day, work in fields and workshops, studying and eating. The monks, who are vowed to a life of chastity and poverty, live a simple life of hard work and dedication and welcome guests to share in and learn from their life, staying for short periods of time or visiting for the day. Their use of the land as a farming landscape is an important part of the Benedictine monks' heritage.

Jerusalem Estate was chosen by the Priory because of its agricultural and heritage values as well as the opportunity to be near an existing community (Colebrook) while providing the degree of separation necessary for prayer and reflection. The monks are already working with local farmers and landowners. They have started restoration and conservation work on Hardwick House and are making repairs to outbuilding and other agricultural structures on the site.

Precinct Descriptions

Monastery Precinct

Monastery to include church with chapel and sacristy as well as residential accommodation for the Prior, monks and novices with approximately 30 separate sleeping quarters. Communal living spaces to include traditional monastery spaces: library, scriptorium, refectory and calefactory. Will include guest quarters with separate dining and kitchen accommodating up to 25 guests.

DEFINED USE CLASSES: Community Meeting and Entertainment, Residential (Communal Dwelling) and Visitor Accommodation

Visitor Precinct

Once the new Monastery complex is completed the Hardwick House precinct will be converted to focus on the visitor experience. Hardwick House will be utilised as a key public interface point with a library and interpretive material about the monastic way of life as well as heritage values of the site as well as small scale food and retail sales. Within this precinct there will be a distillery, winery and/or olive press (potential reuse of existing shearing shed) with some existing outbuildings retain as workshops. Temporary accommodation at the rear of Hardwick House will be removed.

DEFINED USE CLASSES: Resource Processing, Food Services and General Retail and Hire

Retreat Precinct

The retreat precinct will contain guest accommodation with communal spaces for families as well as groups seeking spiritual retreat. With an approximate capacity of 25 rooms the facility may be used by the monks or available for hire as retreat facility. It is located away from the monastery complex and key visitor node to create a sense of separation and 'retreat' from day to day life.

DEFINED USE CLASSES: Community Meeting and Entertainment, Visitor Accommodation

The heritage values (*Hardwick House*, shearing shed and mature plantings) of the site are contained within the 'Visitor Precinct' of the Master Plan. *Hardwick House* will contain a library, interpretive material about the monastery way of life, interpretive material about the history of the site, rooms for small scale food and retail sales. All surviving original c.1857 fabric will be retained and conserved. Some reconstruction of missing c.1857 fabric is proposed. Minor changes are contained to the c.1946 spaces and fabric.

The proposed changes and reconstruction are shown on the following plan.

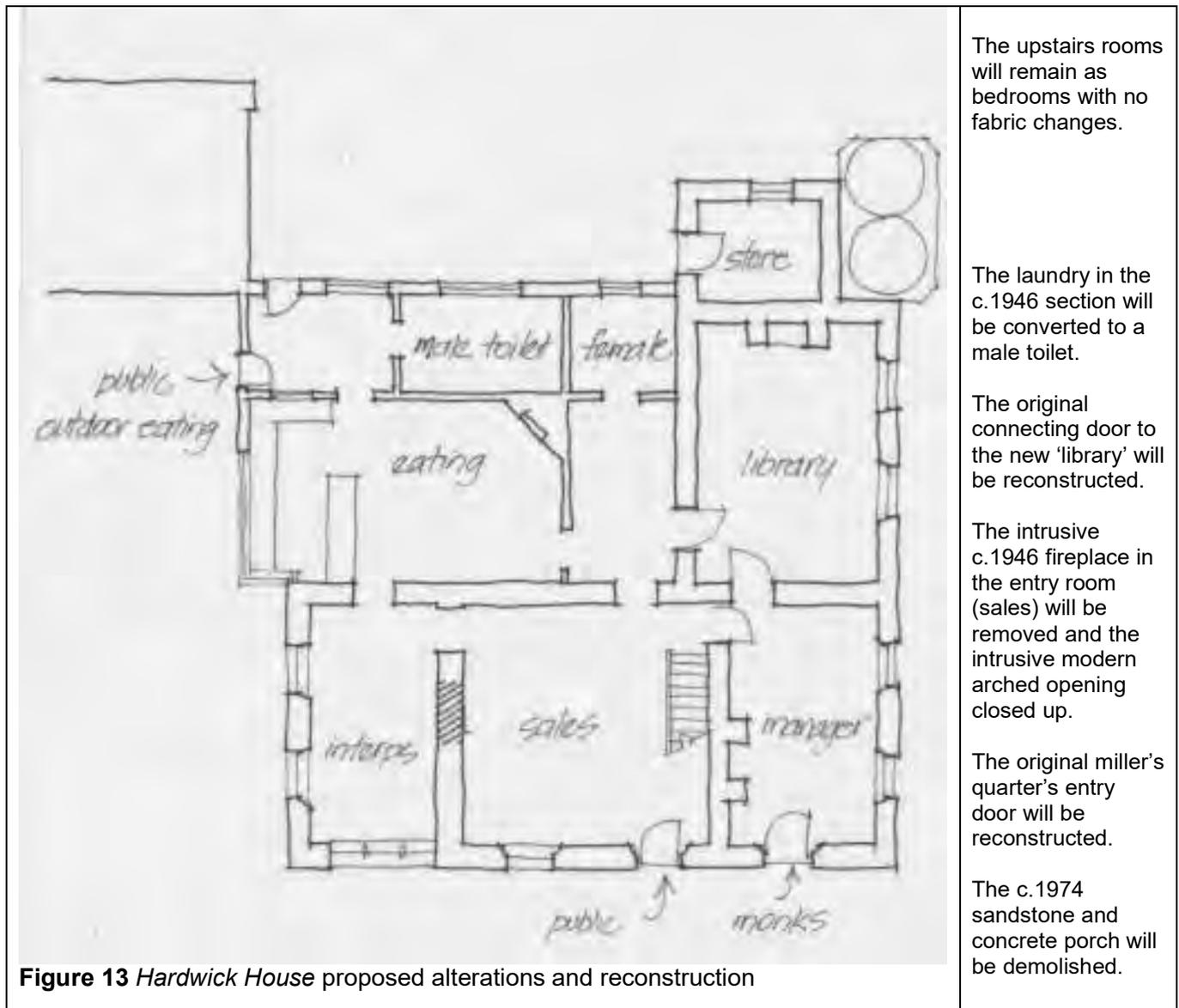


Figure 13 *Hardwick House* proposed alterations and reconstruction

6 Conservation Policy Recommendations

6.01 Discussion

Hardwick House is a place of heritage importance to the Midlands and Tasmanian community and should be properly conserved. Its original use –as a flour mill with attached miller’s quarters –will never re-occur. In fact 73 years has now passed since it was last used in that way. Its last use –as a residence- is possible to continue. However given the degree of change and fabric removal that has taken place and given the c.1946 residential use compromised its most important significance as a mill, the proposed conversion to a public interface for the Benedictine monks will bring with it reconstruction of missing mill elements that will enhance its heritage values better than a residential or any other use.

The higher heritage values are embodied in the fabric and spaces of the former mill. The c.1946 house extension and those changes made to the c.1857 fabric to facilitate conversion to a house are generally of low or no heritage significance. It is therefore logical that the c.1946 extensions and alterations are able to be adapted and modified more freely without impacting adversely on the heritage values of the site.

As a guiding principle changes to or removal of higher value heritage fabric should be kept to a minimum. Do only as much work as is necessary, do as little as possible.

The following conservation policy recommendations should be followed to maintain the heritage values of the site and at the same time to allow future conservation and reconstruction of *Hardwick House*.

6.01.1 *How to use this CMP*

Policy 1: This CMP and the Australia ICOMOS publication *The Illustrated Burra Charter*, 2013 should be the guiding documents for all management of heritage values on the site.
Priority: High/ongoing

6.01.2 *Review process*

Policy 2: This CMP should be regularly reviewed for efficiency and effectiveness in managing the heritage values of the site. The first review should be no later than April 2024.
Priority: Medium

6.01.3 *Priorities*

Policy 3: Priorities for management actions should be as follows:
‘High’ priority items should be carried out in the short term –say within the next 5 years.
‘Medium’ priority items should be carried out in the medium term -say within the next 10 years.
‘Low’ priority items should be carried out in the longer term –say within the next 20 years but may be longer.
‘Ongoing’ priority items should be continued indefinitely.
Priority: High/ongoing

6.01.4 *Use only skilled people*

Policy 4: All conservation actions should be carried out by skilled trades-people and led by skilled conservation practitioners.
Priority: High/ongoing

6.01.5 *Record of change to the place*

Policy 5: The owners are encouraged to establish an ongoing record of changes to the fabric of the place as they occur.
Priority: High/ongoing

6.01.6 *Let levels of heritage significance guide actions*

Policy 6: Generally the original c.1857 fabric and spaces are considered to be of high heritage significance and should be conserved with minimal change other than reconstruction where items have been lost. Changes that occurred between c.1857 and 1947 (just after conversion of the mill to a residence) are considered to be of low heritage significance. Changes after 1947 are generally considered to be of no heritage significance or in some cases to be intrusive.

Policy 7: The treatment of various heritage values of the site must be based on the levels of significance ascribed to them in this document and should be in accordance with the following:

level **H** items should be retained in situ and conserved in a manner which retains their cultural significance.

level **M** items should be retained in situ if reasonably possible, but where there is an overall benefit to the heritage values of the place, or where there is no prudent and feasible alternative, may be adapted or removed.

Level **L** items should be retained, but may be adapted or removed.

Level **N** items may be retained, adapted or removed.

Level **I** items should be removed at the first opportunity.

Priority: High/ongoing

6.01.7 *Further research*

Policy 8: The earlier buildings and structures, the rear enclosed verandah, the details of the front façade in the mill period, the details of fireplace surrounds and other internal joinery, the location of the well, and the history of planting should be researched further to assist with future conservation of the place.

Priority: Low

Policy 9: Conservation policy specific to those items should be developed following any useful outcomes of that research.

Priority: Low

6.02 **Sub surface excavations**

Policy 10: Any excavations in the vicinity of the *Hardwick House* and adjacent the Jerusalem Creek should be carefully monitored for evidence of the history of earlier structures.

Priority: Medium/ongoing

6.03 **Future use and changes to fabric**

Policy 11: The significance of spaces and fabric should be the determinant of their potential for future adaptation.

Priority: High

Policy 12: An ongoing residential component of *Hardwick House* is recommended, specifically in the former miller's quarters. Where possible adaptations should be in the c.1946 rear extensions rather than the former mill.

Priority: High/ongoing

6.04 **Interpretation**

Interpretation of the history of the site is important to the understanding and protection of its heritage values.

Policy 13: The owner is encouraged to present key aspects of the site history within the site itself. Interpretation should include the chronological development of the site and important owners -particularly the Stokell family.

Priority: Medium

6.05 **External fabric**

Refer to House Exteriors tables in 3.02 pages 16-19 for detailed analysis of elevations.

6.05.1 East elevation (Colebrook Road)

Policy 14: Generally retain and conserve this elevation, particularly the fabric which demonstrates the former mill use.

Priority: High

Policy 15: The c.1946 rear extension including garage/workshop may be freely modified.

Priority: Low

Policy 16: The first bay from the southern corner may have its c.1946 window removed and may be opened to reconstruct the original cart entrance if evidence emerges.

Priority: Low/ongoing

Policy 17: The c.1974 modern porch around the entry door is intrusive and should be removed.

Priority: Medium

Policy 18: The fly-wire screen to the entry door is intrusive and should be removed.

Priority: Low

Policy 19: The fourth bay may have its c.1946 window removed and may be opened to reconstruct the original Miller's Quarter's doorway.

Priority: Low/ongoing

6.05.2 North elevation

Policy 20: Generally retain and conserve this elevation.

Priority: High

Policy 21: The tanks and tank stand are of low significance and may be retained, modified or removed.

Priority: Low

6.05.3 West elevation (rear)

Policy 22: Generally the c.1857 sections of this elevation should be retained and conserved.

Priority: High

Policy 23: Generally the c.1946 sections may be freely adapted.

Priority: Low/ongoing

Policy 24: Retain and conserve any evidence of the earlier structure which preceded the c.1946 garage/workshop.

Priority: High/ongoing

Policy 25: When the opportunity arises remove aerials and oil tanks from this elevation.

Priority: Medium

6.05.4 South elevation

Policy 26: Generally retain and conserve the two storey section of this elevation.

Priority: High/ongoing

Policy 27: The single storey section of this elevation may be freely modified.

Priority: Low/ongoing

6.05.5 Garden walls and front fences

Policy 28: The c.1857 garden wall to the south of the house should be retained and conserved.

Priority: High/ongoing

Policy 29: The c.1946 low fence and gate fronting the house is of low significance and can be retained, modified or removed.

Priority: Low/ongoing

6.05.6 Roof

Policy 30: The concrete roof tiles are intrusive and should be replaced with corrugated galvanized iron in short sheets.

Priority: Medium

Policy 31: Retain and conserve the c.1857 chimney. The c.1946 chimneys should be retained unless there is strong justification for their removal.

Priority: Medium

6.05.7 External maintenance

Policy 32: Establish and implement a program for maintaining external fabric with an emphasis on the fabric of the former mill. This program should include the following:

- inspect gutters and downpipes on an annual basis
 - inspect all other external fabric every two years.
 - repaint timber surfaces every 4-8 years.
- Priority: High/ongoing

6.06.8 Paint finishes

Policy 33: Paint scrapings should be carried out in the former mill and miller's quarters' to determine the original colour schemes which should be the basis for repainting when required.

Priority: Low/ongoing

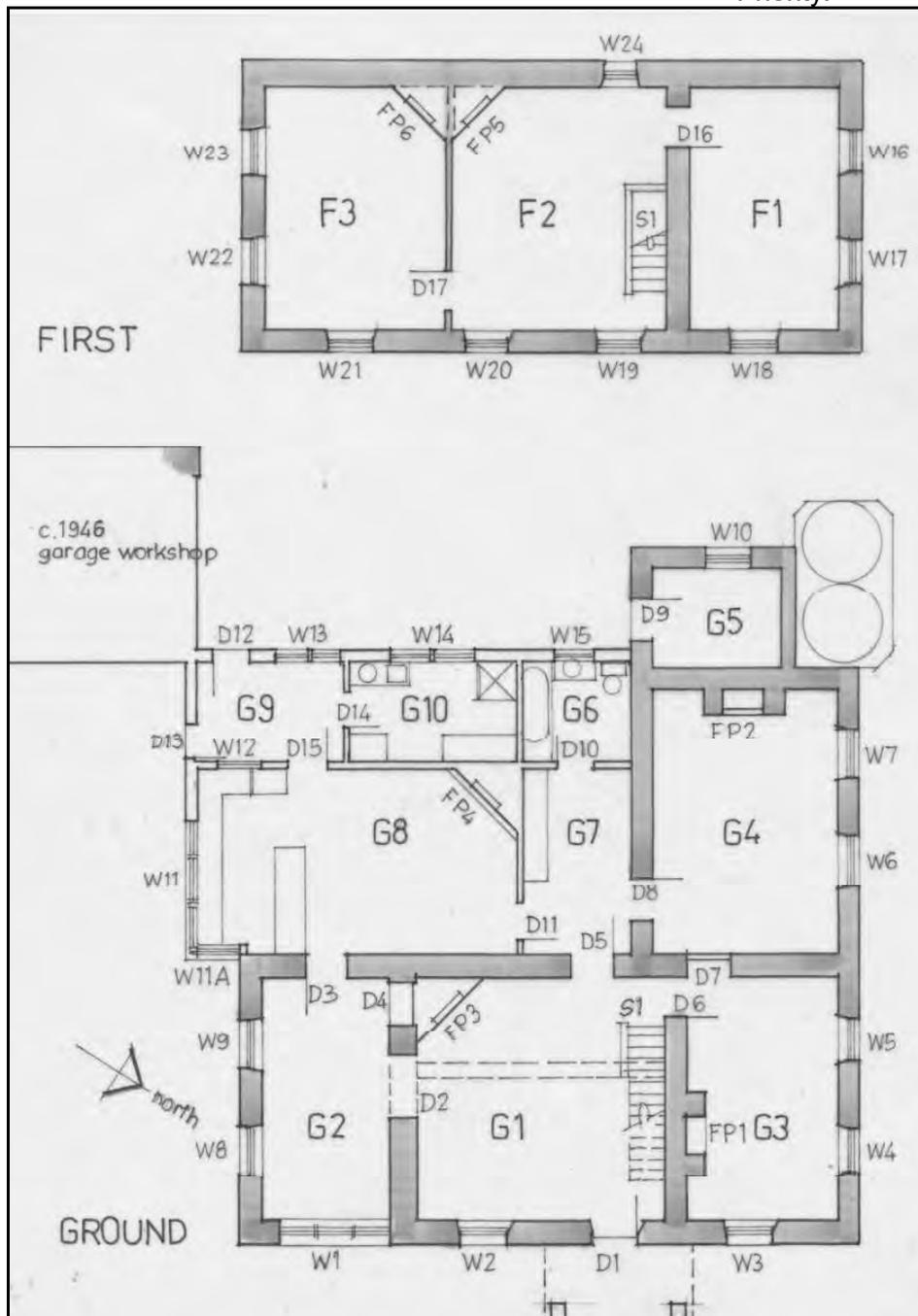


Figure 14 Hardwick House existing floor plans

6.06 Internal spaces (refer to Figure 14 on the previous page for room numbers)

Policy 34:

The spaces of **high** heritage significance should remain in their current general form without substantial removal of walls and without the introduction of new dividing partition walls.

The spaces of **medium** heritage significance should remain in their current general form unless there is compelling justification to alter them.

The spaces of **low or no** heritage significance may be retained, adapted or removed.

The spaces marked **intrusive** should be altered/demolished to overcome that particular intrusion. Priority: High/ongoing

6.06.1 Ground floor

Policy 35: Retain spaces G1-G5 inclusive in their current form without introduction of new partition walls and without any wholesale wall removal. Priority: High/ongoing

Policy 36: Modern splayed skirtings in rooms G2-G4 may be replaced with colonial-beaded skirtings to match those in G1. Priority: Low

Policy 37: Fireplaces FP1 and FP2 may be reconstructed to their original detailing if evidence emerges. Priority: Low/ongoing

Policy 38: Modern flush panel doors in rooms G1-G4 may be replaced with reconstructed 4-panelled doors. Priority: Low/ongoing

6.06.2 First floor

Policy 39: Retain spaces F1-F3 inclusive in their current form without introduction of new partition walls and without any wholesale wall removal. Priority: High/ongoing

Policy 40: Modern splayed skirtings in rooms F1-F3 may be replaced with colonial-beaded skirtings to match those in G2. Priority: Low

Policy 41: Modern fireplaces FP5 and FP6 may be retained or removed. Priority: Low/ongoing

Policy 42: Modern flush panel doors in rooms F1-F3 may be replaced with reconstructed 4-panelled doors.

6.07 Internal fabric (refer to Figures 14 on the previous page for room numbers)

Policy 43:

The fabric of **high** heritage significance should remain and be conserved in their current location.

The fabric of **medium** heritage significance should be conserved in their current location unless there is compelling justification to alter or remove them.

The fabric of **low or no** heritage significance may be retained, adapted or removed.

The fabric marked **intrusive** should be demolished/removed to overcome that particular intrusion. Priority: High/ongoing

Policy 44: Carry out the detailed conservation works recommended in table 3.03. Where recommendations are not specifically made, conserve the item in accordance with its level of significance. Priority: High/ongoing

GROUND FLOOR

6.07.1 Room G1

Policy 45: Remove modern intrusive fireplace FP3 and re-open doorway D4. Priority: Medium

- Policy 46:** Close up intrusive archway D2 and make good.
Priority: Low
- 6.07.2 *Room G2*
Refer to 3.03 room recommendations.
- 6.07.3 *Room G3*
Policy 47: Replace modern pebble-dash wall finish with smooth plaster.
Priority: Low
- 6.07.4 *Room G4*
Policy 48: Re-open fireplace FP2 and reconstruct surround.
Priority: Medium
- 6.07.5 *Room G5*
Policy 49: Lift floor vinyl to assess original floor surface. If flagstones, retain exposed.
Priority: Low
- Policy 50:** Modern shelves may be retained or removed.
Priority: Low
- 6.07.6 *Room G6-G10 inclusive*
Policy 51: The spaces should be retained but may be altered or opened up if required for modern needs.
Priority: Low
- Policy 52:** The fabric in rooms G6-G10 is of no heritage significance and may be retained, modified or removed.
Priority: Low/ongoing
- ## FIRST FLOOR
- 6.07.7 *Room F1*
Policy 53: If opportunity arises expose original floorboards and repair.
Priority: Medium
- 6.07.8 *Room F2*
Policy 54: If opportunity arises expose original floorboards and repair.
Priority: Medium
- Policy 55:** The c.1946 baluster paneling to staircase may be retained or removed and the original balusters reconstructed.
Priority: Low
- 6.07.9 *Room F3*
Policy 56: If opportunity arises expose original floorboards and repair.
Priority: Medium
- ## 6.08 Outbuildings
- Policy 57:** Conserve the rectangle of the original c.1905 timber shearing shed. The c.1950 wing extension may be modified or removed.
Priority: Medium
- Policy 58:** Retain and conserve the c.1950 timber hopper; the c.1950 timber shed; and sheep yards and stock fences as cultural landscape elements.
Priority: Medium/ongoing
- Policy 59:** Retain, freely adapt or remove post 1970 modern sheds and silos.
Priority: Medium/ongoing
- ## 6.09 The grounds
- Policy 60:** Retain planting to the Colebrook Road boundary edge of the site.
Priority: Medium/ongoing
- Policy 61:** Where possible if it does not interfere with further development of the site, retain the remaining planting as a cultural landscape element.
Priority: Low/ongoing

Policy 62: Where possible if it does not interfere with further development of the site retain the sheep yards and fences as part of the rural cultural landscape.

Priority: Low/ongoing

Policy 63: Retain and conserve the c.1857 yard wall.

Priority: Medium/ongoing

Policy 64: The c.1946 front fence and posts may be retained, adapted or removed without impacting on heritage values.

Priority: Low/ongoing

7 APPENDIX

7.01 *Hardwick House, 2495 Colebrook Rd, Colebrook a history* by David Young 2019.

HARDWICK HOUSE part of the 1830s **JERUSALEM** estate
2495 Colebrook Road, Colebrook
**HERITAGE IMPACT ASSESSMENT OF PROPOSAL TO
DEVELOP BENELECTINE MONASTERY**

3 May 2019

Prepared by

graeme corney architect & heritage consultant
3/78a Esplanade, Rose Bay 7015 tel (03) 6243 1994 or 0448 014 005



Figure 1 Colebrook Road view of *Hardwick House*

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1 Introduction

Saint Regina Limited, the new owners of *Hardwick House*, have appointed consultants to prepare a Development Application to Southern Midlands Council to develop the site as a Benedictine Monastery.

The owners have also commissioned me to prepare a Conservation Management Plan and following that a Heritage Impact Assessment (HIA) of the redevelopment proposal. This is that HIA, which draws on those aspects of the CMP document that describe heritage significance to enable an understanding of potential heritage impacts.

There are two stages of development proposed for the site.

In stage 1 *Hardwick House* will be used as a monastery contact facility and later –in stage 2 -as the public interface of sales from monastery activities. Stage one is shown on As01-As04 inclusive. Stage 2 is shown on the ERA Planning Draft Master Plan. Stage 2 will be the subject of a future development application. It is referred to here to allow a broad understanding of its content. This HIA specifically measures the impacts of stage 1 and generally for stage 2.

1.01 The Author

This HIA was prepared by Graeme Corney, architect & heritage consultant. The historical information is by historian David Young.

1.02 The Site

The location is 2495 Colebrook Road, Colebrook, Tasmania, Australia.

Hardwick House is situated near the southern banks of Jerusalem Creek and includes rural land of approximately 800 hectares just south of Colebrook.

The two storey sandstone house was built as a steam flour mill with attached Miller's Quarters in c.1857 and was converted to a large house in c.1946. It operated as a mill between c1857 and c.1885.

As all of the substantive heritage values of the extant buildings and grounds are contained within the immediate environs of the former mill, this HIA measures the impacts on that part of the site.

1.03 The Proposal in Brief

In stage 1 the owners intend to:

1. construct 18 sleeping pods for monks
2. relocate a disused timber church from St Leonards, Launceston
3. relocate 4 sheds to the land behind *Hardwick House*
4. construct a small bathroom addition behind the 1946 garage wing to the rear of the *Hardwick House*
5. upgrade drains
6. repair modern (post 1974) outbuildings;
7. upgrade wet areas in *Hardwick House* to enable that building to be used as a monastery contact facility with the wider public.
8. Make conservation repairs to *Hardwick House*

In stage 2 the owners intend to:

1. provide interpretation of the history of *Hardwick House*

2. construct a separate monastery south of the heritage environs of *Hardwick House*
3. construct a retreat centre for guests south of the heritage environs of *Hardwick House*.
4. make minor adaptations of *Hardwick House* to use it as the public interface of sales from monastery activities.

1.04 Conclusions in Brief

The conclusions made in this HIA support the proposed change of use as being the best use to “facilitate the restoration, conservation and future maintenance of the historic cultural significance of the place”. The HIA also concludes that the proposal will not adversely impact on the heritage values of the place, neither under the requirements of the Planning Scheme nor those under the *Historic Cultural Heritage Act*.

1.05 Exclusion of Aboriginal Values

This HIA does not consider Aboriginal heritage values.

2 Historical Evidence

2.01 History of the site

This HIA draws principally on *Hardwick House, 2495 Colebrook Road, Colebrook a history* by David Young 2019. This section 2.02 describes pertinent parts of the history of the site.

Lieutenant-Governor George Arthur held the first European land grant in the area called Jerusalem at that time. In 1837 766 acres of the land holding was sold to successful businessman George Stokell for 3,862 pounds. George Stokell quickly conveyed the land to his son John.

By the mid 1840s George Stokell had passed over management of his farm properties to son John. It was John Stokell who built *Hardwick* steam mill in c.1857 in response to a few years of high prices for flour in Victoria. The mill had a 5 room miller’s quarters attached.

John Clarence Stokell, son of George junior, jointly ran the mill with a Mr McLaren until 1880. The following years until 1885 saw several attempts by different lessees to run the mill. Charles Bonney was likely its final miller.

In c.1900 the machinery was removed from the mill and taken to *Rokeby House*.

Between 1904 and 1913 James Hughes lived in the mill as a tenant. Between 1902 and 1911 the value of the farm increases significantly suggesting improvements were made.

Henrietta Stokell sold *Hardwick* to Leslie Charles Reynolds for 5,000 pounds in 1921. In 1933 Reynolds cleared 129 acres of timber at *Hardwick*. Soon after he filled in the old well behind the mill. Reynolds used the former mill as storage until 1946. In c.1946 Leslie Reynolds converted the former mill and miller’s quarters into a residence for his married son Claude Austin Reynolds.

In 1974 Claude Reynolds sold the property to Charles Barry Headlam.

Two years after Headlam’s death in 2015 his son Philip sold the property to its current owner.

2.02 Chronology of building fabric

There were four periods of significant development of the site (two of those phases developed the house itself): the original 1840s phase when *Hardwick* farmhouse and outbuildings were built to cater for onsite farm operations (none of the buildings from this phase have survived); the c.1857 phase when the steam flour mill was built, together with miller's quarters; the c.1902-07 expansion phase when John Clarence Stokell added shearing shed and other outbuildings; and the c.1946 final residential phase when the mill was converted to a residence and extended for that purpose.

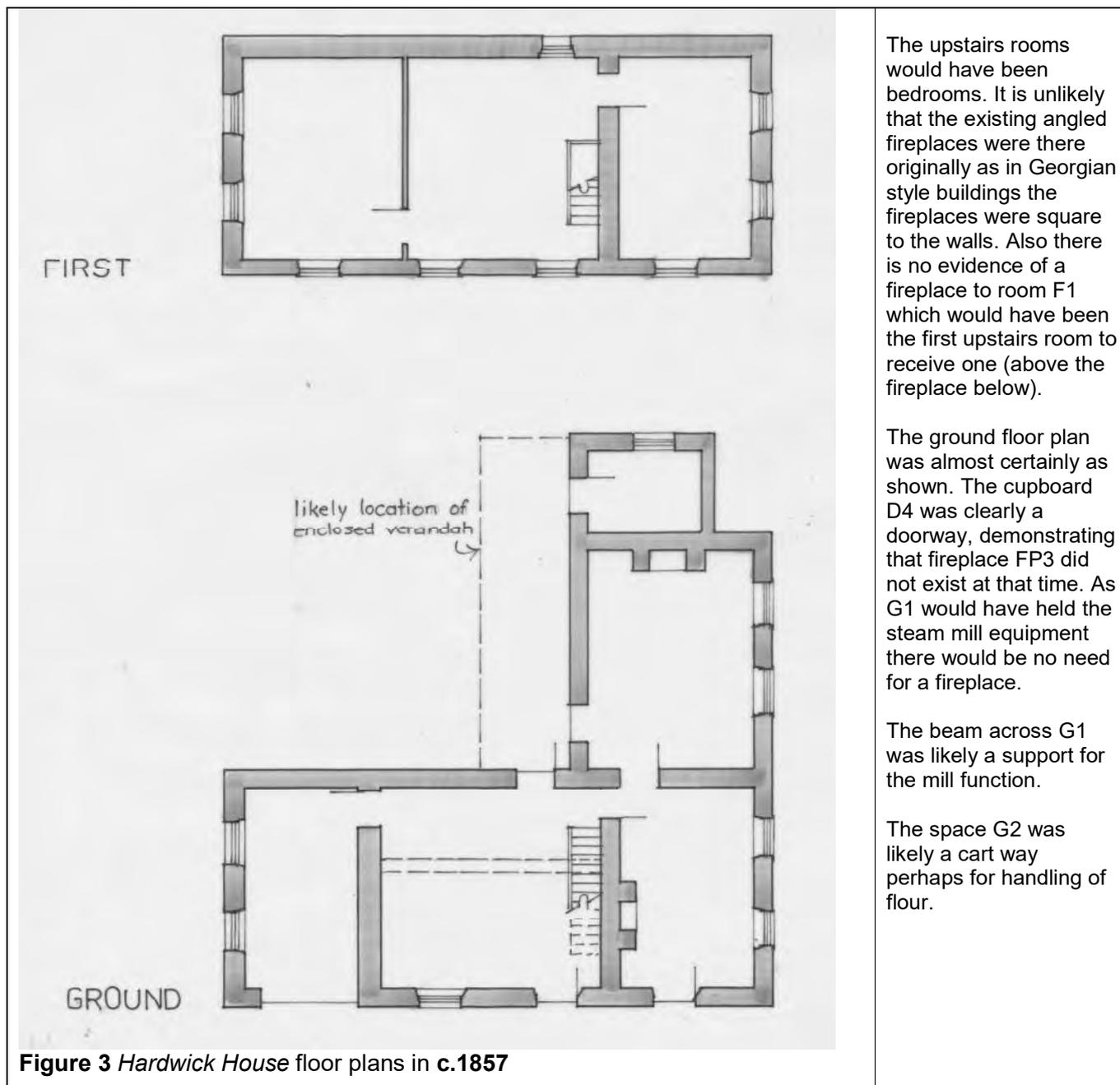


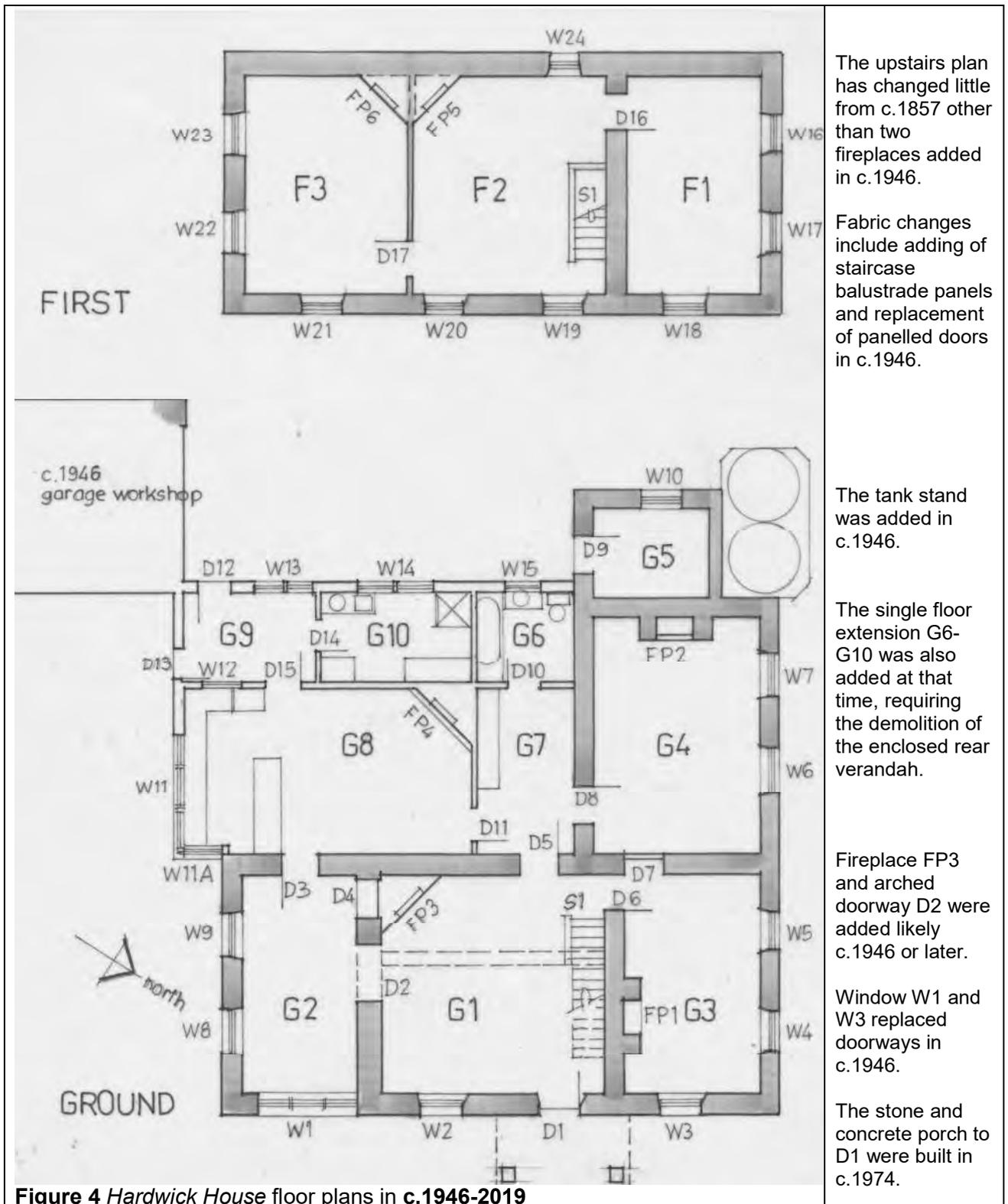
Figure 3 *Hardwick House* floor plans in c.1857

The upstairs rooms would have been bedrooms. It is unlikely that the existing angled fireplaces were there originally as in Georgian style buildings the fireplaces were square to the walls. Also there is no evidence of a fireplace to room F1 which would have been the first upstairs room to receive one (above the fireplace below).

The ground floor plan was almost certainly as shown. The cupboard D4 was clearly a doorway, demonstrating that fireplace FP3 did not exist at that time. As G1 would have held the steam mill equipment there would be no need for a fireplace.

The beam across G1 was likely a support for the mill function.

The space G2 was likely a cart way perhaps for handling of flour.



The upstairs plan has changed little from c.1857 other than two fireplaces added in c.1946.

Fabric changes include adding of staircase balustrade panels and replacement of panelled doors in c.1946.

The tank stand was added in c.1946.

The single floor extension G6-G10 was also added at that time, requiring the demolition of the enclosed rear verandah.

Fireplace FP3 and arched doorway D2 were added likely c.1946 or later.

Window W1 and W3 replaced doorways in c.1946.

The stone and concrete porch to D1 were built in c.1974.

2.03 History of other structures on the site

In various sale notices some other structures no longer extant have been mentioned.

1859 notice farm house, barn, stable, necessary outbuildings, fences

1870 notice stable; circular saw for cutting wood; enclosed verandah to the miller's quarters

1874 notice adjoin timber mill.

The exact location of these items is uncertain. No on ground evidence suggests any locations - suggesting that all of these structures were timber.

3 Physical Evidence and Condition

The condition of the house is particularly sound. There is little evidence of foundation settlement or current wall movement. Steel tie rods with plates were inserted in the northern side wall likely in the nineteenth century to control some earlier wall movement. Those rods do not show in the opposite side wall so their extent is unknown. This minor issue aside, the house is in very sound condition, likely a reflection of wide wall thickness and stable structure designed and intended for use as a steam mill.

There is no evidence of rising damp. Some catch-up maintenance is needed to painted surfaces.

3.01 The place and its setting

The 1946 aerial of *Hardwick House* shown in the CMP shows a site with few outbuildings and very little planting. The aerial was taken shortly after the conversion of the mill to a large house.

The only significant surviving planting that shows itself on that aerial is on the road edge between the house and shearing shed. There are a number of stock enclosure fences of post and wire or post and rail. There are various cgi or fiberglass water tanks, silos, and gates. The various plantings are generally in healthy condition and contribute to the local cultural landscape.

The rear wing extension to the shearing shed, the loading hopper and silo, sheds 1-3, the timber shed and shearing quarters were all constructed post 1946. Most of the other tree-rows and plantings happened in the following few years after 1946. The mature landscape setting of the house and outbuildings is for the most part a mid 19th century landscape.

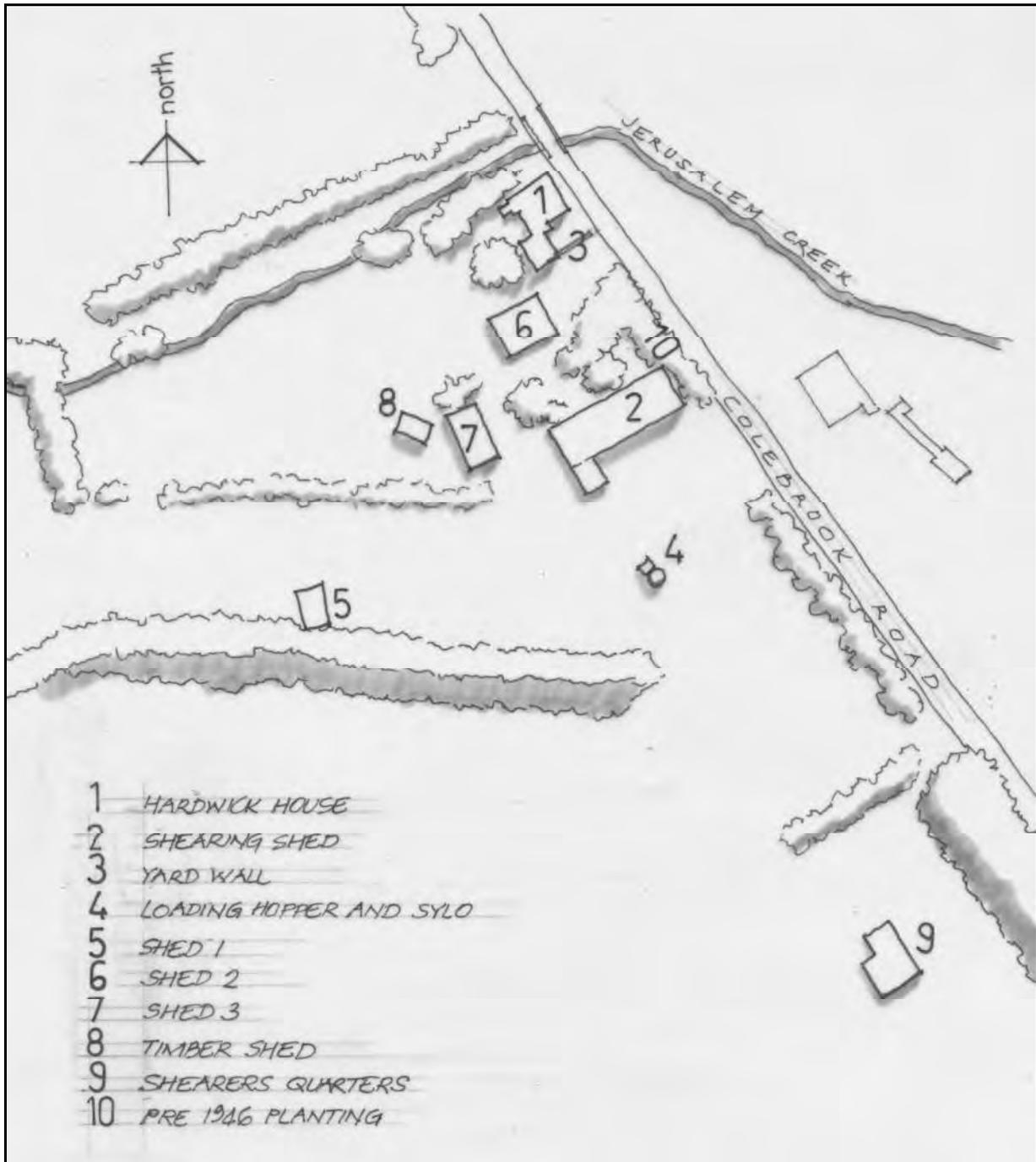


Figure 5 Site Plan showing immediate environs of *Hardwick House* in 2019

4 Heritage Significance

Statements of heritage significance - using the revised criteria of the *Historic Cultural Heritage Act* –were developed in the G Corney CMP and are reproduced here:

- Criterion (a) **Hardwick House is of historic cultural heritage significance because it demonstrates the development of mills in rural Tasmania in Victorian times.**
The importance to Tasmania of this cultural value is medium.
- Criterion (b) **Hardwick House is of historic cultural heritage significance because its style of Victorian Romanesque is early for its time.**
The importance to Tasmania of this cultural value is medium.
Hardwick House is also of historic cultural heritage significance because it is a relatively rare surviving flour mill.
The importance to Tasmania of this cultural value is medium.
- Criterion (c) none
- Criterion (d) **Hardwick House is of historic cultural heritage significance because it demonstrates the principal characteristics of a two storey sandstone building in the Victorian Romanesque style. These characteristics are embodied in its round-arched windows. The immediate environs of Hardwick House contribute to its significance as a mid 19th century cultural landscape.**
The importance to Tasmania of this cultural value is medium.
- Criterion (e) none
- Criterion (f) none
- Criterion (g) **Hardwick House is of historic cultural heritage significance for its association with important Colonial businessman George Stokell who purchased the land in 1836.**
The importance to Tasmania of this cultural value is medium.
Hardwick House is also of historic cultural heritage significance for its association with other Stokell family members (John who built the mill; George Stokell Junior who farmed there; and John Clarence Stokell who further developed the farm property –all of whom were active members of the local community.
The importance of this cultural value is at a local level.
- Criterion (h) none

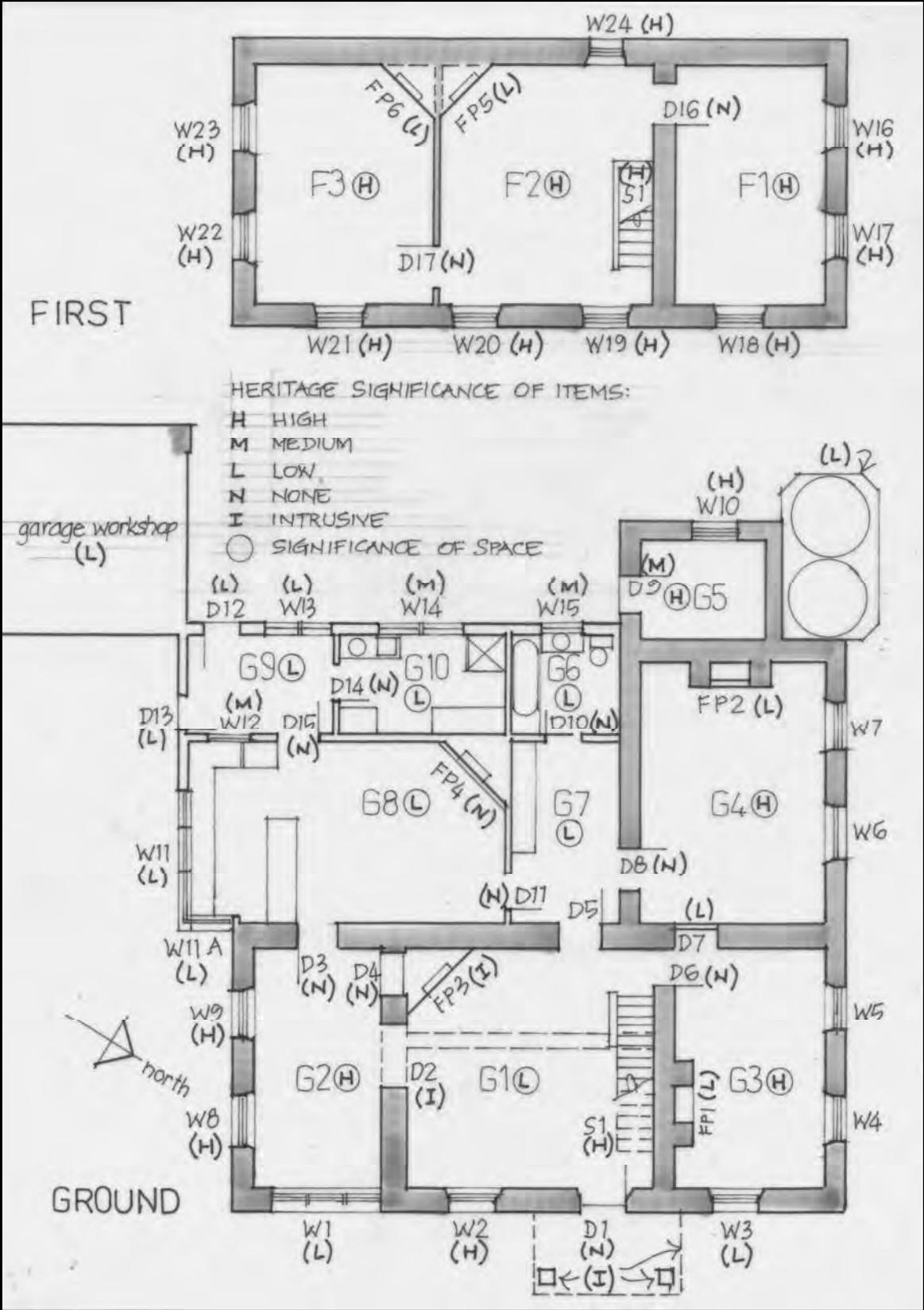


Figure 6 Floor plans showing levels of heritage significance of fabric and spaces

5 The Proposal

5.01 The project

Two stages of development are proposed for the site.

In stage 1 the owners intend to:

- 1 construct 18 sleeping pods for monks
- 2 relocate a disused timber church from St Leonards, Launceston
- 3 relocate 4 sheds to the land behind *Hardwick House*
- 4 construct a small bathroom addition behind the 1946 garage wing to the rear of the *Hardwick House*
- 5 upgrade drains
- 6 repair modern (post 1974) outbuildings;
- 7 upgrade wet areas in *Hardwick House* to enable that building to be used as a monastery contact facility with the wider public.
- 8 Make conservation repairs to *Hardwick House*

Those works are shown on drawings As01-As04 inclusive.

In stage 2 the owners intend to:

- 1 provide interpretation of the history of *Hardwick House*
- 2 construct a separate monastery south of the heritage environs of *Hardwick House*
- 3 construct a retreat centre for guests south of the heritage environs of *Hardwick House*.
- 4 make minor adaptations of *Hardwick House* to use it as the public interface of sales from monastery activities. These minor adaptations are alterations to the c.1946 bathrooms and kitchen; removal of the intrusive fireplace in G1; and removal of the intrusive modern arch between G1 and G2.

Stage 2 works are shown on the ERA Master Plan and are described as follows:

The Monastery of Notre Dame

Jerusalem Estate Master Plan

About the Monastery

Notre Dame Priory is a Benedictine monastic community founded in 2017 based in Colebrook, Tasmania.

The Benedictine order was founded in Italy in AD 547 by St Benedict. His inspiration was of groups of men and women (separate groups) who live a community life together for the specific purpose of praying and working to give glory to God and save their souls.

Today that tradition continues, with Benedictine monks praying several times a day, work in fields and workshops, studying and eating. The monks, who are vowed to a life of chastity and poverty, live a simple life of hard work and dedication and welcome guests to share in and learn from their life, staying for short periods of time or visiting for the day. Their use of the land as a farming landscape is an important part of the Benedictine monks' heritage.

Jerusalem Estate was chosen by the Priory because of its agricultural and heritage values as well as the opportunity to be near an existing community (Colebrook) while providing the degree of separation necessary for prayer and reflection. The monks are already working with local farmers and landowners. They have started restoration and conservation work on *Hardwick House* and are making repairs to outbuilding and other agricultural structures on the site.

Precinct Descriptions

Monastery Precinct

Monastery to include church with chapel and sacristy as well as residential accommodation for the Prior, monks and novices with approximately 30 separate sleeping quarters. Communal living spaces to include traditional monastery spaces: library, scriptorium, refectory and calefactory. Will include guest quarters with separate dining and kitchen accommodating up to 25 guests.

DEFINED USE CLASSES: Community Meeting and Entertainment, Residential (Communal Dwelling) and Visitor Accommodation

Visitor Precinct

Once the new Monastery complex is completed the Hardwick House precinct will be converted to focus on the visitor experience. Hardwick House will be utilised as a key public interface point with a library and interpretive material about the monastic way of life as well as heritage values of the site as well as small scale food and retail sales. Within this precinct there will be a distillery, winery and/or olive press (potential reuse of existing shearing shed) with some existing outbuildings retain as workshops. Temporary accommodation at the rear of Hardwick House will be removed.

DEFINED USE CLASSES: Resource Processing, Food Services and General Retail and Hire

Retreat Precinct

The retreat precinct will contain guest accommodation with communal spaces for families as well as groups seeking spiritual retreat. With an approximate capacity of 25 rooms the facility may be used by the monks or available for hire as retreat facility. It will most likely be located away from the monastery complex and key visitor node to create a sense of separation and 'retreat' from day to day life.

DEFINED USE CLASSES: Community Meeting and Entertainment, Visitor Accommodation

The proposed changes and reconstruction are shown on the following plan. Some of these works will be in stage 1 (reconstruction of the former miller's quarter's entry door; reconstruction of the original doorway between manager and library spaces; replacement of the c1946 roof tiles with cgi). Other works will be in stage 2 (interpretation works; removal of the intrusive fireplace in the sales area; removal of the intrusive arched doorway between sales and interpretation).

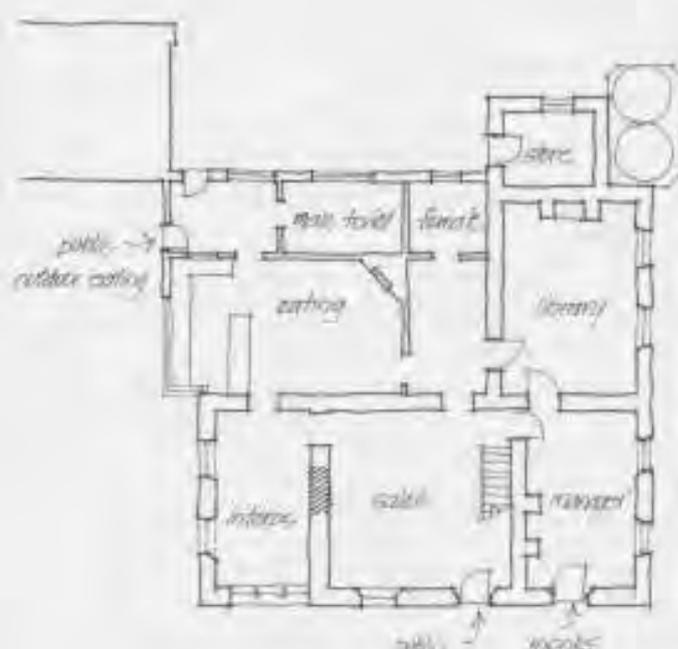
	<p>The upstairs rooms will remain as bedrooms with no fabric changes.</p> <p>The laundry in the c.1946 section will be converted to a male toilet.</p> <p>The original connecting door to the new 'library' will be reconstructed.</p> <p>The intrusive c.1946 fireplace in the entry room (sales) will be removed and the intrusive modern arched opening closed up.</p> <p>The original miller's quarter's entry door will be reconstructed.</p> <p>The c.1974 sandstone and concrete porch will be demolished.</p>
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Figure 7 Hardwick House proposed alterations and reconstruction

5.02 Statutory obligations

Of the three agencies that have *Hardwick House* in their heritage schedules only two have a statutory role –the Tasmanian Heritage Council and the Southern Midlands Council.

5.02.1 *Tasmanian Heritage Register*

The Tasmanian Heritage Register has *Hardwick House* entered as reference ID R4937. Accordingly the place is bound by the *Historic Cultural Heritage Act 1995*.

Section 35.(1) of the Heritage Act requires that “A person must not carry out any heritage works unless those heritage works have heritage approval.”

Further...

Section 46.(1) of the Heritage Act requires that “Under this Part, the Heritage Council may only agree to heritage works which are likely to destroy or reduce the historic cultural significance of a registered place, heritage area or place within a heritage area if satisfied that there is no prudent and feasible alternative to those works.”

5.02.2 *Southern Midlands Council*

The Southern Midlands Interim Planning Scheme 2015 has '*Hardwick House* entered in its table E13.1. The Planning Scheme provides heritage protection. Parts of the Scheme relevant to this site include...

9.5 Change of Use of a Heritage Place

- 9.5.1 An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.
- 9.5.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.
- 9.5.3 In determining an application the planning authority must have regard to all of the following:
 - (a) a statement of significance, as defined in the Historic Heritage Code;
 - (b) a heritage impact statement and a conservation plan, as defined in the Historic Heritage Code, written with regard to the proposed use;
 - (c) the degree to which the restoration, conservation and future maintenance of the historic cultural heritage significance of the place is dependent upon the commencement of the proposed use;
 - (d) the extent to which the proposal provides for the active use or re-use of any heritage fabric.

E13.7.1 Objective To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

E13.7.2 Objective To ensure that development at a heritage place is: (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

All these aspects of development require the approval of the Southern Midlands Council.

5.03 Change of Use

The proposed change of use is to a monastery. To approve this change of use the planning authority –under clause 9.5.2 “may approve such an application if it would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place”.

Generally the heritage values (*Hardwick House*, shearing shed and mature plantings) of the site are contained within the ‘Visitor Precinct’ of the Master Plan. *Hardwick House* itself will contain a library, interpretive material about the monastery way of life, interpretive material about the history of the site, rooms for small scale food and retail sales. All surviving original c.1857 fabric will be retained and conserved. Some reconstruction of missing c.1857 fabric and planning is proposed. Changes to the planning of the former mill will: (a) reconstruct the original Miller’s Quarter’s entrance; (b) reconstruct the original doorway between rooms G3 and G4; (c) removal the modern intrusive fireplace in G1; (d) reconstruct the original doorway between G1 and G2; (e) close up the intrusive modern arched doorway between G1 and G2; and (f) replace the c.1946 roof tiles with reconstructed cgi roofing.

It is concluded later on in this HIA that the reconstruction of the original mill planning and the original Miller’s Quarter’s entrance will conserve and enhance the cultural significance of the place. This outcome needs to be measured against no change of use. *Hardwick House* might have a future as a house, albeit most of its ‘house’ fabric is from c.1946 and after. This 1946 and later fabric is of low or no heritage significance. It is the c.1857 former mill fabric that embodies the principal heritage significance of the place.

An ongoing house use will not reconstruct the former mill plan and will not interpret the history of the site to the wider community. This proposed change of use will.

Further this proposed change of use will provide the energy and resources to restore, conserve and maintain the historic cultural significance of the place, using the Conservation Management Plan as a guiding document.

6 Assessment of Heritage Impacts

6.01 Assessment under the planning scheme

E13.7.1 Objective To ensure that **demolition** in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

Proposed demolition is confined to: (a) the removal of intrusive fireplace in room G1; (b) the removal of the intrusive modern arched sandstone doorway between rooms G1 and G2; (c) the removal of the c.1946 window to the front façade to facilitate the reconstruction of the c.1857 Miller’s Quarter’s entry door; (d) removal of the c.1946 doorway infill between rooms G3 and G4; and (d) the removal of c.1946 concrete roof tiles over the former mill to allow reconstruction of the original corrugated galvanized iron roof.

All of these proposed demolitions remove intrusive fabric and allow reconstruction of the former mill. Accordingly all of the proposed demolition will enhance the heritage significance of the former mill. There will be no loss of historic cultural heritage values.

E13.7.2 Objective To ensure that **development** at a heritage place is: (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

The historic cultural heritage values of the place are captured in the fabric and history of the former mill; the Stokell family; and the cultural landscape setting of the mill. See statements of heritage significance in the CMP.

The new accommodation pods, relocated timber church, new sheds, and the bathroom rear extension are all located behind *Hardwick House*. Because of their location and height they will be subservient to *Hardwick House*. Their forms are traditional (the church) or simple and small (the accommodation pods) and accordingly will be sympathetic with the House and responsive to its dominant characteristics in the manner that they are screened behind the dominant bulk and height of the house. There will be no loss of historic cultural heritage significance.

6.02 Assessment under the Historic Cultural Heritage Act

Statement of Significance Criterion (a)

The statement:

Hardwick House is of historic cultural heritage significance because it demonstrates the development of mills in rural Tasmania in Victorian times.

The importance to Tasmania of this cultural value is medium

Discussion of proposal:

All of the proposed works will be towards reconstruction of the original mill plan and accordingly the former mill will be more easily interpreted in the floor plan and the fabric itself.

Proposed changes to the c.1946 rear addition are to convert the laundry to a male toilet. The proposed relocation of the timber church to behind the house; the proposed relocation of small sheds to behind the house; and the introduction of accommodation pods will have no impact on this criterion.

Proposed construction of the Monastery and Retreat are well out of the heritage-sensitive immediate environs of *Hardwick House*.

Impact on this criterion of heritage significance:

The proposed changes to the former mill itself will greatly enhance the ability of the floor plan and the fabric itself to demonstrate the former mill use. The impact on this criterion of heritage significance will be very positive.

Statement of Significance Criterion (b)

The statement:

Hardwick House is of historic cultural heritage significance because its style of Victorian Romanesque is early for its time.

The importance to Tasmania of this cultural value is medium.

Hardwick House is also of historic cultural heritage significance because it is a relatively rare surviving flour mill.

The importance to Tasmania of this cultural value is medium.

Discussion of proposal:

The Victorian Romanesque characteristics demonstrated in the former mill are its round-arched windows. The proposal will not impact on the round-arched openings other than to reconstruct the original Miller's Quarter's entry door below the round-arched opening that was converted to a window in c.1946.

In relation to the rarity of surviving flour mills, the proposed internal changes to the former mill will: (a) reconstruct the original Miller's Quarter's entrance; (b) reconstruct the original doorway between rooms G3 and G4; (c) remove the modern intrusive fireplace in G1; (d) reconstruct the original doorway between G1 and G2; and (e) close up the intrusive modern arched doorway between G1 and G2.

All of these proposed internal works will be towards reconstruction of the original mill plan and accordingly the former mill will be more easily interpreted in the floor plan and the fabric itself.

The proposed relocation of the timber church to behind the house; the proposed relocation of small sheds to behind the house; and the introduction of accommodation pods will have no impact on this criterion.

The other proposed changes –to the c.1946 rear addition will have no heritage impact.

The proposed construction of the Monastery and Retreat are well out of the heritage-sensitive immediate environs of *Hardwick House*.

Impact on this criterion of heritage significance:

There will be no impact of the proposed works on the Romanesque characteristics of the former mill nor on the rarity of the former mill.

Statement of Significance Criterion (d)

The statement:

Hardwick House is of historic cultural heritage significance because it demonstrates the principal characteristics of a two storey sandstone building in the Victorian Romanesque style. These characteristics are embodied in its round-arched windows. The immediate environs of Hardwick House contribute to its significance as a mid 19th century cultural landscape. The importance to Tasmania of this cultural value is medium.

Discussion of proposal:

The Victorian Romanesque characteristics demonstrated in the former mill are its round-arched windows. The proposal will not impact on the round-arched openings other than to reconstruct the original Miller's Quarter's entry door below the round-arched opening that was converted to a window in c.1946.

The proposal will not remove or modify any original c.1857 fabric.

The proposed relocation of the timber church to behind the house; the proposed relocation of small sheds to behind the house; and the introduction of accommodation pods will have no impact on this criterion.

The proposal will not remove any of the planting or outbuildings, pens, gates and hopper loading structure that effectively contribute to the mid 19th century cultural landscape.

The other proposed changes –to the c.1946 rear addition will have no heritage impact.

The proposed construction of the Monastery and Retreat are well out of the heritage-sensitive immediate environs of *Hardwick House*.

Impact on this criterion of heritage significance:

There will be no impact of the proposed works on the Romanesque characteristics of the former mill.

Statement of Significance Criterion (g)

The statement:

Hardwick House is of historic cultural heritage significance for its association with important Colonial businessman George Stokell who purchased the land in 1836. The importance to Tasmania of this cultural value is medium.

Hardwick House is also of historic cultural heritage significance for its association with other Stokell family members (John who built the mill; George Stokell Junior who farmed there; and John Clarence Stokell who further developed the farm property –all of whom were active members of the local community. The importance of this cultural value is at a local level.

Discussion of proposal:

The proposal includes the provision of interpretation of the history of the site including the former mill and the Stokell family. This interpretation will provide a wider understanding of the importance of the Stokell family and its links with this site.

Impact on this criterion of heritage significance:

The proposed on-site interpretation will enhance the broader community understanding of this criterion of its cultural significance.

7 Conclusions

There are three questions to be answered in this HIA.

The first is whether or not the proposed change of use to a monastery will “facilitate the restoration, conservation and future maintenance of the historic cultural significance of the place”.

I have discussed this in 5.03 where I concluded that the principal heritage significance of the place is embodied in the c.1857 fabric and planning. This proposed change of use and its reconstruction of the original mill planning and the original Miller’s Quarter’s entrance will conserve and enhance the cultural significance of the place.

An ongoing house use will not reconstruct the former mill plan and will not interpret the history of the site to the wider community. This proposed change of use will.

Further this proposed change of use will provide the energy and resources to restore, conserve and maintain the historic cultural significance of the place, using the Conservation Management Plan as a guiding document.

It is my advice that the proposed change of use will satisfy 9.5 of the Southern Midlands Planning Scheme and should be approved.

The second question is whether or not the proposed changes to fabric, including proposed demolition, results in loss of historic cultural heritage values.

It is explained in 6.01 above that all of the proposed demolition will remove intrusive elements and will enhance the heritage significance of the former mill.

It is my conclusion that the proposal will enhance the cultural heritage significance of the place and will satisfy clauses 9.5; E13.7.1 and E13.7.2 of the Planning Scheme.

The third question is to consider the *Historic Cultural Heritage Act* and whether or not the proposed works may destroy or reduce the historic cultural significance of this registered place.

The analysis in 6.02 discusses potential impacts under the *Historic Cultural Heritage Act*.

Again it is my conclusion that under the *Historic Cultural Heritage Act* the proposal will not destroy or reduce the historic cultural significance of this registered place.

Our Ref: 18.289

Measured form and function

13 June 2019

6ty Pty Ltd
ABN 27 014 609 900

Jacqui Tyson
Senior Planning Officer
Southern Midlands Council

Postal Address
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E admin@6ty.com.au

By Email: jtyson@southernmidlands.tas.gov.au

Dear Jacqui

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION - DA2019/42 - 2495 COLEBROOK ROAD, COLEBROOK

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Thank you for your letter dated 31 May 2019 requesting additional information in relation to development application DA2019/042.

The following table provides a response to the items contained within your letter.

Item	Description	Response
1	Staging and Master Plan	<p>The master plan referred to in the Heritage Impact Assessment (HIA) is presently in draft form and will inevitably be subject to change. It is being developed by the monastic community and provides a holistic plan for future use and development of the site and other land owned by the monastery. The master plan is intended to inform and guide a draft planning scheme amendment. This is required because the way in which the land is intended to be used (as a monastery) is currently prohibited under the planning scheme. It is not yet known when the application for the draft planning scheme amendment will be lodged.</p> <p>In the interim, the community wish to utilise Hardwicke House and its immediate curtilage as a monastery. Hardwicke House is listed on the Tasmanian Heritage Register. Clause 9.5 of the Southern Midlands Interim Planning Scheme 2015 ('Scheme') provides a pathway for an application for use of a listed heritage place that would otherwise be prohibited by the Scheme to be considered. This is the pathway that is being pursued by DA2019/042.</p> <p>Accordingly, it is intended that DA2019/042 be treated as a standalone application on its own merits and separately from the master plan that is envisioned for the site which would be subject to a draft planning scheme amendment.</p> <p>DA2019/042 can be summarised as:</p> <ul style="list-style-type: none"> • Change of use of Hardwicke House and its curtilage from a single dwelling to a monastery; • Internal renovation of Hardwicke House to accommodate a communal kitchen, library,

Item	Description	Response
		<p>study rooms and offices to facilitate the monastery activity;</p> <ul style="list-style-type: none"> • Construction of 18 dormitory units that will be used to accommodate monks; • Relocation of a church to be used in association with the monastery activity; • Construction of four (4) new outbuildings to be used in association with the monastery activity. <p>The use and development that has been proposed will be confined to the area illustrated within the submitted site plan.</p> <p>It is intended to use the area of the site as a monastery until such time that a new development application is lodged. Any changes that would occur to Hardwicke House and its curtilage from that which is being proposed in DA2019/042 would be captured in a future application.</p> <p>Notwithstanding, the master plan provides the HIA with some useful background information about the proposed monastery activity. As such, all information that is contained within the HIA remains relevant to DA2019/042.</p>
2	Change of Use of Heritage Place	<p>9.5.3 (c) the degree to which the restoration, conversion and future maintenance of the historic cultural heritage significance of the place is dependant upon the commencement of the proposed use:</p> <p>The site was acquired with the vision of establishing a Benedictine Monastery which included the restoration of Hardwick House to its original form (or as close as possible).</p> <p>The HIA recognises Hardwicke House as a place of heritage importance to the Southern Midlands municipal area and Tasmania in general and should be properly conserved. The original use of the building was for a flour mill. Its last use was for a residence.</p> <p>The HIA recognises that the building could continue to be used as a residence. However, the HIA states that the conversion of the building to a residential use and subsequent change of its fabric and form has compromised its most significant attributes as a flour mill. The adaptations that have occurred to the building to facilitate the residence are considered to hold low or no heritage significance.</p> <p>According to the HIA, the higher heritage values of the building are embodied in its fabric and spaces of</p>

Item	Description	Response
		<p>the former mill. The HIA submits that the proposed conversion of the building to a monastery will enable elements of its original fabric to be reconstructed and will enhance its heritage value greater than a residential use, or any other use.</p> <p>The HIA recommends a conservation policy be adhered to which will ensure that the conversion and use of the building as a monastery will make a positive contribution to its value as a place of heritage importance.</p> <p>The restoration and conservation work proposed for Hardwicke House is contingent upon receiving planning approval for its use as a monastery.</p> <p>Once restored and refurbished, Hardwick House will become the central node of the monastery. It will contain office spaces, a library, communal kitchen and study areas. The proposed dormitory units will be used to accommodate monks and, along with the other buildings that are proposed, will be a subservient and integral part of the monastery.</p> <p>Use of Hardwick House and its curtilage as a monastery will enable the heritage values of the building and its surrounds to be maintained and conserved better than its use as a residence and significantly better than if it was not occupied at all.</p> <p>9.5.3 (d) the extent to which the proposal provides for the active use or re-use of any heritage fabric:</p> <p>As stated within the HIA, the conversion of the existing building to be used in conjunction with the monastery, will enable many of the original features and fabric of the flour mill to be restored. The proposal therefore provides for the adaptive re-use of the heritage values of the original building.</p>
3	Use Classes	<p>A monastery is typically characterised by a complex of buildings that are arranged within a cloister. They are primarily used to bring people together to engage in prayer or worship. For these reasons, the 'Community meeting and entertainment' use class is considered to be the most appropriate fit for a monastery. Whilst there is an element of learning associated with the monastery, it only constitutes a small component of the overall activity. Further, learning is primarily concentrated to religious doctrine.</p>
4	Nature of Use	<p>The use of the proposed monastery can be further described as follows:</p> <ul style="list-style-type: none"> The maximum occupancy of the monastery is estimated to be 18 which correlates with the number of dormitory units. Occupants will be young men living their vocation and

Item	Description	Response
		<p>forming for monastic life. There will be occasional visits from family members and other monks;</p> <ul style="list-style-type: none"> • There will be no employees. The basic functions and activities associated with the monastery will be undertaken endogenously by the community; • Members of the community will be involved in a number of activities which includes leather work (for their clothing and shoes), metal work and woodwork (for items and instruments associated with the restoration of Hardwick House and maintenance of, and use by, the monastery) and other activities and purposes required for the monastery. These activities often require separate areas and confined spaces to avoid contamination between areas (such as sawdust and metal dust transferring into other spaces). Sinks are located in sheds to allow for personal hygiene without the need for walk back to the dormitories or Hardwick House to wash their hands or clean an item; • One shed will be set aside for 'parlour'. A parlour is a private space where families or friends can visit monks. They are fitted out so that they are comfortable and inviting. Parlour visits are typically rare and only last for a short period (usually 2 hours). The parlour facilitates the comfort and privacy of all during the visitation period; • The church building will be used primarily by the monastic community within the confines of their cloister for mass and prayers. From time to time visiting families and friends may participate in these services. It is not a communal parish or church and is not destined to play that role; • At this stage, there is no intention to establish any business, visitation or community services to support the monastery. The monastery will be confined to monks only, with occasional visits from family and friends. Public visitation will therefore be infrequent.
5	Access and Parking	<p>A cloistered monastic community by its nature, remains for the most part, within the cloister. Once operational, monks will arrive at the monastery in a communal vehicle. They will primarily stay within the confines of the monastery for long periods of time (several months and up to a year or years) where they will seldom leave. Known vehicle movements include 1 trip every three months by Father to attend</p>

Item	Description	Response
		<p>a meeting in Hobart and a quarterly group outing. Group outings involve will involve vehicle sharing. Other vehicle movements include general visitors and the departure and/or arrival of monks to attend retreats.</p> <p>Overall, it is anticipated that traffic movement at the existing access will remain unchanged from its previous usage, or lessened from its previous usage as a single dwelling.</p> <p>Clause E5.5.1 A2 allows for 3,650 vehicle movements, to and from the site, per year based on a maximum of 10 vehicle movements per day. This figure equates to each monk leaving the site 8 times per month. This assumption is based on the dormitory units being fully occupied and each movement only involving one monk at a time. This scenario far exceeds the anticipated number of average daily vehicle movements.</p> <p>The monastery will use the existing site access. Clause E6.5.4 A1 is a development standard. No development is proposed to the existing access. Further, the proposed use will not intensify the use of the existing access. It is therefore submitted that the standard is not applicable to the development application in accordance with clause 7.5.2 (b) of the scheme. Modifications of the internal driveway will occur within the site to enable vehicles to manoeuvre adjacent to the frontage.</p> <p>Once operational, the demand for car parking will be low. All vehicles associated with the monastery (up to two cars) are able to be contained within the car parking spaces that will be supplied on site which are illustrated within the site plan that has been submitted.</p>
6	Farm Operation	<p>The entire farm, with the exception of the area defined by the submitted drawings, is leased to a third party operator and used for agricultural activities. The operator lives off-site. Some of the buildings, including the shearing shed and stock yards, will be used from time to time on an as needed basis.</p>

Please do not hesitate to contact me should you require any further information in relation to the development application.

Sincerely,

6ty° Pty Ltd



George Walker
 Planning Consultant

Our Ref: 18.289

Measured form and function

13 June 2019

6ty Pty Ltd
ABN 27 014 609 900

Ian Boersma
Works Manager
Heritage Tasmania

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Via Southern Midlands Council

By Email: jtyson@southernmidlands.tas.gov.au

Tamar Suite 103
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Dear Ian

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION - DA2019/42 - 2495 COLEBROOK ROAD, COLEBROOK

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Thank you for Tasmanian Heritage Council's Notice of Interest dated 30 May 2019 requesting additional information in relation to development application DA2019/042 that has been submitted to the Southern Midlands Council.

The following table provides a response to the items contained within the Notice of Interest.

Item	Description	Response
1	Location of Water Tanks	<p>All existing water storage tanks that currently exist will be retained. At this stage it is proposed to connect new roofed areas into existing tanks and/or to natural drainage lines.</p> <p>There are two moulded polyethylene water tanks located approximately 250m to the south-west of Hardwicke House which gravity feed the building and surrounding yards. There are two other tanks attached to surrounding sheds that collect potable water. All tanks are currently 'mist green' in colour.</p>
2	Stormwater and Sewerage Infrastructure	<p>There is an underground ag line from the rear corner of shed 6 connected to the existing infrastructure to relieve flooding to the rear of that shed. A council approved waste management system has been installed to the rear of Hardwick House, consisting of four tanks, on the northern side of the yard running parallel to Jerusalem Creek. The system has capacity to accommodate the additional loads generated by the dormitory units. No additional sewage infrastructure is required.</p>
3	Cladding and External Finishes	<p>The cladding material of relocated sheds is Trimdek, and the current colour is cream with a mist green trim. We are happy to take advice from THC should a different colour be preferred.</p> <p>We envisage the proposed bathroom addition would be clad in the bullnose shiplap material already prevalent on the property, and to remain in keeping with the small existing structure, which is itself in disrepair.</p>

Item	Description	Response
		The transportable buildings will likely be clad with Mordek by Steeline, which comes in 21 various Colourbond options. A colour has not as yet been selected. Again it was our intention in this regard to be guided by THC colour preferences
4	Finish of Footpaths	The various pathways will either be excavated 100mm deep, or have hardwood planks above ground spaced approximately 1.5 metres apart. The fill will be 50mm crushed rock compacted and overlaid with finer material either of the same colour, a light brown to tan, or fine gravel, grey, to allow better drainage.
5	Design of Fence and Gate	The gate and fence is annotated as a 2m high steel picket structure. However, a decision has not yet been made as to the installation of a front fence. Given the visual impact to the sensitivities of Hardwick House with regard any possible front fence, it has always been our position that no plan would consider without the direct collaboration of Heritage Tasmania. We are happy to work cooperatively with THC to select a style, height and colour that is suitable.
6	Clarifications Reconstructive Works	of It is not clear from pages 11 to 13 and Figure 7 of what is meant by the question. It is the intention that the works recommended in the HIA will be adhered to.

Please do not hesitate to contact me should you require any further information in relation to the development application.

Sincerely,

6ty° Pty Ltd



George Walker
Planning Consultant

Our Ref: 18.289

Measured form and function

8 July 2019

6ty Pty Ltd
ABN 27 014 609 900

Jacqui Tyson
Senior Planning Officer
Southern Midlands Council

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By Email: jtyson@southernmidlands.tas.gov.au

Tamar Suite 103
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Launceston 7250
P (03) 6332 3300

Dear Jacqui

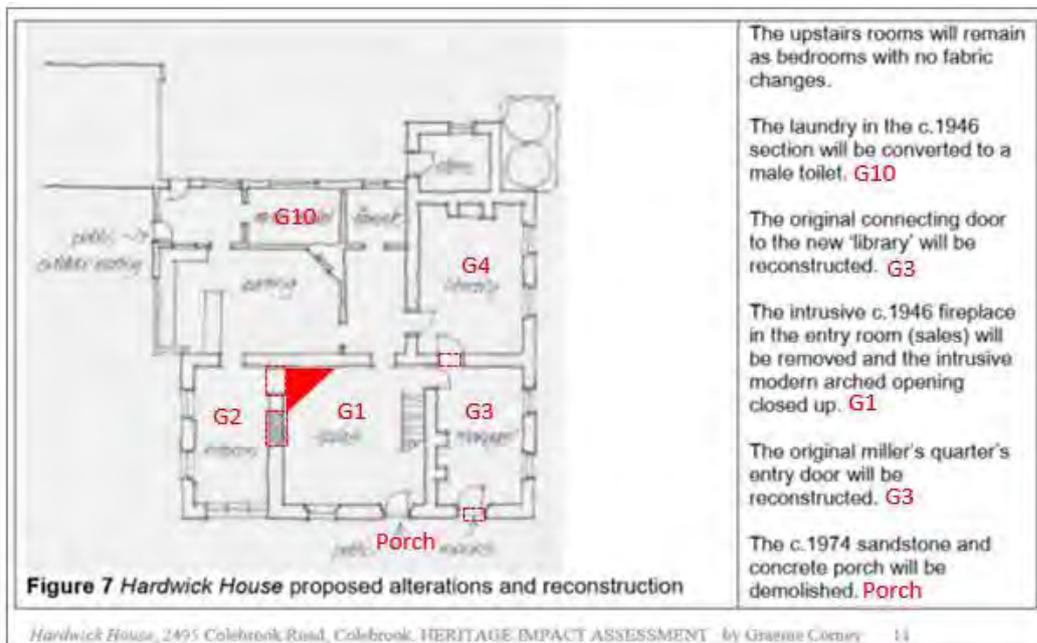
RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION - DA2019/42 - 2495 COLEBROOK ROAD, COLEBROOK

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Thank you for your letter dated 4 July 2019 requesting additional information in relation to development application DA2019/042.

The following information has been prepared in response to the outstanding matters raised within your letter and should be read in conjunction with the other documents submitted in the application.

The works to the former mill building known as 'Hardwicke House' applied for under this application are shown on the following plan and schedule which are derived from pages 11 to 13 of the submitted Heritage Impact Assessment.



Schedule of Works

1. Reconstruction of the former miller's quarter's entry door (ie: removal of the c.1946 window to the front façade and reconstruction of the c.1857 Miller's Quarter's entry door;

2. Reconstruction of the original doorway between manager (G3) and library (G4) spaces;
3. Removal the modern intrusive fireplace (c.1946) in room G1;
4. Removal of the intrusive fireplace in the entry room (G1); removal of the intrusive arched doorway between entry room and interpretation);
5. Reconstruct the original doorway between rooms G1 and G2; and close up the intrusive modern arched doorway between G1 and G2;
6. Demolish sandstone and concrete porch attached to facade (c.1974);
7. Replacement of the concrete tile cladding (c.1946) on roof and replacement with corrugated galvanized iron (cgi) sheeting.

All of demolition work identified in the above schedule will remove intrusive fabric and allow reconstruction of the former mill to an earlier form. Accordingly all of the proposed demolition will enhance the heritage significance of the place. There will be no loss of historic cultural heritage values.

The scope of interpretation works has not yet been defined, and is therefore NOT part of this application. It is anticipated that an approval under s.42 of the *Historic Cultural Heritage Act 1995* (i.e. certificate of exemption) will be applied for once the scope of interpretive work has been prepared.

For the purposes of Clause 9.5 (c) of the Scheme, the use of the site as a monastery depends upon the completion of the restoration works described above, these being deemed integral for the life of a complete and fully established monastery within the building.

Please do not hesitate to contact me should you require any further information in relation to the development application.

Sincerely,

6ty° Pty Ltd



George Walker

Director/Planning Consultant

To: Jacqueline Tyson
Cc: SMC Mail
Subject: RE: Collated plans - 2495 Colebrook Road - DA2019/42 [DA 2019 / 00042 (2495 Colebrook Road, Colebrook)]

Dear Jacqui,

Thank you for agreeing to allow us to make a submission overnight as I was interstate and unaware of the deadline until I checked my post this afternoon. My wife and I live on a neighboring property and one in which will be impacted by future development plans, which are not limited to those contained within the current DA. We are disappointed that we have not been consulted as part of this process prior to the DA being submitted, particularly as we have been in contact numerous times with the applicants. We feel that it is an attempt to have approvals granted without proper community consultation.

As you can appreciate there is a lot information to consider in a short time so I am unable to into a lot detail, but that said, we wish to lodge an objection to the proposed development and raise concerns on the following issues:

- The current DA suggests there are going to be at least 18 people living on site in a small area that has historically been occupied by a single family.
 - o This is a lot of people, which is going to generate significant traffic to a section of road that is not well maintained?
 - o What waste systems are going to be in place both for rubbish and sewage?
 - o How many people are expected to visit this site? And how often?
 - o How much extra traffic is going to be generated through having 18 people coming and going, deliveries and a presumed congregation on mass days?
 - o This level of people is going to impact significantly on property and its heritage values.
 - o How is this going to effect the waterways and what contingencies are in place should issues occur?
 - o This is not a small proposal in terms of people and their impact needs to be properly considered.
 - o How many more of these dwellings are going to be constructed in the future?
 - o How many people are going to be living on site at any one time?

- The area is currently a rural area and creating a religious compound of significant size is going to impact on the local residents and impacts their choice of living arrangement (i.e. not wishing to live next a church/monastery)
 - o This has not been done in a consultative manner and is likely to impact negatively on property prices.
 - o There is significant public concern about the behaviour of members of the clergy (of all denominations), rightly or wrongly, which again will potentially impact property prices.
 - o We do not feel that having a monastery in this area is in keeping with the current designated use and object rezoning to accommodate this.
 - o 38% of people in Tasmania identify as having no religion and are likely to find this sort of development objectionable particularly given the size of it compared to that of the local community.
 - o We would not have purchased our property for the price we did had we known of this development.

- Having a religious compound is not a good fit to the current zoning or community
- The current DA goes into detail about distances from boundaries but does not mention the fact that it will be very close to the Colebrook road.
 - The existing manner is only a few metres from the road
 - There will be significant traffic going to and from this property at all hours of the day and a poorly maintained road which will quickly degrade further with additional usage which is a cost bourn by the local community and not one considered in the DA.

What concerns us the most however, is the future plans for this site which have not been detailed in this DA. These plans include the building of a significantly larger monastery and a distillery which will have a big impact on the local area and aesthetic as well as potentially more dwellings added over time. These developments are unlikely to provide any community benefit given there will be 18+ monks on site, however will have a significant impact and cost to the community given the increase of traffic etc.

This is something that needs to be given proper community consideration given the significant impact this and future developments are likely to have on the local community.

Kind Regards,



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: DA2019-00042
THC WORKS REF: 5931
REGISTERED PLACE NO: 5416
FILE NO: 15-20-21 THC
APPLICANT: 6ty° Pty Ltd
DATE: 1 August 2019

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Hardwick House (formerly Brooklyn Mill),
2495 Colebrook Road, Colebrook.

Proposed Works: Change of use of part of site to monastery and communal residence, with works comprising the construction of new dormitory units, construction of a chapel (relocated church building), construction of four new outbuildings (relocated sheds); minor internal alterations and small addition to the existing dwelling; and erection of a new fences and access gate at property frontage.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application DA2019-00042, advertised on 17/07/2019, subject to the following conditions:

1. **(i) The proposed new picket fence and access gate at the property frontage, and the eastern most 10m section of the north fence are to be of traditional timber construction only (i.e., not steel as proposed) and no more than 1.5 metres in height.**
(ii) Construction details for the new picket fence and access gate are to be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager prior to the commencement of this component of the works.

Reason for condition

To ensure that the fence is of a material character and form that is sympathetic to the heritage character of the place.

2. **Any concrete floor laid in the proposed bathroom and toilet proposed at the south-west rear corner of the single storey section of Hardwick House must be separated a minimum of 300mm from the**

stonework of the heritage building and this 300mm separation must be ventilated to enable release of moisture from the ground.

Reason for condition

To avoid the creation of conditions that will cause or exacerbate rising damp in the stonework of the heritage building.

Advice

It is recommended that:

(i) The corrugated galvanised iron roof sheeting proposed to be used for the re-cladding of Hardwick House be laid in short sheets as recommended on page 17 of the Conservation Management Plan. Z600 sheeting in 'deep' or 'barrel rolled' heritage corrugation profile is also recommended.

(ii) The 2 metre high Colorbond fences proposed for privacy screening within the property be constructed of natural timber vertical boards or recycled corrugated galvanised iron sheeting, to better blend in with the established aesthetic of the farmyard. If Colorbond must be used, the colour 'Wallaby' is recommended as a close equivalent to the grey of natural weathered timber.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Heritage Tasmania's Works Manager, Ian Boersma, on 6777 2073 or 1300 850 332.



Pete Smith

Director – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council



APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT Subdivision Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name

MAYFAIR GROUP HOLDINGS (CROWN LAND

SEE ATTACHED LETTER OF AUTHORITY)

Postal Address

50 FIELDING DRIVE

Phone No:

0413590488

WEST HOBART

7000

Fax No:

86861483

Email address

mayfairgroup holding @ bigpond . com

Applicant Name

EMMANUEL DELLAS

(if not owner)

Postal Address

20 STRATTON AVE

Phone No:

0418232811

LENAH VALLEY

7008

Fax No:

62282235

Email address:

edella's @ bigpond . com

Description of proposed use and/or development:

Address of new use
and development:

12 CLIMIE STREET, CAMPANIA 7026

Certificate of Title
details

Description of
proposed use or
development:

PROPOSED RESIDENTIAL & COMMERCIAL
LOT SUBDIVISION & LIFESTYLE VILLAGE

Current use of land
and buildings for each
title:

VACANT LOT (ZONED VILLAGE)

E.g. are there any existing
buildings on these titles?

If yes, what are the main
buildings used as?

Is the property
Heritage Listed:

Please tick ✓ answer

Yes

No

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme.

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);

Applicant Signature 	Applicant Name (print) EMMANUEL DELLAS	Date 26/10/2016
Applicant Signature	Applicant Name (print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date
Land Owner(s) Signature	Land Owners Name (please print)	Date

Department of Primary Industries, Parks, Water & Environment

Hobart GPO Box 44, Hobart, Tasmania, 7001
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ATTACHMENT
Agenda Item 11.2.1



Doc reference: 16/167219
Our reference: D/67644

Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

Dear Sir/Madam

12 Climie Street, Campania

Pursuant to the Agreement for Sale between the Crown in Right of Tasmania and Mayfair Group Holdings Pty Ltd as Trustee of the Mayfair Group Holdings Unit Trust, and Section 52(1B) of the *Land Use Planning and Approvals Act 1993*, the Crown provides permission for the making of an application of a permit in respect of the Crown land situated at 12 Climie Street, Campania, comprised in the folios of the register Volume 168424 Folio 1 and Volume 168424 Folio 2.

Yours sincerely

A handwritten signature in black ink, appearing to be "J. Whittington".

John Whittington
DIRECTOR GENERAL OF LANDS

19 October 2016



10 July 2019

Jacqui Tyson
Southern Midlands Council
85 Main St
KEMPTON TAS 7030

Our ref: 3219027-10565
Your ref:

Dear Sir/Madam

12 Climie St, Campania - Subdivision

I refer to your email dated 24 May and to our meeting on 7 June where we discussed the additional information requested by Council. In order of the matters raised in your email, the following responses are provided:

1. TasWater RAI attached – the subdivision plan has been updated as required.
2. Infrastructure Assessment/TIA – I attach the original TIA prepared for this project. While there have been small changes in relation to the number of lots and the like, the overall fundamentals remain unchanged.

As noted below, the subdivision now includes provision to widen Climie Street, and the Lifestyle Village will be a subject of a future Development Application. In relation to the calculations provided in the original Dellas Infrastructure Assessment Report V2.0, GHD engineers have reviewed the calculation used in relation to sewer and stormwater flows and consider that they are still relevant for assessment of the revised layout.

3. Bushfire Management Plan – A bushfire assessment has been undertaken and is attached.

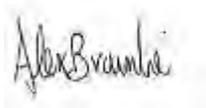
Key findings are:

- The infrastructure Plan was amended to reflect the required fire hydrant locations required by the Bushfire consultant;
 - A number of recommendation are made in relation to Hazard Management Areas which the applicant commits to undertaking, particularly in relation to maintaining low threat vegetation for the minimum separation distances prescribed;
 - Vegetation management recommendations are made which can be communicated to future owners of the proposed lots, together with other useful advisory guidelines produced by the Tasmanian fire Service;
 - All lots are capable of accommodating 10m x 15m building areas with separation distances equal to, or greater than the required BAL-19 classification; and
 - There are no Part V Agreements pertaining to bushfire existing or proposed for this property.
4. Subdivision plan – the Lifestyle Village footprint has been deleted from the plan to save confusion.
 5. Lot layout – A number of the helpful suggestions and other requirements of Council have been incorporated into the updated design:

- The development application is now a 52 lot subdivision, one less than the resubmitted plans, as a result of making other changes as outlined below
 - Provision has been made for future widening of Climie Street. This was determined from an offset from the southern side of Climie Street properties using an 18 m road width
 - Retention of a minimum 600 m² has been achieved across all lots
 - Lots 44-49 of the resubmitted plan (Rev 7) has been reworked in the accompanying plan (Rev 9) in order to minimise the number of 'rear lots'
 - Lots 26-28 of the resubmitted plan (Rev 7) has been reworked in the accompanying plan (Rev 9) in order to remove potentially 'unusable' space associated with Lot 27 (Rev 7), now Lot 26 (Rev 9)
 - The P.O.S. Lot 101 includes a better approximation of the area occupied by the water body
 - A new footway is shown linking through to Reeve Street.
6. Road widening in Climie St – See notes above in relation to the provision for road widening;
7. Dam – Several design concepts have been prepared for the P.O.S. and Dam incorporating Water Sensitive Design features. It is anticipated that a permit condition will require a detailed design for this feature, including other design features that Council itself would like to see incorporated into the park. Design features include:
- Low flow bypass into the wetland through rock lined swale to limit scouring, with high SW flows diverted to the SW system
 - Wetland plants and local rocks installed on gradual slope to ensure safe edge to water
 - Native grasses and ground cover along dam berm
 - Recreational pathways around the water feature, and linking with path to Alexandra Close and the proposed new footway to Reeve Street
 - Grass and scattered over storey trees for informal play and passive recreation.
8. Stormwater – the additional information provided by Council has been taken into account in the new design.
9. Street Trees – An indicative tree planting plan is also included, however, we would anticipate a permit condition requiring further detail in relation to species preferred by Council and timing for their installation.

I trust the additional information provided, when combined with previous responses, is sufficient for Council to formally accept the application and organise for it to be publically notified.

Regards,
GHD

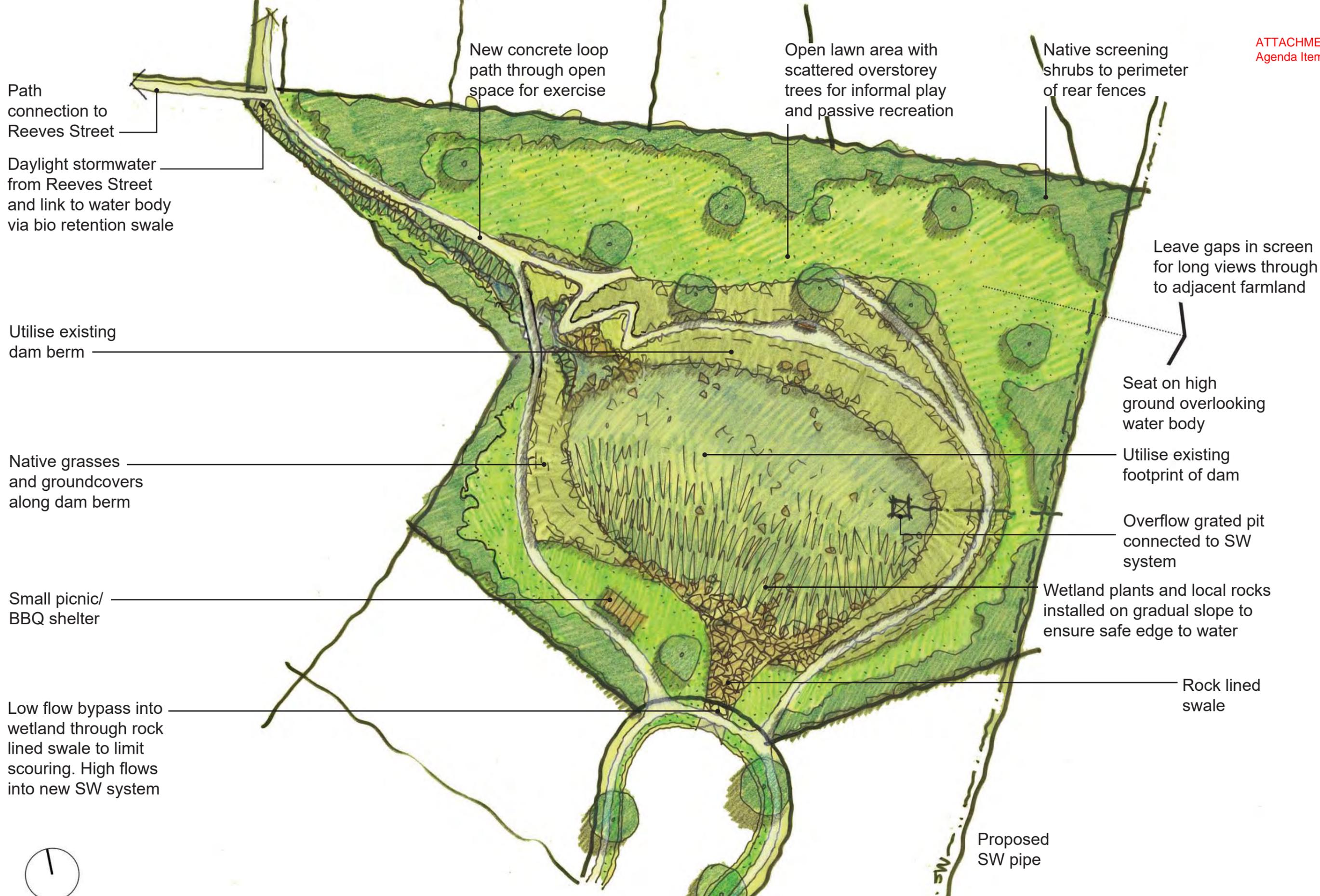


Alex Brownlie
Principal Planner

+61 3 6210 0701

Attachments

1. Updated Infrastructure Plan
2. Bushfire Assessment and Related Documents
3. P.O.S. Water Sensitive Urban Design Concept Plans
4. Street Trees Concept Plan



CAMPANIA OPEN SPACE AND WSUD CONCEPT: OPTION 1

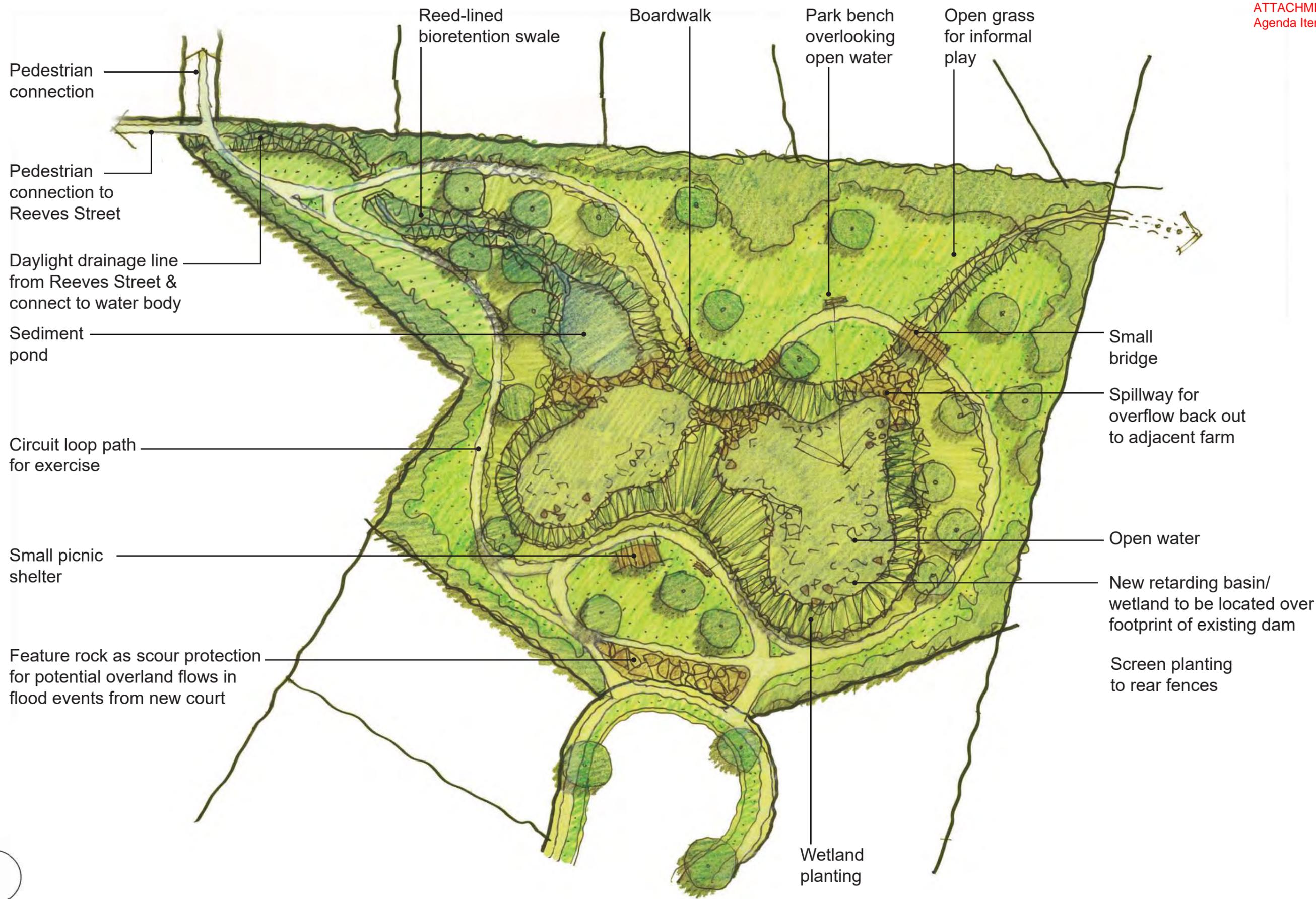
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CAMPANIA OPEN SPACE AND WSUD CONCEPT: OPTION 2

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● *Pyrus calleryana* 'Chanticleer'
Chanticleer Pear
(non fruiting)
10m H at maturity



● *Acer negundo* 'Sensation'
Box Elder Maple Sensation
9m H at maturity

CAMPANIA PROPOSED STREET TREES

32-19027 SK03 JUL19

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LIMITATIONS & DISCLAIMERS

- Information contained within this report is based on the instructions of AS3959-2018 *Construction of Buildings in Bushfire-Prone Areas*. Although AS3959-2018 is designed to improve the performance of buildings when subjected to bushfire attack in designated bushfire-prone areas there can be no guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.
- Compliance with BCA is not part of the scope of this report. The report may include references to BCA as a guide to likely compliance/noncompliance of a particular aspect but should not be taken as definitive nor comprehensive in respect of BCA compliance.
- This report presents information and opinions which are to the best of our knowledge accurate. GBRA accepts no responsibility to any purchaser, prospective purchaser, or mortgagee of the property who relies in any way on this report.
- GBRA have no pecuniary interests in the property or sale of the property.
- This report presents information provided by others. GBRA do not claim to have checked, and accepts no responsibility for, the accuracy of such information.
- The effectiveness of the measures and recommendations in this report are dependent on their implementation and maintenance for the life of the development. Should the site characteristics that this assessment has been measured from alter from those identified, the BAL classification may differ and cause this report to be void. No liability can be acceptable for actions by individuals or agencies which compromise the effectiveness of this report.
- Whilst compliance with the recommendations of this report will enhance the likelihood of the development surviving a bushfire hazard, no guarantee is made that the development will survive every bushfire hazard event.

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Executive Summary

Gifford Bushfire Risk Assessment (GBRA) has been engaged by GHD Pty Ltd on behalf of Mayfair Group Holdings Pty Ltd to assess the bushfire risk to the proposed Campania School Farm residential subdivision.

Bushfire prone area mapping has not yet been released for this region. Overlay maps and aerial imagery available on the Land Information Tasmania (LIST) website suggests that the development may be located within a Bushfire Prone Area.

In order to determine if the site is located within a Bushfire Prone Area as defined by the *Interim Planning Scheme 2015* and to assess the level of bushfire risk, an investigation of the site was undertaken by GBRA's bushfire hazard practitioner. The type of vegetation and the slope under the vegetation was assessed for a distance greater than 100m in all directions from the site.

Using Method 1 (Simplified Procedure) of AS3959-2018 *Construction of Buildings in Bushfire-Prone Areas*, the likely bushfire risk to the site was calculated and a Bushfire Hazard Management Plan was prepared. The BHMP establishes that each proposed lot is capable of accommodating a building area with a Bushfire Attack Level meeting acceptable solution *E1.6.1 A1 (b)* of PD-5.1 *Bushfire-prone Areas Code* and that proposed access and firefighting water supply meets the acceptable solutions of *E1.6.2 A1 (b)* and *E1.6.3 A1 (b)* of PD-5.1 *Bushfire-prone Areas Code*.

1 Introduction

1.1 Proposal

Mayfair Group Holdings Pty Ltd proposes to develop land at 12 Climie Street, Campania (Site). The development consists of the subdivision of an 8.4 hectare land parcel into approximately 50 residential lots; a 4,588m² area of public open space; a 3,879m² area for a local business and a 3.44 balance earmarked for future development.

Figure 1. Campania School Farm Proposal Plan rev. 8 – June 2019



1.2 Purpose

Planning Directive 5.1 - *Bushfire-prone Areas Code (PD-5.1)* applies to the subdivision of land that is located within, or partially within, a bushfire-prone area. The purpose of PD-5.1 is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Gifford Bushfire Risk Assessment (GBRA) has been engaged to prepare a bushfire hazard assessment in support of the resubmission of the Campania School Farm subdivision proposal.

1.3 Objective

The objective is to:

- facilitate an integrated approach between subdivision and subsequent building on a lot;
- provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- provide protection for lots at any stage of a staged subdivision.

1.4 Scope

This assessment relates solely to bushfire risk to the proposed residential subdivision located at 12 Climie Street, Campania as defined by the Campania School Farm Proposal Plan rev. 8 prepared by Veris and dated June 2019. It does not include assessment of the bushfire risk to future development on the 3.44 balance lot.

It determines whether the site meets the definition of bushfire-prone, calculates the likely Bushfire Attack Level (BAL) using Method 1 of Australian Standard AS3959-2018 *Construction of Buildings in Bushfire Prone Areas* and prescribes appropriate measures to reduce that risk, having regard to the objectives of PD-5.1 *Clause E1.6 Development Standards*.

It also takes into consideration the capability of future development to comply with the National Construction Code, Australian Standard AS3959-2018 *Construction of Buildings in Bushfire Prone Areas*, the Tasmanian Building Act 2000 - *Building Amendment (Bushfire-Prone Areas) Regulations 2014* and the *Director's Determination – Requirements for Building in Bushfire-Prone Areas 2017*.

As such it includes as attachments:

- Bushfire Hazard Management Plan (Attachment 1)
- Planning Certificate - Bushfire Prone Areas (Attachment 2)
- Certificate of a Specialist or other Person - Form 55 (Attachment 3)

2 Site description

Formerly the Campania District High School, school farm, the site is an undeveloped 8.4 hectare parcel of land located in an area of established residential development surrounding the township of Campania.

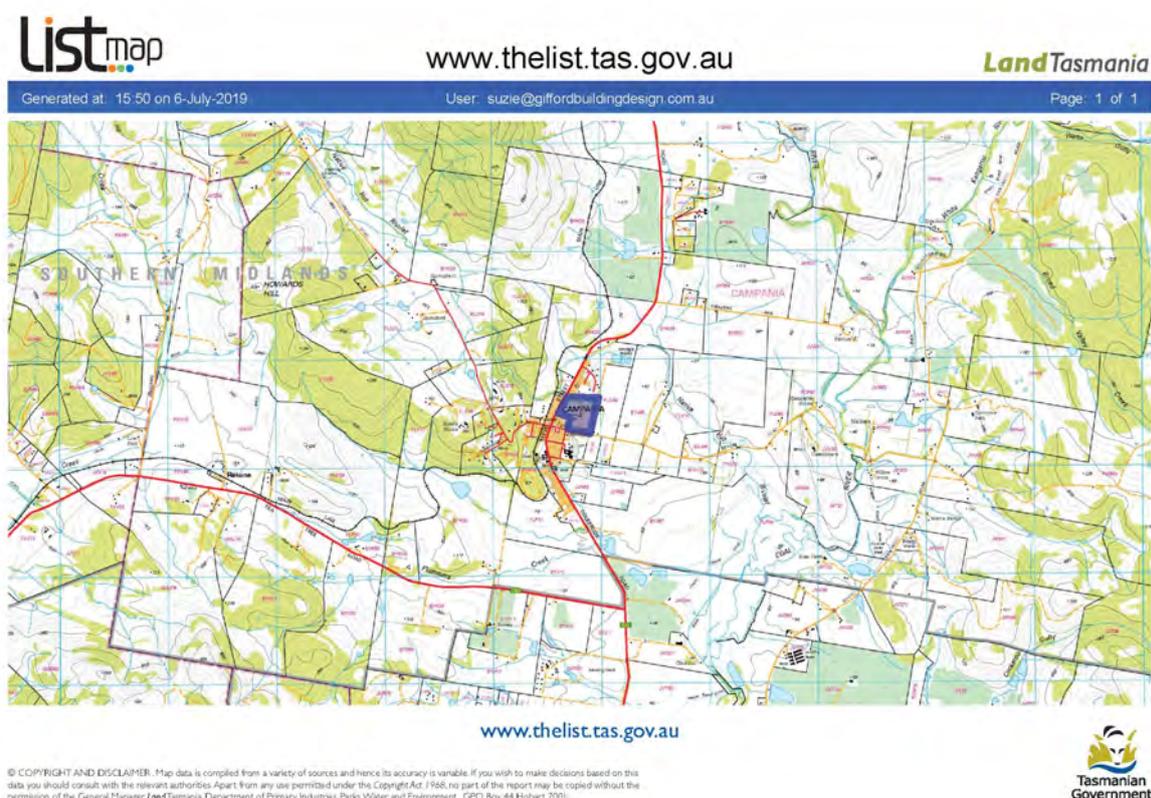
2.1 Desk study

The following figures obtained from Land Information Tasmania (theList) show the location of the site bordered in dark blue.

2.1.1 Topography

Based on topographic information from theLIST (Fig. 2) the site, which ranges from 60m to 70m above sea level is flat with a slight north-easterly slope. The site is bounded by residential development to the north, south and west and by expansive agricultural land to the east.

Figure 1. Topographic Map - 12 Climie Street, Campania & Surrounds



The topography of the surrounding area falls slightly towards Native Hut Rivulet approximately 380m to the north at the closest point before rising towards Coal River Sugarloaf (536m above sea level) approximately 3km to the north; falls slightly towards Native Hut Rivulet approximately 660m to the east at the closest point where it remains generally flat then falls slightly towards Coal River approximately 2.2km to the east at the closest point; remains generally flat as it follows Colebrook Road and the Coal River to the south; remains generally flat before rising towards the Coal River Tiers (421m above sea level) 4km to the south-west; and rises towards a ridge of hills on the far side of Colebrook Road to the west.

Surrounding land at all aspects is predominantly private freehold land except for the Campania District High School located on the far side of Climie Street within 40m to the south; the local government sport and recreation grounds within 280m to the south; the Campania Cemetery on the far side of Colebrook Road within 280m to the south-west; and the TasWater Sewage Treatment Lagoons within 320m to the north.

Figure 2. Aerial Photograph (LiST) - 12 Climie Street, Campania & Surrounds



TasVEG and Aerial images obtained from the LiST (Fig. 2 & 3) indicate the site is a large undeveloped lot, the vegetation consisting entirely of pasture with intermittent rows of trees along the boundaries. Aside from agricultural land (FAG) to the east, which is contiguous with expansive agricultural land further to the east, adjacent land at all other aspects comprises of urban area (FUR) consisting of small to medium sized allotments containing a mixture of established residential development, local business and public infrastructure.

Figure 3. TasVEG Map - 12 Climie Street, Campania & Surrounds

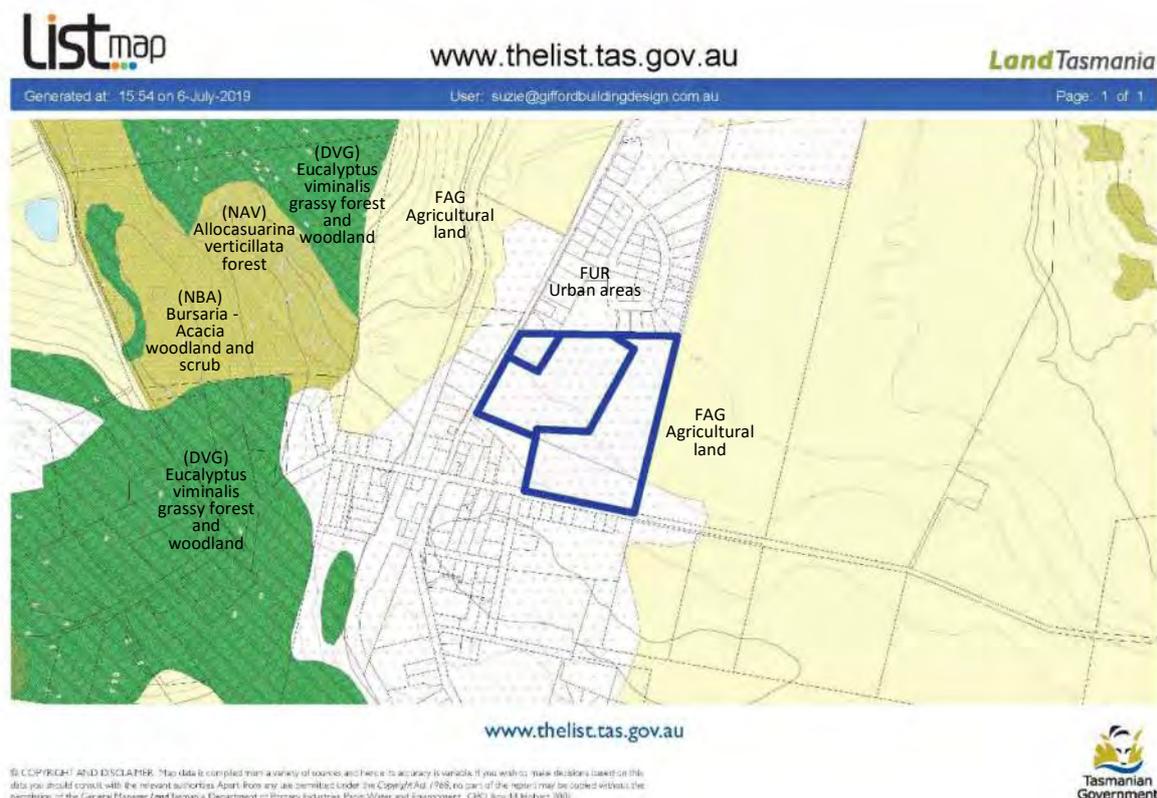
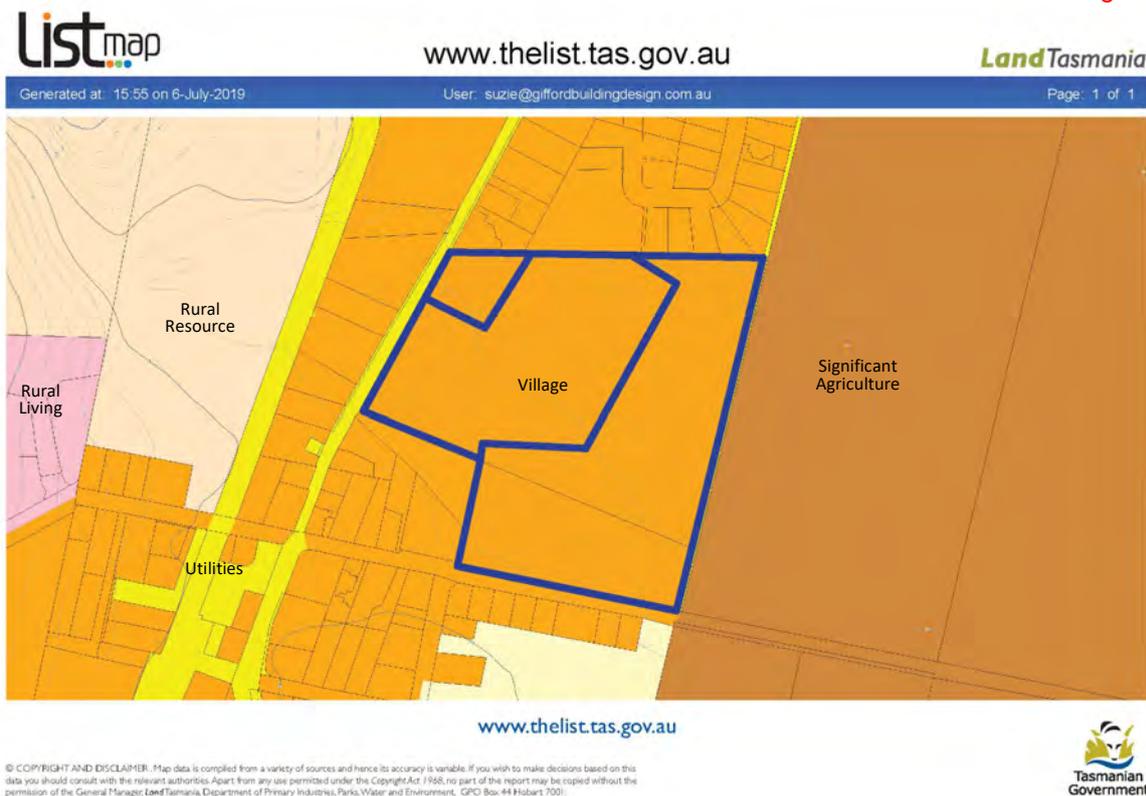


Figure 4. Zoning - 12 Climie Street, Campania & Surrounds



Under the *Southern Midlands Interim Planning Scheme 2015* (Fig 4) the site and adjacent land to the north, south and west is zoned Village. Land to the east is zoned Significant Agriculture. Land on the far side of Colebrook Road greater than 100m to the west is zoned Rural Resource. *Tasmanian Interim Planning Scheme 2015* overlay map (Fig. 5) identifies a Heritage Precinct overlay over the town centre to the south-west and Attenuation Area over the TasWater Sewage Treatment Lagoons to the north.

Figure 5. Overlays - 12 Climie Street, Campania & Surrounds

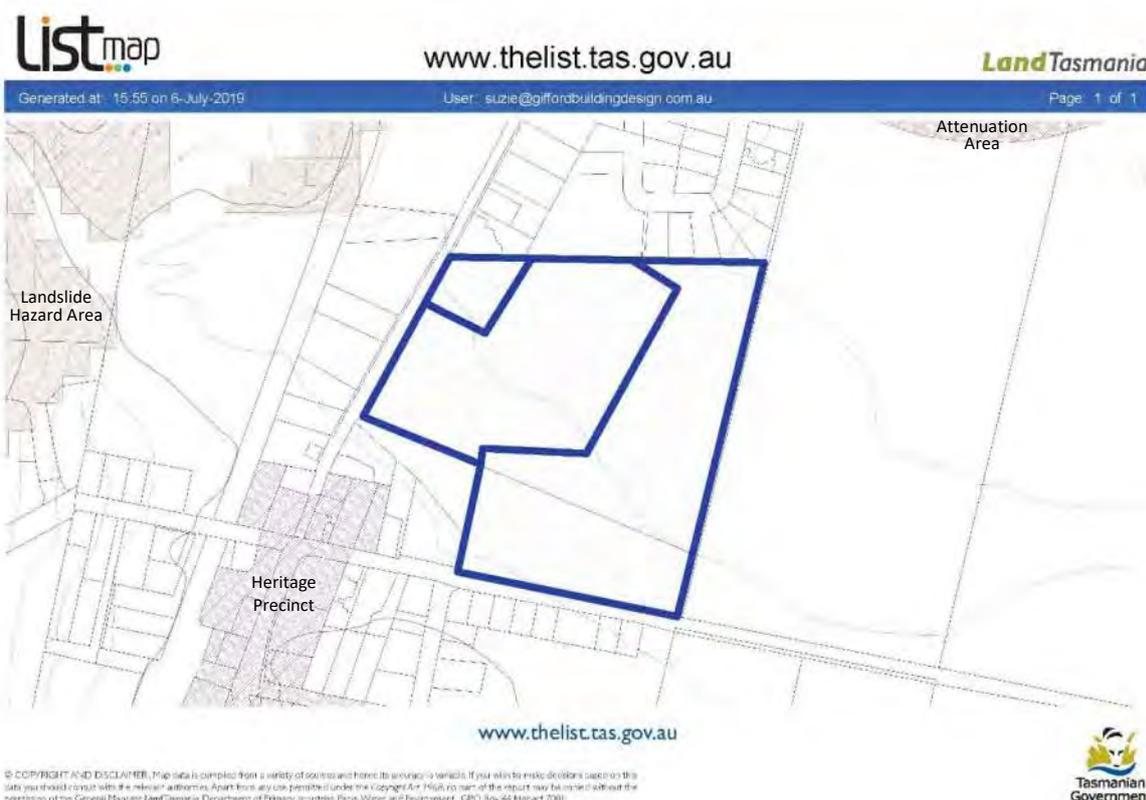
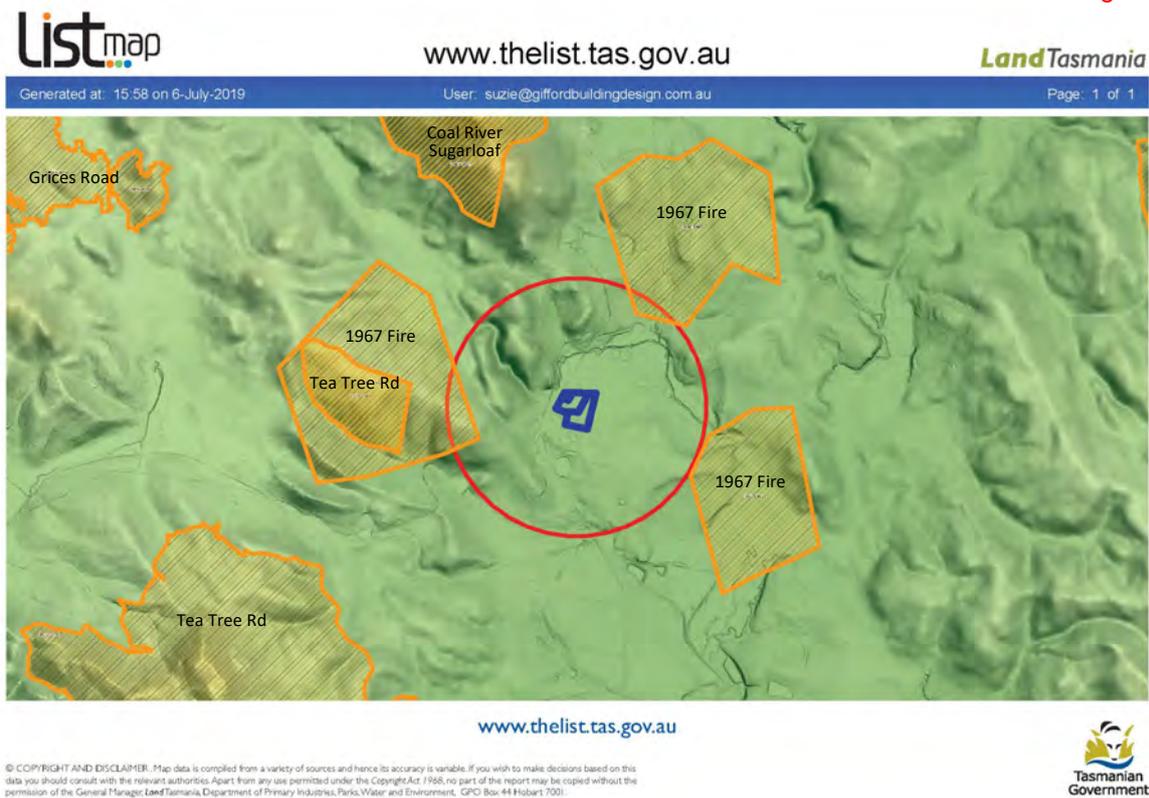


Figure 6. Fire History – 12 Climie Street, Campania & Surrounds



Fire History obtained from the LiST (Fig. 6) indicates there has been no bushfire activity on the site since recorded bushfire history. However, several incidence of significant bushfire activity have occurred within the region.

Several isolated fires, associated with the extensive fires in late February 1967, occurred within 800m to the north, 1km to the east and 700m to the west. The 1234 hectare Tea Tree Road fire reached within 2.7km south-west of the site in late April 2013. Planned fuel reduction burns have been undertaken recently at Howards Hill within 1.3km to the west and Cole River Sugarloaf 1.7km to the north.

Primary brigade for the Campania area is the Campania volunteer brigade located at 8 Union Street, Campania approximately 140m (less than 1 minute under normal driving conditions) to the south-west via Climie Street. Support brigades are Richmond volunteer brigade located at 12 Victoria Street, Richmond 8.2km (8 minutes) to the south and Tea Tree volunteer brigade located at 742 Tea Tree Road, Tea Tree 11.6km (10 minutes) to the west.

A Community Protection Plan identifying Nearby Safer Places (NSP) has been prepared by the Tasmanian Fire Service for the Campania area and identifies NSP at the Campania Football Oval, 30 Reeve Street, Campania; Map Grid: A4 approximately 700m (less than 1 minute under normal driving conditions) to the south and at the “paddock” at 345 Estate Road, Campania; Map Grid: G3 approximately 3.5km (5 minute drive) to the west. Both these NSP have a Catastrophic FDI 100+ classification. Local emergency radio broadcasters are ABC Hobart 936AM.

2.2 Site Investigation

To confirm the findings of the desk study, the site was investigated on the 30th June 2019.

Information within this section should be read in conjunction with the photographs taken during the site investigations (Appendix A) and the Site Analysis Plan summarising the main elements from the site investigations (Appendix B).

2.2.1 Site key data

Zoning:	Village
Slope & aspect:	0-1° fall to the north-east
Existing structures:	3 large agricultural sheds and a small pump shed.
Local Services:	Electricity and reticulated water supply is available.

2.2.2 Access and Water Supply

The site is accessed from Climie Street, a two-way public road starting at Colebrook Road/B31 (Reeve Street) 250m to the west and terminating at White Kangaroo Road 4km to the east.

At the time of the site investigation a narrow, gravel paved driveway (Image 1) was observed leading from Climie Street and provided access to the cluster of agricultural sheds located centrally on the lot.

A large dam was observed in the north-eastern corner of the site (Image 2).

The site is identified as land serviced with reticulated water by the water corporation and hydrants were observed nearby along Climie Street and Reeve Street.

2.2.3 Site Description

Site: The site was observed as an 8.4 hectare parcel of fenced and grazed agricultural land.

Vegetation on site consisted entirely of flat pasture (Image 3) with intermittent rows of trees along the southern and western boundaries (Image 4, 5 & 6).

2.2.4 Vegetation and Slope

Effective slope and predominant vegetation were assessed for a distance greater than 100m in all directions in accordance with AS3959-2009 *Construction of Buildings in Bushfire-Prone Areas*.

The type of vegetation and the slope under the vegetation were recorded at each aspect as follows;

North: Established residential development, local business and public infrastructure on small allotments zoned Village were observed for greater than 100m to the north. Vegetation comprised of cultivated gardens and lawns (Image 7).

Due to the small lot size and residential nature, it can be presumed with a high degree of confidence that allotments within 100m shall be maintained as 'low threat vegetation' and as such, they have been excluded from this assessment in accordance with *Clause 2.2.3.2 (f)* of AS3959-2018.

East: A 4m wide gravel paved access road (which provides access to the Taswater Sewage Treatment Lagoons to the north) was observed running parallel with the eastern boundary of the site (Image 8).

A homestead, including a dwelling and several agricultural outbuildings, bounded by cultivated gardens was observed adjacent to the south-eastern corner of the site (Image 9).

A large parcel of agricultural land zoned Significant Agriculture is located adjacent to the east of the site (Image 10 & 11) and across Climie Street to the south-east (Image 12). This land is contiguous with expansive agricultural land further to the north, east and south. The vegetation on this land was observed as fenced pasture and there was indication that it was regularly grazed. However, there is

potential for the pasture grasses to become a fire hazard if they are left unmown or ungrazed. Therefore, this area has been classified as bushfire-prone vegetation.

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The bushfire-prone vegetation to the east is consistent with the definition of Grassland (G-26) as defined in *Table 2.3* and has an effective slope of 0°.

South: A vacant 4,000m² parcel of land (74 Reeve Street) vegetated with short, grazed pasture was observed adjacent to the south-west of the site (Image 13). Once the site is developed, this isolated parcel of land could be excluded from this assessment in accordance with *Clause 2.2.3.2 (b)* of AS3959-2018 as it will be greater than 100m from other areas of vegetation being classified.

Established residential development, local business and public infrastructure on small allotments zoned Village were observed for greater than 100m to the south-west (Image 16) and along the far side of Climie Street to the south (Image 14). Vegetation comprised of cultivated gardens and lawn (Image 14).

Due to the small lot size and residential nature, it can be presumed with a high degree of confidence that allotments within 100m shall be maintained as 'low threat vegetation' and as such, they have been excluded from this assessment in accordance with *Clause 2.2.3.2 (f)* of AS3959-2018.

Behind the residential allotments to the south is Campania District High School, bounded by cultivated gardens and sports grounds (Image 15).

West: Established residential developments on small allotments zoned Village were observed along the far side of Reeve Street to the west. Vegetation comprised of cultivated gardens and lawn (Image 17).

Due to the small lot size and residential nature, it can be presumed with a high degree of confidence that allotments within 100m shall be maintained as 'low threat vegetation' and as such, they have been excluded from this assessment in accordance with *Clause 2.2.3.2 (f)* of AS3959-2018.

A 2.2 hectare parcel of land zoned Village and vegetated with mown grasses (Image 18) was observed 50m to the north-west of the site. AS3959-2009 *Table 2.4.4* only provides a Bushfire Attack Level (BAL) rating for separation distance up to and including 50m from grassland. Therefore, this area has been excluded from assessment.

2.2.5 Likely Fire Behaviour

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat
- Direct flame contact
- Ember attack
- Wind

Greatest potential threat to the site in a bushfire attack situation was found to be the agricultural land (pasture) located on flat land to the east. Agricultural land (FAG) has been identified as having moderate flammability. *"Extended periods without rain (i.e. two weeks at least) and/or moderate or stronger winds are required for these communities to burn."* (Pyrke & Marsden-Smedley, 2008)

Historically, peak bushfire conditions are associated with north-westerly winds. Land surrounding the area is generally flat and is likely to have an influence on fire behaviour. Fire would tend to travel along the flat land and flank the site under the influence of strong, prevailing north to north-westerly winds.

Given the grazed condition of the pasture to the east and the site's urban context, the likelihood of a bushfire front impacting the site is considered marginal. The key bushfire attack mechanism is likely to be wind-borne embers and debris.

2.2.6 Environmental Considerations

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There are no *Tasmanian Interim Planning Scheme 2015* overlays for this site which require consideration regarding clearing of vegetation from this site. Other identified areas outside of the property boundary are unlikely to be affected as it is not proposed that vegetation be removed from outside the property boundaries.

No significant, threatened or endangered fauna or flora species listed under the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999 are recorded as having been observed on or in close proximity to the site. No weed species are listed as having been identified on the site.

3 Site Assessment

3.1 Assessment

Bushfire Attack Level (BAL) refers to the potential level of hazard exposure a building may face in an uncontrolled bushfire and takes into consideration a number of factors including the Fire Danger Index (FDI), the slope of land, types of surrounding vegetation and its proximity to any building. AS3959-2018 sets out the process for determining BAL ratings which range from BAL-LOW to BAL-FZ and the construction standards based on these ratings.

3.2 Application of Bushfire-prone Areas Advisory Note #1

Bushfire-prone Areas Advisory Note No 1 v.03 has been applied to the adjacent General Residential and Village zoned land except for the 10.78 hectare parcel of agricultural land to the north-east. Based on the determination of *BPAAN No 1* vegetation on allotments zoned Inner Residential, General Residential or Village which are less than 1,500m² may be regarded as 'low threat'. The basis of this advice being that *"The management of bushfire hazards originating within urban areas is based on landowner responsibilities, the intended use of the land and emergency management policies"* and as such, vegetation on land zoned Inner Residential, General Residential or Village should be classified as 'low threat' in terms of *Clause 2.2.3.2* of AS3959-2018.

According to *BPAAN No 1* *"achieving an acceptable level of residual risk within suburban areas requires individual landowners to ensure that the condition of their land does not present a hazard to neighbouring property. Essentially, residential land is intended for residential use and must be capable of being developed without unreasonable burden. Urban residential areas are characterised by relatively small lot sizes, fragmented land ownership and heavily modified landscapes. In a developed suburban area, private open spaces are typically subject to ongoing management for amenity purposes"*.

Based on this intent and due to the small lot size and residential nature of the adjacent allotments it can be presumed with a high degree of confidence, that surrounding land to the north, south and west will be maintained in a minimal fuel condition or be subject to abatement.

3.3 Assessment of Bushfire Attack Level

A site investigation was performed, and elements of the site and the surrounding area were documented, providing details and images which allowed assessment of the Bushfire Attack Level in accordance with Method 1 (Simplified Procedure) of AS3959-2018. Published geographical and topographical information and the Tasmania Fire Service (TFS) were also consulted.

This report assesses the BAL rating for each lot within the proposed subdivision. Future developers may therefore rely on this report to support building permit applications for up to 6 years from the date of the Bushfire Hazard Management Plan in accordance with *Clause 11F (2) (b)* of the *Building Amendment (Bushfire-prone Areas) Regulations 2014*.

All lots are capable of accommodating 10m x 15m building areas with separation distances equal to, or greater than required for BAL-19 classification.

For the purposes of this assessment it is assumed that separation distances as prescribed on the Bushfire Hazard Management Plan (Attachment 1), shall be managed as 'low threat vegetation' as defined in AS3959-2018 *Clause 2.2.3.2*.

Refer to Bushfire Attack Level Assessment (Table 1) below for required separation distances.

Table 1. BAL Assessment – Method 1 (Simplified Procedure)**1. Relevant fire danger index:** FDI 50**2. Classification of vegetation for a distance greater than 100m in all directions from the site**

Vegetation classification	North X	East X	South X	West X
	North-East	South-East	South-West	North-West
Group A Forest				
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland		X		
Exclusions (where applicable)	X		X	X
	(b) (c) (d) (e) (f) X	(b) (c) (d) (e) (f)	(b) (c) (d) (e) (f) X	(b) (c) (d) (e) (f) X

3: Required separation distance from the classified vegetation

BAL Rating	Show distances in metres			
BAL LOW	50m	50m	50m	50m
BAL-12.5	14m minimum	14m minimum	14m minimum	14m minimum
BAL-19	10m minimum	10m minimum	10m minimum	10m minimum

4: Effective slope under the classified vegetation

Effective slope	Upslope			
	Upslope/0° X	Upslope/0° X	Upslope/0° X	Upslope/0° X
Slope under the classified vegetation	Downslope			
	>0 to 5	>0 to 5	>0 to 5	>0 to 5
	>5 to 10	>5 to 10	>5 to 10	>5 to 10
	>10 to 15	>10 to 15	>10 to 15	>10 to 15
	>15 to 20	>15 to 20	>15 to 20	>15 to 20

5: BAL rating for each lot based on the separation distances prescribed on the BHMP

BAL Rating	Lot number
BAL LOW - 50m separation	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34
BAL-12.5 - 14m separation	13, 37, 38, 39, 40, 41, 42, 43, 44, 47, 48
BAL-19 - 10m separation	35, 36, 45, 46

4 Bushfire Protection Requirements

This section contains measures to protect buildings from the effects of bushfire and reduce the likelihood of fatalities arising from occupants of a dwelling who do not evacuate a property prior to exposure from a bushfire event.

All design requirements for building compliance contained herein are shown on the BHMP.

4.1 Hazard Management Area

The Hazard Management Area requirements have been developed in accordance with PD-5.1 *Clause E1.6.1-Subdivision: Provision of hazard management areas.*

E1.6.1 Hazard Management Areas objectives

Subdivision provides for hazard management areas that:

- facilitate an integrated approach between subdivision and subsequent building on a lot;
- provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- provide protection for lots at any stage of a staged subdivision.

E1.6.1 Hazard Management Area acceptable solution

A1. (b) The proposed plan of subdivision:

- i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;
- ii) shows the building area for each lot;
- iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959-2009 *Construction of Buildings in Bushfire Prone Areas*; and
- iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS3959-2009 *Construction of Buildings in Bushfire Prone Areas*;

Hazard Management Area recommendations

Each lot within the subdivision is to be managed as Hazard Management Area upon development on each title. Should some lots and/or stages be developed prior to others, the developer (or individual property owner if the title has been sold) will be required to maintain an interim hazard management area on the undeveloped lot and/or stage until such time as that lot is developed.

At any stage of the staged subdivision, interim hazard management area between building areas and unmanaged vegetation must be provided in accordance with the minimum separation distances prescribed on the BAL Assessment Table (Table 1). This would be best achieved by maintaining the englobo as low threat vegetation until such time as the entire site is developed.

The 4m wide gravel access road which runs parallel to the eastern boundary of the property and provides access to the TasWater sewerage treatment lagoons, has been included in the calculation of the separation distances.

The large pine trees along the southern and western boundaries with the neighbouring 74 Reeve Street, and the conifers along the southern boundary with Climie Street are to be removed. Eucalypts along the western boundary with Reeve Street could be retained.

The 4,588m² public open space around the dam in the north-eastern corner of the site will be handed to council to be maintained as public reserve/parkland.

Vegetation management recommendations

When landscaping the Hazard Management Area, incorporate measures to reduce bushfire hazard.

These measures include maintained lawn, paths, paving, swimming pools, low flammability ornamental gardens, vegetable gardens, orchards, on-site waste dispersion areas and the like.

Limited amounts of low flammability plants are acceptable in this area. Preference should be given to low growing plants and ground covers. Mulch with gravel or pebbles (not cut grass and wood chips). Accumulation of fine fuels at ground level should be minimised and grass should be considered as lawn (not pasture) and must be short cropped and kept to a nominal height of 100mm. Regularly remove surface fuels (grass clippings, leaves, twigs, bark and fallen branches).

Managing the Hazard Management Area in a minimum fuel condition does not require the removal of all standing vegetation. It is recommended that a selective vegetation management approach is applied as opposed to indiscriminate, wholesale clearance. Limited amounts of trees and shrubs (preferably with low flammability) could be planted or retained in discontinuous rows and clumps to trap embers and reduce wind speeds without significantly contributing to the bushfire risk to the site or increasing the BAL rating of the site.

When planting or retaining trees and shrubs within the Hazard Management Area, allow a minimum of 20m separation between significant clumps of vegetation. Maintain a tree canopy separation of 2m minimum. Create horizontal separation between tree crowns and vertical separation between ground level vegetation and the canopy by pruning lower branches less than 4m above ground level. Maintain shrubs and understorey plantings at a height less than 3m. Avoid planting shrubs directly under trees.

No trees or shrubs should be planted or retained within 6m of buildings. Where possible, trees should not overhang buildings and should preferably be located at a distance greater than 1.5 times their mature height from buildings. Trees and shrubs which are retained within the Hazard Management Area will be subject to continual maintenance and pruning of mid-level growth.

To reduce the build-up of fine fuels in direct contact with habitable buildings it is preferable that a non-flammable perimeter path be provided around buildings. Do not plant vegetation adjacent to walls and decks or directly under glazed elements. Locate flammable materials such as wood piles, fuel storage, building materials etc. away from buildings.

Further information about preparing for bushfire and creating a defendable space is available from the Tasmania Fire Service website <http://www.fire.tas.gov.au/Show?pageId=colPrepare>

Hazard Management Area compliance

All lots are capable of accommodating 10m x 15m building areas with separation distances equal to, or greater than required for BAL-19 classification.

Agreement (Part V) Land Use Planning and Approvals Act, 1993

There are no Part V Agreements pertaining to bushfire existing or proposed for this property.

There is no requirement to enter into a Part V agreement for the purpose of including the neighbouring 4m wide gravel access road in the calculation of the separation distances, as it can be assumed with a reasonable level of confidence that this access will continue to be maintained and can therefore be relied upon without the need for formal agreement.

4.2 Construction Requirements

Building work in a bushfire-prone area must be carried out in accordance with the requirements of the *Building Amendment (Bushfire-prone Areas) Regulations 2014*. *Clause 11D of the Regulations* states that if a building in a bushfire-prone area is constructed or altered in accordance with the *Director's Determination – Requirements for Building in Bushfire-Prone Areas 2017 (Director's Determination)* then “*the Performance Requirements P2.3.4 of the Tasmanian Variation of BCA Volume Two, and Tas Part GP 5.1 of the Tasmanian Appendix to BCA Volume One, are taken to be complied with.*”

Construction objectives

- improve the ability of buildings to withstand attack from bushfires
- provides greater protection for the occupants of a building from a bushfire as well as protection to the building itself

Construction Deemed-to-Satisfy Requirements

- 1) Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with an Acceptable Construction Manual determined by the BCA, being either: -
 - a) AS3959-2009; or
 - b) Standard for Steel Framed Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH)
 as appropriate for a BAL determined for that site.
- 2) Despite subsection (1) above, variations from requirements specified in 1(a) and 1(b) are as specified in Table 4.1 of the *Director's Determination*.

Construction recommendations

Habitable buildings (and associated outbuildings) must be located within the building areas identified on the Bushfire Hazard Management Plan and be designed, constructed and maintained in accordance with the relevant Construction Sections of AS3959-2009 for the Design Bushfire Attack Level (BAL). Specifically; Section 3 for General Construction requirements, Section 5 for BAL-12.5 and Section 6 for BAL-19. Higher levels of construction shall be acceptable.

In accordance with AS3959-2009 *Clause 3.2.3 (b)* outbuildings located within less than 6m separation of the dwelling are to be constructed to the same construction level as the dwelling or be separated from the dwelling by a compliant firewall that extends to the underside of a non-combustible roof.

Construction Compliance

Construction in accordance with the relevant construction sections of AS3959-2009 for the Design Bushfire Attack Level meets the Deemed-to Satisfy Requirements of *Clause 4.1 of the Director's Determination*. Specification of building materials and construction methods (prepared by a suitably qualified person) are to be provided as part of the construction documentation.

4.3 Public and fire fighting access

Access requirements have been developed in accordance with PD-5.1 *Clause E1.6.2 - Subdivision: Public and fire fighting access.*

E1.6.2 Public and fire fighting access objectives

Property access-

- allow safe access and egress for residents, firefighters and emergency service personnel;
- provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- are designed and constructed to allow for fire appliances to be manoeuvred;
- provide access to water supplies for fire appliances; and
- are designed to allow connectivity, and where needed, offering multiple evacuation points.

E1.6.2 Public and fire fighting access acceptable solution

A1. (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:

- i) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and
- ii) is certified by the TFS or an accredited person.

Public and fire fighting access recommendations

Design and construction of public and firefighting access is to comply with PD-5.1 *Table E1, E2, E3* and council requirements.

Table E1 Standards for Roads

- two-wheel drive, all-weather construction;
- load capacity of at least 20 tonne, including for bridges and culverts;
- minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
- minimum vertical clearance of 4m;
- minimum horizontal clearance of 2m from the edge of the carriageway;
- cross falls of less than 3 degrees (1:20 or 5%);
- maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
- curves have a minimum inner radius of 10m;
- dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;
- dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius;
- carriageways less than 7m wide have 'no parking' zones on one side, indicated by a road sign that complies with Australian Standard *AS1743-2001* road signs-specifications.

Public and fire fighting access compliance

The Proposal Plan #301015 - rev. 8 prepared by Veris and dated June 2019 (Attachment 4), demonstrates compliant public access.

4.4 Fire fighting water supply

Fire fighting water supply requirements have been developed in accordance with PD-5.1 *Clause E1.6.3 - Subdivision: Provision of water supply for fire fighting purposes.*

E1.6.3 Fire fighting water supply objectives

- Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

E1.6.3 Fire fighting water supply acceptable solution

In areas serviced with reticulated water by the water corporation:

- A1. (b)** A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4;

E1.6.3 Fire fighting water supply recommendations

Design and installation of fire fighting water supply is to comply with PD-5.1 *Table E4* and TasWater requirements.

At any stage of the staged subdivision all parts of a building area must be within reach of a 120m long hose (measured as a hose lay) connected to a compliant hydrant.

Public roads shall serve as hardstand located within 3m of the proposed fire hydrants.

Table E4 Reticulated water supply for fire fighting

- the building area to be protected must be located within 120m of a fire hydrant
- the distance must be measured as a hose lay, between the fire fighting water point & the furthest part of the building area.
- Fire hydrant system must be designed and constructed in accordance with the *TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition*
- fire hydrants are not installed in parking areas.

A hardstand area for fire appliances must be:

- no more than 3m from the hydrant, measured as a hose lay;
- no closer than 6m from the building area to be protected;
- a minimum width of 3m constructed to the same standard as the carriageway; and
- connected to the property access by a carriageway equivalent to the standard of the property access.

E1.6.3 Fire fighting water supply compliance

The Infrastructure Plan #32-19027 – rev D prepared by GHD and dated July 19 (Attachment 5), demonstrates compliant firefighting water supply.

4.5 Evacuation considerations

There are no specific evacuation considerations for this site. Occupants should make a survival plan and know their Community Protection Plan and Nearby Safer Place. Evacuation in an emergency situation is likely to be hampered by large quantities of smoke and ash effecting visibility which may limit the opportunity to leave in a bushfire situation. Occupants should consider the risk when deciding to leave or stay and defend. The safest option is always to leave early. Community Bushfire Protection Plans which contain information on preparing, acting and surviving a bushfire event including a relevant map of your area can be found on the TFS website

<http://www.fire.tas.gov.au/Show?pageld=communityProtectionPlanningProjectPublic>

Conclusions

The developer proposes a residential subdivision at 12 Climie Street, Campania. Overlay maps indicate that the development may be located within a Bushfire Prone Area. Investigation confirmed that there is greater than a hectare of bushfire prone vegetation located within 100m of the Site. The development is therefore considered to be in a bushfire prone area.

The Design Bushfire Attack Level is shown on the attached Bushfire Hazard Management Plan. Bushfire protection measures including Construction Requirements, Hazard Management Areas, Property Access and Fire Fighting Water Supply are contained in this report.

Well prepared homes have a better chance of surviving a bushfire attack. Information about preparing your property against bushfire attack is available from Tasmania Fire Service by calling 1800 000 699 or online at <http://www.fire.tas.gov.au/>

All distances and slopes should be confirmed on-site by a land surveyor prior to commencement of works. It is the developer's responsibility to ensure that all requirements contained in this report are adhered to and maintained. I recommend that I be notified of any major variations to distances, set-out, building areas and access as prescribed in this report. Additionally, I recommend that I be notified of any changes to the design or construction method of the proposed buildings. Alterations to the proposal may necessitate a reassessment and render this report invalid.

Definitions

BAL:	Means the bushfire attack level as defined in AS3959-2009 <i>Construction of Buildings in Bushfire Prone Areas</i> as ‘a means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire’.
BHMP:	Bushfire Hazard Management Plan as defined in the Act.
Bushfire-Prone Area:	Means land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire prone area shown on an overlay on such a map; Land that is within 100 m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
Bushfire-Prone Vegetation:	Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
Contiguous:	Means separated by less than 20 m.
Hazard Management Area:	Means the area, between a habitable building or building area and the bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of bushfire.

List of Appendices

Appendix A: Photographs

Appendix B: Site Analysis Plan – v.01_GBRA_02/07/2019

List of Attachments

Attachment 1: Bushfire Hazard Management Plan – v.01_GBRA 09/07/2019

Attachment 2: Planning Certificate - Bushfire Prone Areas – v.01_GBRA 09/07/2019

Attachment 3: Certificate of a Specialist or other Person - Form 55- v.01_GBRA 09/07/2019

Attachment:4 Proposal Plan #301015 - rev. 8_Veris_ June 2019

Attachment 5: Infrastructure Plan #32-19027 – rev. D_GHD_ July 19

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Appendix A: Photographs (taken 30th June 2019)

ATTACHMENT
Agenda Item 11.2.1



(Image 1) Existing site access viewed from Climie Street looking north.



(Image 2) Large dam viewed from north-eastern corner of the site looking south-west.



(Image 3) Typical site vegetation viewed from the north-western corner of the site looking south-east.



(Image 4) Pine trees (to be removed) along the western boundary with 74 Reeve Street.



(Image 5) Row of conifers (to be removed) along the southern boundary with Climie Street.



(Image 6) Row of eucalypts (to be retained) along the western boundary with Reeve Road.



(Image 7) Typical residential development and cultivated gardens to the north of the site.



(Image 8) 4m wide access road running parallel with the eastern boundary of the site



(Image 9) Homestead adjacent to the south-eastern corner of the site.



(Image 10) Typical agricultural land (pasture) to the east of the site.



(Image 11) Typical agricultural land (pasture) to the east of the site.



(Image 12) Typical agricultural land (pasture) across Climie Street to the south-east of the site.



(Image 13) Vacant 4,000m² parcel of land (74 Reeve Street) adjacent to the south-west of the site.



(Image 14) Typical residential development and cultivated gardens to the south of the site.



(Image 15) Typical cultivated gardens and sports grounds around Campania District High School



(Image 16) Typical local business and cultivated gardens to the south-west of the site.



(Image 17) Typical residential development and cultivated gardens to the west of the site.



(Image 18) Mown grasses on the property 50m to the north-west of the site.

DESIGN BAL	
BAL	LOT
BAL LOW (50m SEPARATION)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34
BAL-12.5 (14m SEPARATION)	13, 37, 38, 39, 40, 41, 42, 43, 44, 47, 48
BAL-19 (10m SEPARATION)	35, 36, 45, 46



GENERAL

BUSHFIRE ATTACK LEVEL HAS BEEN DETERMINED USING METHOD 1 OF AS-3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. THIS PLAN MUST BE READ IN CONJUNCTION WITH GBRA BUSHFIRE REPORT v.01 DATED 5th JULY 2019.

ATTACHMENT
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HAZARD MANAGEMENT AREA

HAZARD MANAGEMENT AREA IS THE AREA AROUND A BUILDING IN WHICH FUELS ARE REDUCED SUFFICIENTLY & OTHER HAZARDS ARE REMOVED SUCH THAT FUELS & OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK.

EACH LOT IS CAPABLE OF PROVIDING A 10m x 15m BUILDING AREA WITH SEPARATION DISTANCES EQUAL TO OR GREATER THAN REQUIRED FOR BAL-19 ONCE HAZARD MANAGED SEPARATION DISTANCES HAVE BEEN ESTABLISHED.

THE 4m WIDE GRAVEL ACCESS ROAD WHICH RUNS PARALLEL TO THE EASTERN BOUNDARY OF THE PROPERTY & PROVIDES ACCESS TO THE TASWATER SEWERAGE TREATMENT LAGOONS HAS BEEN INCLUDED IN THE CALCULATION OF THE SEPARATION DISTANCES. THERE IS NO REQUIREMENT TO ENTER INTO A PART V AGREEMENT FOR THIS PURPOSE AS IT CAN BE ASSUMED WITH A REASONABLE LEVEL OF CONFIDENCE THAT THIS ACCESS WILL CONTINUE TO BE A MAINTAINED DRIVEWAY.

AT ANY STAGE OF THE STAGED SUBDIVISION, INTERIM HAZARD MANAGEMENT AREA BETWEEN BUILDING AREAS & UNMANAGED VEGETATION MUST BE PROVIDED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE DETERMINED BAL. THIS WOULD BE BEST ACHIEVED BY MAINTAINING THE ENGLOBO AS LOW THREAT VEGETATION UNTIL SUCH TIME AS THE SUBDIVISION IS COMPLETED & VEGETATION ON ADJOINING LOTS SIZED 1500m² OR LESS, CAN BE CONSIDERED LOW THREAT IN ACCORDANCE WITH BPAAN No 1 v.03.

VEGETATION MANAGEMENT

LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA, INCLUDING MAINTAINED LAWN (SHORT CROPPED & KEPT TO A NOMINAL HEIGHT OF 100mm), PATHS, PAVING, SWIMMING POOLS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS & THE LIKE. LANDSCAPE WITH FIRE RESISTING PLANTS TO ABSORB HEAT FROM AN APPROACHING BUSHFIRE, TRAP BURNING EMBERS & SPARKS & REDUCE WIND SPEEDS. PREFERENCE SHOULD BE GIVEN TO LOW GROWING PLANTS & GROUND COVERS.

DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS. TO REDUCE THE BUILDUP OF FINE FUELS IN DIRECT CONTACT WITH HABITABLE BUILDINGS IT IS RECOMMENDED THAT A NON FLAMMABLE PERIMETER PATH BE CONSTRUCTED AROUND BUILDINGS. NO TREES OR SHRUBS TO BE RETAINED / PLANTED WITHIN 6m OF HABITABLE BUILDINGS.

HAZARD MANAGEMENT DOES NOT REQUIRE THE REMOVAL OF ALL STANDING VEGETATION. LIMITED AMOUNTS OF TREES & SHRUBS (PREFERABLY FIRE RESISTANT) MAY BE RETAINED / PLANTED. SELECTIVELY REMOVE / PLANT TREES & SHRUBS TO CREATE DISCONTINUOUS ROWS & CLUMPS OF VEGETATION. PROVIDE A 2m MINIMUM SEPARATION BETWEEN TREE CANOPIES TO REDUCE CONNECTIVITY.

TREES & SHRUBS WHICH ARE RETAINED / PLANTED WILL BE SUBJECT TO CONTINUAL MAINTENANCE & PRUNING OF MID LEVEL GROWTH. ENSURE THAT NO VEGETATION LINKAGE IS PRESENT BETWEEN GROUND COVER & TREE CANOPIES. CREATE HORIZONTAL SEPARATION BETWEEN TREE CROWNS & VERTICAL SEPARATION BETWEEN MID LEVEL VEGETATION & THE CANOPY BY LOPPING LOWER BRANCHES 4m FROM GROUND LEVEL & PRUNING SHRUBS TO A MAXIMUM HEIGHT OF 3m. PERIODICALLY REMOVE FINE FUELS (LEAVES, BARK, FALLEN BRANCHES) FROM BELOW TREES.

CONSTRUCTION STANDARD

HABITABLE BUILDINGS (& ASSOCIATED OUTBUILDINGS) MUST BE LOCATED WITHIN THE BUILDING AREAS IDENTIFIED ON THIS PLAN & BE DESIGNED, CONSTRUCTED & MAINTAINED IN ACCORDANCE WITH THE RELEVANT CONSTRUCTION SECTIONS OF AS 3959-2019 FOR THE DETERMINED BAL. HIGHER LEVELS OF CONSTRUCTION ARE ACCEPTABLE.

PUBLIC & FIRE FIGHTING ACCESS

DESIGN & CONSTRUCTION OF PUBLIC & FIRE FIGHTING ACCESS IS TO COMPLY WITH TABLE E1, E2 & E3 OF THE BUSHFIRE PRONE AREAS CODE & COUNCIL REQUIREMENTS. AT ANY STAGE OF THE SUBDIVISION PROVIDE ACCESS TO EACH LOT & ACCESS TO WITHIN 3m OF FIRE HYDRANTS.

- TWO-WHEEL DRIVE, ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNE, INCLUDING FOR BRIDGES & CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH IS 7m FOR A THROUGH ROAD, OR 5.5m FOR A DEAD-END OR CUL-DE-SAC ROAD;
- MINIMUM VERTICAL CLEARANCE OF 4m;
- MINIMUM HORIZONTAL CLEARANCE OF 2m FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3 DEGREES (1:20 OR 5%);
- MAXIMUM GRADIENT OF 15 DEGREES (1:3.5 OR 28%) FOR SEALED ROADS, & 10 DEGREES (1:5.5 OR 18%) FOR UNSEALED ROADS;
- CURVES HAVE A MINIMUM INNER RADIUS OF 10m;
- DEAD-END OR CUL-DE-SAC ROADS ARE NOT MORE THAN 200m IN LENGTH UNLESS THE CARRIAGEWAY IS 7 METRES IN WIDTH;
- DEAD-END OR CUL-DE-SAC ROADS HAVE A TURNING CIRCLE WITH A MINIMUM 12m OUTER RADIUS;
- CARRIAGEWAYS LESS THAN 7m WIDE HAVE 'NO PARKING' ZONES ON ONE SIDE, INDICATED BY A ROAD SIGN THAT COMPLIES WITH AUSTRALIAN STANDARD AS1743-2001 ROAD SIGNS-SPECIFICATIONS.

WATER SUPPLY FOR FIRE FIGHTING

LOCATION & INSTALLATION OF HYDRANTS IS TO COMPLY WITH TABLE E4. OF THE BUSHFIRE-PRONE AREAS CODE & TASWATER REQUIREMENTS. AT ANY STAGE OF THE SUBDIVISION THE FURTHEST PART OF ALL LOTS WITHIN THAT STAGE ARE TO BE WITHIN 120m OF A FIRE HYDRANT.

- THE BUILDING AREA TO BE PROTECTED MUST BE LOCATED WITHIN 120m OF A FIRE HYDRANT
- THE DISTANCE MUST BE MEASURED AS A HOSE LAY, BETWEEN THE FIRE FIGHTING WATER POINT & THE FURTHEST PART OF THE BUILDING AREA.
- FIRE HYDRANT SYSTEM MUST BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH TASWATER SUPPLEMENT TO WATER SUPPLY CODE OF AUSTRALIA WSA 03 - 2011-3.1 MRWA 2ND EDITION
- FIRE HYDRANTS ARE NOT INSTALLED IN PARKING AREAS.

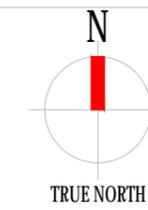
LEGEND

- HMA
- FIRE HYDRANT
- BAL LOW BUILDING AREA
- BAL 12.5 BUILDING AREA
- BAL 19 BUILDING AREA

MAYFAIR GROUP HOLDINGS PTY LTD
CAMPANIA SCHOOL FARM
PROPOSED RESIDENTIAL SUBDIVISION

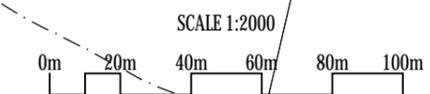
12 CLIMIE STREET, CAMPANIA 7026

BUSHFIRE HAZARD MGMT 05 JULY 2019 v.01 1 OF 1



gifford
bushfire risk assessment

M: 0407 664 617
suzie@giffordbuildingdesign.com.au
certification number: BFP-103



CODE E1 – BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies²

Land that *is* the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument: Southern Midlands Interim Planning Scheme 2015

Street address: 12 Climie Street, Campania 7026

Certificate of Title / PID: C.T. 168424/2 & 168424/1 (PID 5891877)

Land that *is not* the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address: N/A

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

Subdivision of an 8.4 hectare land parcel into approximately 50 residential lots; a 4,588m² area of public open space; a 3,879m² area for a local business and a 3.44 balance earmarked for future development.

Code Clauses³:

E1.4 Exempt Development

E1.5.1 Vulnerable Use

E1.5.2 Hazardous Use

E1.6.1 Subdivision

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

³ Indicate by placing X in the corresponding for the relevant clauses of E1.0 Bushfire-prone Areas Code.

3. Documents relied upon⁴

Documents, Plans and/or Specifications

Title:	Proposal Plan #301015		
Author:	Veris		
Date:	June 2019	Version:	rev. 8

Bushfire Hazard Report

Title:	12 Climie Street Campania - Bushfire Hazard Assessment Report		
Author:	Gifford Bushfire Risk Assessment		
Date:	9 July 2019	Version:	v.01

Bushfire Hazard Management Plan

Title:	12 Climie Street Campania - Bushfire Hazard Management Plan		
Author:	Gifford Bushfire Risk Assessment		
Date:	5 July 2019	Version:	v.01

Other Documents

Title:	Infrastructure Plan #32-19027		
Author:	GHD		
Date:	July 2019	Version:	rev. D

⁴ List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

4. Nature of Certificate⁵

<input type="checkbox"/> E1.4 – Use or development exempt from this code			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.4 (a)	Insufficient increase in risk	

<input type="checkbox"/> E1.5.1 – Vulnerable Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.1 A2	BHMP	
<input type="checkbox"/>	E1.5.1 A3	Emergency Plan	

<input type="checkbox"/> E1.5.2 – Hazardous Uses			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.2 A2	BHMP	
<input type="checkbox"/>	E1.5.2 A3	Emergency Plan	

<input checked="" type="checkbox"/> E1.6 – Development standards for subdivision			
E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides max. BAL19 for all lots	Bushfire Hazard Management Plan by GBRA

⁵ The certificate must indicate by placing X in the corresponding for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	
--------------------------	---------------	------------------------------	--

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Bushfire Hazard Management Plan by GBRA

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Bushfire Hazard Management Plan by GBRA
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner⁶

Name:	Suzie Gifford	Phone No:	0407 664 617
Address:	Gifford & Associates Pty Ltd	Fax No:	
	Unit 3 / 69 Letitia Street	Email Address:	suzie@giffordbuildingdesign.com.au
	North Hobart		7000
Accreditation No:	BFP – 103	Scope:	1, 2, 3A, 3B, 3C Accredited

6. Certification⁷

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
---	--------------------------

or

<i>There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input type="checkbox"/>
--	--------------------------

and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
--	-------------------------------------

Signed:
certifier



Date:

09 July 2019

Certificate No:

190709_MAYF01

⁶ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

⁷ The relevant certification must be indicated by placing X in the corresponding .



TRAFFIC IMPACT ASSESSMENT

PROPOSED

**RESIDENTIAL, COMMERCIAL AND
RETIREMENT VILLAGE SUBDIVISION
DEVELOPMENT**

**12 CLIMIE STREET
(FORMER SCHOOL FARM SITE)**

CAMPANIA

APRIL 2018



TRAFFIC IMPACT ASSESSMENT

PROPOSED

RESIDENTIAL, COMMERCIAL AND
RETIREMENT VILLAGE SUBDIVISION
DEVELOPMENT

12 CLIMIE STREET

(FORMER SCHOOL FARM SITE)

CAMPANIA

APRIL 2018

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ATTACHMENTS:

Attachment A - Drawing of proposed development site layout

REFERENCES:

- Australian Standard AS 1742.2-2009 – Manual of uniform traffic control devices Part 2: Traffic control devices for general use
- AUSTRROADS – Guide to Road Safety Part 6: Road Safety Audit (2009)
- Road Traffic Authority NSW – Guide to Traffic Generating Developments, 2002
- Road and Maritime Services (Transport) - Guide to Traffic Generating Developments; Updated traffic surveys (August 2013)
- AUSTRROADS – Guide to Road Design Part 4: Intersections and Crossings General (2017)
- AUSTRROADS – Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (2017)
- AUSTRROADS – Guide to Road Design Part 3: Geometric Design (2009)
- Southern Midlands Interim Planning Scheme 2015

1. INTRODUCTION

The largely vacant parcel of land at 12 Climie Street in Campania is to be subdivided and developed for residential occupancy. The western part of the land will be developed as a retirement village with 86 units and will be known as the 'Campania Lifestyle Retirement Village' with access off Reeve Street. The eastern and southern parts of the site will be developed into a residential subdivision which will have 44 residential lots with access off Climie Street. There will also be one commercial lot with frontage access to Reeve Street.

This Traffic Impact Assessment (TIA) has been undertaken in support of the proposed residential subdivision and retirement village development.

The TIA report addresses the traffic related issues that would be of interest to the Southern Midlands Council. It considers the existing road and traffic characteristics along Reeve Street and Climie Street in the area of the development site. An assessment is made of the traffic activity that the proposed development will generate and the effect that this traffic will have on both Reeve Street and Climie Street and their intersection.

Consideration is given to the appropriate layout for the subdivisional road junction with Climie Street and the junction of the retirement village access road with Reeve Street. A review is undertaken of the proposed subdivisional road layout as well as the internal traffic access circulation and parking arrangements for the retirement village.

The report is based on the Department of State Growth (DSG) Traffic Impact Assessment Guidelines. The techniques used in the investigation and assessment incorporate best practice road safety, and traffic management principles.

2. SITE DESCRIPTION

The development site at 12 Climie Street was the former site of the Campania Farm School which was part of the Campania District High School.

The site has a road frontage to both Reeves Street and Climie Street and is mostly vacant land.

Existing land use around the development site is primarily residential. There is a service station on Reeve Street immediately to the north of the site and a local shop plus hotel/tavern located on diagonally opposite corners of the Reeve Street/Climie Street/Native Corners Road intersection.

The location of the development site has been highlighted on the extract from the street atlas for this area, seen in Figure 2.1.

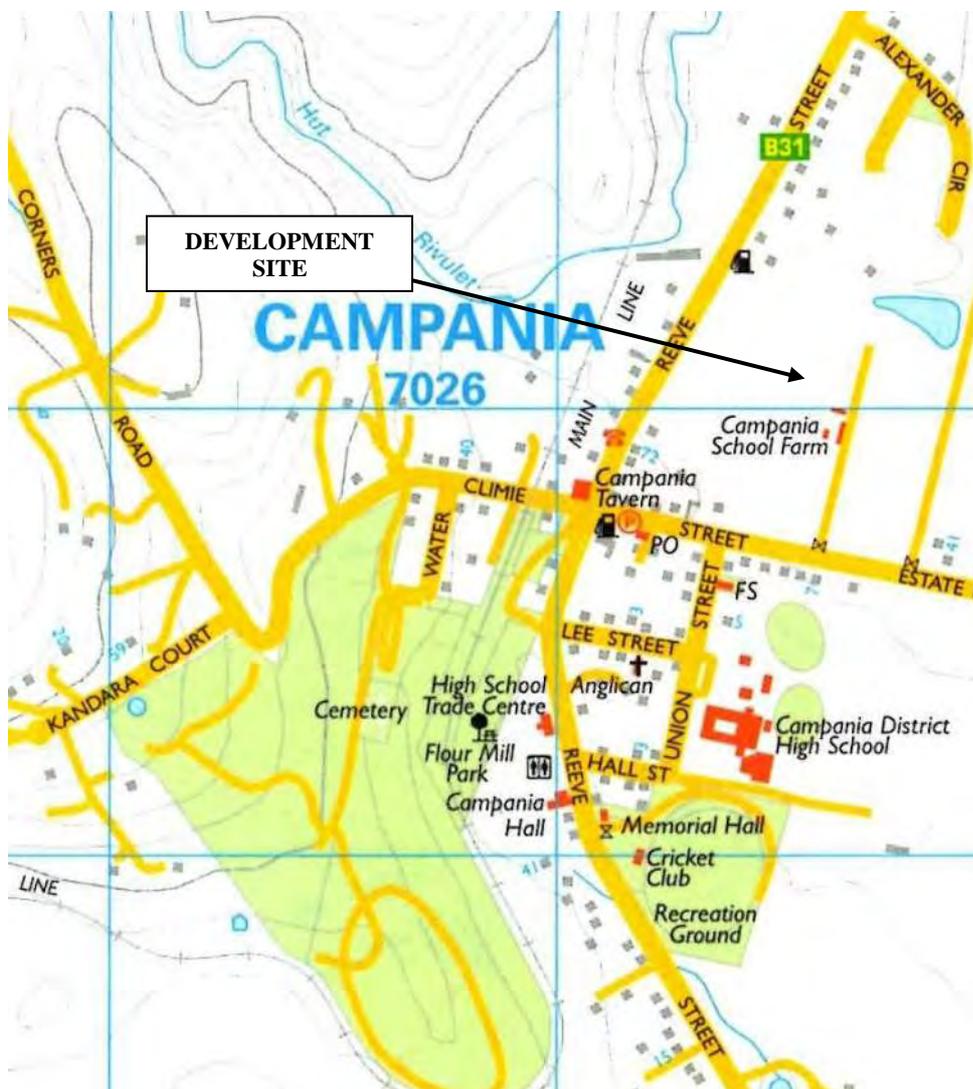


Figure 2.1: Extract of street atlas showing location of proposed residential subdivision and retirement village development site

3. DEVELOPMENT PROPOSAL

Three types of development are proposed on the parcel of land at 12 Climie Street.

The larger part of the site will be subdivided into 44 residential lots. The lots will have an area of between 686m² and 988m². Seven of the lots will have frontage access to Climie Street. All the other lots will have access to the internal subdivisional road off Climie Street or a short internal cul-de-sac.

The proposed access road to the subdivision development will junction with the northern side of Climie Street around 190m to the east of the Reeve Street intersection.

The proposed retirement village will have 86 residential units and will be supplemented with a club house and facilities such as a bowling green, pool and gym and community garden as well as a car parking area for 40 cars.

The access road to the retirement village development will junction with the eastern side of Reeve Street around 250m to the north of the Climie Street intersection.

There will be one other lot located at the northwest corner of the site which has an area of 4,100m². This lot will be developed as a commercial site, it is expected to include a number of small shops that will service the local community.

4. EXISTING ROAD AND TRAFFIC ENVIRONMENT

4.1 Road Characteristics

The two roads of relevance to the proposed residential subdivision and retirement village development are Reeve Street and Climie Street.

Reeve Street is part of Mudwalls Secondary Road for which the state government has responsibility. Mudwalls Secondary Road is a Category 5 – *Other Roads*.

The road has a slight horizontal curve just to the north of the Climie Street intersection and then a straight alignment on a very slight downgrade to the north past the development site.

In the area of the access road to the retirement village, the road reservation width is around 16m. Reeve Street has a sealed width of around 5.9m with verges both sides that are 4.9m to 5.2m wide. The road has a centreline marking along its length.

There is a 1.0m wide concrete footpath along the eastern or development side of the road, offset from the property boundary by around 0.5m.

Views of the character of Reeve Street are seen in Photographs 4.1 and 4.2.



Photograph 4.1: View to south along Reeve Street with location of proposed retirement village on left with tree line along boundary



Photograph 4.2: View to north along Reeve Street with location of proposed retirement village on right with tree line along boundary

Climie Street would have the function of a local access road for the few higher density dwellings along its initial 300m to the east of Reeve Street and the location of the proposed subdivisional road junction with farming properties further to the east.

This road has a straight horizontal alignment to the east from Reeve Street on a slight downgrade past the development site.

Climie Street has width between kerb faces both sides of the road of around 8.4m at the Reeve Street intersection. The road progressively widens eastwards to be around 10.4m between kerb faces where the kerb and gutter along the northern side of the road ends, some 35m before the western boundary of the development site.

The road width narrows between the end of the kerb and gutter along the northern side of the road and the start of the development site.

Along the frontage of the development site the sealed width of Climie Street is around 6.0m to the kerb face along the southern side of the road. The development site property fence line is offset from the edge of seal by around 0.9m.

There is a footpath along the southern side of Climie Street from Reeve Street to the Union Street junction which is opposite and just to the west of the

western boundary of the development site. There is no footpath along the northern side of Climie Street.

The 60km/h urban speed limit applies to Reeve Street and a 50km/h speed limit applies to Climie Street in the area of the proposed access roads to the development site.

Views of the character of Climie Street are seen in Photographs 4.3 and 4.4.



Photograph 4.3: View to west along Climie Street with location of proposed subdivision on right



Photograph 4.4: View to west along Climie Street at approach to intersection with Reeve Street

4.2 Traffic Activity

Enquiries with DSG into the availability of traffic data for Mudwalls Secondary Road (Reeve Street) resulted in traffic volume data being obtained for two locations along Mudwalls Secondary Road.

One survey site was around 800m to the north of Climie Street; the other was 100m to the north of Tea Tree Secondary Road with each covering adjacent uniform traffic sections of the road. Both surveys were undertaken in July 2011.

Mudwalls Secondary Road - north of Climie Street

The traffic data at this survey site show the following:

Average Weekday Traffic	-	1,390 vehicles/day
Morning Peak Hour Traffic (7-8am)	-	52 vehicles to north
	-	66 vehicles to south
Afternoon Peak Hour Traffic (4-5 pm)	-	77 vehicles to north
	-	66 vehicles to south

The hourly traffic distribution for the Average Week Day Traffic for each direction of travel and the total hourly two-way traffic volume at this site is shown graphically in Figure 4.1.

The Saturday and Sunday traffic volume on Mudwalls Road is around the same as the average weekday traffic volume.

The seasonal traffic variation over the year at the survey site is consistent with seasonal group P15. There has been a 4.1% p.a. growth in the traffic at this point over the last 20 years. Trucks make up around 6.8% of traffic volume.

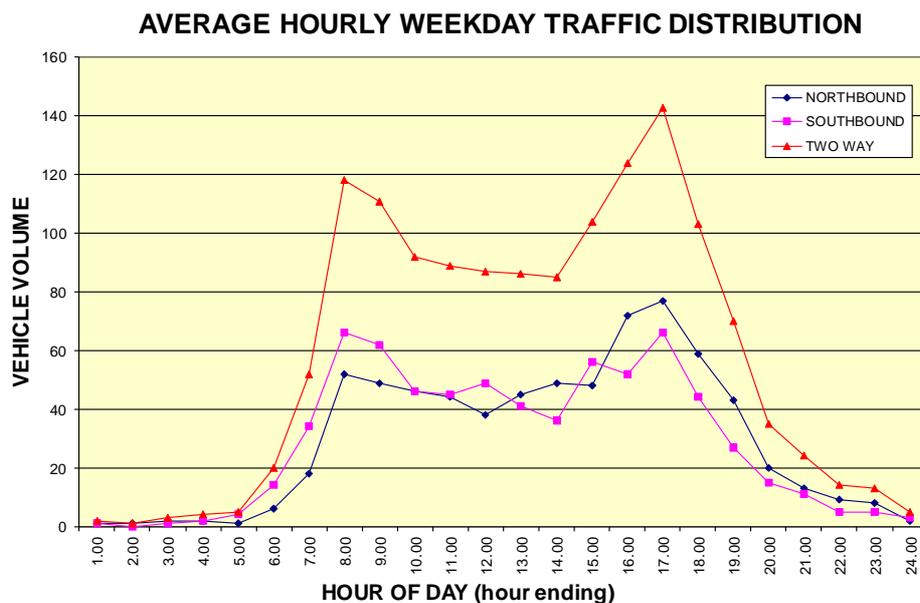


Figure 4.1: Average hourly weekday traffic flow distribution along Mudwalls Road 800m north of Climie Street

Mudwalls Secondary Road - north of Tea Tree Secondary Road

The traffic data at this survey site show the following:

- Average Weekday Traffic - 2,310 vehicles/day
- Morning Peak Hour Traffic (8-9am) - 75 vehicles to north
- 114 vehicles to south
- Afternoon Peak Hour Traffic (4-5 pm) - 141 vehicles to north
- 97 vehicles to south

The hourly traffic distribution for the Average Week Day Traffic for each direction of travel and the total hourly two-way traffic volume at this site is shown graphically in Figure 4.2.

The Saturday traffic volume on Mudwalls Road is around the same as the average weekday while the Sunday is a little lower than this.

The seasonal traffic variation over the year at the survey site is consistent with seasonal group P15. There has been a 2.0% p.a. growth in the traffic at this point over the last 20 years. Trucks make up around 6.0% of traffic volume.

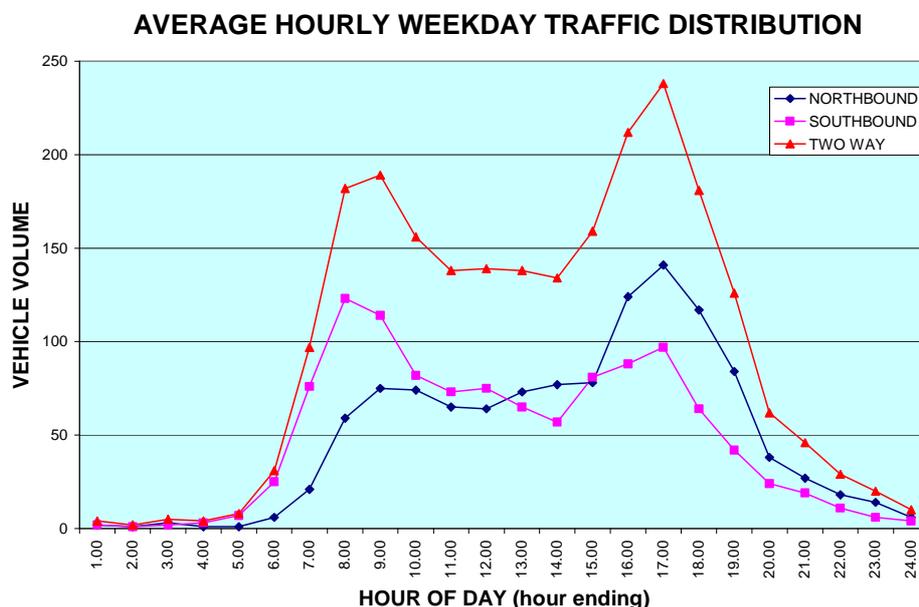


Figure 4.2: Average hourly weekday traffic flow distribution along Mudwalls Road 100m north of Tea Tree Secondary Road

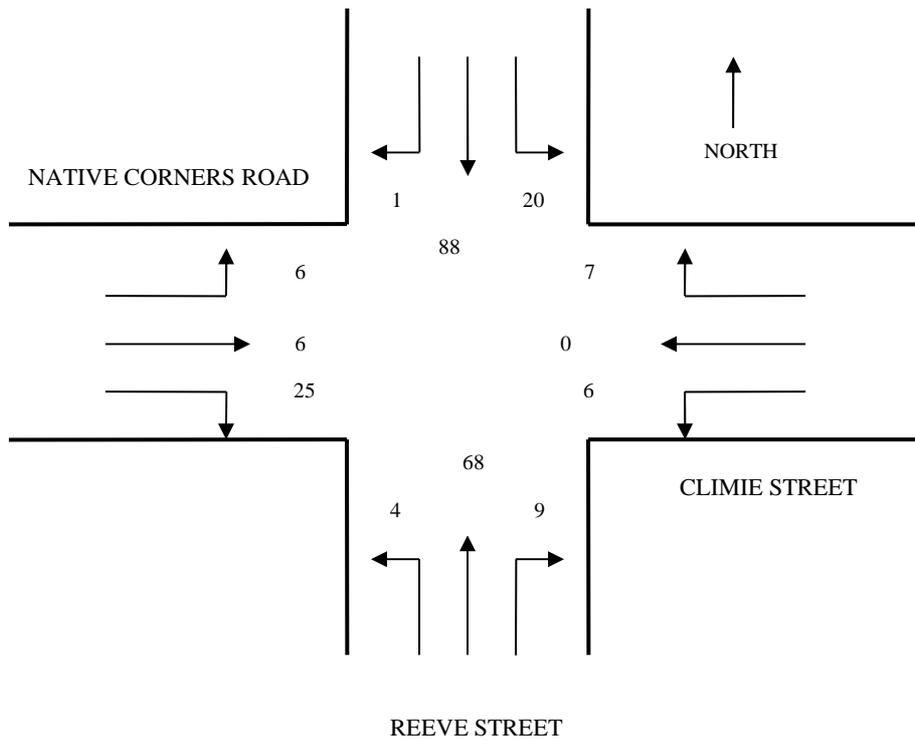
In order to have some knowledge of the traffic activity along Climie Street and the directional traffic movements at the Climie Street intersection with Reeve Street and Native Corners Road, turning movement surveys were undertaken at this intersection during the morning and afternoon peak hours of 4:00pm - 5:00pm on 19 September 2016 and 7:50am - 8:50am on 20 September 2016, when the TIA report for this development was first prepared.

The results from these surveys have been summarised in Figures 4.3 and 4.4.

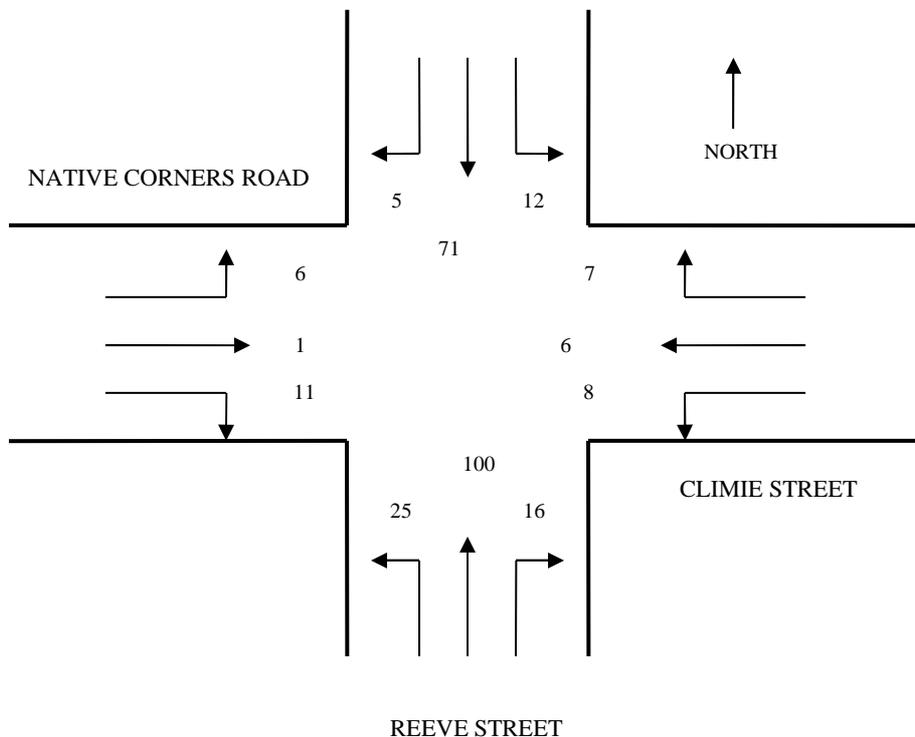
The recorded traffic volumes on Reeve Street (Mudwalls Secondary Road) to the north and south of Climie Street are in some cases a little higher and others a little lower but generally in the same order as the DSG data allowing for seasonal and annual growth factors.

The turning movement surveys also indicate the traffic volume on Climie Street just to the east of Reeve Street is around 500 vehicles/ day but over half of this traffic would be generated by the corner shop.

The above turning traffic volumes would still be applicable in 2018 for this TIA report.



**Figure 4.3: Turning traffic volumes at intersection of Reeve Street/
Climie Street/Native Corners Road – 7:50am to 8:50am**



**Figure 4.4: Turning traffic volumes at intersection of Reeve Street/
Climie Street/Native Corners Road – 4:00pm to 5:00pm**

4.3 Crash Record

All crashes that result in personal injury are required to be reported to Tasmania Police. Tasmania Police record all crashes that they attend. Any crashes that result in property damage only, which are reported to Tasmania Police, are also recorded even though they may not visit the site.

Details of reported crashes are collated and recorded on a computerised database that is maintained by DSG.

Information was requested from DSG about any reported crashes along Reeve Street and Climie Street over the last five and a quarter years since January 2013.

Reeve Street

Advice has been received that the database has record of five crashes along Reeve Street between Hall Street and Alexander Circle.

One crash involved a runaway parked car just to the north of the Climie Street intersection, another was a collision with a vehicle emerging from a driveway just to the south of this intersection and the third was a collision with an object to the north of Climie Street. The incidents occurred in 2014, 2016 and 2017 and resulted in property damage only.

The other two crashes occurred in 2015 and 2016 at the Reeve Street/Climie Street/Native Corners Road intersection. One collision involved vehicles proceeding straight ahead on adjacent legs of the intersection, the other was a hit object incident.

In both collisions which resulted in property damage only, the side road vehicle was approaching the intersection along Native Corners Road.

Climie Street

The database has no record of any reported crashes along the length of Climie Street over a distance of 500m to the east of the Reeve Street intersection.

Recommended Action

During the investigations carried out at Campania, it was noted the 'give way' sign facing the Native Corners Road approach to Reeve Street is located some 35m back from the near edge of Reeve Street. The sign is positioned on the property line and just in front of a 'no stopping' sign, as can be seen in Photograph 4.6.

As outlined above, there have been two reported crashes at the Reeve Street/Climie Street/Native Corners Road intersection, one during hours of darkness, and in both cases the side road vehicle was approaching the intersection along the Native Corners Road.

There is one street light on the far corner of the intersection offset to the right for a vehicle approaching along Native Corners Road. The visual cues of the intersection ahead to motorists approaching along Native Corners Road are very poor due to the position of the hotel.

Added to all the above, the 'give way' sign is positioned too far in advance of the intersection.

It is recommended the 'give way' sign be repositioned as soon as possible to a point 7m back from the holding line.



Photograph 4.6: View to east along Native Corners Road showing give way sign well in advance of intersection

5. TRAFFIC GENERATION BY THE DEVELOPMENT

As outlined in Section 3 of this report the development being proposed on one part of land is 86 residential units in a retirement village with access off Reeve Street, the subdivision of most of the remaining land to create 44 residential lots with access off Climie Street and one commercial lot off Reeve Street.

Traffic generation by proposed retirement village development

In considering the traffic activity that each retirement unit will generate when occupied, guidance is normally sought from the New South Wales, Road Traffic Authority document – Guide to Traffic Generating Developments. The RTA guide is a nationally well accepted document that provides advice on trip generation rates and vehicle parking requirements for new developments.

The updated ‘Technical Direction’ to the Guide dated August 2013 advises that the trip generation for ‘housing for seniors’ on weekdays is 2.1 trips/dwelling/day with 0.4 trips/dwelling during the weekday peak hour. For these types of developments, the morning peak hour for the development does not generally coincide with the road network peak hour.

This trip generation rate is the same as found through surveys undertaken by this consultant at a number of such developments in Tasmania.

Applying this trip generation rate to the proposed development, the retirement village with the proposed 86 units, can be expected to generate some 181 vehicles/day and around 35 vehicles/hour during peak traffic periods for the development.

Traffic generation by proposed subdivision development

The updated ‘Technical Direction’ to the Guide dated August 2013 advises that the trip generation for residential dwellings in regional areas of New South Wales is 7.4 trips/dwelling/day. This generation rate of 7.4 vehicles/dwelling/day would normally be also applicable to Tasmania because it is regarded as a regional area.

The rate is also fairly consistent with findings by this consultant for residential dwellings in Tasmania. Surveys in the built-up areas of Tasmania over a number of years have found that typically the generation rate is 8.0 trips/dwelling/day with smaller units generating around 4 trips/unit/day and larger town houses generating around 6 trip/unit/day.

However, this consultant has found that in non-metropolitan areas of Tasmania the number of vehicle trips for each household is much lower, in the order of 5 – 6 trips per dwelling in country towns and even as low as 4 trips per dwelling in smaller communities and more remote areas. Surveys have determined the traffic generation rates to be around 6.8 vehicles/dwelling/day in Snug, 6 vehicles/dwelling/day in Huonville, 5 vehicles/dwelling/day in Opossum Bay and around 4.5 vehicles/dwelling/day in Koonya.

Having regard to the above, it will be assumed that a trip generation rate of 6 trips/lot/day for single dwelling lots will apply to the proposed development.

Normally up to 25% of the lots could be developed with multiple residential units, 90 % of these lots with two units per lot and 10% with three units per lot. This is based on advice from developers as well as brief checks of existing more recent residential development areas.

Allowing for this and applying an average trip generation rate of 6.6 trips/lot/day, the proposed 44 lot residential subdivision development, when fully developed and occupied, can be expected to generate some 290 vehicles/day and around 29 vehicles/hour during peak traffic periods based on the normal 10% of the daily traffic movement occurring during the morning and afternoon peak hour.

Traffic generation by proposed commercial development

At this stage it is not known what the size or nature of the commercial development will be. Based on other local smaller shopping centre sites, it will be assumed this site, with an area of 4,100m², could have a number of shops with a total floor area of up to 1,000m².

For the size of the shop area of the development assumed above, the Guide suggests the peak hour traffic generation rate for a mix of shops including food shops, would be 12.3 vehicles/100m² for a weekday up to 16.3 vehicles/100m² for a Saturday morning. However, the Guide also indicates that for specialty retail developments (which this is expected to be) the traffic generation rate would be around 5.5 vehicles/100m² for a weekday up to around 10.5 vehicles/100m² for a Saturday morning.

As the future proposed retail development is not expected to include supermarket type food shops, it is considered reasonable for this TIA report to accept a traffic generation rate around the lower end of the above range for the two types of retail shops, noting that the above higher rates include higher traffic generating food shops. In addition, there will be a reasonably high population of local residents, including those within this subdivision development, that will be within walking distance of the shops.

Therefore, a figure of 6.0 vehicles/100m²/hour will be taken as the trip generation rate for the proposed retail development during the weekday period and 11 vehicles/hour during the Saturday period. On this basis, the peak hour traffic generation by the commercial site is expected to be around 60 vehicles/hour during weekday peak hours and 110 vehicles/hour during the Saturday morning peak hour.

The total number of peak hour vehicle trips expected to be generated by the proposed development during afternoon weekday peak hour periods will be around 124 vehicles/hour via three access junctions onto either Reeve Street or Climie Street.

6. TRAFFIC ASSESSMENT AND IMPACT

This section of the report considers the impact that the traffic expected to be generated by the proposed residential retirement village and subdivision development will have on Reeve Street and Climie Street and the intersection of these two streets. An assessment is also undertaken of the design of the access road junctions with Reeve Street and Climie Street as well as the proposed internal layout for the retirement village and residential subdivision.

6.1 Operational Impact of Increased Traffic Activity

The proposed retirement village development is expected to generate around 181 vehicles/day and around 35 vehicles/hour during peak traffic periods for the development at the junction of the access road with Reeve Street.

The proposed residential subdivision development is expected to generate some 290 vehicles/day and around 29 vehicles/hour during peak traffic periods to and from Climie Street.

Shop development on the proposed commercial site is expected to generate around 60 vehicles/hour during weekday peak hours and 110 vehicles/hour during the Saturday morning peak hour to and from Reeve Street.

The traffic volume data in Section 4.2 of this report shows the traffic volumes along Reeve Street are higher during the afternoon peak hour. The traffic generation by the proposed retirement village will also be at a peak at this time of day whereas it will not coincide during the morning peak hour for Reeve Street.

The expected traffic activity in ten years time (January in Year 2028) at the junction of the access roads to the retirement village and the residential subdivision and through the Reeve Street/ Climie Street/Native Corners Road intersection as well as the commercial access onto Reeve Street has been detailed in Figure 6.1.

The traffic volumes in Figure 6.1 are the surveyed traffic volumes in Figure 4.4, with the Reeve Street traffic volumes increased by 72% to allow for a 3% p.a. growth in traffic over the next 10 years and a further increase of 25% to represent the seasonal high month of January with the side road traffic increased to allow for a 2% p.a. growth over the next 10 years.

The traffic volumes to and from the development site access roads allow for a 60:40 directional split in the generated traffic during the afternoon peak hour for the residential development and 90% of traffic having an origin and destination towards the Reeve Street/ Climie Street/Native Corners Road intersection.

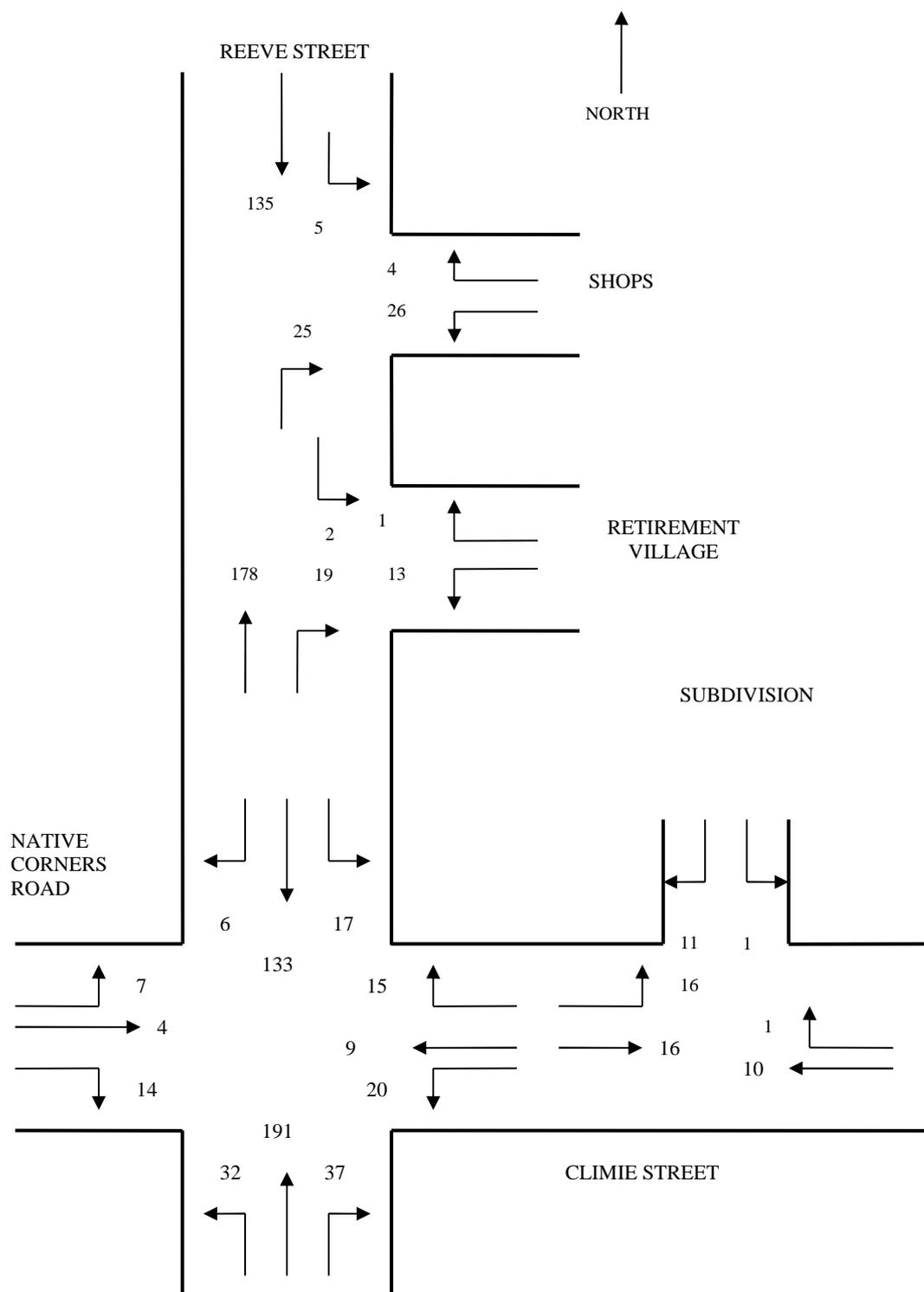


Figure 6.1: Expected turning traffic at access roads to development site and intersection of Reeve Street/ Climie Street/Native Corners Road 4:00pm to 5:00pm in Year 2028

It is clear there will not be any operational issues at any of the above new and existing intersections. Traffic volumes of up to 1,500 vehicles/hour can generally be accommodated at intersections between conflicting traffic streams.

The expected traffic volumes through the Reeve Street/ Climie Street/Native Corners Road intersection and the junction of the access roads to the retirement village and the residential subdivision during the afternoon peak hour in 10 years' time will be no more than 30% of this maximum traffic volume.

Therefore, the turning traffic movements will operate at level of service A with minimal delay and queueing at all three intersections.

6.2 Design of Development Site Access Road Junctions with Existing Roads

In considering the required layout of the subdivisional road onto Climie Street and the access road from the retirement village development onto Reeve Street, Section 6.1 of this report determined there were no special requirements from an operational view point.

Therefore, the design of these access junctions needs to be considered only in terms of the safe movement of vehicles through the junction.

The access roads to the retirement village and the residential subdivisional road will be designed to meet Reeve Street and Climie Street at right angles. This is consistent with required current design practices.

A kerb and gutter plus a footpath will be constructed along the Climie Street frontage to the development site. Currently the width of Climie Street at the location of the proposed subdivisional road junction is 6.0m (to face of kerb on southern side) and 10.4 m between kerb faces where the northern side kerb and gutter ends near the south-western corner of the development site.

There is no reason to extend the width of Climie Street eastward at the 10.4m width. The new kerb and gutter along the development site frontage should be located so that the width between kerb lines is no more than 8.9m, with suitable transitions, but a width of around 7.5m between kerb lines would be more than adequate in this situation.

It is expected the current character of Reeve Street will be retained with no kerb and gutter along the frontage of the development site. The road does not have any kerb and gutter along its length through Campania other than a necessary section just to the north of Climie Street, where the road reservation width is very narrow.

The development site road junctions onto Reeve Street and Climie Street will be constructed to standard designs and not require any other special junction design treatments. This includes no requirement for a BAR type treatment as

the 85th percentile speed of traffic through the town is less than 60km/h and such treatment does not exist or has been considered not necessary at any other intersection or access through the town.

6.3 Available Sight Distances along Reeve Street and Climie Street at Development Site Access Road Junctions

Retirement village access road junction with Reeve Street

A check has been made of the available sight distances along Reeve Street from the proposed location of the retirement village access road junction.

Views along Reeve Street for motorists exiting the access road are seen in Photographs 6.1 and 6.2 while the views to the north from a vehicle turning right in the access road and also towards any vehicle approaching the turning vehicle from the south are seen in Photographs 6.3 and 6.4.

The available sight distances for a vehicle exiting the access road were measured to be at least 200m to the north and south from a point at least 3m back from the edge of the road. For a vehicle turning right into the access road the available sight distances to the north and south are also over 200m.

This section of Reeve Street has a 60km/h speed limit and the 85th percentile speed would be a little less than the speed limit.

The required minimum safe intersection sight distances for an 85th percentile speed of 60km/h based on Austroads Guidelines is 123m.

Clearly the available sight distances are more than required.



Photograph 6.1: View to south along Reeve Street from location of retirement village access road junction



Photograph 6.2: View to north along Reeve Street from location of retirement village access road junction



Photograph 6.3: View to north along Reeve Street from vehicle turning right into subdivisional road



Photograph 6.4: View to south along Reeve Street from rear of vehicle turning right into subdivisional road

Residential subdivisional road junction with Climie Street

The available sight distances along Climie Street from the location of the proposed access road to the residential subdivision development have also been checked.

Views along Climie Street for motorists turning at this location are seen in Photographs 6.5 to 6.8.

As seen in the photographs, there is a line of trees just inside the frontage property boundary. These trees will need to be removed as part of the subdivision development and widening of Climie Street.

With the removal of the trees, the available sight distances along Climie Street to and from turning vehicles at the proposed subdivisional road junction will be more than required, including the sight lines from a point 3m back from the edge of the road seal for a motorist entering Climie Street.

The available sight distances along Climie Street for a vehicle turning to and from the subdivisional road will be over 200m to the east and west.

The speed limit environment along this section of Climie Street would be no more than 50km/h so that the required sight distance is around 97m based on Austroads Guidelines.

The available sight distances will therefore be more than required.



Photograph 6.5: View to east along Climie Street from location of proposed subdivisional road junction



Photograph 6.6: View to west along Climie Street from location of proposed subdivisional road junction



Photograph 6.7: View to west along Climie Street from vehicle turning right into proposed subdivisional road



Photograph 6.8: View to east along Climie Street from rear of vehicle turning right into proposed subdivisional road

Commercial Lot access road junction with Reeve Street

A check has been made of the available sight distances along Reeve Street from the expected junction of the access driveway to the commercial lot with Reeve Street.

Views along Reeve Street for motorists exiting the driveway are seen in Photographs 6.9 and 6.10.

The available sight distances and speed environment is much the same as for the retirement village access and hence the sight distances are more than required.



Photograph 6.9: View to south along Reeve Street from location of commercial lot access driveway junction



Photograph 6.10: View to north along Reeve Street from location of commercial lot access driveway junction

Reeve Street/Climie Street intersection

Consideration has also been given to the available sight distances along Reeve Street for vehicles turning to and from Climie Street.

Views along Reeve Street for vehicles entering from Climie Street are seen in Photographs 6.11 and 6.12.

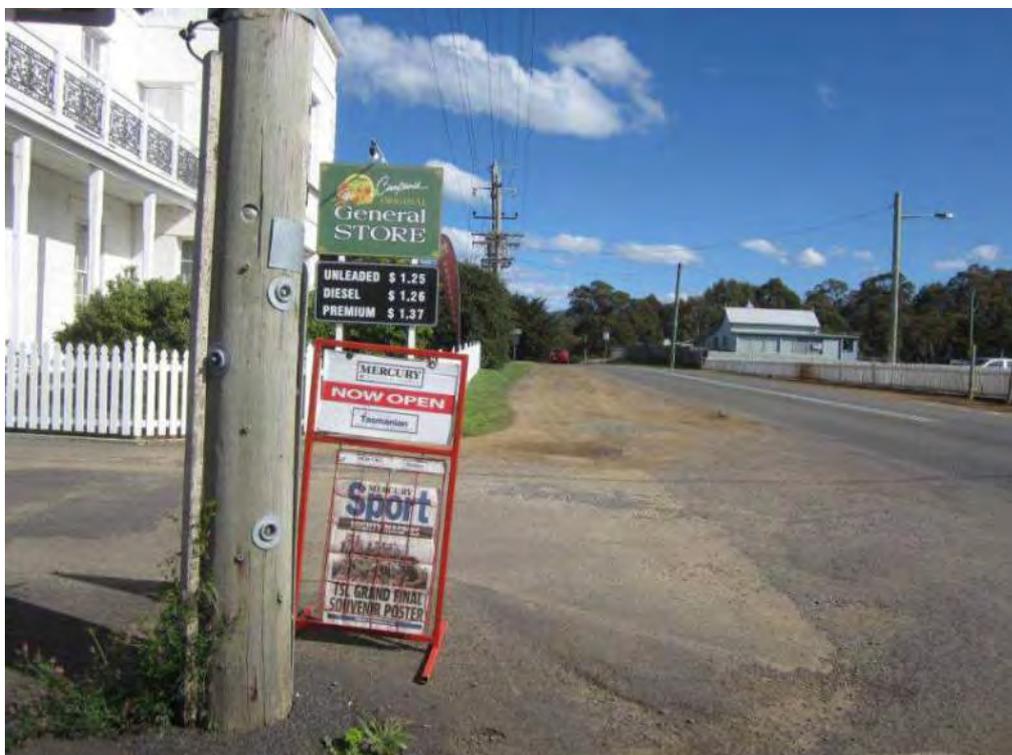
Measurement of the speed of vehicles approaching the intersection along Reeve Street, using a radar speed gun, found the 85th percentile speed is 52km/h for which the required sight distance is around 100m.

The available sight distances are more than 100m.

The crash record at this intersection does not indicate there is any existing safety issue for traffic entering the intersection from Climie Street.



Photograph 6.11: View to north along Reeve Street from Climie Street



Photograph 6.12: View to south along Reeve Street from Climie Street

6.4 Internal Residential Subdivisional Road Design and Retirement Village Layout

Consideration has been given to the proposed layout of the subdivisional road as shown on the drawing in Attachment A. The proposed layout and design of the roads is supported as no concerns have been identified with the alignment of road and junction formations.

The proposed 18m road reservation width for the subdivisional cul-de-sac roads is more than adequate having regard for current IPWEA requirements.

It is noted the IPWEA requirement for a cul-de-sac road width is a 6.9m but 8.9m width if the road is longer than 150m or it services more than 15 lots. The design provides for 8.9m wide roads.

The layout of the retirement village has been modelled on the layout of the Clarence Lifestyle Village in Geilston Bay.

The design of the roads servicing the village will be around 5.8m between kerb inverts with continuous rollover type kerbing along these roads. This is sufficient to accommodate car turn paths to and from car ports/parking spaces at each unit.

There are no concerns with the proposed layout.

Parking for Retirement Village

The planning scheme requires one parking space per unit and one visitor parking space for each four units. Each unit will be provided with a parking space. With the proposed 86 retirement units, the 40 car parking spaces near the facilities area of the development site will provide more visitor parking than is required by the scheme and the location of the car parking area will minimise traffic activity within the area of the units.

Pedestrian Access

Footpaths will be provided along both sides of the subdivisional roads and along the Climie Street frontage. Council will need to extend the footpath eastwards to a point opposite Union Street to provide connectivity to the footpath along the southern side of Climie Street to the west of Union Street.

There will also be an internal footway connection northward to link the proposed subdivision with the existing subdivision adjacent to the northern boundary of the development site.

Provision will also be made for internal footway connections between the unit development and the facilities and car parking area with access also to the footpath along Reeve Street.

7. SUMMARY AND RECOMMENDATIONS

This Traffic Impact Assessment has been prepared to support the development application for the construction of a proposed 44 lot residential subdivision as well as the 86 unit retirement village at 12 Climie Street and a commercial lot.

The assessment has reviewed the existing road and traffic environment along Reeve Street and Climie Street in the area of the development site.

Based on DSG data the traffic volume on Mudwalls Secondary Road (Reeve Street) north of Climie Street was 1,390 vehicles/day in July 2011. Peak hour surveys at the intersection of Reeve Street/Climie Street/Native Corners Road indicate the traffic volume along Climie Street just to the east of Reeve Street is around 500 vehicles/ day but over half of this traffic would be generated by the corner shop.

Over the last five and a quarter years since January 2013 there have been five reported crashes along Reeve Street between Hall Street and Alexander Circle. Two crashes occurred north of the Climie Street intersection, the other just to the south of this intersection. The other two crashes were angle collision which occurred in 2015 and 2016 at the Reeve Street/Climie Street/Native Corners Road intersection.

The database has no record of any reported crashes along the length of Climie Street over a distance of 500m to the east of the Reeve Street intersection.

As a result of the crash record and site investigations, it is recommended the 'give way' sign in Native Corners Road be repositioned to a point 7m back from the holding line at Reeve Street.

The proposed retirement village development is expected to generate around 181 vehicles/day and around 35 vehicles/hour during peak traffic periods for the development at the junction of the access road with Reeve Street, while the proposed residential subdivision development is expected to generate some 290 vehicles/day and around 29 vehicles/hour during peak traffic periods to and from Climie Street. It is estimated the commercial lot will be developed with local specialty shops to service the local community and will generate around 60 vehicles/hour during weekday peak hours and 110 vehicles/hour during the Saturday morning peak hour to and from Reeve Street.

It is clear there will not be any operational issues at any of the new and existing intersections. Traffic volumes of up to 1,500 vehicles/hour can generally be accommodated at intersections between conflicting traffic streams. The expected traffic volumes through the Reeve Street/ Climie Street/Native Corners Road intersection and the junction of the access roads to the retirement village and the residential subdivision, plus driveway to the commercial lot during the afternoon peak hour in 10 years time will be no more than 30% of this maximum traffic volume.

The access roads to the retirement village and the residential subdivisional road will be designed to meet Reeve Street and Climie Street at right angles. This is consistent with required current design practices.

A kerb and gutter plus a footpath will be constructed along the Climie Street frontage to the development site. The new kerb and gutter along the development site frontage should be located so that the width between kerb lines is no more than 8.9m, with suitable transitions, but a width of around 7.5m between kerb lines would be more than adequate in this situation.

It is expected the current character of Reeve Street will be retained with no kerb and gutter along the frontage of the development site.

The development site road junctions onto Reeve Street and Climie Street will be constructed to standard designs and not require any other special junction design treatments. This includes no requirement for a BAR type treatment as the speed of traffic through the town is less than 60km/h and the treatment does not exist at any other intersection or access through the town.

An assessment of the adequacy of available sight distances along Reeve Street from the retirement village access road junction and commercial lot driveway as well as along Climie Street for the subdivisional access road junction has found the sight distances are more than sufficient to meet safe intersection sight distances for the speed environment.

Consideration has been given to the proposed layout of the subdivision and the retirement village as shown on the drawing in Attachment A. Generally, the proposed layout is supported as no concerns have been identified.

The design provides for 8.9m wide subdivisional roads.

The layout of the retirement village has been modelled on the layout of the Clarence Lifestyle Village in Geilston Bay.

The design of the roads servicing the retirement village will be around 5.8m between kerb inverts with continuous rollover type kerbing along these roads. This is sufficient to accommodate car turn paths to and from car ports/parking spaces at each unit.

The 40 car parking spaces near the facilities area of the development site will provide more visitor parking than is required by the scheme and the location of the car parking area will minimise traffic activity within the area of the units. Each unit will also be provided with a parking space.

Footpaths will be provided along both sides of the subdivisional roads and along the Climie Street frontage. Council will need to extend the footpath eastwards to a point opposite Union Street to provide connectivity to the footpath along the southern side of Climie Street to the west of Union Street.

There will also be an internal footway connection northward to link the proposed subdivision with the existing subdivision adjacent to the northern boundary of the development site.

Provision will also be made for internal footway connections between the unit development and the facilities plus car parking area with access also to the footpath along Reeve Street.

Overall it is concluded that the proposed development can be supported on traffic grounds.

ATTACHMENT A

Drawing of proposed development site layout



STAGE PLAN COLOR SCHEME:

- STAGE 1 - COMMERCIAL LAYOUT + LIFESTYLE VILLAGE
- STAGE 2 - 8 RESIDENTIAL LOTS
- STAGE 3 - 11 RESIDENTIAL LOTS
- STAGE 4 - 9 RESIDENTIAL LOTS
- STAGE 5 - 9 RESIDENTIAL LOTS
- STAGE 6 - 8 RESIDENTIAL LOTS

 CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6226 2225 fax: 6226 2235 mobile: 0418 232 811 email: eddellas@bigpond.com GPO Box 1855 Hebart 7001	Project Title: PROPOSED CAMPANIA SUB DIVISION FOR MAYFAIR GROUP HOLDINGS		Scale: 1:100	A2
	Proposed Subdivision Stage Plan Designed by: E.D. ED Accreditation Number: CC164C Date: Feb '18		Job No. 4191	Rev. 0

Mayfair Group Holdings Pty Ltd
Farm School Site-12 Climie Street, Campania
Infrastructure Assessment V2.0

March
2018

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			Name	Date
0	E. Dellas	For approval		20Jun2016
2	E. Dellas	Planning Revisions		4 April 2018

1. Introduction

1.1 Background

There is a development proposed at School Farm, 12 Climie Street, Campania. The development comprises:

- 44 residential lots
- 86 stratum title units and community centre
- 1 commercial lot

Emmanuel Deltas Pty Ltd Consulting has been engaged to report on the infrastructure requirements – roads, water, sewerage and stormwater for the development.

1.2 The site

The site has two titles totalling 8.3ha. It was a school farm with a dwelling, outbuildings, fenced paddocks and a dam. The site has a slight grade of 2% towards the north. There are no watercourses or flow paths evident.

The site has frontage on Reeve Street and Climie Street. It has residential development on 3 sides and rural land to the east. It is centrally located in Campania and has been identified as ideal for infill development. Campania has approximately 175 existing lots within the village.

Soils comprise alluvial materials comprising sands and clay. (MRT Geology of SE Tasmania)

1.3 Site Details

Land owner	Mayfair Group
Location	12 Climie Street
Municipality	Southern Midlands
Property ID	5891877
Title reference	168424 lot 1 and lot 2
Planning controls	Southern Midlands Interim Planning Scheme 2015
Zoning	Village
Planning overlays	None
Property size	8.3ha

1.4 The proposal

The 49 lot residential subdivision is accessed off Climie Street and comprises lots on Climie Street and an internal road system terminating in two cul de sacs. Lots are typically 670m² in size and all less than 1000m². The residential area is 4.28Ha which is a lot density of 10.3 lots per Ha.

One commercial is proposed on Reeve Street adjacent to other commercial properties. The single Lot is 4100m² in size.

The 86 lifestyle village units are accessed off Reeve Street. A community centre and parking are on Reeve Street while the village is an internal loop road with access to Reeve Street. The lifestyle village area is 3.46Ha which is a density of 24.8 units per Ha.

Campania has approximately 175 existing properties within the village so this development represents a 80% increase in size. The overall density of the development is 16.6lots/Ha.

1.5 Structure plan recommendations

The Campania Structure plan identified the School farm site as infill and considers it an opportunity to consolidate the township. It has adopted the following recommendations:

- Staging the subdivision will commence from Climie street and finish at Reeve Street
- Future commercial development along Reeve Street frontage should not allow parking to dominate the street frontage, although a limited provision of on-street parking is supported.
- A subdivision road will provide a link between Reeve street and Climie street
- Make provision for a centrally located public open space. This space should be visible from the surrounding road network and should include a pedestrian connection to Alexander Circle. The detailed design of the public open space should acknowledge the sites historical use as a school farm.
- Residential development should predominate comprise single dwellings with an approximate lot density of no less than 15 dwelling per Ha.
- Provision for some medium density dwelling development providing accommodation for aged is to be encouraged
- The potential for conflict with agricultural land should be addressed at subdivision stage.
- Ensure development is consistent with spatial parameters in Fig 12.



Figure 12 – Key Development Area 3: School Farm Precinct



LEGEND	
	Direction of zoning
	New subdivision road
	New pedestrian/cyclist linkway

2. Roads

2.1.1 Access

The site has frontages on Reeve Street (Colebrook Road) which is a State road and Climie street, a Council Road. Reeve Street is used by heavy vehicles and commuter traffic and has a speed limit of 60km/hr. Climie Street is the main approach to the township from the east but is low use as it serves a relatively small sparsely populated rural area. The Climie Street/Reeve street junction has known safety issues.

The 49 lot subdivision will be accessed by a street off Climie Street in the middle of the frontage. There are also 9 residential lots proposed on Climie street.

Climie Street is straight with adequate sight distance in either direction.

The 86 unit retirement village and community building will be accessed by street off Reeve Street. The 3 commercial lots will have frontages on Reeve Street. Reeve Street is straight with adequate sight distance in either direction.

2.1.2 Upgrades to the External Road network

It is standard practice to upgrade the road frontage to urban standard for a new subdivision.

At Climie Street at the western end of the site the road reserve has a 'dogleg' of approximately 3m and the road reserve narrows to 13.5m then tapers further to 12m wide. It will be necessary to straighten and widen the road reserve to provide an adequate setback from the road. Currently the edge of the road is only 2m from the boundary. The road widening provided varies from 4.5m to 6m to provide a constant road reserve width of 18m as per the Tasmanian Standard Drawings

Climie Street carriageway is 6.5m wide past the site. The section of Climie Street to the west is 9.5m wide and to the east Climie Street becomes estate Road which is a 5.5m wide rural road. The road carriageway will be widened to provide a width of 4.45m from the centreline (8.9m total) and provided with kerb, drainage, footpath and driveways.

Reeve Street at this point is a 7m wide rural road with gravel shoulders. There is a concrete footpath on the east side and a shallow open drain. There is a more substantial open drain on the western side. There is a tree line of eucalypts within the site. The Reeve Street Road reservation width varies from 13m wide at the northern end to 17m wide at the southern end.

It is proposed to retain the road as it currently is so that it is consistent with adjacent sections. There will be no parking on Reeve Street generated by the development as the three commercial lots and the retirement village will provide their own off street parking. The three commercial lots will be provided with a 5.5m wide asphalt sealed driveway each. No road carriageway or reserve widening will be provided.

2.1.3 Internal Road network

The subdivision internal roads will comply with Tasmanian Standard Drawing TSD-R06-v1 for cul de sacs longer than 150m:

- . Road reserve width 18m

- . Road carriageway width 8.9m kerb face to face, asphalt sealed
- . Footpath one side, concrete

The strata lifestyle village roads are private roads. The speed environment will be very low with speed reducing cues such as narrow roads, close buildings and raised textured thresholds at intersections.

There is adequate off street parking for residents and the only on street parking will be temporary - visitors, deliveries and such like.

The access roads will likely be shared carriageways with one way crossfall and kerbs on one side only.

The detail of the lifestyle village will be provided in a subsequent development application and are only indicative for this subdivision application.

3. Drainage

3.1 Existing drainage regime

The site has no obvious drainage paths but grades gently towards the north east corner where there is a dam. It does not appear that any other properties discharge onto the property. Climie Street drains to the east while Reeve Street drains northwards.

3.1.1 Discharge point

The site drains to the north east corner. There is a dam but no obvious stormwater connection point.

The new subdivision to the north has a 300mm pipe following the mutual boundary and a 450mm pipe down its eastern boundary to Native Hut Rivulet.

3.2 Pre and Post development flows

Existing runoff has been calculated using the Rational Formula based on the following criteria:

- Area = 83Ha
- $C_{10}=0.35$
- T_c 16 minutes

The existing peak flow for various frequency storms for the catchment is summarised:

Q2 (m3/s)	0.21
Q20 (m3/s)	0.48
Q100 (m3/s)	0.78

The existing 450mm pipe downstream has a capacity of 0.5m3/s so is at capacity for existing flows.

Development results in greater impervious areas and hence increase in coefficient of runoff and a shorter concentration time therefore a shorter more intense storm is used to calculate peak flow.

Post development runoff without detention has been calculated using the Rational Formula based on the following criteria:

- $C_{10}=0.65$
- T_c 10 minutes

The post development peak flow for various frequency storms for the catchment is summarised:

Q2 (m3/s)	0.45
Q20 (m3/s)	1.13
Q100 (m3/s)	1.94

3.3 Detention

To maintain the post development peak flow at predevelopment levels for the 20 year ARI storm event the detention volume required is **381m³**. This would require a pond 1m deep x 20m x20m. The approximate cost of the pond would be \$30,000 and the land value \$100,000.

The alternative to a communal detention is to require each lot to install a rainwater tank. This would be done with a part 5 agreement. Each lot would need to provide 4m³ storage and each unit 2m³ storage.

The alternative is to install a separate pipe down the Wastewater Treatment plant access 430m to the river. A 600mm pipe is required for a 20 year ARI storm event. The approximate cost of this pipe is \$100,000.

As the pond would require ongoing maintenance and may pose a nuisance to adjacent residents the pipe option is recommended.

3.4 Water Sensitive Urban Design

Runoff from fully developed residential areas have the potential to contain contaminants. While nutrients are reduced compared to farmland there may be sediment, hydrocarbon residues and contaminants from spills/inappropriate discharge to stormwater etc.

The discharge is to Native Hut Rivulet which then joins Coal River which discharges to Pitt Water. The catchment is highly modified with intense agriculture and irrigation including of treated effluent.

The amount of litter generated from a residential area is generally low.

The Derwent Estuary Program considers Gross Pollutant Traps are not warranted for normal residential areas and become a maintenance burden to Council and if not cleaned out worsen the water quality.

Passive stormwater treatment systems such as swales, biofilters, filter strips and raingardens are preferred.

There is no public open space or natural drainage paths for a stormwater treatment system. The most feasible arrangement if WSUD is required is for biofilters to be installed at intervals down the road. Road runoff would pass through the filter prior to discharge to the stormwater system. Property drainage which is largely roof runoff does not need treatment.

4. Sewerage

4.1 Headworks capacities

The site is serviced by a sewer which passes along the eastern side of the property. This main is 150mm with a capacity of approximately 170lots.

The Campania Wastewater Treatment Plant (WWTP) is a facultative lagoon system. The Campania Structure Plan reports the WWTP is at virtual capacity for the existing serviced area, which includes the School farm. It will require significant upgrades in order to support further residential land releases.

The current situation as provided by TASWATER is as follows:

- There are currently 140 connections in the Campania network
- Campania is growing (slowly) at around 5 – 7 dwellings per year
- At the strategy horizon (30 years) we would expect around an additional 200 connections
- The current capacity of the Campania STP is around 100 – 120 kL/d
- Flows to the Campania STP at the moment are around 90 kL/d
- Existing approved developments have been allocated the current spare capacity
- The plant will require an upgrade in four to eight years based on the current growth rate (averaged to 6 years)
- The plant will cost \$800k+ to upgrade to the design horizon

Taswater may request the Developer to pay for the proportional upgrade of 6-year bring forward costs associated with the plant upgrade (\$160,000 - TBC)

TasWater would schedule interim, or complete works to ensure the staging of upgrades at the plant meets the influent growth requirements, and thus ensure Taswaters compliance obligation

Tawater have confirmed that to provide some certainty, and having discussed further internally, that the \$160,000 bring forward cost will be an absolute maximum, payable prior to sealing of titles for stage 1 of this development and that dependent upon timing, the amount may be much lower. Taswater would also need to do more work on tightening the exact costs of the future works.

The alternative, would be to wait for TasWater to complete upgrades themselves in the approximate time period above (4-8 years), after which there would be no contribution required.

4.2 Internal sewerage

The lot arrangement is able to be efficiency served by conventional gravity sewerage. Each title is only allowed one connection.

The Lifestyle Village will be served by a private sewerage system.

There is an existing public sewer through the property which serves a property to the south. The three commercial lots will connect to this sewer. Although there is an existing sewer along the eastern boundary it is not proposed to connect any property connections to it as it is more cost effective to provide a new sewer.

4.3 Sewage Flows

The sewage flows for the full development based on 0.0063L/s per Equivalent Tenement (ET) are:

	Details	ETs	ADWF(L/s)	PDWF(L/s)
Residential	44 lots	44	0.278	0.97
Village	86 units 1&2bedroom	53.8	0.339	1.19
Community	FA=1400m2	4.2	0.026	0.09
Commercial facility	1 Lot FA= 4100m2	4	0.025	0.089
TOTAL		106.0	0.668	2.34

Taswater will need to assess the impact of this development on the WWTP and advise what if any upgrades are required and at what stage they are required.

5. Water

5.1 Headworks and trunk main capacities

The Structure plan outlines:

The current water system consists of two Reservoirs of 0.1ML and 0.2ML, which provide a gravity feed to the township. The reservoirs has sufficient volume capacity to supply the existing township as well as potential greenfield development sites (approximately 94 addition Equivalent tenements). Upgrades of existing pipeworks may be required to provide adequate hydrant pressure to new subdivisions.

Subdivision of the School farm land would require water infrastructure upgrade.

There is a 100mm main down Climie Street as far as Union Street. Based on table 3.2 of the Code this size main has capacity for 40 lots. There are 25 existing lots and 49 proposed lots.

Taswater 's GIS indicates that the two mains in Reeve Street are both 50mm. It is unusual that it was not upgraded for the new Alexander Circle subdivision.

It is likely a 150mm main will need to be provided to serve the lifestyle Village and commercial lots.

5.2 Internal water

The water demands for the full development based on an average day of 740L/d per Equivalent Tenement (ET) are:

	Details	ETs	AD(L/s)	PD(L/s)	PH(L/s)
Residential	44 lots	44	0.38	0.85	1.70
Village	86 units 1&2bedroom	43	0.37	0.83	1.655
Community	FA=1400m ²	2.8	0.024	0.054	0.108
Commercial facility	1 Lot FA= 4100m ²	4	0.035	0.077	0.155
TOTAL		93.8	0.81	1.81	3.62

The required fire flow at the point of connection is 10L/s with 100kPa residual pressure.

Taswater will need to assess the impact of this development on the WWTP and advise what if any upgrades are required and at what stage they are required.

There will be a 100mm main down the new internal subdivision road off Climie street serving the 40 lots on that road. There will be a 100mm main down the new Lifestyle Village access off Reeve Street serving the 89 unit development.

Fire hydrants will be provided so that every part of every building is able to be reached by a 120m long hose.

6. Power

6.1 Headworks

There is high voltage overhead power in Reeve Street and Climie Street. It is recommended an early engagement meeting be arranged with Tasnetworks to identify any constraints.

6.2 Internal power

The arrangement is able to be efficiency served by a conventional network of low voltage underground power cables. Street lighting will also be provided. A substation is likely to be required for the residential subdivision and a separate private substation for the lifestyle village. The 3 commercial lots can be connected straight off the existing overhead network.

There is an existing Tasnetworks wayleave easement to the farm house. This would become redundant with the development and would be extinguished by the first stage.

7. Coms

7.1 NBN

There is NBN service available to the site.

7.2 Internal coms

The village will be provided with pits and conduits to NBN standard. The fibre is then installed once residents apply.

8. Public Open Space

Public open space of 4588m² is proposed which is 5% of the total Lot size and this will be able to be accessed from adjoining residential developments. The Public open space will require partial backfilling of the existing on-site dam as determined by the Southern Midlands Council for their Public Open Space requirements. The lifestyle village will be provided with its own private open space around the community buildings.

9. Staging

9.1 Subdivision

The subdivision will be developed in 5 stages. The rate of development will depend on the market conditions. The first stage will include the commercial Lot 45, the Retirement Village and the eight Lots on Climie Street.

The immediate development of the commercial lot is seen as an opportunity for a commercial development to complement Campania's services and should not be missed.

The development of the lifestyle village will take some planning and will be the subject of a separate development application so is likely to proceed later than and independent of the subdivision.

10. Construction impacts

10.1 Construction issues

Constraints include :

- The existing dam will need to be filled, compacted, tested and certified to be suitable for building.
- Shallow fragile topsoil
- Highly fissured rock resulting in subsurface drainage.
- Dry conditions

10.2 Conflict with adjacent agricultural land use

Residential developments adjacent to agricultural land can result in conflicts such as noise, flies, odours, spray drift . The adjacent farm is a small 15Ha dry land property used for grazing. It is sparsely stocked due to generally dry conditions and is not considered intense agriculture as it is more of a hobby farm. There are not expected to be any conflict between agricultural and residential use. There is a Taswater maintained access between the farm and the residents which will mean the farm is not affected by dumping of greenwaste and the like over back fences.

10.3 Weed management

A Weed management plan will be undertaken and implemented on an ongoing basis until the site is fully developed.

10.4 Soil and Water management (SWMP)

The site is flat and well grassed so erosion is a minor risk. Soil and water management is required to prevent erosion and intercept sediment before it enters the stormwater system.

Topsoil will be salvaged and conserved to assist with re-establishing vegetation.

10.5 Construction and Environmental Management Plan (CEMP)

The above issues and other general environmental issues will be covered in a CEMP.

10.6 Health and Safety

All contractors will be required to have a OH&S policy and undertake site specific assessments.

Fences, signage and barricades will deter unauthorised persons from the work site.

10.7 Bushfire Management Plan

A Bushfire hazard management plan will be required. The Bushfire Hazard management area required for BAL19 is 11m. The Taswater WWTP access lane is 4m wide so there will be a setback from the rear boundary of 7m for the lots along the eastern boundary.

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11. Conclusion

This servicing concept demonstrates that the development is able to be serviced and the required standards can be achieved. The impacts of the development have been assessed and any adverse effects or demands on the capacity of existing infrastructure can be mitigated.

The concept design will be subject to change and refinement to achieve standards. Particular requirements can be listed as conditions of the permit.

12. Attachments

Storm water run-off calculations

Proposed Sub-division Plan C1 Rev1

Proposed Services Plan C2 Rev 1

Proposed Sub-division Stage Plan C3 Rev 1

Dam-Infill and Demolition Plan A1 Rev1



FUTURE DEVELOPMENT

WALKWAY

REEVE STREET

PROPOSED WETLAND

P.O.S.
4588m²

45
4100m²

34
686m²

35
732m²

46
3894.1m²

CLUB HOUSE
7440m²

'CAMPANIA LIFESTYLE RETIREMENT VILLAGE' 86 DWELLINGS (CONCEPTUAL LAYOUT)

33
684m²

32
805m²

36
686m²

BOWLING GREEN

31
851m²

37
686m²

POOL HOUSE
GYMNASIUM
4800m²

SEWER EASEMENT 2.50M-WIDE

29
806m²

30
805m²

38
686m²

MEN'S SHED
600m²

4800 WITS

6.3

28
705m²

27
927m²

26
831m²

40
686m²

COMMUNITY GARDEN & ORCHARD

20
988m²

21
979m²

22
981m²

23
980m²

24
950m²

25
754m²

41
686m²

19
983m²

18
761m²

17
730m²

16
780m²

15
799m²

14
796m²

13
792m²

12
678m²

11
861m²

10
986m²

42
686m²

43
686m²

44
698m²

EXISTING SEWER

1
732m²

2
700m²

3
699m²

4
698m²

5
699m²

6
699m²

7
693m²

8
700m²

9
740m²

CLIMIE STREET

- RESIDENTIAL SUB-DIVISION (44 LOTS)
- LOCAL BUSINESS (1 LOT 45)
- LIFESTYLE VILLAGE (1 LOT 46)

CONCEPTUAL DESIGN & LAYOUT SHOWN.
DA & STRATA AFTER LOT 50 IS SUB-DIVIDED

REV 1: 12/4/2018 REVISED LOT LAYOUT



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Project Title:
**PROPOSED CAMPANIA SUB DIVISION
FOR MAYFAIR GROUP HOLDINGS**

PROPOSED SUBDIVISION PLAN

Designed by: E.D. ED Accreditation Number: CC164C Date: Feb '18

Scale:
1:1000 A2

Job No.
4191

Drawing No. Rev.
C1 1



FUTURE DEVELOPMENT

WALKWAY

45
4100m²

PROPOSED WETLAND

P.O.S.
4588m²

REEVE STREET

46
38941m²

'CAMPANIA' LIFESTYLE RETIREMENT VILLAGE' 86 DWELLINGS (CONCEPTUAL LAYOUT)

34
686m²

35
732m²

BOWLING GREEN

33
684m²

36
686m²

POOL HOUSE GYMNASIUM 480m²

32
805m²

37
686m²

SEWER EASEMENT 2.50M WIDE

29
806m²

38
686m²

WALKWAY

28
705m²

39
686m²

6.3

30
805m²

40
686m²

20
988m²

21
979m²

22
981m²

23
980m²

27
927m²

26
831m²

41
686m²

19
983m²

18
761m²

17
730m²

16
780m²

15
799m²

14
796m²

13
792m²

12
678m²

42
686m²

18
761m²

17
730m²

16
780m²

15
799m²

14
796m²

13
792m²

12
678m²

11
861m²

10
986m²

17
730m²

16
780m²

15
799m²

14
796m²

13
792m²

12
678m²

11
861m²

10
986m²

16
780m²

15
799m²

14
796m²

13
792m²

12
678m²

11
861m²

10
986m²

15
799m²

14
796m²

13
792m²

12
678m²

11
861m²

10
986m²

14
796m²

13
792m²

12
678m²

11
861m²

10
986m²

13
792m²

12
678m²

11
861m²

10
986m²

12
678m²

11
861m²

10
986m²

9
740m²

11
861m²

10
986m²

9
740m²

8
700m²

10
986m²

9
740m²

8
700m²

7
693m²

9
740m²

8
700m²

7
693m²

6
699m²

8
700m²

7
693m²

6
699m²

5
699m²

7
693m²

6
699m²

5
699m²

4
698m²

6
699m²

5
699m²

4
698m²

3
699m²

5
699m²

4
698m²

3
699m²

2
700m²

4
698m²

3
699m²

2
700m²

1
732m²

EXISTING SEWER

CLIMIE STREET

- W — W — EXISTING WATER LINE
- S — — — NEW SEWER LINE
- SW — — — NEW S/WATER LINE
- W — W — NEW WATER LINE
- EX S — — — EXISTING SEWER

REV 1 : 12/4/2018 REVISED LOT LAYOUT



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Project Title:
**PROPOSED CAMPANIA SUB DIVISION
FOR MAYFAIR GROUP HOLDINGS**

PROPOSED SERVICES PLAN

Designed by: E.D. ED Accreditation Number: CC164C Date: Feb '18

Scale:
1:1000 A2

Job No.
4191

Drawing No. Rev.
C2 1



FUTURE DEVELOPMENT

WALKWAY

REEVE STREET

STAGE 1
45
4100m²

PROPOSED WETLAND

P.O.S.
4588m²

46
38941m²

STAGE 1

34
686m²

35
732m²

BOWLING GREEN

POOL HOUSE
GYMNASIUM
480m²

SEWER EASEMENT 2.50m WIDE

WALKWAY

'CAMPANIA LIFESTYLE RETIREMENT VILLAGE' 86 DWELLINGS (CONCEPTUAL LAYOUT)

STAGE 6

33
684m²

36
686m²

32
805m²

37
686m²

31
851m²

38
686m²

29
806m²

30
805m²

39
686m²

28
705m²

40
686m²

STAGE 5

41
686m²

STAGE 3

20
988m²

21
979m²

22
981m²

23
980m²

19
983m²

18
761m²

17
730m²

16
780m²

15
799m²

14
796m²

24
950m²

25
754m²

43
686m²

1
732m²

2
700m²

3
699m²

4
698m²

5
699m²

6
699m²

7
693m²

8
700m²

9
740m²

STAGE 4

13
792m²

12
678m²

11
861m²

10
986m²

CLIMIE STREET

EXISTING SEWER

STAGE PLAN COLOR SCHEME:



STAGE 1 - COMMERCIAL LAYOUT + LIFESTYLE VILLAGE



STAGE 2 - 8 RESIDENTIAL LOTS



STAGE 3 - 11 RESIDENTIAL LOTS



STAGE 4 - 9 RESIDENTIAL LOTS



STAGE 5 - 9 RESIDENTIAL LOTS



STAGE 6 - 8 RESIDENTIAL LOTS

REV 1: 12/4/2018 REVISED STAGE PLAN

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Project Title:
PROPOSED CAMPANIA SUB DIVISION
FOR MAYFAIR GROUP HOLDINGS

PROPOSED SUBDIVISION STAGE PLAN

Designed by: E.D. ED Accreditation Number: CC164C Date: Feb '18

Scale:	1:1000	A2
Job No.	4191	
Drawing No.	C3	Rev. 1



REEVE STREET

EXISTING DAM

PROPOSED WETLAND

TO BE DEMOLISHED

TO BE DEMOLISHED

CLIMIE STREET

DAM INFILL DETAIL

SCALE : N.T.S

PARTIALLY INFILL EXISTING DAM WITH
SITE SOIL AS DETERMINED BY
SOUTHERN MIDLANDS COUNCIL
FOR PUBLIC OPEN SPACE REQUIREMENTS
RETAIN WETLAND AS REQUIRED

REV 1 : 12/4/2018 DAM IN-FLL AMENDED



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Project Title:
**PROPOSED CAMPANIA SUB DIVISION
FOR MAYFAIR GROUP HOLDINGS**

DAM INFILL & DEMOLITION PLAN

Designed by: E.D. ED Accreditation Number: CC164C Date: Dec '16

Scale:
1:1000 A2

Job No.
4191

Drawing No. Rev.
A1 1

12 CLIMIE STREET, CAMPANIA

Runoff Estimation

Determination of AEP 1:100 Flow

Time Of Concentration, Tc			
Length Of Catchment Divide	=	0.4	(Km)
Area Of Catchment	=	0.083	(Km ²)
Total Equal area slope	=	10	(m)
S.e	=	25	
Tc	=	16	1.484212
Tc (Hours)	=	0.3	(Hours)

IFD 1 in Y Yrs			
Intensity ₂	=	30	
Intensity ₅	=	40	
Intensity ₁₀	=	46	
Intensity ₂₀	=	57	
Intensity ₁₀₀	=	80	(mm/Hr)

PREDEVELOPMENT			
Calculate Flow AEP 1:Y			
		% area	f
f	=	0.35	
C ₂	=	0.30	
C ₅	=	0.33	
C ₁₀	=	0.35	
C ₂₀	=	0.37	
C ₁₀₀	=	0.42	
F ₂	=	0.85	
F ₅	=	0.95	
F ₁₀	=	1.00	
F ₂₀	=	1.05	
F ₁₀₀	=	1.20	
Q ₂	=	0.21	m3/s
Q ₅	=	0.31	m3/s
Q ₁₀	=	0.37	m3/s
Q ₂₀	=	0.48	m3/s
Q ₁₀₀	=	0.78	m3/s

Time Of Concentration, Tc			
Length Of Catchment Divide	=	0.4	(Km)
Area Of Catchment	=	0.083	(Km ²)
Tc	=	10	#REF!
Tc (Hours)	=	0.2	(Hours)

IFD 1 in Y Yrs			
Intensity ₂	=	35	
Intensity ₅	=	50	
Intensity ₁₀	=	60	
Intensity ₂₀	=	72	
Intensity ₁₀₀	=	108	(mm/Hr)

POST DEVELOPMENT			
Calculate Flow AEP 1:Y			
		% area	f
f	=	0.65	
C ₂	=	0.55	
C ₅	=	0.62	
C ₁₀	=	0.65	
C ₂₀	=	0.68	
C ₁₀₀	=	0.78	
F ₂	=	0.85	
F ₅	=	0.95	
F ₁₀	=	1.00	
F ₂₀	=	1.05	
F ₁₀₀	=	1.20	
Q ₂	=	0.45	m3/s
Q ₅	=	0.71	m3/s
Q ₁₀	=	0.90	m3/s
Q ₂₀	=	1.13	m3/s
Q ₁₀₀	=	1.94	m3/s

PIPE CAPACITY			
Q ₂₀	=	1.13	m3/s
600mm pipe @ 2.5%	=	1.25	m3/s
600mm pipe inlet capacity 1.5m deep	=	1.13	m3/s

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12 CLIMIE STREET,
CAMPANIA detention

Pre-development flow			
Q ₂₀	=	0.5	m ³ /s
I20 for duration			
10min	=	71	
15min	=	57	
20min	=	48	
30min	=	37	
1hour	=	24	(mm/Hr)
Post-development area			
Area Of Catchment	=	0.083	(Km ²)
f	=	0.65	
C ₂₀	=	0.68	
F ₂₀	=	1.05	
Q ₂₀			
10min	=	1.1	m ³ /s
15min	=	0.9	m ³ /s
20min	=	0.8	m ³ /s
30min	=	0.6	m ³ /s
1hour	=	0.4	m ³ /s
Detention			
Detained flow			
10min	=	0.6	m ³ /s
15min	=	0.4	m ³ /s
20min	=	0.3	m ³ /s
30min	=	0.1	m ³ /s
1hour	=	0.0	m ³ /s
Detention volume			
10min	=	380.9	m ³
15min	=	372.9	m ³
20min	=	327.1	m ³
30min	=	178.8	m ³
1hour	=	0.0	m ³



10 April 2019

Jacqui Tyson
Planning Officer
Southern Midlands Council
PO Box 21
Oatlands TAS 7120

Our ref: 3219027-86367
Your ref: SA2016/14

Dear Jacqui,

12 Climie Street, Campania Subdivision Response to Request for Additional Information

1 Introduction

This letter is provided in response to your request for additional information dated 04/07/2018 (RFI).

The responses provided in this letter relate only to what is now a proposed 53-lot subdivision plus lot 100 being a road lot, lot 101 for POS, and lot 102 as a footway lot. This plan is to replace the previously submitted plan of subdivision.

In considering the matters raised in Council's RFI my client has taken the opportunity to engage Veris Surveyors to redraft the proposed subdivision to include a greater number of lots that meet the permitted 600m². This is in recognition that a more efficient layout could be achieved, and one that maximises utilisation of important community services infrastructure. In other words, the proposal seeks to maximise the availability of lots for residential use in recognition of the work undertaken by Council in promoting Campania as a strong and growing township, well placed to accommodate future growth in a sustainable manner.

One of the key challenges faced related to stormwater disposal. Investigations revealed that the reticulated system installed to service the adjacent Alexander Circle was unlikely to have sufficient capacity to deal with the additional flows from the subject land. An option that would see stormwater piped to Native Hutt Rivulet was investigated and TasWater has not raised concerns with this arrangement, and it is now submitted as an integral element of this application.

Lots 1 shown on the subdivision proposal plan is to be retained and developed for a Lifestyle Village, while Lot 2 would support a Local Business/Shopping Precinct in support of the Lifestyle Village, adjacent subdivisions and the wider Campania population. Separate development applications will be submitted with respect to these use and developments.

2 Response to the RFI

Landowner Consent (Section 52 of the Act)

- 1. If works and development necessary to allow for the subdivision are to be located on privately owned land that is outside of the subject land then you are required per Section 52 of the Act to notify the landowner of the making of the Application and include in the application for the permit a declaration that the applicant has notified the owner of the intention to make the application. This includes any proposed stormwater services or other services to be located on land outside of the land. Advice: please provide clarification as to whether the proposal includes works on other privately owned land and if so, evidence that you have notified affected landowners in accordance with the Act.*

Response:

The proposal involves four new sewer connections to existing sewer lines as shown in the attached plan. One of these existing sewer lines is located along the eastern boundary of the site in land owned by TasWater. The site is identified as 'Sewerage Treatment Lagoons' – Estate Rd Campania CT 10836/1. The other connections are to infrastructure that services Alexander Circle and running through Lot 1, and to the south of existing lots.

These connections have been discussed with TasWater in accordance with Section 52 of the Act. In fact, negotiations have concluded that would allow the developer to make a financial contribution to the upgrade of the Sewer Treatment Plant as confirmed in an email received from Jason Taylor, Development Assessment Manager.

Stormwater services similarly will need to be located on TasWater land and discussions have been held with respect to the formal legal agreements that will need to be put in place. The services plan appended to this RFI shows the location of both sewer and stormwater infrastructure, together with water supply infrastructure.

Access from Climie Street is required and in this respect approval is sought from Council's delegate for approval of the proposed access point and associated street construction infrastructure. No access is required to Reeve Street as future development of the balance area will be the subject of a separate development application. Approval from the Department of State Growth will be obtained at the appropriate time.

- 2. Works and development necessary to allow for the subdivision that are located in both the Council roadway (Climie Street) and State Government owned roadway (Reeve Street). You are required to obtain the written permission to the making of the application per Section 52 of the Act from the both government authorities.*

Response:

This letter requests the consent of the General Manager of Southern Midlands Council for the making of the application as per section 52 of the Act.

As mentioned above, approval of Department of State Growth will be obtained at the appropriate time for development of Lots 1 and 2 which both have frontage to Reeve Street.

3. *Part 3.3 of the Infrastructure Assessment refers to a Stormwater pipe down the Wastewater Treatment Plant access. Consent from TasWater is required for this.*

Response:

Please refer to the amended site plan which includes an amended stormwater infrastructure plan. The proposal involves running a stormwater pipeline on land owned or managed by TasWater to Native Hills Rivulet. In addition to this please note Action 1.4 of the Campania Structure Plan:

Council to develop a stormwater system management plan for Campania within a timeframe consistent with the future development of the former school farm land and meeting the requirements of the Urban Drainage Act 2013.

It is understood that Council has yet to develop a 'stormwater management plan' for Campania. The option of connecting to the existing stormwater infrastructure serving the adjacent Alexander Circle subdivision was considered, however, it was determined that insufficient capacity existed to service the additional load from the subject land.

TasWater

4. *Please comply with those matters in the enclosed TasWater 'Request for Additional Information' notice dated 18th November 2016. All requested information is to be submitted to Council. Advice: TasWater advised that the matters highlighted in the attachment need to be addressed.*

Response:

The following responses relate to TasWater additional information request.

1. Please refer to the amended site plan which identifies the subdivision plan and associated boundaries.
2. Please refer to the amended serving plan which details the water and sewer services associated with the proposal
3. Please refer to the attached email from TasWater dated 19 March 2018 regarding a contribution of \$160,000 for the proportional upgrade of 6-year bring forward costs associated with the plan upgrade.
4. TasWater has been notified as per section 52 of LUPAA.
5. TasWater has been supplied the relevant documentation.

Servicing Plan

5. *A servicing plan showing the location of all proposed services is to be provided and must include the location of any services outside of the land. Advice: the servicing plan does not include the Stormwater pipe discussed in part 3.3 of the Infrastructure Assessment.*

Response:

Please see attached the updated Servicing Plan.

Earthworks

6. *Please provide details and plans of any cut and fill associated with the development of the subdivision.*

Response:

The proposed subdivision plan shows lots with sufficient building areas to minimise the need for earthworks, retaining walls and fill or excavation. The subdivision involves partial filling of the existing onsite dam as it is no longer required for stormwater detention with a stormwater system that drains to the nearby Native Hutt Rivulet now proposed. The degree of cut and fill will rightly be determined through the detailed design process.

Lifestyle Village – Staging and approval process

7. *The subdivision plan appears to show the residential portion of the Lifestyle Village on a separate lot from the associated amenities (Lot 46). However, there is no lot number provided or road frontage for this lot.
Please indicate if the proposed subdivision will create one lot for the entire Lifestyle Village and indicate the size of the lot.*

Response:

Development for the Lifestyle Village does not form part of this application, rather it is shown as a lot for future development as a component of the 53 lot subdivision. Similarly for Lot 2 which is intended to be developed for commercial purposes, most likely for convenience shopping for the benefit of the wider Campania population.

8. *Please clarify whether the buildings relating to 86 'lifestyle' dwellings, Club house, Pool house / Gymnasium, Men's Shed etc. on Lot 46 form part of this application.*

Response:

As detailed above, the development details for the Lifestyle Village do not form part of this application. This application relates to the 53 lot subdivision only.

9. *Please indicate how you intend to gain approval for the residential Lifestyle Village lots as these cannot be approved as individual lots under the current subdivision proposal.
Advice: The proposal documents do not clearly articulate the intended process to gain approval for the Lifestyle Village. Section 1.1 of the Infrastructure Assessment seems to indicate that the full development is included in this application and refers to it as a stratum development. It would appear that the Lifestyle Village will require a separate application such as a Staged Development Scheme under the Strata Titles Acts. Therefore it is necessary for this subdivision to create a lot suitable for the future development that also complies with the subdivision standards of the Village Zone.*

Response:

As detailed above, the Lifestyle Village does not form part of this application. This application only relates to the 53 lot subdivision. The intent of the performance criteria is not entirely clear, however, in terms of creating a lot of appropriate area and dimensions to accommodate development consistent with the Zone Purpose, it is submitted that the resultant lots are appropriate. The Zone Purpose Statement for the Village Zone seeks to:

- Provide for a mix of residential, community services and commercial activities
- Allow for a small shopping precinct that may include a supermarket, tourism related business and a range of shops and rural services
- Allow for office based employment provided it supports the viability of the centre and the surrounding area and maintains an active street frontage

While a future development application will be required to address the appropriate use and development standards, this subdivision takes the first step in ensuring there are lots of sufficient size to accommodate one or more of the above intended zone outcomes.

Village Zone – 16.5.1 Lot Design

10. Provide an amendment plan showing the Lifestyle Village on one lot with an accurate area (see point 5 above).

Response:

As discussed above.

11. Provide an amended Subdivision Plan showing:

- a. Boundary dimensions of each lot.
- b. Indicative 10 m x 15 m building envelopes in accordance with Clause 16.5.1 A2 of the Scheme

Response:

Please see attached the amended Subdivision Plan that is in accordance with Clause 16.5.1 A2 of the Scheme. Building areas are clear of boundary setbacks, not subject to any codes detailed in the scheme, clear of covenants, on an appropriate gradient, orientated suitably and able to locate a building envelope of 10 m x 15 m in size within the lot. A Wayleave Easement shown on the Subdivision Proposal Plan will need to be expunged as soon as the Development Application is issued if it is no longer required.

Village Zone – 16.5.2 Roads

12. Clause 16.5.2 P1(e) requires cul-de-sacs not to be created, or their use in road layout is kept to an absolute minimum. While the subdivision road has been amended to remove one cul-de-sac, the proposal still does not provide a connecting road between Climie Street and Reeve Street still includes a number of cul-de-sacs.

Part 1.5 of the Infrastructure Assessment considers the Campania Structure Plan. Dot point 3 states that the subdivision road will provide a link between Reeve Street and Climie, although the plan does not reflect this. Please provide further justification for not complying with this aspect of the Campania Structure Plan. At minimum, provision for an emergency access from the proposed Public Open Space lot through the Lifestyle Village to Reeve Street should be provided, similar to that in Justitia Court.

Response:

A new connection to the future Lifestyle Village is proposed. This will be a controlled access for the benefit of residents in the Lifestyle Village. In the event that the Lifestyle Village does not proceed, or in the future it is determined that a subdivision of this land is preferred, the road connection provided can be fully activated thus linking Climie Street with Reeve Street.

While access through the Lifestyle Village is not proposed for residents living in the new subdivision, it is noted that more than half of the new lots will be within only 135 m of the new road entrance. For these lots the maximum distance to the intersection of Climie and Reeve Streets is approximately 385 m. From the head of the cul-de-sac the distance to the Climie and Reeve Streets intersection is a maximum of 520 m.

Village Zone – 16.5.3 Walkways and Public Open Space

13. Provide an amended Subdivision Plan showing pedestrian linkages for the Public Open Space to Reeve Street as well as Alexander Circle. This could easily be provided through the Lifestyle Village. Advice: the inclusion of a Public Open Space area in accordance with the Campania Structure Plan 2015 is appreciated, however further linkages are required to maximise the amenity of this space.

Response:

A connection is provided to the adjacent Alexander Circle subdivision. It is not intended that a connection between the subject lots and the Lifestyle Village is provided for reasons of security and marketability as a 'gated community'.

Dam/Wetland

14. Please provide clarification of why the dam/wetland will now be retained rather than filled.

Response:

The existing water body will be partially filled to create a small water body as a component of a future Public Open Space Reserve. The area proposed to be set aside for this purpose represents a 5% allocation of land in-lieu of a cash contribution.

15. Please clarify the location of the dam/wetland (as it is shown in two different places on the submitted plans) and the extent if any that the existing dam will be filled. Provide plans and details of the proposed works as relevant.

Response:

As noted above the existing water body will be partially filled. The following detailed design will identify the exact earthworks required to achieve the desired outcome.

16. Please indicate if the dam/wetland will be used for stormwater detention/storage and provide details of this on the servicing plan. If not, please indicate how the water level be maintained.

Response:

No stormwater retention/storage is proposed, rather, a dedicated stormwater line will pipe water to the nearby Native Hutt Rivulet.

17. Please provide details of any landscaping that is proposed to make the wetland a suitable part of the public open space area.

The Developer anticipates that a detailed landscape plan will be required as a result of a permit condition, including showing how the water body will be integrated into the open space. If Council is not willing to accept the presence of a water body within the POS area, the dam will be completely filled and landscaped in accordance with an approved landscape plan.

3 Response to other matters in the Southern Midlands Planning Scheme

Clause 16.5 Development Standards

CI 16.5.1 Lot Design

P4 – Internal Lots

Four internal lots are proposed and the following responses are made to the relevant performance criteria:

- (a) Site constraints make creation of the proposed internal lots the only option to the efficient subdivision and utilisation of the land. The developer is proposing development of a Lifestyle Village on an adjacent area and the resultant footprint available for subdivision is more constrained than otherwise might have been the case.
- (b) A subdivision road is proposed and the resultant internal lots will be provided with safe and convenient access to this infrastructure.
- (c) Not applicable.

- (d) The proposal does represent a more efficient and effective subdivision of a valuable community asset in terms of land available for development that can be connected to existing service infrastructure.
- (e) The amenity of the area is not likely to be impacted by the subsequent development of houses. The land to the west contains the TasWater Sewer Treatment Plant, with its access running parallel to the subject land side boundary. The adjacent houses on Climie Street will not be impacted, while the balance of the Campania Farm property has yet to be developed for the intended Lifestyle Village and Commercial uses.
- (f) The required 3.6m access width can be achieved.
- (g) Passing bays are not required.
- (h) Two of the rear lots have their access strips lying adjacent to each other and meet the requirement, while the remaining two are individual access strips only.
- (i) A sealed driveway can be required as a permit condition.
- (j) Not applicable.

CI 16.5.2 Roads

- P1 – In addition to the responses provided to the RFI, the following additional comments are made in response to the performance criteria.
 - (a) The appropriate Council standards can be met.
 - (b) The Structure Plan desire to have a linking road between Climie and Reeve Streets has been recognised, with the Subdivision Proposal Plan showing a future connection between the proposed lots accessed off Climie Street and the proposed Lifestyle Village. Initially this access will be controlled to allow residents of the Lifestyle Village only to access their site, however, in the event that the Lifestyle Village does not proceed or closes in the future, the option for re-subdivision of Lot 1 with a link between Climie Street and Reeve Street is not lost.
 - (c) As noted above.
 - (d) The proposed subdivision road is proposed to link with Climie Street and the junction will be constructed to meet the appropriate Council standards. An appropriate permit condition can be added to this effect. The function of this road is for local traffic only.
 - (e) It is accepted that the creation of cul-de-sacs should be kept to a minimum, however, by virtue of the land area configuration and the applicant's desire to develop a Lifestyle Village on Lot 1 in the future, a cul-de-sac is a necessary component of the subdivision layout. However, as identified above, provision for a linking road between Climie Street and Reeve Street has not been lost entirely, and the small courts that have been used are required to ensure efficient subdivision of a valuable community resource that seeks to maximise utilisation of existing services infrastructure.
 - (f) Connectivity to Alexander Circle to the north of the subject land is not possible, while connectivity to Climie Street provides a ready access to Reeve Street and developments elsewhere in Campania.

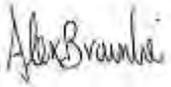
- (g) As noted in the RFI response the main community and retail functions are centred around the Climie and Reeve Street intersection. The subdivision road junction with Climie Street is only 250 m from that intersection, and to the head of the main cul-de-sac a further 270 m. The generally accepted 'walkable community' is around 400 m, which includes two thirds of the total number of lots. The remaining lots have a walking distance to shops and other amenities of under 520 m:
- (h) A continuation of the pedestrian path to Alexander Circle is proposed.
- (i) Not applicable.

CI 16.5.3 Ways and Public Open Space

- P1 – In addition to the responses provided to the RFI, the following additional comments are made in response to the performance criteria:
 - (a) A footway connection to the existing Alexander Circle pedestrian path is proposed.
 - (b) As discussed a proposed Lifestyle Village is proposed on the adjoining Lot 1 and potential pedestrian connectivity to this development has yet to be finally determined. One option potentially available is to run a pedestrian footpath down the northern boundary of Lot 1 and Lot 2 connecting to the proposed linkage between the subject subdivision and Alexander Circle.
 - (c) Footpaths are proposed within the proposed subdivision road.
 - (d) As discussed in the above section it is submitted that lots within the subdivision are within easy walking distance of the key community facilities at the corner of Climie and Reeve Streets.
 - (e) Passive surveillance of the connecting pedestrian way connecting to Alexander Circle is more appropriately considered as a design detail, although in terms of its location and length it is considered that adequate surveillance will be available.
 - (f) Legibility of the connecting way can be assisted by design and signage.
 - (g) As discussed previously, the Structure Plan recommendations have not been followed to the letter, nor are they a mandatory requirement of the Scheme. The presence of an existing connecting way off the end of Alexander Circle suggests that Council had in mind that pedestrian access to a future development of the former school farm site was considered to have merit and the proposed design reflects that intent.
 - (h) Provision for Public Open Space land has been made.
 - (i) The existing 30 m long pedestrian way off the end of Alexander Circle would be extended by a further 40 m. The existing 2 m width is replicated and while a deviation is proposed, it is unavoidable. Appropriate lighting and transparent fencing will assist to minimise opportunities for entrapment or other criminal behaviour.

The developer would be happy to meet with Council to discuss the above response, although we are hopeful that the revised subdivision plan and responses provided to the RFI letter meet with Council's acceptance.

Sincerely
GHD



Alex Brownlie

Principal Planner
+61 3 6210 0701

Attachments:

- Veris Subdivision Proposal Plan Rev 6
- Infrastructure plan
- TasWater confirmation in relation to financial contributions to upgrade of TasWater Sewer Lagoons

Submission to Planning Authority Notice

Council Planning Permit No.	SA 2016/14	Council notice date	10/11/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01689-STM	Date of response	31/07/2019
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	SOUTHERN MIDLANDS COUNCIL		
Contact details	mail@southernmidlands.tas.gov.au		
Development details			
Address	12 CLIMIE ST, CAMPANIA, 37 ALEXANDER CIR CAMPANIA, ESTATE RD CAMPANIA (C.T. 10836/1) & 41 ESTATE RD CAMPANIA	Property ID (PID)	5891877
Description of development	Staged 53 Lot Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
GHD	32-19027 SK001	D	July 2018
GHDWOODHEAD	CAMPANIA PROPOSED STREET TREES / 32-19027 SK03		04/07/2019
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
ASSET CREATION & INFRASTRUCTURE WORKS			
<ol style="list-style-type: none"> 4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to the issue of Engineering Design Approval from TasWater, the applicant must submit a design for a suitable root barrier system for all proposed street trees / associated landscaping that are located within 2.00 metres of any TasWater asset to protect the integrity of TasWater's infrastructure. The root barrier system must be designed to the satisfaction of TasWater. 			

6. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
9. In the event that the developer proceeds prior to TasWater expanding its Campania Sewage Treatment Plant (Asset CAPST01) to the level required to service the development, then prior to the issue of a Consent to Register a Legal Document from TasWater, the developer must provide a financial contribution associated with providing adequate capacity to TasWater's Campania Sewage Treatment Plant (Asset CAPST01) to service the development.
10. The financial contribution will be calculated based on a bring forward cost approach proportionate for the development's requirements and based on an annual rate for the works planned within the Growth and Capacity Plan for the area.

The bring forward cost will be capped at \$160,000.00

NOTE: In the event that the developer proceeds with the development after TasWater has augmented its Campania Sewage Treatment Plant, then capacity will be built into the system for the developer and the developer will not be liable for any costs of Expansion of the system required to service the development.

Advice: In accordance with TasWater's 'Developer Charges Policy' for developments located within Serviced Land where insufficient capacity is available within an existing system, the developer pays the costs of Expansion of the system to the level of capacity required to service the development.

11. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
12. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
13. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

14. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
15. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
16. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

17. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
18. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
19. Where existing easements to the benefit of TasWater do not exist to allow for connection of new services over any other adjacent properties, then prior to the issue of Engineering Design Approval / Certificate for Certifiable Work (Plumbing) from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) over the proposed TasWater infrastructure on those affected properties.

DEVELOPMENT ASSESSMENT FEES

20. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
 - a. \$1,139.79 for development assessment; and
 - b. \$149.20 for Consent to Register a Legal Document

The payment is required by the due date as noted on the statement when issued by TasWater.
21. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by



Jason Taylor
Development Assessment Manager

TasWater Contact Details

Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

SOUTHERN MIDLANDS COUNCIL



COMPLETE SET OF FINANCIAL STATEMENTS 2018/2019 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 2019 and the results of its operations and cash flows for the year then ended, in accordance with the Local Government Act 1993 (as amended), Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board.



T F Kirkwood
General Manager

Dated: 14 August 2019

Consolidated Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2019

(Amounts shown in \$'000)	Note	Budget 2019	Actual 2019	Actual 2018
Income from continuing operations				
Recurrent Income				
Rates and charges	2.2a	5,391	5,415	5,214
User fees	2.2b	731	983	842
Grants - Recurrent	2.2c	3,356	3,598	3,359
Interest	2.2d	177	221	200
Contract income	2.2e	765	948	652
Other income	2.2f	34	20	159
Investment revenue from water corporation	2.2g	152	152	228
		10,606	11,337	10,654
Net Capital Income				
Grants - capital	2.2h	1,669	378	1,949
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	2.2i	353	(136)	(241)
		2,022	242	1,708
Total income from continuing operations		12,628	11,579	12,362
Expenses from continuing operations				
Employee benefits	2.3a	(4,265)	(4,065)	(3,986)
Materials and contracts	2.3b	(3,216)	(3,213)	(3,206)
Depreciation and amortisation	2.3c	(2,855)	(3,079)	(3,075)
Contributions	2.3d	(221)	(221)	(210)
Finance costs	2.3e	(31)	(30)	(34)
Other expenses	2.3f	(383)	(795)	(359)
Total expenses from continuing operations		(10,971)	(11,403)	(10,870)
Result from continuing operations		1,657	176	1,492
Other comprehensive income				
Items that will not be reclassified to surplus or deficit				
Fair value adjustments on equity investment asset	3.4	-	1,370	-
Net asset revaluation increment/(decrement)	3.5	-	634	722
Items that may be reclassified subsequently to surplus or deficit				
Financial assets available for sale reserve				
- Fair value adjustment on available for sale asset	3.4	-	-	156
Total other comprehensive income		-	2,004	878
Total Comprehensive Result		1,657	2,180	2,370

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

Consolidated Statement of Financial Position

as at 30 June 2019

(Amounts shown in \$000)	Note	Actual 2019	Actual 2018
Assets			
Current assets			
Cash and cash equivalents	3.1	12,729	11,878
Trade and other receivables	3.2	960	1,690
Other assets	3.3	305	402
Total current assets		13,994	13,970
Non-current assets			
Investment in water corporation	3.4	13,573	12,203
Property, plant, equipment, infrastructure and intangibles	3.5	90,973	90,026
Total non-current assets		104,546	102,229
Total assets		118,540	116,199
Liabilities			
Current liabilities			
Trade and other payables	3.6	558	470
Trust funds and deposits	3.7	177	161
Employee provisions	4.1	1,418	1,274
Interest-bearing loans and borrowings	5.1	148	77
Total current liabilities		2,301	1,982
Non-current liabilities			
Employee provisions	4.1	64	75
Interest-bearing loans and borrowings	5.1	457	604
Total non-current liabilities		521	679
Total liabilities		2,822	2,661
Net Assets		115,718	113,538
Equity			
Accumulated surplus		51,194	51,018
Reserves	6.1	64,524	62,520
Total Equity		115,718	113,538

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

Consolidated Statement of Changes in Equity

for the year ended 30 June 2019

(Amounts shown in \$000)	Note	Total Accumulated Surplus	Asset Revaluation Reserve	Fair Value Reserve	Other 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	-	-	-
Fair value adjustment on available for sale asset	3.4	156	-	-	156	-
Net revaluation reserve increment/(decrement)	3.5	722	-	722	-	-
Transfers between reserves		-	-	-	-	-
Balance as at 30 June 2018		113,538	51,018	60,404	(1,535)	3,651
Result from continuing operations		176	176	-	-	-
Fair value adjustment on equity investment asset	3.4	1,370	-	-	1,370	-
Net revaluation reserve increment/(decrement)	3.5	634	-	634	-	-
Transfers between reserves		-	-	-	-	-
Balance as at 30 June 2019		115,718	51,194	61,038	(165)	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 2019

(Amounts shown in \$000)	Note	Actual 2019	Actual 2018
Cash flows from operating activities			
Rates and charges		5,377	5,265
User fees		1,036	950
Grants - Recurrent		3,598	3,359
Interest		221	200
Investment revenue from water corporation		152	228
Other receipts		1,031	851
Net GST refund/payment		487	406
Payments to suppliers		(4,355)	(4,371)
Payments to employees		(3,932)	(4,045)
Finance costs		(30)	(34)
Net cash from (used in) operating activities	2.4	3,585	2,809
Cash flows from investing activities			
Payments for property, plant, equipment, infrastructure and intangibles		(3,936)	(4,167)
Proceeds from sale of property, plant, equipment, infrastructure and intangibles		84	335
Capital grants		1,178	1,149
Net cash from (used in) investing activities		(2,674)	(2,683)
Cash flows from financing activities			
Trust funds and deposits		16	-
Proceeds from interest bearing loans and borrowings		-	-
Repayment of interest bearing loans and borrowings		(76)	(73)
Net cash from (used in) financing activities	2.5	(60)	(73)
Net increase (decrease) in cash and cash equivalents		851	53
Cash and cash equivalents at the beginning of the financial year		11,878	11,825
Cash and cash equivalents at the end of the financial year	3.1	12,729	11,878

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

Notes to the Financial Report

for the year ended 30 June 2019

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 3.9. 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 2019

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 3.5.

Investment in water corporation

Assumptions utilised in the determination of Council's valuation of its investment in TasWater are discussed in note 3.4.

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 2019

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	
	2019	2018	2019	2018	2019	2018	2019	2018
Roads and bridges	390	970	4,733	4,528	(4,343)	(3,558)	66,508	66,757
Stormwater	-	-	115	96	(115)	(96)	3,724	3,769
Waste management	805	721	1,038	914	(233)	(193)	421	269
Economic development	1,132	1,870	1,893	1,932	(761)	(62)	6,921	6,367
Environmental management	37	19	410	398	(373)	(379)	393	392
Development services	268	192	949	910	(681)	(718)	729	672
Community services	20	89	492	354	(472)	(265)	2,236	2,306
Recreational facilities	67	62	870	1,014	(803)	(952)	7,284	7,256
Governance and administration	176	167	525	358	(349)	(191)	3,214	2,429
Other - non attributable	8,684	8,272	378	366	8,306	7,906	27,110	25,982
	11,579	12,362	11,403	10,870	176	1,492	118,540	116,199

Grants included in Income from continuing operations:

	2019	2018
Roads and bridges	378	950
Stormwater	-	-
Waste management	-	-
Economic development	140	127
Environmental management	-	19
Development services	-	-
Community services	5	75
Recreational facilities	37	800
Governance and administration	-	-
Other - non attributable	3,416	3,337
	3,976	5,308

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

	2019	2018
Current assets	13,994	13,970
Non- current assets	104,546	102,229
	118,540	116,199

Notes to the Financial Report for the year ended 30 June 2019

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 2019

2.2 Income from continuing operations

(Amounts shown in \$000)	2019	2018
Recurrent income		
2.2a Rates and charges		
General	4,329	4,206
Fire levy	221	211
Waste & garbage management	776	707
Interest and penalties	89	90
Total rates and charges	5,415	5,214
2.2b User fees		
Community safety	10	7
Growth tourism	92	171
Growth business	310	222
Landscapes cultural	6	-
Landscapes heritage	-	-
Landscapes regulatory	184	149
Landscapes natural	4	5
Lifestyle recreation	62	52
Lifestyle animals	84	43
Organisation sustainability	171	153
Organisation finances	25	22
Other fees and charges	35	18
Total user fees	983	842
2.2c Grants - Recurrent		
Australian Government Financial Assistance Grants	1,703	1,641
Australian Government Financial Assistance Grants (in advance)	1,752	1,696
Growth tourism	-	16
Landscapes heritage	124	-
Landscapes natural	37	-
Lifestyle youth	-	-
Other	(18)	6
Total recurrent grants	3,598	3,359
2.2d Interest		
Interest on financial assets	13	13
Interest on cash and cash equivalents	208	187
Total interest	221	200
2.2e Contract income		
Contracted works	948	652
Total contract income	948	652
2.2f Other income		
Government subsidies	12	12
Sundry	8	147
Total other income	20	159

Notes to the Financial Report

for the year ended 30 June 2019

2.2 Income from continuing operations (continued)

(Amounts shown in \$000)

	2019	2018
2.2g Investment revenue from water corporation		
Dividends, tax equivalent and guarantee fees received	152	228
Total investment revenue from water corporation	152	228
Total recurrent income	11,337	10,654
2.2h Net capital income		
Grants - capital		
Australian Government - Roads	344	878
Tasmanian Government - Oatlands Aquatic	-	800
Other	34	271
Total grants - capital	378	1,949
2.2i 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	84	253
Written down value of non-current assets disposed	(220)	(493)
	(136)	(240)
Total gain/(loss)	(136)	(241)
Total net capital income	242	1,708
Total income from continuing operations	11,579	12,362

Notes to the Financial Report

for the year ended 30 June 2019

2.2 Income from continuing operations (continued)

(Amounts shown in \$000)

	2019	2018
2.2j Grants received by funding source and conditions attached		
<i>Funding source</i>		
Australian Government	3,799	4,215
Other	177	1,093
Total	3,976	5,308

The Australian Government provides untied Financial Assistance Grants to Council for general purpose use and the provision of local roads. In accordance with AASB 1004 Contributions, Council recognised these grants as revenue when it received the funds and obtained control. In both years the Australian Government made early payment of the first two quarterly instalments for the following year. The early receipt of instalments resulted in Australian Government Financial Assistance Grants being above that originally budgeted in 2018-19 by \$1,752,000 (2017-18 by \$1,696,000). This has impacted the Statement of Profit or Loss and Other Comprehensive Income resulting in the result from continuing operations being higher by the same amount.

2.2k 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 2019

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

Dividend revenue is recognised when Council's right to receive payment is established and it can be reliably measured.

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 2019

2.3 Expenses from continuing operations

(Amounts shown in \$000)

	2019	2018
2.3a Employee benefits		
Wages and salaries	3,100	3,011
Other employee costs	1,162	1,212
	4,262	4,223
Less amounts capitalised	(197)	(237)
Total employee benefits	4,065	3,986
2.3b Materials and contracts		
Advertising	18	48
Bank charges and commissions	15	14
Callington Mill	30	91
Computer system operation	141	118
Consultancies	175	222
Contractor labour and services	332	359
Council plant & machinery	377	303
Donations and grants	64	66
Gravel purchases	15	45
Household garbage and recycling collection contract	226	228
Insurance premiums	87	75
Landcare materials	1	1
Legal expenses	61	47
Office expenses	100	112
Plant and machinery hire (external)	202	217
Power costs (including street lighting)	174	184
Repairs and maintenance	158	173
Subscriptions and publications	71	70
Telecommunications	33	40
Waste transfer, transport and disposal contracts	308	279
Valuation fees (supplementary valuations)	10	15
Water purchases	52	36
Other materials and contracts	563	463
Total materials and services	3,213	3,206
2.3c Depreciation and amortisation		
Property		
Buildings	366	422
Plant and equipment		
Plant and machinery	241	287
Furniture and fixtures	27	25
Minor plant	13	11
Infrastructure		
Roads	1,915	1,853
Bridges	361	348
Stormwater	52	52
Waste management	27	9
Total depreciation	3,002	3,007
Amortisation of intangibles	77	68
Total depreciation and amortisation	3,079	3,075

Notes to the Financial Report

for the year ended 30 June 2019

2.3 Expenses from continuing operations (continued)

(Amounts shown in \$000)	2019	2018
2.3d Contributions		
Fire service levy	221	210
Total contributions	221	210
2.3e Finance costs		
Interest - Borrowings	30	34
Total finance costs	30	34
2.3f Other expenses		
Councillors allowances	165	133
External auditors' remuneration	29	28
Impairment of assets - land remediation costs	324	-
Other	277	198
Total other expenses	795	359
Total expenses from continuing operations	11,403	10,870

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 2019

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. Interest is expensed as it accrues and no interest has been capitalised during the current or comparative reporting period.

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 or Profit or Loss and Other Comprehensive Income.

2.4 Reconciliation of cash flows from operating activities to surplus (deficit)

(Amounts shown in \$000)	2019	2018
Result from continuing operations	176	1,492
Depreciation and amortisation	3,079	3,075
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	136	241
Impairment of assets - land remediation costs	324	-
Grants - capital	(1,178)	(1,149)
Change in assets and liabilities:		
Decrease/(increase) in trade and other receivables	730	(720)
Decrease/(increase) in other assets	97	78
Increase/(decrease) in trade and other payables	88	(149)
Increase/(decrease) in employee provisions	133	(59)
<i>Net cash provided by/(used in) operating activities</i>	3,585	2,809
Reconciliation of cash and cash equivalents		
Cash and cash equivalents	12,729	11,878
Total reconciliation of cash and cash equivalents	12,729	11,878

Notes to the Financial Report

for the year ended 30 June 2019

2.5 Reconciliation of liabilities arising from financing activities

(Amounts shown in \$'000)	2019	2018
Trust funds and deposits		
<i>Balance at the beginning of the financial year</i>	161	161
Net movements	16	-
<i>Balance at the end of the financial year</i>	177	161
Interest-bearing loans and borrowings		
<i>Balance at the beginning of the financial year</i>	681	754
Cash repayments	(76)	(73)
<i>Balance at the end of the financial year</i>	605	681

2.6 Management indicators

(Amounts shown in \$'000)	Benchmark	2019	2018	2017	2016
2.6a Underlying surplus or deficit					
Recurrent income* less		11,145	10,361	10,112	9,645
recurrent expenditure		11,403	10,870	10,090	10,263
Underlying surplus/deficit	> \$0	(258)	(509)	22	(618)

* 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	11,579	12,362
Less non-operating income		
Financial Assistance Grant in advance - prior year	1,696	1,644
Financial Assistance Grant in advance - current year	(1,752)	(1,696)
Grants - Capital	(378)	(1,949)
Contributions of non-monetary assets	-	-
Recurrent income	11,145	10,361

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. The 2019 result includes an impairment expense for remediation costs for a parcel of land and without these costs the underlying deficit would have been a small surplus.

2.6b Underlying surplus or deficit ratio

Underlying surplus or deficit		(258)	(509)	22	(618)
Recurrent income*		11,145	10,361	10,112	9,645
Underlying surplus or deficit ratio %	> 0%	-2.3%	-4.9%	0.2%	-6.4%

This ratio serves as an overall measure of financial operating effectiveness.

Notes to the Financial Report

for the year ended 30 June 2019

2.6 Management indicators (continued)

(Amounts shown in \$000)	Benchmark	2019	2018	2017	2016
2.6c Net financial liabilities					
Liquid assets less		13,689	13,568	12,795	9,654
total liabilities		2,822	2,661	2,942	2,966
Net financial liabilities	> \$0	10,867	10,907	9,853	6,688

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		10,867	10,907	9,853	6,688
Recurrent income*		11,145	10,361	10,112	9,645
Net financial liabilities ratio %	0% - (50%)	97.5%	105.3%	97.4%	69.3%

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		61,793	62,026	60,980	60,164
Current replacement cost		119,198	116,701	114,666	111,533
Asset consumption ratio %	> 60%	51.8%	53.1%	53.2%	53.9%

Buildings

Depreciated replacement cost		13,255	12,086	12,259	11,365
Current replacement cost		23,494	21,952	22,405	19,484
Asset consumption ratio %	> 60%	56.4%	55.1%	54.7%	58.3%

Stormwater

Depreciated replacement cost		3,717	3,762	3,814	3,865
Current replacement cost		5,180	5,173	5,173	5,172
Asset consumption ratio %	> 60%	71.8%	72.7%	73.7%	74.7%

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 2019

2.6 Management indicators (continued)

(Amounts shown in \$000)

	Benchmark	2019	2018	2017	2016
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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**		18,638	19,419	23,784	24,124
Projected capital expenditure funding***		21,750	19,790	17,000	16,814
Asset renewal funding ratio %	90-100%	85.7%	98.1%	139.9%	143.5%

Buildings

Projected capital funding outlays**		3,301	3,598	3,148	2,527
Projected capital expenditure funding***		2,750	2,750	3,148	2,527
Asset renewal funding ratio %	90-100%	120.0%	130.8%	100.0%	100.0%

Stormwater

Projected capital funding outlays**		501	546	398	410
Projected capital expenditure funding***		520	520	398	410
Asset renewal funding ratio %	90-100%	96.3%	105.0%	100.0%	100.0%

** 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		2,349	2,995	1,933	3,666
Annual depreciation and amortisation expense		3,079	3,075	2,952	2,792
Asset sustainability ratio %	100.0%	76.3%	97.4%	65.5%	131.3%

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 2019

2.6 Management indicators (continued)

(Amounts shown in \$000)

	Capital renewal expenditure	Capital new /upgrade expenditure	Total Capital Expenditure
2019			
By asset class (including work in progress)			
Land	211	-	211
Buildings	294	1,254	1,548
Plant and machinery	375	-	375
Furniture and fixtures	68	7	75
Minor plant	8	3	11
Roads	1,172	318	1,490
Bridges	27	-	27
Stormwater	3	5	8
Waste management	180	-	180
Intangibles	11	-	11
Total	2,349	1,587	3,936
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

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 2019

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)	2019	2018
Cash at bank and on hand	1,808	1,470
Term deposits	10,921	10,408
Total cash and cash equivalents	12,729	11,878

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	58	56
- Trust funds and deposits (note 3.7)	177	161
- Heritage Building Solutions Pty Ltd (note 3.9)	277	101
- Heritage Education and Skills Centre Ltd (note 3.9)	83	83
- Capital grants not yet expended	875	875
- Australian Government - Financial Assistance Grant (in advance) (note 2.2c)	1,752	1,696
Restricted funds	3,222	2,972
Total unrestricted cash and cash equivalents	9,507	8,906

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)	2019	2018
Rates debtors	633	595
Other debtors	327	1,095
Total trade and other receivables	960	1,690

Recognition and measurement

Accounting policy under AASB 9 - applicable from 1 July 2018

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience, an informed credit assessment and forward-looking information. Council has established a provision matrix to facilitate the impairment assessment.

For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rate debtors, Council uses the presumptions that assets more than 30 days past due have a significant increase in credit risk and those more than 90 days will likely be in default. Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

Notes to the Financial Report

for the year ended 30 June 2019

3.2 Trade and other receivables (continued)

Accounting policy under AASB 139 - applicable for 2018 comparative

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.

3.3 Other assets

(Amounts shown in \$000)	2019	2018
Stores and materials	213	285
Subsidiary work in progress	92	117
Total other assets	305	402

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.

3.4 Investment in water corporation

(Amounts shown in \$000)	2019	2018
Opening Balance	12,203	12,047
Change in fair value of investment	1,370	156
Total investment in water corporation	13,573	12,203

Recognition and measurement

Accounting policy under AASB 9 - applicable from 1 July 2018

As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: Financial Instruments to irrevocably classify this equity investment as designated as fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 6.1) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured. Fair value was determined by using Council's ownership interest against TasWater's net asset value at balance date. At 30 June 2019, Council held a 0.73% ownership interest in TasWater (2018: 0.76%) which is based on Schedule 2 of the Corporation's Constitution which reflects the Council's voting rights.

Accounting policy under AASB 139 - applicable for 2018 comparative

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. 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. Council's investment is not traded in an active market and is only sensitive to fluctuations in the value of TasWater's net assets.

Notes to the Financial Report

for the year ended 30 June 2019

3.5 Property, plant, equipment, infrastructure and intangibles

(Amounts shown in \$'000)	Gross book value		Accumulated depreciation		Total	
	2019	2018	2019	2018	2019	2018
Property						
At fair value						
Land	4,607	4,607	-	-	4,607	4,607
Land under roads	3,051	3,051	-	-	3,051	3,051
Buildings	23,494	21,952	(10,239)	(9,866)	13,255	12,086
Total property	31,152	29,610	(10,239)	(9,866)	20,913	19,744
Plant and equipment						
At cost						
Plant and machinery	4,102	3,992	(1,898)	(1,781)	2,204	2,211
Furniture and fixtures	708	632	(474)	(446)	234	186
Minor plant	317	306	(253)	(240)	64	66
Total plant and equipment	5,127	4,930	(2,625)	(2,467)	2,502	2,463
Infrastructure						
At fair value						
Roads	91,016	89,911	(48,000)	(46,362)	43,016	43,549
Bridges	28,182	26,790	(9,405)	(8,313)	18,777	18,477
Stormwater	5,180	5,173	(1,463)	(1,411)	3,717	3,762
Waste management	430	250	(212)	(185)	218	65
Total infrastructure	124,808	122,124	(59,080)	(56,271)	65,728	65,853
Work in progress	1,701	1,771	-	-	1,701	1,771
Intangibles	554	546	(425)	(351)	129	195
Total property, plant, equipment, infrastructure and intangibles	163,342	158,981	(72,369)	(68,955)	90,973	90,026

Notes to the Financial Report

for the year ended 30 June 2019

3.5 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	Impairment of assets	Balance at end of financial year
2019								
Property								
Land	4,607	324	-	-	-	-	(324)	4,607
Land under roads	3,051	-	-	-	-	-	-	3,051
Buildings	12,086	1,535	-	(366)	-	-	-	13,255
Total property	19,744	1,859	-	(366)	-	-	(324)	20,913
Plant and equipment								
Plant and machinery	2,211	375	-	(241)	(141)	-	-	2,204
Furniture and fixtures	186	75	-	(27)	-	-	-	234
Minor plant	66	11	-	(13)	-	-	-	64
Total plant and equipment	2,463	461	-	(281)	(141)	-	-	2,502
Infrastructure								
Roads	43,549	1,461	-	(1,915)	(79)	-	-	43,016
Bridges	18,477	27	634	(361)	-	-	-	18,777
Stormwater	3,762	7	-	(52)	-	-	-	3,717
Waste management	65	180	-	(27)	-	-	-	218
Total infrastructure	65,853	1,675	634	(2,355)	(79)	-	-	65,728
Work in progress	1,771	(70)	-	-	-	-	-	1,701
Intangibles	195	11	-	(77)	-	-	-	129
Total property, plant, equipment, infrastructure and intangibles	90,026	3,936	634	(3,079)	(220)	-	(324)	90,973

Notes to the Financial Report

for the year ended 30 June 2019

3.5 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	Impairment of assets	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

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 2019

3.5 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.

Impairment losses are recognised in the statement of comprehensive income under other expenses.

Notes to the Financial Report

for the year ended 30 June 2019

3.6 Trade and other payables

(Amounts shown in \$000)	2019	2018
Payables and accruals	490	413
Payroll tax and workers compensation on employee entitlements	68	57
Total trade and other payables	558	470

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.

3.7 Trust funds and deposits

(Amounts shown in \$000)	2019	2018
Tender deposits and funds held on trust	177	161
Total trust funds and deposits	177	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.

3.8 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 3.4
- Property and infrastructure as disclosed at note 3.5

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 2019

3.8 Fair value measurements (continued)

(Amounts shown in \$000)	Level 1		Level 2		Level 3		Total	
	2019	2018	2019	2018	2019	2018	2019	2018
Fair value measurements								
Recurring								
Property								
Land	-	-	4,607	4,607	-	-	4,607	4,607
Land under roads	-	-	3,051	3,051	-	-	3,051	3,051
Buildings	-	-	-	-	13,255	12,086	13,255	12,086
Infrastructure								
Roads	-	-	-	-	43,016	43,549	43,016	43,549
Bridges	-	-	-	-	18,777	18,477	18,777	18,477
Stormwater	-	-	-	-	3,717	3,762	3,717	3,762
Waste management	-	-	-	-	218	65	218	65
Total recurring	-	-	7,658	7,658	78,983	77,939	86,641	85,597

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 2019

3.8 Fair value measurements (continued)

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 2019

3.8 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 3.5 (Property, plant, equipment and infrastructure). Investment in water corporation, which is classified as level 3 has been separately disclosed in note 3.4.

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.

(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 2019

3.9 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 consolidated into Council's balances. All inter-entity transactions and balances between Council and these subsidiary companies have been eliminated.

(Amounts shown in \$000)	2019	2018
Heritage Building Solutions Pty Ltd		
Statement of Comprehensive Income		
Revenue	1,187	1,059
Expenses	(1,187)	(1,007)
Total Comprehensive Income for the year	-	52
Statement of Financial Position		
Assets	521	468
Liabilities	(414)	(361)
Total Equity	107	107
Heritage Education & Skills Centre Pty Ltd		
Statement of Comprehensive Income		
Revenue	(40)	77
Expenses	(12)	(94)
Total Comprehensive Income for the year	(52)	(17)
Statement of Financial Position		
Assets	90	98
Liabilities	(111)	(67)
Total Equity	(21)	31

Notes to the Financial Report

for the year ended 30 June 2019

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)

	2019	2018
Current		
Annual leave	462	407
Long service leave	673	590
Personal	283	277
Total current	1,418	1,274
Non-current		
Long service leave	64	75
Total non-current	64	75
Total employee provisions	1,482	1,349
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.	745	684
- Other long-term employee benefits that do not fall due within 12 months after the end of the period measured at present value.	673	590
	1,418	1,274
Non-current		
Long service leave representing less than 10 years of continuous service measured at present value.	64	75
	64	75
Number of employees (full time equivalents)	43	44

Notes to the Financial Report

for the year ended 30 June 2019

4.1 Employee Provisions (continued)

Movements in employee provisions during the financial year

(Amounts shown in \$000)	Annual leave		Long service leave		Personal			Total
	2019	2018	2019	2018	2019	2018	2019	2018
Balance at beginning of the year	407	413	665	714	277	281	1,349	1,408
Additional provisions	302	268	147	17	89	117	538	402
Amounts used	(247)	(274)	(75)	(66)	(83)	(121)	(405)	(461)
Balance at end of the year	462	407	737	665	283	277	1,482	1,349

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 2019

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 2018	to	1 November 2018	
	Councillor A E Bisdee OAM	2 November 2018	to	30 June 2019	
	Deputy Mayor A O Green	1 July 2018	to	1 November 2018	
	Mayor A O Green	2 November 2018	to	30 June 2019	
	Councillor E C Batt	1 July 2018	to	1 November 2018	
	Deputy Mayor E C Batt	2 November 2018	to	30 June 2019	
	Councillor A R Bantick	1 July 2018	to	30 June 2019	
	Councillor R A Campbell	1 July 2018	to	1 November 2018	
	Councillor K Dudgeon	2 November 2018	to	30 June 2019	
	Councillor D F Fish	1 July 2018	to	30 June 2019	
	Councillor D E Marshall	1 July 2018	to	1 November 2018	
	Councillor R McDougall	2 November 2018	to	30 June 2019	
	General Manager	Mr T F Kirkwood	1 July 2018	to	30 June 2019

Councillor remuneration

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
2019						
A E Bisdee OAM	19,921	19,921	3,716	993	25	24,655
A O Green	31,629	31,629	3,463	1,427	25	36,544
E C Batt	16,752	16,752	1,763	1,068	25	19,608
A R Bantick	10,571	10,571	1,368	780	25	12,744
R A Campbell	3,528	3,528	282	260	25	4,095
K Dudgeon	7,103	7,103	1,210	-	17	8,330
D F Fish	10,571	10,571	-	780	8	11,359
D E Marshall	3,528	3,528	251	260	17	4,056
R McDougall	7,103	7,103	1,827	-	8	8,938
Total	110,706	110,706	13,880	5,568	175	130,329

Notes to the Financial Report

for the year ended 30 June 2019

4.2 Related party transactions (continued)

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
2018						
A E Bisdee OAM	37,220	37,220	3,688	1,420	24	42,352
A O Green	20,613	20,613	2,666	1,100	24	24,403
A R Bantick	8,636	8,636	808	780	18	10,242
E C Batt	10,335	10,335	739	780	24	11,878
R A Campbell	10,335	10,335	1,111	780	24	12,250
D F Fish	10,335	10,335	-	780	24	11,139
D E Marshall	10,335	10,335	1,048	780	24	12,187
<i>Total</i>	107,809	107,809	10,060	6,420	162	124,451

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
2019								
Remuneration band	Employees							
\$80 001 - \$100 000	2	172,348	3,176	600	21,543	-	(9,539)	188,128
\$100 001 - \$120 000	1	98,213	753	300	12,277	-	(3,172)	108,371
\$140 001 - \$160 000	1	127,639	5,087	300	15,955	-	8,140	157,121
\$180 001 - \$200 000	1	158,914	9,121	300	19,864	-	(1,326)	186,873
		557,114	18,137	1,500	69,639	-	(5,897)	640,493

Notes to the Financial Report

for the year ended 30 June 2019

4.2 Related party transactions (continued)

(Amounts shown in \$)		Short term benefits			Post employment benefits			Total
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non-monetary benefits	
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

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 2019

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 \$50,064 (2018: \$66,350)

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 did not enter into transactions with entities that are controlled by members of key management personnel.

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 2019

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 2019

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 2019

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 2018, showed that the Fund had assets of \$57.48 million and members' Vested Benefits were \$48.39 million. These amounts represented 0.7% and 0.6% respectively of the corresponding total amounts for Tasplan.
- As at 30 June 2018 the fund had 119 members and the total employer contributions and member contributions for the year ending 30 June 2018 were \$1,515,272 and \$266,000 respectively.
- During the reporting period the amount of contributions paid to defined benefits schemes was \$6,800 (2017-18, \$30,165), and the amount paid to accumulation schemes was \$346,688 (2017-18, \$353,337).
- During the next reporting period the expected amount of contributions to be paid to defined benefits schemes is \$nil, and the amount to be paid to accumulation schemes is \$350,000.

Notes to the Financial Report

for the year ended 30 June 2019

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)	2019	2018
Current		
Borrowings - secured	148	77
Non-current		
Borrowings - secured	457	604
Total borrowings	605	681

Borrowings are secured over the rate income of Council. There have been no defaults or breaches of the loan agreement during the year.

The maturity profile for Council's borrowings is:

Not later than one year	148	77
Later than one year and not later than five years	330	427
Later than five years	127	177
Total	605	681

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)	2019	2018
Bank overdraft limit	200	200
Direct debit facility	100	100
Business credit cards	50	50
Used facilities	-	(6)
Unused facilities	350	344

Notes to the Financial Report

for the year ended 30 June 2019

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 1.8% (1.9% in 2018). The interest rate at balance date was 1.8% (1.9% in 2018).
Trade and other receivables	See Note 3.2	<p>General debtors are unsecured and arrears attract an interest rate of 0% (0% in 2018). 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 3.4	
<i>Financial Liabilities</i>		
Trade and other payables	See Note 3.6	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 preceding year (2018: less than 2.5%).</p>

Notes to the Financial Report

for the year ended 30 June 2019

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
2019						
<i>Financial assets</i>						
Cash and cash equivalents	1,808	10,921	-	-	-	12,729
Trade and other receivables	-	-	-	-	960	960
Investment in water corporation	-	-	-	-	13,573	13,573
Total financial assets	1,808	10,921	-	-	14,533	27,262
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	558	558
Trust funds and deposits	-	-	-	-	177	177
Interest-bearing loans and borrowings	-	148	330	127	-	605
Total financial liabilities	-	148	330	127	735	1,340
Net financial assets (liabilities)	1,808	10,773	(330)	(127)	13,798	25,922
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

Notes to the Financial Report

for the year ended 30 June 2019

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	
	2019	2018	2019	2018
<i>Financial assets:</i>				
Cash and cash equivalents	12,729	11,878	12,729	11,878
Trade and other receivables	960	1,690	960	1,690
Investment in water corporation	13,573	12,203	13,573	12,203
Total financial assets	27,262	25,771	27,262	25,771
<i>Financial liabilities:</i>				
Trade and other payables	558	470	558	470
Trust funds and deposits	177	161	177	161
Interest-bearing loans and borrowings	605	681	605	681
Total financial liabilities	1,340	1,312	1,340	1,312

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 2019

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)	2019	2018
Current (not yet due)	225	994
Past due by up to 30 days	7	6
Past due between 31 and 60 days	-	-
Past due between 61 and 90 days	2	-
Past due by more than 90 days	93	95
Total Trade & Other Receivables	327	1,095
Rates receivable	633	595
Total receivables	960	1,690

Notes to the Financial Report

for the year ended 30 June 2019

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).

2019 (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	558	-	-	558	558
Trust funds and deposits	177	-	-	177	177
Interest-bearing loans and borrowings	148	330	127	605	605
Total financial liabilities	883	330	127	1,340	1,340
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

Notes to the Financial Report

for the year ended 30 June 2019

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.

2019		Interest rate risk			
		-0.5%		1%	
(Amounts shown in \$000)		-50 basis points		100 basis points	
		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	12,729	(64)	(64)	127	127
Trade and other receivables	960	(5)	(5)	10	10
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	605	3	3	(6)	(6)
2018		Interest rate risk			
(Amounts shown in \$000)		-0.5%		1%	
		-50 basis points		100 basis points	
		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)

Notes to the Financial Report

for the year ended 30 June 2019

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 2017	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2018	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2019
Asset revaluation reserve	59,682	722	-	60,404	634	-	61,038
Fair value reserve							
<i>Equity investment asset</i>							
Investment in water corporation	-	-	-	-	-	(165)	(165)
<i>Available-for-sale assets</i>							
Investment in water corporation	(1,691)	-	156	(1,535)	-	1,535	-
Total fair value reserve	(1,691)	-	156	(1,535)	-	1,370	(165)
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	61,642	722	156	62,520	634	1,370	64,524

Recognition and measurement

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

Council has to designate its investment in Taswater as an equity investment at fair value through other comprehensive income. Subsequent changes in fair value are reflected in the reserve and will not be reclassified through the profit or loss when derecognised. This equity investment asset within the fair value reserve was previously classified as an available for sale asset.

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 2019

6.2 Commitments

(Amounts shown in \$000)

	2019	2018
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:	153	159
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:	148	178

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 2019

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 9 Financial Instruments (effective from 1 January 2018)

This standard replaces the existing standard, AASB139: Financial Instruments: Recognition and Measurement and revises classification, measurement and disclosure of financial assets and liabilities. It reduces the number of categories for financial assets and simplifies the measurement choices, including the removal of impairment testing of assets measured at fair value. Classification of financial assets is determined by Council's business model for holding the particular asset and its contractual cash flows.

Council has applied this standard from 1 July 2018 using a retrospective approach with cumulative catch-up. This does not require Council to restate comparative figures, but does require the presentation of both qualitative and quantitative disclosures for affected items, along with a corresponding adjustment to the opening balance of Accumulated surpluses for transitional effects of re-measurement.

The effect of adopting AASB 9 as at 1 July 2018 was as follows:

(a) Classification and measurement

The following financial asset of Council has been reclassified on adoption of AASB 9. The classification is primarily based on Council's business model in which a financial asset is managed and its contractual cash flow characteristics. The effects resulting from reclassification is as follows:

- Investment in water corporation - classified as an 'Available-For-Sale' financial asset as at 30 June 2018. As Council does not hold this equity investment for trading purposes, it has made an irrevocable election for this equity instrument to present any subsequent changes in fair value in Other comprehensive income. Under this approach only dividends are recognised in profit or loss. Council's Investment in water corporation is classified and measured as an 'Equity instrument at fair value through other comprehensive income' beginning 1 July 2018.
- Council has not designated any financial liabilities at fair value through profit or loss. There are no changes in the classification and measurement for Council's financial liabilities.

In summary, upon the adoption of AASB 9, Council had the following required (or elected) reclassification as at 1 July 2018:

(Amounts shown in \$000)			AASB 9 Category and carrying amount			
AASB 139 Category and carrying amount			Amortised Cost	Fair value through profit or loss	Fair value through OCI	Equity instrument at fair value through OCI
Note						
Investment in water corporation	3.4	12,203	-	-	-	12,203
			-	-	-	12,203

Notes to the Financial Report

for the year ended 30 June 2019

6.4 Other significant accounting policies and new accounting standards (continued)

(b) Impairment of financial assets

The adoption of AASB 9 has changed Council's accounting for impairment losses for financial assets by replacing AASB 139's incurred loss approach, with a forward-looking expected credit loss (ECL) approach. AASB 9 requires Council to recognise an allowance for ECLs for all financial assets not held at fair value through profit or loss.

However, other than re-classification of the provisions for impairment to the provisions for expected credit loss, there was no material impact on the calculation of the estimated impairment of trade and other receivables upon adoption of AASB 9 as at 1 July 2018.

(e) Pending Accounting Standards

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2019 reporting periods. Council's assessment of the impact of the relevant new standards and interpretations is set out below.

■ AASB 15 Revenue from Contracts with Customers

The standard has been deferred by AASB 2016-7 Deferral of AASB15 for Not-for-Profit Entities, until the 2019-20 reporting period.

AASB 15 introduces a five-step process for revenue recognition, with the core principle of the new standard being for entities to recognise revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration (that is, payment) to which the entity expects to be entitled in exchange for those goods or services.

Accounting policy changes will arise in the timing of revenue recognition, treatment of contracts costs and contracts which contain a financing element.

Council has analysed the new revenue recognition requirements noting that future impacts include:

- Depending on the respective contractual terms, the new requirements of AASB 15 may result in a change to the timing of revenue from sales of goods and services such that some revenue may need to be deferred as a liability to a later reporting period to the extent that Council has received cash, but has not met its associated performance obligations, (a promise to transfer a good or service).
- 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.
- 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.
- 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 will continue being recognised as revenue upfront assuming no change to the current grant arrangements.

For Council there will be a significant effect in the treatment of all grants with sufficiently specific performance obligations where the conditions have yet to be fulfilled at year end. Council currently presents unexpended grant income received in note 3.1. Council's assessment is that \$875,000 will be deferred as a liability under AASB 15 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 surplus for the difference in accounting treatment on initial adoption.

Notes to the Financial Report

for the year ended 30 June 2019

6.4 Other significant accounting policies and new accounting standards (continued)

■ AASB 1058 Income of Not-for-Profit Entities

This standard has been deferred until the 2019-20 reporting period.

AASB 1058 supersedes all the income recognition requirements relating to councils, previously in AASB 1004 Contributions. The timing of income recognition under AASB 1058 depends on whether a transaction gives rise to a liability or other performance obligation, or a contribution by owners, related to an asset (such as cash or another asset) received.

AASB 1058 applies when Council receives volunteer services or enters into other transactions in which the consideration to acquire an asset is significantly less than the fair value of the asset, and where the asset is principally to enable Council to further its objectives. In cases where Council enters into other transactions, Council recognises and measures the asset at fair value in accordance with the applicable Australian Accounting Standard (e.g. AASB 116 Property, Plant and Equipment).

If the transaction is a transfer of a financial asset to enable Council to acquire or construct a recognisable non-financial asset to be controlled by council (i.e. an in-substance acquisition of a non-financial asset), Council recognises a liability for the excess of the fair value of the transfer over any related amounts recognised. Council will recognise income as it satisfies its obligations under the transfer, similarly to income recognition in relation to performance obligations under AASB 15 as discussed above.

Where the asset acquired is leased at a "Peppercorn" rate, being a nominal or low value lease cost per annum, Council is required to recognise the leased asset at its fair value, the remaining lease liability and the balance as income. These leased right-of-use assets have not previously been recognised. Council currently has 3 Peppercorn leases and will assess the value of right-of-use lease assets and remaining lease liabilities during the next 12 months. Any balance will be adjusted against accumulated surplus.

AASB 1058 also encompasses non-contractual statutory income such as rates, taxes and fines. Council currently recognises income when received. Under AASB 1058, income is recognised when the taxable event has occurred. An impact for Council is that prepaid rates received prior to the beginning of a rating period, will now be recognised as a financial liability until the commencement of that rating period. The impact to Council will be that revenue recognised when received from Rates and charges in advance as disclosed in note 2.2, will now be recorded as a liability, with revenue deferred until the commencement of the applicable rating period.

AASB 1058 requires the recognition of Volunteer services where they would have been purchased if not donated and the fair value of those services can be reliably measured. Council has assessed these requirements and determined that approximately \$126,000 would have been recognised as Volunteer services income and expense in the current year.

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.

Notes to the Financial Report

for the year ended 30 June 2019

6.4 Other significant accounting policies and new accounting standards (continued)

■ AASB 16 Leases

This standard is applicable to annual reporting periods beginning on or after 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.

AASB 16 will result in operating leases being brought onto the statement of financial position. There are limited exceptions relating to short-term leases and low-value assets which may remain off the balance sheet. Council's current does not have any material lease commitments.

The calculation of the lease liability will take into account appropriate discount rates, assumptions about the lease term, and increases in lease payments. A corresponding right to use assets will be recognised, which will be amortised over the term of the lease. Rent expense will no longer be shown. The profit and loss impact of the leases will be through amortisation and interest charges. In the Statement of Cash Flows lease payments will be shown as cash flows from financing activities instead of operating activities.

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 currently has no material operating leases. Council will apply the standard from 1 July 2019 using a retrospective approach with cumulative catch-up with an adjustment to Accumulated surpluses, where material, for the difference in accounting treatment on initial adoption.

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 2019

**FINANCIAL PACKAGE
FOR THE YEAR ENDED
30 JUNE 2019**

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Special Purpose Financial Report comprising:

Directors' Declaration	1
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Statement of Cash Flows	6
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HERITAGE BUILDING SOLUTIONS PTY LTD

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 2019 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. The directors note the Company is supported by the Southern Midlands Council on the basis outlined in Note 1(a).

2. In respect of the year ended 30 June 2019 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

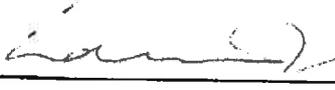
(c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

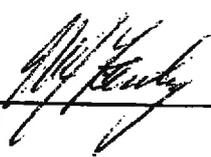
Director:


Mr Timothy Kirkwood

Director:


Mr Keyran Pitt

Director:


Mr Martin Farley

Signed at Perth this 14th day of August 2019



YOUR PARTNERS IN BUSINESS

**COMPILATION REPORT
TO HERITAGE BUILDING SOLUTIONS PTY LTD**

We have compiled the accompanying special purpose financial report of Heritage Building Solutions Pty Ltd which comprises the statement of financial position as at 30 June 2019, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies, other explanatory notes and a detailed profit and loss statement. These have been prepared in accordance with the basis of accounting described in Note 1 to the financial report. The specific purpose for which the special purpose financial report has been prepared is set out in Note 1(a). The extent to which Australian Accounting Standards and other mandatory professional reporting requirements have or have not been adopted in the preparation of the special purpose financial report is set out in Note 1.

The responsibility of directors

The directors of Heritage Building Solutions Pty Ltd are solely responsible for the information contained in the special purpose financial report, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

Our responsibility

On the basis of information provided by the directors we have compiled the accompanying special purpose financial report in accordance with the basis of accounting as described in Note 1 and APES 315 Compilation of Financial Information. We have applied our expertise in accounting and financial reporting to compile the financial report in accordance with the basis of accounting described in Note 1 to the financial report. We have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants.

Assurance disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile this financial report. Accordingly, we do not express an audit opinion or a review conclusion on this financial report. The special purpose financial report was compiled exclusively for the benefit of the directors who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial report.

FJB Accounting Solutions

FJB Accounting Solutions Pty Ltd
68 Abbott Street, East Launceston

Dated: 14 August 2019

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2019**

	Note	2019 \$	2018 \$
Revenue		1,187,444	1,059,275
Cost of sales and direct expenses		(1,013,280)	(828,028)
Depreciation and amortisation expenses		(1,625)	(1,304)
Directors' fees		(10,000)	(10,000)
Finance costs		(4,500)	(5,250)
Other expenses		(157,819)	(162,373)
Profit/(Loss) before income tax	2	220	52,320
Income tax expense	1(b)	-	-
Profit/(Loss) after income tax		220	52,320
Other comprehensive income		-	-
Total comprehensive result for the year		220	52,320

The accompanying notes form part of the financial statements. Compiled without audit or review.

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2019

	Note	2019 \$	2018 \$
CURRENT ASSETS			
Cash and cash equivalents	3	277,103	227,752
Trade and other receivables	4	111,644	81,612
Inventories	5	98,530	123,948
Other current assets	6	-	-
TOTAL CURRENT ASSETS		<u>487,277</u>	<u>433,312</u>
NON-CURRENT ASSETS			
Property, plant and equipment	7	33,400	34,352
TOTAL NON-CURRENT ASSETS		<u>33,400</u>	<u>34,352</u>
TOTAL ASSETS		<u>520,677</u>	<u>467,664</u>
CURRENT LIABILITIES			
Trade and other payables	8	199,196	133,061
Provisions	9	44,257	40,136
TOTAL CURRENT LIABILITIES		<u>243,453</u>	<u>173,197</u>
NON-CURRENT LIABILITIES			
Provisions	9	19,959	37,422
Borrowings	10	150,000	150,000
TOTAL NON-CURRENT LIABILITIES		<u>169,959</u>	<u>187,422</u>
TOTAL LIABILITIES		<u>413,412</u>	<u>360,619</u>
NET ASSETS (LIABILITIES)		<u>107,265</u>	<u>107,045</u>
EQUITY			
Issued capital	11	6	6
Retained earnings	12	107,259	107,039
TOTAL EQUITY		<u>107,265</u>	<u>107,045</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 2019

	Note	Retained Earnings \$	Total \$
Balance at 30 June 2017		54,719	54,719
Profit (Loss) attributable to equity shareholders		52,320	52,320
Balance at 30 June 2018		<u>107,039</u>	<u>107,039</u>
Profit (Loss) attributable to equity shareholders		220	220
Balance at 30 June 2019		<u><u>107,259</u></u>	<u><u>107,259</u></u>
 Issued Capital	 11		 <u><u>6</u></u>

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2019

	Note	2019 \$	2018 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		1,156,258	1,070,802
Payments to suppliers and employees		(1,107,388)	(944,826)
Interest received		1,154	386
Income tax paid		-	-
Interest paid		-	-
Net cash from operating activities	13	<u>50,024</u>	<u>126,362</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of property, plant and equipment		-	-
Payments for property, plant and equipment		(673)	-
Net cash from investing activities		<u>(673)</u>	<u>-</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		49,351	126,362
Cash at beginning of year		227,752	101,390
Cash at end of year		<u>277,103</u>	<u>227,752</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 2019****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. Comparative figures have been adjusted to reflect any changes in classification in the current financial year.

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 2019**

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 2019

	2019 \$	2018 \$
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 12.		
3 Cash and Cash Equivalents		
Current		
Cheque Account	141,099	73,526
Investment Account	82,850	152,525
Term Deposit Account	50,821	-
Card Transaction Account	2,333	1,701
	<u>277,103</u>	<u>227,752</u>
4 Trade and Other Receivables		
Current		
Trade Debtors	104,938	74,906
Other Debtors	6,706	6,706
	<u>111,644</u>	<u>81,612</u>
5 Inventories		
Current		
Stock on Hand - at Cost	6,653	6,653
Work in Progress - at Cost	91,877	117,295
	<u>98,530</u>	<u>123,948</u>
6 Other Current Assets		
Current		
Prepayments	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2019

	2019 \$	2018 \$
7 Property, Plant and Equipment		
Buildings		
Structural Improvements - at Cost	40,358	40,358
Less Accumulated Depreciation	<u>(7,297)</u>	<u>(6,288)</u>
	<u>33,061</u>	<u>34,070</u>
Plant, Equipment & Furniture		
Plant, Equipment & Furniture - at Cost	6,981	6,308
Less Accumulated Depreciation	<u>(6,642)</u>	<u>(6,026)</u>
	<u>339</u>	<u>282</u>
Total Property, Plant and Equipment	<u><u>33,400</u></u>	<u><u>34,352</u></u>
8 Trade and Other Payables		
Current		
Trade Creditors	99,949	80,878
Superannuation Payable	-	7,093
Accrued Motor Vehicle	40,320	-
PAYG Withholding Payable	13,614	6,806
GST Payable	<u>45,313</u>	<u>38,284</u>
	<u>199,196</u>	<u>133,061</u>
9 Provisions		
Current		
Provision for Annual Leave	<u>44,257</u>	<u>40,136</u>
	<u>44,257</u>	<u>40,136</u>
Non-current		
Provision for Long Service Leave	<u>19,959</u>	<u>37,422</u>
	<u>19,959</u>	<u>37,422</u>
10 Borrowings		
Non-current		
Loan - Southern Midlands Council	<u>150,000</u>	<u>150,000</u>
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 2019

	2019 \$	2018 \$
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	107,039	54,719
Net loss attributable to members of the company	<u>220</u>	<u>52,320</u>
(Accumulated losses) Retained earnings at the end of the financial year	<u>107,259</u>	<u>107,039</u>
13 Cash Flow Information		
Reconciliation of Cash Flow from Operations with Profit/(Loss) after Income Tax		
Profit/(Loss) after income tax	220	52,320
Non-cash flows in profit (loss)		
Depreciation	1,625	1,304
Changes in assets and liabilities		
(Decrease)/Increase in trade & sundry creditors	66,135	9,485
(Decrease)/Increase in employee benefits	(13,342)	21,424
(Increase)/Decrease in trade debtors	(30,032)	11,913
(Increase)/Decrease in inventory	25,418	29,916
(Increase)/Decrease in prepayments	<u>-</u>	<u>-</u>
	<u>50,024</u>	<u>126,362</u>

DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2019

	2019 \$	2018 \$
SALES		
Contract Income	245,059	463,625
Commercial Construction	706,505	241,313
Residential Construction	234,726	310,001
Other/Miscellaneous Income	-	43,950
	<u>1,186,290</u>	<u>1,058,889</u>
LESS: COST OF GOODS SOLD		
Opening Work in Progress	117,295	146,361
Materials	156,097	118,034
Equipment Rent	10,517	8,631
Subcontractors	323,773	198,976
Wages	494,869	451,031
Other	2,607	22,290
Closing Work in Progress	(91,878)	(117,295)
	<u>1,013,280</u>	<u>828,028</u>
GROSS PROFIT FROM TRADING	<u>173,010</u>	<u>230,861</u>
OTHER INCOME		
Interest received	1,154	386
PROFIT BEFORE EXPENSES	<u>174,164</u>	<u>231,247</u>

**DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2019**

	2019 \$	2018 \$
EXPENSES		
Accountancy & Book-keeping Fees & System	5,076	5,967
Advertising & Promotion	3,296	2,757
Bank Charges	243	231
Computer	1,255	-
Depreciation	1,625	1,304
Directors Fees	10,000	10,000
Email, Website & Booking Management Systems	2,552	-
Insurance	2,731	-
Interest Paid	4,500	5,250
Job Management System	3,420	-
Management Fees	40,064	56,830
Motor Vehicle	40,394	39,212
Office Supplies	1,871	3,304
Recruitment	707	-
Repairs & Maintenance	997	-
Subscriptions	695	1,285
Sundry	310	3,792
Superannuation	35,710	42,035
Telecommunications & Internet	6,870	3,000
Training	1,376	-
Travelling & Food	9,553	3,960
Uniforms	699	-
	<u>173,944</u>	<u>178,927</u>
PROFIT/(LOSS) BEFORE INCOME TAX	<u>220</u>	<u>52,320</u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

FINANCIAL PACKAGE
YEAR ENDED 30 JUNE 2019

**FINANCIAL PACKAGE
FOR THE YEAR ENDED
30 JUNE 2019**

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Special Purpose Financial Report comprising:

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Compilation Report	2
Statement of Profit or Loss or Other Comprehensive Income	3
Statement of Financial Position	4
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Detailed Profit and Loss Statement	10

HERITAGE EDUCATION AND SKILLS CENTRE LTD

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 2019 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. The directors note the Company is supported by the Southern Midlands Council on the basis outlined in Note 1(a).

2. In respect of the year ended 30 June 2019 the Company has:

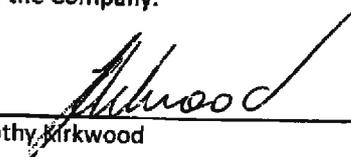
(a) kept such accounting records as correctly record and explain its transactions and financial position;

(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:

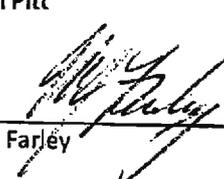
Director:


Mr Timothy Kirkwood

Director:


Mr Keyran Pitt

Director:


Mr Martin Farley

Signed at.....0951 AND S.....this 14TH.....day of.....August.....2019..



YOUR PARTNERS IN BUSINESS

**COMPILATION REPORT
TO HERITAGE EDUCATION AND SKILLS LTD**

We have compiled the accompanying special purpose financial report of Heritage Education and Skills Ltd which comprises the statement of financial position as at 30 June 2019, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies, other explanatory notes and a detailed profit and loss statement. These have been prepared in accordance with the basis of accounting described in Note 1 to the financial report. The specific purpose for which the special purpose financial report has been prepared is set out in Note 1(a). The extent to which Australian Accounting Standards and other mandatory professional reporting requirements have or have not been adopted in the preparation of the special purpose financial report is set out in Note 1.

The responsibility of directors

The directors of Heritage Education and Skills Ltd are solely responsible for the information contained in the special purpose financial report, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial report was prepared.

Our responsibility

On the basis of information provided by the directors we have compiled the accompanying special purpose financial report in accordance with the basis of accounting as described in Note 1 and APES 315 Compilation of Financial Information. We have applied our expertise in accounting and financial reporting to compile the financial report in accordance with the basis of accounting described in Note 1 to the financial report. We have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants.

Assurance disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile this financial report. Accordingly, we do not express an audit opinion or a review conclusion on this financial report. The special purpose financial report was compiled exclusively for the benefit of the directors who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial report.

A handwritten signature in blue ink that reads 'FJB Accounting Solutions'.

FJB Accounting Solutions Pty Ltd
68 Abbott Street, East Launceston

Dated: 14 August 2019

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2019

	2019	2018
	\$	\$
Revenue	(39,670)	77,443
Finance costs	(1,500)	(1,750)
Labour expenses	(2,379)	(66,660)
Other expenses	(8,487)	(26,840)
Loss for the year	<u>(52,036)</u>	<u>(17,807)</u>
Other comprehensive income	-	-
Comprehensive result for the year	<u>(52,036)</u>	<u>(17,807)</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2019

	Note	2019 \$	2018 \$
CURRENT ASSETS			
Cash and cash equivalents	2	82,707	83,384
Trade and other receivables	3	-	1,320
TOTAL CURRENT ASSETS		<u>82,707</u>	<u>84,704</u>
NON-CURRENT ASSETS			
Intangible	4	6,807	13,613
TOTAL NON-CURRENT ASSETS		<u>6,807</u>	<u>13,613</u>
TOTAL ASSETS		<u>89,514</u>	<u>98,317</u>
CURRENT LIABILITIES			
Trade and other payables	5	60,921	17,688
TOTAL CURRENT LIABILITIES		<u>60,921</u>	<u>17,688</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>110,921</u>	<u>67,688</u>
NET ASSETS (LIABILITIES)		<u>(21,407)</u>	<u>30,629</u>
EQUITY			
Retained earnings (losses)	7	(21,407)	30,629
TOTAL EQUITY		<u>(21,407)</u>	<u>30,629</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 2019**

	Note	2019 \$	2018 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		1,320	3,271
Receipts from grants, contributions & subsidies		5,840	72,638
Payments to suppliers		(7,906)	(79,694)
Interest received		69	214
Interest paid		-	-
Net cash from operating activities	8	<u>(677)</u>	<u>(3,571)</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		(677)	(3,571)
Cash at beginning of year		<u>83,384</u>	<u>86,955</u>
Cash at end of year		<u><u>82,707</u></u>	<u><u>83,384</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 2019**

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 and any deficiency in net assets will be met by a forgiveness of debt owed to Council (refer Note 6).

(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 2019**

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 recognised as a liability at note 5.

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 amortised this asset over a useful life of 5 years.

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2019

	2019	2018
	\$	\$
2 Cash and Cash Equivalents		
Current		
Cheque Account	66,391	67,140
Investment Account	16,316	16,244
	<u>82,707</u>	<u>83,384</u>
3 Trade and Other Receivables		
Current		
Trade Debtors	-	1,320
GST Refundable	-	-
	<u>-</u>	<u>1,320</u>
4 Intangible Assets		
Non-current		
Course Design - Capitalised	34,031	34,031
Accumulated Amortisation	(27,224)	(20,418)
	<u>6,807</u>	<u>13,613</u>
5 Trade and Other Payables		
Current		
Grant Repayable - Tasmanian Community Fund	45,579	-
Trade Creditors	15,000	13,500
GST Payable	342	4,188
	<u>60,921</u>	<u>17,688</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	30,629	48,436
Comprehensive result	<u>(52,036)</u>	<u>(17,807)</u>
Retained earnings (losses) at end of the financial year	<u>(21,407)</u>	<u>30,629</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2019**

	2019	2018
	\$	\$
8 Cash Flow Information		
Reconciliation of Cash Flows from Operations with Loss		
Profit/(Loss) for the financial year	(52,036)	(17,807)
Amortisation expense	6,806	6,806
Changes in assets and liabilities		
(Increase)/Decrease in trade & sundry debtors	1,320	2,621
(Decrease)/Increase in trade & sundry creditors	43,233	4,809
	<u>(677)</u>	<u>(3,571)</u>

**DETAILED PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2019**

	2019	2018
	\$	\$
INCOME		
Fundraising	-	-
Grant - Salvation Army	5,840	-
Grant Repayable - Tasmanian Community Fund	(45,579)	-
Contributions by Councils	-	65,844
TBCITB Subsidies	-	6,794
Interest	69	214
Tuition Fees	-	4,591
TOTAL INCOME	<u>(39,670)</u>	<u>77,443</u>
EXPENSES		
Accountancy	1,428	2,000
Advertising & Promotion	-	120
Amortisation	6,806	6,806
Bank Charges	109	111
Consultants Fees	-	5,459
General Expenses	144	2,892
Interest	1,500	1,750
Labour	2,379	66,660
Materials & Participants	-	9,452
Travel expenses	-	-
TOTAL EXPENSES	<u>12,366</u>	<u>95,250</u>
PROFIT/(LOSS) FOR THE YEAR	<u><u>(52,036)</u></u>	<u><u>(17,807)</u></u>