

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY ATTACHMENTS ORDINARY COUNCIL MEETING

Wednesday, 27th May 2020
10.00 a.m.

Item 4.1	Draft Council Meeting Minutes (Open) – 22 nd April 2020
Item 4.2.1	Minutes – Chauncy Vale Management Committee – 18 th May 2020
Item 11.1.1	Development Application DA2020-05 / Representation / Heritage Decision — 40 High Street, Oatlands
Item 11.4.1	Application for Planning Scheme Amendment RZ2020-01 – 2495 Colebrook Road, Colebrook
Item 17.2.3	Draft Strategic Plan 2020-2029

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 22nd April 2020
10.00 a.m.

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY, 22nd APRIL 2020 COMMENCING AT 10:00 A.M.

Note: this meeting was held remotely via WebEx

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

Mayor A O Green (remotely); Deputy Mayor E Batt, Clr A Bantick and Clr A Bisdee OAM (Kempton Council Chambers); Clr K Dudgeon and Clr D Fish (Oatlands Council Chambers); Clr R McDougall (remotely).

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr N Wilson (Senior Admin/IT Officer), Mrs W Young (Corporate Compliance Officer), Miss E Lang (Executive Assistant)

3. APOLOGIES

Nil.

4. MINUTES

4.1 ORDINARY COUNCIL MINUTES

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 25th March 2020, as circulated, are submitted for confirmation.

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

THAT the Minutes of the previous meeting of Council held on the 25th March 2020, as circulated, be confirmed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D 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:

- Nil.

DECISION NOT REQUIRED

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 Clr K Dudgeon, seconded by Clr A Bisdee OAM

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D Fish	√	
Clr 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 McDougall – question regarding development of a Business Plan for the Oatlands Pool? Where is this at?

The General Manager advised the Business Planning process has been put on hold pending receipt of information relating to key expenditure items (i.e. capital costs and energy expenses). These are the main inputs into the Business Plan. The process will be re-commenced when this information comes to hand. The decision to defer the tender process means that there is additional time to progress the Business Plan.

What is happening with the tender process?

The General Manager advised that a decision was made at the last Council meeting to defer the tender process due to current economic circumstances surrounding Covid-19. A full update/plan will be provided to Council within the next week.

Deputy Mayor E Batt – question regarding a number of Capital Works projects that have been carried forward and if we have sufficient manpower to complete these jobs?

The General Manager advised that this was discussed at the last Audit Panel meeting and an attachment is included that details all Works projects and the status of these projects to date. The majority of projects are in-hand and scheduled to proceed.

Clr A Bisdee OAM – should the budget be reviewed in light of the current circumstances with a view to cut back on some of the expenditure in 2019/20 to assist in 2020/21 budget?

Mayor A Green – advice that the State Government has increased loan facilities for Local Government and the State Government wish Councils to increase and continue works on capital expenditure projects due to the importance of maintaining work for local communities. Council are receiving a briefing today from the Local Government Minister and will be in a position to provide additional information following this meeting.

The General Manager advised that Council is in a relatively fortunate financial position where it can certainly shoulder some unforeseen financial impacts. Due to Council's strong financial position we can ride out some likely impacts e.g. reduction in TasWater dividends; deferral of penalty and interest etc. In terms of a budget review, a timetable for upcoming budget workshops will be circulated.

Deputy Mayor E Batt – question regarding Melton Mowbray streetscape works and concerns about manpower to complete these projects (red line through budget?).

The General Manager advised that a legend at the end of the spreadsheet explains this and it means that the project will be carried forward. In the case of the Melton Mowbray project, the project will be carried forward given the inability to meet with the community based advisory committee and seek direction from that group.

Deputy Mayor E Batt – question regarding paddocks next to the Kempton Recreation Ground and if it could be utilised as a 'dog off-leash' park area and what would be required for this to occur?

The General Manager advised that 'on-lead' areas are specified in Councils Dog Management Policy. Generally if it is not specified as an 'on-lead' area, then everywhere else is an 'off-lead' area. There are currently sheep located in this paddock and if removed Council would then need to mow/slash the area.

The Deputy Mayor requested that some form of community consultation should occur prior to pursuing this further.

Mayor A Green – question regarding Covid-19 Action Document and any general information to be included in this document for Councillors; noting that restrictions will be in place until at least the 15th May 2020.

The General Manager advised that the Local Government Association are providing daily email updates from the Premiers briefing and this can be forwarded to Councillors on a daily basis. In terms of Councils Action Plan, there have been no additional changes that impact on Council over the past week that require this document to be updated.

7. DECLARATIONS OF PECUNIARY INTEREST

0

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.

DECISION

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

THAT the information be received.

CARRIED

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

9. PUBLIC QUESTION TIME (SCHEDULED FOR 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.

Councillors were advised that, at the time of issuing the Agenda, no questions on notice had been received from members of the public.

No members of the Public were permitted to attend the meeting. The public has been advised to submit questions by 1.00 p.m. on Tuesday 21st April 2020.

The following questions were submitted by Southern Midlands Regional News on the 20th April 2020.

1. Can you please provide an update on the tenders for the Oatlands Aquatic Centre?

Council response: *The tender process for the Oatlands Aquatic Centre development has been deferred due to the current economic circumstances. Based on the current economic climate due to Covid-19, and recognising that the majority of services/equipment are sourced internationally or nationally, it was recommended that the tender process be deferred. It is envisaged that proceeding to tender would result in substantially loaded tenders to include the range of risk factors.*

2. Can you please provide an update on the building of the bus shelter in High Street opposite the Kentish Hotel? Winter is coming.

Council response: *Council have engaged a contractor to complete this project. It is anticipated that the bus shelter will be completed by May 2020.*

The following questions were received from the Australian Services Union on the 21st April 2020.

1. Can the General Manager provide assurances to Southern Midlands Council's employees that no employees will have their employment terminated as a result of COVID-19 and that Council will prioritise the maintenance of employment of each of their employees in any budgetary decisions moving forward?

Council response: *Whilst Council do not see any need (at the present time) to terminate any employees as a result of COVID-19, the future is unknown and no assurances can be given.*

Can the General Manager assure employees of Southern Midlands Council that the management team will enter into consultation before any major changes are implemented in the workplace?

Council response: *Council can assure all employees that any major workplace changes would go through a consultation process as required under the Southern Midlands Council's Enterprise Agreement.*

Can the General Manager provide a guarantee that all possible alternate duties will be explored before considering standing employees down, including things that are usually outside of Council's core business but which assist the community with getting through, and recovering from, COVID-19?

Council response: *Council can provide assurances that council would certainly look at any alternative duties for employees prior to standing them down as termination would be a last option.*

9.1 Permission to Address Council

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

- Nil.

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

10.1 COUNCIL AFFIRMATION OF NIL (0%) PERCENT RATE INCREASE FOR 2020/2021

Mayor Alex Green has submitted the following Notice of Motion:

THAT Council, as a means of providing local community economic support, develop the 2020/2021 Annual Budget based on a Nil percent rate increase for the forthcoming financial year.

BACKGROUND (Comments provided by Mayor A O Green)

Reference is made to the attached letter written by the Premier of Tasmania and Mark Shelton MP, (Minister for Local Government) addressed to all Tasmanian Councils.

In particular, Paragraph 4 is brought to Council's attention whereby the State Government is strongly encouraging all Councils to consider individual packages and provide support to their community as a matter of urgency. Specific mention is made of including rate freezes as one measure.

General Manager's Comments:

The intent of the Motion is self-explanatory.

In terms of financial implications, a firm decision (or direction) regarding an acceptable (or nil) percentage increase for 2020/21 would certainly assist in framing the 2020/21 Budget. Whilst it could be argued that this should be considered as part of the Budget process, essentially the decision has to be made at some point and a decision now would enable the implications to be factored into the Budget planning.

DECISION

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

THAT Council, as a means of providing local community economic support, develop the 2020/2021 Annual Budget based on a Nil percent rate increase for the forthcoming financial year.

CARRIED

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

ENCLOSURE
Agenda Item 10.1



PREMIER OF TASMANIA

16 April 2020

A letter to all Tasmanian Councils

Dear Mayors and General Managers

Our State, like the rest of the world, has been upended by the impact of the novel coronavirus (COVID-19) pandemic. This pandemic has rapidly covered the globe. It has spread suffering, disrupted billions of lives and endangered the global economy.

It has also impacted and changed the lives of all Tasmanian – school children now learn online, our most vulnerable must stay indoors, parents and caregivers are out of work and our borders have been closed. Throughout this crisis the Government has held to one simple principle – that the health, wellbeing and safety of Tasmanians is our highest priority. We are all facing these unprecedented circumstances together, but together we can rise to these new challenges and help each other.

During this time, we need to ensure Tasmania keeps functioning and where we can we need to keep Tasmanians in business and in jobs. The contribution of Local Government to these efforts will be critical to our success and it has been heartening to see so many councils stepping up to play their part in recent weeks. But we need to do more.

Local Governments, like State and Federal Governments are in a unique position to use their balance sheets to support the economy and the community during this time. Local Governments also have a number of tools to hand that can help with local community economic support and we are now seeing a range of these community care packages being released. We strongly encourage all councils to consider their individual packages and provide support to their community as a matter of urgency. It is vital that all councils agree to measures including rate increase freezes and generous hardship policies. These measures will provide much needed relief to Tasmania's local businesses and rate payers and send a strong message that all levels of government are playing their part to support the community at this unprecedented time.

It is our expectation that councils should endeavour to retain as many employees as possible during this challenging period and that to do this councils will need to adopt different budget and financial positioning strategies than have traditionally been required. Where appropriate, councils should also redirect staff to support their COVID-19 response measures and community relief and recovery initiatives.

To support councils, the Tasmanian Government has extended the \$50 million interest free loan scheme for Local Government to \$150 million. The program provides for loan interest rebates for three years to local government authorities to encourage investment in and employment of more Tasmanians to undertake upgrades, renovations and necessary maintenance to improve existing Local Government infrastructure. To ensure the program is flexible and able to more broadly assist councils, we have expanded the criteria of the program to include all measures taken by councils as a response to, or as a result of, the impacts of COVID-19. Our commitment is to work with each council on an individual basis if necessary to ensure that all councils can access this program.

In addition, we have ensured that councils with payrolls less than \$5 million per annum that have been impacted by coronavirus will pay no payroll taxes for the entire 2019-20 year. The Government has also frozen, waived or capped fees and charges for small businesses, which includes some councils. These measures mean that:

- o Water and electricity bills will be waived for the first quarterly bill received after 1 April this year for small business customers on Tariff 22, 94, 82 or 75, including those small businesses on market contracts that could access those tariffs.
- o Electricity prices will be capped, and water prices will be frozen next financial year.

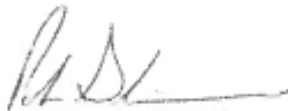
National Cabinet recently announced the adoption of a Commercial Tenancy Code of Conduct. The State Government is currently considering options for implementing the Code and it will be important that councils are involved in this process. The Department of Justice will reach out to the Local Government Association of Tasmania (LGAT) to engage on this matter further.

The State Government is committed to working collaboratively and supportively with the Local Government sector throughout the COVID-19 pandemic and beyond, and we must make it clear that the State Government's capacity to provide financial support going forward is now very constrained. We do not envisage any additional direct funding support to councils beyond what has already been offered.

We are aware that councils are currently considering their budget processes for 2020-21 and that this presents a challenge in the current fiscal environment. One of the issues that has arisen is the need for certainty around the Australian Government's Federal Financial Assistance Grant allocations for 2020-21. We will assist the sector by advocating to the Australian Government for clarity in relation to this matter.

Finally, thank you for everything you and your councils have done thus far to assist in supporting Tasmania's local communities to adjust and respond to the COVID-19 pandemic. We are all in this together and our shared efforts going forward will stand us in good stead to recover from this extraordinary challenge.

Yours sincerely



Peter Gutwein MP
Premier



Mark Shelton MP
Minister for Local Government

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)

11.4.1 PLANNING SCHEME AMENDMENT (RZ2020/01) FOR BUSHFIRE PRONE AREAS OVERLAY

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 17 APRIL 2020

Attachment(s):

TasWater submission

BACKGROUND

At the Council Meeting held on 19th February 2020, Council resolved to initiate and certify the Planning Scheme Amendment RZ2020/01.

The draft amendment and associated documents were placed on public exhibition between 29th February 2020 and the 31st March 2020, in accordance with Section 38 of the *Land Use Planning and Approvals Act 1993* (the Act).

During the advertising period no representations were received from members of the public.

The draft amendment was been referred to TasWater, who provided a brief submission (detailed below).

PROPOSAL

The proposal is for an amendment to the *Southern Midlands Interim Planning Scheme 2015* (“the Scheme”) to insert the Bushfire Prone Areas Overlay maps, as recommended by the Tasmanian Fire Service (“TFS”).

Under the current Scheme bushfire prone areas are defined by the following terms in section E1.3 of the Bushfire Prone Areas Code:

Bushfire- prone area

- (a) *land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- (b) *where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.*

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.

The proposed amendment does not change whether or not land is considered bushfire prone, it simply provides a map of all the land that is described by the current definition.

This will provide greater certainty for Council, property owners and practitioners in the application of the Bushfire-Prone Area Code under the Scheme and the *Building Act 2016*.

LEGISLATIVE REQUIREMENTS

In accordance with sections 39(2) and 43F(6) of the Act, Council must, within 35 days after the exhibition period, forward to the Tasmanian Planning Commission a report considering representations received (if any) and any recommendations regarding the draft amendment and planning permit it considers necessary.

Council are reminded that references to the provisions of the Act are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015. The former provisions of the Act remain in force until the Local Provisions Schedule comes into effect.

PUBLIC NOTIFICATION

Section 38 of the Act sets out that after making a decision to initiate a planning scheme amendment it is to be publicly advertised for a period of at least 28 days.

In this case the draft amendment was placed on public exhibition as required by the Act between 29th February 2020 and the 31st March 2020.

No representations were received, other than a brief submission from TasWater, detailed below.

TasWater	<i>Officer comment</i>
Taswater has provided the following response: TasWater does not object to the draft amendment to the Interim Planning Scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.	<i>Noted.</i> <i>No change to draft amendment required.</i>

CONCLUSION

This report has provided an assessment of the representations received in relation to the proposed amendment to the *Southern Midlands Interim Planning Scheme 2015* to introduce Bushfire Prone Areas mapping into the Bushfire Prone Areas Code.

It is recommended that Council continues to support the planning scheme amendment with no change and provide this report together with the representations to the Tasmanian Planning Commission.

It is noted that if Council decide not to continue to support the proposal the final assessment and determination will still be undertaken by the Tasmanian Planning Commission.

RECOMMENDATION

THAT Council:

1. Consider the submissions received in regard to the draft Planning Scheme Amendment RZ2020/01, together with the responses provided above; and
2. Advise the Tasmanian Planning Commission that zero (0) representations were received from the public and one (1) representation received from Taswater, in accordance with Section 39(2) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions); and
3. A copy of this report be forwarded to the Tasmanian Planning Commission being Council's assessment of the merit of the representations in accordance with Section 39(2)(b) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions); and
4. Pursuant to Section 39(2) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions), the Council recommend to the Tasmanian Planning Commission that no modification to the draft Planning Scheme Amendment RZ2020/01 is required.

DECISION

Moved by Clr R McDougall, seconded by Clr K Dudgeon

THAT Council:

1. Consider the submissions received in regard to the draft Planning Scheme Amendment RZ2020/01, together with the responses provided above; and
2. Advise the Tasmanian Planning Commission that zero (0) representations were received from the public and one (1) representation received from Taswater, in accordance with Section 39(2) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions); and
3. A copy of this report be forwarded to the Tasmanian Planning Commission being Council's assessment of the merit of the representations in accordance with Section 39(2)(b) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions); and
4. Pursuant to Section 39(2) of the *Land Use Planning & Approvals Act 1993* (under Schedule 6 Savings and Transitional Provisions), the Council recommend to the Tasmanian Planning Commission that no modification to the draft Planning Scheme Amendment RZ2020/01 is required.


CARRIED

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

ENCLOSURE
Agenda Item 11.4.1



Submission to Planning Authority Notice

Council Planning Permit No.	RZ2020-01	Council notice date	27/03/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00402-STM	Date of response	01/04/2020
TasWater Contact	Sam Bryant	Phone No.	(03) 6237 8642
Response issued to			
Council name	SOUTHERN MIDLANDS COUNCIL		
Contact details	mail@southernmidlands.tas.gov.au		
Development details			
Address	99 HIGH ST, OATLANDS	Property ID (PID)	5842397
Description of development	Southern Midlands Interim Planning Scheme 2015 - Bushfire Prone Areas		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Tasmania Fire Service	Planning Report - Bushfire-Prone Areas Overlay Southern Midlands LGA	--	December 2019
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME REFERRAL			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):			
1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.			
Advice			
Nil			
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		

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

DECISION

Moved by Clr K Dudgeon, seconded by Clr D Fish

THAT the meeting be suspended for a break at 10.46 a.m.

CARRIED

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

DECISION

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

THAT the meeting be reconvened at 11.05 a.m.

CARRIED

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

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.

12.1.1 HENRIETTA STREET, OATLANDS (CROWN RESERVED ROAD) – G PENNICOTT – REQUEST FOR COUNCIL TO TAKE ON MAINTENANCE RESPONSIBILITY AND OWNERSHIP

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 16 APRIL 2020

Enclosure(s):

Oatlands – Location Map

Crown Reserved Roads – Unmade Roads Policy

ISSUE

Council to consider taking on maintenance responsibly for an additional 200 metres of Henrietta Street, Oatlands.

BACKGROUND

Henrietta Street, Oatlands is a Council maintained road for a distance of 500 metres. It commences at the junction with Birmingham Arms Road and extends through to the entry gate which provides access to the property owned by D Robson.

Beyond that point it becomes a Crown Reserved Road that is not maintained by Council. It follows, that any request for Council to take on maintenance responsibility and future ownership of the Road would need to be in accordance with Council's 'Crown Reserved Roads (Unmade Roads): Public Initiated Request to Construct - Policy and Procedures'.

DETAIL

A location map is included as an enclosure.

A Development/Building Application has been submitted for the construction of a new shed (including fit-out) on CT 114778/4 (part of PID 278935). Entry to the development is 200 metres beyond the section of Henrietta Street which is maintained by Council.

In order to avoid the need to secure a Licence from the Crown to travel across the Crown Reserved Road, the proponent has offered to construct the road to the required standard, following which this section of Road would become maintainable by Council.

The section of Henrietta Street, which is the subject of this request is marked in 'Blue' on the attached Plan.

In reference to Council's Policy, and in particular the procedures detailed in the Policy, the following comments are provided:

- a) It is confirmed that the status of the Road is Crown Reserved Road and there are no existing Leases or Licences which would prevent construction.
- b) Construction of 200 metres of roadway would provide access to this property; provide full road frontage for the properties owned by D Robson and M & K Jones; and provide frontage (part) for the property owned by J Pennicott.
- c) Preliminary investigations indicate that there is no private infrastructure within the road reservation that would require relocation or adversely impact on construction of the road.
- d) Whilst 'in-principle' approval has not been sought from the Crown (pending confirmation of proposed financing arrangements), there are no apparent issues which would prevent construction.
- e) Based on the existing formation, construction of the road would be relatively straight forward, noting that the Road would be classified as a U3 Road, being the lowest category of unsealed roads. This is based on limited traffic movements and recognition that it would be a 'No-Through' Road post construction.

The following cost estimate is provided:

- Construct approximately 200 metres of unsealed roadway, commencing from the end of the Council maintained section of Henrietta Street.

Total Cost of \$3,835 (excluding GST).

- Cost includes; 1 set of culvert pipes and heads (\$480); 64m³ of gravel @\$22.50 - \$1,440; 32m³ Base Course @ \$9.00 - \$288; Cartage \$607; Excavator Hire \$1,080; Grader Hire \$300). The price is reduced by \$360 to allow for Council clean-up of materials that have been dumped within the road reserve.
 - Council's contribution would be \$767 (i.e. 20%), leaving a balance of \$3,068 to be apportioned between the property owners under whatever shared arrangements that can be negotiated.
- f) As mentioned, there are potentially four properties that would benefit from construction of the road.

Owners:

- G & L Pennicott
- J Pennicott
- M & K Jones
- D Robson

Human Resources & Financial Implications – Refer above detail.

Community Consultation & Public Relations Implications – Refer comment above.

Policy Implications – Consistent with Council Policy.

Priority - Implementation Time Frame – N/A.

RECOMMENDATION

THAT:

- a) the information be received;
- b) subject to the property owners being prepared to finance the balance of \$3,068, Council confirm the merits of the proposal and be prepared to allocate an amount of \$767 as its contribution towards construction of the road; and
- c) following construction of the road to the required standard, Council be prepared to resolve in accordance with section 12 of the *Local Government (Highways) Act 1982* that the constructed section of Henrietta Street, Oatlands be declared as a highway maintainable by the corporation and it be gazetted accordingly.

DECISION

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

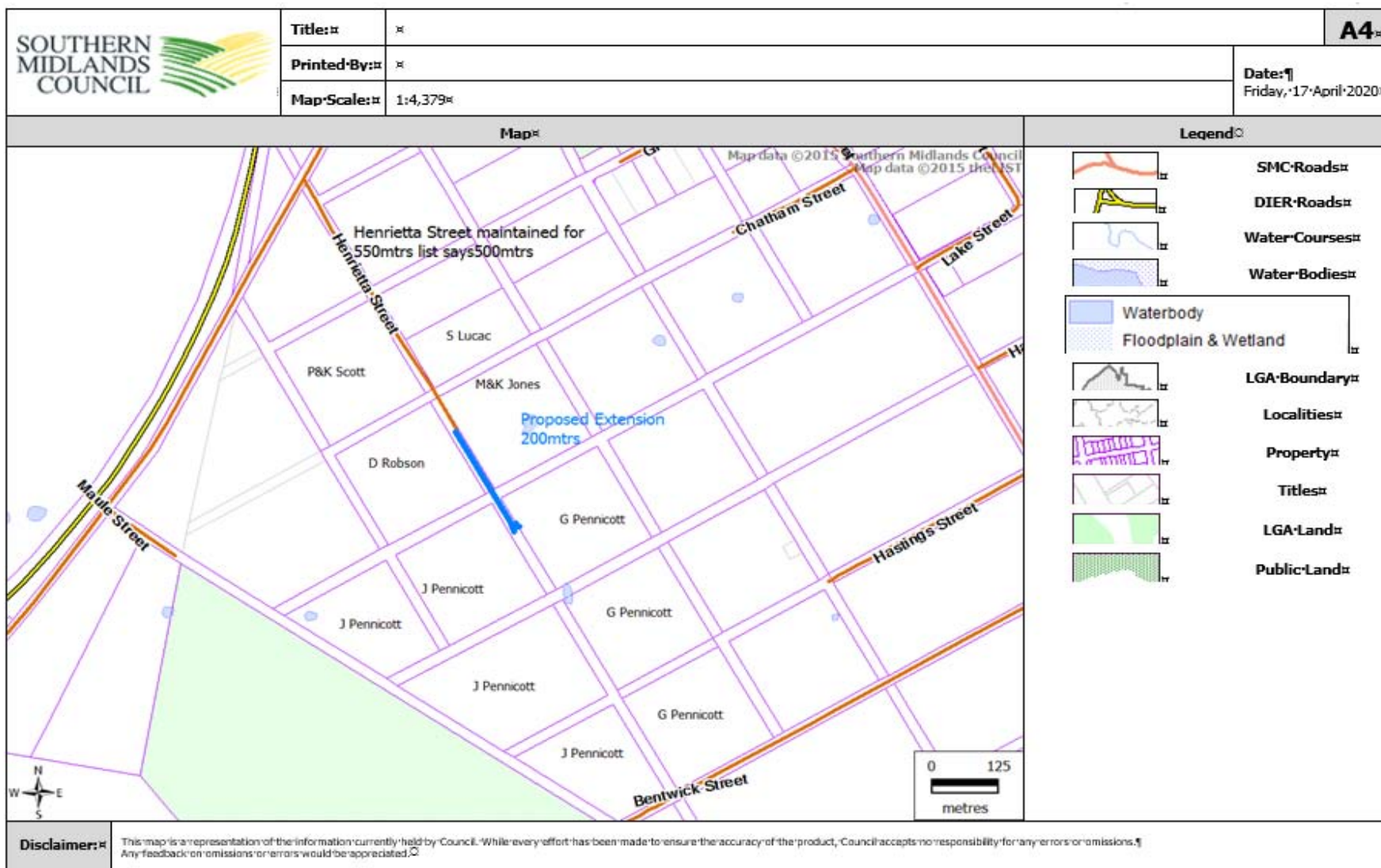
THAT

- a) the information be received;
- b) subject to the property owners being prepared to finance the balance of \$3,068, Council confirm the merits of the proposal and be prepared to allocate an amount of \$767 as its contribution towards construction of the road; and
- c) following construction of the road to the required standard, Council be prepared to resolve in accordance with section 12 of the *Local Government (Highways) Act 1982* that the constructed section of Henrietta Street, Oatlands be declared as a highway maintainable by the corporation and it be gazetted accordingly.

CARRIED

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

ENCLOSURE
 Agenda Item 12.1.1



1.1	ROADS & BRIDGES
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1.1.5.2 CROWN RESERVED ROADS (UNMADE ROADS): PUBLIC INITIATED REQUEST TO CONSTRUCT – POLICY AND PROCEDURES

<i>First Council Meeting Date:</i>	<i>11th Oct. 2006</i>	<i>Decision No.</i>	<i>C/06/10/078/8500</i>
<i>Final Council Meeting Date:</i>	<i>1st Nov. 2006</i>	<i>Decision No.</i>	<i>C/06/11/069/8541</i>
<i>Repealed Council Meeting Date:</i>		<i>Decision No.</i>	
<i>Updated Council Meeting Date:</i>		<i>Decision No.</i>	

POLICY AND PROCEDURE

POLICY STATEMENT

Council will construct a Crown Reserved Road, and accept ongoing maintenance responsibility, where the following procedure is adhered to and all conditions / pre-requisites have been complied with.

In all cases, Council will be responsible for constructing the road to the required standard determined by Council.

PROCEDURE

Upon receipt of a request for Council to construct a Crown Reserved Road, Council will:

- (a) undertake research to confirm the status of the Road as Crown Reserved Road, and identify any existing Leases / Licences (which may prevent construction);
- (b) Assess and consider the merits of the proposal based on economic and social benefit for the broader municipal area and community (This is an additional consideration to justify Council investment in the development of additional road infrastructure, and the associated budget implications);
- (c) determine whether there is any private infrastructure within the road reservation which may require relocation to enable construction of the road. This will be undertaken at the owners expense, although it may be undertaken during the construction process;
- (d) seek approval 'in-principle' from the Crown to construct the Road;
- (e) prepare a cost estimate for constructing the road, which will include costs associated with acquiring necessary drainage easements (if applicable) and any other related infrastructure;
- (f) identify the affected property owners and determine the apportionment of costs based on the principles detailed below; and
- (g) inform the applicant(s) accordingly.

The applicant(s) must then:

- (a) seek formal consent from each of the landowners fronting the section of the Crown Reserved Road to be constructed, which will include confirmation of financial contribution. A separate apportionment of the construction costs may be agreed between the affected landowners;
- (b) identify if there is a need to negotiate any separate repayment arrangements, with all or any of the parties, and notify Council accordingly. In this regard, it is considered appropriate that any repayment arrangement would not exceed five (5) years. Each to be considered on a 'case by case' basis;
- (c) Seek formal approval from any persons that may have private infrastructure within the road reservation that they are prepared to relocate the infrastructure at their own expense.

There must be full agreement from all affected landowners for the project to proceed.

Funding Contributions – Apportionment principles:

Unless determined otherwise, Council will contribute an amount equivalent to twenty percent (20%) of the total estimated cost of construction.

The remaining (80%) of the total cost will, in the first instance, be apportioned based on the length of the road frontage to the section of the road to be constructed.

Any Council owned property will be excluded for the purpose of calculating road frontage and the end apportionment.

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.

Nil.

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: 17 APRIL 2020

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr McDougall - Buckland Road/Springvale Road – this road has been graded but it is still very rough and requires further attention – particularly the uphill section approaching Springvale Road. *Noted and to be actioned.*

RECOMMENDATION

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

DECISION

Moved by Clr K Dudgeon, seconded by Clr R McDougall

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

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D 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: 17 APRIL 2020

ISSUE

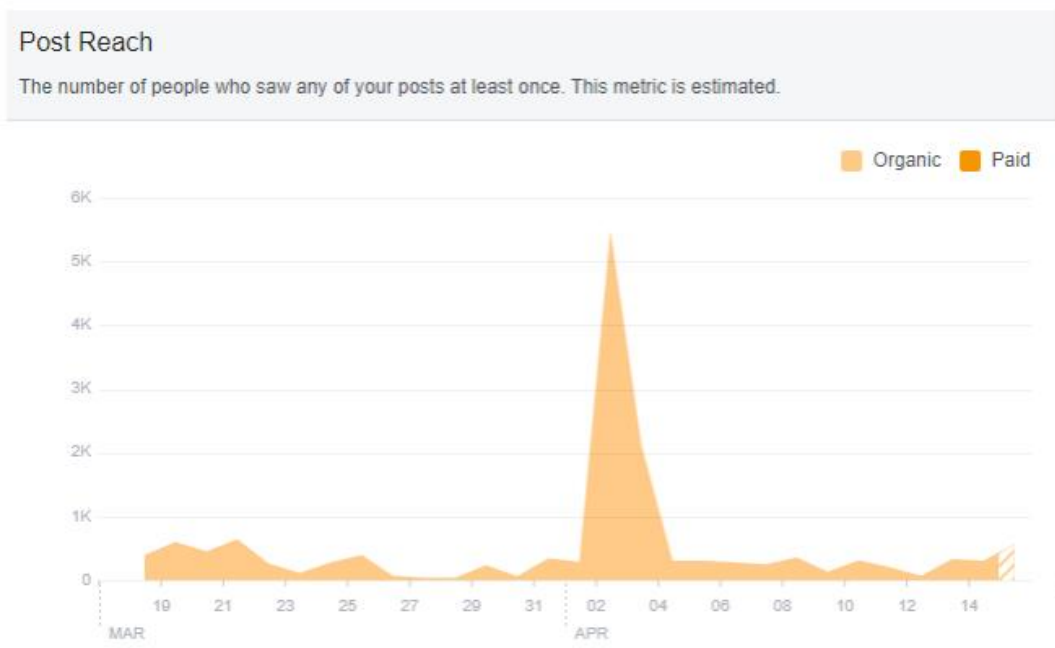
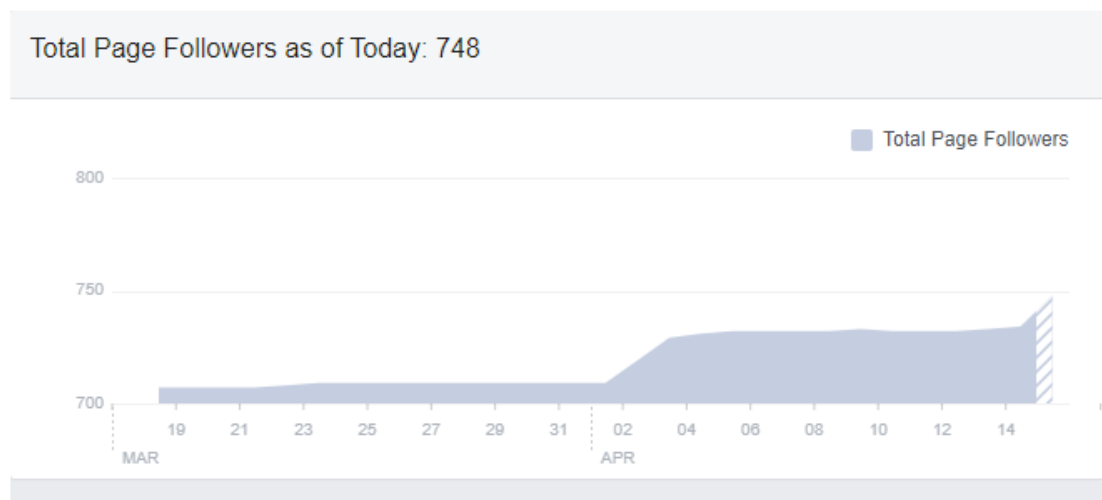
Report from the Manager, Heritage Projects on various Southern Midlands Heritage Projects.

DETAIL

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

- Input into the Strategic Plan review.
- Auditing the Callington Mill heritage and archaeological collection ahead of loan negotiations for display in the new initiative.
- Progressing a scoping document for a major review of the heritage collections store.
- Temporarily closed down the Heritage Hub including arranging the return or safe storage of items on consignment, finances & inventory.
- Installation of blinds at the Heritage Hub for security (& future use to prevent stock/items from being sun damaged).
- A revised application has been made to the Tasmanian Community Fund for further interpretive works at the Oatlands Commissariat.
- An article has been submitted to 'Imprint' magazine for promotion of future Artist in Residence programs.
- Started the transcription of letters from the Weeding letters collection. A donated series of letters to the SMC Heritage Collection by the Griffiths & Goold families about 2011. When they were researching their own family history, they unearthed letters written between siblings of the Weeding family living between Van Diemens Land, England & Bombay between 1834-1838. This will become a feature project on social media & through the SMC website portal once the transcription of letters reveals the sequence & timeline of correspondence.
- Social media posts. Up until last month we had averaged a couple of posts per week but have made an effort since Coronavirus restrictions have been in place to increase our posts & variety of subject matter. Since the 1st April 2020 we have had 13 posts so far, averaging almost one a day (at the time of writing this). We have

increased our page followers by 30 people since the 1st April, the post reach has been between 156 people to over 8,036 depending on the post content. The post that reached over 8,000 people was a shared one from the Producers of Restoration Australia who are looking for more heritage properties in Tasmania to feature on the tv show. We also provided content including 'how to recreate famous artworks using household items, 'They found a Cave' movie, free online study through Yale University, Museum from home – watercolour restoration, this day in 1895 in Oatlands, part 2 of the Richard "Long Mick' Ennis story as part of the "if the Walls could talk" series, Recipes & household tips from Oatlands ladies of 1903, Estates of Broadmarsh, Kempton mystery building, Parattah, Oatlands Railway timetable, Thursday mystery photo – picnic at Tiger Hut along with our regular wallpaper collection features. The following metrics are demonstrative of the upward trend:



RECOMMENDATION

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

DECISION

Moved by Cllr D Fish, seconded by Cllr K Dudgeon

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

CARRIED

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

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 NRM UNIT – GENERAL REPORT

Author: NRM PROGRAMS MANAGER (MARIA WEEDING)

Date: 20 APRIL 2020

ISSUE: Southern Midlands Landcare Unit Monthly Report.

Report circulated but with insufficient time to review.

DECISION

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

THAT consideration of the Landcare Unit Report be deferred to May 2020.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A E Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D Fish	√	
Cllr 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.

Nil.

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.

15.9.1 2020/21 ANIMAL MANAGEMENT FEES (INCLUDING DOG REGISTRATION)

Author: MANAGER DEVELOPMENT AND ENVIRONMENTAL SERVICES (DAVID CUNDALL)

Date: 16 APRIL 2020

ISSUE

Adoption of the 2020-2021 Animal Management Fees.

BACKGROUND

Dog Registration fees are to be adopted in accordance with Council's *Dog Management Policy* and the *Dog Control Act 2000*.

DETAIL

For information, the following is a list of the fees and charges that were adopted for the current financial year (i.e. 2019/20):

CLASS	EVIDENCE REQUIRED	AMOUNT
Dog (<i>desexed</i>)	<i>Vet Certificate or Stat Dec required</i>	\$30.00
Dog (<i>non-desexed</i>)		\$40.00
Greyhound/Working Dog/Purbreed (<i>for showing/breeding</i>)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$30.00
Dangerous Dog/Restricted Breed/Guard Dog	<i>Declared by General Manager</i>	\$90.00
Guide Dogs/Hearing Dogs		No Charge
Pensioner	<i>Pension Concession Card / Health Care Card</i>	50% discount off scheduled fee (<i>one dog only</i>)
Replacement Tag (<i>metal lifetime tag</i>)		\$10.00
Formal Notice of Complaint		\$60.00
Kennel Licence Application		\$120.00
Kennel Licence Renewal		\$50.00
Impound fee (<i>per animal</i>)		\$30.00
Feed/care fee (<i>daily charge per animal</i>)		\$10.00

Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>	Refer Dogs Home
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Councillors may recall that:

- a) all fees were increased marginally in 2017/2018 to offset the cost of improved animal management services;
- b) a reduced fee was introduced for desexed dogs which provides an incentive and encouragement for responsible dog ownership;
- c) the higher fee payable after the 31st July was deleted as all dogs should be registered prior to that date; and
- d) a separate charge was introduced for declared dangerous dogs/restricted breed dogs/guard dogs. This is consistent with other Council practices.

In reference to Council's *Dog Management Policy*, refund of registration fees will only be provided for dogs that have died in the current year of registration. Refunds are only available on completion of the appropriate form lodged with Council by the owner of the dog subject of the claim. Any refund provided is on a pro-rata basis as at the time of application.

The Southern Midlands Council will transfer dog registrations from other Tasmanian Councils at no cost to the dog owner, provided the registration is for the same registration period.

Amendments

Council's fees are still comparable and reasonable in relation to surrounding and similar Local Government Areas. No increase in fees is recommended for this financial year 2020-2021.

Human Resources & Financial Implications – In reference to the draft 2020/21 Budget, the same level of fees would achieve approximately 55% cost recovery for the Animal Management Service. Acknowledging that animal management involves the management of all other animal related complaints and issues, this is considered reasonable. For this reason, fees could be kept at the same level for this coming financial year.

Community Consultation & Public Relations Implications – Nil

Southern Midlands Council Website - The adopted fees will be displayed on the website.

Policy Implications - Policy position.

Priority - Implementation Time Frame – It is normal practice for reminder Notices to be issued in late May of each year. Registration fees are due on 1st July.

RECOMMENDATION

THAT Council adopt the following Animal Management Fees for the 2020-21 period:

CLASS	EVIDENCE REQUIRED	AMOUNT
Dog (<i>desexed</i>)	<i>Vet Certificate or Stat Dec required</i>	\$30.00
Dog (<i>non-desexed</i>)		\$40.00
Greyhound/Working Dog/Purbreed (<i>for showing/breeding</i>)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$30.00
Dangerous Dog/Restricted Breed/Guard Dog	<i>Declared by General Manager</i>	\$90.00
Guide Dogs/Hearing Dogs		No Charge
Pensioner	<i>Pension Concession Card / Health Care Card</i>	50% discount off scheduled fee (<i>one dog only</i>)
Replacement Tag (<i>metal lifetime tag</i>)		\$10.00
Formal Notice of Complaint		\$60.00
Kennel Licence Application		\$120.00
Kennel Licence Renewal		\$50.00
Impound fee (<i>per animal</i>)		\$30.00
Feed/care fee (<i>daily charge per animal</i>)		\$10.00
Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>	Refer Dogs Home

DECISION

Moved by Cllr A Bisdee OAM, seconded by Cllr A Bantick

THAT Council adopt the following Animal Management Fees for the 2020-21 period:

CLASS	EVIDENCE REQUIRED	AMOUNT
Dog (<i>desexed</i>)	<i>Vet Certificate or Stat Dec required</i>	\$30.00
Dog (<i>non-desexed</i>)		\$40.00
Greyhound/Working Dog/Purbreed (<i>for showing/breeding</i>)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$30.00
Dangerous Dog/Restricted Breed/Guard Dog	<i>Declared by General Manager</i>	\$90.00
Guide Dogs/Hearing Dogs		No Charge
Pensioner	<i>Pension Concession Card / Health Care Card</i>	50% discount off scheduled fee (<i>one dog only</i>)
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Kennel Licence Application		\$120.00
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Impound fee (<i>per animal</i>)		\$30.00
Feed/care fee (<i>daily charge per animal</i>)		\$10.00
Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>	Refer Dogs Home

CARRIED

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

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.

Nil.

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: 17 APRIL 2020

Enclosure(s):

Local Government Shared Services Update – February 2020

Local Government Shared Services – Council Update – February 2020

ISSUE

To inform Council of the Common Services Joint Venture activities for the month of February 2020.

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 102 hours of service to other Councils and received 7 hours of services from other Councils during the month.

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 Clr K Dudgeon, seconded by Clr A Bisdee OAM

THAT the information be received.

CARRIED

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

ENCLOSURE
Agenda Item 17.2.1

LG Shared Services Update

February 2020

Summary of Recent Shared Services Activity

359 hours of Shared Services were exchanged between Councils in February 2020, which is an increase of 19% when compared to hours exchanged in January 2020 (301 hours) and is above the three-month average of 318 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

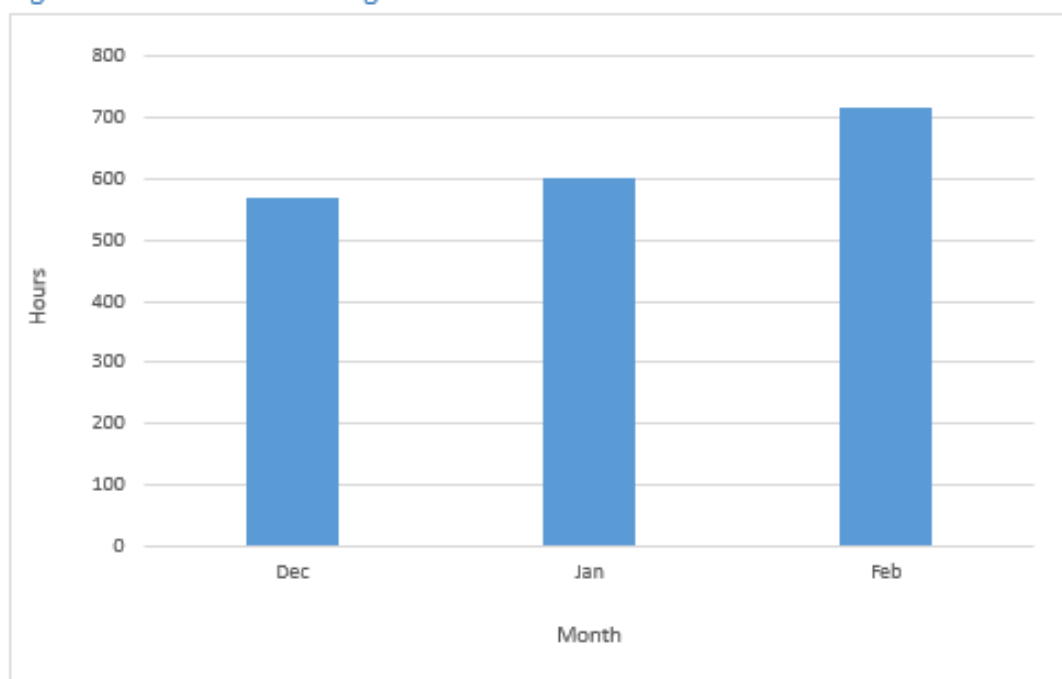
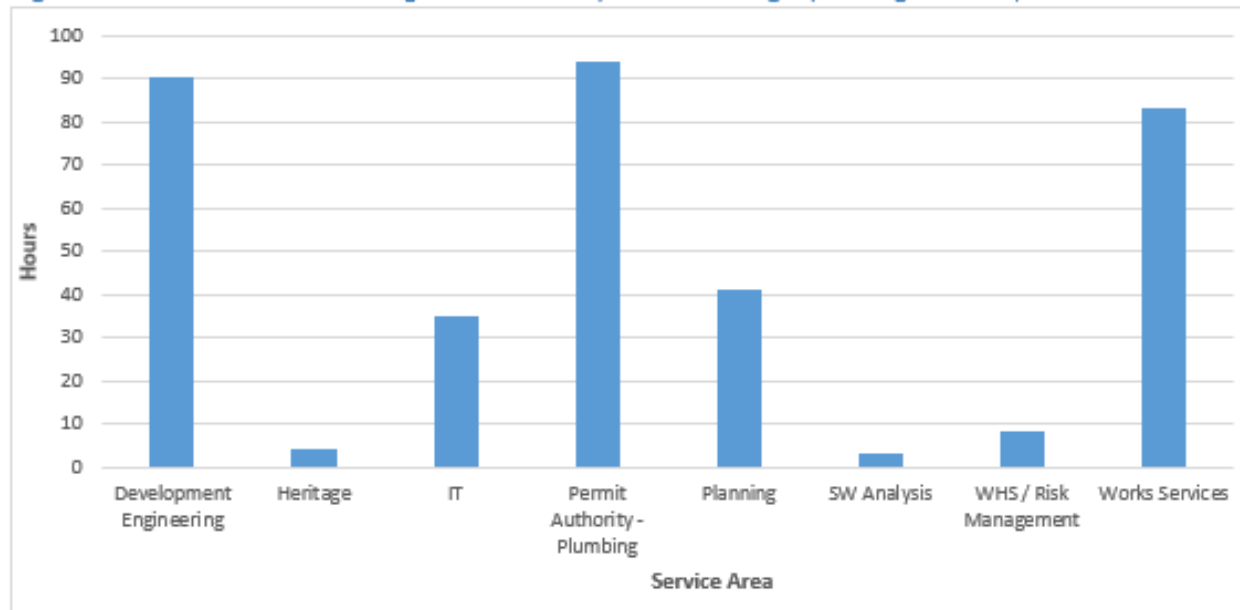


Fig 2 - Details of Current Exchange of Services by Council during February 2020

Provider Council	Client / Organisation							
	Brighton	Central Highlands	Derwent Valley	GCC	GSB	Sorell	SMC	Tasman
Brighton		0.25			85		5.25	123.5
Central Highlands	2					2	2	2
GSB								
Glenorchy								
Huon Valley								
Sorell					22			13
Southern Midlands		41.25	60.25					
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 February 2020



Savings to Local Government

A total of 359 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 \$23,900 for the month of February. 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

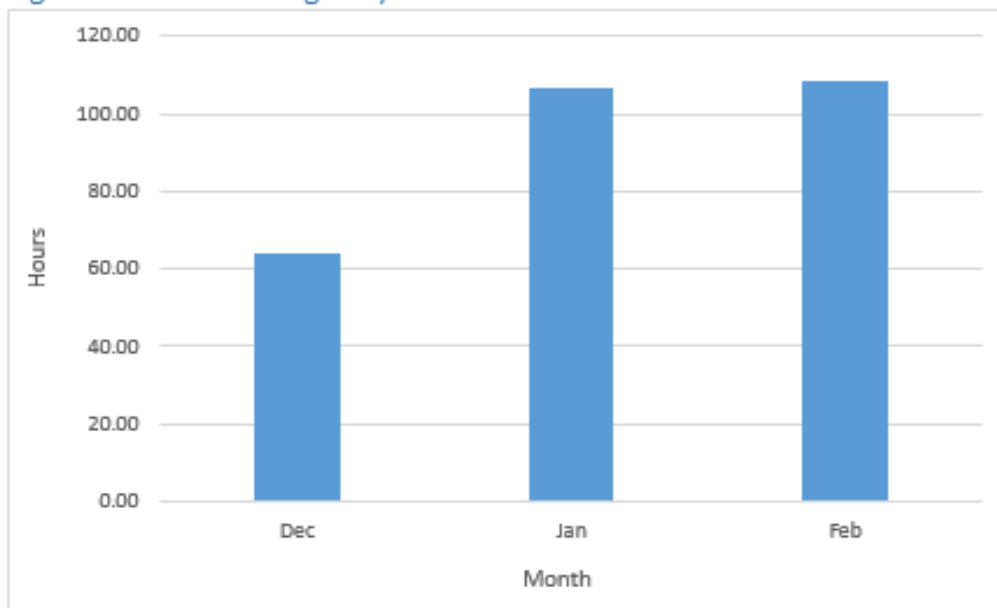
Shared Service Participation in February 2020

109 hours

Summary

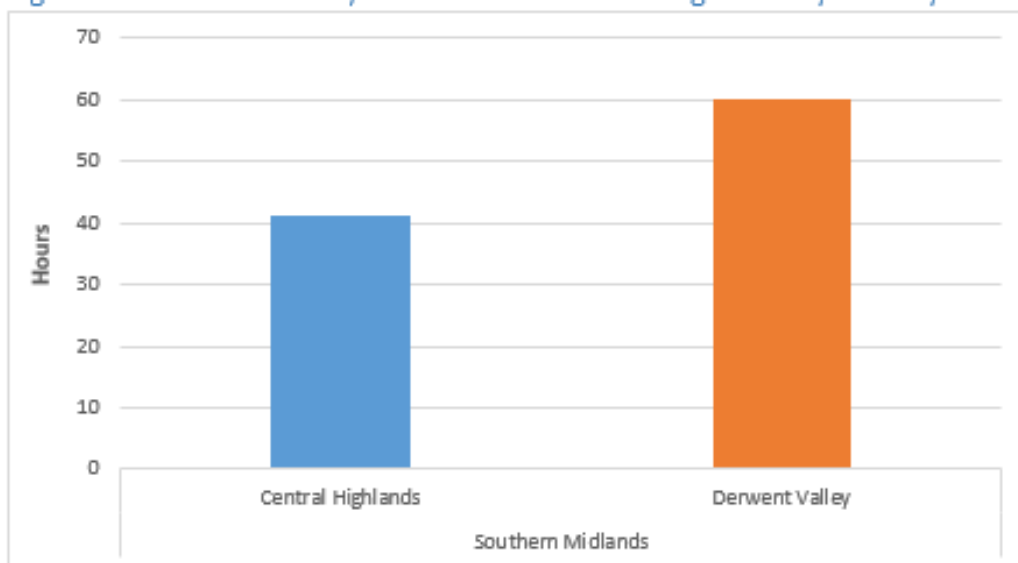
In February 2020, 109 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 102 hours to other Councils and received 7 hours of services from other Councils. Total hours of exchange increased by 2% when compared to January (107) and were above the three-month average of 93 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 February 2020 by Council



* Council is not currently a member of LG Shared Services

Fig 3 - Services Provided by Southern Midlands during February 2020 by Service Category

Southern Midlands	102	Summary of Services Provided
Central Highlands	41	
Planning	41	Regulatory and Strategic Planning
Derwent Valley	60	
Permit Authority - Plumbing	56	Plumbing Inspections and Admin
Heritage	4	Heritage Planning

* Council is not currently a member of LG Shared Services

Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands during February 2020 by Council

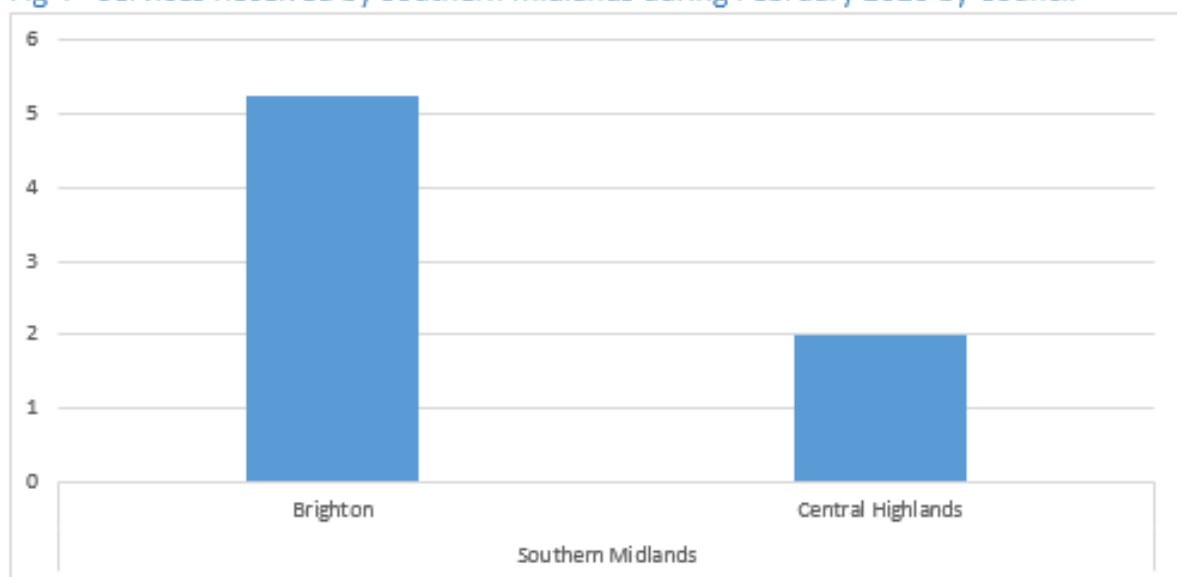


Fig 5 - Services Received by Southern Midlands during February 2020 by Service Category

Southern Midlands	7	Summary of Services Received
Brighton	5	
Development Engineering	5	Development Engineering
Central Highlands	2	
WHS / Risk Management	2	Online Contractor Inductions

17.2.2 TABLING OF DOCUMENTS

Nil.

17.2.3 ELECTED MEMBER STATEMENTS

An opportunity was provided for elected members to brief fellow Councillors on issues not requiring a decision.

Clr Dudgeon

- Appreciation to Nick Wilson (ICT Officer) for all of his work arranging video conference facilities/upgrades over the past few weeks.

Mayor A Green

- ANZAC Day Services have been cancelled due to Covid-19 but all Councils are supportive of residents to stand at the end of their driveway at 6.00 a.m to commemorate ANZAC Day. A post has also been uploaded to Councils Facebook page.

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 31 MARCH 2020)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 17 APRIL 2020

ISSUE

Provide the Financial Report for the period ending 31st March 2020.

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 2019 to 31 March 2020.
- Operating Expenditure Budget Report – 1 July 2019 to 31 March 2020.
- Capital Expenditure Estimates – as at 31 March 2020.
- Cash Flow Statement – 1 July 2019 to 31 March 2020.
- Rates & Charges – as at 10 April 2020.

OPERATING EXPENDITURE ESTIMATES (OPERATING BUDGET)

Overall, operating expenditure to end of March was \$5,390,410 which represents 87.17% of YTD Budget.

Whilst there are some variations within the individual Program Budgets (refer following comments), YTD expenditure is consistent with Budget.

Strategic Theme - Infrastructure

Sub-Program – Public Toilets – expenditure to date (\$60,726 – 119.69%). Expenditure relates to additional cleaning hours and cleaning products due to COVID-19.

Sub-Program – Signage – expenditure to date (\$6,393 – 118.06%). Expenditure relates to purchasing and replacing stolen road signs. This is a relatively minor budget and will be monitored.

Strategic Theme – Growth

Nil.

Strategic Theme – Landscapes

Nil.

Strategic Theme – Lifestyle

Sub-Program – Aged – expenditure to date (\$2,186 – 145.7%). Expenditure relates to the cost of hiring the Kempton Community Bus for Community Walks.

Strategic Theme – Community

Sub-Program – Capacity – expenditure to date (\$46,633 – 132.03%). Expenditure relates to costs associated with the Heritage Bullock Festival, Arts Committee Events and donations provided for sporting representations.

Sub-Program – Safety – expenditure to date (\$56,001 – 154.91%). Expenditure relates to Salaries, On Costs and Plant associated with firefighting and recovery following the Pelham Fire.

Strategic Theme – Organisation

Nil.

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

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

THAT the Financial Report be received and the information noted.

CARRIED

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

STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD
1st JULY 2019 to 31st MARCH 2020

	Annual Budget	Year to Date as at 30th March	%	Comments
Income				
General rates	\$ 5,724,701	\$ 5,696,344	99.5%	Budget includes Interest & Penalties to be imposed to end of June 2020
User Fees (refer Note 1)	\$ 694,036	\$ 499,628	72.0%	
Interest	\$ 180,000	\$ 120,976	67.2%	
Government Subsidies	\$ 19,250	\$ 11,655	60.5%	Heavy Vehicle Licence Fees & Road Rescue MAIB reimbursements
Contract Income	\$ 0	\$ 0	0.0%	
Other (refer Note 2)	\$ 162,000	\$ 167,743	103.5%	
Sub-Total	\$ 6,779,987	\$ 6,496,346	95.8%	
Grants - Operating	\$ 3,470,832	\$ 1,311,077	37.8%	
Total Income	\$ 10,250,819	\$ 7,807,423	76.2%	
Expenses				
Employee benefits	\$ (3,905,753)	\$ (2,557,046)	65.5%	Less Roads - Resheeting Capitalised
Materials and contracts	\$ (3,063,277)	\$ (2,517,546)	82.2%	Less Roads - Resheeting Capitalised, Includes Land Tax
Depreciation and amortisation	\$ (3,061,160)	\$ (2,298,931)	75.1%	Percentage Calculation (based on year-to-date)
Finance costs	\$ (27,088)	\$ (18,015)	66.5%	
Contributions	\$ (233,907)	\$ (116,954)	50.0%	Fire Service Levies
Other	\$ (133,944)	\$ (158,391)	118.3%	Incls Rate Discounts
Total expenses	\$ (10,425,129)	\$ (7,666,883)	73.5%	
Surplus (deficit) from operations	\$ (174,310)	\$ 140,540	-80.6%	
Grants - Capital (refer Note 3)	\$ 4,526,481	\$ 1,440,623	31.8%	
Sale Proceeds (Plant & Machinery)	\$ 0	\$ 331,856	0.0%	
Net gain / (loss on disposal of non-current assets)	\$ (108,182)	\$ 0	0.0%	
Surplus / (Deficit)	\$ 4,243,989	\$ 1,913,019	45.1%	

NOTES

1. Income - User Fees (Budget \$730,602) includes:

- All other Programs	\$ 471,579	\$ 311,997	66.2%	Actual Income Received (i.e. excluding Debtors)
- Private Works	\$ 222,457	\$ 184,062	82.7%	
- Callington Mill	\$ -	\$ 3,569	0.0%	
	<u>\$ 694,036</u>	<u>\$ 499,628</u>		

2. Income - Other (Budget \$162,000) includes:

- Tas Water Distributions	\$ 152,000	\$ 76,000	50.00%	
- HBS Dividend	\$ 10,000	\$ -	0.00%	
- Other		\$ 58,450		\$58,450 received from the Tunbridge Hall Management Comm - Toilet Project.
- Other		\$ 29,336		\$29,336 received from the Mt Pleasant Rec Ground Man Comm - Toilet Project
- Other	\$ -	\$ 3,957		
	<u>\$ 162,000</u>	<u>\$ 167,743</u>	103.5%	

3. Grant - Capital (Budget \$1,669,375) includes:

- Aus Gov Election Commit'	\$ 1,930,000	\$ -	0.0%	
- Swimming Pool	\$ 1,900,000	\$ 800,000	0.0%	
- Roads To Recovery Grant	\$ 665,531	\$ 574,531	86.3%	To be received March 2020
- Twin Equestrian Arenas	\$ -	\$ -	0.0%	
- Runnymede Cricket Ground		\$ 35,142		
- Commissariat NSRF Grant	\$ 30,950	\$ 30,950	100.0%	
	<u>\$ 4,526,481</u>	<u>\$ 1,440,623</u>	31.8%	

4. Grant - Operating (Budget \$1,669,375) includes:

Operating Grants

- FAGS	\$ 1,306,382		
- Court House	\$ 150		
- Weed Control Grant	\$ 4,545		
	<u>\$ -</u>	<u>\$ 1,311,077</u>	

CAPITAL EXPENDITURE PROGRAM 2019-20
AS AT 31 MARCH 2020

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Various	Roads Resheeting	\$ 500,000	\$ 137,498	\$ 362,502	
Reseal Program		Roads Resealing (as per agreed program)	\$ 280,000	\$ -	\$ 280,000	
	C1020033	Yarlington Road (Smarts Hill - 150 metres)	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
Reconstruct & Seal		Green Valley Road, Bagdad (300metres off Swan Street)	\$ 54,000	\$ -	\$ 54,000	
	C1020025	Shene Road, Mangalore (850metres)	\$ 97,500	\$ 44,898	\$ 52,602	
	C1010089	Woodsdale Road (1km Reconstruction)	\$ 165,000	\$ 164,225	\$ 775	
Construct & Seal (Unsealed Roads)		Huntington Tier (300 metres new seal)	\$ 63,000	\$ -	\$ 63,000	
	C1020069	Roberts Road (350m new seal incl. stormwater)	\$ 59,000	\$ 2,183	\$ 56,817	
		Main Intersection/Carpark Campania - Design Concept	\$ 50,000	\$ -	\$ 50,000	
	C1020067	Eldon Road (800 metres new seal)	\$ 154,000	\$ 11,869	\$ 142,331	RTR
	C1020072	Banticks Road (1km new seal from Junction with Blackbrush)	\$ 27,500	\$ 1,894	\$ 25,606	
	C1020071	Blackbrush Road (1km new seal from existing to Banticks)	\$ 210,000	\$ -	\$ 210,000	RTR
	C1020055	Yarlington Road (construct & Seal)	\$ -	\$ 2,984	\$ (2,984)	RTR
Minor Seals (New)		Dust Suppressant Seal	\$ 20,000	\$ -	\$ 20,000	
		Junctions - Various Locations (incl. Greggs Road)	\$ 20,000	\$ -	\$ 20,000	
	C1020032	Hasting Street Junction	\$ 15,000	\$ 959	\$ 14,041	\$15K Budget c/fwd WIP 30/6/19 \$959
Unsealed Rds - Road Widening		Clifton Vale Road - (Cliff Section)	\$ 20,128	\$ 17,410	\$ 2,717	
	C1020061	Native Corners Road (Far end, Widening/Guard Rail)	\$ 9,000	\$ 3,277	\$ 5,723	\$9K Budget c/fwd
Junction / Road Realignment / Other		Campania - Reeve St / Clime Street (includes Footpath)	\$ 70,000	\$ 9,504	\$ 60,496	\$70K Budget c/fwd WIP 30/6/19 \$2,617
	C1020070	Elderslie - Bluff Road Intersection Upgrade	\$ -	\$ 138	\$ (138)	
		Water Lane (Minor Widening/drainage - V drain)	\$ 23,500	\$ -	\$ 23,500	
Drainage Component - \$42,900		Reeve St - Hall Street to Rec Ground (K&G)	\$ 94,915	\$ 46,864	\$ 48,051	\$20k Budget c/fwd WIP 30/06/19 \$6,887
	C1020047	Lovely Banks Road (vicinity of Carnes)	\$ 25,000	\$ 1,621	\$ 23,379	Extend Culverts/ tree removal / realign
		Rhyndaston Road - Guard Rail	\$ 20,000	\$ -	\$ 20,000	
	C1020066	Stonor Road - Guard Rail	\$ 30,000	\$ 8,657	\$ 21,343	
		Woodsdale Road (Vicinity of Dean Property)	\$ 15,000	\$ -	\$ 15,000	
	C1010088	Bagdad Primary School - Car Park (contribution)	\$ 25,000	\$ 33,550	\$ (8,550)	\$25k Budget c/fwd WIP 30/06/19 \$6,036
			\$ 2,062,543	\$ 487,132	\$ 1,575,411	
BRIDGE ASSETS						
	C1030058	Hardings Road (White Kangaroo Rivulet- B1096)	\$ 180,400	\$ 79,514	\$ 100,886	RTR
	C1030059	Woodsdale Road (Nutting Garden Rivulet- B3968))	\$ 210,390	\$ 186,465	\$ 23,925	RTR
			\$ 390,790	\$ 265,979	\$ 124,811	
WALKWAYS						
	C1040003	Footpaths - General Streetscapes	\$ 20,000	\$ -	\$ 20,000	
		Bagdad Township				
	C1040014	- East Bagdad Road	\$ 105,000	\$ 3,488	\$ 101,514	WIP 30/6/19
		Broadmarsh Township				
		- Streetscape Works	\$ 230,000	\$ -	\$ 230,000	Funds \$230k subject to finalising Grant Deeds (Federal Gov.)
		Campania Township				
		- Review Management Plan (Site Plan) / Walking Tracks (Bush Reserv	\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
		- Reeve Street - Footpath through to Hall	\$ 30,000	\$ -	\$ 30,000	
		- Climie Street/Water Lane (incl. footpath)				
		- Climie Street to Kandara Court Footpath				
		Kempton Township				
		- Midlands Highway/Mood Food	\$ 70,150	\$ -	\$ 70,150	
	C1040027	- Memorial Avenue (complete drainage/other site works)	\$ 25,000	\$ 16,245	\$ 8,755	
		- Streetscape Plan (Review & Implementation)	\$ 110,000	\$ 31,825	\$ 78,175	Footpath renewal Component - Funds \$75k subject to finalising Grant Deeds (Federal Gov.)
	C1040004	Melton Mowbray Township				
	G2020002	- Streetscape Works (Trough / Shelter etc)	\$ 30,000	\$ 5,318	\$ 24,682	
		Oatlands Township				
	C1040016	- High Street (Footpath Renewal)	\$ 33,000	\$ 1,252	\$ 31,748	
	C1040026	- Church Street (Footpath Renewal)	\$ 17,000	\$ 16,714	\$ 286	
		Tunbridge Township				
		- Maint Street Kerb & Gutter (Vicinity of Hall)	\$ 30,000	\$ -	\$ 30,000	
		Tunnack Township				

			BUDGET	EXPENDITURE	VARIANCE	COMMENTS
		- Streetscape concept Plan	\$ 5,000	\$ -	\$ 5,000	
			\$ 710,150	\$ 74,840	\$ 635,310	
LIGHTING	C1050001	Esplanade Project (Total Project Cost \$128k year 1-2)	\$ 134,000	\$ 21,327	\$ 112,673	\$64k Budget c/fwd WIP 30/6/19 \$21,251 - Funds \$250k subject to finalising Grant Deeds (Federal Gov.)
			\$ 134,000	\$ 21,327	\$ 112,673	
BUILDINGS	C1110002	Campania Flour Mill Park - Concrete Pathways/drainage/remove pavers Tunbridge Hall Toilets	\$ 15,000 \$ 77,500	\$ - \$ 84,864	\$ 15,000 \$ (7,364)	WIP 30/6/19 \$18,288 - Budget incl. Grants
			\$ 92,500	\$ 84,864	\$ 7,636	
DRAINAGE		Bagdad				
		- Lyndon Road	\$ 15,000	\$ -	\$ 15,000	\$15K Budget c/fwd
	C1090013	- Midland Highway/Swan Street Drainage	\$ 50,000	\$ 8,178	\$ 41,822	
		Campania				
		- Estate Road (School Farm)	\$ 10,000	\$ -	\$ 10,000	
		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				
		- Erskine Street	\$	\$ 4,668	\$ (4,668)	WIP 30/6/19
			\$ 97,500	\$ 12,846	\$ 84,654	
WASTE	C110001	Wheelie Bins and Crates	\$ 8,000	\$ -	\$ 8,000	
		Oatlands WTS - Concrete Pad(s)	\$ 25,000	\$ -	\$ 25,000	\$25K Budget c/fwd
	C110002	Dysart WTS - General Improvements	\$ 20,000	\$ 4,060	\$ 15,940	\$20K Budget c/fwd
			\$ 53,000	\$ 4,060	\$ 48,940	
GROWTH HERITAGE	C3010003	Callington Mill (Asset Renewals)	\$ 10,000	\$ 51,533	\$ (41,533)	
		Callington Mill (Mill Tower - Fire Detection System & Exit Lighting)	\$ 6,500	\$ 6,500	\$ -	Budget c/fwd
		Oatlands Court House (Stabilisation & Gaol Cell)	\$ 8,000	\$ -	\$ 8,000	\$8K Budget c/fwd
	C3010002	Oatlands Gaol - Wingwall Completion	\$ 15,000	\$ 3,938	\$ 11,062	\$15K Budget c/fwd
		Oatlands Gaol - Aluminum Temporary Steps (Entrance)	\$ 3,500	\$ -	\$ 3,500	\$3.5K Budget c/fwd
		Kempton Watch House (Fitout)	\$ 4,000	\$ -	\$ 4,000	\$7.5K Budget c/fwd
	C3010011	Roche Hall Forecourt (Interps - Planning Condition of Approval)	\$ 40,000	\$ 38,895	\$ 1,105	WIP 30/6/19 \$3,845 - Budget c/fwd
	C3010011	Roche Hall - Internal & External Painting (excl. Gutters; Fascias & Soffits)	\$ 80,000	\$ -	\$ 80,000	\$15K Budget c/fwd
			\$ 167,000	\$ 100,866	\$ 66,134	
NATURAL		Campania Bush Reserve (Walking/Riding Path)	\$ 100,000	\$ -	\$ 100,000	Funds \$100k subject to finalising Grant Deeds (Federal Gov.)
	C3020013	Chauncy Vale - Sanctuary Bridge	\$ 55,000	\$ 1,714	\$ 53,286	Funds \$55k subject to finalising Grant Deeds (Federal Gov.)
	C3020008	Mahers Point - Lanscape Plan	\$ 22,404	\$ -	\$ 22,404	Budget c/fwd
	C1040019	Lake Dulverton Walkway (Section 1)	\$ 135,000	\$ -	\$ 135,000	Funds \$135k subject to finalising Grant Deeds (Federal Gov.)
	C1040028	Lake Dulverton Walkway (Section 2)	\$ 85,000	\$ -	\$ 85,000	Funds \$85k subject to finalising Grant Deeds (Federal Gov.)
			\$ 397,404	\$ 1,714	\$ 395,690	
CULTURAL		Heritage HUB - Internal fitout	\$ 10,000	\$ -	\$ 10,000	
			\$ 10,000	\$ -	\$ 10,000	
REGULATORY	C3040001	Kempton Council Chambers - Restoration Works	\$ 5,000	\$ 13,425	\$ (8,425)	
	C9990001	Kempton Council Chambers - Office Furniture & Equipment	\$ 5,000	\$ 2,003	\$ 2,997	
			\$ 10,000	\$ 15,428	\$ (5,428)	
LIFESTYLE COMMUNITY HEALTH & WELLBEING	C4070035	Oatlands Bus Shelter	\$ 14,000	\$ -	\$ 14,000	
			\$ 14,000	\$ -	\$ 14,000	
ACCESS	C4070035	All Buildings (Priority Approach - Year 4 of 5)	\$ 40,000	\$ -	\$ 40,000	

		BUDGET	EXPENDITURE	VARIANCE	COMMENTS
		\$	\$	\$	
PUBLIC HEALTH		\$ 40,000	\$ -	\$ 40,000	
	C4060001	\$ 225,000	\$ 6,471	\$ 218,529	\$200K Budget c/fwd WIP 30/6/19 \$445
		\$ 225,000	\$ 6,471	\$ 218,529	
RECREATION					
	C4070005	\$ 20,000	\$ 12,974	\$ 7,026	Camp Rec Window & Cricket Pitch/ Oat Rec Lighting
		\$ 2,400,000	\$ -	\$ 2,400,000	Funds \$500k subject to finalising Grant Deeds (Federal Gov.)
	C4070034		\$ 532,686	\$ (532,686)	WIP 30/6/19 \$395,896
	C4070034		\$ 379,803	\$ (379,803)	WIP 30/6/18 \$379,803
		\$ 23,000	\$ -	\$ 23,000	
		\$ 10,000	\$ 8,400	\$ 1,600	
		\$ 16,000	\$ -	\$ 16,000	
	G4070024	\$ 51,784	\$ 66,370.33	\$ (14,586)	Grant of \$36,784 plus additional budget \$15k
		\$ 18,000	\$ -	\$ 18,000	
		\$ 500,000	\$ -	\$ 500,000	Incls. Revegetation and Watering System - Funds \$500k subject to finalising Grant Deeds (Federal Gov.)
		\$ 45,000	\$ -	\$ 45,000	\$45K Budget c/fwd
	C4070019	\$ 6,000	\$ -	\$ 6,000	\$6K Budget c/fwd
		\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
		\$ 15,000	\$ -	\$ 15,000	
	G4070038	\$ 38,000	\$ 1,975	\$ 36,025	\$13K Budget c/fwd
		\$ 20,000	\$ -	\$ 20,000	
		\$ 30,000	\$ -	\$ 30,000	\$7.5K Budget c/fwd
		\$ 3,202,784	\$ 1,002,208	\$ 2,200,576	
COMMUNITY ANIMALS					
		\$ 20,000	\$ -	\$ 20,000	
		\$ 20,000	\$ -	\$ 20,000	
CAPACITY					
	C5020001	\$ 8,000	\$ -	\$ 8,000	\$8K Budget c/fwd
		\$ 25,000	\$ -	\$ 25,000	
		\$ 33,000	\$ -	\$ 33,000	
SAFETY					
		\$ 3,000	\$ -	\$ 3,000	
		\$ 3,000	\$ -	\$ 3,000	
ORGANISATION SUSTAINABILITY					
		\$ 60,000	\$ -	\$ 60,000	
	C6020007	\$ 15,000	\$ 1,124	\$ 13,876	\$15K Budget c/fwd
		\$ 5,000	\$ -	\$ 5,000	\$5K Budget c/fwd
	C9990001	\$ 5,540	\$ 2,058	\$ 3,482	
	C6020003	\$ 55,400	\$ 42,401	\$ 12,999	\$15K Budget c/fwd
		\$ 140,940	\$ 45,583	\$ 95,357	
WORKS					
	C6020011	\$ 50,000	\$ 178,497	\$ (128,497)	Total Project Cost - to be funded over 4 yrs (Yr 1 - \$50K)
		\$ 10,000	\$ -	\$ 10,000	\$10K Budget c/fwd
	C6020001	\$ 200,000	\$ 101,038	\$ 98,962	
		\$ 9,500	\$ 13,262	\$ (3,762)	
	C6020008	\$ 3,000	\$ -	\$ 3,000	
		\$ 935,000	\$ 499,215	\$ 435,785	
		\$ 210,000	\$ 222,916	\$ (12,916)	
		\$ 1,417,500	\$ 1,014,928	\$ 402,572	
GRAND TOTALS		\$ 9,221,111	\$ 3,138,247	\$ 6,082,864	

CASH FLOW 2019/2020

	INFLOWS (OUTFLOWS) (July 2019)	INFLOWS (OUTFLOWS) (August 2019)	INFLOWS (OUTFLOWS) (September 2019)	INFLOWS (OUTFLOWS) (October 2019)	INFLOWS (OUTFLOWS) (November 2019)	INFLOWS (OUTFLOWS) (December 2019)	INFLOWS (OUTFLOWS) (January 2020)	INFLOWS (OUTFLOWS) (February 2020)	INFLOWS (OUTFLOWS) (March 2020)	INFLOWS (OUTFLOWS) (Year to Date)
Cash flows from operating activities										
Payments										
Employee costs	- 259,732.34	- 280,026.23	- 290,033.86	- 374,698.08	- 281,014.52	- 283,264.70	- 183,941.18	- 249,493.24	- 391,792.59	- 2,593,996.74
Materials and contracts	- 489,960.05	- 252,409.90	- 176,421.49	- 359,780.69	- 285,349.16	- 169,232.07	- 295,391.97	- 279,437.87	- 242,616.55	- 2,550,599.75
Interest	- 4,148.51	-	-	-	- 2,995.62	- 10,870.47	-	-	-	- 18,014.60
Other	- 29,966.89	- 69,054.75	- 52,617.77	- 80,824.91	- 23,849.60	- 32,135.15	- 78,377.51	- 22,844.93	- 45,045.02	- 434,716.53
	<u>- 783,807.79</u>	<u>- 601,490.88</u>	<u>- 519,073.12</u>	<u>- 815,303.68</u>	<u>- 593,208.90</u>	<u>- 495,502.39</u>	<u>- 557,710.66</u>	<u>- 551,776.04</u>	<u>- 679,454.16</u>	<u>- 5,597,327.62</u>
Receipts										
Rates	98,749.91	1,287,791.14	1,399,266.96	201,106.06	519,769.80	329,069.98	470,490.84	323,978.28	453,974.93	5,084,197.90
User charges	65,479.66	44,553.00	127,713.29	47,010.97	31,174.71	69,604.49	41,028.67	50,194.50	63,704.87	540,464.16
Interest received	18,471.63	6,408.06	16,386.98	20,750.03	8,083.13	15,117.45	15,370.55	7,308.60	13,079.12	120,975.55
Subsidies	-	-	11,655.00	-	-	-	-	-	-	11,655.00
Other revenue grants	150.00	435,460.50	-	-	466,410.50	4,545.45	-	435,460.50	-	1,342,026.95
GST Refunds from ATO	-	-	-	-	-	-	-	-	-	-
Other	34,923.65	94,315.16	66.01	- 17,193.20	- 31,632.04	70,015.89	- 60,943.56	21,247.64	134,604.56	245,404.11
	<u>217,774.85</u>	<u>1,868,527.86</u>	<u>1,555,088.24</u>	<u>251,673.86</u>	<u>993,806.10</u>	<u>488,353.26</u>	<u>465,946.50</u>	<u>838,189.52</u>	<u>665,363.48</u>	<u>7,344,723.67</u>
Net cash from operating activities	<u>- 566,032.94</u>	<u>1,267,036.98</u>	<u>1,036,015.12</u>	<u>- 563,629.82</u>	<u>400,597.20</u>	<u>- 7,149.13</u>	<u>- 91,764.16</u>	<u>286,413.48</u>	<u>- 14,090.68</u>	<u>1,747,396.05</u>
Cash flows from investing activities										
Payments for property, plant & equipment	- 66,086.49	- 82,224.34	- 450,270.92	- 360,407.41	- 92,140.02	- 184,331.75	- 12,334.95	- 509,157.14	- 353,278.60	- 2,110,231.62
Proceeds from sale of property, plant & equipment	30,840.90	15,054.55	147,996.46	32,540.91	54.55	381.82	122.73	88,927.27	15,936.36	331,855.55
Proceeds from Capital grants	-	-	-	-	-	800,000.00	-	35,142.00	574,531.00	1,409,673.00
Proceeds from Investments	-	-	-	-	-	-	-	-	-	-
Payment for Investments	-	-	-	-	-	-	-	-	-	-
Net cash used in investing activities	<u>- 35,245.59</u>	<u>- 67,169.79</u>	<u>- 302,274.46</u>	<u>- 327,866.50</u>	<u>- 92,085.47</u>	<u>616,050.07</u>	<u>- 12,212.22</u>	<u>- 385,087.87</u>	<u>237,188.76</u>	<u>- 368,703.07</u>
Cash flows from financing activities										
Repayment of borrowings	- 7,060.07	-	-	-	- 14,548.10	- 25,330.69	-	-	-	- 46,938.86
Proceeds from borrowings	-	-	-	-	-	-	-	-	-	-
Net cash from (used in) financing activities	<u>- 7,060.07</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>- 14,548.10</u>	<u>- 25,330.69</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>- 46,938.86</u>
Net increase/(decrease) in cash held	<u>- 608,338.60</u>	<u>1,199,867.19</u>	<u>733,740.66</u>	<u>- 891,496.32</u>	<u>293,963.63</u>	<u>583,570.25</u>	<u>- 103,976.38</u>	<u>- 98,674.39</u>	<u>223,098.08</u>	<u>1,331,754.12</u>
Cash at beginning of reporting year	12,368,944.95	11,760,606.35	12,960,473.54	13,694,214.20	12,802,717.88	13,096,681.51	13,680,251.76	13,576,275.38	13,477,600.99	12,368,944.95
Cash at end of reporting year	<u>11,760,606.35</u>	<u>12,960,473.54</u>	<u>13,694,214.20</u>	<u>12,802,717.88</u>	<u>13,096,681.51</u>	<u>13,680,251.76</u>	<u>13,576,275.38</u>	<u>13,477,600.99</u>	<u>13,700,699.07</u>	<u>13,700,699.07</u>

SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE 2019/20

SUMMARY SHEET

PROGRAM	YTD ACTUAL (as at 31 March 20)	YTD BUDGET (as at 31 March 20)	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BUDGET - REVISED INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	1,027,785	1,015,303	12,482	101.23%	3,205,738
Bridges	26,787	35,624	8,837	75.19%	383,498
Walkways	168,354	177,448	9,094	94.88%	214,930
Lighting	67,579	64,323	3,256	105.06%	85,764
Drainage	10,876	20,554	9,678	52.91%	78,072
Waste	680,153	660,662	19,491	102.95%	901,549
Public Toilets	60,726	50,736	9,990	119.69%	66,982
Communications	-	-	-	-	-
Signage	6,393	5,415	978	118.06%	7,020
INFRASTRUCTURE TOTAL:	2,048,653	2,030,065	-18,588	100.92%	4,943,553
GROWTH					
Residential	-	-	-	-	-
Tourism	47,198	51,535	4,337	91.58%	62,380
Business	154,257	159,748	5,491	96.56%	971,998
Agriculture	-	-	-	-	-
GROWTH TOTAL:	201,455	211,283	9,828	95.35%	1,034,378
LANDSCAPES					
Heritage	222,577	253,380	30,803	87.84%	335,907
Natural	140,329	148,347	8,018	94.59%	188,629
Cultural	6,546	30,321	23,775	21.59%	40,427
Regulatory	498,940	634,940	136,000	78.58%	846,586
Climate Change	-	-	-	-	-
LANDSCAPES TOTAL:	868,391	1,066,988	198,597	81.39%	1,411,549
LIFESTYLE					
Youth	227,158	198,240	28,918	114.59%	264,320
Aged	2,186	1,500	686	145.70%	1,500
Childcare	4,000	6,125	2,125	65.31%	6,500
Volunteers	21,139	37,500	16,361	56.37%	40,000
Access	-	-	-	-	-
Public Health	2,591	7,642	5,051	33.91%	10,189
Recreation	286,321	362,208	75,887	79.05%	462,022
Animals	76,674	82,603	5,929	92.82%	110,137
Education	-	-	-	-	-
LIFESTYLE TOTAL:	620,068	695,818	75,750	89.11%	894,668
COMMUNITY					
Retention	-	-	-	-	-
Capacity	46,633	35,319	11,314	132.03%	41,925
Safety	56,001	36,150	19,851	154.91%	51,200
Consultation	13,883	15,975	2,092	86.90%	21,300
COMMUNITY TOTAL:	116,517	87,444	29,073	133.25%	114,425
ORGANISATION					
Improvement	66,895	85,587	18,692	77.93%	114,116
Sustainability	1,306,711	1,823,349	516,638	71.67%	2,370,532
Finances	161,919	183,442	21,523	88.27%	306,907
ORGANISATION TOTAL:	1,535,325	2,092,378	557,053	73.38%	2,791,555
TOTALS	5,390,410	6,183,976	793,566	87.17%	11,190,128

SOUTHERN MIDLANDS COUNCIL				
SUMMARY OF RATES AND CHARGES LEVIED, REMITTED AND COLLECTED				
	This Financial Year		Last Financial Year	
	10th April 2020		10th April 2019	
Arrears brought forward as at July 1		\$ 429,240.71		\$ 419,894.17
ADD current rates and charges levied		\$ 5,625,849.95		\$ 5,297,178.42
ADD current interest and penalty		\$ 70,765.50		\$ 66,799.37
TOTAL rates and charges demanded	100.00%	\$ 6,125,856.16	100.00%	\$ 5,783,871.96
LESS rates and charges collected	82.43%	\$ 5,049,323.21	82.47%	\$ 4,770,118.03
LESS pensioner remissions	3.91%	\$ 239,678.39	3.95%	\$ 228,603.17
LESS other remissions and refunds	-0.17%	-\$ 10,240.93	0.37%	\$ 21,620.60
LESS discounts	0.48%	\$ 29,553.80	0.49%	\$ 28,524.85
TOTAL rates and charges collected and remitted	86.65%	\$ 5,308,314.47	87.29%	\$ 5,048,866.65
UNPAID RATES AND CHARGES	13.35%	\$ 817,541.69	12.71%	\$ 735,005.31

17.3.2 FINANCIAL HARDSHIP ASSISTANCE POLICY (DRAFT)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 16 APRIL 2020

Enclosure:

Financial Hardship Assistance Policy (Draft)

ISSUE

Council to consider the draft Financial Hardship Assistance Policy.

BACKGROUND

Please refer to the attached draft Policy which has been based on a Model Policy prepared by the Local Government Association of Tasmania.

The following sections of the *Local Government Act 1993* are relevant:

“125. Postponement of payment

(1) A ratepayer may apply to the council for a postponement of payment of rates on the ground of hardship.

(2) An application is to be –

(a) made in writing; and

(b) lodged with the general manager.

126. Conditions of postponement

(1) A council may grant a postponement of the payment of rates for a specified period if satisfied that such payment would cause hardship.

(2) A council may grant a postponement of payment of rates –

(a) on the condition that the ratepayer pay interest on the amount of rates postponed at a rate fixed by the council; and

(b) on any other condition the council determines.

(3) Interest fixed under [subsection \(2\) \(a\)](#) is not to exceed the prescribed percentage as calculated in [section 128 \(2\)](#) .

127. Postponement ceases to operate

(1) A council may, at any time, revoke a postponement of payment of rates by giving 60 days notice in writing to the ratepayer of the date on which the postponement ceases to operate.

(2) A postponement of payment of rates ceases to operate on the date on which the ratepayer ceases to own or occupy the land in respect of which those rates are payable.

128. Late payments

(1) If any rates or instalments are not paid on or before the date they fall due, a council may –

(a) impose a penalty not exceeding 10% of the unpaid rate or instalment; or

(b) charge a daily interest not exceeding the prescribed percentage in respect of the unpaid rate or instalment for the period during which it is unpaid; or

(c) impose a penalty and charge interest as specified in [paragraphs \(a\) and \(b\)](#) .

(2)

129. Remission of rates

(1) A ratepayer may apply to the council for remission of all or part of any rates paid or payable by the ratepayer or any penalty imposed or interest charged under [section 128](#) .

(2) An application is to be –

(a) made in writing; and

(b) lodged with the general manager.

(3) A council, by absolute majority, may grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer.

(4) A council, by absolute majority, may grant a remission of any rates, penalty or interest paid or payable by a class of ratepayers.

(5) The general manager is to keep a record of the details of any remission granted under this section.

DETAIL

In reference to the document, there are some key things that require comment:

- a) The Policy only relates to Council Rates (not the Fire Service Levy or other general fees and charges);
- b) The relief will only be provided to a person's primary place of residence (not investment properties);
- c) Clause 2.2 – the Act requires evidence to be provided. The examples provided are considered reasonable and not too onerous (noting that an applicant only needs to satisfy one as a minimum);
- d) There are three types of assistance:

1. Postpone Rates Payment (self-explanatory – they are still payable)

2. Remission of late payment penalties or interest

The draft Policy is based on Council not calculating interest for the remainder of the financial year. This means that interest would not be charged on prior arrears (as opposed to just the March instalment). Current interest calculates to approximately \$4,500 per month – meaning that a decision to not impose interest up until 30th June 2020 would be at a cost (or reduction in revenue) of \$18,000. (i.e. 4 months @\$4,500 per month).

The penalty is a 'one-off' thing imposed on each outstanding instalment. From a SMC perspective, the main issue relates to any penalty for the instalment due 31st March 2020. At this stage the Penalty for this instalment has not been applied pending a decision by Council. The average penalty amount applied for each of the three previous instalments this financial year was approximately \$10,500. The March penalty, if imposed, would be a similar amount.

Please note that Section 129 'Remission of Rates' permits a Council, by absolute majority, to grant a remission of any rates, penalty or interest paid or payable by a class of ratepayers.

3. Remitting Rates – straight forward as per draft Policy

In terms of assessing applications, the following limits are recommended for inclusion in the Policy:

- **Deferral Arrangements** – For amounts less than \$2,500 – Manager, Corporate Services
- **Deferral Arrangements** – For amounts greater than \$2,500 – General Manager

Remission of any rates; late penalties; or interest charges – felt that this should be a decision of Council, unless Council wants to consider delegation up to a certain amount.

DISCUSSION

Following circulation of the draft Policy, initial comments and feedback included:

- a) Is it possible to differentiate between the various sectors (i.e. agricultural/commercial/residential etc.) and consider each sector separately taking into account the effect of COVID-19 on that sector? This is aimed at ensuring that people not impacted qualifying for deferral or remittance.
- b) Can deferred payments be changed to total remittance in 6 or 8 months' time when the effects of the economic downturn can be reassessed?

Responses:

- a) This question is relevant to the proposed blanket remission of penalty (March 2020 instalment) and interest through to 30th June 2020.
To differentiate, each property would need to be coded individually which would be a considerable administrative process. The alternative is to remove the blanket emission and process each application on a case by case basis.
- b) The draft Policy stipulates that deferral of rate payments must be applied for and granted first, before an application for rates remission can be considered. After the applicant has entered into a deferral arrangement with Council, the applicant may apply for remission of rates (refer Clause 2.6).

Human Resources & Financial Implications – refer detail above.

Community Consultation & Public Relations Implications –The State Government is strongly encouraging all Councils to consider individual packages and provide support to their community as a matter of urgency. Specific mention is made of rate freezes and generous hardship policies.

Policy Implications – Policy position

Priority - Implementation Time Frame – Ongoing.

RECOMMENDATION

THAT the Financial Hardship Assistance Policy be adopted (subject to any amendments) and that it be implemented immediately (as opposed to the normal Policy approval process).

DECISION

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

THAT the Financial Hardship Assistance Policy be adopted (subject to the identified amendments relating to timeframes for decision making and review of decisions) and that it be implemented immediately.

CARRIED

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

ENCLOSURE
Agenda Item 17.3.2



Council Policy
FINANCIAL HARDSHIP ASSISTANCE POLICY

DRAFT

Approved by: Council - DRAFT
Approved date: Insert date
Review date: July 2021

1. INTRODUCTION

1.1 Purpose

The purpose of this policy is to enable Council to provide assistance to community members who are suffering financial hardship by providing an appropriate level of relief from Local Government rates.

1.2 Scope

This policy applies to ratepayers experiencing genuine and serious financial hardship and needing assistance to meet both their basic needs and their rate payment obligations to Council. It is not intended to be used to maintain financial positions for those who do not need it and are not genuinely impacted by serious financial hardship.

This policy applies only to Council rates and charges levied in accordance with Part 9 – Rates and Charges of the *Local Government Act 1993*. This policy does not apply to rates or fees collected on behalf of other authorities in accordance with section 88 of the *Local Government Act 1993*, such as fire service contributions collected pursuant to section 79B of the *Fire Service Act 1973*.

1.3 Background

This policy was developed and implemented during the 2020 COVID-19 coronavirus pandemic that is spreading across the world. To respond to the disease, governments around the world are shutting down social activities and interaction to prevent transmission, which is necessarily causing significant impacts on many economic activities and transactions. As a result, many people have lost jobs, their clients or their business, destroying incomes and spending. Council is determined to assist those most critically impacted by the economic slowdown caused by the pandemic with a robust and fair hardship policy.

Despite this, serious financial hardship can occur at any time, so this policy is designed to address a range of circumstances.

1.4 Principles

This policy will be applied in accordance with the following principles:

- (1) Consistent, equitable and respectful treatment of all residents and ratepayers that is sensitive to their specific circumstances.
- (2) Maintaining Council's ability to provide essential services to our community through appropriately applied rating.
- (3) Assisting ratepayers who are suffering serious financial hardship, so that they may overcome these circumstances and return to financial stability and contributing equitably to local services.
- (4) Ensuring that those able to contribute to local services, continue to do so.
- (5) Minimising the opportunity for misuse, exploitation or fraud by ensuring decisions made to provide special relief or assistance are supported by sufficient evidence.



Council Policy
FINANCIAL HARDSHIP ASSISTANCE POLICY

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- (6) Maintaining confidentiality and privacy of applicants and ratepayers, their applications and any information provided.

1.5 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as Tasmanian Government legislation, including:

- *Local Government Act 1993*, Part 9 – Rates and Charges¹, particularly:
 - Section 86A – General principles in relation to making or varying rates
 - Sections 125-127 – Postponement of payment
 - Section 128 – Late payments
 - Section 129 – Remission of rates
- *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*²
- Rates and Charges Policy (pursuant to section 86B of the *Local Government Act 1993*).

1.6 Policy Review and Update Cycle

This policy is to be reviewed initially in July or August 2021 and thereafter, every four years.

2. POLICY

2.1 Genuine Financial Hardship

According to the Australian Taxation Office (ATO)³, individuals are considered to be in serious hardship when they are unable to provide the following for themselves, their family or other dependants:

- (1) Food;
- (2) Accommodation;
- (3) Clothing;
- (4) Medical treatment;
- (5) Education;
- (6) Other basic necessities.

A number of factors can contribute to or trigger serious financial hardship, including:

- (1) Loss of employment of the property owner, family member or household primary income earner;
- (2) Serious illness, including physical incapacity, hospitalization, or mental illness of the property owner or family member;
- (3) A natural disaster;
- (4) A public health emergency or declared state of emergency;

¹ See: <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095#HP9@HD9@EN>

² See: <https://www.legislation.tas.gov.au/view/whole/html/inforce/current/act-2020-011>

³ See: <https://www.ato.gov.au/General/Financial-difficulties-and-serious-hardship/Individuals-with-serious-hardship/>



Council Policy
FINANCIAL HARDSHIP ASSISTANCE POLICY

DRAFT

Approved by: Council - DRAFT
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- (5) Family tragedy;
- (6) Family breakdown;
- (7) Financial misfortune;
- (8) Other serious or complicating circumstances.

Community wide issues and circumstances, such as the COVID-19 pandemic, may impact financial hardship, but hardship is always assessed at an individual level, and requires reviewing personal circumstances.

Serious financial hardship involves both low income/cash flow and a low asset base. Personal property portfolios beyond a primary residence can be employed to improve an applicant's cash flow and financial sustainability. Applications for assistance on residential investment properties will not be considered.

2.2 Evidence of Financial Hardship

Applicants will need to provide evidence of their circumstances of financial hardship to justify Council's special consideration of their case. The type of evidence required will depend on your circumstances and may include, for example, one or more of the following:

- Assessment by an independent accredited financial counsellor demonstrating an inability to both pay rates and to rearrange asset portfolios to facilitate payment;
- A statutory declaration from an appropriate and independent professional, familiar with the applicant's circumstances (e.g. a family doctor for health-related evidence, a bank official, insurance policy manager, etc.);
- Pending disconnection of essential services, like water, electricity, gas (does not include mobile phone or internet bills);
- Notice of impending legal action;
- Letter from charitable organisation regarding loss of employment or inability to provide for basic necessities;
- Bank notice for example, overdraft call or mortgaged property repossession;
- Employer notice of redundancy or termination of employment;
- Overdue medical bills;
- Letter from doctor verifying the inability to earn an income due to illness or caring for a sick family member;
- Final notice from school regarding payment of mandatory fees;
- Funeral expenses;
- Repossession notice of essential items, like a car or motorcycle.
- **Other – Please specify.**

2.3 How Council can Help

The *Local Government Act 1993* provides Council with three methods of rate relief:

- (1) Postponing rate payments (sections 125-127)
- (2) Remission of late payment penalties or interest (section 128)



Council Policy
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(3) Remission of rates (section 129)

2.4 Postponing Rate Payments – Deferral Arrangements

In confirmed cases of financial hardship, Council may choose deferral of individual rates payments within a defined period, in whole or in part, to be paid back at a later date, subject to any conditions Council determines. The deferral arrangement applies to specified payments and other rate payments are not affected and continue to accrue as normal.

The terms of rate deferral arrangements will be proportionate to the applicant's demonstrated financial hardship circumstances, so supplying sufficient evidence of these circumstances is important for developing the appropriate terms.

Rate payment deferrals approved under this section are typically deferred by 3 months. However, rate deferral arrangements can only defer individual payments up to a maximum of two (2) years and only in the most serious circumstances.

In response to the COVID-19 pandemic, Council will approve deferral arrangements for 6 months for ratepayers meeting hardship requirements.

All deferred payments must be repaid as specified in accordance with the deferral arrangement, otherwise regular late payment penalties and/or interest will apply.

Ratepayers who are subject to a deferral arrangement who overcome their financial hardship circumstances are encouraged to begin repaying their deferred rates payments as early as they are able.

Note that Council may revoke any postponement of rates payments at any time, in accordance with section 127 of the *Local Government Act 1993*, by giving 60 days' notice in writing to the ratepayer.

2.5 Remitting Late Payment Penalties and Interest

For typical circumstances that are not of financial hardship, rates must be paid by the due date and Councils may charge a penalty or daily interest or both for each late payment. However, for confirmed cases of financial hardship, Council may waive either the applicable late payment penalties, or the interest accumulated, or both, for a specified period that relates to the period of financial hardship.

Council will not charge any late payment penalties or interest for late rate payments during the 2020 COVID-19 state of emergency until 30 June 2020.

2.6 Remitting Rates

Remission of any rates, late payment penalties or interest, in part or in full, is reserved only for the most serious and exceptional of financial hardship cases. Even in these cases, deferral of rate payments must be applied for and granted first, before an application for rates remission can be considered.



Council Policy
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DRAFT

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After the applicant has entered into a deferral arrangement with Council, the applicant may apply for remission of rates. The application must demonstrate:

- (1) Financial hardship;
- (2) Exceptional and serious circumstances;
- (3) How the applicant's exceptional financial hardship circumstances make the maximum term deferral arrangement under section 2.4 unfeasible and unreasonable to fulfil; and
- (4) How enforcing fulfilment of the maximum term deferral arrangement would only deepen the seriousness of applicant's financial hardship and critically impact their ability to provide for the basic living necessities (food, accommodation, clothing, medical treatment) of the applicant and dependents.

In the interests of community fairness and equity, wherever possible and appropriate in determining rates remission applications:

- (1) Deferral arrangements are preferable to rates remission;
- (2) Amounts or proportions of rates to be remitted are to be minimised, for example, below \$1000 or 50%; the remainder subject to payment arrangements;
- (3) Instances of rates remission are to be minimised to no more than one rates remission per applicant.

Note: Evidence of financial hardship does not automatically mean an entitlement to a remission.

3. APPLICATIONS

3.1 Applying for Financial Hardship Assistance

To seek financial hardship assistance from Council, an application must be made in writing, addressed to the General Manager, and submitted as follows:

- Submitted via online form at: www.southernmidlands.tas.gov.au
- Emailed to mail@southernmidlands.tas.gov.au; or
- Mailed to PO Box 21, Oatlands Tas 7120

Applications must:

- Demonstrate and provide evidence for financial hardship and circumstances (see section 2.2 Evidence of Financial Hardship);
- Describe the type of assistance sought, being:
 - Postponing rate payments (a deferral arrangement);
 - Postponing or waiving late payment penalties or interest;
 - Remitting rates, late payment penalties or interest, in part or in full;
- Address the requirements of the relevant subsections (see section 2.3 How Council can Help)



Council Policy
FINANCIAL HARDSHIP ASSISTANCE POLICY

DRAFT

Approved by: Council - DRAFT
Approved date: Insert date
Review date: July 2021

3.2 Assessing Applications

Applications for deferral arrangements must be decided by:

- (1) For amounts less than \$2,500 – the Manager, Corporate Services; or
- (2) For amounts of \$2,500 or greater – the General Manager.

Applications for remission of any rates or late payment penalties or interest charges must be decided by Council and require absolute majority to be approved.

4. DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed every four (4) years or as directed by the General Manager. Noting that this policy is to be reviewed initially in July 2021 and thereafter, every four years.

This document is Version 1.0 effective XX-XX-XXXX. The document is maintained by the General Manager's Unit, for the Southern Midlands Council.

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO 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 (<i>Meeting Procedures</i>) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Audit Panel Minutes – Confirmation</i>	15(2)
<i>General Manager Contract</i>	15(2)(a)

CARRIED

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

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

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 Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A E Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D 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 AUDIT PANEL MINUTES - CONFIRMATION

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

20.4 GENERAL MANAGER CONTRACT

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

DECISION

Moved by Cllr K Dudgeon, seconded by Deputy Mayor E Batt

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 12.06 p.m.

CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE

SOUTHERN MIDLANDS COUNCIL

MINUTES

OF GENERAL MEETING HELD ON MON 18TH MAY 2020

AT CHAUNCY VALE RESERVE

Present:	Councillor Tony Bantick	Chair
	Councillor Rowena McDougall	proxy Chair
	Heather Chauncy	
	Tony James	BF&G
	Graham Green	SMC

Apologies: Cath Dickson (TLC), Matthew Lindus (P&WS)

- 1. Previous minutes, correspondence & financial report** – deferred until the next meeting
- 2. Creek rehabilitation project – site visit and discussion**

A site visit was made to 'Day Dawn Creek' to discuss the approach to the upcoming re-vegetation and rehabilitation project funded largely through the Communities Environment Program.

The Committee endorsed the approach to the biodiverse revegetation component of the project. That is, to focus primarily on the lower reaches of the creek and to secure plantings within small fenced copses with the aim of excluding browsing wildlife. The committee agreed to engaging the services of Nigel Lockett to assist with this work.

Revegetation is to focus on very dry-tolerant plants that are currently found at, or would previously have been found at, Chauncy Vale. Graham mentioned that the plants for the project have been ordered from Plants of Tasmania and Wildseed Tasmania. Silver peppermint is currently unavailable, however, Bush Regenerators at Campania have been contracted to grow some for us.

It was agreed to include a scattered planting of well secured individual trees and shrubs in the area adjacent to the head of the erosion gully where all elements of the native flora currently appear to be under stress – assumed combination of ongoing dry

conditions and browsing pressure. Tony B suggested fencing a wildlife exclusion area to look at vegetation response in the absence of browsing. Committee agreed in principle, however, this will be discussed further at a later date and will likely be funded from our budget as it wasn't included in the grant proposal.

In terms of the erosion gully along 'Day Dawn Creek', all Committee members agreed that addition of course-woody-debris to the channel would potentially be part of the solution. Woody debris would act to slow the flow of water and hence reduce the erosion potential when water is flowing in the gully. There is more than ample woody debris (small dead trees that have fallen over) on site. Tony J agreed that he could assist with this work if approved to proceed.

Graham suggested that we need to take professional advice in regard to the erosion gully before we proceed with any work, particularly in regard to preventing the head of the erosion gully from continuing to work back up the valley. Graham to seek out an appropriate person to provide this advice and the Committee agreed that we would pay for this advice if necessary (up to \$1000). Enquiries also need to be made as to whether permission is required to undertake erosion control.

3. Bridges project update - site visit and discussion

A site visit was made to the two proposed bridge sites and also to inspect the track work that has occurred in relation to the new bridges.

The only comment / observation is that a vehicular track diversion will need to be accommodated at the lower bridge site once the new bridge is in place so as to enable access of 4wd vehicles further up the valley, particularly for fire management purposes.

4. Caves Track upgrade planning

The Caves Track safety upgrade and improvement proposal has been submitted to council budget workshops for consideration for funding in the next financial year.

5. Other business

Patch burning adjacent to Jack's Flat

A site visit was made to Jack's Flat where there was discussion about all manner of things and specifically about potential patch burning in the area – particularly on the flat that is currently infested with bracken and Californian thistle. It was agreed that there is still a very small window of opportunity for low intensity patch burns in this area for reasons of: fuel (bracken) reduction; stimulation of regeneration of native species; and to stimulate germination of legacy Californian thistle seed (to be sprayed next summer).

Tony B was tasked with following up with the local fire brigade to see if we can make something happen. It was agreed that it would be difficult to get the necessary resources on site but not impossible.

Graham had a follow-up meeting with Cath Dickson (new TLC representative) regarding burning. Cath has subsequently applied for permission to undertake patch burning this season from DPIPWE in terms of gaining necessary approval under the conservation covenant over the area. Cath expressed interest in being onsite should burning be arranged for this autumn.

Graham mentioned that a fire management plan is being prepared for TLC by Jonathon Marsden Smedley - covering Chauncy Vale and Flat Rock Reserve. Whilst currently in draft form, there are no known values at the proposed site that prevent a burn from being undertaken.

Monitoring

Heather expressed concern that Chauncy Vale may be under imminent threat from wood-hookers in light of their recent efforts in other parts of the Southern Midlands being exposed. Graham and David Cundall will investigate the boundaries of Chauncy Vale in the next few weeks to determine whether there is any wood-hooking activity.

The value of our monitoring camera was discussed - and that it may be pertinent to get some more cameras to assist with surveillance in more remote parts of the reserve. To be discussed further at the next meeting.

6. Next meeting

Proposed for July – to be advised

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT Residential Use

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 proposed use or development:

ie: New Dwelling /Additions/
Demolition / /Shed / Farm Building
/ Carport / Swimming Pool or
detail other etc.

Current use of land and buildings:

Eg. 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

SOUTHERN
MIDLANDS
COUNCIL



Proposed Material	What are the proposed external wall colours	NO WALLS	What is the proposed roof colour	WOODLAND GREY
	What is the proposed new floor area m ² .	48	What is the estimated value of all the new work proposed:	\$2500

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 (if not the Owner)	Applicant Name (Please print)	Date

Land Owner(s) Signature	Land Owners Name (please print)	Date
	COLIN BRISTOW	21.01.2020

Land Owner(s) Signature	Land Owners Name (please print)	Date
	CAROLYN L BRISTOW	23.01.2020

SEARCH OF TORRENS TITLE

VOLUME 46685	FOLIO 1
EDITION 4	DATE OF ISSUE 18-Mar-2019

SEARCH DATE : 28-Jan-2020

SEARCH TIME : 09.28 AM

DESCRIPTION OF LAND

Town of OATLANDS
Lot 1 on Diagram 46685
Being the land described in Conveyance No. 66/2099
Derivation : Part of 3A-0R-9Ps. and 1A-3R-0Ps. Gtd. to H.
Bilton, Part of 3 Acres Gtd. to J. Robinson and Whole of
1A-0R-18Ps. Located to P. Gough
Prior CT 4718/72

SCHEDULE 1

M740193 TRANSFER to COLIN JOHN BRISTOW and CAROLYN LOUISE
BRISTOW Registered 18-Mar-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

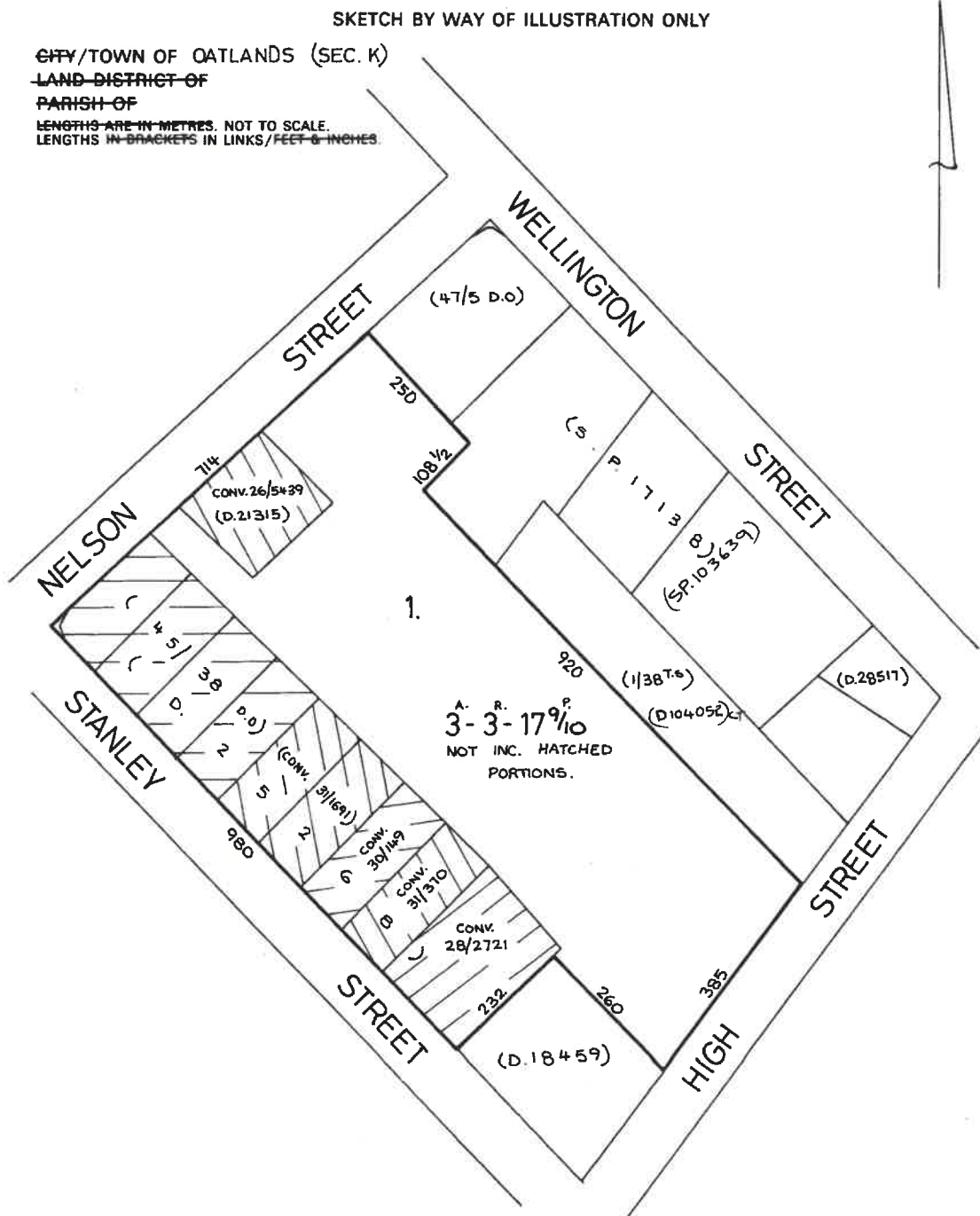
No unregistered dealings or other notations

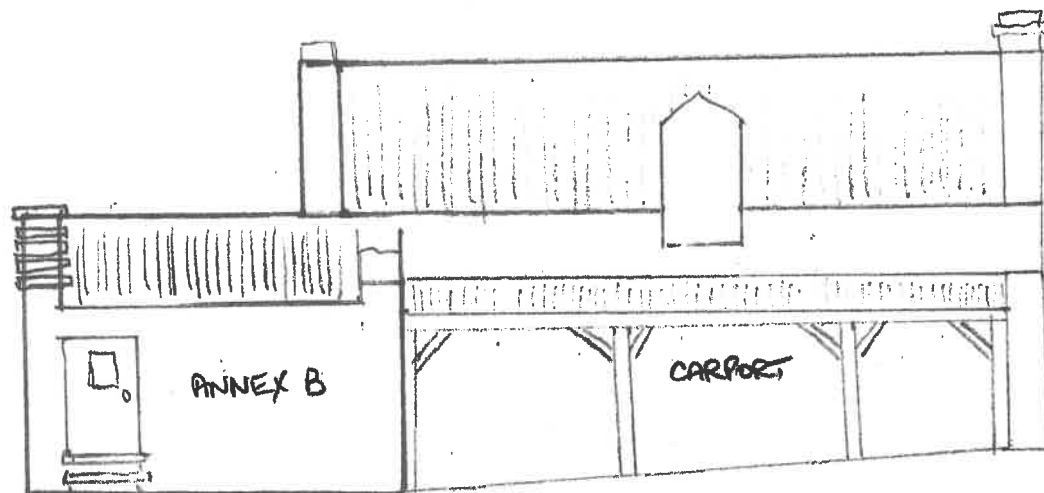
APPROVED: 9 NOV 1990 <i>Mabel [Signature]</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 66/2099	REGISTERED NUMBER D.46685
FILE NUMBER Y.13246	GRANTEE: WHOLE OF 1-0-18 LOC. TO P GOUGH AND PART OF 3-0-9 & 1-3-0 GTD TO HENRY BILTON. PART OF 3-0-0 GTD TO JOHN ROBINSON.	DRAWN <i>[Signature]</i> 30/10/90

05-4-2082

SKETCH BY WAY OF ILLUSTRATION ONLY

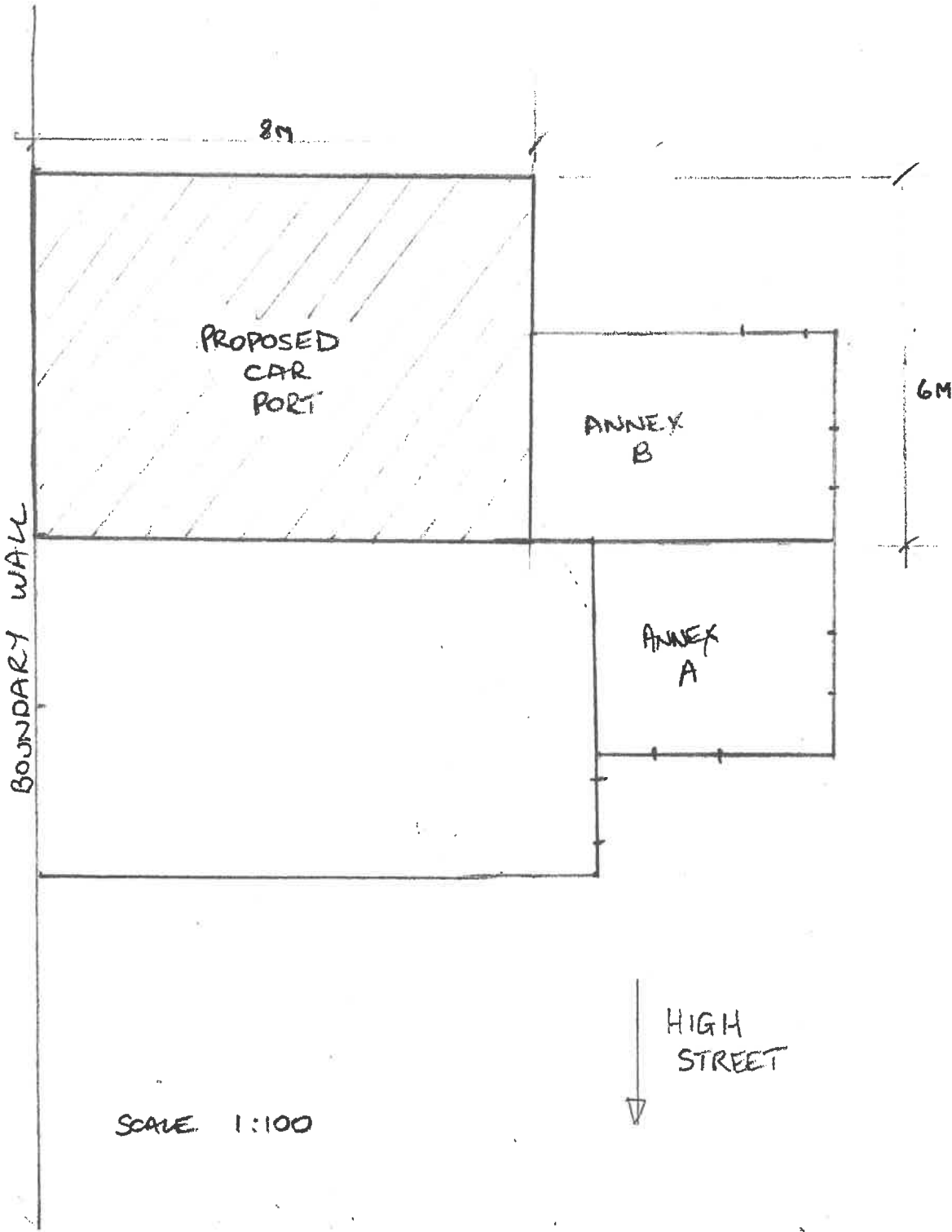
CITY/TOWN OF OATLANDS (SEC. K)
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.





SCALE 1:100

PROPOSED CARPORT
40 HIGH STREET
OATLANDS



NOTES

- ROOF MATERIAL COLOURBOND
- COLOUR WOODLAND GREY
- CARPORT IS SELF SUPPORTING

SCALE 1:100

PROPOSED CARPORT
40 HIGH STREET
OATLANDS





VIEW FROM
HIGH ST.



VIEW FROM
HIGH ST

9 February 2020
File Ref:5895296
DA 2020/00005

CJ & CL Bristow
Holyrood House
40 High Street
Oatlands
TAS 7120

SMC - KEMPTON
RECEIVED
11/02/2020

Jaqui Tyson
Senior Planning Officer
Southern Midlands Council

Dear Madam

In response to your request for additional information in your letter 6 February 2020 I am providing the following:

Heritage Tasmania

1. Detailed drawings to a scale of 1:10 are attached to this letter. The carport is currently connected to the heritage building by 3 off 12 x 126 mm dynabolts as a temporary measure prior to the footings being cast in 3 locations (see photographs and drawing). These dynabolts may be removed following casting of the footings if this is requested.
2. It is proposed to excavate the ground to the rock level to provide a firm surface to the carport. Excavations of the fill have not been completed to determine the rock level at all locations. Therefore I have not determined the final level of excavations. Excavations will not be allowed to be below the level of the footings of the heritage stables. Initial excavations at the south end of the proposed carport indicate that the rock has been excavated vertically at an early date and the chisel cutting of the rock has been finished below the current natural surface. The chiselling applies to the rock beneath the boundary wall and the stable wall. The test excavation at the SE corner of the carport to a level of approximately 500 mm below the current natural surface has not reached the bottom of the chiselled bedrock.
 - Excavations were completed for four of the posts for the footings. Footings are approximately 300 x 300 x 300 mm in the bedrock.
 - There is no existing drainage system and there is no proposed drainage for stormwater from the carport. Guttering of the carport and a rainwater tank is a future consideration.
 - There are no proposals to resurface the driveway at this stage. A formal driveway only currently exists between the high street and the front of the stables. There is no driveway between the front of the stables and the carport nor are any plans for constructing a driveway.
 - There are no connections to any existing services from the carport.

2 Boundary Wall

The proposed carport butts up to the boundary wall but is not attached to the boundary wall. The roof is generally below the level of the top of the boundary wall except for the SE corner where it is visible above the top of the wall (see photograph 2). This can be left as is or the wall can be raised to hide the roof from the adjoining property if requested to do so.

The boundary wall sits on a sandstone bedrock base which is clearly visible. The southern side of the bedrock has been excavated at some time, possibly for a supply of sandstone for building purposes. The depth of the sandstone is unknown as a trial hole had been excavated to a depth of 500 mm and the bottom of the cut rock has not been reached. It is proposed to remove the fill to allow a better clearance for the carport.

It should be noted that a large section of the boundary wall has been removed and replaced with cast concrete.

I would be very pleased to discuss my proposal with yourself and Tasmanian Heritage at any time.

Yours faithfully



Colin Bristow

Attach:

- Photo 1 Rear Centre Post
- Photo 2 Rear SE Post
- Photo 3 Boundary Wall
- Photo 4 Overall View
- Dwg 1 Carport Plan
- Dwg 2 Carport Elevation

PHOTO 1

ATTACHMENT
Agenda Item 11.1.1



CENTRE SUPPORT CARPORT REAR.
FOOTING NOT CONCRETED
SINGLE DYNAMOUNT IN STABLE WALL



BOUNDARY WALL RIGHT
STABLE WALL LEFT

SHOWS TEST HOLE WITH PRIOR
EXCAVATION OF ROCK.

NOTE BOUNDARY WALL IS ON
ROCK BASE.

POST SUPPORTED BY ROCK AND
DYNABOLT NEAR TOP OF POST.

PHOTO 3



ATTACHMENT
Agenda Item 11.1.1

BOUNDARY WALL TO THE RIGHT

PHOTO 4

ATTACHMENT
Agenda Item 11.1.1



OVERALL VIEW

9 March 2020
File Ref:5895296
DA 2020/00005

CJ & CL Bristow
Holyrood House
40 High Street
Oatlands
TAS 7120

Jaqui Tyson
Senior Planning Officer
Southern Midlands Council

Dear Madam

In response to your request for additional information in regard to Heritage in your letter 6 February 2020 I am providing the following:

1. The carport is currently connected to the heritage building by 3 off 12 x 126 mm dynabolts as a temporary measure prior to the footings being cast in 3 locations (see photographs and drawing). These dynabolts may be removed following casting of the footings if this is requested.
2. The concrete footings are to be a 300mm cube with the styrops set into the concrete. Excavations were completed for four of the posts for the footings. The footings completed are set in the bedrock.
3. It is proposed to excavate the ground to the rock level to provide a firm surface to the carport. Excavations of the fill have not been completed to determine the rock level at all locations. Therefore I have not determined the final level of excavations. Excavations will not be allowed to be below the level of the footings of the heritage stables. Initial excavations at the south east end of the proposed carport indicate that the rock has been excavated vertically at an early date and the chisel cutting of the rock has been finished below the current natural surface. The chiselling applies to the rock beneath the boundary wall and the stable wall. The test excavation at the SE corner of the carport to a level of approximately 500 mm below the current natural surface has not reached the bottom of the chiselled bedrock.
4. Excavations were completed for four of the posts for the footings. Footings are approximately 300 x 300 x 300 mm in the bedrock.
5. There is no existing drainage system and there is no proposed drainage for stormwater from the carport. There will be no guttering on the roof.
6. There are no proposals to resurface the driveway at this stage. A formal driveway only currently exists between the High Street and the front of the stables. There is no driveway between the front of the stables and the carport nor are any plans for constructing a driveway.

7. There are no connections to any existing services from the carport. “Services” include electrical, towns water, stormwater and sewerage.
8. A suitable area for turning has been indicated on the plan. It will not be possible to drive directly into the carport from High Street unless entering from the rear of the property in Nelson Street.

I would be very pleased to discuss my proposal with yourself and Tasmanian Heritage at any time.

Yours faithfully

Colin Bristow

Attach:

Photo 1 Rear NE Post
Photo 2 Rear Centre Post
Photo 3 Rear SE Post
Photo 4 Overall View
Dwg 1 Carport Plan
Dwg 2 Carport Elevation



SINGLE
DYNABOLT

REAR SUPPORT NE CORNER

PROPOSED CAR PORT
40 HIGH ST
OATLANDS

4/3/20 PHOTO 1



SINGLE
DYNABOLT

REAR SUPPORT CENTRE

PROPOSED CARPORT
40 HGT ST
OUTWARDS

4/3/20 PHOTO 2

SINGLE
DINABOLT



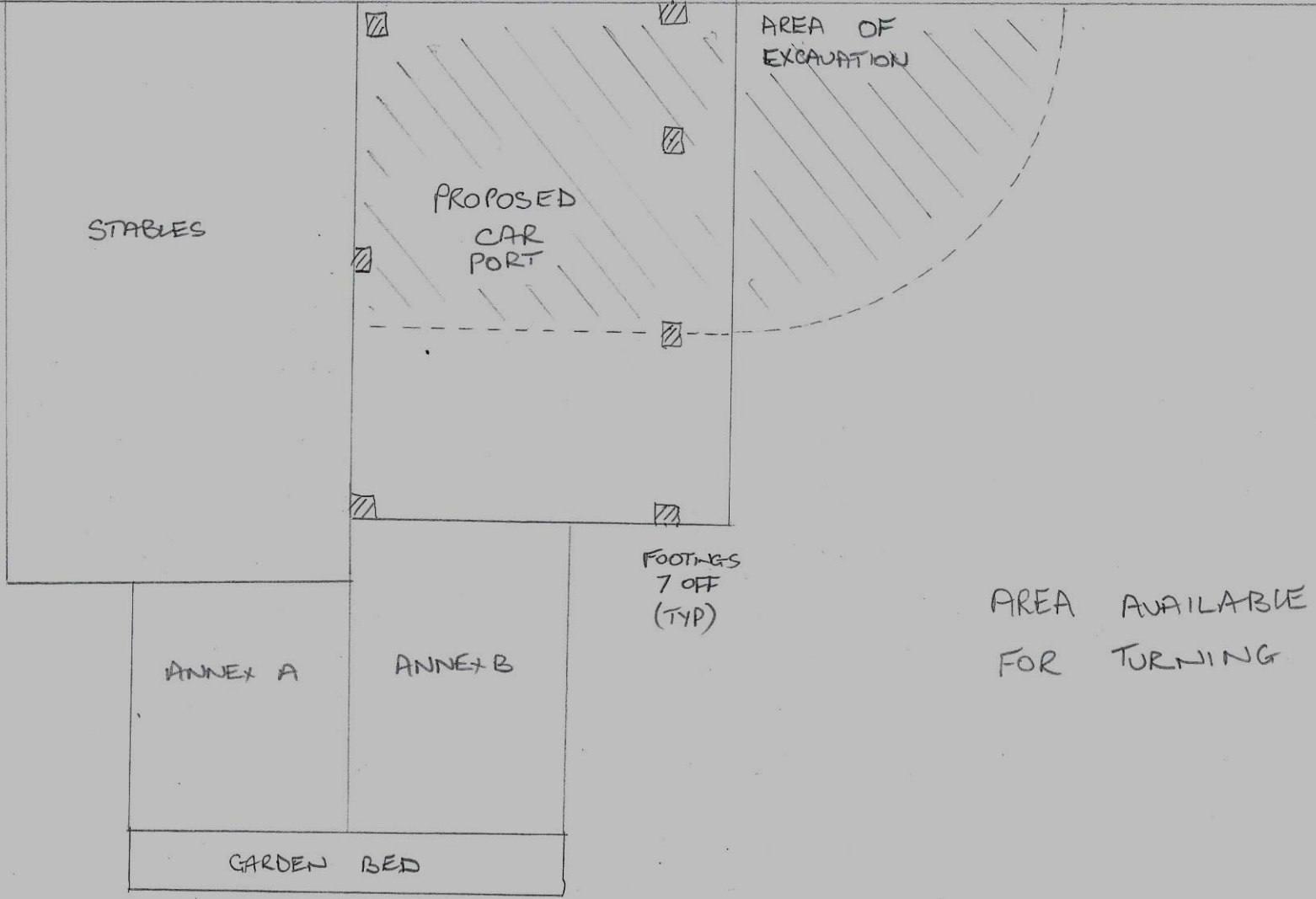
TEST PIT

BED ROCK

REAR SUPPORT SE CORNER

PROPOSED CAR PORT
40 HIGH ST
OATLANDS

4/3/20 PHOTO 3



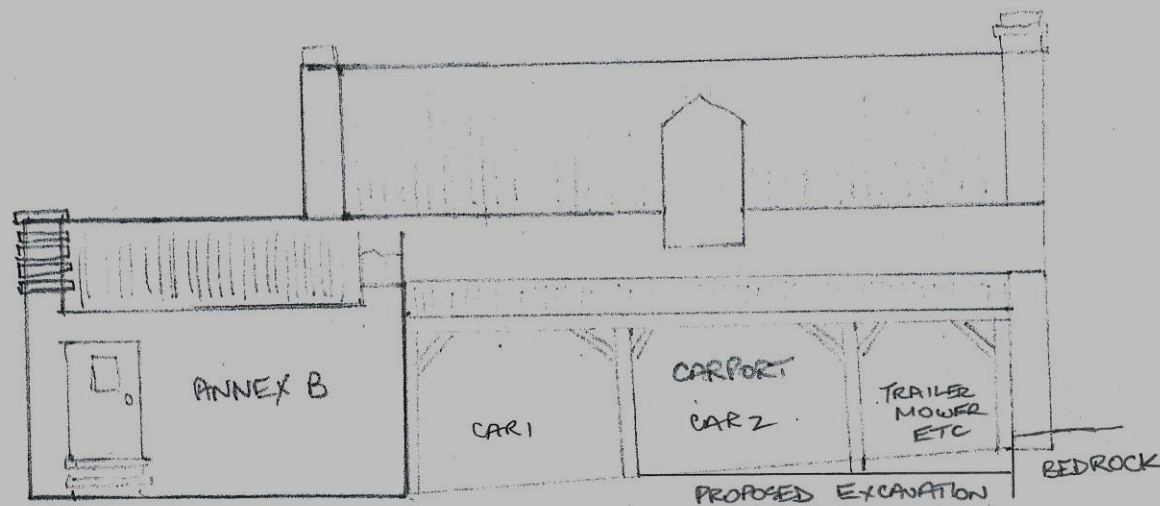
← HIGH ST

WOODEN GARRAGE

PROPOSED CARPORT
40 HIGH ST
BATLANDS

4/3/20

DWG 3



SCALE 1:100

PROPOSED CARPORT
40 HIGH STREET
OATLANDS

4/3/20 DWG 4

Attention: The General Manager, The Southern Midlands Council

Representation regarding proposed carport (heritage place) at 40 High Street, Oatlands owned by C.J. & C.L. Bristow and described as Certificate of Title 46685/1 (ref. DA 2020/00005)

The proposed carport abuts directly onto the rear wall of the nineteenth-century stable building which is a heritage structure on the site of the well-known historic property of Holyrood House and its surroundings at 40 High Street, Oatlands (permanently registered on the Tasmanian Heritage Register).

My property at [REDACTED] Street shares a nineteenth-century sandstone dividing wall with 40 High Street along on the two properties' northern and southern boundaries. The south-east/north-east corner of this wall is directly associated with the carport site and the stable building. The northern section of my property overlooks the stable, and now the partially completed roof of the carport site.

Heritage values and structural issues of the stable building

I consider the location, structure, scale and design of the proposed carport (in fact partly built prior to seeking planning permission) to be an inappropriate and unacceptable addition to the hitherto unaltered nineteenth-century historic sandstone stable building.

The proposed carport is an insensitive and unsuitable add-on which detracts from the stable's heritage status and appearance and its hitherto original character. The building materials being used for the carport do not relate in any aesthetic or sympathetic manner to the historic construction of the stable. The expanse of corrugated roofing, partly installed, on the proposed structure is especially unsightly and invasive in its immediate proximity to this nineteenth-century building and the general surroundings of both Holyrood House and my property.

Photographs of the stable attached to Mr and Mrs Bristow's application as well as visual observation indicate that the condition of this building is not entirely sound and could therefore be considered unsuitable for any interference or intervention such as the installation of dynabolts into its walls or surrounding curtilage, and also excavation immediately adjacent to its footings, as discussed in Mr Bristow's letters of 9 February and 9 March 2020.

In summary, the carport in no way appears to adhere to heritage values which I would have thought should inform planning processes for any new structure or restoration of an existing one on a property such as Holyrood House and its outbuildings.

Boundary wall issues

The northern side of my property at [REDACTED] Street adjoins Holyrood House with a shared nineteenth-century dry sandstone block boundary wall, one corner of which is conjoined to the south-eastern side wall of the stable and immediately adjacent to the stable's back wall and the carport site.

This boundary wall appears to be relatively secure at the present time but I believe it could easily become destabilised if disturbed, either during any excavation and construction works and/or later use of the carport. I should also correct the statement in Mr Bristow's letter of 9 February 2020 (page 2, second last paragraph) that 'a large section of boundary wall has been removed and replaced with cast concrete'. In fact the original stone blocks remain in situ and have been faced with cast concrete. This portion does not form a major part of the wall. However, it does represent the main section of the excavation line beyond the carport footprint.

While there are no supporting beams of the carport proposed to be fixed directly into the boundary wall, I believe the wall should not be interfered with in any way, nor in my opinion should it form a de facto side to the carport. The same applies to the northern side of the carport abutting what is described as 'Annex B' (a nineteenth-century part of the stable) on the second plan drawing attached to the application form dated 23 January 2020.

It is not clear from the application what type of excavation process would occur or is being considered to achieve a level ground surface for the carport, nor whether any concrete or other levelling infill on the bedrock base would be used. In addition, while the applicant Bristow states that any excavation will not be undertaken below the level of the original footings of the back wall of the stable, he has not made any assurance regarding the boundary wall for which there are presumably no footings and rests on the bedrock. Yet drawing 3 dated 4/3/20 clearly indicates excavation extending along the boundary wall along and beyond the extent of the carport site. This would seem to be an unacceptable and quite major disturbance considering the age and state of the wall.

I note that the applicant has suggested in his letter of 9 February (page 2, fourth last paragraph) that the height of the boundary wall could be increased to obscure the view of the carport roof from my property. This proposition, while potentially possible and certainly acceptable in terms of the undesirable visual impact of the carport from my property, could only be achieved if the wall itself is deemed sound enough to support the extra height and additional stonework and any other compliance requirements. I assume that any such work should be done by a professional stonemason or dry stone wall expert at the expense of the owners of Holyrood House. It may also be considered expedient to employ the services of a structural engineer to assess any proposal regarding the wall, the excavation along the boundary wall, and indeed the application as a whole.

Conclusion

In conclusion, I find it particularly regrettable that the carport has been planned (and partly built) rather than any apparent attempt by the owners to restore the historic structure of Holyrood House's stable. I am hopeful that a decision will be taken by Council to ensure the removal of the partially built carport in order to enable the stable's proper protection and preservation at some later date and that the owners could be encouraged to work with Council officers to plan and implement appropriate restoration of this significant heritage place.



3 April 2020

Attention: General Manager, Southern Midlands Council

Representation re DA 2020/00005: Proposed carport (heritage place) at 40 High Street, Oatlands

This representation is to object to the proposed carport at Holyrood House, Oatlands.

As a regular visitor to Oatlands I continue to be impressed by the careful restoration given to the amazing 19th century built heritage in Oatlands, many of the initiatives being that of Southern Midlands Council, along with some residents who I am sure seek advice on heritage matters from Council.

The proposed development is on one of Oatlands very special heritage properties Holyrood House. Along with the Georgian house the property has the majority of its original large title and important features other than the main dwelling that truly reflect 19th century colonial life. Two of these features are the sandstone stable and the sandstone block boundary wall with 36 Stanley Street and 36 High Street.

Visiting 36 Stanley Street the new lean-to carport (partially constructed) attached the heritage stable and immediately adjacent to the boundary wall is very obvious, as is its complete lack of aesthetic with the heritage stable and wall. Its attachment and proximity to both the stable and the boundary wall is of concern with respect to the long-term stability of both these structures.

I live in Battery Point, Hobart and as a Committee Member of the Battery Point Community Association have taken a keen interest in the built heritage of the area. In particular, I have a concern about simple outbuildings the value of which often is not identified with little or no restoration resulting in their gradual demise. An example is a simple wooden stable at 67 Napoleon Street that dates from the time the first aquaculture facility in Tasmania was developed on that site. I have had continuing interactions with Heritage Tasmania about the need for protection and restoration of the stable.

Hence my understandable interest in the stable at 40 High Street. I would hope that rather than building an inappropriate add-on to this significant heritage structure the owners would seek advice from the Heritage Officer, Southern Midlands Council on restoration of the stable as well as other protective measures and restoration of their very special property.

It would seem most inappropriate that this partially built car port should be allowed to be completed. The property is large enough that an appropriate structure for protection for cars could be constructed in another location and with an aesthetic appropriate to the high heritage values of this property.

I look forward to your response to this representation.

Yours sincerely,



PLANNING REF: DA2020-05
THC WORKS REF: 6159
REGISTERED PLACE NO: 5521
FILE NO: 15-08-06THC
APPLICANT: Colin Bristow
DATE: 8 April 2020

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 'Holyrood House', 40 High Street, Oatlands.
Proposed Works: Carport addition to rear of stone outbuilding.

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 DA2020-05, advertised on 23/03/2020, subject to the following conditions:

- 1. The number of fixings into the masonry must be kept to a minimum, be of marine grade stainless steel, and where possible be into the masonry joints rather than into the face of the stone.**

Reason for condition

To minimise short term damage to the stonework from drilling, and long term damage to the stonework from corrosion of the fixings. NOTE: Existing bolts that are not marine grade stainless steel are to be removed.

- 2. The concrete post footings must be isolated from the wall and bedrock foundation by a waterproof membrane.**

Reason for condition

To prevent the transfer of soluble salts from the concrete into the sandstone, and to prevent adhesion of the concrete to the building's stonework.

ADVICE

Works to the boundary wall are not included in this approval.

The approved carport has an unsealed gravel ground surface. It is recommended that this ground surface remain unsealed to avoid the creation of conditions that may cause or exacerbate rising damp in the stonework.

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.

A handwritten signature in black ink, appearing to read 'Pete Smith', with a stylized, cursive script.

Pete Smith

Director – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

Application for Planning Scheme Amendment

Lodgement Date:	Property Id No:
Application No:	Zoning:

Type of Amendment: Change to Maps Change to Ordinance

Description of Amendment: Jerusalem Estate Specific Area Plan

Location of Proposed Development:
 Address: 2495 Colebrook Road
 Suburb/Town: Colebrook Postcode: 7027
 Certificate of Title No: multiple Lot No: multiple (PID3606737)

Current Owners: Saint Regina Limited


Is a related application for development or subdivision also being submitted in accordance with Section 43A of the Land Use Planning and Approvals Act 1993? YES NO

Applicant:
 Name (Mr/Mrs/Ms) Mr Mark O'Brien, ERA Planning & Environment
 Address: 7 Commercial Road
 Suburb/Town: North Hobart Postcode: 7000
 Telephone (Daytime Contact): 0415407294 Facsimile:

If you have had pre-application discussions with a Council Officer, please give their name. Jacqueline Tyson and David Cundall

Declaration:

- I have read the Certificate of Title and Schedule of Easements for the land and I am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application.
- In accordance with Section 33(2A) of the Land Use Planning and Approvals Act 1993, the written consent of the owners to the making of the request is attached.
- I declare that the information in this application is true and correct.

Applicant's Signature:  Date: 3 April 2020

PLEASE SEE CHECKLIST OVER PAGE

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs. Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application. Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on 62545050 Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

Planning Scheme Amendment Checklist

To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided all the necessary information. If you are unclear on any aspect of your application. Please contact our Planning Department on 6259 3011 to discuss or arrange an appointment concerning your proposal.

All requests for Amendments require the following information to be provided at the time of submitting the application. *However upon assessment, additional information may be requested.*

- ❑ A completed Application for Planning Scheme Amendment form. Please ensure that this form has the correct address and contact details, contains an accurate description of the proposal, is signed by the applicant and is dated.
- ❑ A current copy (less than 3 months old) of the Certificate of Title to the land containing the:
 - Search Page
 - Plan, Sealed Plan or Diagram
 - Any Schedule of Easements, Covenants, Council Notifications or Conditions of Transfer
- ❑ 1 copy of a written submission supporting the amendment including:
 - Detailed description of the requested amendment identifying the extent of its application.
 - Consideration of the Objectives of the Land Use Planning and Approvals Act 1993
 - Consideration of the relevant provisions of the Planning Scheme such as the Intents, Development Principles, Objectives and detailed provisions of this zone
 - Strategic impact of the proposal such as alternative uses, flow on development and cumulative impacts
- ❑ Relevant Application Fees (See Application Fees form)



2495 Colebrook Rd, Colebrook

Planning submission in support of Section 33 request to amend the
Southern Midlands Interim Planning Scheme 2015

30 March 2020

ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

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Job Number: 1819-034

Document Status

Document Version	Date	Author	Reviewer
DRAFT_V1	10 Dec 2019	Mark O'Brien	Emma Riley
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NOTE

References in this document to the provisions of the *Land Use Planning and Approvals Act 1993* are references to the former provisions of the Act as defined in Section 2 of Schedule 6 – Savings and transitional provisions of the Act.

1 Introduction

1.1 Purpose of the Report

ERA Planning & Environment (ERA) have been engaged by Notre Dame Priory to request an amendment to the Southern Midlands Interim Planning Scheme 2015 (Interim Planning Scheme) pursuant to Section 33 of the *Land Use Planning and Approvals Act 1993* (the Act). The proposed amendment relates to 6 parcels of land at 2495 Colebrook Road, Colebrook (also known as Jerusalem Estate) which is currently zoned Rural Resource and Significant Agricultural.

This report forms the basis of the application and has been prepared taking into account the provisions of the Interim Planning Scheme, the relevant requirements of the Act and other relevant strategic documents.

Enquiries relating to this request can be directed to:

Mark O'Brien, Senior Planner
ERA Planning Pty Ltd
7 Commercial Road
NORTH HOBART TAS 7000
M: 0415 407 294
E: mark@eraplanning.com.au

1.2 Proposed Amendment

The proposed amendment seeks to introduce a new Specific Area Plan (SAP) into the Interim Planning Scheme as contained in Appendix A. The purpose of the SAP is to facilitate the future development of 2495 Colebrook Road, Colebrook in accordance with the Jerusalem Estate Master Plan, which details the future vision for the site. This vision is to establish Benedictine life in Tasmania – a first of its kind – and will include the development of a monastery and supporting agricultural and tourism opportunities. The SAP is largely based on the existing local provisions and future state planning provisions, with changes limited to those necessary to implement Notre Dame Priory's vision.

Specific explanatory notes on the SAP are contained in Section 3 of this report. The Jerusalem Estate Master Plan is contained in Appendix B.

1.3 Statutory References

The subject of the proposed amendment is the Southern Midlands Interim Planning Scheme 2015 (hence forth referred to as the Interim Planning Scheme).

The Planning Authority is the Southern Midlands Council.

1.4 Title Information

The subject land relates to the following titles. Certificates of Title can be found in Appendix C. Owner's consent can be found in Appendix D.

Address	Owner(s)	Title Reference	Land Area
2495 Colebrook Rd, Colebrook	Saint Regina Limited	CT123549/1	325 ha
2495 Colebrook Rd, Colebrook	Saint Regina Limited	CT123540/1	281.1ha
2495 Colebrook Rd, Colebrook	Saint Regina Limited	CT175263/1	325.2 ha
2495 Colebrook Rd, Colebrook	Saint Regina Limited	CT123542/1*	53.7ha
2495 Colebrook Rd, Colebrook	Saint Regina Limited	CT123542/2*	101.5ha
2495 Colebrook Rd, Colebrook	Saint Regina Limited	CT123539/2	1.3 ha

*The portion of the subject land that forms the Jerusalem Estate SAP excludes CT123542/1 and CT123542/2.

1.5 Background

Notre Dame Priory was founded as a Benedictine monastic community in 2017 and is a public association of the faithful under the Roman Catholic Archbishop of Hobart.

The Benedictine order was founded by St Benedict, who died in AD 547 at Montecassino Italy. His inspiration was that groups of men and women (separately of course) would live together in community, for the specific purpose of praying and working together in order to give glory to God and save their souls for eternity.

Benedictine monks still do exactly that today. That is to say, they pray together several times a day (whence the need for a substantially sized church), they eat together in a large room called refectory, they study together (whence the need for a large library), and they work together (whence the need for workshops and fields). They also welcome guests to share in their life, praying with the monks, learning from them how to pray and live a life of simple hard work and dedication.

Monasteries have over the centuries thus become centres of Christian and human culture. For example, the classic Greek and Roman authors of the pre-Christian era were preserved thanks to monks who copied the manuscripts in medieval scriptoria.

Notre Dame Priory will establish the Benedictine way of life in Tasmania for up to 50 monks in the long term (6 monks currently reside on the property, with permission for 18; planning permit DA2019/42). The proposed amendment will entrench the Notre Dame Priory in Colebrook, allowing development in accordance with the Jerusalem Estate Master Plan that will enable the Priory to provide for their own needs and offer hospitality to guests and retreatants that come.

The monastery will be built in a traditional monastic style from locally sourced materials. Around the monastery would be workshops, vineyards, olive groves, fruit orchards and fields for crops. A winepress, olive press and distillery in the existing farm buildings around Hardwick House is also envisaged.

A monastic community requires a certain separation from the surrounding community, hence Jerusalem Estate being an ideal location, close to an existing township but with enough separation to afford privacy to existing and future residents and maintain their respective ways of life.

1.5.1 Benedictine way of life

For an introduction to the modern Benedictine lifestyle, please visit www.notredamemonastery.org.

In summary, monks are dedicated to God by means of the vows of poverty, chastity, obedience, stability, and conversion of life. Monks spend their time in prayer and labour (ora et labora).

Ora, their prayer, is first and foremost the solemn celebration of the Holy Sacrifice of the Mass and the Divine Office. Ora is practiced in accordance with the tradition of the church. They also spend a considerable amount of time each day in personal prayer, reading the sacred scriptures.

Labora, their work, both intellectual and manual, is also an essential feature of a Benedictine community. A vital part of this work is to hold silent and guided retreats for clergy and faithful alike. Retreats vary in length and follow the spiritual exercises of St Ignatius, whereby monks are on hand to guide spiritual direction. In addition, according to the expertise/talents of each monk, an integral part of daily Benedictine life is devoted to intellectual pursuits (e.g. study) and/or physical labour (e.g. agriculture).

1.5.2 Jerusalem Estate Master Plan

ERA has worked closely with Notre Dame Priory to create the Jerusalem Estate Master Plan (the master plan), which can be found in Appendix B. The master plan seeks to guide future development on the site, which delivers the vision for the Priory whilst affording flexibility to the exact siting of development.

Jerusalem Estate was chosen by Notre Dame Priory because of its agricultural and heritage values. It provides ample space for the needs of the Priory, as well as the opportunity to be nearby to an existing community in Colebrook for essential services.

The master plan includes three precincts, being a monastery precinct, retreat precinct and visitor precinct. Built form within these precincts is expected to be minimal within the context of the large site. That is, the site will predominantly be utilised for agriculture (crops and grazing). A brief description of planned development in each precinct is provided below.

The monastery complex is to be made up of a church (with chapel, sacristy and bell tower), communal residence for up to 50 monks (each with small, individual sleeping quarters), and communal living spaces such as a refectory (similar to a dining room), calefactory (similar to a living room), scriptorium (similar to a drawing room) and library. The monastery may also include separate self-contained guest quarters accommodating up to 25 guests.

The monastery complex is envisioned to be the first development on the site. Once the new monastery complex is completed, the visitor precinct and retreat precinct will be delivered.

In the visitor precinct, the existing Hardwick House complex of buildings will be repurposed to focus on the visitor experience for the site. Hardwick House will be utilised as a key public entrance and interface point for Jerusalem Estate. It will feature a visitor bookshop, interpretive material about the monastic way of life, information on the heritage values of the site, and small-scale food and retail sales which showcase the 'fruits' of the Benedictine way of life. For example, the visitor precinct may also contain a distillery, winery and olive press (involving the potential reuse of existing sheds), and the visitor shop may seek to sell wares associated with such development.

In the retreat precinct, guest accommodation with capacity for up to 25 rooms will be developed. In addition to general day visitors, Notre Dame Priory will welcome visitors to the property for overnight spiritual retreats. As part of the retreat complex, it is envisaged that an ancillary-scale café and visitor shop may be included to sell a small portion of items also sold in the visitor precinct. It is important to note that any café or visitor shop in the retreat or monastery precincts will be for retreat guests use only, not for public use by general visitors.

Tourism, whilst not a primary goal of Notre Dame Priory, will be an important element for financial stability. The Priory will welcome both general visitors and retreat guests to the property. General visitors will be confined to the visitor precinct, whereby broader access to Jerusalem Estate is not envisaged. Retreat guests will, however, be afforded the ability to absorb all of Jerusalem Estate, depending on the purpose of visit. Retreat guests will include members of Notre Dame Priory (and family) and private guests. Members of the Priory will undertake up to 30-day formal preached retreats, where they would stay in the centre and partake in various daily conferences on spirituality, prayer services, and have opportunities to consult with monks for spiritual direction. Outside of these formal member retreat periods, family members of monks and private, like-minded groups may utilise the facility in a similar way to the Priory. It is important to note that a 'hotel' is not envisaged, and general tourists would not be invited to stay.

2 Site and Surrounds

2.1 Locality

The subject land is located in the municipality of Southern Midlands, to the south of the township of Colebrook and to the west of Craignourne Dam. The township of Colebrook has a population of 294 people (www.censusdata.abs.gov.au). Other than Colebrook township, the surrounding land is predominantly utilised for agricultural purposes. Land further to the east and west contains significant expanses of native vegetation communities. This site context is depicted in Figure 1.

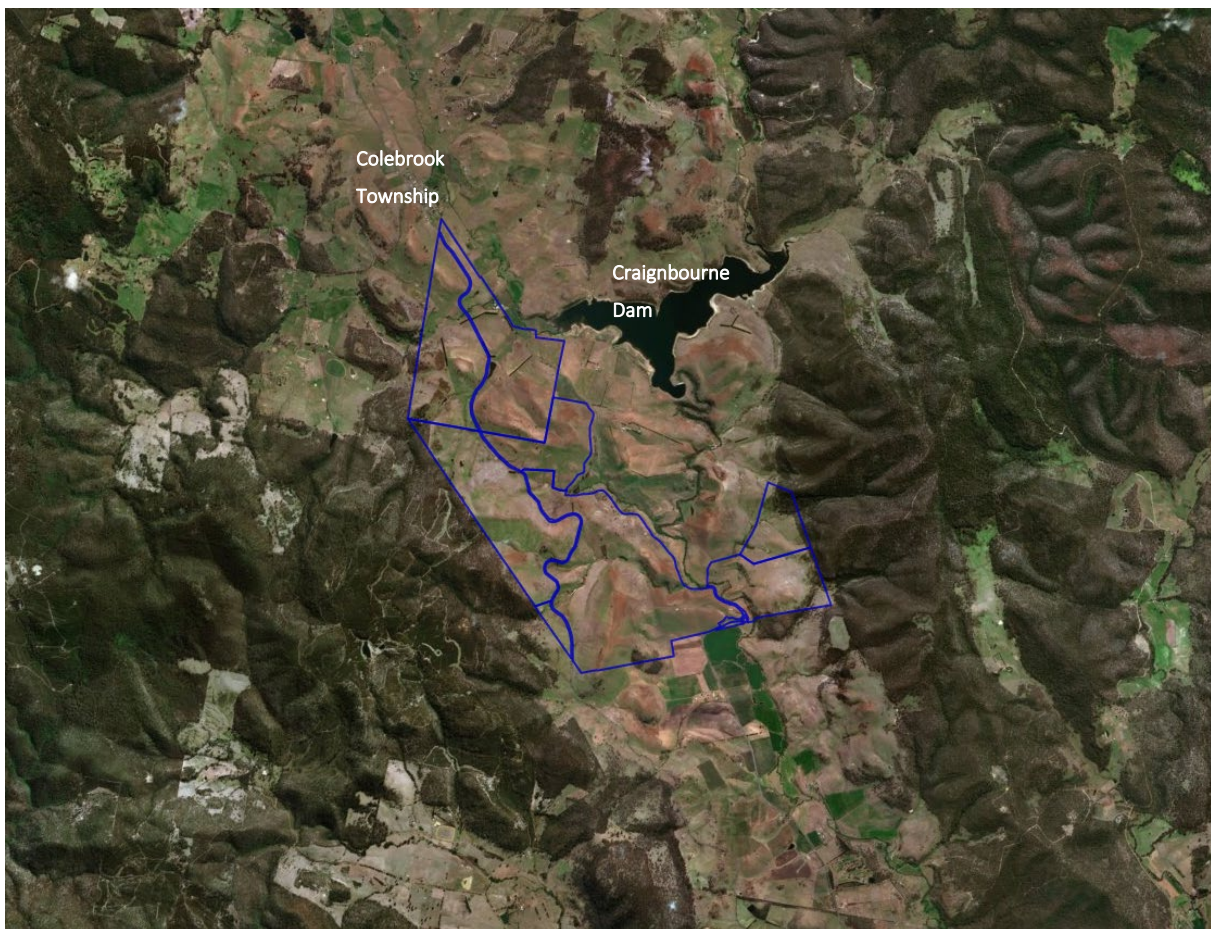


Figure 1: Location of site within surrounding area (Source: LIST map)

2.2 The subject land

The subject land (known as both 2495 Colebrook Road and as Jerusalem Estate) is predominantly cleared of vegetation, is largely used as grazing land and is zoned Rural Resource and Significant Agriculture in the Interim Planning Scheme. The subject land is shown in Figure 2.

The subject land is a total area of approximately 1100 hectares across 6 titles, with several existing buildings and outbuildings present. Most notably 'Hardwick House', which is a heritage listed place located in the north of the property adjacent to Jerusalem Creek. Site features are shown in Figure 3.

Topography within the subject land consists of undulating landscapes with several high points reaching over 250m Australian Height Datum, as well as numerous valleys, watercourses and dams. Land is dissected by both a railway and highway reservation which generally pass north-south through the property.

The portion of the subject land that forms the Jerusalem Estate Specific Area Plan is conceptually shown in Figure 4. That is, CT123542/1 and CT123542/2 are not subject to amendment.

2.2.1 Servicing

The subject land is within an area that is not serviced by stormwater, water or sewerage infrastructure. There is however opportunity to connect to reticulated water and sewerage given that the property is adjoining water and sewer serviced land. Given the scale of the site, onsite treatment and retention of these services is also considered achievable. Details regarding site services will be dependent upon final detailed development concepts and will be resolved during detailed design stages.

There is a bulk transfer water main that follows Colebrook Road for the length of the subject land. The land also contains numerous dams, which are utilised for agricultural water supply, and the property is served by a 45ML water right from Craighourne Dam. In addition, Jerusalem Estate is within the Southern Midlands Irrigation Scheme, which is part of a future irrigation project by Tasmanian Irrigation.

Regarding electricity, there are overhead transmission lines that follow Colebrook Road which service the property. Development on Jerusalem Estate will not be of a scale or intensity that will require substantial augmentation of the electricity network above standard connection requirements.

2.2.2 Natural Values

The subject land has been predominantly cleared. However, there exists a small stand of *Eucalyptus amygdalina* forest and woodland on sandstone, which is listed as a threatened native vegetation community. The subject land would therefore be subject to the Biodiversity Code under Part E of the Interim Planning Scheme. This stand of vegetation has been identified on the western side of the site and is some distance from existing or planned development.

The subject land also contains numerous watercourses and would therefore be subject to the Waterway and Coastal Protection Code under Part E of the Interim Planning Scheme. Watercourses traversing the site are depicted in Figure 5 below.

It is considered the current provisions under the Biodiversity Code and Waterway and Coastal Protection Code are sufficient to manage any potential issues with regards to waterway protection and biodiversity. A comprehensive Natural Values assessment as well as a soil and water management plan will be undertaken at development stage to ensure that development is in accordance with code requirements.

2.2.3 Land Hazards

A sizeable portion of the land is located in the Landslide Hazard Area overlay and is subject to the Landslide Code under Part E of the Interim Planning Scheme (Figure 5). The Landslide Hazard Areas on the site are predominantly in the low risk class. Although there is a small portion of medium risk, development in accordance with the Jerusalem Estate SAP will not impact these areas. The current provisions under the Landslide Code are considered sufficient safeguards to manage any potential landslide risk.

2.2.4 Traffic

The site contains a number of existing access points to Colebrook Road, as well as several railway crossings (Figure 3). There is opportunity to consolidate and/or relocate access points for improved safety and operational efficiency.

A comprehensive Traffic Impact Assessment will be undertaken at development stage and it is considered that the provisions of the Road and Railway Assets Code and the Parking and Sustainable Transport Code provide adequate safeguards to ensure a proper consideration at development stage.

2.2.5 Aboriginal Heritage

The subject land contains two known Aboriginal heritage sites, although no sites have been identified in the Monastery Precinct. Further Aboriginal heritage investigations will be undertaken at development stage to determine whether development would be subject to the provisions of the *Aboriginal Heritage Act 1975*. The primary mechanism to preserve Aboriginal heritage would be avoidance. Given that the subject land is predominantly cleared and soil disturbed, desktop review has highlighted that the presence of physical relics would be unlikely.

A copy of the Aboriginal Heritage Desktop Review is provided as Appendix F.

2.2.6 European Heritage

Jerusalem Estate contains Hardwick House, a local and state listed heritage place. The subject land would therefore be subject to the provisions of the Historic Heritage Code under Part E of the Interim Planning Scheme and would also be subject to assessment by the Tasmanian Heritage Council. A comprehensive Heritage Impact Assessment will be undertaken at development stage and it is considered that these provisions provide adequate safeguards to preserve European heritage.

Hardwick House and environs contain a recently relocated church building which is currently being used as part of a temporary monastery. Approval has also been granted over this area for the development of a temporary communal residence for up to 18 monks (Southern Midlands Council Planning Permit DA2019/41).

2.2.7 Noise

The broader Colebrook area is characterised by large expanses of rural land with high amenity. This amenity is maintained by generous separation distance between uses, which provides for visual and acoustic screening and dilution. For example, the existing church bells in St Patrick's Church in Colebrook, which ring each day and are well received by the community, are unable to be heard from Jerusalem Estate in normal conditions.

No atypical noise generating uses are being proposed as part of Jerusalem Estate. The monastery building will likely include a bell tower with 3 to 5 bells ranging in pitch. Although the decibel level is anticipated to be greater than St Patrick's Church, the bells are not expected to cause nuisance or environmental harm, given the size of the property and large separation distances to neighbouring noise sensitive uses. The bells are expected to be rung 8 to 10 times a day to summon the monks to prayer.

An acoustic review can be conducted at development stage to make recommendations for any mitigation measures deemed necessary to minimise potential noise disturbance. For example, the acoustic review could establish maximum noise levels that must not be exceeded. It is not possible to provide this level of assessment without a defined development site. The use provisions in the proposed Jerusalem Estate Specific Area Plan are expected to provide adequate safeguards to protect residential amenity of adjoining land.

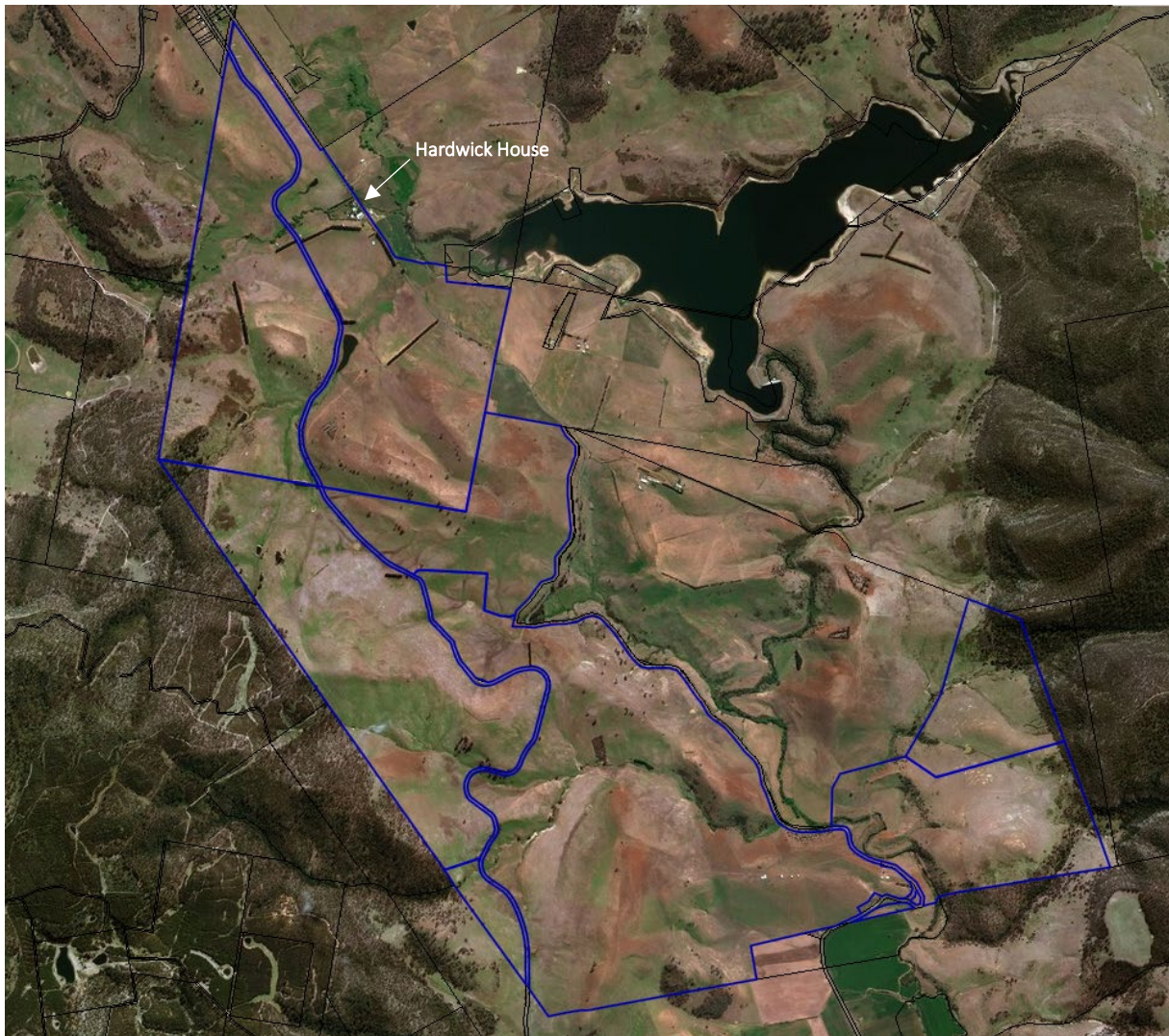


Figure 2: Aerial imagery of site (Source: LIST map)

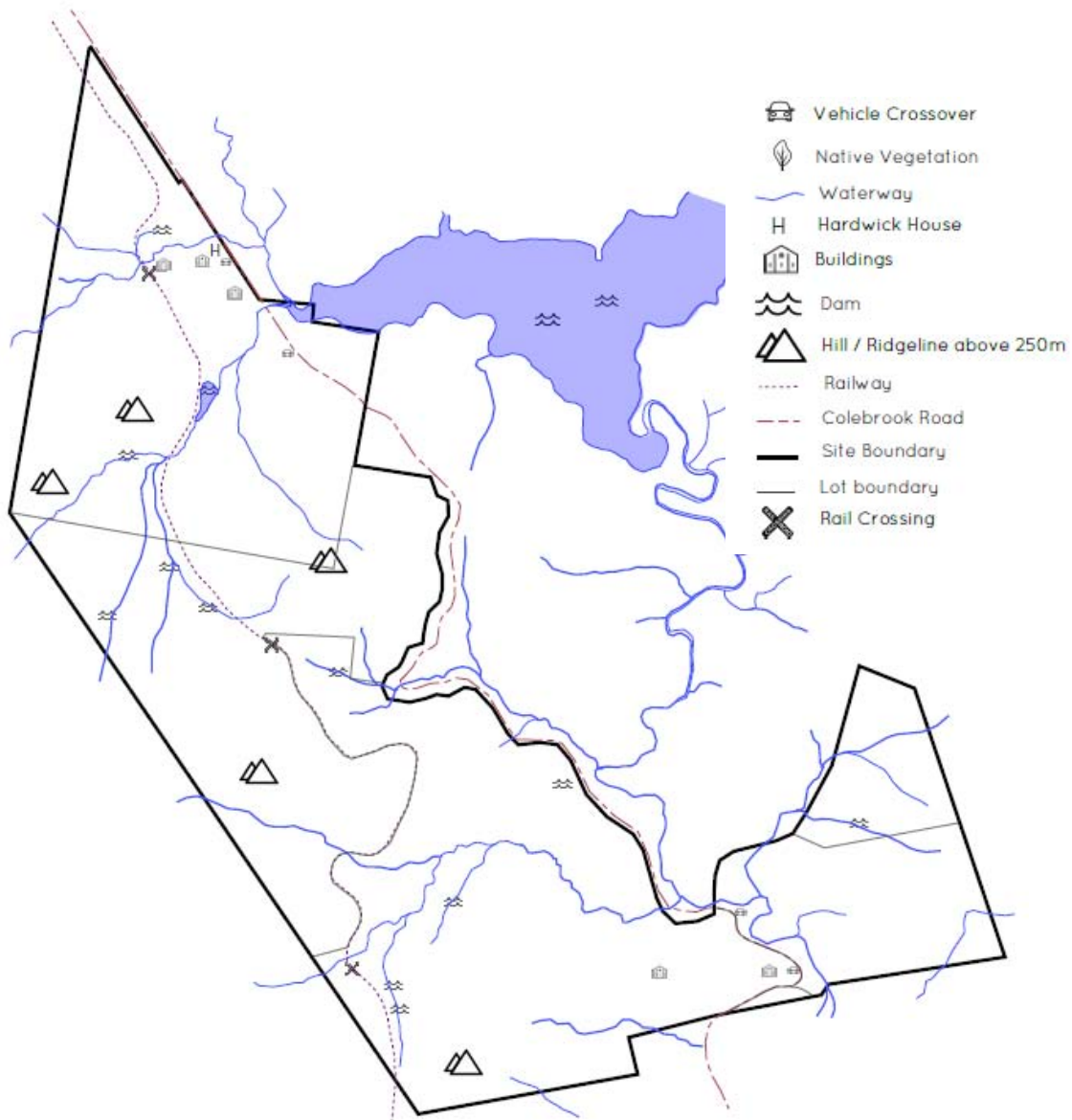


Figure 3: Existing site features

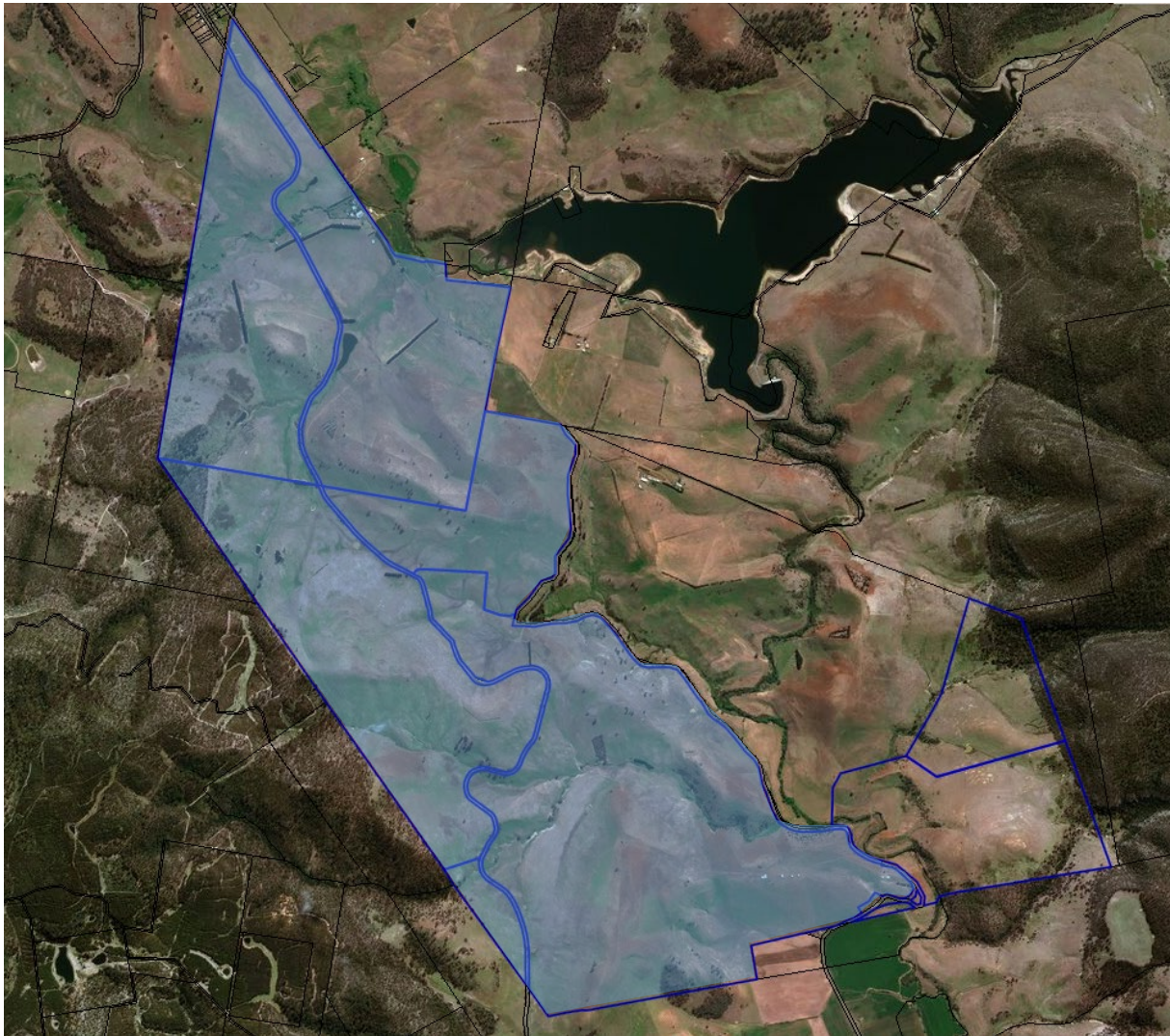


Figure 4: Area of land subject to Jerusalem Estate SAP shown in light blue (Source: LIST map)

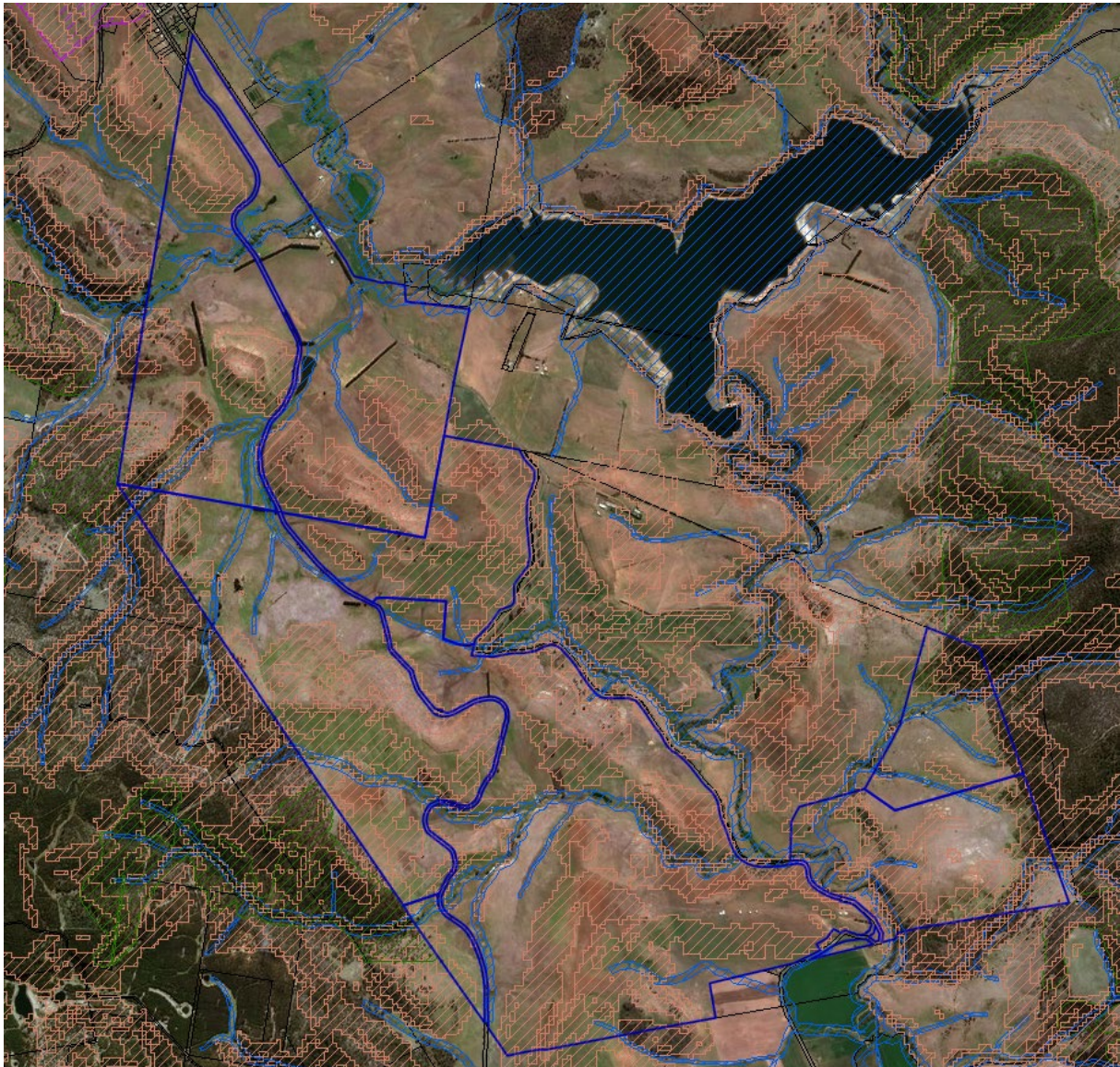


Figure 5: Waterways (blue) and Landslide hazard (orange) affecting site (Source: LIST map)

2.3 Photos



Image 1: Colebrook House



Image 2: View of Jerusalem Estate and Colebrook from CT123540/1 (centre of image looking east)



Image 3: View of Jerusalem Estate from CT123547/1 looking south



Image 4: View of Jerusalem Estate and Colebrook from CT123540/1 (centre of image looking east)

3 Explanatory Notes

The following notes provide an explanation of the purpose and intent of the provisions under the proposed Jerusalem Estate Specific Area Plan.

Clause No.	Provision	Commentary
1.1 Purpose of the Specific Area Plan		
F 1.1.1	To provide for the establishment of the Notre Dame Priory by facilitating the use and development of Jerusalem Estate as a multi-use complex comprising agriculture, rural pursuits, monastery, communal residence, visitor accommodation, food services and other ancillary compatible use and development.	The proposed amendment seeks to maintain the intent of the existing zone purpose statements in the Rural Resource and Significant Agricultural zones. The overarching purpose of the SAP is the sustainable development of Jerusalem Estate to consolidate the establishment of Notre Dame Priory in the Colebrook community.
F 1.1.2	To provide for the sustainable use or development of land for agricultural and rural use.	Derived from clause 26.1.1.1 of the Rural Resource zone.
F 1.1.3	To provide for use or development that supports the use of the land for agricultural and rural use.	Derived from clause 26.1.1.3 of the Rural Resource zone.
F 1.1.4	To provide for economic development that is compatible with agricultural and other rural activities.	As per clause 26.1.1.6 in the Rural Resource Zone.
1.2 Application of the Specific Area Plan		
F 1.2.1	This specific area plan applies to the area of land designated as Jerusalem Estate Specific Area Plan on the overlay maps.	See Figure 1 for the proposed SAP overlay area within the context of the overall subject land known as Jerusalem Estate.
1.3 Definition and Terms		
F 1.3.1	In this Specific Area Plan, unless the contrary intention appears: Terms are defined as follows: Visitor Precinct: means the area shown in Figure X as Visitor Precinct. Monastery Precinct: means the area shown in Figure X as Monastery Precinct.	An additional definition clause is included to provide consistency with the SAP template in the State Planning Provisions. It also assists with the interpretation of terms used through the SAP.

	Retreat Precinct: means the area shown in Figure X as Retreat Precinct.	
1.4 Use Table		
F 1.4.1	Bulky Goods Sales	<p>Currently, Bulky Good Sales is prohibited in the Significant Agricultural zone and discretionary in the Rural Resource zone.</p> <p>Use status will be broadened by the proposed amendment to include Bulky Goods Sales as a Discretionary use subject to qualifications, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
	Community Meeting and Entertainment	<p>Currently the use of Community Meeting and Entertainment in the Rural Resource zone is discretionary 'only if by council, an agency or a community organisation'. Given that the proponents are not considered to be an agency or a community organisation the use would therefore be prohibited in the zone.</p> <p>Currently Community Meeting and Entertainment use in the Significant Agricultural zone is prohibited.</p> <p>The primary purpose of this SAP is to facilitate development of the monastery and establish Community Meeting and Entertainment use (church) on the site.</p> <p>Use status will therefore be broadened by the proposed amendment to include Community Meeting and Entertainment in the Monastery Precinct and Retreat Precinct as a Permitted use without qualification. Community Meeting and Entertainment use is also included as a Discretionary use in the Visitor Precinct subject to qualification that use be associated with the monastery.</p>
	Crematoria and Cemeteries	<p>Currently, the use of Crematoria and Cemeteries is discretionary in the Rural Resource Zone and prohibited in the Significant Agricultural Zone.</p> <p>It is envisaged that in the long term the Notre Dame Priory will seek to establish a cemetery</p>

	<p>on the site as consecrated ground to respectfully honour deceased members of the local Benedictine community.</p> <p>Use status will therefore be broadened by the proposed amendment to include Crematoria and Cemeteries as a Permitted use if for a cemetery.</p>
Domestic Animal Breeding, Boarding or Training	<p>Currently, Domestic Animal Breeding, Boarding and Training is prohibited in the Significant Agricultural zone and discretionary in the Rural Resource zone.</p> <p>Use status will be broadened by the proposed amendment to include Domestic Animal Breeding, Boarding and Training as a Discretionary use without qualification, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
Educational and Occasional Care	<p>Currently, the use status for Educational and Occasional Care is not uniform across the Rural Resource zone and Significant Agricultural zone. For example, the use is discretionary in the Rural Resource Zone if related to rural resource use, whereas the use is discretionary in the Significant Agricultural zone if related to agriculture.</p> <p>Use status will be broadened by the proposed amendment to include Educational and Occasional Care as a Discretionary use without qualification, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
Emergency Services	<p>Currently, Emergency Services is prohibited in the Significant Agricultural zone and discretionary in the Rural Resource zone.</p> <p>Use status will be broadened by the proposed amendment to include Emergency Services as a Discretionary use without qualification, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
Extractive Industry	As per existing use status.

	Food Services	<p>Currently, the use of Food Services in the Significant Agricultural zone is discretionary only if for the serving of agricultural produce primarily from the region. It is anticipated however that Food Services use may be broader than produce primarily from the region.</p> <p>Use status will be broadened by the proposed amendment to include Food Services as a Permitted Use if associated with Resource Development or Resources Processing and as a Discretionary use if not listed as Permitted, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
	General Retail and Hire	<p>Currently, the use of General retail and hire in the Significant Agricultural zone is discretionary only if for the sale of agricultural produce primarily from the property. It is anticipated however that the General retail and hire use may be broader than produce primarily from the region.</p> <p>Use status will be broadened by the proposed amendment to include General Retail and Hire as a Permitted use if associated with Resource Development and Resource Processing and as a Discretionary use if not listed as Permitted, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
	Manufacturing and Processing	<p>Currently, Manufacturing and Processing use is prohibited in the Significant Agricultural zone and discretionary in the Rural Resource zone if manufacturing rural equipment and or processing rural products.</p> <p>It is anticipated however that Manufacturing and Processing could extend to an artist studio for creating sculptures.</p> <p>Use status will therefore be broadened by the proposed amendment to allow for manufacturing and processing associated with craft and cottage industries or artist's studio.</p>

	Natural and Cultural Values Management	As per existing use status.
	Passive Recreation	<p>Currently, Passive Recreation is prohibited in the Significant Agricultural zone and permitted in the Rural Resource zone.</p> <p>Use status will be broadened by the proposed amendment to include Passive Recreation as a permitted use without qualification, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
	Residential	<p>Currently the use of Residential in the Rural Resource zone is discretionary only if a Single Dwelling. Given that the proposal is for a Communal Residence and not a Single Dwelling the residential use would therefore be prohibited in the Rural Residential zone.</p> <p>Residential use in the Significant Agricultural zone is discretionary 'only if a Single Dwelling necessary to support agricultural use on the property'. Given that the proposal is for a Communal Residence and not a Single Dwelling the residential use would therefore be prohibited in the Significant Agricultural zone.</p> <p>Use status will be broadened by the proposed amendment to include Residential use as a Permitted use if for a communal dwelling in the Monastery Precinct.</p>
	Resource Development	<p>Currently, the use status for Resource Development use is inconsistent between the Rural Resource zone and Significant Agricultural zone.</p> <p>Use status will be altered by the proposed amendment to include a uniform assessment pathway that reflects the use table in clause 21.2 of the Agriculture Zone in the State Planning Provisions.</p>
	Resource Processing	As per existing use status.
	Research and Development	As per existing use status.
	Sport and Recreation	Currently, the use of Sports and Recreation in the Rural Resource Zone is discretionary only if for a firing range, golf course, driving range,

		<p>outdoor recreation facility, race course and sports ground.</p> <p>The proposal seeks to establish a retreat facility, with the potential to run organised meditation classes or hire out the venue to third parties for organised classes (e.g. yoga). This would currently be prohibited in the Rural Resource Zone.</p> <p>Use status will be broadened by the proposed amendment to include Sport and Recreation as a discretionary use.</p>
	Storage	<p>Currently, Storage is prohibited in the Significant Agricultural zone and discretionary in the Rural Resource zone if for contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot or woodyard.</p> <p>Use status will be updated by the proposed amendment to include Storage as a Discretionary use if for contractors yard, freezing and cooling storage, fuel depot or woodyard, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
	Tourist Operation	<p>Currently, the use status for Tourist Operation use is not uniform across the Rural Resource zone and the Significant Agricultural zone. For example, the use is discretionary without qualification in the Rural Resource zone and discretionary if associated with agricultural use in the Significant Agricultural zone.</p> <p>It is however anticipated that any tourist operation could be associated with community meeting and entertainment use (e.g. touring the monastery), not purely agricultural.</p> <p>Use status will therefore be broadened by the proposed amendment to include Tourist Operation as a Discretionary use without qualification, thereby reflecting the use status in the Agriculture Zone of the State Planning Provisions.</p>
	Utilities	As per existing use status.

	Visitor Accommodation	<p>Currently the use of Visitor Accommodation in the Rural Resource zone is discretionary only if backpackers, hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.</p> <p>Currently the use of Visitor Accommodation in the Significant Agricultural zone is discretionary only if backpackers, hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.</p> <p>Use status will be broadened by the proposed amendment to include Visitor Accommodation as a Discretionary use without qualification, thereby reflecting the use status in clause 21.2 of the Agriculture Zone of the State Planning Provisions.</p>
1.5 Use Standards		
F 1.5.1	A1/P1 - Residential Use	<p>This standard is derived from A1/P1 under the existing clause 26.3.1 of the Rural Resource Zone, clause 27.3.1 of the Significant Agricultural Zone, and clause 21.3.1 of the Agriculture Zone of the State Planning Provisions. The acceptable solution has been expanded to provide a permitted pathway for Residential use if for a communal residence in the Monastery Precinct. The test against the performance criteria remains fundamentally unchanged and has been drafted to ensure that residential use does not unreasonably convert or fetter agricultural use.</p> <p>It is important to note that discretionary use (other than residential and visitor accommodation) will also trigger assessment against clause F1.5.3 to ensure that agricultural land is not fettered.</p>
F 1.5.2	A1/P1 - Visitor Accommodation	<p>This standard is derived from A1/P1 under the existing clause 26.3.2 and clause 27.3.2 of the Rural Resource and Significant Agricultural zones. The acceptable solution and performance criteria have been revised to</p>

		<p>provide a permitted and discretionary pathway for Visitor Accommodation use in the Monastery Precinct and Retreat Precinct.</p> <p>It is important to note that discretionary use (other than residential and visitor accommodation) will also trigger assessment against clause F1.5.3 to ensure that agricultural land is not fettered.</p>
F 1.5.3	A1/P1 - Discretionary Use	<p>This standard is derived from A1/P1 under the existing clause 26.3.3 and 27.3.3 of the Rural Resource and Significant Agricultural zones.</p> <p>There remains no acceptable solution. However, the performance criterion has been tailored to exclude residential and visitor accommodation use to ensure that this clause is not a copy of the requirements under F1.5.1 and F1.5.2.</p> <p>It is important to note that discretionary use for residential and visitor accommodation will trigger assessment against clause F1.5.1 and F.1.5.2 to ensure that agricultural land is not fettered.</p>
1.6 Development Standards		
F 1.6.1	A1/P1 - Building height	<p>This standard is derived from clause 21.4.1 of the Agriculture Zone in the State Planning Provisions.</p> <p>The acceptable solution has been expanded to provide a permitted pathway for a suitably proportioned monastery building in the Monastery Precinct. This includes increased height to account for the church spire/steeple/bell tower.</p>
F 1.6.2	A1/P1 and A2/P2 - Setback	<p>The existing clause 26.4.2 and clause 27.4.2 of the Rural Resource and Significant Agricultural zones have been replaced with clause 21.4.2 of the Agriculture Zone in the State Planning Provisions.</p> <p>Due to the site being split zoned, there is potential for the monastery to be located on the boundary of this split zoning. Without modification, setback provisions under the</p>

		existing clauses could prevent the planned siting of the monastery from being achieved.
F 1.6.3	A1/P1 Site Coverage	This standard has been introduced to ensure that the footprint of built form does not exceed certain limits. This is necessary as the SAP introduces large precincts which afford flexibility to the final siting of buildings. Without such a clause, the extent of development within each precinct would be largely unknown.

4 Assessment of Proposed Amendment

4.1 Description of Proposed Amendment

The proposed amendment seeks approval to introduce the Jerusalem Estate Specific Area Plan (SAP) into the *Southern Midland Interim Planning Scheme 2015*. The SAP seeks to facilitate development of Jerusalem Estate in accordance with the Jerusalem Estate Master Plan (Appendix B).

In summary, the SAP allows for Community Meeting and Entertainment, Residential (communal residence) and Visitor Accommodation to be permitted or discretionary uses in the Rural Resource zone and Significant Agricultural zone if located within specific precincts defined by the SAP. The amendment also seeks to broaden the qualification of Food Services and General Retail and Hire use to enable the sale of products and produce without restricting to those produced on the property.

Currently, the use of Community Meeting and Entertainment (when not by Council, an agency or a community organisation) and Residential (when a communal residence) are prohibited uses in both the Rural Resource zone and the Significant Agricultural zone.

Zoning for the site is depicted in Figure 6.

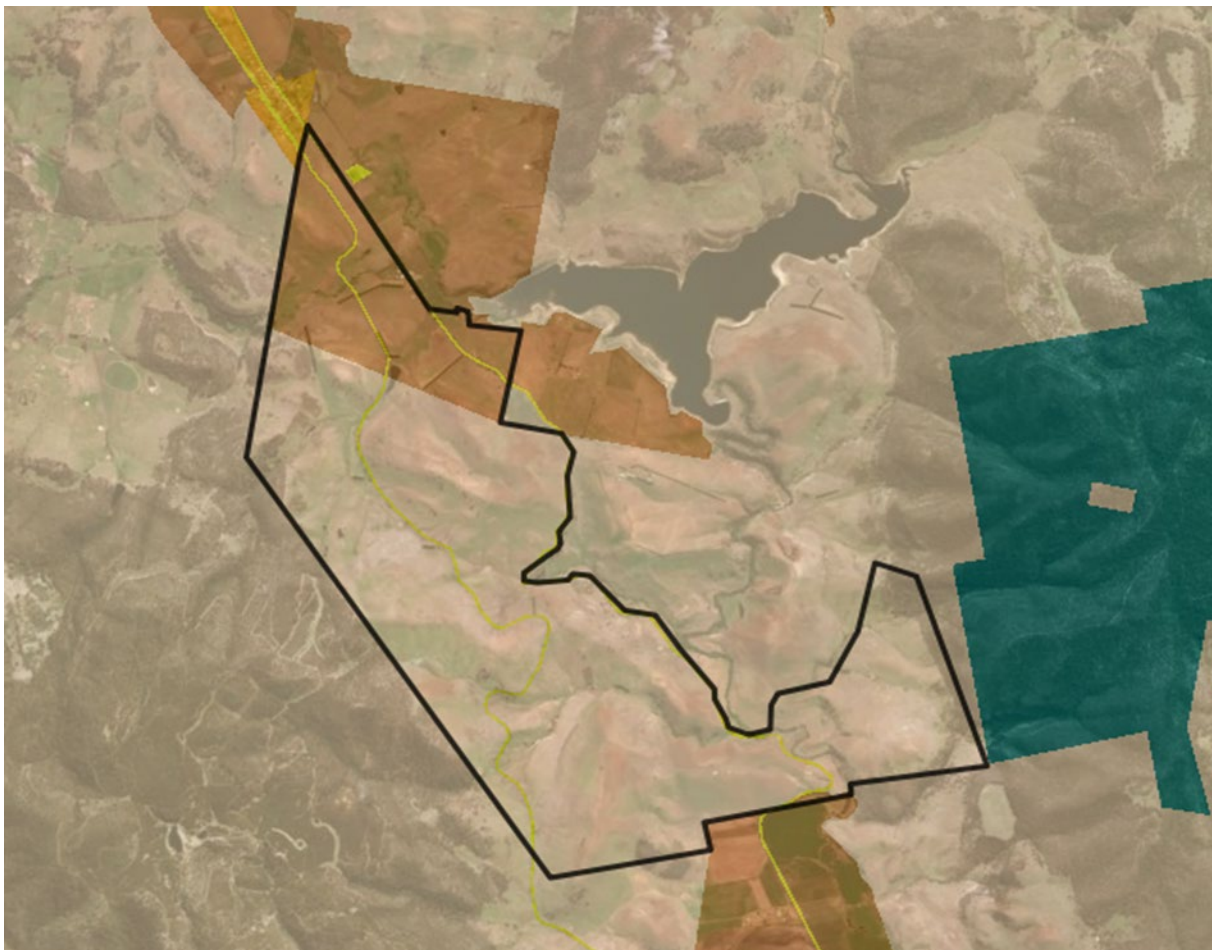


Figure 6: Existing zoning under the Southern Midlands Interim Planning Scheme 2015 (Source: LIST map)

4.2 Requirements of the Act

Section (2)(b) of Schedule 6 of the Land Use Planning and Approvals Act 1993 (the Act) saves Parts 2A and 3 of the former provisions under the Act.

Section 32 of the Act requires:

(1) a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

(a).....

(b).....

(c).....

(d).....

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

(ea) must not conflict with the requirements of section 300; and

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

(2) The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Section 300 of the Act requires that an amendment to an interim planning scheme is as far as practicable, consistent with the regional land use strategy. Section 300 also sets a number of requirements relating to the insertion of a local provision and its relationship to a common provision.

In addition to these requirements, Section 20(1) is also relevant, as a planning scheme amendment where:

(1) A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–

(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and

(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and

(c) ...

(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and

(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The following sections address the matters that are covered by the above-mentioned legislative requirements.

4.3 Southern Midlands Interim Planning Scheme

Section 3.0 of the *Southern Midlands Interim Planning Scheme* sets out planning scheme objectives to achieve many outcomes important to the municipality, including infrastructure, residential, growth, activity centres,

economic activity, competitiveness, productive resources and livability. The following objectives are relevant to the proposed amendment.

3.0.3 Activity Centres: Local Objectives

To develop activity centres that build upon their existing local character and best serve their local communities or regional area whilst providing appropriate businesses and community use opportunities.

The proposed amendment does not seek to disrupt or impact negatively on the existing activity centre hierarchy in Southern Midlands, nor does it seek to establish a new activity centre. The proposed amendment does however generate a complementary cultural and visitor activity node to the Colebrook township.

Colebrook is largely a residential village/township, providing limited basic services (fuel, convenience grocery, church, recreation) to the local community. Given the services provided in Colebrook village, and the development envisaged at Jerusalem Estate, the proposed amendment will not introduce development which will compete with or conflict with Colebrook village as the local centre serving the Colebrook community. Rather, the proposed amendment will potentially attract additional and much needed custom to the town. Indeed, the residents of Jerusalem Estate will continue to rely upon the services of Colebrook village to satisfy some of their daily needs.

It is envisaged that Jerusalem Estate will contribute positively to a revival of Colebrook township and strengthen its already robust spiritual and historical ties. That is, the proposal will build upon the existing local character of Colebrook.

3.0.5 Productive Resources: Local Objectives

To support the productive resources of the Southern Midlands and encourage diverse and viable high value agricultural enterprise and other rural resource industries

Jerusalem Estate was selected by Notre Dame Priory as an appropriate site to cement the Benedictine monastic way of life in Tasmania largely due to the agricultural potential of the property. Prior to purchasing the site, Notre Dame Priory completed a Land Capability Assessment (LCA) to determine whether land could be utilised productively and for what purposes. The results of the LCA guided the decision to purchase the property, given that there are significant expanses of potentially productive land. Subsequently, the LCA has been utilised to inform the creation of the Jerusalem Estate Master Plan, which seeks to ensure that development is of a scale and siting that protects the properties most productive lands.

Given the size and natural features of the property, Jerusalem Estate is capable of supporting a range of a diverse agricultural/rural based pursuits. Large expanses of the property can also continue to be leased to adjoining landowners as grazing pasture for sheep.

In addition, the property is slated to be connected to the Southern Midlands Irrigation Scheme, which is part of a future irrigation project by Tasmania Irrigation. This will further improve the agricultural potential of the land.

Given that development in accordance with the proposed amendment will result in built form covering less than 5% of the property, the proposal strongly supports, and leverages off, the productive resources of the property.

4.4 Southern Midlands Municipal Strategy

Section 20(1)(d) of the Act requires the Commission to have regard to the strategic plan of a Council prepared in accordance with Division 2 of Part 7 of the Local Government Act 1993.

The Southern Midlands Council Strategic Plan 2018-2027 has been prepared as a 'blue print' for the future of the Southern Midlands local government area. The document provides guidance for the organisation, to ensure that it has the capacity to deliver the range of services that the Southern Midlands community has identified.

Council's vision for the Southern Midlands municipal area includes:

- *A community spirit based on friendliness, cooperation and self-help;*
- *An environment which encourages local creativity, enterprise and self-help;*
- *A diversified local economy creating employment opportunities through sustainable agriculture, heritage tourism and viable historic villages/service centres;*
- *Development based on the sustainable use of local resources and the physical environment; and*
- *A range and standard of services within the Southern Midlands that are affordable and efficient.*

The proposed amendment presents a development proposal in harmony with this vision. That is, Notre Dame Priory seek to cement a Benedictine monastic way of life in Southern Midlands, which is centred on education, cultural and spiritual awareness, community cooperation, self-help and self-sustainability. Notre Dame Priory will also be developed with the sustainable use of local resources, many sourced on-site, and will both strengthen and diversify the local economy.

The Southern Midlands Council Strategic Plan 2018-2027 is structured around themes, they are:

1. *Infrastructure - The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.*
2. *Growth - The need to increase the population in the municipality and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of the appropriate services.*
3. *Landscapes - The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.*
4. *Lifestyle - The need to increase the opportunities for improved health and well-being of those that live in the Southern Midlands.*
5. *Community - The need to retain and build on the strong sense of Community that exists within the Southern Midlands.*
6. *Organisation - The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.*

Of these themes, the following individual theme objectives are relevant to the proposed amendment:

2 Growth

2.2 Tourism

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

The subsequent development applications resulting from the proposed amendment would increase the number of tourists visiting and spending money in the Colebrook area and would lead to the development of a variety of tourism products.

Jerusalem Estate will welcome visitors from the general public to their visitor centre, where they may not only learn about the Benedictine way of life, but also learn about the rich history of Colebrook and Jerusalem Estate.

The monastic brand is a powerful attraction, known to appeal to a vast audience. It is envisaged that the on-site production of monastic branded wares, food and beverages will attract tourism. Indeed, other monasteries in Australia and the US (such as New Norcia in Western Australia) have demonstrated their broader benefits in attracting visitors to an area.

Given the location of Colebrook in proximity to the heart of Southern Midlands, visitors drawn to Jerusalem Estate will also be likely to spend time and money throughout the municipality, creating positive economic flow on effects.

2 Growth

2.3 Business

2.3.1a Increase the number and diversity of businesses in the Southern Midlands

The diversity of potential pursuits being investigated at Jerusalem Estate (e.g. winery, olive press, distillery, artists workshop, agriculture, spiritual retreats, cultural heritage education, café, bookshop) would lead to an increase in both the number and diversity of businesses in the Colebrook area. Whilst not all pursuits will be enacted, and although all would fall under the monastic branding of Notre Dame Priory, there is also potential for the increased visitation to Colebrook more generally to result in a revitalisation of the town and opportunities for additional businesses to operate in the town.

3 Landscapes

3.1 Heritage

3.1.2 Act as an advocate for heritage and provide support to heritage property owners

3.1.3 Investigate, document, understand and promote the heritage values of the Southern Midlands

The use and restoration of Hardwick House is an important feature of the Jerusalem Estate Master Plan. Initial restoration works have been permitted through Southern Midlands Council and ongoing use of Hardwick House will expressly incorporate heritage conservation through information and education.

The Jerusalem Estate visitor centre will be based in Hardwick House heritage environs. The visitor centre will provide opportunities for visitors to learn about the rich heritage of Hardwick House, Jerusalem Estate, Colebrook and Southern Midlands.

A core element of the Benedictine way of life is education. Notre Dame Priory have purposefully selected Jerusalem Estate to establish the monastery, knowing that they have a desire and duty to understand, respect and promote heritage values.

3 Landscapes

3.2 Natural

3.2.1 Identify and protect areas that are of high conservation values

The subject land contains a small stand of Eucalyptus amygdalina forest and woodland on sandstone, which is listed as a threatened native vegetation community. This stand of vegetation is located on the western side of the site, which is some distance from existing or proposed development. It is considered that the current

provisions under the Biodiversity Code of the Interim Planning Scheme are able to manage any potential issues with regards to biodiversity protection.

3 Landscapes

3.3 Cultural

3.3.1 Ensure that the cultural diversity of the Southern Midlands is maximized

The proposed amendment will solidify Notre Dame Priory as an emerging Benedictine monastic society in Colebrook. Development will allow for a more permanent settlement of monks and ensure broader community access to the society. This will enrich cultural diversity within Southern Midlands.

Notre Dame Priory was founded as a Benedictine monastic community in 2017 and is a public association of the faithful under the Roman Catholic Archbishop of Hobart. The proposed amendment will cement Benedictine life in Tasmania for the first time.

Existing religious institutions in Colebrook and Southern Midlands provide a rich cultural diversity, that will be further enriched by the proposed amendment without presenting cultural conflict or competition.

4.5 Regional Land Use Strategy

The Southern Tasmanian Regional Land Use Strategy (RLUS) was declared in October 2011 with amendments declared in October 2013, September 2016 and May 2018. The RLUS provides direction on future use and development within the Southern Region.

The RLUS includes 10 overall strategic directions upon which individual policies are aimed at achieving.

These strategic directions are:

- Adopting a more integrated approach to planning and infrastructure;
- Holistically managing residential growth;
- Creating a network of vibrant and attractive activity centres;
- Improving our economic infrastructure;
- Supporting our productive resources;
- Increasing responsiveness to our natural environment;
- Providing management of our water resources;
- Supporting strong and healthy communities;
- Making the region nationally and internationally competitive; and
- Creating liveable communities.

4.5.1 Regional Policies

Part C of the RLUS includes Regional policies of relevance to the proposed amendment, including Biodiversity and Geodiversity; Water Resources; Managing Risks and Hazards; Cultural Values; Tourism; Productive Resources; and Activity Centres.

4.5.1.1 Biodiversity and Geodiversity

The subject site contains vegetation of biodiversity value and therefore the regional policies under Section 5.5 of the Regional Land Use Strategy are to be considered.

For the most part the policies under Section 5.5 of the Regional Land Use Strategy are achieved through the Biodiversity Code under the Interim Planning Scheme and therefore from the perspective of the amendment ensures that the planning scheme has adequate safeguards in place. As outlined below, the proposal is capable of meeting the requirements of the Biodiversity Code.

The following individual policies under Section 5.5 of the RLUS are relevant:

BNV 1.5

Ensure vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation.

A natural values assessment, geotechnical assessment and a soil and water management plan will be undertaken at development stage to ensure that vegetation clearance and soil disturbance is avoided or minimised.

BNV 2

Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.

The subject land contains a small stand of Eucalyptus amygdalina forest and woodland on sandstone, which is listed as a threatened native vegetation community. This stand of vegetation is located on the western side of the site, which is not located in the proposed SAP area and is some distance from existing or proposed development. Therefore, the threatened vegetation community on site will be protected from any future development as it will not be subject to proposed development.

In addition, the subject land has been predominantly cleared and the proposed amendment and future development will not involve native vegetation removal or disturbance of any threatened species or communities; therefore, the proposal will not impact on biodiversity.

It is considered that the current provisions under the Biodiversity Code of the Interim Planning Scheme are able to manage any additional unforeseen issues with regards to biodiversity protection.

4.5.1.2 Water Resources

The subject site contains several watercourses and therefore the regional policies under Section 6.5 of the Regional Land Use Strategy are to be considered.

The following individual policies under Section 6.5 of the RLUS are relevant:

WR 1

Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries.

It is considered that the current provisions under the Waterway and Coastal Protection Code of the interim Scheme will sufficiently manage potential impact on water quality and natural values at development stage.

A natural values assessment, as well as a soil and water management plan will be undertaken at development stage.

WR 1.1

Ensure use and development is undertaken in accordance with the State Policy on Water Quality Management.

The proposed amendment is considered to be in accordance with the State Policy on Water Quality Management as outlined in Section 4.6.2 below.

4.5.1.3 Managing Risks and Hazards

The subject site contains numerous landslip hazard areas and therefore the regional policies under Section 8.4 of the Regional Land Use Strategy are to be considered:

The following individual policies under Section 8.4 of the RLUS are relevant.

MRH 3

Protect life and property from possible effects of land instability.

A comprehensive Geotechnical Assessment will be undertaken at development stage, ensuring that this clause will be complied with. It is also considered that the current provisions under the Landslide Code are able to manage any potential landslide risk.

MRH 3.2

Require the design and layout of development to be responsive to the underlying risk of land instability.

A comprehensive Geotechnical Assessment will be undertaken at development stage, ensuring that this clause will be complied with. It is also considered that the current provisions under the Landslide Code are able to manage any potential landslide risk.

MRH 3.3

Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.

A Geotechnical Assessment will be undertaken at development stage, ensuring that this clause will be complied with. It is also considered that the current provisions under the Landslide Code are able to manage any potential landslide risk.

4.5.1.4 Cultural Values

The subject site contains Hardwick House, a state and locally listed heritage place. The site also contains relics of Aboriginal heritage significance.

The following individual policies under Section 9.3 of the RLUS are relevant:

CV 1

Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.

An Aboriginal heritage desktop review by Aboriginal Heritage Tasmania has revealed that there are two Aboriginal heritage sites within the property. The desktop review also revealed that there are no known sites within the Monastery Precinct. Based on the recommendations of the desktop review, further Aboriginal heritage investigations will be undertaken at development stage.

CV 2

Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.

It is considered that the current provisions under Part 3 E13.0 Historic Heritage Code of the Interim Planning Scheme will manage any potential impacts at development stage.

CV 2.7

Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.

It is considered that the current special provisions under clause 9.5 of the Interim Planning Scheme afford an acceptable degree of flexibility for the adaptive reuse of heritage buildings. In addition, the SAP facilitates permitted pathways for the intended use of the site per the Jerusalem Estate Master Plan, which includes the adaptive reuse of Hardwick House.

4.5.1.5 Tourism

The proposed amendment seeks to facilitate the delivery of the Jerusalem Estate Master Plan. Whilst the proposal is not envisaged as a tourism venture, a secondary element of development will be a visitor precinct which leverages tourism opportunities in a considered manner. Therefore, the regional policies under Section 14.5 of the Regional Land Use Strategy are to be considered.

The following individual policies under Section 14.5 of the RLUS are relevant:

T 1

Provide for innovative and sustainable tourism for the region.

A visitor experience associated with learning and engaging in the Monastic way of life presents an innovative tourism opportunity. Whilst the proposed amendment facilitates development primarily focused on agricultural and spiritual pursuits, a defined visitor precinct will be utilised as the key public interface point with educational material as well as small scale food and retail sales.

T 1.1

Protect and enhance authentic and distinctive local features and landscapes throughout the region.

Distinctive local features throughout Colebrook include high ridgelines, long vistas and rural landscapes. The scale and siting of development will protect such features.

T 1.2

Identify and protect regional landscapes, which contribute to the region's sense of place, through planning schemes.

Colebrook is a rural community with a sense of place intrinsically tied to agricultural pursuits. The proposal will not introduce development or use on the site of a scale or nature that is considered to infringe on this.

T 1.3

Allow for tourism use in the rural and significant agriculture zones where it supports the use of the land for primary production.

The Benedictine Monastic way of life is centered around agricultural use of the land. Establishment of the monastery will support such pursuits. The Jerusalem Estate Master Plan has been developed following a land capability assessment to better understand agricultural potential of the site.

4.5.1.6 Productive Resources

Jerusalem Estate contains land within the Significant Agricultural Zone of the *Southern Midlands Interim Planning Scheme*, which is considered to be regionally significant agricultural land in the RLUS. However, it should be noted that all of the retreat precinct, and a substantial portion of the monastery precinct, are not located in the Significant Agricultural Zone.

The following individual policies under Section 16.5 of the RLUS are relevant:

PR 1

Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.

Jerusalem Estate was selected by Notre Dame Priory as an appropriate site to cement the Benedictine monastic way of life in Tasmania largely due to the agricultural potential of the property. Prior to purchasing the site, Notre Dame Priory completed a Land Capability Assessment (LCA) to determine whether land could be utilised productively and for what purposes. The results of the LCA guided the decision to purchase the property, given that there are significant expanses of potentially productive land. Subsequently, the LCA has been utilised to inform the creation of the Jerusalem Estate Master Plan, which seeks to ensure that development is of a scale and siting that protects the properties most productive agricultural land.

The Jerusalem Estate Master Plan provides for a defined visitor precinct and an enlarged monastery precinct and retreat precinct. The defined visitor precinct will restrict development to within a confined cluster of buildings surrounding Hardwick House, ensuring that no unnecessary conversion of agricultural land is to take place in this part of the property, where most of the regionally significant agricultural land exists. The enlarged monastery and retreat precincts will allow flexibility to the exact siting of buildings, ensuring that the most productive agricultural land on the site and adjoining properties will remain unfettered.

It is considered that the proposed use and development standards in the Jerusalem Estate Specific Area Plan, which are based on standards within the Agriculture Zone of the Tasmanian Planning Scheme, will manage any unforeseen potential impacts on regionally significant agricultural land at development stage. For example, clauses have been introduced to limit the overall footprint of buildings and control the siting of buildings.

Lastly, it is important to note that an equivalent scale of development would be permissible on the property under the current zone and code provisions to that envisaged under the proposed amendment.

4.5.1.7 Activity Centres

Jerusalem Estate was chosen by Notre Dame Priory because of its agricultural and heritage values, as well as the opportunity to be near an existing community in Colebrook. It also provides the degree of separation necessary for prayer and reflection.

The following individual policies under Section 18.6 of the RLUS may be considered relevant:

AC 1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.

The proposed amendment does not seek to disrupt or impact negatively on the existing activity centre hierarchy in Southern Midlands, nor does it seek to establish a new activity centre. The proposed amendment does however generate a complementary cultural and visitor activity node to the Colebrook township.

Colebrook is largely a residential village/township, providing limited basic services (fuel, convenience grocery, church, recreation) to the local community. Given the services provided in Colebrook village, and the development envisaged at Jerusalem Estate, the proposed amendment will not introduce development which will compete with or conflict with Colebrook Township as the local centre serving the Colebrook community. Rather, the proposed amendment will potentially attract additional and much needed custom to the town. Indeed, the residents of Jerusalem Estate will continue to rely upon the services of Colebrook village to satisfy some of their daily needs.

AC 1.3 Discourage out-of-centre development by only providing for in-centre development within planning schemes

The proposed amendment does not seek to disrupt or impact negatively on the existing activity centre hierarchy in Southern Midlands, nor does it seek to establish a new activity centre.

The Benedictine way of life requires a distinct separation and seclusion from everyday urban life found in centres. This also requires a substantial expanse of land for a largely self-sustaining lifestyle. As such, it is not feasible for Notre Dame Priory to be an entirely in-centre development.

It should be noted that Jerusalem Estate borders Colebrook village, with Hardwick House located less than 1.5km away. Notre Dame Priory will continue to rely on this township for essential services.

4.6 Objectives of the Resource Management and Planning System

The objectives of the resource management and planning system of Tasmania are outlined in Schedule 1 of the Act. An assessment of the proposed amendment against these objectives is outlined below.

Part 1 Objective	Response
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity	<p>The subject land is existing rural land zoned Rural Resource and Significant Agricultural. The land is predominantly cleared and contains limited vegetation. Although a small stand of threatened vegetation community is present on the western boundary of the property, this vegetation will not be impacted by development and is not within the proposed Specific Area Plan overlay.</p> <p>The proposed amendment facilitates controlled development, which is to be confined to within specific precincts within a defined Specific Area Plan. The scale of buildings will be minimal within the context of the overall site area, with the overwhelming majority of the land dedicated to agriculture and rural pursuits.</p> <p>The subject land is partially located within Landslip Hazard Area, classified as 'low'. A comprehensive</p>

	<p>geotechnical assessment will be undertaken at development stage. The existing provisions set out in Landslide Code of the Interim Planning Scheme will ensure that a thorough assessment is undertaken at that point in time.</p> <p>The subject land contains several watercourses. A comprehensive soil and water management plan and natural values assessment will be undertaken at development stage. The existing provisions set out in the Stormwater Management Code, Biodiversity Code, and Waterway and Coastal Protection Code will ensure that a thorough assessment is undertaken at that point in time.</p> <p>The proposed amendment would not conflict with the objective as adequate protections and safeguards are in place to ensure natural and physical ecological processes are sustainably managed.</p>
(b) to provide for the fair, orderly and sustainable use and development of air, land and water	<p>The proposed amendment would not conflict with this objective. The proposed amendment will assist in meeting the needs of a growing Benedictine monastic community in Colebrook in an orderly manner by providing for the sustainable use of air, land and water on the site. A core element of the monastic community is living and working in harmony with nature by sustainably living on the land.</p>
(c) to encourage public involvement in resource management and planning	<p>Public involvement will be achieved through the public exhibition process for the draft amendment.</p>
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)	<p>The proposed amendment will facilitate economic development through the amendment of the Interim Scheme to allow for Community meeting and entertainment, Residential (communal dwelling), Visitor Accommodation, Food Services and General Retail and Hire.</p> <p>The amendment will facilitate short term economic development through the subsequent development/building stages and long term economic development through the presence of additional residents within proximity to the settlement of Colebrook and the proposed uses of Visitor Accommodation, Resource Processing, Food</p>

	Services and General Retail and Hire as per the site Master Plan.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State	The amendment process demonstrates the sharing of responsibility for resource management and planning between different spheres of government, the community and industry.
Part 2 Objective	Response
(a) to require sound strategic planning and co-ordinated action by State and local government	The proposed amendment is consistent with the Regional Land Use Strategy and the Southern Midlands Council Strategic Plan 2018-2027. As such, it represents sound strategic planning. The planning scheme amendment process allows for the coordinated action by State and local government.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land	The proposed amendment does not affect the established system of planning instruments: it will allow for the future development of the land to be considered against the provisions of the planning scheme.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land	As demonstrated within this report, the environmental matters relevant to the subject land, have been considered. The existing provisions of the Interim Planning Scheme provide adequate safeguards in regard to this issue. No further provisions are considered necessary.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels	The proposed amendment does not affect the attainment of this objective.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals	The S33 process ensures that there is a consolidated approval process.
(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania	The proposed amendment seeks to secure a pleasant, safe and efficient development of the site for Tasmanians and visitors to live and recreate.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or	The subject land contains Hardwick House, a heritage property, listed in Part E, Table E13.1 of the Historic

historical interest, or otherwise of special cultural value	Heritage Code. There are adequate safeguards through any future permit application process to protect the building.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.	The proposed amendment will have no adverse impact on the coordination of public utilities and other facilities. There are adequate safeguards through the permit application process to protect public infrastructure in proximity to the subject land.
(i) to provide a planning framework which fully considers land capability.	The proposed amendment does not affect the attainment of this objective.

4.7 State Policies

There are currently three state policies operational in Tasmania that articulate the government’s strategic policy direction. These relevance of these policies to the proposed scheme amendment are addressed below.

4.7.1 State Policy on the Protection of Agricultural Land 2009

The *State Policy on the Protection of Agricultural Land 2009* applies to the proposed amendment. The objectives of the policy are as follows:

To enable the sustainable development of agriculture by minimising:

(a) conflict with or interference from other land uses; and

(b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.

The relevant principles are as follows:

- 1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.*
- 2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.*
- 3. Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.*
- 4. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.*
- 5. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*

The proposed amendment facilitates development primarily focused on agricultural and spiritual pursuits. Whilst non-agricultural use is deemed necessary to support agricultural use on the property in a manner that is aligned

with the monastic way of life (e.g. live, work and pray on the land), this is considered as subservient to agricultural use.

The quality of agricultural land on the property has been identified through a Land Capability Assessment, shown in Appendix E. From the results of this assessment the Jerusalem Estate Master Plan has been developed to spatially identify the location of non-agricultural use on the property to ensure that it supports but does not unreasonably conflict with agricultural use. The proposed amendment therefore seeks to ensure that future development is delivered in accordance with the outcomes of the land capability assessment and protects agricultural land.

4.7.2 State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* applies to the proposed amendment. The objectives of the policy are as follows:

- (a) focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*
- (b) ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*
- (c) ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*
- (d) facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and*
- (e) apply the precautionary principle to Part 4 of this Policy*

The property is not directly serviced by reticulated water, sewer or stormwater. As such, development on the property is reliant upon on-site water supply, wastewater management and stormwater management.

The existing provisions set out in the Stormwater Management Code, Waterway and Coastal Protection Code and On-Site Wastewater Management Code of the Interim Planning Scheme will ensure that a thorough assessment is undertaken at development stage for development to comply with water quality objectives.

4.7.3 State Coastal Policy 1996

The subject land is over 1km from the coast. The State Coastal Policy 1996 therefore does not apply to the proposed amendment.

4.8 National Environmental Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the National Environment Protection Council (Tasmania) Act 1995 and outline objectives and protections for aspects of the environment. Section 12A of the State Policies and Projects Act 1993 provides NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with:

- Ambient air quality;

- Air Toxins;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste Between States and Territories;
- National Pollutant Inventory; and
- Used Packaging Materials.

None of these NEPMs are considered relevant to the proposed amendment.

4.9 Provisions Relating to Use, Development, Protection or Conservation of Land

All required provisions relating to the sustainable development of the land are provided for through the normal planning scheme requirements. In particular, the range of codes dealing with land hazards and values will continue to apply to future applications for a permit.

4.10 Gas Pipelines Act 2000

The subject land is not affected by the gas pipeline and this requirement is therefore not applicable.

4.11 Potential Land Use Conflict

The subject land is currently used as agriculture, with recent planning permits granting use of the Hardwick House heritage place as a monastery (Southern Midlands Planning Permit Number DA 2019/42). The proposed amendment will therefore maintain this existing use of the site but will provide for slightly greater flexibility in specific use classes.

Consideration has been afforded to the potential land use conflict between agricultural and non-agricultural use. Provisions relating to such conflicts are provided for through the normal planning scheme requirements within the relevant zone, which will fundamentally remain unchanged or be adapted to reflect the State Planning Provisions under the Tasmania Planning Scheme. In addition, the location of potential non-agricultural use in relation to agricultural use on the property has been considered through the development of the Jerusalem Estate Master Plan. The Master Plan spatially defines the ultimate land use for the site to ensure that the siting of development does not introduce potential for land use conflict. This is primarily achieved through separation distances and buffers, both within the site and adjoining landowners.

4.12 Regional Impact

The proposed amendment is considered consistent with the Regional Land Use Strategy, as discussed in Section 4.4 above. This demonstrates that the future development facilitated by the proposed amendment is consistent with the desired environmental, economic and social outcomes for the region.

4.13 Local and Common Provisions

In addition to requiring that a Draft Amendment is consistent as far as practicable with the Regional Land Use Strategy, Section 300 requires that an amendment to a local provision of the scheme is not directly or indirectly inconsistent with the common provisions.

The proposed amendment is consistent with this requirement.

4.14 Other Requirements of Section 20

The proposed amendment is also consistent with the other requirements under Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act. In particular, the substantially altered Draft Amendment does not:

- prevent the continuance or completion of any lawful use or development;
- prevent the reconstruction or restoration of buildings or works unintentionally destroyed or damaged;
- extend or transfer a use from one part of a parcel of land to another part; and
- affect forestry operations, mineral exploration, fishing or marine farming.

Appendix A Jerusalem Estate SAP

F1.0 Jerusalem Estate Specific Area Plan

F1.1 Purpose of the Specific Area Plan

The purpose of the Specific Area Plan is:

- F1.1.1 To provide for the establishment of the Notre Dame Priory by facilitating the use and development of Jerusalem Estate as a multi-use complex comprising agriculture, rural pursuits, monastery, communal residence, visitor accommodation and other ancillary compatible use and development.
- F1.1.2 To provide for the use or development of land for agricultural and rural use.
- F1.1.3 To provide for the use or development of land that supports the use of the land for agricultural and rural use.
- F1.1.4 To provide for economic development that is compatible with agricultural and rural activities.

F1.2 Application

- F1.2.1 The Specific Area Plan applies to the area of land designated as the Jerusalem Estate Specific Area Plan on the Planning Scheme maps and as shown in Figure 1.

F1.3 Definition of Terms

- F1.3.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Visitor Precinct	Means the area shown in Figure 1 as Visitor Precinct.
Monastery Precinct	Means the area shown in Figure 1 as Monastery Precinct
Retreat Precinct	Means the area shown in Figure 1 as Retreat Precinct.

F1.4 Use Table

This clause is in substitution for clause 26.2 in the Rural Resource Zone and clause 27.2 in the Significant Agriculture Zone.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	Only if: <ul style="list-style-type: none"> a) on land other than prime agricultural land; or

	<p>b) an agricultural use, other than plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.</p>
Utilities	Only if minor utilities.
Permitted	
Crematoria and Cemeteries	Only if for a Cemetery.
Community Meeting and Entertainment	<p>Only if:</p> <ul style="list-style-type: none"> (a) in the Monastery Precinct; or (b) in the Retreat Precinct; or (c) in the Visitor Precinct.
Food Services	If associated with Resource Development or Resource Processing.
General Retail and Hire	If associated with Resource Development or Resource Processing.
Residential	<p>Only if:</p> <ul style="list-style-type: none"> (a) for an extension or replacement of an existing dwelling; or (b) for a communal residence in the Monastery Precinct of not more than 50 beds.
Discretionary	
Bulky Goods Sales	<p>Only if</p> <ul style="list-style-type: none"> (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscape supplier; or (c) a timber yard.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	
Emergency Services	
Extractive Industry	

Food Services	Only if: (a) in the Visitor Precinct; or (b) in the Monastery Precinct if part of a monastery complex; or (c) in the Retreat Precinct if part of a retreat complex.
General Retail and Hire	Only if: (a) in the Visitor Precinct; or (b) in the Monastery Precinct if part of an existing or proposed building complex; or (c) In the Retreat Precinct if part of an existing or proposed building complex.
Manufacturing and Processing	Only if: (a) manufacturing rural equipment or processing rural products; or (b) craft and cottage industries or artist's studio.
Resource Development	If not listed as No Permit Required.
Resource Processing	
Research and Development	
Visitor Accommodation	
Sports and Recreation	Only if in the Retreat Precinct or Monastery Precinct.
Storage	Only if for: (a) a contractors yard; (b) freezing and cooling storage; (c) a liquid, solid or gas fuel depot; or (d) a woodyard.
Tourist Operation	
Prohibited	
All other use classes.	

F1.5 Use Standards

F1.5.1 Residential use

This clause is in substitution for clause 26.3.1 of the Rural Resource Zone and clause 27.3.1 of the Significant Agricultural Zone.

<p>Objective:</p> <p>To ensure residential use does not unreasonably convert agricultural land or conflict with or fetter non-sensitive use.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A Residential use is for:</p> <p>(a) a communal residence in the Monastery Precinct; or</p> <p>(b) an extension or replacement of an existing dwelling.</p>	<p>P1</p> <p>A residential use must not unreasonably convert agricultural land or 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 residential use;</p> <p>(b) the characteristics of the existing or likely non-residential use on adjoining land;</p> <p>(c) operational requirements of the agricultural use;</p> <p>(d) the requirement for the occupier of the dwelling to attend to the agricultural use; and</p> <p>(e) setback to site boundaries and separation distance between the proposed residential use and existing or likely non-residential use on adjoining land;</p> <p>(f) any characteristics of the site and adjoining land that would buffer the proposed residential use from the adverse impacts on residential amenity from existing or likely non-residential use.</p>

F1.5.2 Visitor Accommodation

This clause is in substitution for clause 26.3.2 of the Rural Resource Zone and clause 27.3.2 of the Significant Agricultural Zone.

<p>Objective:</p> <p>To ensure visitor accommodation is of a scale that accords with the rural character and use of the area.</p>	
<p>A1</p> <p>Visitor accommodation must comply with all of the following:</p> <ul style="list-style-type: none"> (a) is located in the Monastery Precinct or Retreat Precinct; and (b) has capacity to accommodate not more than 75 guests total across both precincts. 	<p>P1</p> <p>Visitor accommodation must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) not adversely impact residential amenity and privacy of adjoining properties; (b) be of an intensity that respects the character of use of the area; (c) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way; (d) be located on the property's poorer quality agricultural land as defined by a land capability assessment, the Monastery Precinct or Retreat Precinct; (e) minimise the conversion of agricultural land to non-agricultural use; (f) not unreasonably conflict with agricultural use on the property or adjoining land.

F1.5.3 Discretionary Use

This clause is a substitution of clause 26.3.3 of the Rural Resource Zone and clause 27.3.3 of the Significant Agricultural Zone.

<p>Objective:</p> <p>To ensure that discretionary non-agricultural uses do not unreasonably confine the agricultural use of agricultural land</p>	
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>A discretionary non-agricultural use, excluding residential or visitor accommodation use, must minimise the conversion of agricultural land to a non-agricultural use and not conflict with agricultural use</p>

	<p>on the site or adjoining land having regard to all of the following:</p> <ul style="list-style-type: none"> (a) the characteristics, scale and location of the proposed non-agricultural use; (b) the characteristics of the existing or likely agricultural use; (c) whether the use supports, or value adds to the Notre Dame Monastery or an agricultural use on the site or on land in the vicinity; (d) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; (e) 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.
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F1.6 Development Standards for Buildings and Works

F1.6.1 Building Height

This clause is a substitution of clause 26.4.1 of the Rural Resource Zone and clause 27.4.1 of the Significant Agricultural Zone.

<p>Objective:</p> <p>To ensure that building height contributes positively to the rural landscape and does not result in unreasonable impact on rural amenity of land.</p>	
<p>A1</p> <p>Building height must be:</p> <ul style="list-style-type: none"> (a) not more than 12m; or (b) not more than 15m if in the Monastery Precinct, excluding any church steeple, bell tower or spire; and (c) not more than 40m if in the Monastery Precinct, if for a church steeple, bell tower or spire. 	<p>P1</p> <p>Building height must not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the operational needs of the use; (b) the height of existing buildings on the site; (c) the proposed height of the building; (d) the topography of the site; (e) the bulk and form of the building;

	<ul style="list-style-type: none"> (f) separation from existing use on adjoining properties; (g) the nature of the existing use on the adjoining properties; and (h) any buffers created by natural or other features.
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F1.6.2 Setback

This clause is in substitution for clause 26.4.2 of the Rural Resource Zone and clause 27.4.2 of the Significant Agricultural Zone.

<p>Objective:</p> <p>That the siting of buildings minimizes potential conflict with use on adjoining properties.</p>	
<p>A1</p> <p>Building must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> (a) not less than 5m; or (b) if the setback is of an existing building is within 5m, not less than the existing buildings. 	<p>P1</p> <p>Building must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.
<p>A2</p> <p>Buildings for a sensitive use must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building. 	<p>P2</p> <p>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties (e) any proposed attenuation measures; and

	(f) any buffers created by natural or other features.
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F1.6.3 Site Coverage

This clause is an addition to the existing clauses in the Rural Resource and Significant Agricultural zones.

<p>Objective:</p> <p>That the development footprint of buildings is of a scale, location and coverage that is appropriate for the proposed use.</p>	
<p>A1</p> <p>The total site coverage of all buildings must:</p> <p>(a) if located within the Monastery Precinct:</p> <p style="padding-left: 20px;">i) not exceed 10,000m² or 1% of precinct area, whichever is the greater; and</p> <p style="padding-left: 20px;">ii) be minimised by means of collocation of buildings.</p> <p>(b) if located within the Retreat Precinct:</p> <p style="padding-left: 20px;">i) not exceed 5,000m² or 1% of the precinct area, whichever is the greater; and</p> <p style="padding-left: 20px;">ii) be minimised by means of collocation of buildings.</p> <p>(c) if located within the Visitor Precinct must:</p> <p style="padding-left: 20px;">i) not exceed 5,000m² or 1% of the precinct area, whichever is the greater; and</p> <p style="padding-left: 20px;">ii) be minimised by means of collocation of buildings.</p>	<p>P1</p> <p>Building footprint must be of a reasonable scale and proportion, having regard to all of the following:</p> <p>(a) the siting of development, including any collocation of buildings;</p> <p>(b) the nature of existing and proposed use;</p> <p>(c) the extent of site coverage being proposed; and</p> <p>(d) the ability of the proposed development to meet the relevant use standards under clause F1.5.</p>

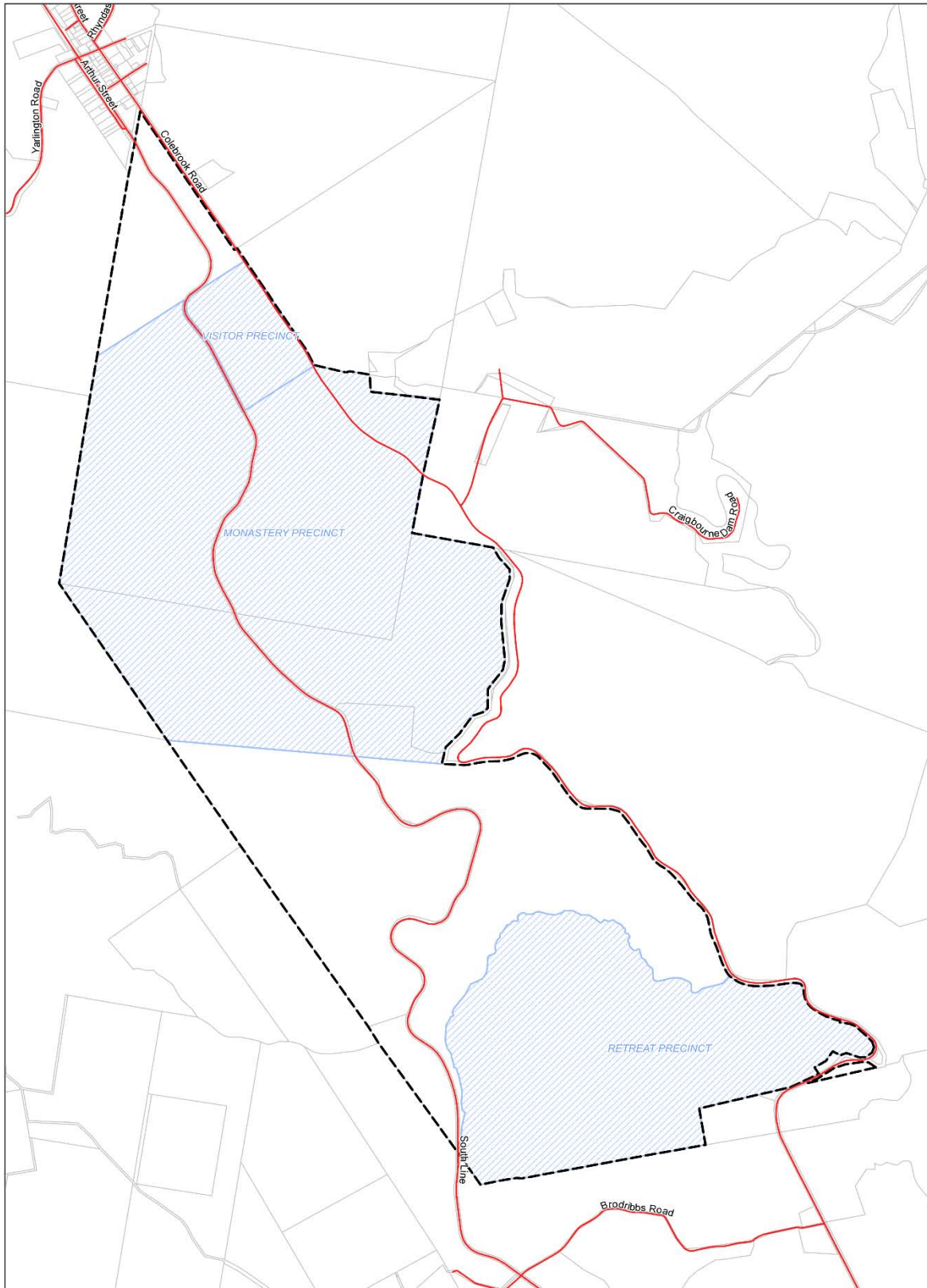


Figure 1: Jerusalem Estate Precinct Plan

Appendix B Jerusalem Estate Master Plan

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 that groups of men and women (separate groups) would 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, working in fields and workshops, studying and eating together. 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. This may include staying for short periods of time or visiting for the day. The use of the land as a farming landscape is an important part of the heritage of the Benedictine monks.

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). It also provides 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 the outbuilding and other agricultural structures on the site.

Precinct Descriptions

Monastery Precinct

The monastery is to include a church with chapel and sacristy as well as residential accommodation for the Prior, monks and novices with approximately 50 separate sleeping quarters. Communal living spaces will include traditional monastery spaces such as a library, scriptorium, refectory and calefactory. It will also include guest quarters with separate dining and kitchen facilities accommodating up to 25 guests.

DOMINANT USE CLASSES: Community Meeting and Entertainment, Residential (Communal Dwelling) and Visitor Accommodation.

Visitor Precinct

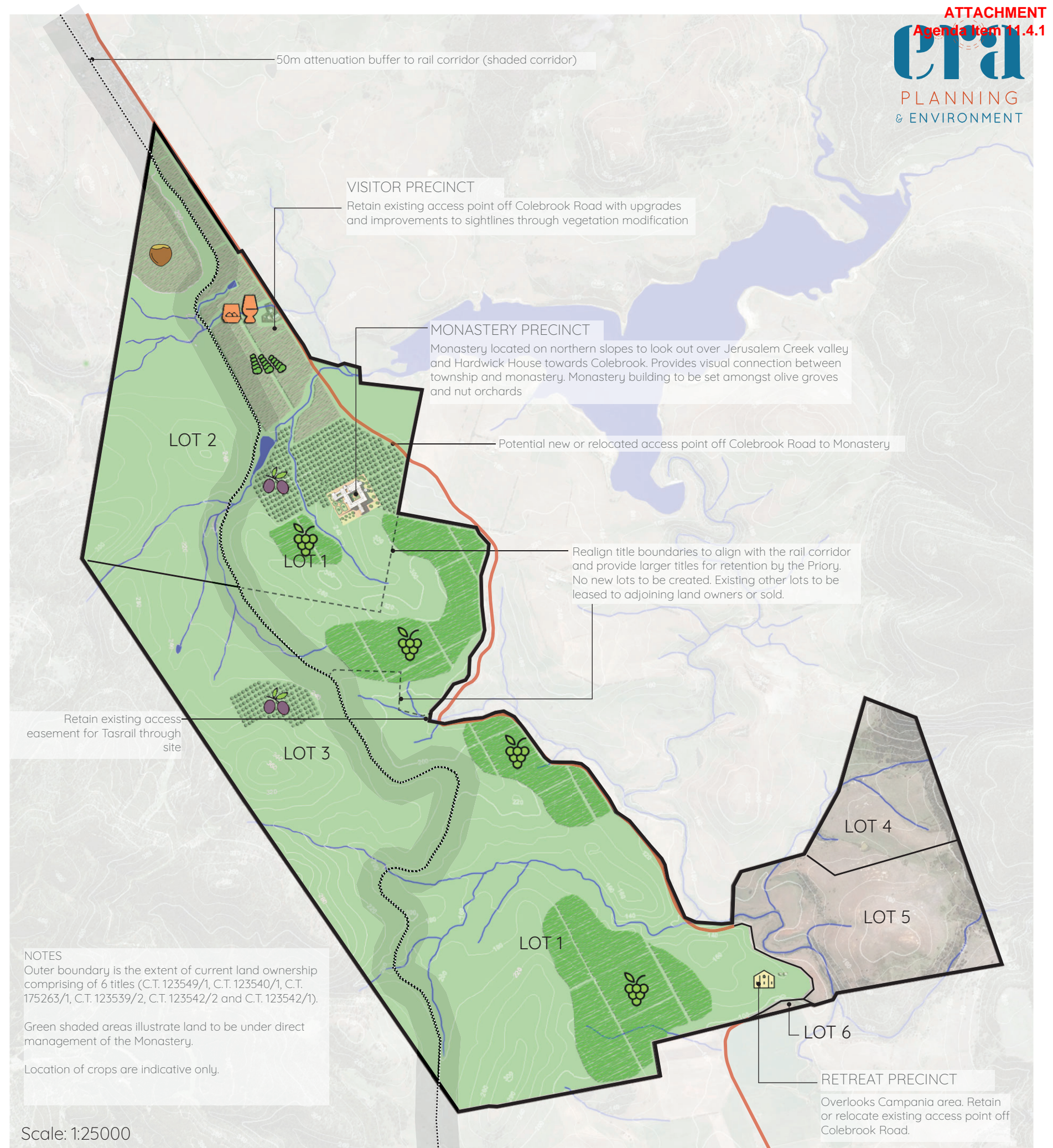
Once the new monastery complex is completed the Hardwick House precinct will be converted to focus on the visitor experience. Hardwick House will be utilised as a key public interface point with a library and interpretive material about the monastic way of life, heritage values of the site as well as small scale food and retail sales. Within this precinct there will be a distillery, winery and/or olive press (involving the potential reuse of existing shearing shed) with some existing outbuildings retained as workshops. Temporary accommodation at the rear of Hardwick House will be removed.

DOMINANT 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 a 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. An alternative concept is to co-locate the retreat complex with the monastery complex, thereby creating a more immersive visitor experience.

DOMINANT USE CLASSES: Community Meeting and Entertainment and Visitor Accommodation.



Appendix C Title Documents

SEARCH OF TORRENS TITLE

VOLUME 123539	FOLIO 2
EDITION 3	DATE OF ISSUE 30-Aug-2018

SEARCH DATE : 31-Mar-2020

SEARCH TIME : 11.17 AM

DESCRIPTION OF LAND

Parish of ORMAIG, Land District of MONMOUTH
 Lot 2 on Plan 123539
 Being the land secondly described in Conveyance No. 47/3234
 Derivation : Part of Lot 87 (786A-3R-0Ps) Gtd to R Pitcairn,
 Part of 250 Acres & Whole of 120 Acres Gtd to F Desailly, Part
 of 320 Acres Located to T Cutherow and Part of 100 Acres Gtd
 to W T Parramore
 Derived from A15334

SCHEDULE 1

M713141 TRANSFER to SAINT REGINA LIMITED Registered
 30-Aug-2018 at 12.04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 M709589 MORTGAGE to Roman Catholic Church Trust Corporation
 of the Archdiocese of Hobart Registered 30-Aug-2018
 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 123540	FOLIO 1
EDITION 5	DATE OF ISSUE 30-Aug-2018

SEARCH DATE : 31-Mar-2020

SEARCH TIME : 11.17 AM

DESCRIPTION OF LAND

Parish of ORMAIG, Land District of MONMOUTH
 Lot 1 on Plan 123540
 Derivation : Part of 500 Acres Gtd to G Wise and Part of Lot
 87 (786A-3R-0Ps) Gtd to R Pitcairn
 Derived from A15334

SCHEDULE 1

M713141 TRANSFER to SAINT REGINA LIMITED Registered
 30-Aug-2018 at 12.04 PM

SCHEDULE 2

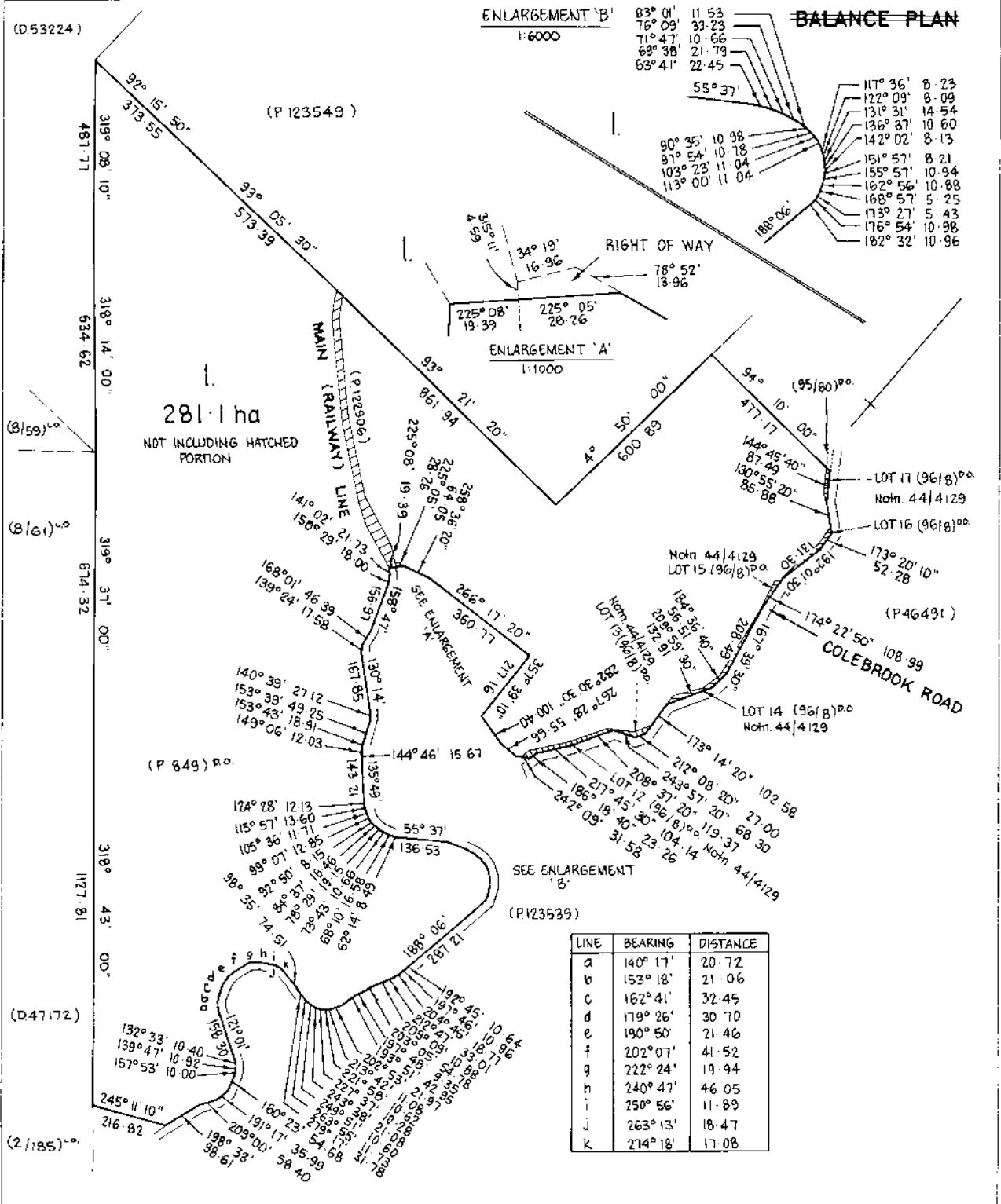
Reservations and conditions in the Crown Grant if any
 46/7570 CONVEYANCE: BURDENING EASEMENT: right of carriageway
 (appurtenant to Lot 1 on Plan No. 123539) over the
 Right of Way on Plan No. 123540
 M709589 MORTGAGE to Roman Catholic Church Trust Corporation
 of the Archdiocese of Hobart Registered 30-Aug-2018
 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER LT ACT 1980	PLAN OF TITLE	REGISTERED NUMBER
FOLIO REFERENCE A15334	LOCATION MONMOUTH - ORMAIG	P. 123540
GRANTFF PART OF 500AC GTD TO GEORGE WISE PART OF LOT 87, 786 3 0 GTD TO ROBERT PITCAIRN.	FIRST SURVEY PLAN No. P.849 D.O. COMPILED BY L.T.O.	APPROVED - 7 MAY 1936 <i>Mundell</i> Recorder of Titles
SCALE 1:10000 LENGTHS IN METRES		

MAPSHEET MUNICIPAL CODE No. 125	LAST UPI No 2800613	LAST PLAN No. P.849 D.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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LINE	BEARING	DISTANCE
a	140° 17'	20.72
b	153° 18'	21.06
c	162° 41'	32.45
d	179° 26'	30.70
e	190° 50'	21.46
f	202° 07'	41.52
g	222° 24'	19.94
h	240° 47'	46.05
i	250° 56'	11.89
j	263° 13'	18.47
k	274° 18'	17.08

SEARCH OF TORRENS TITLE

VOLUME 123542	FOLIO 1
EDITION 3	DATE OF ISSUE 30-Aug-2018

SEARCH DATE : 31-Mar-2020

SEARCH TIME : 11.18 AM

DESCRIPTION OF LAND

Parish of ORMAIG, Land District of MONMOUTH
 Lot 1 on Plan 123542
 Derivation : Parts of Lot 88 (640 Acres), Lot 89 (640 Acres) &
 Lot 90 (640 Acres) Gtd to R Pitcairn and Part of 250 Acres Gtd
 to F Desailly
 Derived from A15334

SCHEDULE 1

M713141 TRANSFER to SAINT REGINA LIMITED Registered
 30-Aug-2018 at 12.04 PM

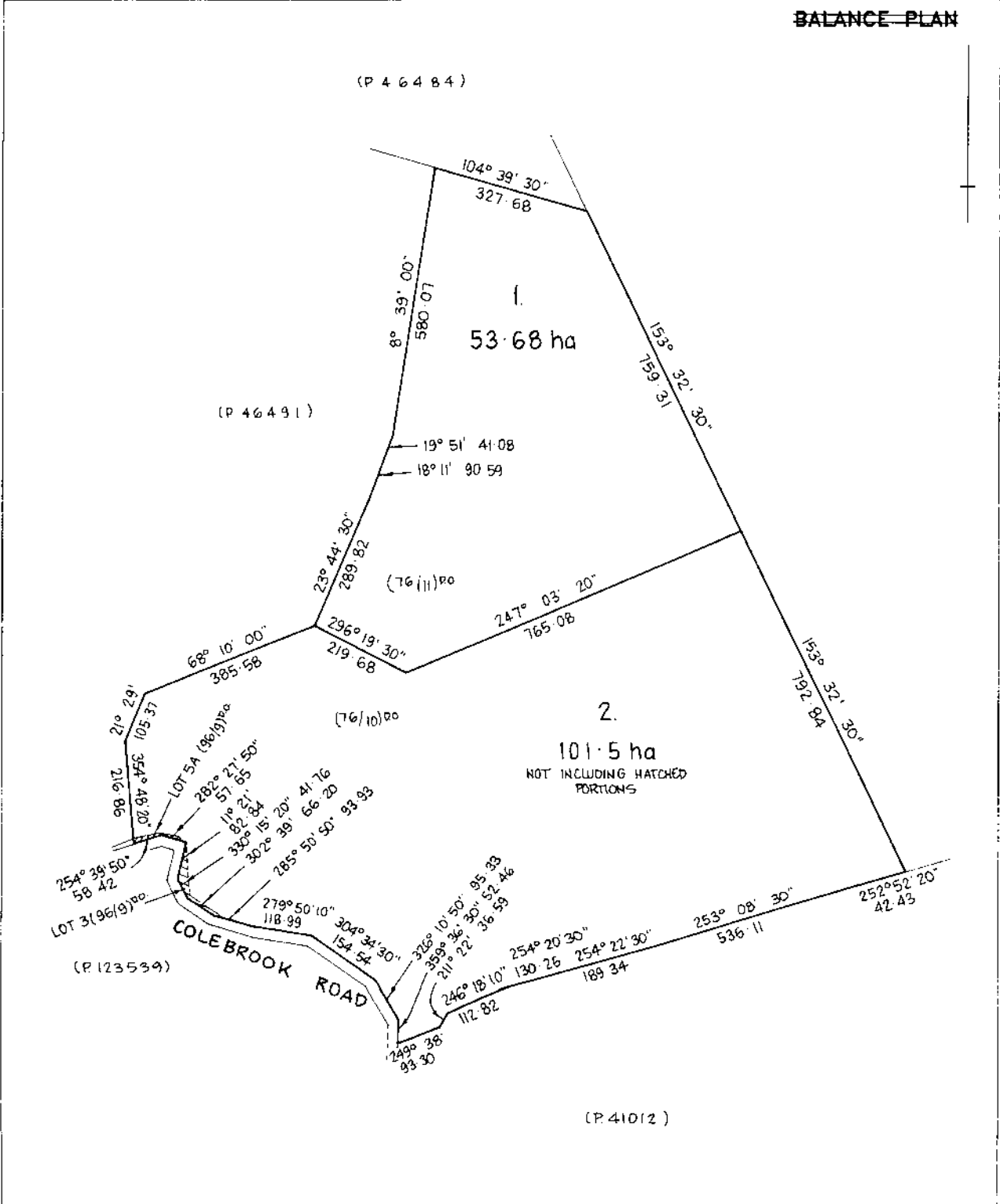
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 M709589 MORTGAGE to Roman Catholic Church Trust Corporation
 of the Archdiocese of Hobart Registered 30-Aug-2018
 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER LT ACT 1980		PLAN OF TITLE	REGISTERED NUMBER
FOLIO REFERENCE A 15334			LOCATION
GRANTEE PART OF LOT 88, 640Ac. GTD TO ROBERT PITCAIRN PART OF LOT 89, 640Ac. GTD TO ROBERT PITCAIRN PART OF LOT 90, 640Ac. 840Ac. GTD TO ROBERT PITCAIRN PART OF 250Ac. GTD TO F DESAILLY		FIRST SURVEY PLAN No. 76/10 & 11 D.O.	APPROVED - 7 MAY 2020
		COMPILED BY L.T.O.	<i>M. Sullivan</i> Recorder of Titles
		SCALE: 1:7500	LENGTHS IN METRES
MAPSHEET MUNICIPAL CODF. No. 125	LAST 2800618 UPI No 2800617	LAST PLAN No. 76/10 & 11 D.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SEARCH OF TORRENS TITLE

VOLUME 123542	FOLIO 2
EDITION 3	DATE OF ISSUE 30-Aug-2018

SEARCH DATE : 31-Mar-2020

SEARCH TIME : 11.18 AM

DESCRIPTION OF LAND

Parish of ORMAIG, Land District of MONMOUTH
 Lot 2 on Plan 123542
 Derivation : Parts of Lot 88 (640 Acres), Lot 89 (640 Acres) &
 Lot 90 (640 Acres) Gtd to R Pitcairn and Part of 250 Acres Gtd
 to F Desailly
 Derived from A15334

SCHEDULE 1

M713141 TRANSFER to SAINT REGINA LIMITED Registered
 30-Aug-2018 at 12.04 PM

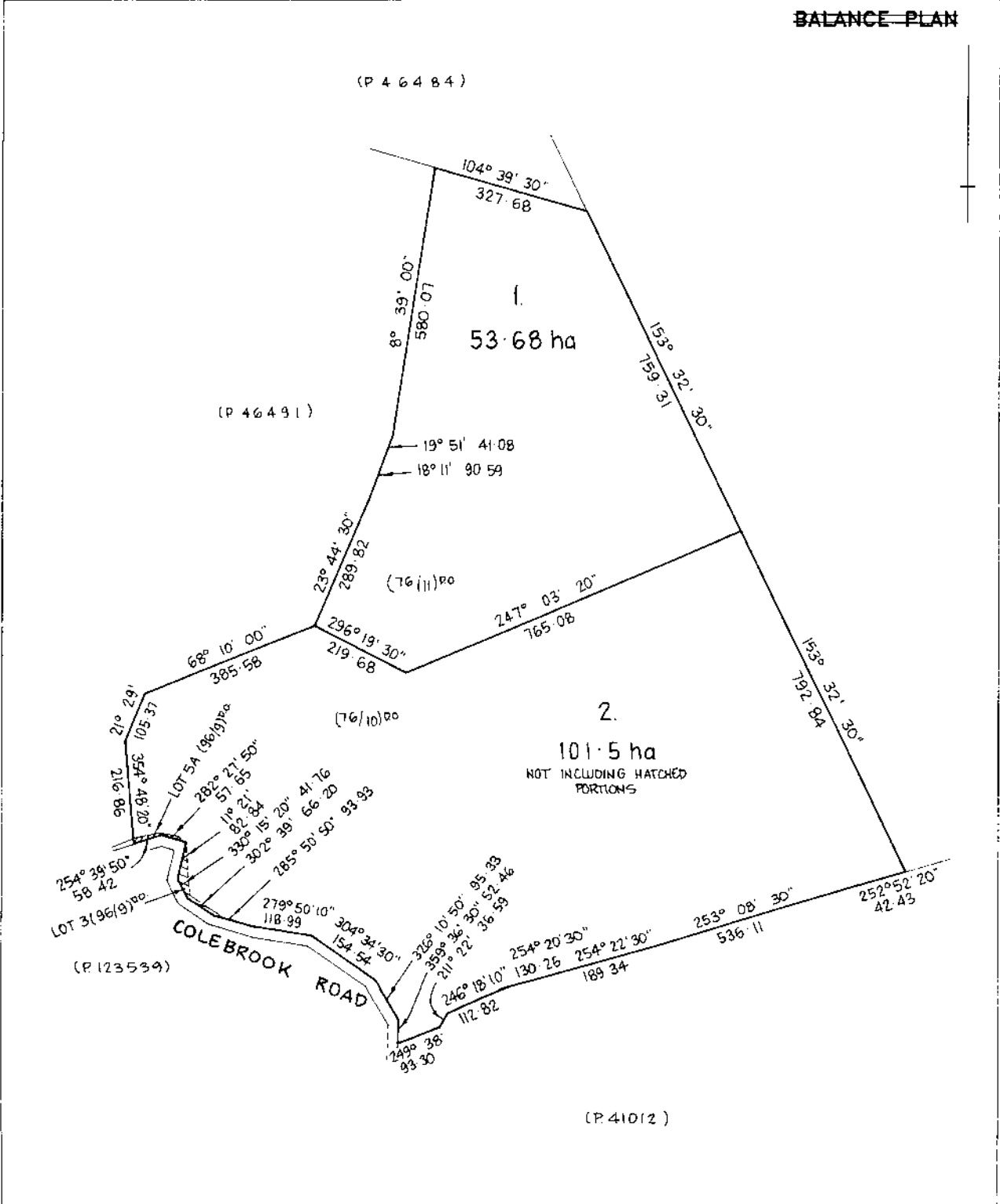
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 M709589 MORTGAGE to Roman Catholic Church Trust Corporation
 of the Archdiocese of Hobart Registered 30-Aug-2018
 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER LT ACT 1980		PLAN OF TITLE	REGISTERED NUMBER
FOLIO REFERENCE A 15334			LOCATION
GRANTEE PART OF LOT 88, 640Ac. GTD TO ROBERT PITCAIRN PART OF LOT 89, 640Ac. GTD TO ROBERT PITCAIRN PART OF LOT 90, 640Ac. GTD TO ROBERT PITCAIRN PART OF LOT 91, 640Ac. GTD TO ROBERT PITCAIRN PART OF LOT 92, 640Ac. GTD TO F DESAILLY		FIRST SURVEY PLAN No. 76/10 & 11 D.O.	APPROVED - 7 MAY 2020
		COMPILED BY L.T.O.	<i>M. Sullivan</i> Recorder of Titles
MAPSHEET MUNICIPAL CODF. No. 125		LAST 2800618 UPI No. 2800617	LAST PLAN No. 76/10 & 11 D.O.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN			



SEARCH OF TORRENS TITLE

VOLUME 123549	FOLIO 1
EDITION 5	DATE OF ISSUE 30-Aug-2018

SEARCH DATE : 31-Mar-2020

SEARCH TIME : 11.16 AM

DESCRIPTION OF LAND

Parish of ORMAIG, Land District of MONMOUTH
 Lot 1 on Plan 123549
 Being the land firstly described in Conveyance No. 46/7570
 Derivation : Part of 1356 Acres Gtd to W T Parramore
 Derived from A15334

SCHEDULE 1

M713141 TRANSFER to SAINT REGINA LIMITED Registered
 30-Aug-2018 at 12.04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 B57125 BURDENING EASEMENT: the full and free right and
 liberty for The Crown from time to time and at all
 times to submerge either wholly or in part for any
 length of time and from time to time to again expose
 to the air wholly or in part and for any length of
 time in respect of the lands marked "Flood Easement
 'M'" and "Flood Easement 'J'" on Plan No. 123549
 B104269 TRANSFER of Burdening Easement created by B57125 in
 favour of RIVERS & WATER SUPPLY COMMISSION
 D69500 VESTING of the Burdening Easement created by B57125
 is now in favour of Tasmanian Irrigation Pty Ltd
 Registered 04-Oct-2012 at noon
 M709589 MORTGAGE to Roman Catholic Church Trust Corporation
 of the Archdiocese of Hobart Registered 30-Aug-2018
 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER A.15334

GRANTEE

PART OF 1356A DR. OP. GTD. TO
WILLIAM THOMAS PARRAMORE

CONVERSION PLAN

CREATED

MONMOUTH - ORMAIG

REGISTERED NUMBER

P. 123549

REGISTERED LIMIT CONV 40/7570
(10th desc.)

APPROVED

27 JUN 2003
Michael P. ...
Recorder of Titles

DAPINBETI MUNICIPAL
CORP. No. 125

EASEMENT No. 2800603

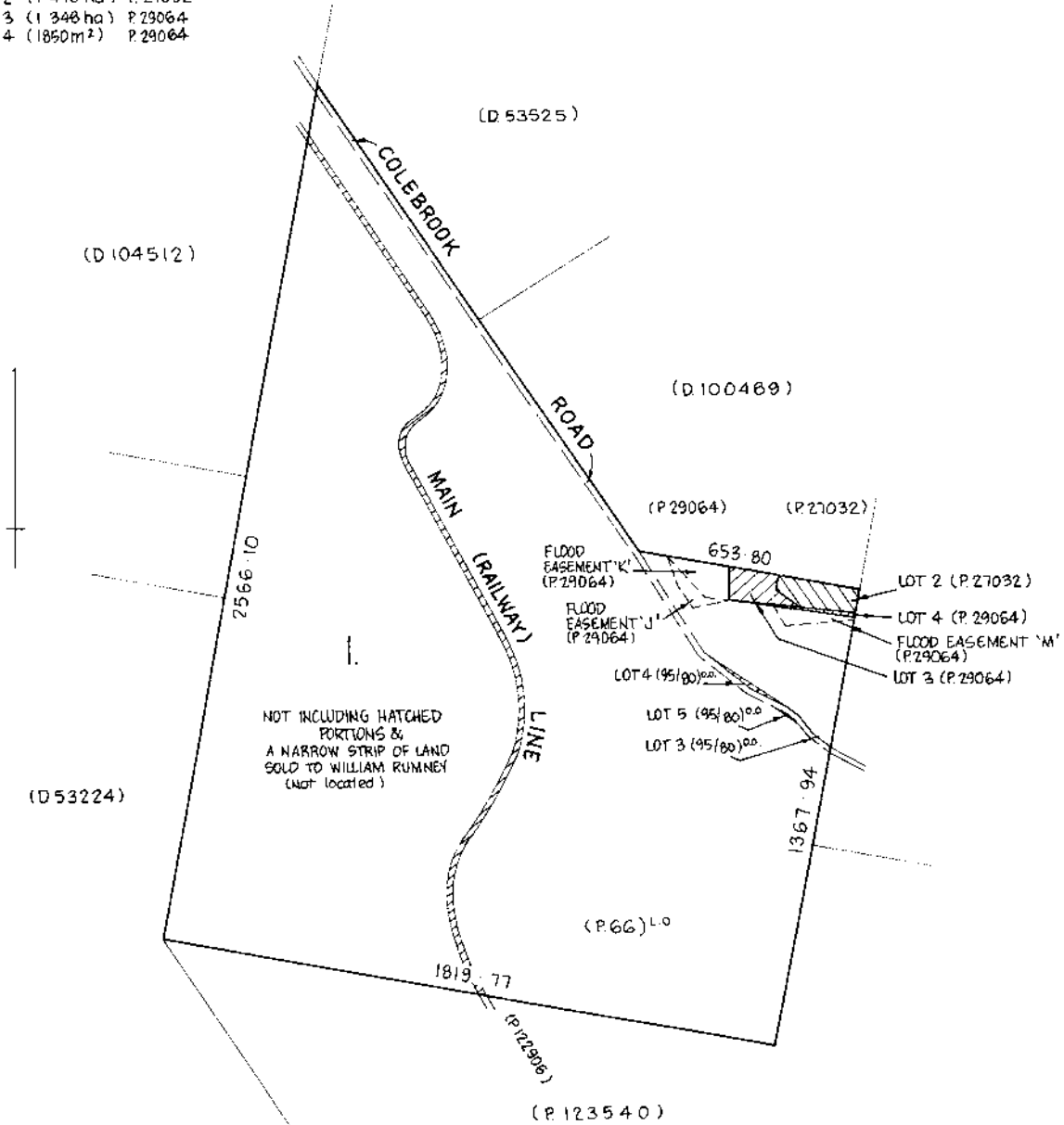
ALL EXISTING SURVEY NUMBERS TO BE
CORRECTED TO THIS PLAN

DRAWN M.U.S. 3.5.96

SKETCH BY WAY OF ILLUSTRATION ONLY

EXEMPTED LANDS:

- LOT 2 (1.418 ha) P.27032
- LOT 3 (1.348 ha) P.29064
- LOT 4 (1850m²) P.29064



SEARCH OF TORRENS TITLE

VOLUME 175263	FOLIO 1
EDITION 2	DATE OF ISSUE 30-Aug-2018

SEARCH DATE : 31-Mar-2020

SEARCH TIME : 11.19 AM

DESCRIPTION OF LAND

Parish of ORMAIG Land District of MONMOUTH
 Lot 1 on Plan 175263
 Being the land firstly described in Conveyance No. 47/3234
 Excepting thereout Lot 1 (336m2) Plan 175262
 Derivation : Part of Lot 87 (786A-3R-0P) Granted to Robert
 Pitcairn, Part of 250 acres & Whole of 120 acres Granted to F
 Desailly, Part of 320 acres Located to T Cutherow, Part of 100
 acres Granted to W T Parramore and Part of 500 acres Granted
 to George Wise
 Prior CT 123539/1

SCHEDULE 1

M713141 TRANSFER to SAINT REGINA LIMITED Registered
 30-Aug-2018 at 12.04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 47/3234 CONVEYANCE: BENEFITING EASEMENT: right of carriageway
 over the land marked Right of Way on Plan 175263
 M709589 MORTGAGE to Roman Catholic Church Trust Corporation
 of the Archdiocese of Hobart Registered 30-Aug-2018
 at 12.05 PM

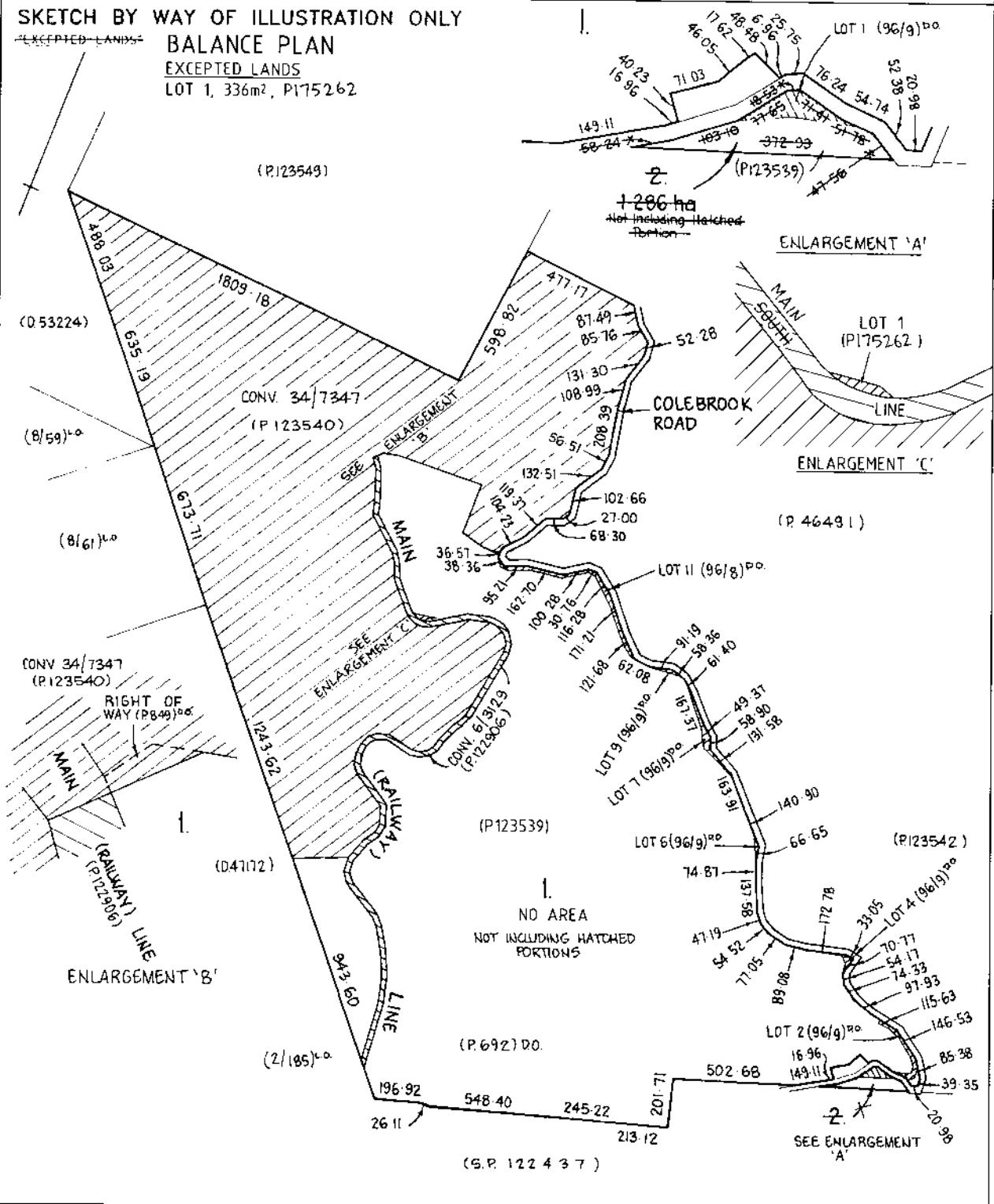
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Hardwicke House Pty. Ltd.		PLAN OF TITLE		REGISTERED NUMBER P175263	
FOID REFERENCE 123539-1				LOCATION Land District of MONMOUTH Parish of ORMAIG	
GRANTEE Part lot 87, 786A-3R-0P, Robert Pitcairn pur.; whole 120 ac. & part 250 ac. gtd. to F. Desailly; part 320 acres loc. to T. Clitherow; part 100 ac. gtd. to W. T. Parramore; part 500 ac. gtd. to George Wise		CONVERTED BY FIRST SURVEY PLAN No. P123539		APPROVED EFFECTIVE FROM 21 AUG 2018 <i>Mica Kawa</i>	
COMPILED BY PDA Surveyors		SCALE NOT TO SCALE SKETCH		SURVEYORS REF: 40116AE-1	
MAPSHEET MUNICIPAL CODE No. 125 (5228)		LAST UPT No.		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	
LAST PLAN No. P123539		LENGTHS IN METRES		Recorder of Titles	

SKETCH BY WAY OF ILLUSTRATION ONLY

~~EXCEPTED LANDS~~
BALANCE PLAN
 EXCEPTED LANDS
 LOT 1, 3336m², P175262

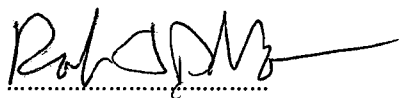


Appendix D Owner's Consent

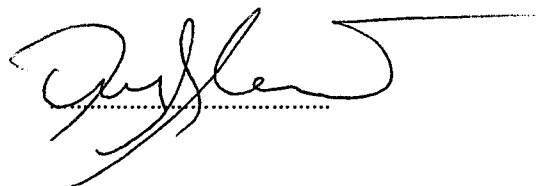
We, Robert John Daniel Noonan & Tomas Salvatore Cannavo, directors of Saint Regina Limited, the owner of 2495 Colebrook Road, Colebrook TAS 7027, as contained within the titles listed below*, hereby give my/our consent pursuant to Section 33 (2A) of the former provisions of the *Land Use Planning and Approvals Act 1993* for the making of a request by ERA Planning Pty Ltd trading as ERA Planning & Environment for an amendment to the Southern Midlands Interim Planning Scheme 2013 to insert the Jerusalem Estate Specific Area Plan.

*CT123549/1; CT123540/1; CT175263/1; CT123542/1; CT123542/2; CT123539/2

Signed:



(Robert John Daniel Noonan)



(Tomas Salvatore Cannavo)

Date:

31/3/20

31/3/20



ASIC

Australian Securities & Investments Commission

Company: SAINT REGINA LIMITED ACN 626 004 108

Company details

Date company registered 07-05-2018
Company next review date 07-05-2021
Company type Australian Public Company
Company status Registered
Home unit company No
Superannuation trustee company No
Non profit company Yes

Registered office

2495 COLEBROOK ROAD , COLEBROOK TAS 7027

Principal place of business

2495 COLEBROOK ROAD , COLEBROOK TAS 7027

Officeholders

BOND, PETER

Born 29-04-1982 at HOBART TAS

12 THALIA COURT , CORINDA QLD 4075

Office(s) held: Director, appointed 16-11-2019
Secretary, appointed 16-11-2019

CANNAVO, TOMAS SALVATORE

Born 07-09-1992 at BEDFORD PARK SA

2495 COLEBROOK ROAD , COLEBROOK TAS 7027

Office(s) held: Director, appointed 07-05-2018

NOONAN, ROBERT JOHN DANIEL

Born 24-10-1967 at LOUISVILLE KENTUCKY UNITED STATES

2495 COLEBROOK ROAD , COLEBROOK TAS 7027

Office(s) held: Director, appointed 07-05-2018

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	FormDescription	Status
28-11-2019	7EAR73271	484 CHANGE TO COMPANY DETAILS	Processed and imaged
20-11-2019	7EAR47750	484 CHANGE TO COMPANY DETAILS	Processed and imaged
05-09-2019	7EAP09300	484 CHANGE TO COMPANY DETAILS	Processed and imaged

Appendix E Land Capability Assessment

Property Assessment

Hardwick House Property

June 2018



Report author: Jason Lynch

An appropriate citation for this report is Hardwick House Property Assessment Report, June 2018

Document status:

Date	Status /Issue number	Authorised by
29/5/2018	Draft#1	Jason Lynch
1/6/2018	Final	Jason Lynch

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1 Introduction

1.1 Background

This report, authored by Jason Lynch, MF senior consultant, has been prepared to provide an independent professional assessment for the purchase of the Hardwick House property, for and on behalf of Saint Regina Limited as trustee for Our Lady of Cana and St. Joseph Trust.

This report outlines the property description of the soils, land capability, infrastructure, capital/subdivisional improvement, cropping, current and future potential livestock productivity, irrigation development, and an associated sheep enterprise cash flow budget.

1.2 The Property

The inspection of the Hardwick House property (the property) confirmed it is a solid dryland sheep property suitable for wool production with potential for future development into perennial horticultural (ie viticulture) enterprises but within restricted parameters.

1.3 Terms of Reference

Macquarie Franklin (MF) in this report is being requested to highlight the significant capital value of the property, as is. Further, MF have been requested to highlight any additional factors that, not only underpin the current value of the property but, demonstrate development potential that will increase the overall future value of the property.



Figure 1; the Hardwick House residence

2 Property Description

2.1 Overview

Property Name	Hardwick House
Address	2495 Colebrook Road, Colebrook 7027
Location	Coal Valley
Altitude & Topography	100 to 360m ASL Mostly undulating and moderate sloping ground, with some areas of flatter and gently sloping ground and a number of steep sided hills with extensive north facing slopes
Rainfall	550 mm/year
Title ID	123549/1 123540/1 123539/1 123539/2 123542/1 123542/2
Main Water Course(s)	Jerusalem Creek Birmingham Creek Coal River
Water Sources	
Dam(s)	Several minor stock water holes 1 large dam (unlicensed) 1 bore
Water Licence(s)	20 ML water right from Craighourne Dam
Enterprises	Sheep – wool production Vegetable seed production



Figure 2; Hardwick House property layout (source Landmark Harcourts)

2.2 Land Capability

The Hardwicks House property covers 1,098 ha and includes;

- 280 ha of flatter and gently sloping and rolling ground is covered by Class 4 land
 - o suitable for higher level pastoral use, potential cropping and some horticultural land use activities
 - o apply a pastoral use stocking rate of 16 DSE/ha

- 520 ha of gentle to moderate sloping and rolling ground is covered by Class 5 land
 - o suitable for restricted pastoral use, and with a highly limited potential cropping and some horticulture land use activities
 - o apply a pastoral use stocking rate of 12 DSE/ha

- 55 ha of moderate to steep sloping and rolling ground is covered by class 5+6 land
 - o suitable for highly restricted pastoral use and land conservancy and unsuitable for cropping and horticulture land use activities
 - o apply a pastoral use stocking rate of 6 DSE/ha

- 243 ha of moderate to steep sloping ground is covered by Class 6 land, typically highly exposed land and north facing slopes;
 - o which is suitable for highly constrained pastoral use and land conservancy and unsuitable for cropping and horticulture land use activities
 - o apply a pastoral use stocking rate of 2 DSE/ha

These land capability areas have been based on field inspections and with reference to the DPIPW's Derwent land capability report, 2000.

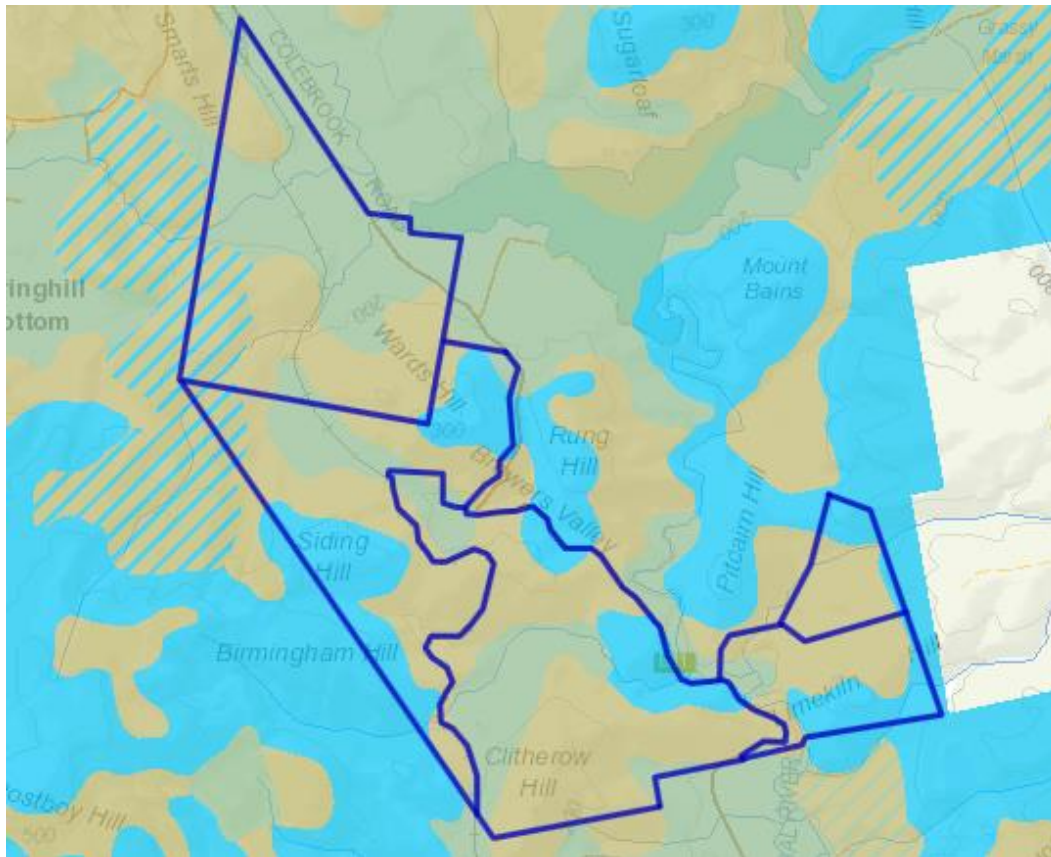


Figure 3; Hardwick House property assessment land capability rating (source The LIST, 1:100,000 scale)



Figure 4; example of Class 4 land to the immediate south of the Hardwick House residence



Figure 5; looking south towards Sidling Hill, with Class 4 on the low lying areas, extending to Class 5 land on the lower and mid sloping ground with Class 6 land associated with the upper slopes of Sidling Hill



Figure 6; looking north towards Wards Hill

2.3 Soils

The soil types present on the property include;

- clay loam dermosol soils derived from Jurassic dolerite geology associated with the more elevated ground, characterised as;
 - o typically have stone and rock fragments present in the soil and occasional exposed rocky outcrops
 - o variable soil depth depending upon the relative topography of the land, such that on the foot and mid slopes soil depth can be 20-30cm whilst on the upper most slopes soil depth can be <10cm
 - o generally moderate to well drained
 - o low/moderately sensitive to soil erosion due to wind and water erosion on exposed soils, note north facing slopes are highly sensitive to soil erosion due to difficulties in retaining vegetative ground cover

- sandy and sandy loam podzolic derived from Triassic sandstone geology in the cropping area associated with far north western high ground on the property, Brewers Valley, and Limekiln Hill, characterised as;
 - o often stone free but can have some defined areas with stone and rock fragments present in the soil
 - o variable soil depth depending upon the relative topography of the land, such that on the flat and gently sloping ground soil depth can be 20-40cm whilst on the steeper slopes soil depth can be <15cm
 - o generally well drained
 - o highly sensitive to soil erosion due to wind and water erosion on exposed soils

- sandy loam and clay soils derived from Quaternary alluvium principally associated with the land adjacent to Jerusalem Creek and other waterways, and characterised as;
 - o typically stone free although some stone fragments may occur in close proximity to the waterways
 - o typically deeper soils although the heavy clay nature of some of these soils limits the effective rooting depth
 - o variable drainage, ranging from well drained loamy soils to poorly drained land on clay soils on lower lying ground
 - o moderately sensitive to soil erosion due to wind and water erosion on exposed soils



Figure 7; dermosol clay loam soil derived from Jurassic dolerite geology on Class 5 land



Figure 8; sandy loam soil derived from Quaternary alluvium on Class 4 land

2.4 Climate

The Hardwick House property is typically receives on average 550+ mm/year which is spread relatively evenly throughout the year, and experiences a rainfall/evaporation deficit from September to April.

The climate is characterised by cool to cold winters and warm to hot summers with prevailing winds generally from the west although variations can and do occur depending on the time of year and seasonal influences.

This area experiences approximately 20-40 frosts (temperature $>0^{\circ}\text{C}$) annually, and these events most occur from May to September although late season frosts have been known to occur. A higher incidence and severity of frost is associated with the lower lying land associated with the northern area of the property and land adjacent to the Coal River, Birmingham and Jerusalem Creeks', whilst the elevated ground is significantly less frost prone. See Appendix-1 figure 11 for a map of the modelled frost day risk for the Hardwick House property.

Climate modelling in the upper Coal Valley district shows the Hardwick House property experiences growing day degrees (GDD) from October to April ranging from 900 to 1,100 GDD. The areas with "warmest" and most GDD accumulation on the property are associated with the northerly facing aspect whilst the "coolest" area with the lowest GDD accumulation are found on the lower lying ground on the far northern areas on areas of the property and south facing slopes. See Appendix-1 figure 12 for a map of the modelled GDD for the Hardwick House property.

Due to the hilly nature of this property and being located at the far northern end of the Coal Valley it is subject to microclimate effects, such that specific areas of the property can and do experience different winds (speed and direction), air temperatures and susceptibility to frost (incidence and severity) to that of the wider Colebrook area.

2.5 Feedbase Condition

2.5.1 Current condition

The feedbase on the property is dominated by grass and legume based pastures, and includes ryegrass, cocksfoot and phalaris grass, and predominantly a sub clover legume base, as well as various annual grasses (Barley grass, sweet vernal and brown top).

The condition of the pastures on the property are variable and ranges from pastures in relatively good condition on the Class 4 and 5 land to thinned and bared out pasture on the Class 5+6 and 6 land.

The property doesn't appear to have significant invasive woody weed infestation problems, although some areas of bracken and gorse are present.

Overall these pastures are very typical of dryland sheep pastoral properties, and have adapted to the low rainfall environment and grazing habits of sheep.

2.5.2 Pasture improvement

Some pasture improvement and diversification could be undertaken on the property, which may potentially include renovating the pastures to the east and south of the Hardwick House residence.

Sowing down pastures with a hardy mix of phalaris and cocksfoot grasses and sub clovers would be the most appropriate and possibly establishing lucerne pastures on the land immediately adjacent to the Jerusalem Creek.

There are likely to be other areas of pasture renovation that could be undertaken on the property, however it should be restricted to land with a sufficiently high productive capacity (eg Class 4 land) to justify the capital cost of pasture improvement.

Establishing new grass pastures typically costs \$300-400/ha which includes the seed, cultivation, sowing, weed control and fertiliser.

Establishing new lucerne pastures typically costs \$500-600/ha which includes the seed, cultivation, sowing, weed control and fertiliser.

2.6 Infrastructure Review

The infrastructure on the property generally appeared to be serviceable, however it is reasonable to consider that some additional capital investment would be required in the near future.

Laneways on the property were non-existent, although based on the layout of the property and nature of the wool sheep enterprise this does not appear to be an issue.

Fencing on the property was in reasonable condition although some fence lines would require re-fencing in the near future to replace old posts. Typically the fencing consisted of 8 wires with some fencing having a barbed top wire.

Gates on the property were typically in reasonable condition.

The primary five-stand shearing shed, adjacent to the property, was both operational and serviceable. A second shearing shed exists on the southern end of the property. Currently unpowered, however with a small capital investment such as a generator and minimal maintenance this would facilitate a second operational shearing shed for the property thus assisting in adding capital value to any future subdivision

The stock handling yards would need renovation and re-development in the near future.

Stock water infrastructure varied from reticulated troughs, dams and open access to the waterways present on the property. If the livestock enterprise was to be changed to prime lamb production this would require an upgrade to the stock water system and introduction of more reticulation and troughs.

Overall the property was a neat and tidy condition.

2.7 Irrigation Water Infrastructure

2.7.1 Current Irrigation Infrastructure

Minimal irrigation infrastructure is present on this property and is limited to a number of stock water dams (<0.5ML) and a large single dam (exact storage capacity unknown but possibly 30 ML).

The large dam is not licensed.

A 20 ML water right allocation licence is available from the Craighourne Dam.

A number of waterways are present on the property, including the Coal River, and the Birmingham and Jerusalem creeks.

A significant dam site (potentially 500 ML) is present on the Birmingham Creek, and other additional smaller dam sites are likely present on tributaries of Jerusalem Creek.

3 Land Use Options

3.1 Pastoral Use

Please note that carrying capacity is best defined as the pasture supply side of livestock farming, whilst stocking rate is the pasture demand side.

3.1.1 Potential carrying capacity

Based on the land capability classes present in conjunction with an assumption of receiving the typical 550mm/year rainfall shows an indicative carrying capacity of approximately 11,500-12,000 DSE for the Hardwick House property (1,098 ha).

Table 1; indicative potential stocking rate for the Hardwick House property

Land Capability	Land Area (ha)	DSE Carrying Capacity (DSE/ha)	Total Carrying Capacity (DSE)
4	280	16	4,480
5	520	12	6,240
5+6	55	6	330
6	283	2	486
Total			11,536
Average Carrying Capacity (DSE/ha)			10.5

It is important to note that the stocking rate applied to the property is very much subject to the availability of pasture which is a function of annual rainfall (timing and amount) and relative seasonal conditions, such that the stocking rate that could be run on the property may flex between +/- 10-20%.

Increasing the property's carrying capacity could come from capital investment and improving the Class 4 and 5 land and include pasture renovation, raising soil fertility levels and improved grazing practices, and this may facilitate an increase of potentially 10-15% up to total of 13,000 DSE (11.5 DSE/ha).

The opportunity to make increase to the stocking rate could come from selling off lambs earlier, breeding and running ewes with a lighter body weight, and potentially adjusting the lambing date.

3.1.2 Current merino wool enterprise stocking rate

Based on the vendor provided information the property is principally run as self-replacing merino wool enterprise, with a small number of cross bred ewes run to produce prime lambs.

The vendor supplied sheep class and stock numbers. The average stocking on the property (average from 2014 to 2016) is outlined in Table 2.

Table 2; current Hardwick House stocking rate (source vendor supplied figures)

Stock Class	Number	DSE Stock Rating (DSE/head/year)	Total DSE
Whether	1,500	1	1,500
Ewe	3,500	1.5	5, 250
Ram	40	2	80
Lambs	1,100	1	1,100
Total			7,858
Average Stocking Rate (DSE/ha)			8

This indicates the property as it currently stocked is to be likely fully stocked and there is minimal opportunity to increase stock numbers as per the current wool based enterprise.

Increasing current stock numbers without any property development would be economically risky based on the average 550mm rainfall in this district and consequence of the inability to grow additional pasture, subsequent need for high level levels of supplementary feeding over an extended period and a possible negative impact to wool production (quality and quantity) and lambing percentage and survival rates.

3.1.3 Current value of the merino wool enterprise

Wool values have increased significantly over the past 5 years and AWEX (Australian Wool Exchange) EMI (Eastern Market Indicator) is at historically record high levels. Figure 7.

Assuming an average saleable fleece harvest of 4 kg/ewe/whether from a combined total of 5,000 ewes and wethers the property is expected to harvest approximately 20,000 kg of wool per annum.

Based on average 20-22 micron wool price of \$20/kg this wool (current AWEX auction price guide, May 2018), the harvest of 20,000 kg of wool offer a gross return of \$400,000 per annum.



Figure 9; 5 Year AWEX EMI monthly average as at end April 2018 (AWI, 25 May2018)

3.1.4 Labour efficiency

The current wool enterprise production labour efficiency of 8,000 DSE/FTE is well below the Tasmanian benchmark target of 12,000-15,000 DSE/FTE.

3.1.5 Current value of livestock

The following indicative livestock valuation should only be used as a guide and a formal valuation should be obtained.

The Tasmanian livestock market has been quite volatile over the past 3 years, and stock prices are currently historically high.

Table 3; indicative livestock valuation

Stock Class	Number	Value (\$/head)	Total Value (\$)
Wether	1,500	70	105,000
Ewe	3,500	120	420,00
Ram	40	750	45,000
Lambs	1,100	90	99,000
Total			669,000

3.1.6 Alternative prime lamb production enterprise

It may be possible to shift from a wool to a prime lamb production enterprise.

Based on the following assumptions;

- The property maintains its current pasture production levels and potential stocking rate of 8,000 DSE
- Cross bred ewes introduced that have a 150% lambing
- 85% of lambs sold as store lambs
- 15% of lambs sold as finished prime lambs

Table 4; prime lamb production stocking rate scenario

Stock Class	Number	DSE Stock Rating (DSE/head/year)	Total DSE
Ewe	3,500	2	7,000
Ram	40	1.5	60
Lambs – store	4,000	0.5	2,000
Lambs - finished	1,000	1.5	1,500
Total			10,560
Average Stocking Rate (DSE/ha)			10

In order to facilitate a change to a prime lamb based sheep enterprise would require the introduction of new sheep genetics (eg Border Leicester rams), a change from the Merino ewe to a cross bred ewe, increased demand on the feedbase (quantity and quality of pasture) and improvements to infrastructure such as stock water points and lamb handling facilities.

The risk involved in this enterprise is based on poor seasonal conditions, which impacts on the fertility of the ewes (lower lambing percentage and therefore fewer lambs), lower lamb body weights at sale and less lambs able to be finished.

In reality the Hardwick House property is best suited to Merino wool production enterprise, with the opportunistic finishing of store lambs when spring and summer pasture growth levels are sufficient.

3.1.7 Co-dependence of property titles for pastoral use

The current livestock productivity of the Hardwick House property is driven by the land west of Colebrook Road (as per property titles 1/123549, 1/123540, 1/123539). It is important to note that these property titles also contain the vast majority of land considered potentially suitable for cropping and viticulture development.

The land east of the Colebrook Road (as per property title 1/123542 and 2/123542) is dominated by Class 5 and 6 land and likely contributes approximately less than 10% of the total current stocking rate. The lower lying land associated with the Coal River is prone to more frosts, whilst the elevated ground is moderate to steep sloping country and includes exposed north facing land, all of which contributes to this area of property being more likely to require de-stocking and is really only suitable for wethers.

The Coal River flows through the property titles west of the Colebrook Road, however due to the current and future lack of any irrigation water that could be obtained/extracted access to this waterway is not a key feature. Even if irrigation water could be obtained from the Coal River its location relative to the balance of the property to the east would require significant expensive pumping to lift it to where the nearest cropping and/or viticulture could be undertaken (Class 4 land adjacent to Birmingham Creek), with a lift of at least 100m not out of the question and would cost approximately \$100-120/ML to pump.

3.2 Cropping Land Use Options

A limited number of potential cropping land use activities are available for this property, with the type, scale and intensity of cropping constrained due to the limited availability of irrigation water.

The options available for cropping land use includes;

- Broadacre crops
 - o Cereals (barley and wheat) and oil seed (canola, hemp and poppies)
 - o Typically an autumn sowing and then harvested the following summer
 - o Wheat, barley and canola often can be used as dual crops and provide an amount of grazing during winter with cereal crop stubbles baled up and traded as a stock feed
 - o Poppies are a key driver of many cropping businesses in Tasmania, typically offering the highest crop returns, and whilst this sector is currently undergoing a level of contraction in terms of total production area, the medium/long term future for the industry remains positive
 - o Hemp is an emerging Tasmanian broadacre crop and offers growers a higher return relative to cereals and canola
 - o Cereal and oil seed crops can be grown on a 1 in 3-4 year rotation on Class 4 land
 - o Dryland broadacre crops are traditionally limited to cereals and canola, with irrigation required for hemp and poppies and to achieve high yielding cereals and canola crops
 - o Gross margin returns range from \$800-3,000/ha (highest returns for hemp and poppies, with barley offering the lowest returns)

- Vegetable seed crops (irrigated)
 - o A diverse range of crops options including brassicas (cabbage, broccoli, and cauliflower), onions, beets, carrots etc...
 - o Typically an autumn sowing and then harvested the following summer
 - o Generally grown on a smaller scale (1-3 ha) in the Coal Valley
 - o These crops are grown on a 1 in 10 year rotation on Class 4 land
 - o Typically these crops will require on average 2-3 ML/ha of irrigation, although variation in seasonal rainfall and weather conditions can result in +/- 25% water requirement
 - o Based on a land lease arrangement the gross margin returns start at \$2,000/ha and depending additional lessor inputs (eg irrigation infrastructure, fuel, labour etc..) seed companies can pay up to an additional \$1,000-2,000/ha

Vegetable seed crops are currently grown on the Hardwick House property.

The selection of either broadacre or vegetable seed crops grown should be determined by;

- Economic returns
- Availability of contracts and/or lease arrangements
- Sustainability of the impact of ground cultivation activities on soil structure
- Available irrigation water resources
- Agronomic influences of pest, weed and disease control
- Opportunity to integrate crops into the livestock production system



Figure 10; view north from Wards Hill

3.3 Perennial Horticulture

3.3.1 Viticulture

The central and southern areas of the Coal Valley are well suited to viticulture, however no vineyards are located in the northern Colebrook area, with the nearest vineyards located approximately 3 km to the south east at an altitude of 150m ASL.

Climate modelling in this district shows the Hardwick House property from October to April receives 900 to 1,100 GDD, and this would mean particular areas of the property could experience sufficiently warm growing season conditions to allow for the growth and ripening of wine grapes. See Figure 8 for the relative comparison of GDD in Tasmanian and key international wine growing regions.

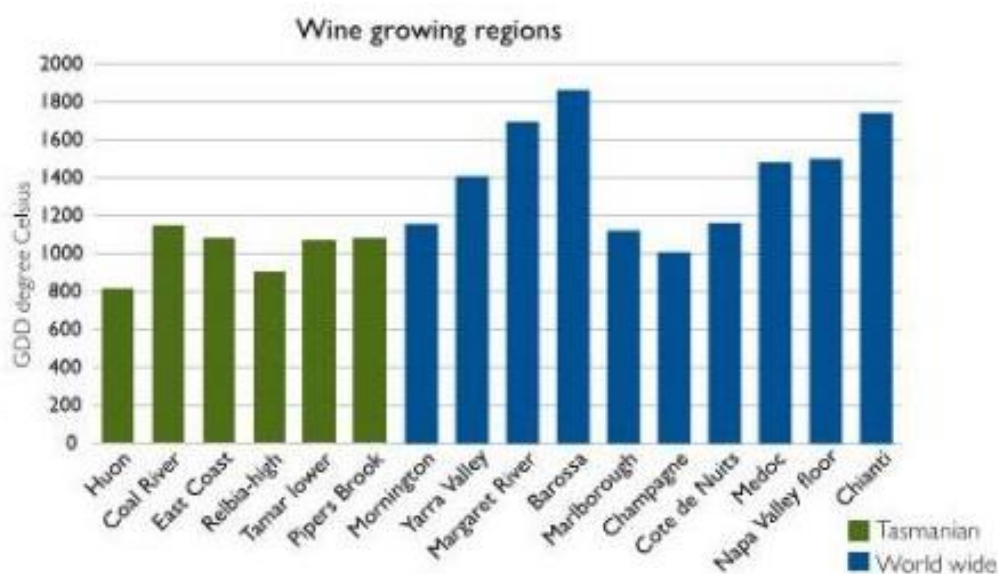


Figure 11; GDD comparison (source The Wine Industry in Tasmania - A guide for Investors 2014)

Enterprise modelling, based on GDD and other relevant parameters, shows that certain areas of the Hardwick House property could be considered suitable for viticulture, and this principally covers the north facing slopes to the south of the Hardwick House residence. See Figure 9.

Sparkling wine offers the most potential for a viticulture enterprise. See Figure 10 and 11 for the enterprise modelling for sparkling and table wines.

It is very important to consider the following considerations with respect to viticulture development on the Hardwick House property;

- Based on an annual requirement of 2 ML/ha for a vineyard and the limited amount of irrigation, realistically only 10-15 ha of vines could be developed.
- No specific climate data is available for the Hardwick House property that assesses the actual GDD and frost days, and therefore there is a heavy reliance upon the modelled enterprises suitability maps.

- The land identified as being suitable on the property typically includes the highest elevations and north facing slopes, and this offers topographic challenges in terms of the practical management of the vineyard operation and pumping lifts involved in irrigation.

The projected impact of climate change on wine grape production offers opportunities and challenges for the Coal Valley, with expectations of a gradual warming of the district and in particular increased temperatures in winter and early spring and a reduced number of frost days. Therefore it is reasonable to consider that the GDD would increase and result in a shortened growing season, more ripening of grapes during warmer conditions that will likely influence their flavour and aroma, potential for higher grape yields and the opportunity to grow different grape varieties. However, under a warming scenario it is more likely that vines will have an earlier bud burst and this could mean that in more frost prone areas (eg the upper Coal Valley) the potential for late season frost damage on sensitive new shoots could still be a significant production risk. However in this valley only some kilometers south of the property frost protection infrastructure is already in place.

The most likely areas on the Hardwick House property that could be developed for vineyard would be on the north facing slopes of Wards Hill, as this has been modelled to have 1,000-1,100 GDD, experience few frost days, clay loam dermosol soils, easy access and irrigation would be more manageable (sourcing water from the large dam to the east would require less pump lifting and a shorter pipeline distances). With current supplies of irrigation water available 10-15 ha of vines could be grown and potentially double this amount if an additional 20 ML of irrigation water is obtained.

MF is advised that the client has, as a member of the monastic community, an experienced oenologist and viticulturist with extensive experience in the Margaret River region of Australia, and expertise in vineyard development.

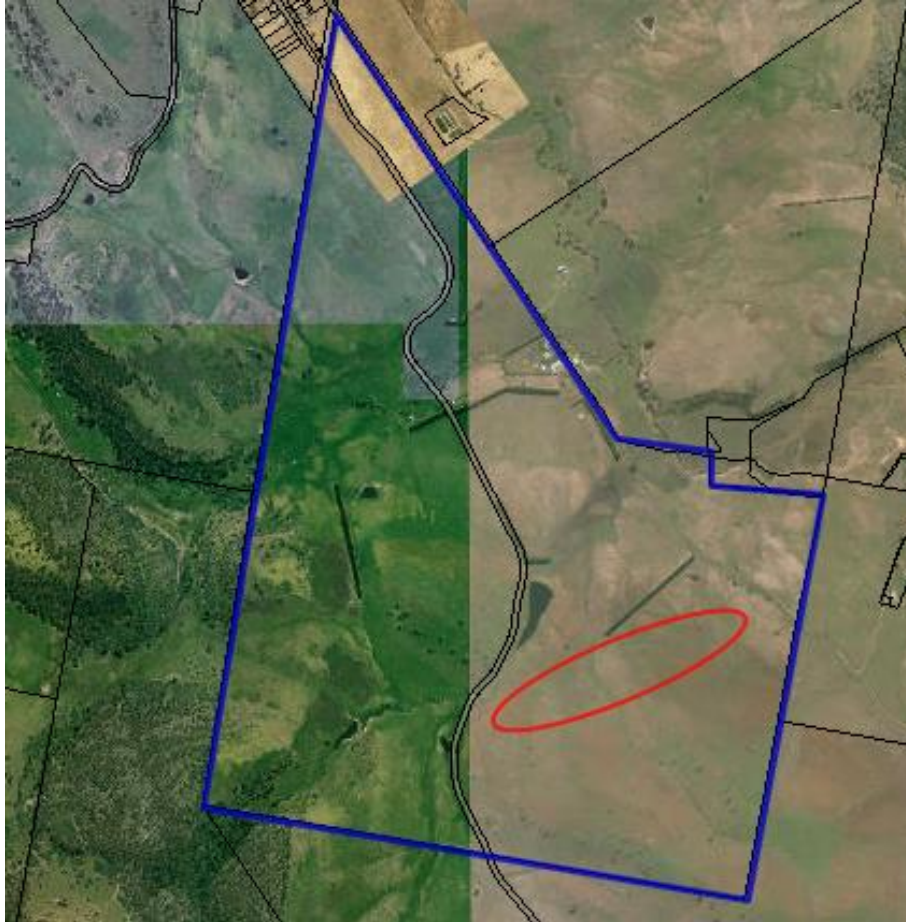


Figure 12; possible vineyard development area highlight shown in red (total area of approximately 15 ha) on property title 1/123549

In terms sparkling wine production establishment costs are typically \$90,000/ha for a planting density of 3,000 vines/ha.

Based on 3,000 vines trees/ha, a yield of 6 T/ha, the gross margin fruit returns would be \$4,500/ha.

Vine yields range from 4-8 T/ha, and fruit varying from \$2-4/kg.

Vines typically have a productive life of 30-40+ years.

Please note that once the fruit is processed, bottled and marketed the financial returns can be significantly higher than those based solely on the fruit sale enterprise.

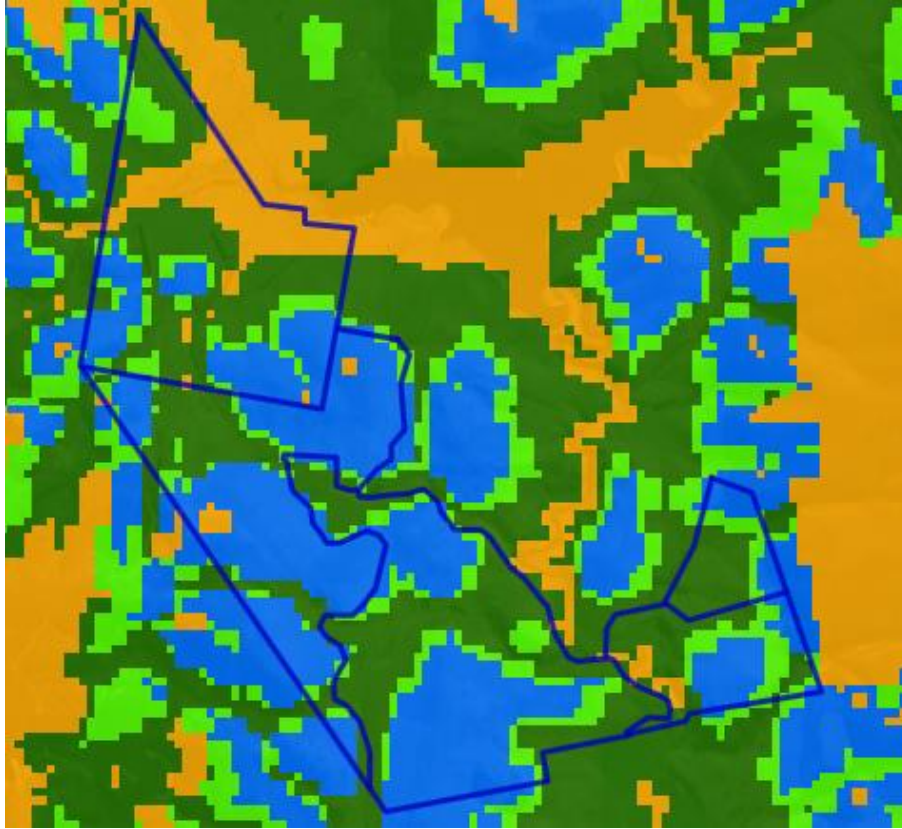


Figure 13; modelled enterprises suitability for sparkling wine, blue shaded is well suited, green is suitable, dark green is suitable with frost protection and orange is unsuitable (Source the LIST)

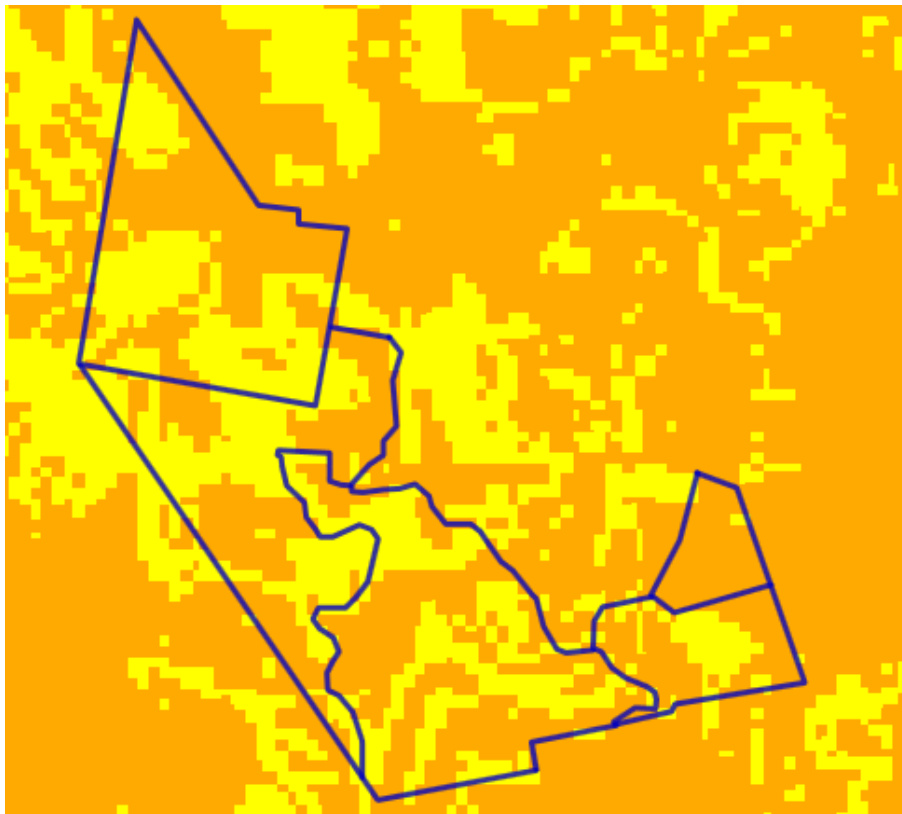


Figure 14; enterprise suitability for table wines, yellow is marginally suitable and orange is unsuitable (source The LIST)

3.3.2 Cherries and Apricots

Cherries and apricots are grown in southern and central areas of the Coal Valley and could be considered as alternative perennial horticulture enterprise for the Hardwick House property.

Enterprise modelling, based on GDD and other relevant parameters, shows that certain areas of the Hardwick House property could be considered more suitable for cherry production, and this principally covers the north facing slopes to the south of the Hardwick House residence. Potential cherry and apricot production areas would utilise approximately 5ha. See Figure 12.

It would be appropriate to undertake a detailed assessment of the key climate drivers (winter chill and GDD) to determine the exact location of the most suitable locations for potential cherry and apricot production.

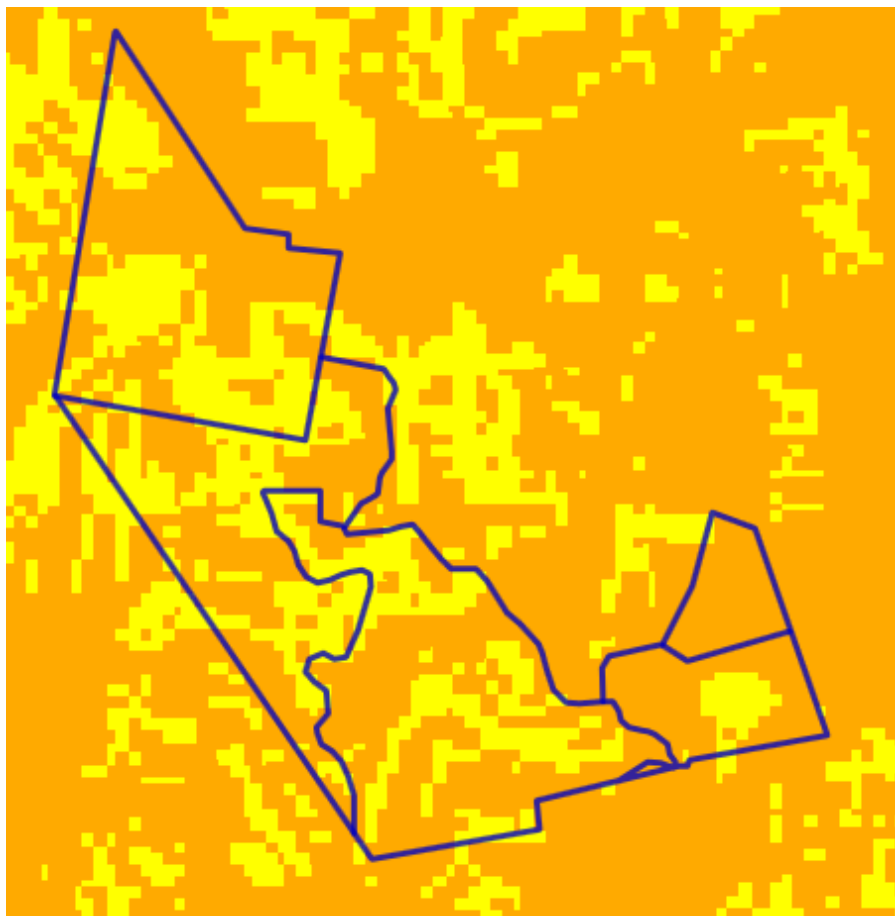


Figure 15; enterprise suitability for cherries, yellow is marginally suitable and orange is unsuitable (source the LIST)

In terms cherry production crop establishment costs are typically \$75,000/ha for a planting density of 1,250 trees/ha.

Based on 1,250 trees/ha, a yield of 10 kg/ tree, 65% 1st grade packout, with 1st grade fruit worth \$17/kg the gross margin returns would be \$50,000/ha.

Cherry yields range from 6-12 kg/tree, and cherries varying from \$9-25/kg.

Cherry trees typically have a productive life of 15-20 years.

3.3.3 Hazelnut production

The northern area of the Hardwick House property has a climate that is well suited to hazelnut production. The Australian hazelnut industry is experiencing substantial growth based on an import replacement program, and the opportunity for increased hazelnut bush planting and the associated nut production are strong.

Potential hazelnut production areas would utilize approximately 10ha.

Enterprise modelling shows that extensive areas of the northern area of the Hardwick House property could be considered suitable for hazelnut production.

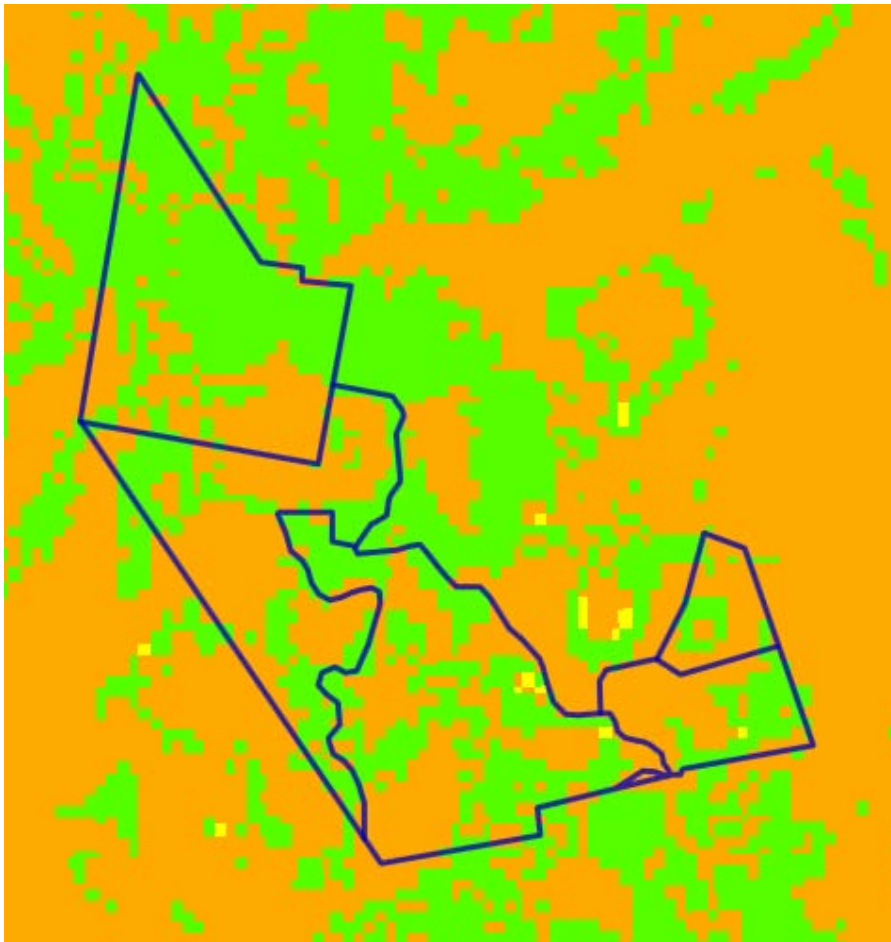


Figure 16; modelled enterprise suitability for hazelnuts, where orange is unsuitable and green is considered suitable (source the LIST)

In terms hazelnut production crop establishment costs are typically \$30,000/ha for a planting density of 275 bushes/ha.

Based on 275 bushes/ha, a yield of 3 T/ha with nuts worth \$5/kg the gross margin returns would be \$3,500/ha.

Hazelnut yields range from 2-4.5 T/ha and nuts varying from \$4-6/kg.

Hazelnut bushes typically have a productive life of 12-18 years.

3.3.4 Olive production – oil production

Olives would grow well on many areas of the Hardwick House property.

As olives are considered a well-adapted to difficult and dry growing conditions, and therefore would be ideal to grow on lesser productive land with other more higher value perennial horticulture enterprises, such as viticulture, grown on the better land.

Potential olive production areas could approximately 10-15ha.

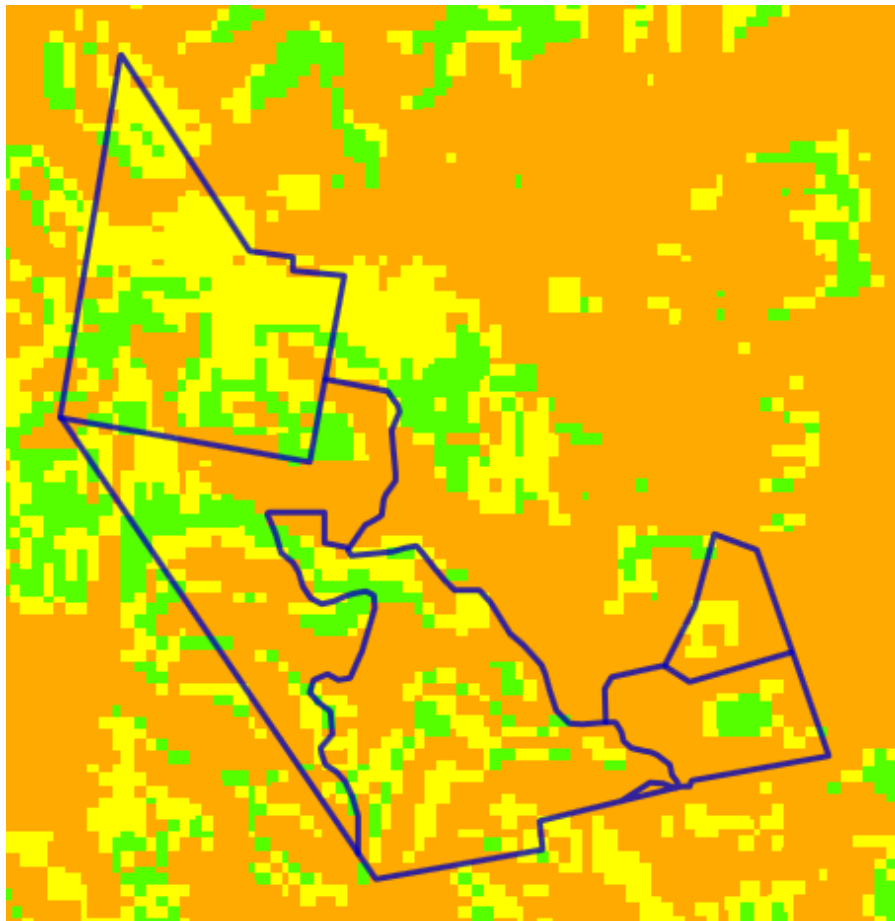


Figure 17; modelled enterprise suitability for olives, green is suited, yellow is marginally suited and orange is unsuitable (source The LIST)

In terms olive production crop establishment costs are typically \$35,000/ha for a planting density of 400 trees/ha.

Based on 400 trees/ha, a yield of 6.5 T/ha, 14% oil content for 900 L/ha, with oil worth \$18/L the gross margin returns would be \$7,000/ha.

Olive yields range from 5.5-7.5 T/ha and oil varying from \$15-25/kg.

Olive bushes typically have a productive life of 40-50+ years.

3.4 Value Adding

The opportunity for vertically integrated value adding would be associated with the potential use of certain broadacre grain and perennial crops, and this could include:

- Distillation of grain for the production of whiskey and gin
- Wine production
- Nut products
- Poppies

The potential for a value adding enterprise depends upon the economics associated with the production and marketing of the end product, and motivation of the business owners.

The client is involved in a monastic enterprise and it would appear further opportunities for value adding is available particularly given the global marketing potential of a religious order. The location of the shearing shed being adjacent to the Colebrook road makes it an excellent location for future retail sales to the public.

Substantial enterprise development work would be required, including processing and manufacturing systems and equipment, marketing, and the associated retail and wholesaling of the value added produce.

Many Tasmanian agricultural enterprises have developed viable vertically integrated value adding enterprises, and the Coal Valley has many successful examples of these businesses.



Figure 18; shearing shed on the Hardwick House property

4 Financial Assessment of Present Property Enterprise/land Use Options

4.1 Leasehold Option

Saint Regina Limited has received an offer to lease the property, please see appendix 3. Effectively the offer is \$110,000 inclusive of GST per annum plus capital improvements to the value of \$36,000 to the fences and pasture renovation throughout the whole of the property.

The added benefit to the property is contingent upon whether this amount of capital improvement and pasture renovation is sufficient for the term of the lease. MF is happy to assist Saint Regina Limited in this regard as to what is reasonable should this be the preferred option. The offer of lease does create a significant underpinning of the current capital value of the property and provides a guaranteed income for a period of time.

4.2 Owner Occupier Option

MF have been instructed to provide a financial performance assessment where Saint Regina Limited elects to run the property as a sheep farm employing staff.

The following financial performance assessments are based on a number of assumptions including;

1. The Hardwick House property is considered at the current market value of \$3.8m inclusive of 3.5k stock. Borrowings are limited to \$3m with an interest only component of 4% per annum.
2. The productivity of the property is based on a 8,000 DSE self-replacing merino wool enterprise
3. Business expenses are based on accepted industry values for the sheep enterprise and general operating and administration costs
4. A managers salary of \$60k is allocated as well as an allowance of \$17k for a casual workers.
5. The farm runs 4000 Merino ewes with lambs at foot annually. Each ewe cutting 5 kg of wool (4 kg marketable wool) and wool price averaging \$20 per kilo. With there being no allocation for the wool from the lambs
6. 2 ha vegetable seed production

Based on these assumptions with the property being run as a self-replacing Merino sheep enterprise with a stocking rate of 8,000 DSE yet a much lower DSE being applied in year 1 because of the pasture improvement that needs to be undertaken in order to increase the carrying capacity of the property the following modelled financial return of the Earnings Before Interest and Tax (EBIT) can be applied. That is an EBIT \$240,000 (30%) and a Net Profit (NP) of \$120,000 (15%). MF have been advised that the Trustee has an income tax exemption already in place. This modelled EBIT and Net Profit is currently actually not unusual for many Tasmanian lower rainfall dryland properties with a similar enterprise base due to the prevailing very high wool prices.

4.3 Cash Flow Budget

INCOME		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
SHEEP														
Wool Sales (net)	net	250,000	150,000											400,000
Ewe Sales	gross							10,000	10,000					20,000
Lamb/Wether Sales	gross						50,000	30,000		20,000	10,000			110,000
CROP INCOME														
Vegetable seed lease	ha 2											6,000		6,000
OTHER INCOME														
DF Rebate		250			250			250			250			1,000
TOTAL INCOME		250,250	150,000	0	250	0	50,000	40,250	10,000	20,000	10,250	6,000	0	537,000

Figure 19; cash flow budget (1 of 3)

Property Assessment Report, Hardwick House

EXPENSES	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
SHEEP													
Ram Purchases													0
Store Purchases													0
An Health/Husbandry	10,000			5,000			5,000			3,000			23,000
Shearing/Crutching Wages	40,000	18,000				5,000							63,000
Sheep Sales Commission						2,500	1,250	500					4,250
Cartage/Freight	2,000	1,500					500	500					4,500
Other Sheep Costs	500			500			500			500			2,000
PASTURE & FEED COSTS													
Seed									4,000				4,000
Fertiliser/Lime								6,000			2,000		8,000
Pasture Sprays			1,000								2,000		3,000
Contract Work										4,000	1,000		5,000
Hay & Silage Costs						6,000							6,000
Purchased Feed - Sheep	4,000					4,000							8,000
Other Past./Feed Costs	250			250			250			250			1,000
IRRIGATION COSTS (Crops)													
Water Cost (Base Fee) \$50/ML			100	100	100	100	100	100	100	100	100		900
Irrigation Electricity			200			200			200			100	700
TRACTOR, PLANT & VEHICLE OPERATING													
Reg./Licences						1,500							1,500
Petrol/Oil	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Diesel	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Tractor & Plant R&M	500			500			500			500			2,000
REPAIRS STRUCTURES & IMPROVEMENTS													
Repairs to Str./Impr.	3,000			2,000			2,000			3,000			10,000
OWNER WAGES/DRAWINGS													
Manager	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
Personal Tax													0
UNALLOCATED LABOUR													
Casual (1)	2,000	2,000	2,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	2,000	2,000	17,000
9.5% Super (incl.shearing)			5,700			800			300				6,800
ADMINISTRATION													
Accounting						2,000							2,000
Bank Chgs/Fees	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Book Keeping	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Consulting		2,000											2,000
Dogs	50	50	50	50	50	50	50	50	50	50	50	50	600
Electricity - Farm General		1,500			1,500			1,500			1,500		6,000
Insurance	1,500			1,500			1,500			1,500			6,000
Legal			1,000					1,000					2,000
Protective Clothing				250						250			500
Rates/Land Tax		2,000			2,000			2,000			2,000		8,000
Telephone/internet	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Sundry Overheads	400	400	400	400	400	400	400	400	400	400	400	400	4,800
FINANCE & LEASE COSTS													
Bank Fixed Property	4.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
Bank Overdaft	0.00%	0	0	0	0	0	0	0	0	0	0	0	0
CAPITAL PURCHASES													0
PRINCIPAL PAYMENTS													0
Loan Payment													0
GST													0
TOTAL EXPENSES	80,100	43,350	26,350	27,450	20,950	39,450	28,950	28,950	21,950	30,450	26,950	18,450	393,350

Figure 20; cash flow budget (2 of 3)

Property Assessment Report, Hardwick House

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
TOTAL INCOME	250,250	150,000	0	250	0	50,000	40,250	10,000	20,000	10,250	6,000	0	537,000
TOTAL EXPENSES	80,100	43,350	26,350	27,450	20,950	39,450	28,950	28,950	21,950	30,450	26,950	18,450	393,350
SURPLUS/DEFICIT	170,150	106,650	-26,350	-27,200	-20,950	10,550	11,300	-18,950	-1,950	-20,200	-20,950	-18,450	143,650
CLOSING BALANCE													
Trading A/Cs Balance	0	170,150	276,800	250,450	223,250	202,300	212,850	224,150	205,200	203,250	183,050	162,100	143,650
Excess	0	170,150	276,800	250,450	223,250	202,300	212,850	224,150	205,200	203,250	183,050	162,100	143,650
		0	0	0	0	0	0	0	0	0	0	0	0

Loan Balances													
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Bank Fixed-Property 3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000

Figure 21; cash flow budget (3 of 3)

4.4 Gross Margin Budget

INCOME					
Cropping Income					
	(Ha)	(\$/Ha)			
Vegetable Seed Crop Lease	2	3,000	0	0	6,000
	2.0				6,000
Sheep Income					
Wool (net)					400,000
Livestock Sales					130,000
					530,000
Other Income					
Other Income		DFR, Agistment			1,000
					1,000
Total Income					537,000
COSTS					
Crop & Pasture Costs					
Irrigation HEC & R&M					900
Tractor & Plant Operating		See Below			700
					1,600
Livestock Costs					
Livestock Purchases					-
Animal Health/Husbandry					23,000
Shearing/Crutching Wages					63,000
Sheep Sales Commissions					4,250
Cartage & Freight					4,500
Other Sheep Costs					2,000
					96,750
Pasture & Feed Costs					
Seed					4,000
Fertiliser/Lime					8,000
Pasture Sprays					3,000
Contract Work					5,000
Hay & Silage Costs					6,000
Purchased Feed - Sheep					8,000
Other Past./Feed Costs					1,000
					35,000
Tractor, Plant & Vehicle Operating					
Licences, Fees & Registrations					1,500
Petrol/Oil					3,600
Diesel					2,400
Tractor & Plant R&M					2,000
					8,000
Repairs to Structures & Improvements					
Buildings, Roads, Laneways etc...					10,000
					10,000
Administration & General Overheads (including wages)					
Accounting/Advisory Fees		Excluding Agronomy Consulting			2,000
Bank Charges & Fees					1,200
Book Keeping					1,200
Consultancy Fees					2,000
Dog maintenance					600
Electricity - Farm General					6,000
Insurance					6,000
Legal					2,000
Protective clothing					500
Rates & Land Tax					8,000
Telephone & Internet					2,400
Wages - owner (inc tax)					60,000
Wages - casual (inc tax)					17,000
Wages - super					6,800
Sundry & Other Overheads					4,800
					120,500
Depreciation (Capital Replacement)		\$250,000	10.0%		25,000
Total Expenses					296,850
Return on Total Capital		EBIT			240,150
					30.0%
Interest & Lease Costs					
O/D & Other Interest		Overdraft			-
		Property loan			120,000
					120,000
Return on Own Capital		Net Profit			120,150
					15.0%
Total Capital		\$3.80 million			
Debt		\$3.00 million			
Own Capital		\$0.80 million			

Figure 22; gross margin budget

5 Key Development Limitations and Issues

Based on the assessment of the property and an evaluation of the key productivity issues present three key property development issues including irrigation water resources, viticulture enterprise and the sheep enterprise.

5.1 Irrigation water resources

Irrigation development on the Hardwick House property is key to its future development.

Effectively there are 3 options to obtain additional irrigation resources; Craighourne Dam, the Coal River and its tributaries, and a Tasmanian Irrigation scheme.

5.1.1 Coal River and tributaries

The potential to obtain a flood flow irrigation water allocation (surety 8) from the Coal Valley and its tributaries is theoretically possible (when the Craighourne Dam is spilling), however the frequency of flood flows on this waterway are rare and infrequent. In order to consider the possibility of obtaining surety 8 water would require large pumping infrastructure and a suitably large dam with enough storage to provide for the irrigation requirements until there was another flood event.

This has risks associated with it and should only be undertaken with a commitment from viticulture investment/development.

5.1.2 Craighourne Dam

The Craighourne Dam provides water for the South East stage 1 irrigation scheme, and at present this scheme can be considered as subscribed.

Water allocations can and do periodically become available for purchase, and it possible to trade for these water allocations, be it on a temporary or permanent allocation basis.

It is important to note that the Coal River irrigation water district boundary is located to the east of Colebrook Road, and South East stage 1 irrigation water can only be used inside the district area, and this does not include the better agricultural land on the northern area of the Hardwick House property (as per property title 1/123549).

Therefore currently Craighourne offers limited opportunity for additional irrigation water, unless more water is available and the Coal River irrigation water district boundary is extended west into the Hardwick House property.

5.1.3 Tasmanian Irrigation Scheme

Tasmanian Irrigation is currently actively considering an expansion of the Coal River irrigation scheme, with potentially irrigation water being piped in from the north to fill Craighourne Dam or piped to the south and connected into the South East stage 1, 2 or 3 scheme. See Appendix 2 for a letter from Nicola Morris (Tasmanian Irrigation CEO) outlining the potential expansion of the South East irrigation scheme.

Either irrigation scheme would offer the potential to obtain increased water allocations from Craigbourne Dam due increased inflows (as per the irrigation scheme option from the north) or reallocations from stage 1, 2 or 3 that could be redirected into the upper Coal Valley/Colebrook area (as per the irrigation scheme option from the south).

Based on current discussions with the CEO (Nicola Morris) and project manager (Alan Colson) of Tasmanian Irrigation...(WAITING ON TASMANIA IRRIGATION) Indicative values for irrigation water right allocations to purchase from the South East stage 1 irrigation scheme would be approximately \$1200/ML, plus any additional capital expenses associated with a pipeline and any easement access to Craigbourne Dam.

The issues associated with the accessing the South East stage 1 irrigation scheme are under way but there is no short term irrigation solution. Having said all of the above, water is the key to unlocking the future potential of the Hardwick House property. This is either through negotiating the rights for a 500ML dam or being part of the Tasmanian Irrigation system. MF are aware that our clients are endeavoring to place themselves within the decision-making process and where MF can assist, we will.

5.2 Viticulture

Based on the potential availability of irrigation water there is the potential to develop 15 ha of sparkling wine vines

The performance of this vineyard would be subject to seasonal weather conditions, and more climate investigation is required to check for incidence and severity of frosts and that sufficient GDD are available for grape ripening.

Due to the topography of the property and the associated high cost of pumping water to higher elevations the most suitable area for vineyard development is located on the foot and mid north facing slopes of Wards Hill.

5.3 Improving the carrying capacity and stocking rate of the sheep enterprise

It is reasonable to consider the property is currently under stocked as per the existing sheep wool enterprise based on the existing condition of the pastures.

The current total stocking rate of approximately 8,000 DSE for the property is less than the target of 12,000 DSE.

The opportunity to increase the carrying capacity would be driven by improvements relating to pasture renovation, increasing the soil fertility levels and paddock subdivision and the associated fencing infrastructure actually reaching the 12,000 DSE would be attainable.

Shifting to a prime lamb based sheep enterprise would require the introduction of new sheep genetics (eg Border Leicester rams), a change from the Merino ewe to a cross bred ewe, increased demand on the feedbase (quantity and quality of pasture) and improvements to infrastructure such as stock water points and lamb handling facilities.

Shifting from a wool to prime lamb enterprise would involve considerable cost and take potentially 3-4 years to achieve, and additionally being in a low rainfall production environment with limited opportunity for increases the property's stocking rate means this type of enterprise would be constrained in its growth potential.

In reality the Hardwick House property's pastoral use is best suited to a Merino wool production enterprise, with the opportunistic finishing of store lambs when spring and summer pasture growth levels are sufficient.

6 Subdivisional Potential For The Property

6.1 Background

The Hardwick House property has been on the market for 18 months. It was originally listed for \$4.5m. Macquarie-Franklin has been instructed that contracts have been exchanged for \$3.2m and this amount would be considered reasonable in the prevailing market conditions. The property is in six titles.

6.2 Council Advice

Saint Regina Limited have been in contact with the Southern Midlands Council. It is possible to realign the boundaries using the current six titles, making them approximately equal. Therefore two of the titles would contain a home. Hardwick House on Jerusalem Creek and associated outbuildings with stockyards would be one lot. The second title on the south-eastern part of the property has an un-renovated weatherboard cottage with its own shearing shed, and associated outbuildings. Pursuant to council advice (see the attached letter from the Southern Midlands Council, as provided by David Cundall, Manager Development and Environmental Services, dated 17th of May 2018) the remaining lots would all be potentially eligible for a residential dwelling.

6.3 Market Evaluation Advice

MF have not instructed a valuer but have been supplied a copy of the letter from Roberts Real Estate (see appendix 4 received by the client on 10th May 2018). The letter advises that the combined sum of the six individual titles are of a greater value than the property sold as a whole.

A subdivision into six titles and their subsequent sale represents an increase in capital value. The subdivision underpins the capital value of the property.

7 Conclusion

Detailed pasture proposals or redevelopment of the agricultural elements (viticulture, increasing the property's sheep carrying capacity etc.) of the property would require time and additional capital.

The realignment of titles, through an approval of a development application (DA), appears the most favorable capital improvement proposal. This proposal will, however, take some time to implement. In addition there may well be further subdivision potential in smaller blocks but we are not instructed in this regard and therefore make no comment. The property value remains underpinned by the availability to subdivide the property into six titles

In the interim, whilst a realignment into six titles is in process, the client, Saint Regina Limited, is left with effectively two options pertaining to the sheep enterprise: lease or owner-occupier. Running the sheep enterprise as an owner-occupier offers the most flexibility to the client as any termination of the sheep enterprise (at the time of the successful DA for example, and the future sale of smaller lots) could occur at will, although the lease income is sacrificed. A leaseholder arrangement offers a definite income but limited flexibility to provide for the sale of smaller lots once the DA application is successful.

Overall Hardwick House is a unique property. It is a large dryland property that has the Coal River dissecting one of its boundaries. It is on the northern end of Coal River valley irrigated land and intensive farming area. If irrigation water is made available to the property there would be a significant capital increase in the land value. At historic high wool prices it remains a viable sheep farm provided it is managed well. The projected returns confirm the property can service all interest repayments and provide for capital commitments and expenses.

Valuable council assistance and the monastic enterprise itself seem to indicate that a small community might develop around the intended monastery. In this scenario a more intensive type of agriculture might be feasible, although the specifics would remain dependent upon the availability of water.

8 Appendix-1 Climate maps

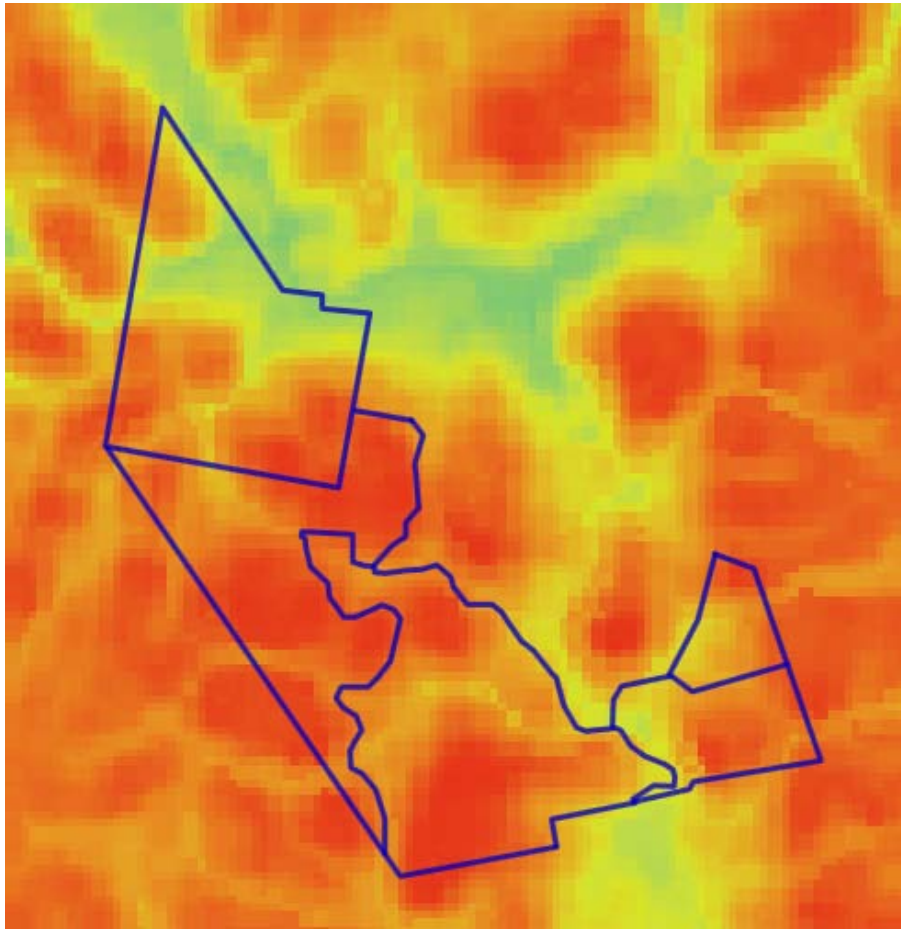


Figure 23; mean annual number of frost days; with red (0-2 days/year), yellow (25 days/year) and green/blue (40 days/year) (Source the LIST)

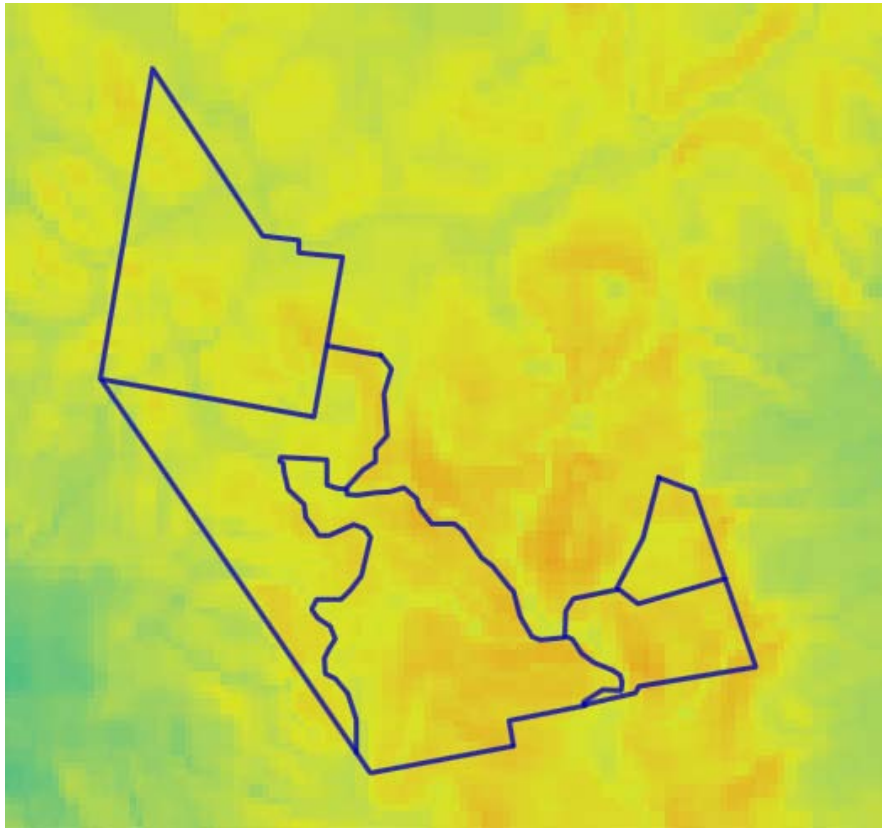


Figure 24; growing day degrees (GDD) for October to April; red 1,100 GDD, yellow 1,000 GDD and blue 900 GDD (source the LIST)

9 Appendix 2 Potential Expansion Of The South East irrigation Scheme

Tasmanian Irrigation
ABN: 95 722 799 075 / ACN 133 148 384

Our Lady of Cana and Saint Joseph Trust
prior@notredamemonastery.org
23rd May 2018

Dear Sir

Potential Tranche Three Irrigation Schemes

Tasmanian Irrigation is in the investigation stage to identify suitable irrigation projects which may then become part of a Tranche Three of irrigation developments following on from successful Tranche One (10 schemes) and Tranche Two (5 schemes) developments.


Full details on the future irrigation project can be found at the attached link:
<http://www.tasmanianirrigation.com.au/index.php/about/tasmania's-future-irrigation-project>

Amongst the schemes we have identified as worthy of further investigation are a South East review which seeks to understand how water can be used more effectively within the South East of the State and a Southern Midlands project which could involve moving water to Craighourne dam. Water security at Craighourne dam provided from this potential scheme would be significant for the South East region and could lead to further development opportunities.

I have attached to this letter a copy of the Australian Farmlands Report, focused on Tasmania, which is produced by the Rural Bank. This highlights the increase in land values evidenced within Tasmania much of which it attributes to the availability of reliable irrigation water.

I must stress that at this stage there has been no decision made on which, if any, of the future irrigation concepts may be developed into irrigation schemes.

Regards


Nicola Morris
CEO
Tasmanian Irrigation

Tasmanian Irrigation Pty Ltd
PO Box 84 Evandale TAS 7212 | Phone: 03 6398 8433 | Fax: 03 6398 8441 | Web: www.tasirrigation.com.au

10 Appendix 3 Offer To Lease The Property



Fr Pius Noonan
Saint Regina Limited
Our Lady of Cana and St Joseph Trust

By Email: charles.lightstream@mac.com

Dear Father Pius,

Re: Proposed Lease of Hardwick House

I am writing in order to make a formal offer to lease Hardwick House for the purpose of grazing sheep over a period of 5 years.

I am offering to lease Hardwick at the rate of \$110,000.00 per annum (inc GST).

As part of the lease I will also undertake pasture renovation on a minimum of 50 hectares per year. The cost to undertake the pasture renovation will be approximately \$25,000.00.

I have attached a quotation detailing the costs of grass seed, fertilizer and chemicals. The cost of drilling and spraying will be approximately an additional \$6,000.00.

I will also spend an additional \$5,000.00 on maintaining/improving fences.

I would require the use of the shearing shed next to the main Hardwick House homestead however, shall not require the use of any other buildings.

I trust this provides sufficient detail of my proposal and I thank you for your consideration. I look forward to hearing back from you at your earliest convenience.


Yours sincerely,

Mr David Cowle
DIRECTOR

Friday, 25 May 2018

PO Box 526
Sorell Tasmania 7172
T: 03 6265 0691 F: 03 6265 0623 ABN 25 934 484 069
W: www.colchispastoral.com.au E: admin@colchispastoral.com.au

11 Appendix 4 Market Evaluation Advice



Rural Real Estate
1 Crooked Billet Drive
Bridgewater, TAS 7030
Ph (03) 6255 1451
rural@robertsre.com.au
www.robertsre.com.au

Roberts Limited
ABN 12 009 475 647

Saint Regina Ltd as Trustee for Our Lady and St. Joseph Trust
515 Rhyndaston Road
Rhyndaston
TAS 7120

Dear Sirs,


As real estate agents with some 60 years combined experience , we submit the following appraisal of the market value of the property known as Hardwick House once divided up by boundary adjustment using existing titles.

We have attached a rough map of our proposed split, but we believe the most realistic and simple way to break the property in to saleable parcels is as follows:


- Lot 1. Hardwick House and farm building and 240 hectares of land. This lot would benefit greatly from the proposed irrigation development, but as it stands currently should realise \$1.5 million on the market
- Lot 2. Everything west of the railway corridor. The most likely purchaser would be a neighbour, and we believe this has a market value of \$850,000
- Lot 3. Lynwood homestead and farm buildings and 830 acres. An attractive parcel with plenty of appeal should realise \$1.4 million
- Lot 4. 375 acres west of the Mudwalls Road. \$450,000
- Lot 5. 40 acres east of the Mudwalls Road. \$150,000

This would bring the gross sale price of the property to \$4.35 million

If you require any further explanation feel free to email or call at any stage,
Yours sincerely

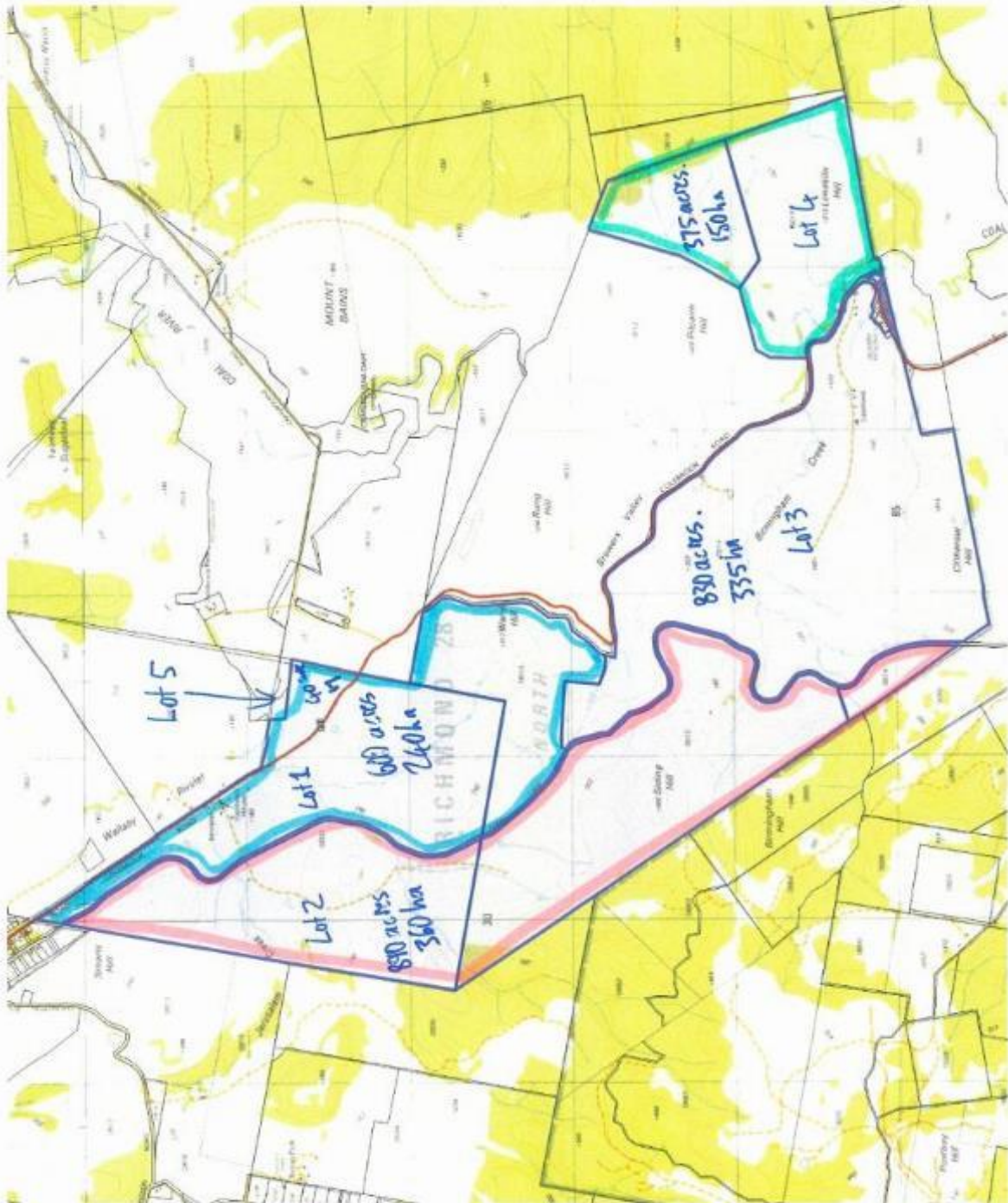


Andrew Fisher



David Skinner

www.robertsre.com.au



Form No. 1

Owners' consent

Accompanying draft planning scheme amendment requests under section 33(1), including combined permit applications under section 43A of the *Land Use Planning and Approvals Act 1993*.

Requests for draft amendments or combined permit applications require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s): Mark O'Brien, ERA Planning & Environment

Address: 7 Commercial Road, North Hobart TAS 7000

Email address: mark@eraplanning.com.au

Contact number: 0415 407 294

2. Site address:

Address:

2495 Colebrook Road, Colebrook

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

PID3606737

Appendix F Aboriginal Heritage Desktop Review

From: aboriginal@heritage.tas.gov.au
To: [Mark O'Brien](#)
Subject: Application for an Aboriginal Heritage AH Desktop Review
Date: Friday, 8 February 2019 3:49:27 PM

RE: ABORIGINAL HERITAGE DESKTOP REVIEW

AHDR2079 - Development - Jerusalem Estate, 2495 Colebrook Rd, Colebrook

Dear Mark,

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the potential future development at Jerusalem Estate, 2495 Colebrook Road, Colebrook.

There are a number of Aboriginal heritage sites within the area surrounding the property at 2495 Colebrook Road and two Aboriginal heritage sites within the property. As there are no specific development details at this stage there is no requirement for an Aboriginal heritage investigation. However, once details of the development have been finalised please contact AHT for further advice as an Aboriginal heritage investigation may be required.

If you have any queries please do not hesitate to contact AHT.

Kind Regards,

Cindy Thomas

Aboriginal Heritage Tasmania

Department of Primary Industries, Parks, Water and Environment
3rd Floor, Lands Building, 134 Macquarie Street, Hobart
GPO Box 44, Hobart, TAS, 7001

p 03 6165 3152
e aboriginal@heritage.tas.gov.au

www.aboriginalheritage.tas.gov.au





7 Commercial Road, North Hobart

T: 6105 0443

E: enquiries@eraplanning.com.au

W: www.eraplanning.com.au

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner : ^{ACN 626 004 108}
Robert John Daniel Noonan, Saint Regina Limited ATF the Our
Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan): Lady of
PID3606737 Cana and St
Joseph
Trust

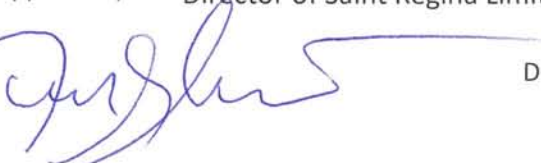
Position (if applicable): Director of Saint Regina Limited

Signature:  Date: 13/5/20

Registered owner (please print): Tomas Salvatore Cannavo, Saint Regina Limited ATF

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):
PID3606737

Position (if applicable): Director of Saint Regina Limited

Signature:  Date: 13/5/20

Registered owner (please print):

Property identifier (folio of the register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature: Date:

NOTES:

a. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

b. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

c. Companies

If the land is owned by a company then consent must be signed in accordance with the *Corporations Act 2001 (Cwth)* as follows:

- i. one company director and company secretary; or
- ii. two company directors; or
- iii. if a sole director/sole shareholder who is also the sole secretary, the sole director; or,
- iv. a company with a common seal may execute a document if the seal is fixed to the document and witnessed by two directors; or one director and a company secretary, or for a proprietary company that has a sole director who is also the sole company secretary, that director.

The ABN or ACN, the names and positions of those signing the consent, and a current ASIC company extract (www.asic.gov.au) must be provided.

d. Associations

If the land is owned by an incorporated association then the document must be signed in accordance with the rules of the association by, for example being:

- i. sealed and witnessed in accordance with the association's rules; or,
- ii. signed by a person authorised in accordance with the association's rules.

The ABN, the names and positions of those signing the consent, and copy of the association's rules must be provided.

e. Council or the Crown

If the land is owned by a council or the Crown then consent must be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: 30 March 2020

ⁱ References to provisions of the *Land Use Planning and Approvals Act 1993* (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*. The commencement day was 17 December 2015.



SOUTHERN
MIDLANDS
COUNCIL



DRAFT
Strategic Plan
2020 – 2029

Adopted by Council xxxxxx



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Introduction

This Strategic Plan¹ for the Southern Midlands has been prepared as a 'blue print' for the future of the Southern Midlands local government area. This document also provides guidance for the organisation, to ensure that it has the capacity to deliver the range of services that the Southern Midlands community has identified.

The Strategic Plan has been based on information and advice provided through Community consultation with members of the Southern Midlands Community at a number of levels, as well as discussions with the elected members of Council and advice provided by the officers of Council.

It should be noted that, whilst Council has a major role to play in the achievement of the Community's vision for the Southern Midlands, it is not the only participant responsible for seeing the vision realised. Council, where ever possible, will work in partnership with others, such as the Tasmanian and Australian Governments, other Councils and Community groups as well as business to help achieve the Community's vision.

This is a document that builds on previous Strategic Plans and covers the ten year period to the year 2029 and it will be desk top reviewed every two years and consultation reviewed every four years to give up-to-date guidance to Council in determination of its future priorities and directions.

Council welcomes comment on the Strategic Plan at any time. Input into the future direction of the Southern Midlands can be made by contacting one of the elected members or the Council's General Manager directly, or comments in writing can be addressed to: Southern Midlands Council, 71 High Street, Oatlands Tas 7120 or provided via Council's website www.southernmidlands.tas.gov.au

Clr Alex Green

MAYOR

¹ Approved by Council XXXX 2020

Southern Midlands Council

Our Vision

(A Vision Statement is an aspirational description of what an organisation would like to achieve or accomplish in the mid-term or long-term future. It is intended to serve as a clear guide for choosing current and future courses of action.)

The following vision for the Southern Midlands municipal area was developed by Councillors on the basis of the information and advice provided at community meetings and through other Community engagement opportunities.

Council's Vision includes

- A community spirit based on friendliness, cooperation and self-help;
- An environment which encourages local creativity, enterprise and self-help;
- A diversified local economy creating employment opportunities through sustainable agriculture, heritage tourism and viable historic villages/service centres;
- Development based on the sustainable use of local resources and the physical environment; and
- A range and standard of services within the Southern Midlands that are affordable and efficient.

Our Mission

(A Mission Statement is a short sentence or dot points used to explain, in simple and concise terms, an organisations' purpose(s) for being. These statements serve a dual role by helping employees/team members to remain focused on the tasks at hand, as well as encouraging them to find innovative ways of moving towards an increasingly productive achievement of organisational goals.)

The Mission was developed by Councillors and senior staff.

Council's Mission is, that in partnership with the community it will:

- Work for the benefit of the community;
- Be progressive and provide leadership;
- Operate as a team of Councillors and employees focused on performance;
- Be financially responsible.

Our Guiding Principles

(Guiding Principles are any principles or precepts that guide an organisation throughout its life in all circumstances, irrespective of changes in its goals, strategies, type of work, or the top management. They represent the beliefs and values which guide the culture of the organisation and underpin its work towards achieving the Vision and Mission)

Council and staff team members will:

- Consult and listen to our customers and team members by maintaining open communication;
- Treat people with respect and courtesy;
- Provide advice to the best of our professional ability;
- Be sensitive to the needs of residents and visitors;
- Respond promptly to customers concerns and requests;
- Be fair, equitable and consistent in decisions and conduct;
- Fully utilise the expertise and resources available to Council within the organisation and the Community;
- Develop the full potential of Councillors and all Employees; and
- Operate in accordance with the Codes of Conduct adopted by Council.

Southern Midlands Local Government Area

The Southern Midlands Council was created on the 2nd April 1993 through the merging of the Municipalities of Oatlands, Green Ponds and the Northern wards of the Municipalities of Brighton and Richmond. The municipal area has a predominantly rural based economy.

Towns and localities include Mangalore, Bagdad, Broadmarsh, Elderslie, Dysart, Kempton, Melton Mowbray, Oatlands, Tunbridge, Tunnack, Parattah, Woodsdale, Levendale, Runnymede, Colebrook, Campania and Rekuna.

The area of the Southern Midlands is 2,561 sq km's, a high proportion of which is privately owned land (2406 sq.kms), divided into 3,564 rateable properties.

The municipal area is centrally located with both the Midland Highway and the north-south rail route bisecting the municipality.

It is covered by the Federal Government seat of Lyons, the State Government's House of Assembly seat of Lyons, along with the Legislative Council seat of Prosser.

The Council is responsible for:

Roads and Bridges

The third longest municipal road length in Tasmania with 803km, made up of the following;

- 30km or urban sealed roads
- 153km rural sealed roads
- 13km or urban unsealed roads
- 607km of rural unsealed roads
- 152 bridges

Waste Management

There are 3 waste transfer stations; Oatlands, Campania and Dysart

Municipal Offices

Oatlands – 71 High Street

The following Council Business Units operate from this office.

- Corporate Administration,
- Infrastructure & Works,
- Natural Resource Management and
- Heritage Projects

Kempton – 85 Main Street:

- Development & Environmental Services,
- Community & Corporate Development

Works Depots

Council has two works depots; one at Oatlands and one at Kempton.

The following infrastructure elements are administered by TasWater

Water

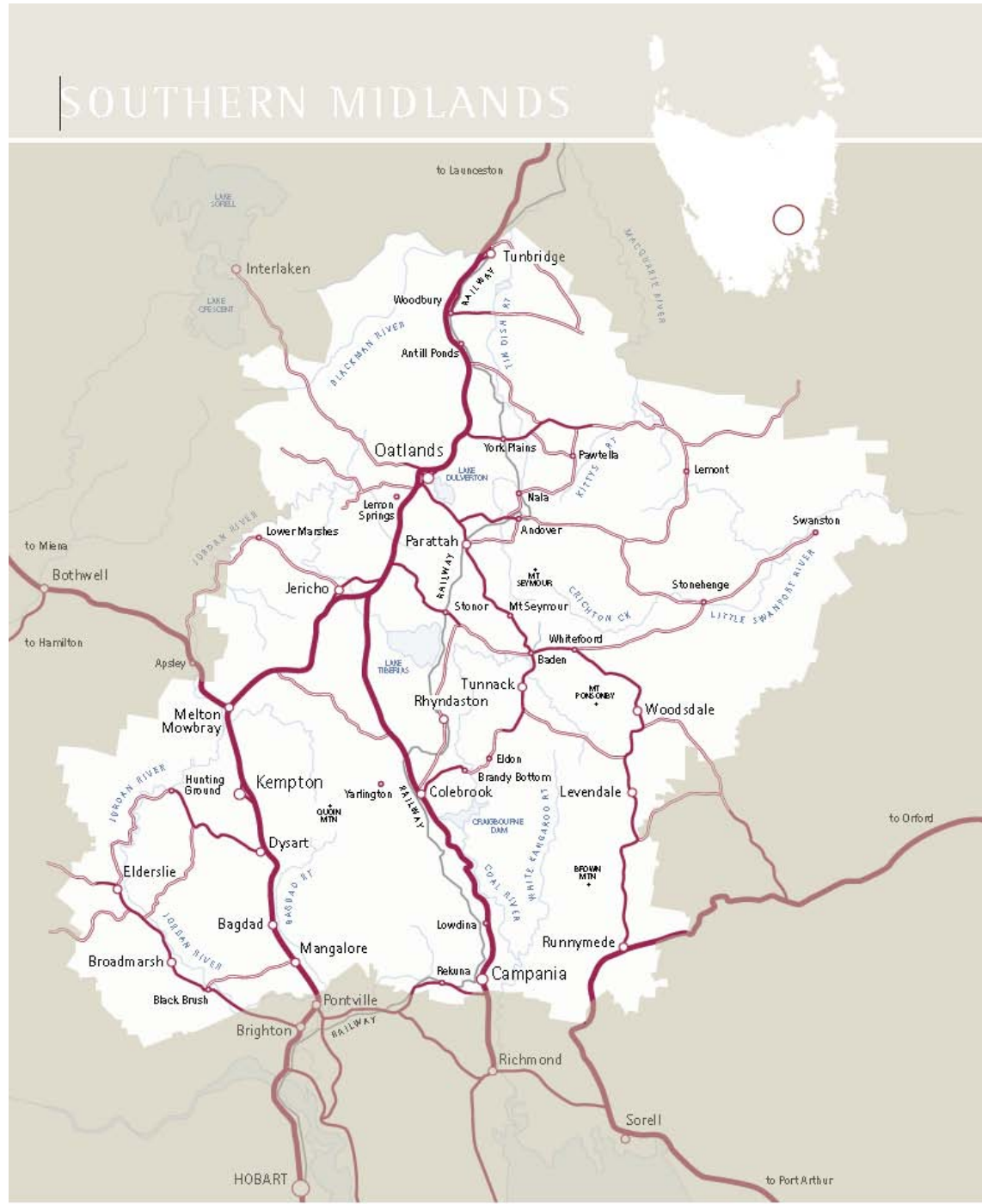
6 water schemes;

Oatlands, Tunbridge, Kempton, Bagdad/Mangalore, Campania, Colebrook

Sewerage

5 sewerage schemes;

Oatlands, Kempton, Bagdad, Campania, Colebrook



2016 Census QuickStats

Australia | Tasmania | Local Government Areas

Southern Midlands (M)

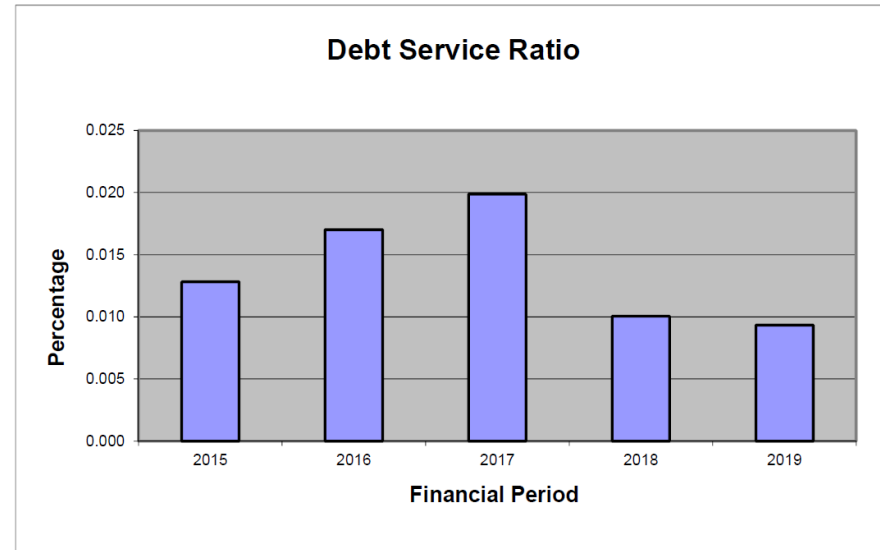
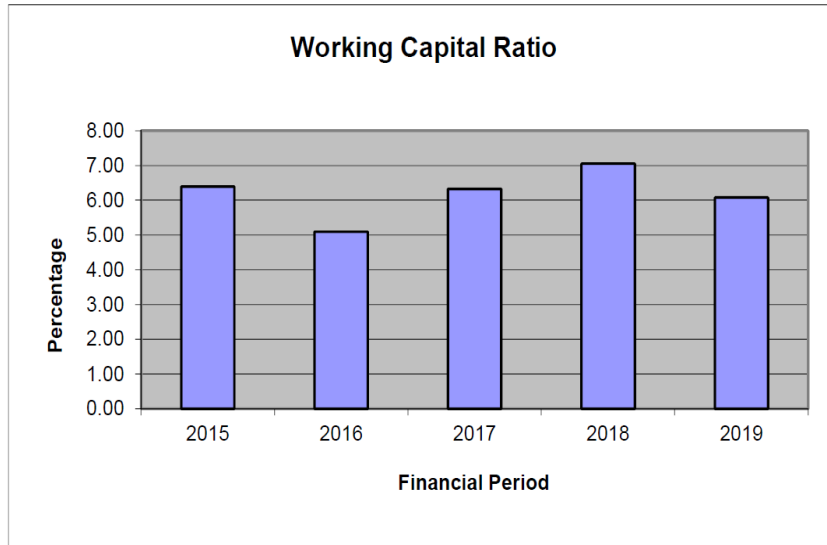
Code LGA65010 (LGA)

[Search for a Community Profile](#)

	2016	2011
 People	6,043	6,049
Male	51.5%	51.2%
Female	48.5%	48.8%
Median age	44	42
 Families	1,666	1,691
Average children per family		
for families with children	1.8	
for all families	0.7	1.9
 All private dwellings	2,706	2,690
Average people per household	2.5	2.5
Median weekly household income	\$1,048	\$869
Median monthly mortgage repayments	\$1,192	\$1,188
Median weekly rent	\$170	\$120
Average motor vehicles per dwelling	2.4	2.2

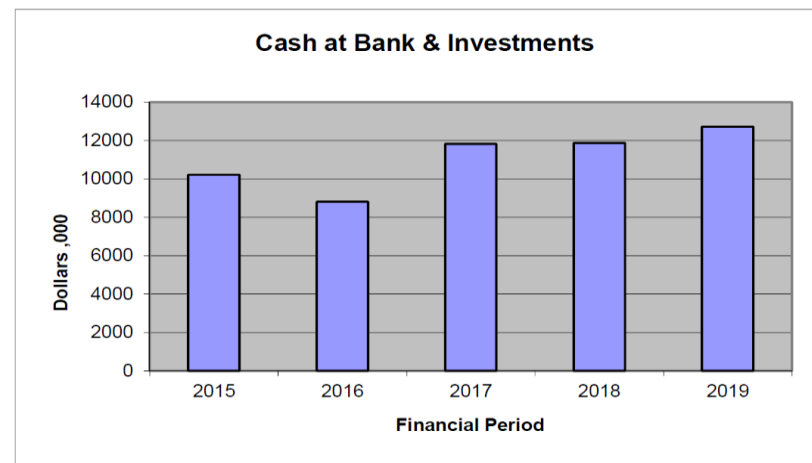
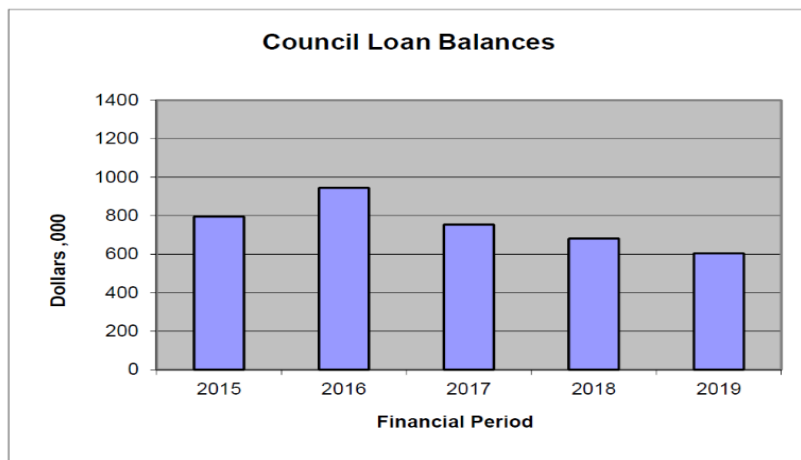


Council Financial Indicators



Working Capital Ratio: Is a measure of the liquidity or “cash” position of a Council. It is a measure of a Council’s ability to meet its financial obligations as they fall due. If current liabilities exceed current assets (a ratio of <1) then a Council would need to improve its liquidity.

Debt Service Ratio: Is a measure of the capacity for a Council to service and repay debt – usually incurred to fund infrastructure and other major capital works. The lower the percentage, the greater the capacity of the Council to service and repay debt.



Members of the Council - November 2018 to October 2022

Southern Midlands Council has seven elected members.



Mayor
Alex Green



Deputy Mayor
Edwin Batt



Councillor
Anthony (Tony) Bantick



Councillor
Anthony (Tony)
Bisdee OAM



Councillor
Karen Dudgeon



Councillor
Donald Fish



Councillor
Rowena MacDougall

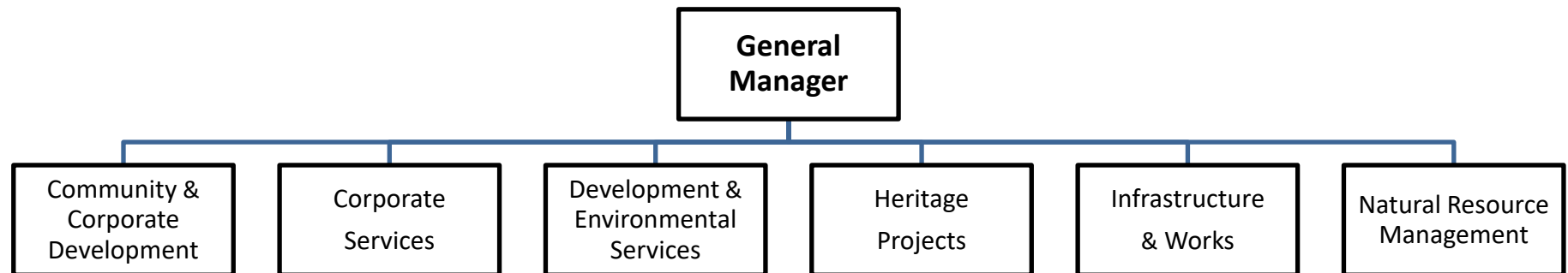
Southern Midlands Council has a number of Business Units that are referred to in the Strategic Plan, which are staffed by the General Manager and his team.

- General Manager's Business Unit (GM)
- Development and Environmental Services (DES)
- Infrastructure & Works (IW)
- Natural Resource Management (NRM)
- Community & Corporate Development (CCD)
- Heritage Projects (HP)
- Corporate Services (CS)

Organisation Structure by Function

Southern Midlands Community

Southern Midlands Council



Legislative Requirements for the Strategic Plan

The Strategic Plan

The *Local Government Act 1993* requires all Councils to have a Strategic Plan for the Municipal area. The Strategic Plan is to be in respect of at least a ten (10) year period and updated as required.

Public Consultation

The Local Government Act states that in preparing a proposed Strategic Plan, or updating an existing Strategic Plan, a Council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.

The General Manager of the Council is to make a copy of the proposed Strategic Plan, or an updated Strategic Plan, available for public inspection at the public office of the Council during ordinary office hours.

Changes to the Strategic Plan

The Southern Midlands Council will formally review the Southern Midlands Strategic Plan every four years.

Once a proposed strategic plan has been prepared, a Council is required to invite submissions from the public in respect of the plan. It is also required to consider those submissions before adopting or updating the strategic plan.

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

Annual Planning

Councils are also required to prepare an Annual Plan for each financial year, which is required to be consistent with the Strategic Plan; and include:

- a statement of the manner in which the Council is to meet the goals and objectives of the Strategic Plan;
- a summary of the estimates of Council's revenues and expenditures for the financial year as adopted by Council;
- a summary of the major strategies to be used in relation to the Council's public health goals and objectives.

Annual Reporting

A Council must prepare an Annual Report containing, among other things:

- a summary of the Annual Plan for the preceding financial year;
- a statement of its goals and objectives in relation to public health for the preceding financial year;
- a statement of the Council's activities and its performance in respect of goals and objectives set for the preceding financial year;
- the financial statements for the preceding financial year.

Strategic Plan Structure

Strategic Themes

It should be noted that the strategic themes are not listed in priority order rather they are a set of interrelated themes.

Five strategic themes have been developed from the inputs provided by the Community and Council. The strategic themes provide the structure of the Southern Midlands Strategic Plan. They are:

1. Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council

2. Growth

The need to increase the population in the municipality and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of the appropriate services.

3. Landscapes

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands

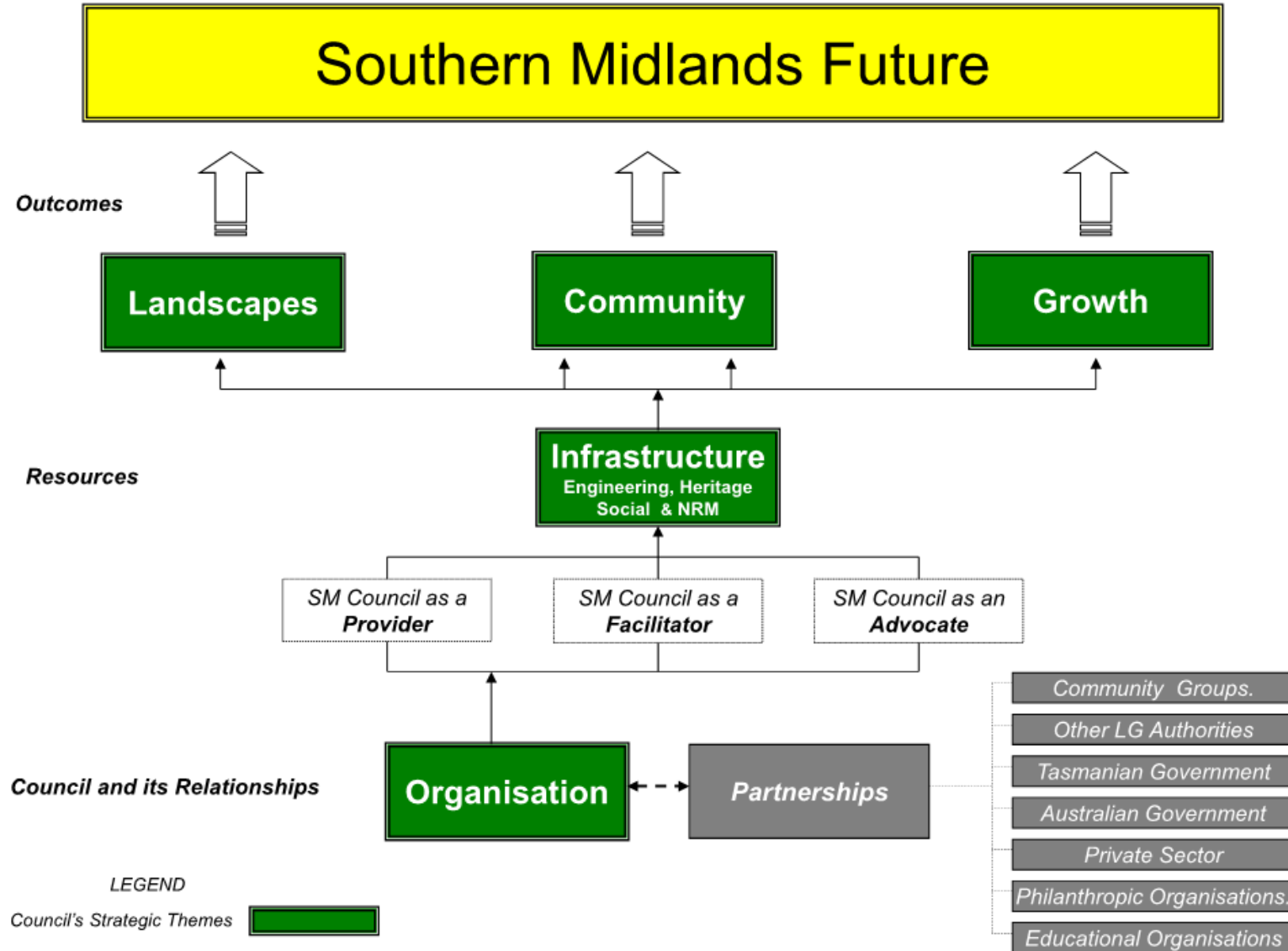
4. Community

The need to increase the opportunities for improved health and well-being, as well as to retain and build on the strong sense of Community that exists within the Southern Midlands

5. Organisation

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community

Strategic Plan Structure – graphic form



I. INFRASTRUCTURE

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

1.1 ROADS		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.1.1	Maintenance and improvement of the standard and safety of roads in the municipal area	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.1.1.1	Continue to seek opportunities to increase funding for road maintenance and construction from Commonwealth and State Governments	GM
1.1.1.2	Seek new, cost effective sources of road materials suitable for road maintenance	IW
1.1.1.3	Continue to work with the Department of State Growth (DSG) to improve the safety and standard of the Midland Highway and other State Roads along with road junctions	GM
1.1.1.4	Continue to focus on road drainage and road improvements as key elements of road maintenance	IW
1.1.1.5	Ensure that appropriate sight distances are maintained, for key transport routes, through effective roadside vegetation management / road realignment	IW
1.1.1.6	Continue a program of regular safety audits of roads in conjunction with Department of State Growth	IW
1.1.1.7	In partnership with the State Government address the issue of reserved roads and their impact on fire and weed management	DES
1.1.1.8	Actively encourage property owners to embrace Council's Unmade Street Policy	DES
1.1.1.9	Continue the program of dust suppression on gravel roads in accordance with Council policy	IW
1.1.1.10	Provide road infrastructure appropriate to accommodate a measured population growth or decline	IW
1.1.1.11	Use sandstone in kerb & gutters in conjunction with streetscape plans in heritage areas (where appropriate and affordable)	IW
1.1.1.12	Incorporate the use of recyclable materials (e.g tyres/glass) into road pavements and pathways	IW

1.2 BRIDGES		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.2.1 Maintenance and improvement of the standard and safety of bridges in the municipal area		
Key actions to achieve our aims:		Responsible Business Unit(s)
1.2.1.1	Continue the current program of bridge maintenance, including the monitoring and consideration of new construction methods for the replacement of timber bridges, including Council's desire to replace timber bridges with concrete bridges, where affordable (with the exception of bridges with heritage significance which shall be maintained in an appropriate manner consistent with their original character)	IW

1.3 WALKWAYS, CYCLE WAYS & TRAILS		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.3.1 Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility		
Key actions to achieve our aims:		Responsible Business Unit(s)
1.3.1.1	Determine priorities for extensions to existing walkways and pedestrian areas.	CCD
1.3.1.2	Identify and develop new cycle ways, walkways and pedestrian areas based on identified need	CCD
1.3.1.3	Investigate options for the accessibility of horse trails within the municipal area	CCD
1.3.1.4	Inter-connect walkways/cycleways with neighbouring Council areas (e.g linkage with Campania to Richmond or Pontville to Bagdad)	CCD

1.4 LIGHTING		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.4.1a	Ensure adequate lighting based on demonstrated need	
1.4.1b	Contestability of energy supply	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.4.1.1	Develop a program for upgrading lighting in areas of Community safety need in accordance with the Australian Lighting Standard	IW
1.4.1.2	Continue the undergrounding of power and the establishment of heritage street lighting in Oatlands	IW
1.4.1.3	Adopt new technology as it arises to reduce lifecycle costings; for example energetically pursue the implementation of LED (Light Emitting Diode) for replacement of street lighting	IW

1.5 BUILDINGS		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.5.1	Maintenance and improvement of the standard and safety of public buildings in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.5.1.1	Enhance the program for building management and maintenance across the municipality	CCD
1.5.1.2	Develop and maintain public amenities to meet community and visitor needs, including continuing to upgrade public amenities with a focus on toilet facilities to meet community and visitor needs	CCD / NRM
1.5.1.3	Ensure sustainable use of Council buildings is maximised for Community benefit	CCD

1.6 SEWER / WATER		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.6.1	Increase the capacity of access to reticulated sewerage services	
1.6.2	Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.6.1.1	Monitor the future demand for sewerage services in areas zoned for future residential, commercial and industrial development in partnership with the Water Authority	DES
1.6.1.2	Advocate for Developers and the community to the Water Authority in respect of service level equity	GM
1.6.2.1	Investigate the future demand for water services in areas zoned for future residential, commercial and industrial development in partnership with the Water Authority	DES
1.6.2.2	Advocate for Developers and the Community to the Water Authority in respect of service level equity	GM

1.7 DRAINAGE		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.7.1	Maintenance and improvement of the town storm-water drainage systems	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.7.1.1	Continue to program capital works that improve the effectiveness of the storm-water drainage systems in the towns of the municipality	IW
1.7.1.2	Research best practice methods for the disposal of Stormwater, that is applicable to country towns and rural living	DES
1.7.1.3	Adopt 'Water Sensitive Urban Design Principles' where appropriate	DES
1.7.1.4	Research and monitor forecasts in relation to critical weather events (e.g design/specifications)	IW

1.8 WASTE		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.8.1	Maintenance and improvement of the provision of waste management services to the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.8.1.1	Continue to be an active participant in the Waste Strategy – South and continue to educate people on reducing waste	DES
1.8.1.2	Continue to review the ongoing operational arrangements for waste management including co-operation with other local government authorities	DES
1.8.1.3	In conjunction with the Waste Advisory Council seek to identify suitable markets for recyclable products	DES
1.8.1.4	Undertake a review of the whole waste management service delivery system regularly	DES
1.8.1.5	Explore the opportunities to promote/facilitate a reduction of waste to landfill	DES

1.9 INFORMATION, COMMUNICATION TECHNOLOGY		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.9.1	Improve access to modern communications infrastructure	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.9.1.1	Seek opportunities to facilitate the provision of cost effective broadband and mobile telecommunications access across the municipality	GM

2. GROWTH

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services.

2.1 RESIDENTIAL		GROWTH
<i>What we are aiming to achieve:</i>		
2.1.1	Increase the resident, rate-paying population in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.1.1.1	Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme	DES
2.1.1.2	Investigate the potential of under-utilised Commonwealth, State and Local Government owned land for use and/or development	DES
2.1.1.3	Investigate and pursue innovative responses to residential developments whilst maintaining “village character”	DES
2.1.1.4	Investigate options pertinent to affordable housing	DES
2.1.1.5	Lobby for increased transport services within the municipality and explore alternative transport options	CCD

2.2 TOURISM		GROWTH
<i>What we are aiming to achieve:</i>		
2.2.1 Increase the number of tourists visiting and spending money in the municipality		
Key actions to achieve our aims:		Responsible Business Unit(s)
2.2.1.1	Seek opportunities to support the development, growth and promotion of a wide range of tourism	GM
2.2.1.2	Seek opportunities to further develop and link heritage tourism opportunities both within and outside the region, including convict sites, the Oatlands Military Precinct and Callington Mill Precinct	HP
2.2.1.3	Support the development of tourism products	GM
2.2.1.4	Work in partnership with the State, Regional and local tourism organisations including Destination Southern Tasmania and the Heritage Highway Tourism Region Association	GM
2.2.1.5	Investigate and encourage the development of a four star accommodation facility (min 30 beds) in Oatlands	CCD
2.2.1.6	Encourage local tourism operators to establish and maintain exposure on the Australian Tourism Data Warehouse website, which allows local tourism operators to easily promote their business or events on numerous digital platforms that connect directly to consumers	CCD
2.2.1.7	Embrace and implement the Heritage Highway Destination Action Plan along with associated initiatives	GM

2.3 BUSINESS		GROWTH
<i>What we are aiming to achieve:</i>		
2.3.1a	Increase the number and diversity of businesses in the Southern Midlands	
2.3.1b	Increase employment within the municipality	
2.3.1c	Increase Council revenue to facilitate business and development activities (social enterprise)	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.3.1.1	Continue to facilitate and actively promote the development of new business opportunities	DES
2.3.1.2	Continue to provide support to businesses within the municipality to help ensure their long-term viability and to support them to actively work co-operatively together	CCD
2.3.1.3	Further develop economic opportunities of equine activities and services in respect of the former Oatlands racecourse	DES
2.3.1.4	Seek opportunities to support the development of affordable temporary accommodation for seasonal and other workers	DES
2.3.1.5	Pursue the establishment of regional or state-wide facilities that can take advantage of the municipality's central location, accessibility to the State's major road and rail facilities and/or the presence of very large titles affording opportunities for industries requiring large attenuation distances	DES
2.3.1.6	Develop and promote incentives for businesses to establish and expand	DES
2.3.1.7	Develop and maintain infrastructure critical for the establishment and retention of business	DES
2.3.1.8	Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the area	CCD
2.3.1.9	Maintain support for viable Council business operations such as Heritage Building Solutions and Heritage Education & Skills Centre	GM
2.3.1.10	Target niche high end food/wine outlets to establish businesses	CCD

2.4 INDUSTRY		GROWTH
<i>What we are aiming to achieve:</i>		
2.4.1	Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands	
2.4.2	Increase access to irrigation water within the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.4.1.1	Develop opportunities that enhance Southern Midlands role as a focal point for rural activity	NRM
2.4.1.2	Support the development of activities in association with servicing the irrigation schemes developments	NRM
2.4.1.3	Continue implementation of the Southern Midlands Weed Management Strategy as it related to agricultural land/crown land/roads.	NRM
2.4.1.4	Facilitate the development of 'value adding' opportunities in the rural sector through high production agriculture	NRM
2.4.1.5	<p>Skilled labour force - Liaise with Department of Education (DoE) and other stakeholders to advocate for changes that are beneficial to the region</p> <ul style="list-style-type: none"> i. Develop programs that will improve literacy levels and business skills for people in the agricultural industry; ii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and iii. Develop improved approaches to optimising Vocation Education & Training (VET) and DoE programs to continue to increase participation in Trade Training Centres, since these centres are new with good facilities, but are currently under utilised 	CCD
2.4.1.6	Understand and maximise the economic enablers in the region	GM/CCD
2.4.1.7	Encourage and facilitate innovation in the rural sector	NRM
2.4.2.1	Encourage and promote, development plus production opportunities associated with the new irrigation schemes	NRM
2.4.2.2	Support the implementation of irrigation schemes that service locations in the local government area	NRM
2.4.2.3	Support the State Governments Economic Development Plan in the growth of services to support the irrigation schemes	NRM

3. LANDSCAPES

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands

3.1 HERITAGE		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.1.1	Maintenance and restoration of significant public heritage assets	
3.1.2	Act as an advocate for heritage and provide support to heritage property owners	
3.1.3	Investigate document, understand and promote the heritage values of the Southern Midlands	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.1.1.1	Manage the heritage values of Council owned heritage buildings according to affordable best practice	HP
3.1.1.2	Work in partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites	HP
3.1.1.3	Continue to implement and review the Oatlands Commissariat and Gaol Master Plans	HP
3.1.1.4	Seek to establish the Oatlands gaol site as an historic/archaeological education centre	HP
3.1.2.1	Support and monitor the ongoing development of the Heritage Skills Centre in Oatlands	HP
3.1.2.2	Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage	HP
3.1.3.1	Undertake and encourage research & publications on the heritage values of the Southern Midlands	HP
3.1.3.2	Undertake the effective heritage interpretation, education and communication programs	HP
3.1.3.3	Continue to manage and utilise Council's heritage resources and collections	HP
3.1.3.4	Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts	HP
3.1.3.5	Support the creation of centralised initiatives for online accessibility to information relevant to heritage sites/buildings	HP
3.1.3.6	Recognition and ensuring the maintenance of the significance of trees in the landscape especially along the Heritage Highway (Midland Highway) and the revegetation where trees have been removed	HP
3.1.3.7	Ensure that Aboriginal cultural heritage is recognised with appropriate consultation and inclusion	HP

3.2 NATURAL		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.2.1	Identify and protect areas that are of high conservation value	
3.2.2	Encourage the adoption of “best practice” land care techniques	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.2.1.1	Continue implementation of the Southern Midlands Weed Management Strategy	NRM
3.2.1.2	Implement and monitor the Lake Dulverton Management Strategy and Water Operational Plan	NRM
3.2.1.3	Continue to work co-operatively with the Tasmanian Land Conservancy to add value to the Chauncy Vale Wildlife Sanctuary and to develop a new management document reflecting current best practice	NRM/DES
3.2.2.1	Facilitate and encourage voluntary native vegetation conservation agreements to conserve & protect high priority native vegetation communities	NRM
3.2.2.2	Use a collaborative approach (through the planning scheme) to recognise and protect values on private land only where: <ol style="list-style-type: none"> i. the land contains natural values Council has deemed to be of high conservation value at the local level, ii. existing spatial information provides a reasonable level of surety as the presence of those values, iii. the values are not already afforded a reasonable degree of protection by higher levels of government, and iv. the patch size is sufficiently large to ensure long term environmental sustainability. 	NRM/DES
3.2.2.3	Actively pursue grant opportunities & projects in relation to preservation of bushland remnants, weed management, vegetation, and regenerative agricultural techniques	NRM
3.2.2.4	Maintain collaborative partnerships with NRM South, DPIPWE, and other relevant organisations to deliver on-ground projects	NRM

3.3 CULTURAL		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.3.1 Ensure that the cultural diversity of the Southern Midlands is maximised		
Key actions to achieve our aims:		Responsible Business Unit(s)
3.3.1.1	Identify, and promote the Cultural heritage of the Southern Midlands through festivals and events	CCD
3.3.1.2	Continue to implement and update the Southern Midlands Arts Strategy	CCD
3.3.1.3	Develop an events and festivals strategy	CCD
3.3.1.4	Support the establishment and development of large scale culturally diverse developments and institutions in appropriate locations in the Southern Midlands and encourage the State Government to declare such projects as Projects of Regional Significance recognising their scale, importance and the far reaching nature of their potential benefits and impacts	DES/CCD
3.3.1.5	Continue to promote and develop the Artist in Residence Program using Council owned heritage buildings	HP

3.4 REGULATORY - DEVELOPMENT		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.4.1 A regulatory environment that is supportive of and enables appropriate development		
Key actions to achieve our aims:		Responsible Business Unit(s)
3.4.1.1	Continue to support the State Government's State-wide Planning Initiative and to work in co-operation within the Southern Tasmanian region to finalise the Local Provisions Schedule for the Tasmanian Planning Scheme	DES
3.4.1.2	Encourage the State Government to provide more direction to the planning system through the introduction of more State Planning Policies, State Planning Directives and common state-wide planning scheme provisions	DES
3.4.1.3	Make use of the Joint Land Use Planning Initiative (JLUPI) outcomes to develop the local content for the new planning scheme	DES

3.4.1.4	Process planning, building and plumbing applications in a timely manner and monitor compliance with the relevant legislation	DES
3.4.1.5	Review systems and procedures to ensure that “best value” is being provided in the delivery of customer services	DES
3.4.1.6	Ensure staff are adequately resourced and supported to apply consistent, transparent and procedural fairness in pursuing enforcement action in matters of non-compliance	DES

3.5 REGULATORY – PUBLIC HEALTH		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.5.1	Monitor and maintain a safe and healthy public environment	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.5.1.1	Continue to provide school immunisation programs	DES
3.5.1.2	Continue to register and monitor food premises	DES
3.5.1.3	Continue to ensure that on-site waste water disposal is effective	DES
3.5.1.4	Encourage health professionals, including doctors and nurses, to move to the Southern Midlands	GM
3.5.1.5	Provide continuing support to the Midlands Multi-Purpose Health Centre	CCD
3.5.1.6	Continually raise the awareness of Notifiable Diseases in the Community	DES
3.5.1.7	Maintain an Emergency Management Plan for the Southern Midlands local government area that will provide safeguards for the health & safety of the Community	GM
3.5.1.8	Support Council owned cemetery services so they continue to be provided	DES
3.5.1.9	Encourage members of the Community to actively participate in immunisation programs	DES

3.6 REGULATORY - ANIMALS		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.6.1	Create an environment where animals are treated with respect and do not create a nuisance for the community	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.6.1.1	Continue dog control, regulatory, licensing and educational programs	DES
3.6.1.2	Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources	DES
3.6.1.3	Encourage the State Government to recognise the feral cat problem as distinct from the escaped/released/straying domestic cat problem and to develop and resource a strategy to meaningfully reduce the number of feral cats that now form a self-sustaining and very large population in rural areas	DES

3.7 ENVIRONMENTAL SUSTAINABILITY		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.7.1	Implement strategies to address the issue of environmental sustainability in relation to its impact on Council's corporate functions and on the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.7.1.1	Implement priority actions defined in Council's corporate Climate Change Adaption Plan	NRM/DES
3.7.1.2	Continue implementation of Council's Climate Change Action Plan	NRM/DES
3.7.1.3	Continually improve energy efficiency and assist the Community in energy efficiency initiatives	NRM/DES
3.7.1.4	Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to climate change	NRM/DES
3.7.1.5	Investigate options to potentially develop alternative energy sources , including but not limited to, a Solar Array Panel/bank to generate power to be used at the community level and excess back to the grid	NRM/DES
3.7.1.6	Facilitate the installation of a recharging stations for battery operated vehicles in key geographic locations	CCD

4. COMMUNITY

The need to retain and build on the strong sense of Community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands

4.1 COMMUNITY HEALTH & WELLBEING		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.1.1	Support and improve the independence, health and wellbeing of the community	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.1.1.1	Partner with Governments, adjoining Councils and non-government organisations to improve the safety, health and well-being of the Community	CCD
4.1.1.2	Review our play grounds / spaces in recognizing the importance to our Community of inclusive play & universal design	CCD
4.1.1.3	Promote the importance of regular exercise as part of Community health & wellbeing	CCD

4.2 RECREATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.2.1	Provide a range of recreational activities and services that meet the reasonable needs of the community	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.2.1.1	Review and implement the Southern Midlands Recreation Plan	CCD
4.2.1.2	Identify opportunities to work in partnership with the Community and the State Government to improve recreational services and activities	CCD
4.2.1.3	Maximise the potential use and benefits of the Oatlands Aquatic Centre	CCD/GM
4.2.1.4	Maximise the potential for additional recreational facilities for Lake Dulverton (e.g rowing clubs, kayaks, jetty)	CCD/NRM
4.2.1.5	Review our play grounds / spaces in recognizing the importance to our Community of inclusive play & universal design	CCD

4.2.1.6	Undertake recreation space/ground development that facilitates drought tolerant recreation/playing surfaces	CCD/IW
4.2.1.7	Construct the best family/children's park on the Midland Highway to encourage visitation to local Oatlands businesses and to support the health & wellbeing of young people in the Community	CCD/NRM

4.3 ACCESS		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.3.1	Continue to explore transport options for the Southern Midlands community	
4.3.2	Continue to meet the requirements of the Disability Discrimination Act (DDA)	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.3.1.1	Be an advocate for improving transport services for those in need within the Community	CCD
4.3.2.1	Continue the implementation of Council's Disability Access and Inclusion Plan in meeting the requirements of the DDA	CCD
4.3.2.2	Encourage organisations to adopt the inclusivity principle (if a person has a Carer with them then entry is only charged for one person, not two) for entry into events and facilities	CCD

4.4 VOLUNTEERS		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.4.1	Encourage community members to volunteer	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.4.1.1	Ensure that there is support and encouragement for volunteering	CCD
4.4.1.2	Facilitate training programs aimed at providing volunteers with the necessary skills	CCD
4.4.1.3	Continue to support volunteers and their respective Community Groups through the Southern Midlands Community Small Grants Program	CCD
4.4.1.4	Work with Volunteering Tasmania to refine policies and frameworks that support volunteering throughout the Southern Midlands	CCD

4.5 FAMILIES		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.5.1	Ensure that appropriate childcare services as well as other family related services are facilitated within the community	
4.5.2	Increase the retention of young people in the municipality	
4.5.3	Improve the ability of seniors to stay in their communities	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.5.1.1	Monitor the adequacy of current childcare facilities (i.e location, accessibility and number of placements)	CCD
4.5.1.2	Take appropriate action to address any shortfalls/deficiencies identified in the provision of family related services across the Southern Midlands	CCD
4.5.2.1	Facilitate mentoring and leadership programs in partnership with the schools in the Southern Midlands (e.g encourage school attendance at Council meetings and engagement in projects relating to Council).	CCD
4.5.2.2	Develop youth programs that cover employment and training as well as being linked to social, recreational and entertainment activities	CCD
4.5.2.3	In partnership with the State Government investigate ways to enhance the delivery of youth services in the Southern Midlands	CCD
4.5.2.4	Monitor and respond to the recreation needs of the young people of the Southern Midlands	CCD
4.5.2.5	Work with community groups to facilitate meaningful youth engagement and support	CCD
4.5.3.1	Provide continuing support to the Midlands Multi-Purpose Health Centre (MMPHC)	CCD
4.5.3.2	Facilitate assistance for the seniors to stay in their own homes, or with the assistance of Carer & Support organisations in independent living units	CCD/DES
4.5.3.3	Provide support for & where appropriate, facilitate the meaningful social engagement and social inclusion of older members of our Community	CCD
4.5.3.4	Provide continuing support for the Community Shed and similar initiatives	CCD

4.6 EDUCATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.6	Increase the educational and employment opportunities available within the Southern Midlands	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.6.1.1	Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community	CCD
4.6.1.2	Provide heritage skills learning opportunities through the Centre for Heritage	HP
4.6.1.3	Continue to work with the schools in the Southern Midlands to address and respond to reform initiatives in a positive manner together	CCD

4.7 CAPACITY & SUSTAINABILITY		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.7.1	Build, maintain and strengthen the capacity of the Community to help itself whilst embracing social inclusion to achieve sustainability	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.7.1.1	Support Community groups who wish to run and/or develop Community based facilities & events	CCD
4.7.1.2	Continue to provide funding opportunities for Community Groups through the Southern Midlands Community Small Grants Program	CCD
4.7.1.3	Provide support to Community groups in their establishment and on-going development as well as assist these groups to access grants from a wide range of sources	CCD
4.7.1.4	Provide support to the Community in addressing major impacts that affect the ability of the Community to work cohesively together	CCD
4.7.1.5	Increase opportunities for the ability of the aging population to remain in their Communities	CCD
4.7.1.6	Increase the opportunities for young people to remain/return to their local Communities	CCD
4.7.1.7	Facilitate meaningful engagement with Business and Traders Groups	CCD

4.8 SAFETY		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.8.1	Increase the level of safety of the community and those visiting or passing through the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.8.1.1	Work in partnership with the Police to maintain and create safer Communities	GM/CCD
4.8.1.2	Maintain the Southern Midlands Emergency Management Plan and review every two years	GM
4.8.1.3	Convene the Southern Midlands Emergency Management Committee twice per year	GM
4.8.1.4	Continue to support the Road Accident Rescue Unit (as well as in incidents more generally besides those on roads) in partnership with the State Emergency Service	GM
4.8.1.5	In partnership with the Community, develop Community Safety Initiatives	CCD
4.8.1.6	Work in partnership with the Tasmania Fire Service to keep Southern Midlands <i>'fire safe'</i>	CCD

4.9 CONSULTATION & COMMUNICATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.9.1	Improve the effectiveness of consultation & communication with the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.9.1.1	Continue to schedule Council meetings in the various districts of the Municipality and continue to make available recordings of Council meetings through the Council website, to enhance the Community consultation process	GM
4.9.1.2	Monitor emerging trends in Community engagement	CCD
4.9.1.3	Continue to issue the quarterly Council Newsletter for residents and ratepayers	GM
4.9.1.4	Continue to develop and maintain an 'up-to-date' Website as well as an effective Social Media presence	CS
4.9.1.5	Embrace innovative approaches to improving communications	CCD

5. ORGANISATION

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community

5.1 IMPROVEMENT		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.1.1	Improve the level of responsiveness to Community & Developer needs	
5.1.2	Improve communication within Council	
5.1.3	Improve the accuracy, comprehensiveness and user friendliness of the Asset Management System	
5.1.4	Increase the effectiveness, efficiency and use-ability of Council ICT systems	
5.1.5	Maintain the Business Process Improvement & Continuous Improvement framework	
Key actions to achieve our aims:		Responsible Business Unit(s)
5.1.1.1	Maintain a comprehensive automated work order/public enquiry system as well as a complaints system	GM
5.1.1.2	Maintain an up to date profile of the Municipal Area to assist in identifying Community and Developer needs	CCD
5.1.2.1	Maintain an effective team member performance/development review system that provides employees with recognition for their achievements	CCD
5.1.3.1	Continue to develop and implement Council's Asset Management System	GM / IW
5.1.4.1	Identify ICT training needs of staff & elected members and seek opportunities to enhance their skills	CCD
5.1.5.1	Maximise the established Business Process Improvement Program	CCD

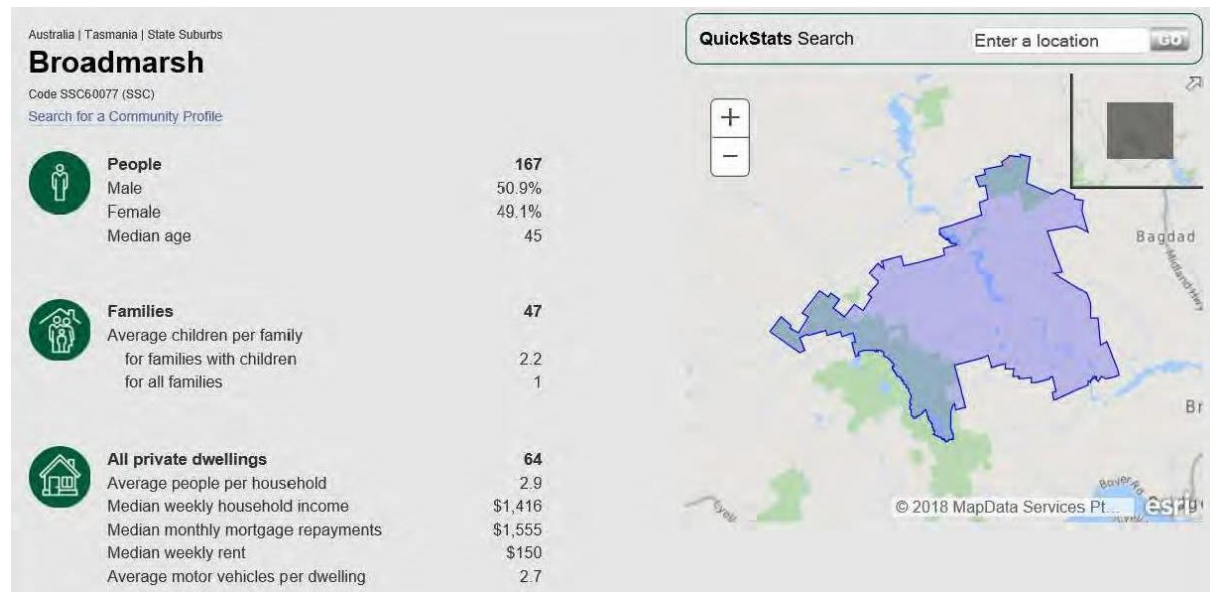
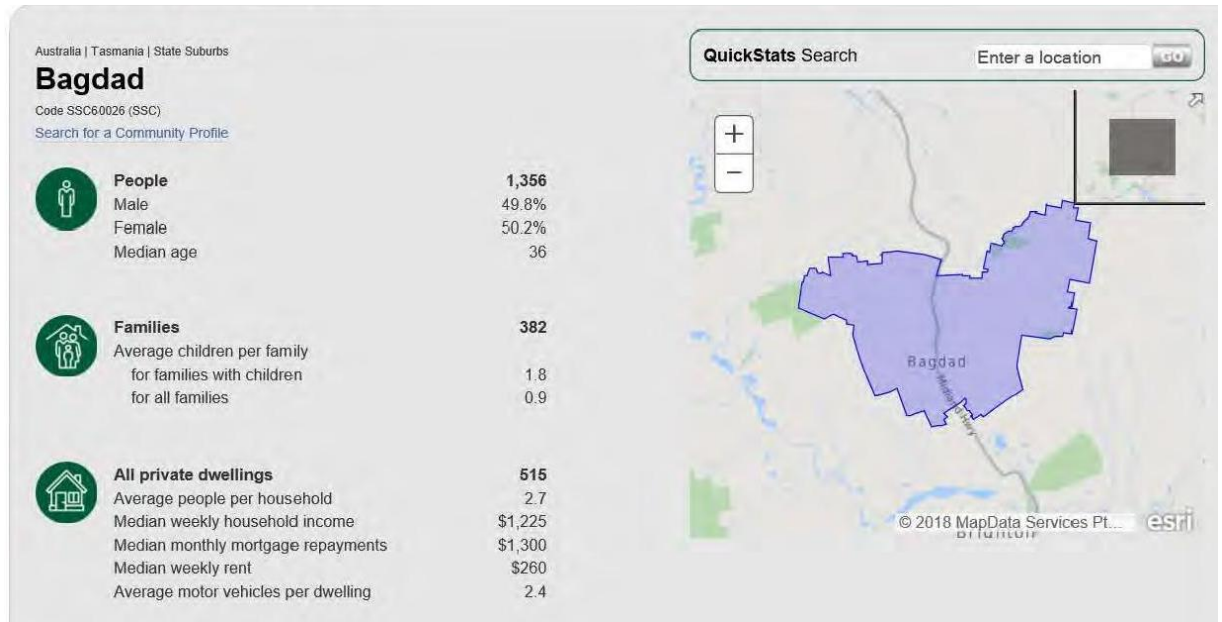
5.2 SUSTAINABILITY		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.2.1	Retain corporate and operational knowledge within Council	
5.2.2	Provide a safe and healthy working environment	
5.2.3	Ensure that staff and elected members have the training and skills they need to undertake their roles	
5.2.4	Increase the cost effectiveness of Council operations through resource sharing with other organisations	
5.2.5	Continue to maintain and improve the level of statutory compliance of council operations	
5.2.6	Ensure that suitably qualified and sufficient staff are available to meet the Communities need	
5.2.7	Work cooperatively with State and Regional organisations	
5.2.8	Minimise Councils exposure to risk	
5.2.9	Ensure that exceptional Customer Service continues to be a hallmark of Southern Midlands Council	
Key actions to achieve our aims:		Responsible Business Unit(s)
5.2.1.1	Provide regular updates in respect of legislation and examples of <i>best practice</i> to all team members	CCD
5.2.2.1	Ensure that the Council is a safe and healthy, worker friendly environment	
5.2.3.1	Provide access to education and training in order to support elected members and staff in their roles	GM/CCD
5.2.3.2	Provide access to training for employees to ensure that they have the training, skills and knowledge that the need to undertake their jobs in a professional and 'Customer focused' manner	CCD
5.2.4.1	Identify opportunities for resource sharing with other Councils	GM/ALL
5.2.4.2	Identify and implement working relationships with the Councils in our sub region across a wide range of operational and support areas	GM/ALL
5.2.5.1	Maintain the structure and rigor of the Audit Committee in reviewing Council's compliance obligations	GM
5.2.6.1	Review staffing levels at development review time	GM/CCD
5.2.6.2	Ensure that a rigorous recruitment and selection process is undertaken prior to new team members being appointed	GM/CCD
5.2.7.1	Continue to participate in State and Regional forums, including the LGAT, as well as other appropriate organisations/structures	GM
5.2.8.1	Continue to refine Council's Risk Management Strategy/Practices and work within the framework of the MAV Insurance risk management model and ISO 31000 - 2009	CCD/ALL
5.2.9.1	Maintain the high level of Customer Service that Southern Midlands Council is acknowledged for	GM

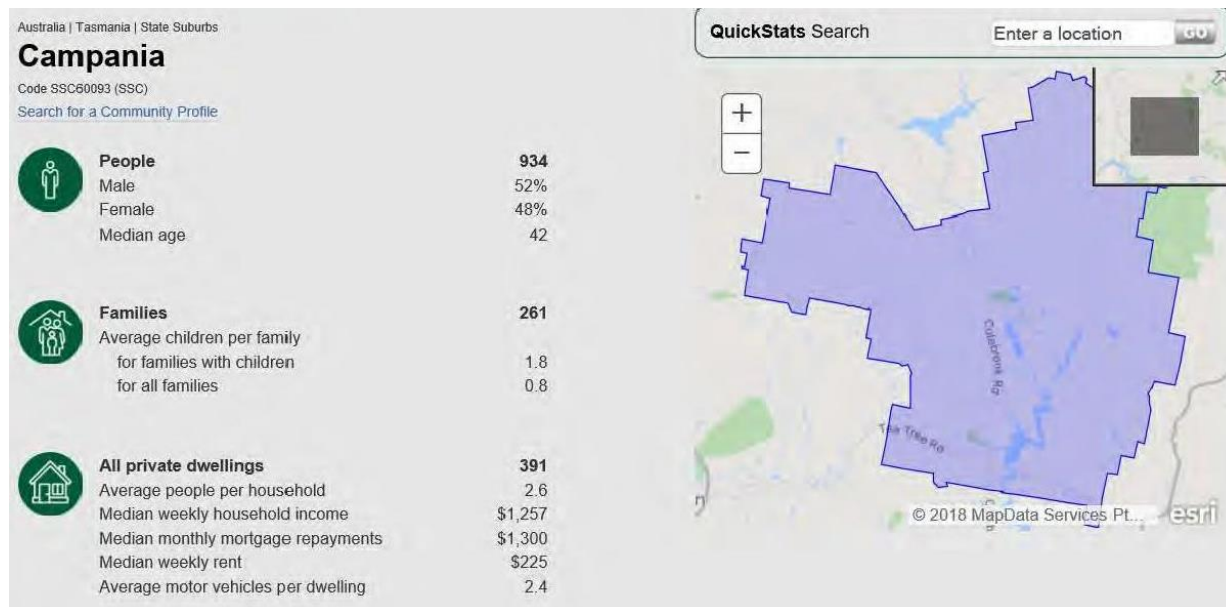
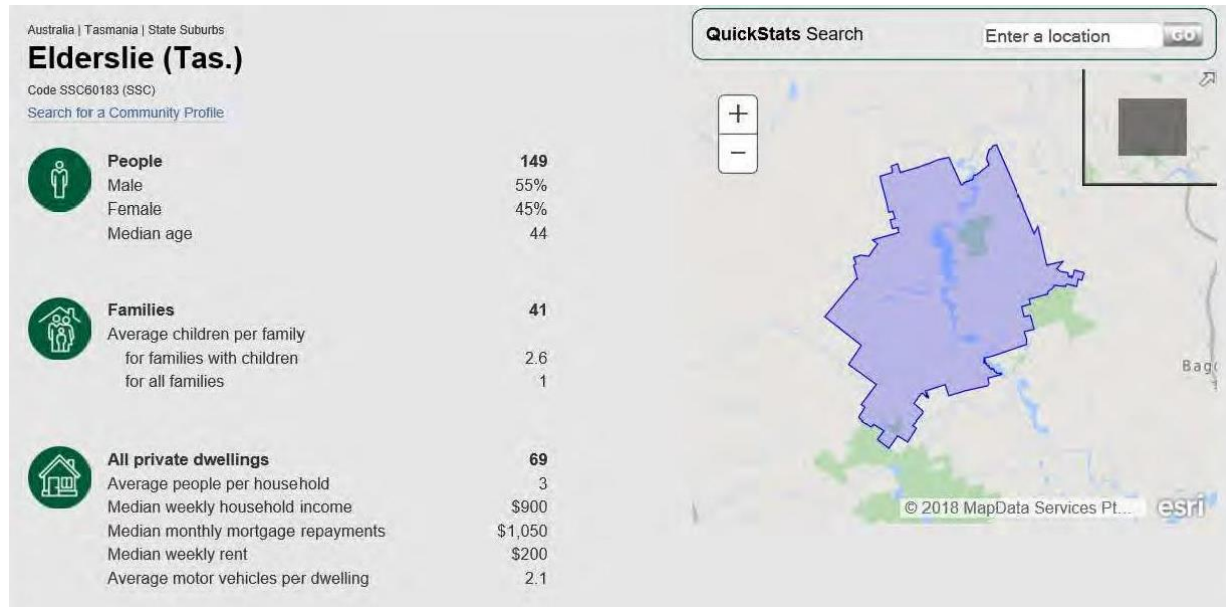
5.3 FINANCES		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.3.1	Community's finances will be managed responsibly to enhance the wellbeing of residents	
5.3.2	Council will maintain Community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrows generation	
5.3.3	Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses	
Key actions to achieve our aims:		Responsible Business Unit(s)
5.3.1.1	Implementation of the Financial Management Strategy, incorporating the long-term Financial Management Plan	GM
5.3.1.2	Continue to support the Audit Panel to monitor financial risks and the potential impacts on Council's financial position	GM
5.3.1.3	Council's resources are managed in an efficient, effective and transparent manner	GM
5.3.2.1	Decisions in relation to borrowing are to be consistent with the Southern Midlands Council Financial Management Strategy	GM
5.3.3.1	Financial risk management is built into the Financial Management Strategy	GM

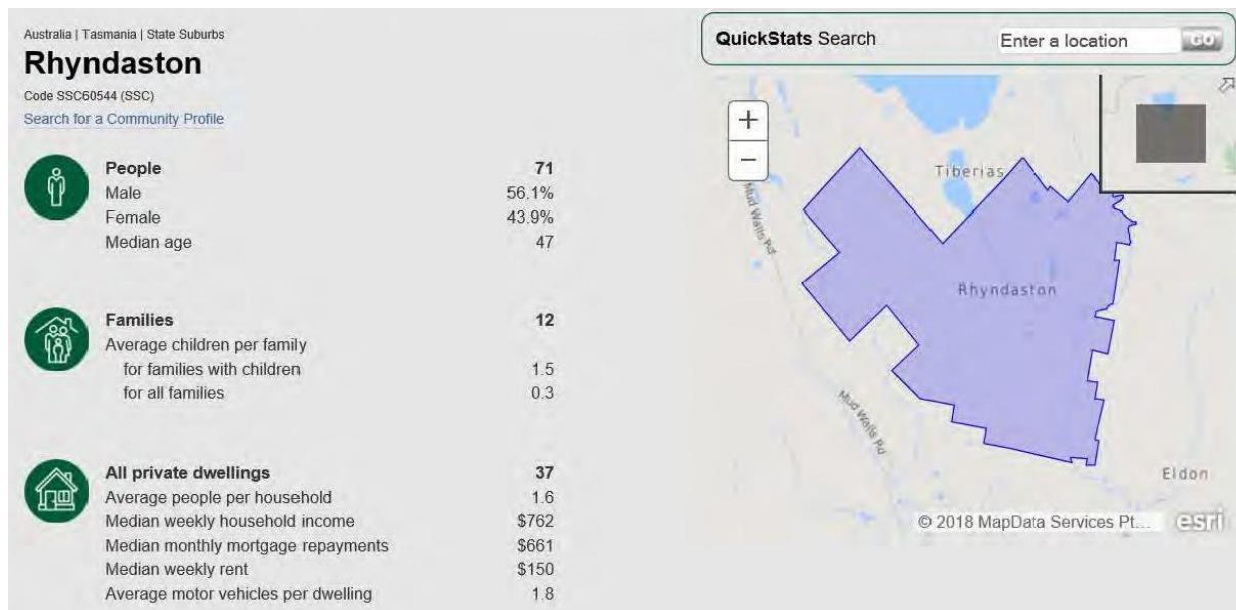
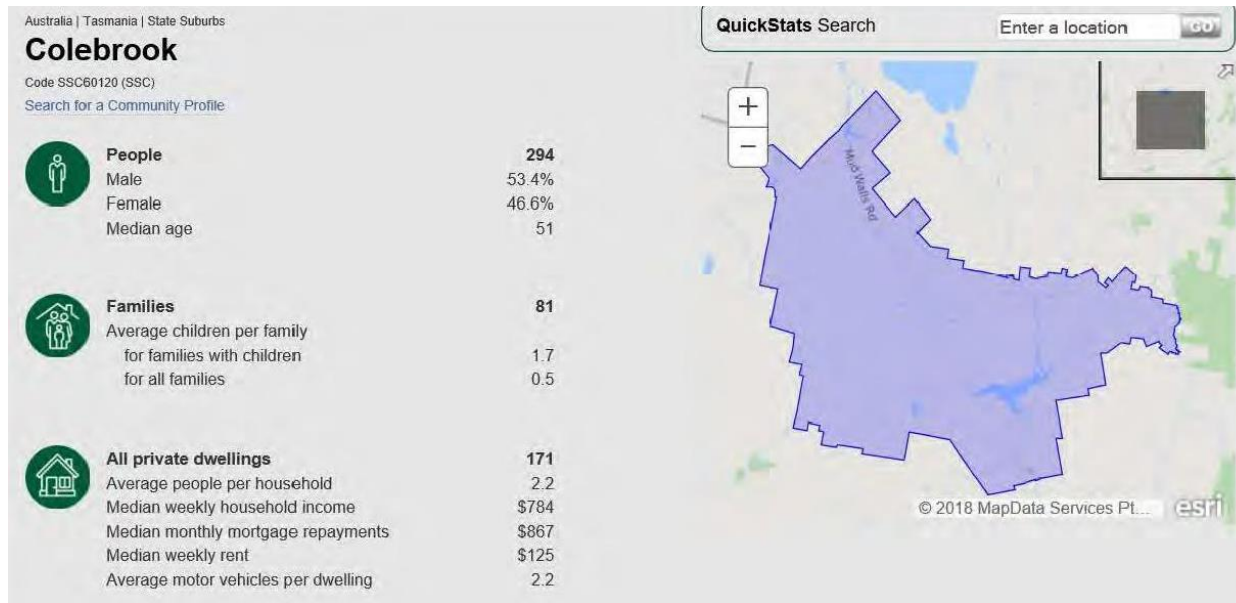
ABS Census 2016 - Data by Area across the Southern Midlands

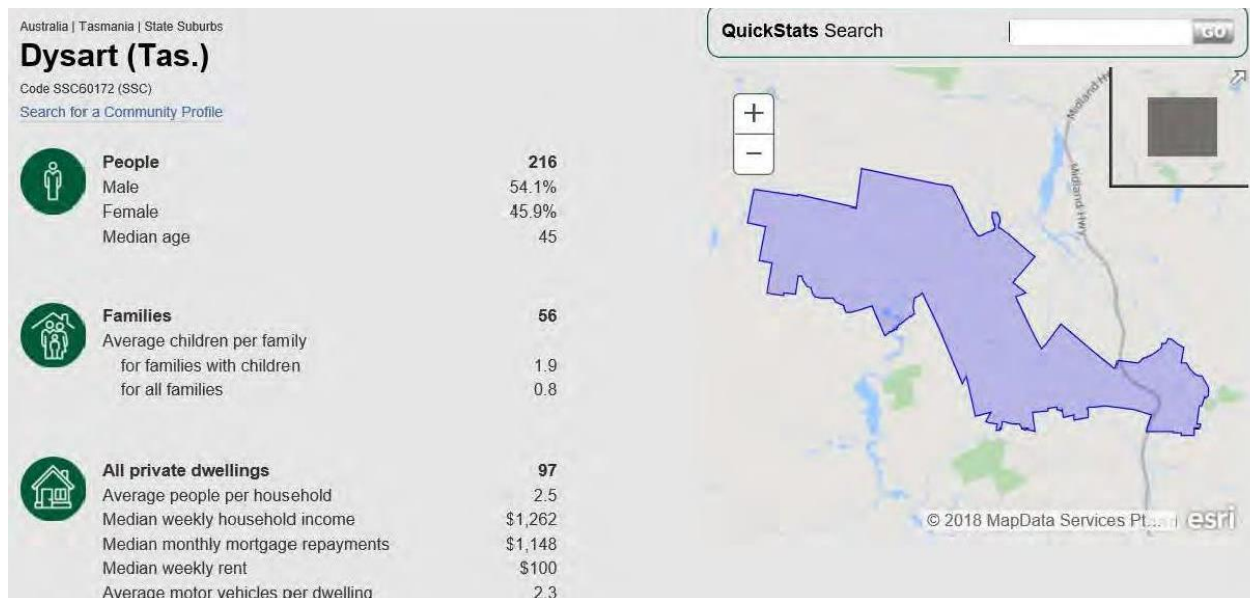
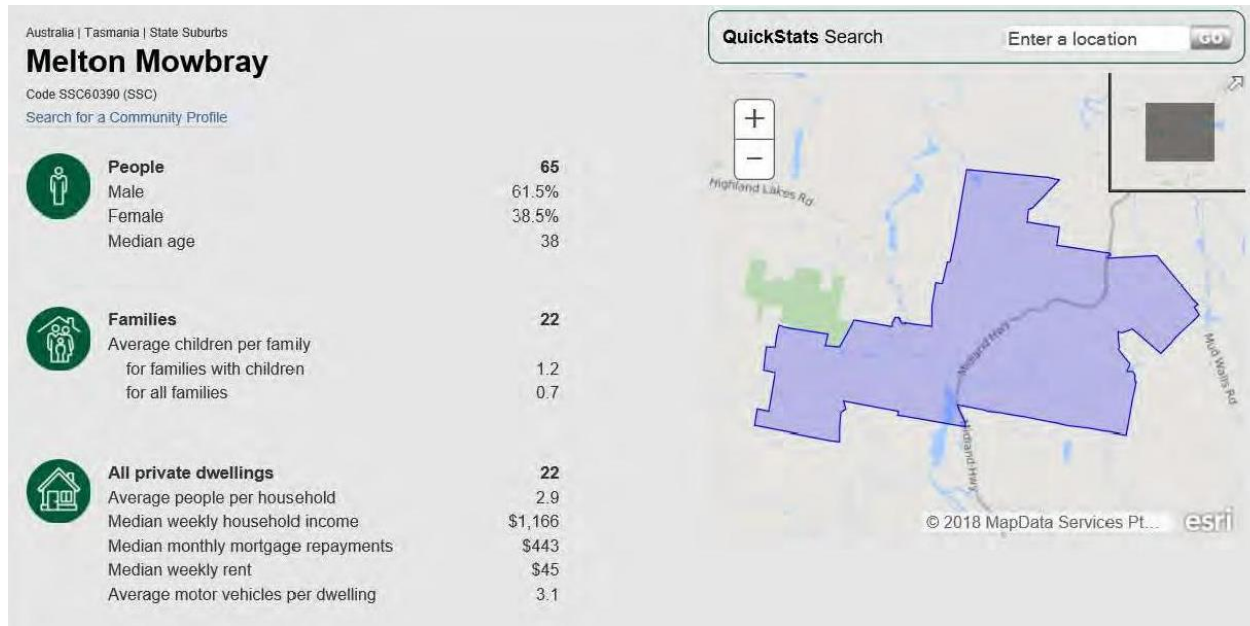
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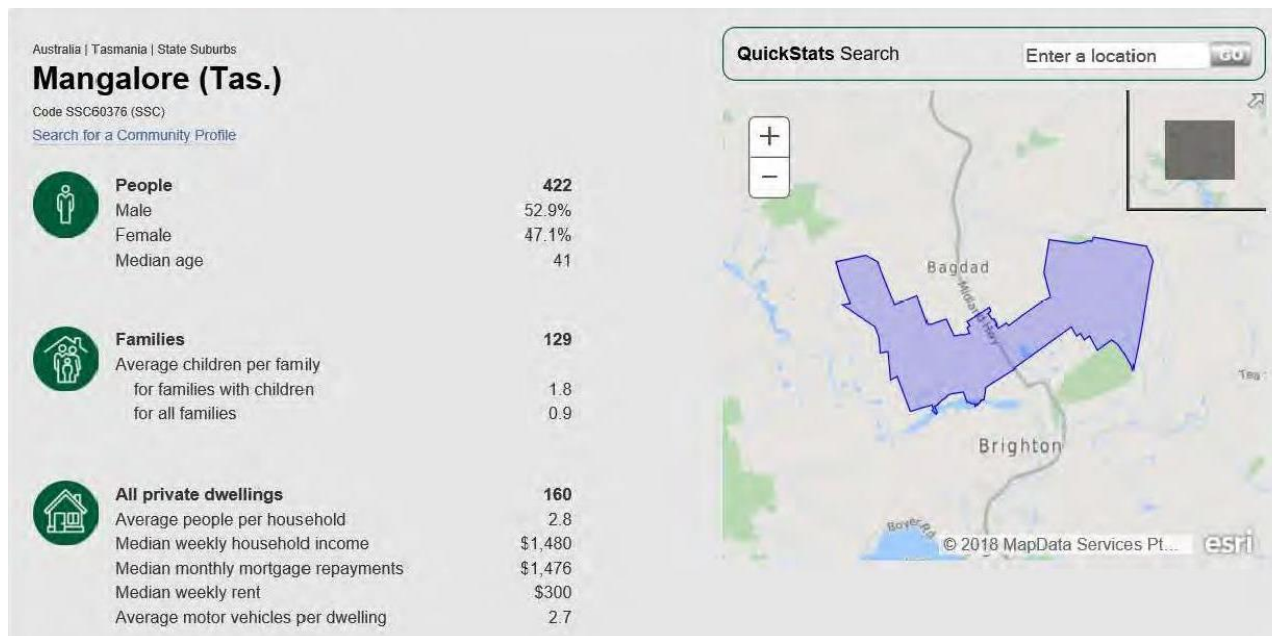
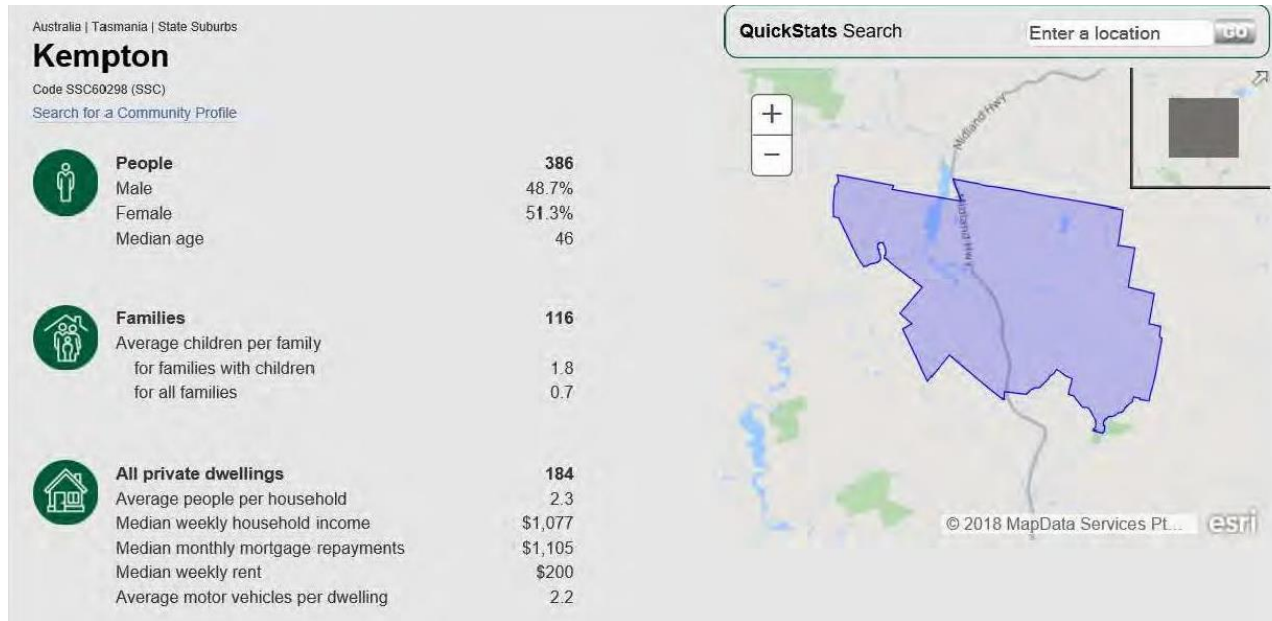
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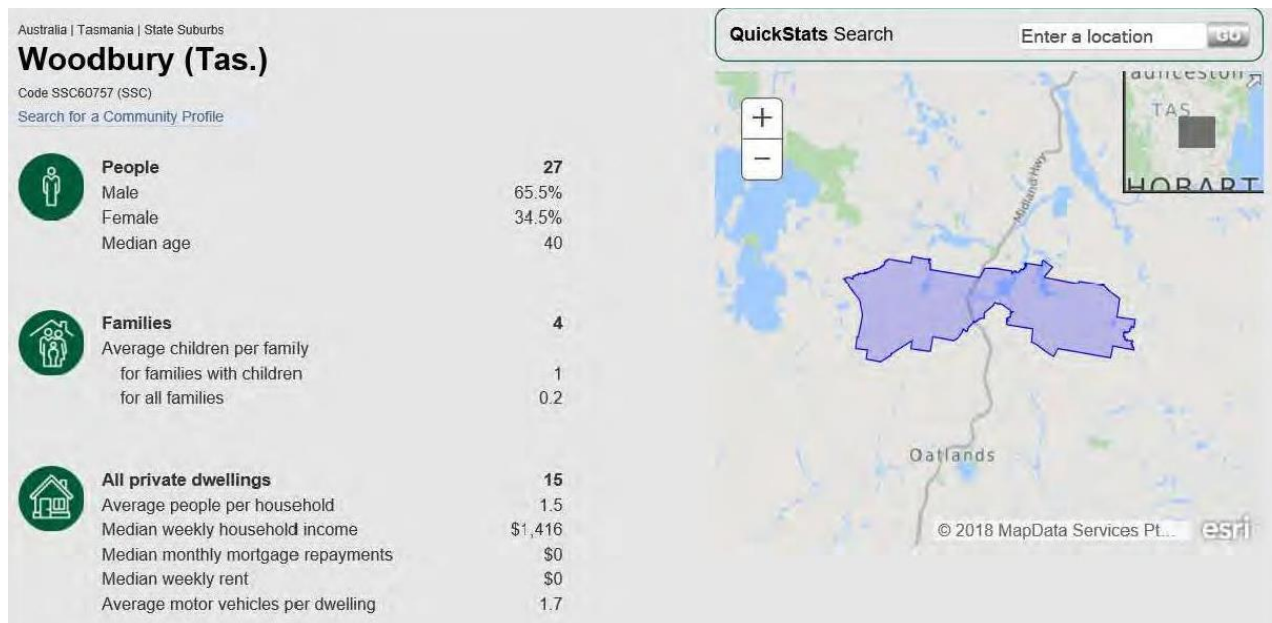
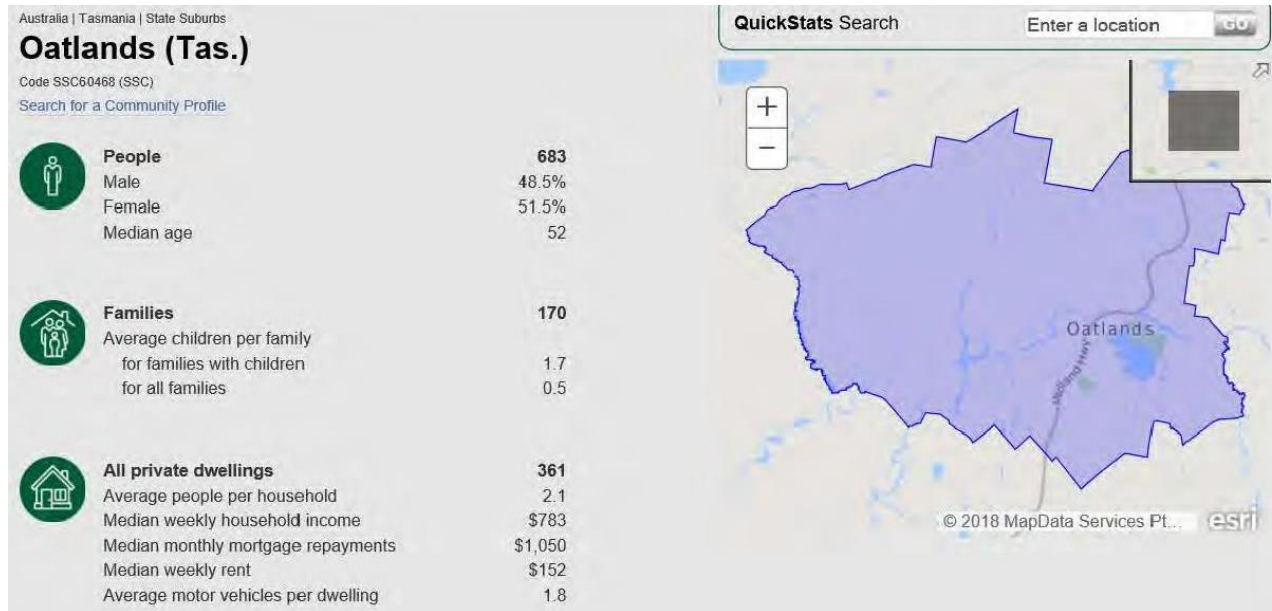


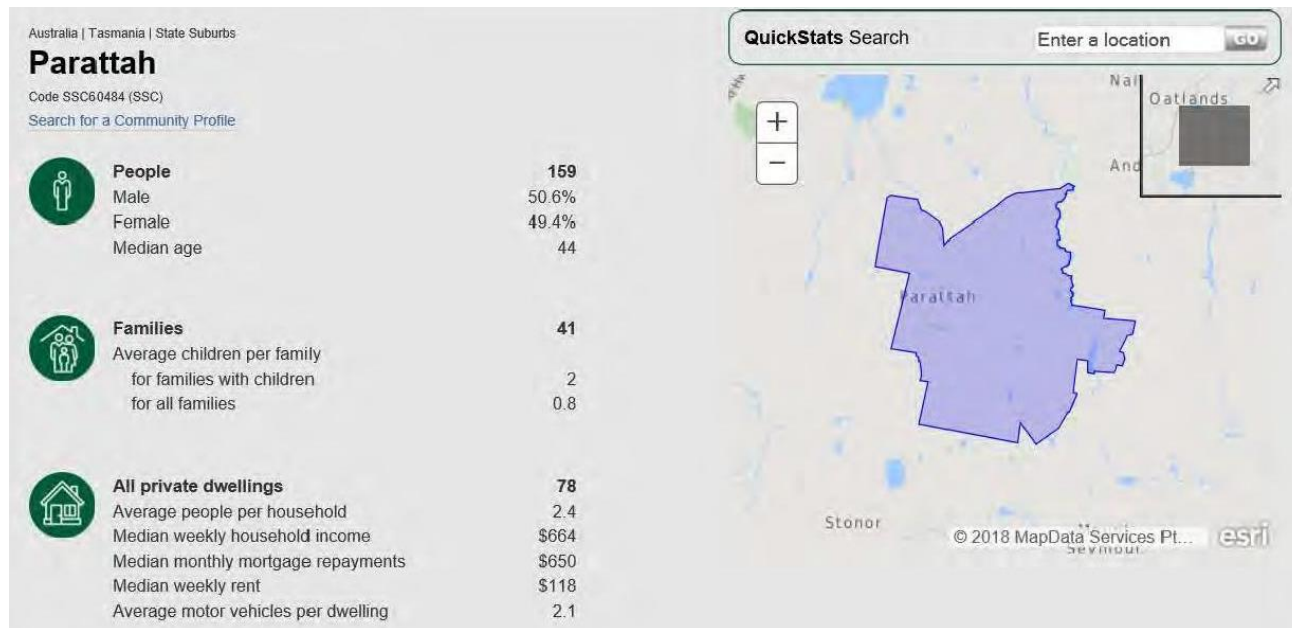
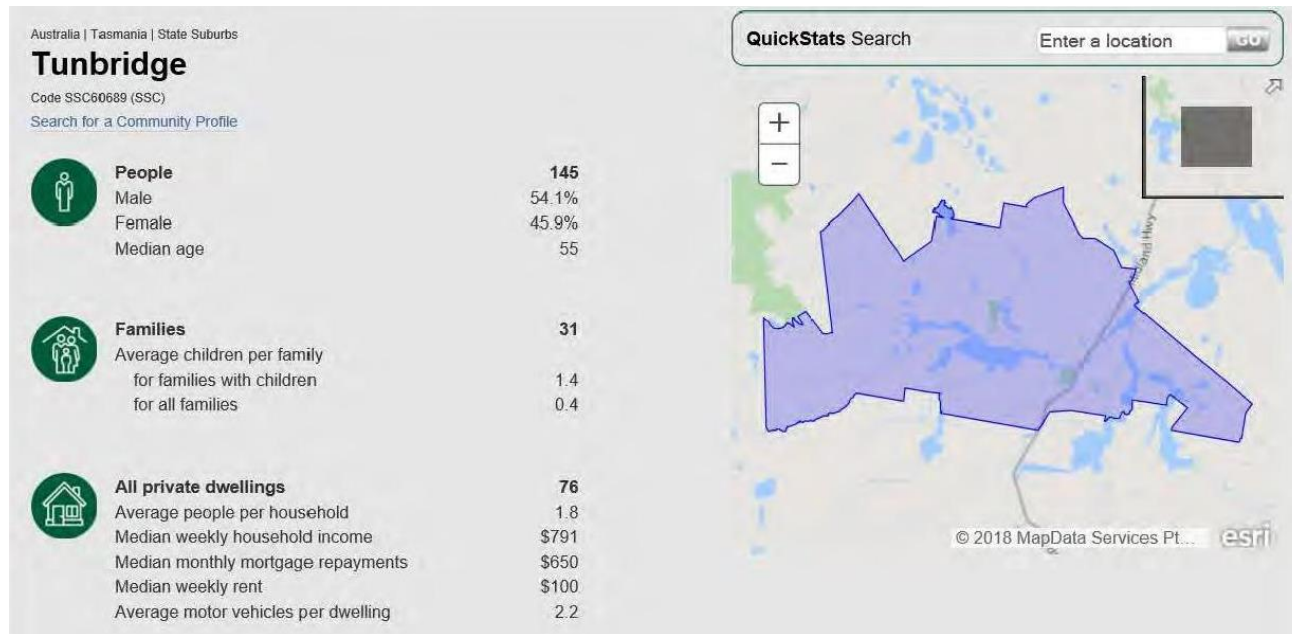


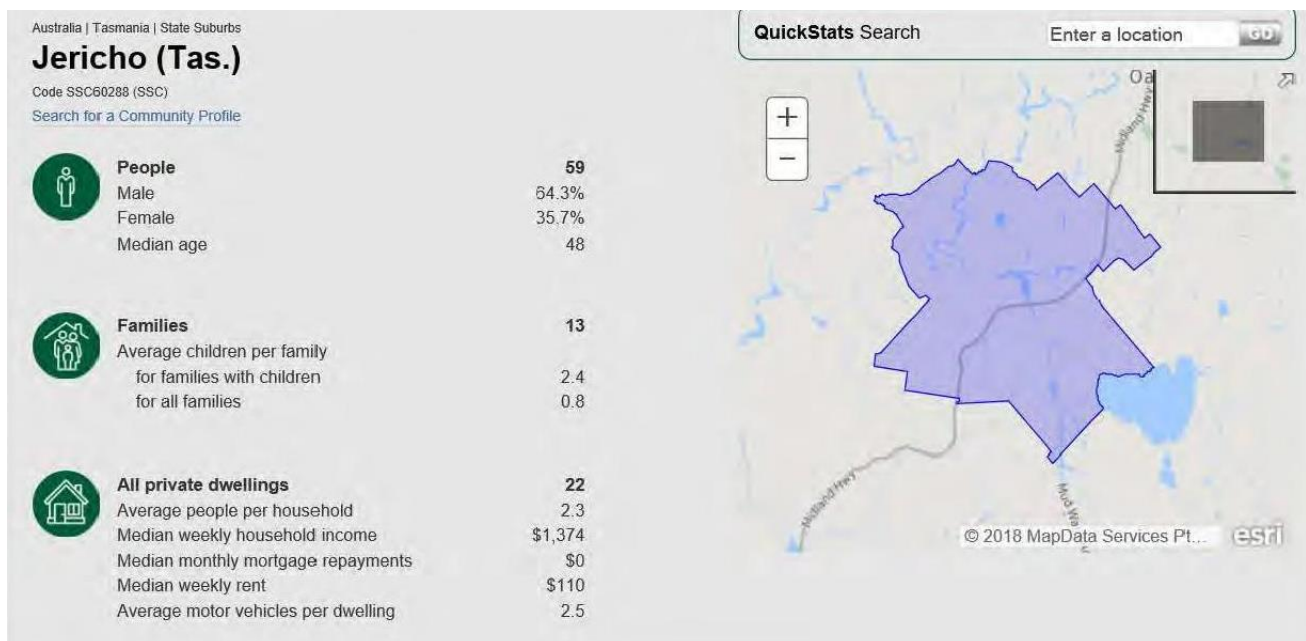
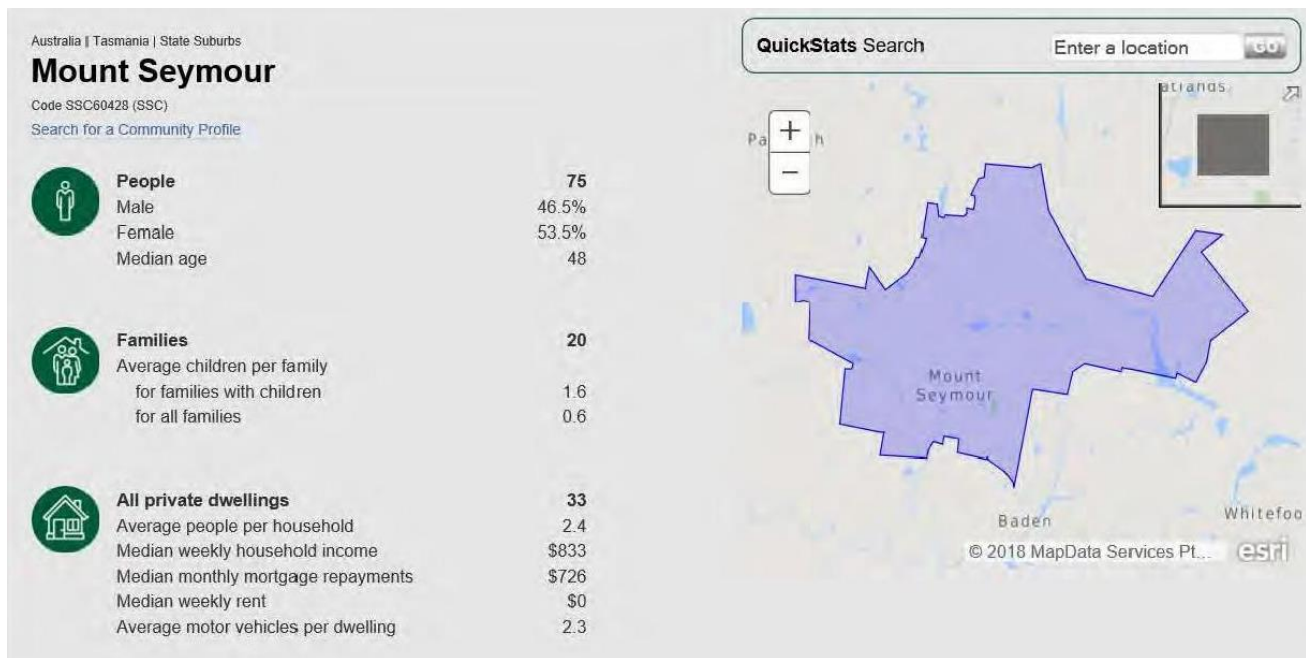


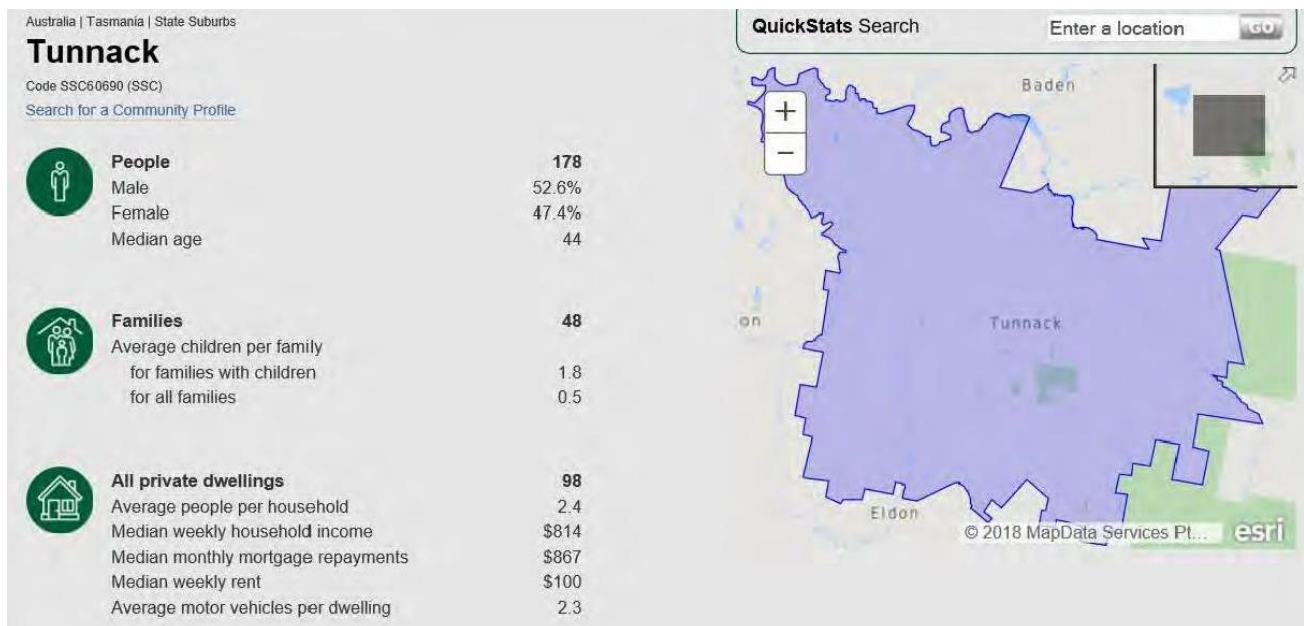
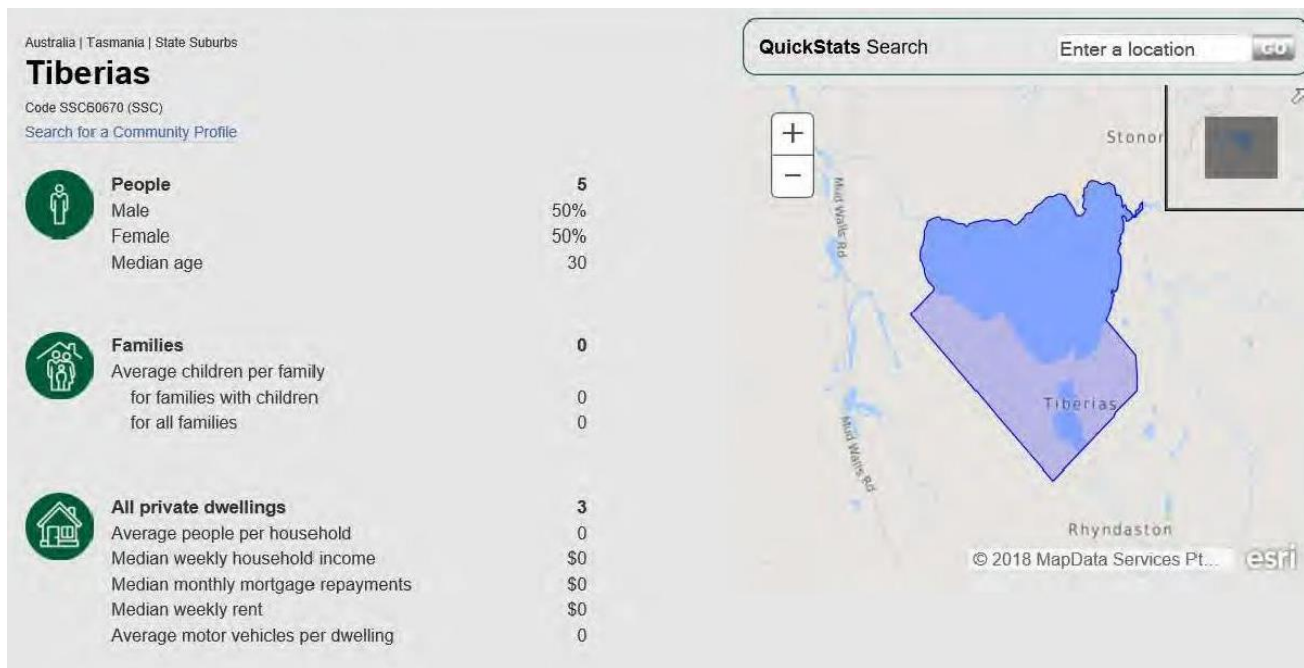


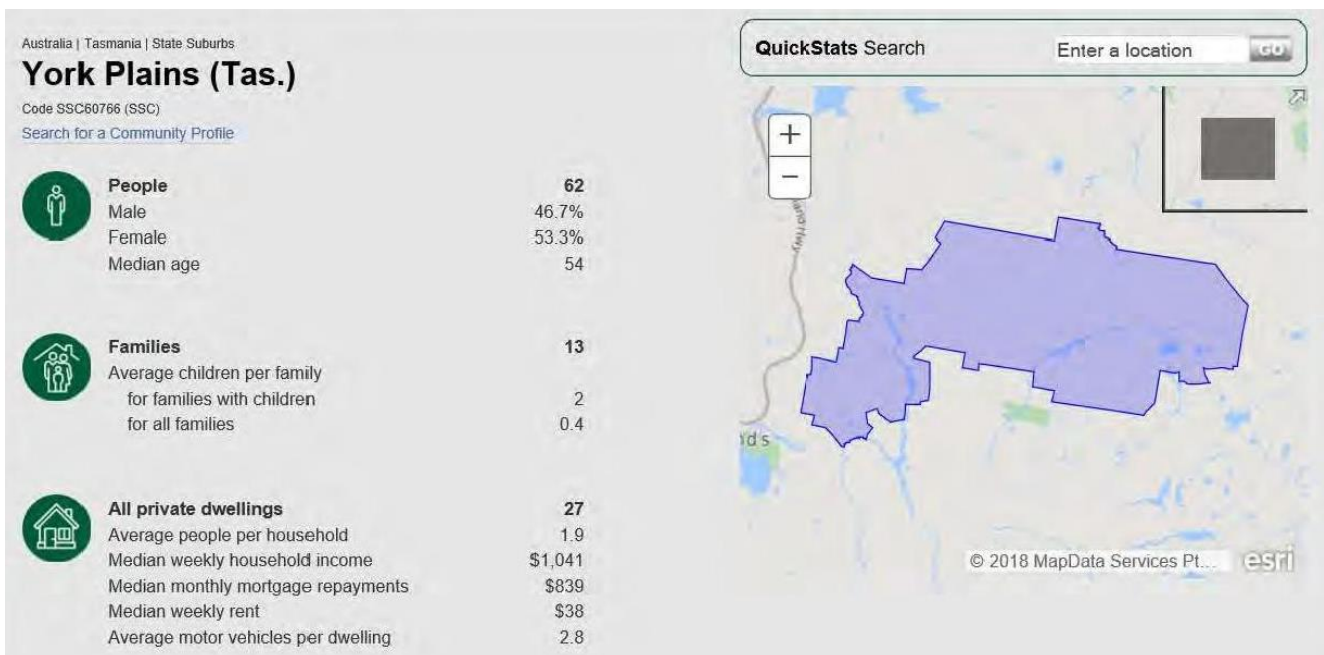
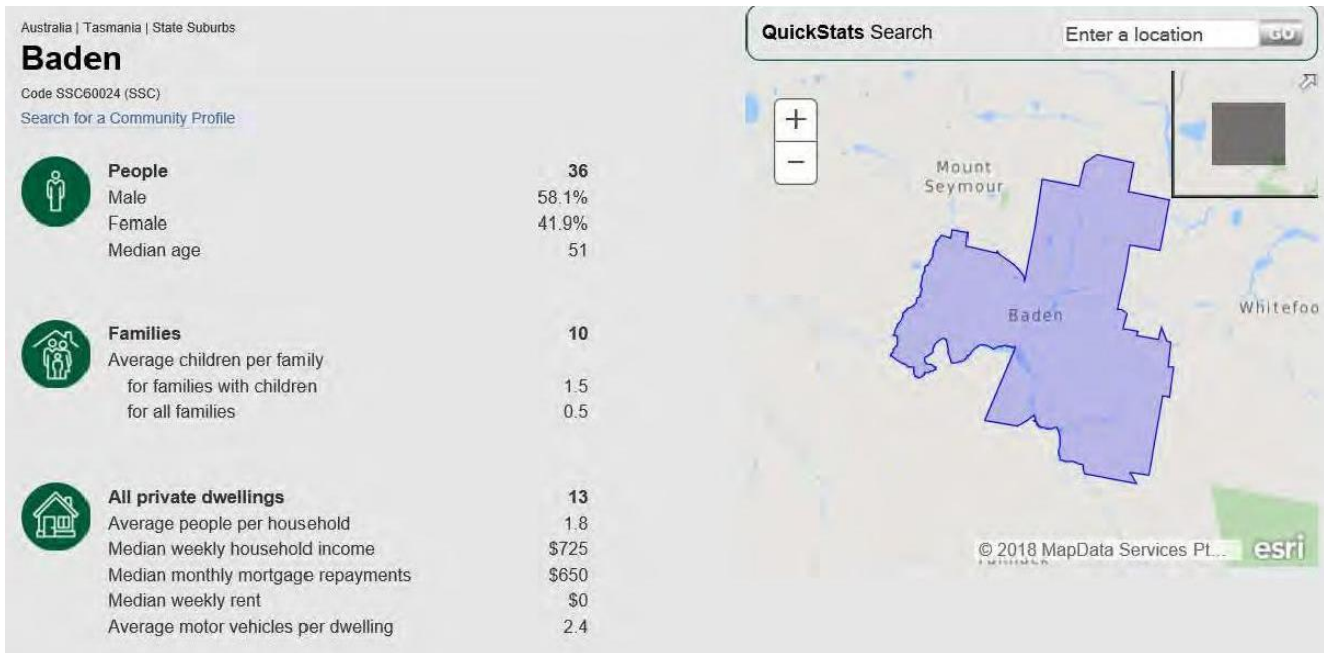


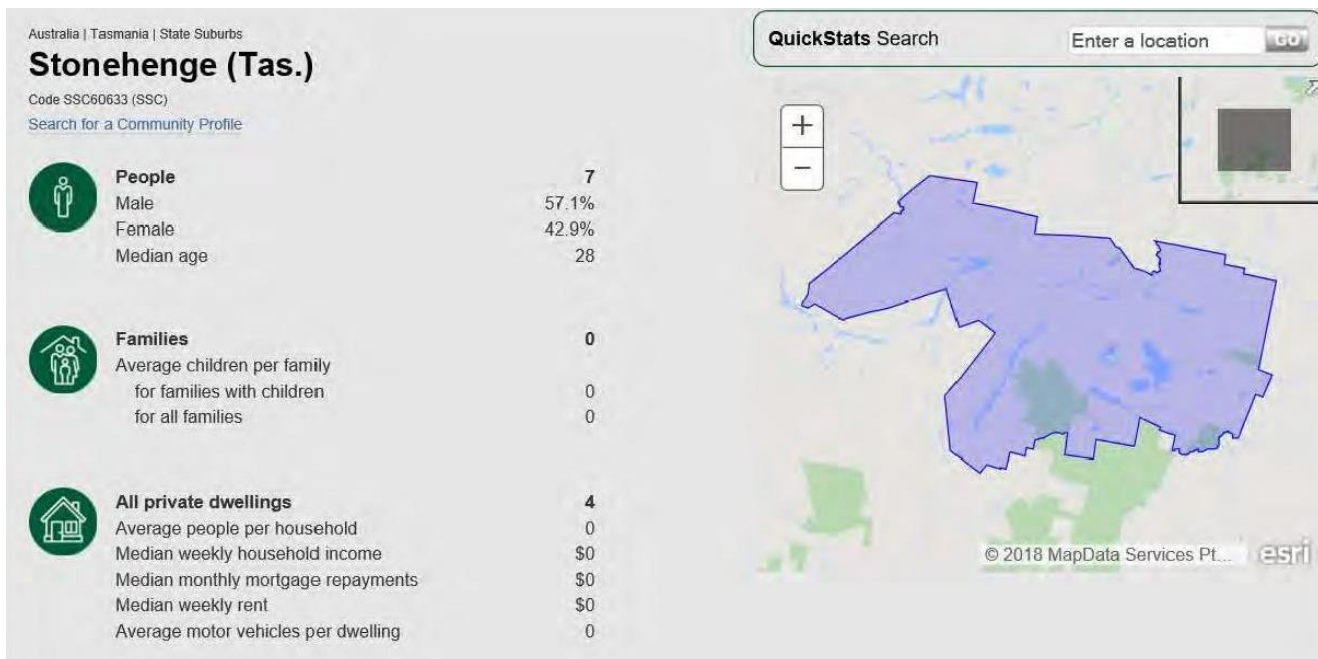
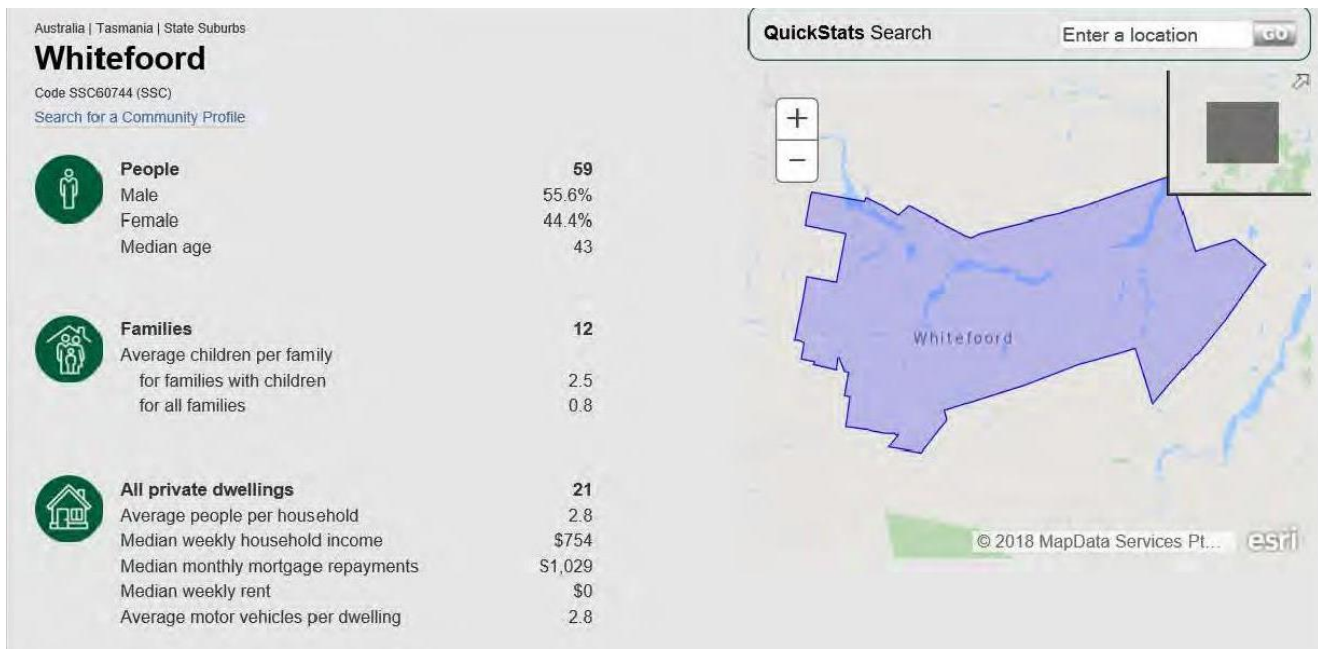


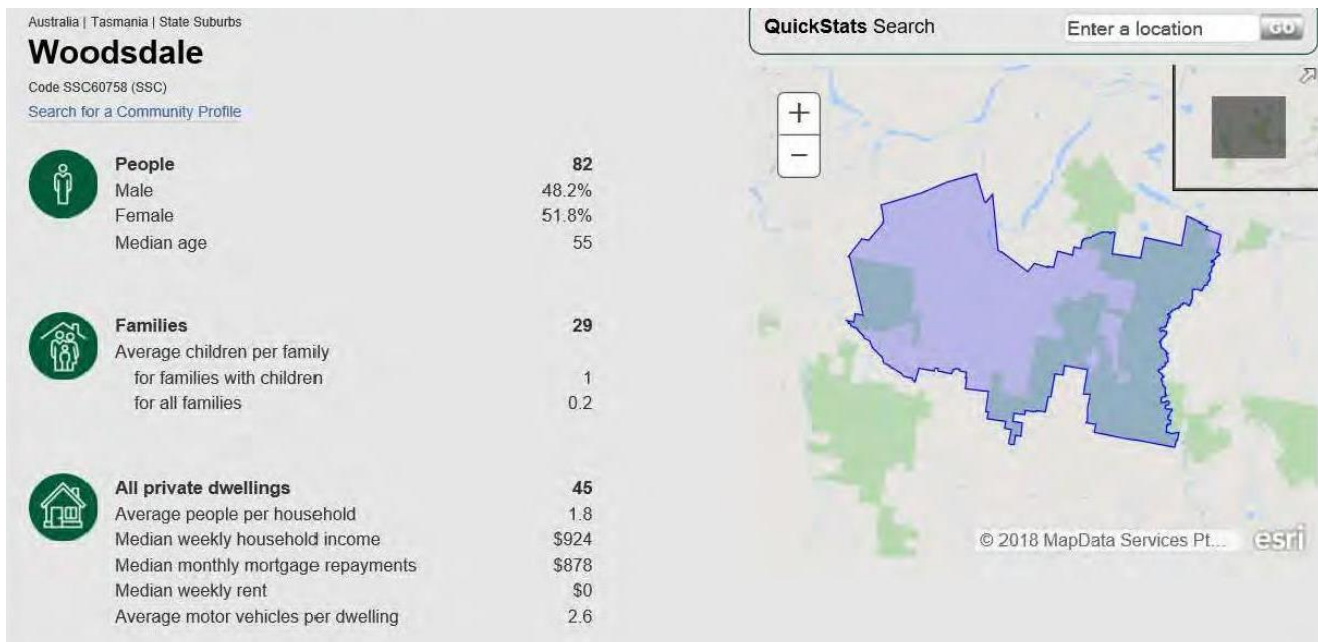
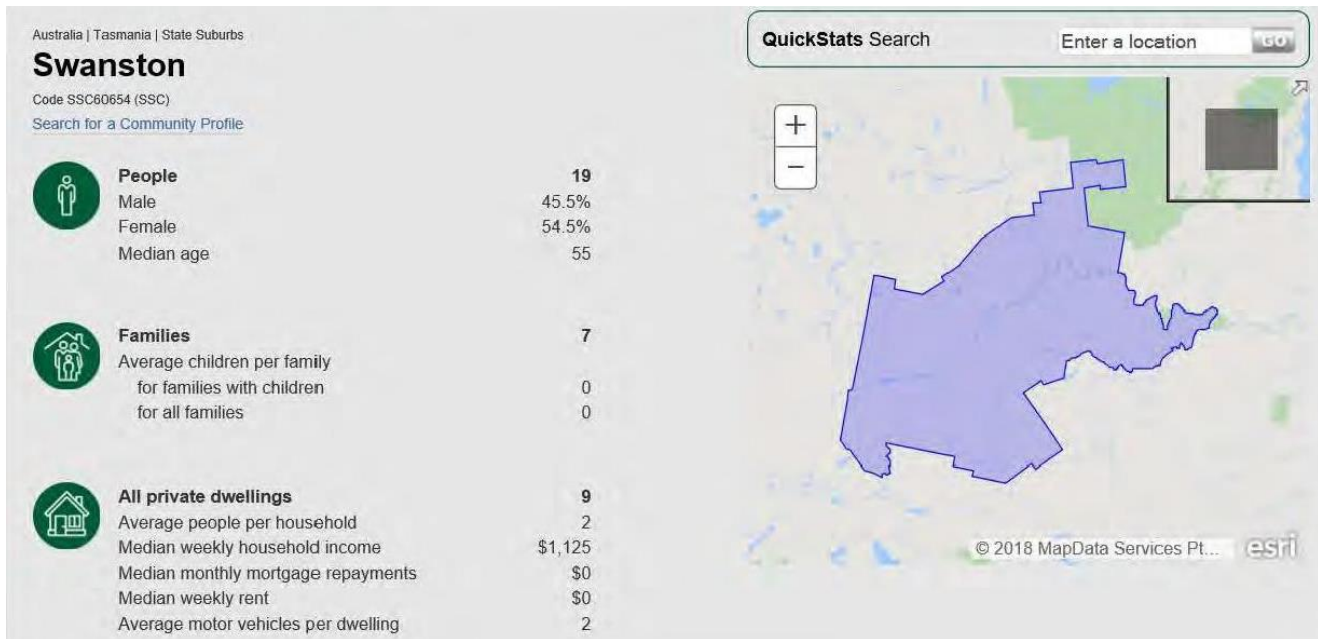


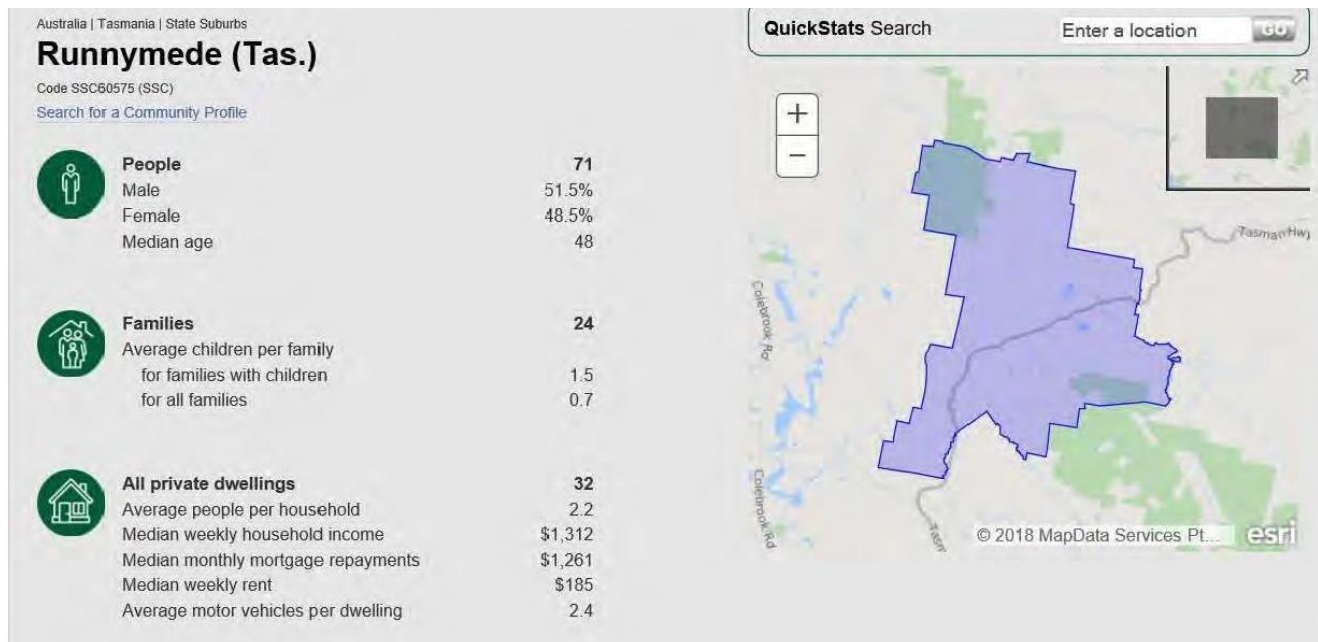
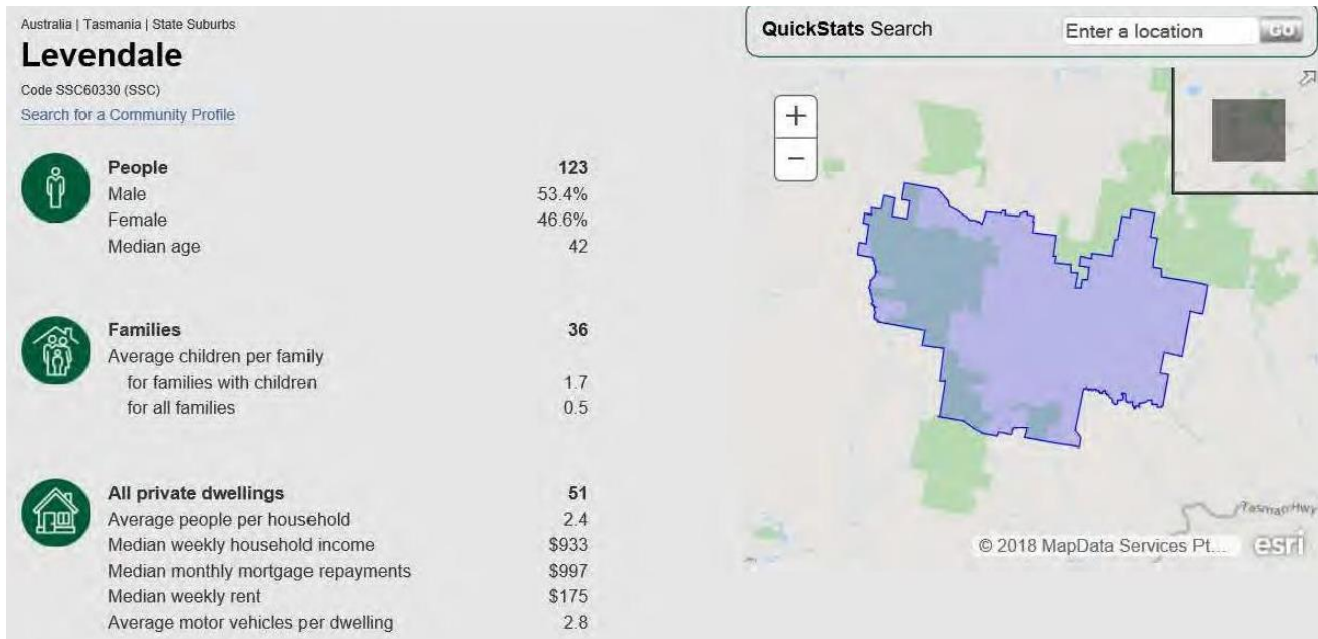












Plans & Strategies that Support the Strategic Plan

Current agreed plans that support this Strategic Plan include:

- Kempton Streetscape Study
- Southern Midlands Recreation Plan
- Lake Dulverton Wildlife Sanctuary Management Plan
- Lake Dulverton Management Strategy
- Lake Dulverton Action Plan
- Blackman River – Catchment Study and discussion paper
- Oatlands Integrated Development Strategy
- Jordan River Catchment Management Plan
- Southern Midlands Bushcare Strategy
- Pittwater Catchment Strategy
- Southern Midlands Council Climate Adaption Plan
- Southern Midlands Arts Strategy
- Oatlands Structure Plan
- Pittwater Catchment integrated vegetation management
- Upper Macquarie Catchment Management Plan
- Little Swanport Catchment Management Plan
- Southern Midlands Planning Scheme
- Southern Midlands Council Financial Strategy and Policies
- Southern Midlands Weed Management Strategy
- Southern Midlands Heritage Strategy
- Joint Land Use Planning Initiative
- Imagine Campania Report
- Creative Colebrook Report
- Heritage Highway Tourism Development Plan
- DST Destination Action Plan



Oatlands Office: 71 High Street, Oatlands Tas 7120

Kempton Office: 85 Main Street, Kempton Tas 7030

Phone: (03) 6254 5000

Fax: (03) 6254 5014

E-mail: mail@southernmidlands.tas.gov.au

Web: www.southernmidlands.tas.gov.au