

SOUTHERN  
MIDLANDS  
COUNCIL



# PUBLIC COPY ATTACHMENTS ORDINARY COUNCIL MEETING

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Tuesday, 24<sup>th</sup> April 2018  
Bagdad Community Club  
1661 Midland Highway, Bagdad at 10.00 a.m.

## PUBLIC COPY ATTACHMENTS

- **Item 4.1** Draft Council Minutes – 28<sup>th</sup> March 2018
- **Item 4.2.1** Record of Discussions – Mangalore Recreation Ground Management Committee – 26<sup>th</sup> March 2018
- **Item 4.2.1** Minutes – Chauncy Vale Management Committee – 26<sup>th</sup> March 2018
- **Item 4.2.1** Minutes – Lake Dulverton & Callington Park Management Committee – 16<sup>th</sup> April 2018
- **Item 11.1.1** Development Application and EPA determination - Quarry Upgrade at Clifton Vale Road, Dysart (CT163875/1)
- **Item 11.1.2** Application documents – 99 High Street, Oatlands
- **Item 15.9.1** Bagdad Primary School – School Car Park – Preliminary Design Options
- **Item 17.3.2** Financial Management Strategy 2018/19 to 2026/27 and Long-Term Financial Management Plan



SOUTHERN  
MIDLANDS  
COUNCIL



# MINUTES

## ORDINARY COUNCIL MEETING

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Wednesday, 28<sup>th</sup> March 2018

Tunnack Community Hall  
2147 Tunnack Road, Tunnack

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## OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL  
HELD ON WEDNESDAY, 28<sup>TH</sup> MARCH 2018 AT THE TUNNACK HALL, 2147  
TUNNACK ROAD, TUNNACK COMMENCING AT 10:00 A.M.

### 1. PRAYERS

Mrs Sally Cousens recited prayers.

### 2. ATTENDANCE

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

Mr Tim Kirkwood (General Manager), Mr Andrew Benson (Deputy General Manager), David Cundall (Manager, Development & Environment Services) & Elisa Lang (Executive Assistant).

### 3. APOLOGIES

Nil.

### 4. MINUTES

#### DECISION

*Moved by Clr E Batt, seconded by Clr D Fish*

**THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 27<sup>th</sup> February 2018 be confirmed.**

#### CARRIED

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

## 4.2 Special Committee of Council Minutes

### 4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

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

- Woodsdale Hall Management Committee – 6<sup>th</sup> March 2018
- Arts Advisory Committee – 26<sup>th</sup> February 2018
- Memorial Avenue Trees Committee – 18<sup>th</sup> January 2018

#### RECOMMENDATION

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

#### DECISION

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

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

#### CARRIED

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

### 4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

#### DECISION

*Moved by Cllr E Batt, seconded by Cllr D Fish*

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

#### CARRIED

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



### 4.3 Joint Authorities (Established Under Division 4 Of The Local Government Act 1993)

#### 4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

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

- Southern Tasmanian Councils Authority – Minutes of the Meeting held 5<sup>th</sup> February 2018.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Minutes from meeting held on the 26<sup>th</sup> February 2018.

#### DECISION

*Moved by Cllr R Campbell, seconded by Cllr A Bantick*

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

#### CARRIED

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

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

**DECISION NOT REQUIRED**

## 5. NOTIFICATION OF COUNCIL WORKSHOPS

### DECISION

*Moved by Clr E Batt, seconded by Clr D Fish*

**THAT the information be received.**

### CARRIED

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

## 6. COUNCILLORS – QUESTION TIME

### 6.1 QUESTIONS (ON NOTICE)

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

It states:

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

*(2) An answer to a question on notice must be in writing.*

The following questions were submitted by Cllr B Campbell on the 21<sup>st</sup> March 2018.

**Q1 What work has council (SMC) done (July 2017 to March 2018) in Tunnack and surrounding area and how much has been completed and how much is still waiting to be completed and when will it be completed.**

*General Manager's Response:*

*A review of Council's Job Costing System indicates that the following works have been undertaken in Tunnack this financial year:*

*Operating Budget:*

- *Verges – Mowing / Slashing*
- *Verges – Spraying*
- *General Gardening / Tree Maintenance – includes*
- *Litter Collection*
- *General Street Cleaning*
- *Tunnack Recreation Ground – various maintenance activities*
- *Maintenance Grading is undertaken on a cyclical basis consistent with the category of road.*

*In relation to Roads within the designated Tunnack district, the following is a list of roads where expenditure has exceeded \$10,000 on any one road:*

- *Black Post Road - \$10,224*
- *Bourkes Road - \$14,929*
- *Hungry Flats Road - \$14,180*
- *River Road - \$54,280*
- *Summerhill Road - \$13,901*
- *Square Road - \$13,045*

*Capital Budget:*

*There are no other Capital Budget items / projects identified specifically for the Tunnack township.*

## **Q2 When will maintenance work start on Roache Hall?**

*General Manager's Response:*

*Following sale of the property on Interlaken Road, where the net proceeds are to be allocated to the maintenance and development of the Roche Hall property, a scope of works is being prepared. This will be submitted for Council's consideration as part of the 2018/19 budget process.*

*In the interim, a price is being sought to repair and repaint the external windows (and general woodwork) prior to the winter period.*

## **Q3 When will the next road tour looking at unsealed / gravel roads be?**

*General Manager's Response:*

*It is suggested that mid May 2018 would be the appropriate time to conduct a 'Roads Tour', which forms part of the 2018/19 budget process. Councillors may wish to nominate a date at this meeting.*

*Note: A date was nominated at the meeting for the Councillors Roads Tour - this will occur on Wednesday, 18<sup>th</sup> April 2018.*

## **Q4 A London Plane Tree (Plantanus x Acerifolia) in High Street was ring barked and was still living and it has now been cut down without the majority of elected members (councillors) consent and public consultation? Why?**

*General Manager's Response:*

*The London Plane Tree was firstly identified for removal due to evidence of damage that that the root system was causing to the kerb and gutter in that location (which was extending through to the footpath) and concerns regarding the impact the roots were having on the adjacent property (i.e. building foundations and other infrastructure).*

*It should be noted that similar action was taken to remove a silver birch tree in the vicinity of 112 High Street, Oatlands for identical reasons.*

*In terms of consent from Council and the need for public consultation, the Manager – Works & Technical Services had raised this issue on two previous occasions during his attendance at Council Meetings. At one of these meeting the possibility of replacing the tree with the 'Horse Topiary' (currently planted at the southern end of the Oatlands township) was raised.*

*From an operational perspective, Council officers have a clear responsibility to address issues where there is evidence that there is being damage caused to Council infrastructure. More importantly, Council officers must also take action to mitigate risks that may expose the organisation (and/or individuals) to a liability claim. This is particularly relevant where a risk has been identified and reported to Council.*

*It should be noted that 'Tree Roots and Claims Management' is such a significant issue for Council's Liability Insurer (MAV Insurance) that a dedicated forum was conducted a few years ago in relation to this issue. At that time, MAV had incurred a total of \$20.9 million in expenses over a ten-year period relating to tree roots and associated damage claims.*

**Q5 When it comes to council elections, could the general manger explain how the list is put together and who is eligible to be on that list and how often is that list reviewed and are there people on that list because the have a registered non trading company?**

*General Manager's Response:*

*Clr B Campbell is referring the General Manager's List which is kept in in accordance with section 261 of the Local Government Act 1993.*

*The following is an extract from the Act (Section 261) which refers to the List of Electors which consists of two components. The list to be kept by the general manager, and the list to be kept by the Electoral Commissioner.*

**"261. List of electors**

*(1) The general manager is to –*

*(a) prepare and keep a list of electors from the electoral roll kept under [section 258 \(1\)](#) as at the time of closure referred to in [section 260](#) ; and*

*(b) certify that the list is correct.*

*(2) The Electoral Commissioner is to–*

*(a) prepare and keep a list of electors from the electoral roll kept under [section 258 \(7\)](#) for the House of Assembly as at the time of closure referred to in [section 260](#) ; and*

*(b) certify that the list is correct.*

*(3) The lists of electors prepared under [subsections \(1\)](#) and [\(2\)](#) form one list but may consist of 2 or more parts.*

*(4) The Electoral Commissioner is to provide the relevant returning officer with a copy of the certified list of electors.*

*(5) Until after the closing day–*

*(a) no further names or details may be included on the list of electors except names omitted in error; and*

*(b) no other alterations or cancellations may be made to the list of electors except to correct any error.*

*(6) The returning officer on request is to provide each candidate in an electoral area with one copy of the list of electors free of charge as soon as practicable after the roll closure day.*

*(7) A person, body or organisation must not, without reasonable excuse, use information obtained from a list of electors provided under [subsection \(6\)](#) , unless the information is used for purposes connected with an election."*

**End – Section 261**

*The following is an extract from the Act (Section 258):*

**258. Electoral roll**

*(1) The general manager is to keep, in a manner determined by the Electoral Commissioner, an electoral roll in respect of each electoral area.*

(2) An electoral roll kept under [subsection \(1\)](#) in respect of an electoral area by the general manager is to contain–

(a) a list of persons –

- (i) who are entitled under [section 254\(2\)](#) to be enrolled on the electoral roll and who have lodged under [section 257](#) an electoral enrolment form in respect of the electoral area; or
- (ii) who are entitled under [section 254\(3\)](#) to be enrolled on the electoral roll; and

(b) the address or location of the land in respect of which the person is entitled to be enrolled on the electoral roll; and

(c) any other matter the Electoral Commissioner considers appropriate.

(3) The general manager is to make any alterations and additions to the electoral roll necessary to keep the roll accurate and up to date.

(4) The general manager may, either on application or at his or her discretion, delete or exclude a person's address from the electoral roll if satisfied that the safety of the person or the person's family, may be at risk.

(5) The general manager, by notice in writing, may require –

(a) a person to confirm in writing that the person is an occupier or owner of land in the municipal area; and

(b) a corporate body to confirm in writing that –

- (i) the corporate body is an occupier or owner of land in the municipal area; and
- (ii) the nominated person is still entitled to be nominated.

(6) If a person or corporate body has not complied with a requirement under [subsection \(5\)](#) within the period specified in the notice, the general manager must –

(a) delete the name and address of that person or person nominated to vote on behalf of that body from the electoral roll; and

(b) advise that person or body in an approved form.

(7) .....

#### **End – Section 258**

The following is an extract from the Act (Section 254):

#### **254. Entitlement to be on list of electors and to vote in election**

(1) A person is entitled to be enrolled on the electoral roll kept under [section 258\(7\)](#) in respect of an electoral area if the person is enrolled on the electoral roll for the House of Assembly in respect of an address within that electoral area.

(2) A person, other than a person referred to in [subsection \(1\)](#), is entitled to be enrolled on the electoral roll kept under [section 258\(1\)](#) in respect of an electoral area if the person –

(a) is an owner or occupier of land in the electoral area; and

(b) is over the age of 18; and

(c) is not serving a term of imprisonment; and

(d) is not subject to an assessment order or treatment order under the [Mental Health Act 2013](#) or an order under the [Guardianship and Administration Act 1995](#).

(3) A person is entitled to be enrolled on the electoral roll kept under [section 258\(1\)](#) in respect of an electoral area if a nomination of the person to vote in respect of the electoral area on behalf of a corporate body has effect under [section 255](#) .

(4) A person is entitled to vote in an election in respect of an electoral area if the person –

(a) is on a list of electors kept under [section 261\(2\)](#) in respect of the electoral area; and  
(b) is, or will be, 18 years old or more before the closing day for the election.

(5) A person is entitled to vote in an election in respect of an electoral area if the person is on a list of electors kept under [section 261\(1\)](#) in respect of the electoral area.

(6) A person is entitled to vote, on behalf of a corporate body, in an election in respect of an electoral area, if –

(a) a nomination of the person to vote in respect of the electoral area on behalf of the corporate body has effect under [section 255](#) ; and  
(b) the person is on a list of electors kept under [section 261\(1\)](#) in respect of the electoral area.

(7) A person who is a resident in one municipal area and is also an owner or occupier of land in one or more other municipal areas, is entitled to vote, in an election, in respect of each of those municipal areas in respect of which the person is on a list of electors kept under [section 261\(1\)](#) or [\(2\)](#) .”

#### **End – Section 254**

*In relation to reviewing the General Manager’s List, it is basically done prior to the conduct of an election (i.e. every four years), although the List can be amended at any time through the addition or deletion of any entry by notification by the relevant person or corporation.*

*In the lead up to the October 2018 election (probably July/August 2018), it is intended to write to every person and/or corporation that is entered on the General Manager’s List seeking confirmation that the entry is still current, or alternatively, whether any amendment is required. In the absence of any reply, the entry will be deleted prior to certification and forwarding to the Electoral Commissioner. It has also been past practice to advertise the existence and purpose of the List and seeking confirmation through this advertising process.*

*It is interesting to note that the ‘General Manager’s List’, and in particular the process for review, was a topic for discussion at our recent General Manager’s forum convened by the Local Government Association of Tasmania. One outcome of this discussion was to consider a joint advertising process, possibly on a regional basis (i.e. 3 regions). Each advertisement would include the relevant Council logos, add consistency to the overall review process, and enable a more detailed introduction to be provided on a cost effective basis.*

**Q6 Containers: could someone please explain how containers can be approved under planning residential when the land the containers are on is not residential?**

*General Manager’s Response:*

*As per the Planning Report assessing the Development Application for the containers at 1384 Tea Tree Road (refer agenda item 11.1.1), the “Residential Use” class is the best fit*

*description for the works and development. The land contains a dwelling and is therefore a Residential Use. The containers and works are associated with this use.*



## 6.2 QUESTIONS WITHOUT NOTICE

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

It states:

**“29. Questions without notice**

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

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

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

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

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

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

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

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

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

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

**Clr Campbell** – Question regarding the ‘Blue Place’ at Kempton. He believes that a portion of land was donated by the Jones family, has this been acknowledged?

*Andrew Benson (Deputy General Manager) advised this is in progress.*

**Clr Campbell** – Question regarding a shed development application by the Wilsons and that it is currently on the 42<sup>nd</sup> day and they have not heard from Planning and Development regarding progress.

*David Cundall (Manager, Development and Environment Services) advised that the Development Assessment Committee approved this particular application within the 42 day timeframe with a permit being issued yesterday.*

**Deputy Mayor** – has there been any feedback regarding the change in operational hours of the Campania Waste Transfer Station? The Deputy Mayor advised that the communication on the change of operating hours could have been improved by Council. Signage was not on the gate of the WTS, social media sites were updated 3 weeks prior to the change in hours and to ensure that any changes are communicated effectively, perhaps a letter to all individual ratepayers in future advising of any changes. The sign on the Colebrook Road needs to be relocated to a more suitable location.

*The General Manager advised that there has been no other direct feedback regarding the change in operation at the Waste Transfer Stations. Council is already seeing a significant reduction in the amount of waste being deposited and a number of Work Health and Safety issues have been addressed.*

**Clr Fish** – Question regarding the Campania Recreation Ground safety nets. Has there been any progress with the Developer contributing 25% of the costs?

*Andrew Benson (Deputy General Manager) advised that he has briefly discussed this matter with the Developer and will continue discussions. The Developer has however indicated that he was not open to contributing as he believes it is a Council issue, and a public open space contribution has already been made. A further update will be provided at the April Council meeting following further discussions with the Developer.*

**Clr Bantick** – The Corporate Compliance Officer has been recently advertised by Council, has this position been filled?

*The General Manager advised that interviews for the position were conducted yesterday. The areas of focus for this position are Risk Management, Human Resources, Work Health & Safety and Property Management along with general compliance matters. A copy of the position description will be provided which outlines the key duties and responsibilities of this position.*

**Clr Bantick** – correspondence from a visitor to Oatlands was received recently (circulated via the Information Bulletin) and in reference to the correspondence he believes that there may be confusion with the township of Ross.

*The General Manager advised that an acknowledgement letter has been sent.*

**Mayor Bisdee OAM** – Question regarding the Kempton Grandstand with suggestions regarding seating issues. The seating is weathering and splintering. The possibility of installing a safety rail has been raised.

*Andrew Benson (Deputy General Manager) advised that he has discussed this matter with relevant stakeholders. This item will be included as part of the forthcoming 2018/19 budget considerations.*

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**7. DECLARATIONS OF PECUNIARY INTEREST**

Nil.

## 8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

### 1. RESOURCING – WEEDS MANAGEMENT STRATEGY (CLOSED SESSION)

#### DECISION

*Moved by Cllr E Batt, seconded by Cllr R Campbell*

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

#### CARRIED

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

## **9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)**

Public Question Time was held later in the meeting.

### **9.1 Permission to Address Council**

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

- 12.00 p.m. – Jen Wehnert (Health and Wellbeing Coordinator) from Huon Regional Care will address Council in regard to 'The Right Place Program'.
- 1.45 p.m. – Mrs Debbie Wilson will address Council in relation to the removal of a London Plane Tree in High Street, Oatlands.

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

**10.1 INTRODUCTION OF CONTAINER DEPOSIT SCHEME – REFERRAL OF MOTION TO THE LOCAL GOVERNMENT ASSOCIATION OF TASMANIA**

*Clr D Marshall has submitted the following Notice of Motion:*

**DECISION**

*Moved by Clr D Marshall, seconded by Clr R Campbell*

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

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

**CARRIED**

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

## 10.2 LONDON PLANE TREES

### DECISION

*Moved by Cllr R Campbell, seconded by D Fish*

**THAT consideration of this Agenda Item be deferred until later in the meeting following an address to Council by Mrs Debbie Wilson.**

### CARRIED

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

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

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

### **11.1 DEVELOPMENT APPLICATIONS**

#### **11.1.1 DEVELOPMENT APPLICATION FOR PROPOSED OUTBUILDINGS (TEMPORARY BUILDINGS ASSOCIATED WITH RESIDENTIAL USE) AND EARTHWORKS AT 1384 TEA TREE ROAD, CAMPANIA – DA 2017/91**

#### **DECISION**

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

**THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council approve the application for Outbuildings (temporary buildings associated with Residential Use) and earthworks at 1384 Tea Tree Rd, Campania and that a permit be issued with the following conditions:**

#### **General Conditions**

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.**
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.**

#### **Outbuildings (temporary shipping containers)**

- 3) The outbuildings are approved as ancillary to the existing Residential use only. The buildings and associated land must not be used for any other purpose without prior Council approval.**
- 4) The external building materials associated with the development must blend and integrate with the general landscape using external finishes (painting and colours) that are sympathetic to the rural landscape to the satisfaction of the Manager, Development & Environmental Services.**
- 5) Visual exposure of the containers to the Tea Tree Road must be minimised to the satisfaction of the Manager, Development & Environmental Services.**
- 6) All 41 shipping containers depicted in the Development Application must be removed entirely from the land within two (2) years of the date of this permit. Council may grant a once off extension of up-to 24 months subject to the discretion of Council (per the advice "*Advice to accompany this condition (Condition 6)*"). Any such application for the extension of time must be applied**



for in writing and be submitted to Council within two (2) years of the date of this permit.

**Advice to accompany this condition (Condition 6)**

**Council in considering whether to grant an extension of time to keep the containers on the land will give consideration to the Planning Scheme (at the time of the request for such an extension) and consider the impact on the rural landscape, any nuisance caused by the containers and any other matter determined relevant by the Council at the time of the request.**

**Earthworks**

- 7) All earthworks assessed in the report *Landslide Risk Assessment Report – The Buddhist Cultural Park, Tea Tree Road, Campania* prepared by Scherzic Ground investigations (dated February 2018) must be re-assessed in the first quarter of 2028 by a suitably qualified person to determine that the works still comply with the Performance Criteria Part E3.7.1 and Part E3.7.3 of the *Southern Midlands Interim Planning Scheme 2015* or best practice (at the time of assessment in 2028). If the works do not comply then the owner must undertake all necessary remediation works to reduce the landslide risk to an acceptable or tolerable level. All such assessment and works must be first approved by the Manager of Development and Environmental Services in writing.

**Services**

- 8) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.
- 9) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.
- 10) Before any works continue a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Manager of Development and Environmental Services (refer to advice below). The SWMP shall form part of this permit when approved.

**Construction Amenity**

- 11) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

- 12) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - The transportation of materials, goods and commodities to and from the land.

- c. **Obstruction of any public road.**
- d. **Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.**
- 13) **Public roadways must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.**
- 14) **The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services and the Road Authority.**

**The following advice applies to this permit:**

- A. **This Planning Permit does not imply that any other approval required under any other legislation has been granted.**
- B. **This Planning Permit is in addition to any requirements of the *Building Act 2016*. Approval in accordance with the Building Act 2016 may be required prior to works commencing.**
- C. **The SWMP shall be prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, the State Policy for Water Quality Management 1997 and the requirements of the Council's Manager of Development and Environmental Services and show the following -**
  - a. **Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;**
  - b. **Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;**
  - c. **Estimated dates of the start and completion of the works;**
  - d. **Timing of the site rehabilitation or landscape program;**
  - e. **Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;**
  - f. **Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;**
  - g. **Temporary erosion and sedimentation controls to be used on the site; and**
  - h. **Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia: AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney, 2000.**
- D. **Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -**
  - a. **Minimise site disturbance and vegetation removal;**

- b. **Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain);**
- c. **Rehabilitation of all disturbed areas as soon as possible.**

**CARRIED**

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

**11.1.2 DEVELOPMENT APPLICATION FOR PROPOSED WORKSHOP (SERVICE INDUSTRY) AT 68 STOREYS ROAD, BROADMARSH – DA 2018/4**

**DECISION**

*Moved by Cllr R Campbell, seconded by Cllr D Fish*

**THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council approve the application for a Workshop (Service Industry) at 68 Storeys Road, Broadmarsh –(DA 2018/4) and that a permit be issued with the following conditions:**

**General Conditions**

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.**
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, which ever is later, in accordance with section 53 of the land Use Planning And Approvals Act 1993.**
- 3) The land and building is to be used as a Service Industry primarily for repairs and maintenance of farm vehicles, equipment and machinery used for resource development and as otherwise for those purposes detailed in the Development Application.**

**Environmental Effects (Conditions)**

- 4) All waste oil and other contaminants generated by the approved development must be stored appropriately and disposed of by a licensed contractor (where required).**
- 5) Noise suppression measures are to be installed in the shed/workshop, to the satisfaction of Council's Environmental Health Officer, such measures may include sound batts, "noise suppression" wall/roof/ceiling linings or as otherwise necessary to achieve compliance with condition 6 of this permit.**
- 6) The business is to be operated such that there is compliance with section 53 of the *Environmental Management and Pollution Control Act 1994*.**
- 7) Any materials or equipment stored in the open, visible from public roads or neighbouring property, must be screened by an appropriate tree or shrub screen as necessary. Planting must bear a suitable relationship to the proposed height of the buildings and must not use species listed as noxious weeds within Tasmania, displaying invasive characteristics or unsuitable for fire prone areas.**
- 8) A vegetation/tree screen using a suitable species to a mature height of at least 8 metres must be planted along the length of the western boundary of the parking/driveway area adjacent to the workshop. The vegetation must be maintained for the life of the workshop and replacement vegetation is to be**

planted if any is lost. The planting is to be completed within 6 months of the completion of the building and inspection arranged with the Planning Officer.

#### **Parking & Access**

- 9) The vehicle access from the carriageway of the road onto the subject land must be located and constructed using a gravel pavement in accordance with the construction and sight distance standards shown on standard drawings SD 1012 and SD 1009 prepared by the IPWE Aust. (Tasmania Division) and to the satisfaction of Council's Manager of Works and Technical Services. The works are to be modified to suit the conditions.
- 10) The areas set-aside for parking and associated access and turning must have:
  - a. A driveway access with a minimum 3 metres internal width.
  - b. Space on site to allow that vehicles enter and leave the parking space in a single manoeuvre and enter and leave the site in a forward direction.
  - c. An all-weather pavement constructed and surfaced to the satisfaction of the Council's Manager of Works and Technical Services.
  - d. Drainage discharging to the stormwater system in accordance with the requirements of a plumbing permit issued by the plumbing Permit Authority.
- 11) Adequate maneuvering space must be provided in accordance with Standards Australia (2002): Australian Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Standards Australia, Sydney and the requirements of the Council's Manager of Works and Technical Services (Jack Lyall 62545008) to ensure that heavy trucks or articulated vehicles may leave the site in a forward direction.
- 12) The loading and unloading of goods from commercial vehicles must only be carried out on the land in accordance with Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney.
- 13) All areas set-aside for parking and associated turning, loading and unloading areas must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Development Assessment Committee.

#### **Services**

- 14) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.
- 15) Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services.

- 16) A soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's Manager of Development and Environmental Services (refer to advice below) prior to the building works commencing. The SWMP shall form part of this permit when approved.

#### Hours of Operation

- 17) The use or development must only operate between the following hours unless otherwise approved by Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 7:00 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 4:00 p.m.

#### Construction Amenity

- 18) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

- 19) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

- a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
- b. The transportation of materials, goods and commodities to and from the land.
- c. Obstruction of any public road.
- d. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.

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

- 21) The developer must make good and/or clean any road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manager of Works and Technical Services and the Road Authority.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.

- B. This Planning Permit is in addition to any requirements of the *Building Act 2016*. Approval in accordance with the Building Act 2016 may be required prior to works commencing.**
- C. The SWMP shall be prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, the State Policy for Water Quality Management 1997 and the requirements of the Council’s Manager of Development and Environmental Services and show the following –**
- a. Allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
  - b. Critical natural areas such as drainage lines, recharge area, wetlands, and unstable land;
  - c. Estimated dates of the start and completion of the works;
  - d. Timing of the site rehabilitation or landscape program;
  - e. Details of land clearing and earthworks or trenching and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
  - f. Arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
  - g. Temporary erosion and sedimentation controls to be used on the site; and
  - h. Recommendations for the treatment and disposal of wastewater in accordance with Standards Australia: AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney, 2000.
- D. Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following –**
- a. Minimise site disturbance and vegetation removal;
  - b. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council’s storm water system, a watercourse or road drain);
  - c. Rehabilitation of all disturbed areas as soon as possible.

**CARRIED**

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

**DECISION**

*Moved by Deputy Mayor A Green, seconded by Clr R Campbell*

**THAT the meeting be adjourned at 10.58 a.m. for morning tea.**

**CARRIED**

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

**DECISION**

*Moved by Clr D Fish, seconded by Clr A Bantick*

**THAT the meeting reconvene at 10.58 a.m. to complete the remaining Agenda Items whilst Council is acting as a Planning Authority.**

**CARRIED**

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



**11.2 SUBDIVISIONS**

Nil.

**11.3 MUNICIPAL SEAL (Planning Authority)**

**11.3.1 COUNCILLOR INFORMATION:- MUNICIPAL SEAL APPLIED UNDER DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED DOCUMENTS**

Nil.

**11.4 PLANNING (OTHER)**

**11.4.1 PETITION TO AMEND SEALED PLAN NUMBER 153859– AMEND SCHEDULE OF EASEMENTS –1458 WOODSDALE ROAD, LEVENDALE – BUTLER MCINTYRE AND BUTLER OBO TE, GM AND BJ BIRCHALL**

**DECISION**

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

**THAT in accordance with Section 103 of the *Local Government (Building & Miscellaneous Provisions) Act 1993* Council Sign and Seal an ‘Instrument Form’ to be lodged at the Land Titles Office with a Request to Amend Sealed Plan 153859 to delete the words “In respect of the Lots upon the Plan the Vendor Maxwell John Birchall shall be required to fence” and replacing the words with “In respect of the Lots upon the Plan the Vendor Maxwell John Birchall shall not be required to fence” in the Schedule of Easements.**

**CARRIED**

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

**DECISION**

*Moved by Clr D Fish, seconded by Clr R Campbell*

**THAT the meeting be adjourned at 11.00 a.m. for morning tea.**

**CARRIED**

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

**DECISION**

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

**THAT the meeting reconvene at 11.24 a.m.**

**CARRIED**

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

## **12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)**

### **12.1 Roads**

**Strategic Plan Reference – Page 14**

1.1.1 Maintenance and improvement of the standard and safety of roads in the municipality.

Nil.

### **12.2 Bridges**

**Strategic Plan Reference – Page 14**

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

Nil.

### **12.3 Walkways, Cycle ways and Trails**

**Strategic Plan Reference – Page 14**

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

Nil.

### **12.4 Lighting**

**Strategic Plan Reference – Page 14**

1.4.1a Ensure Adequate lighting based on demonstrated need.  
1.4.1b Contestability of energy supply.

Nil.

### **12.5 Buildings**

**Strategic Plan Reference – Page 15**

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

Nil.

### **12.6 Sewers**

**Strategic Plan Reference – Page 15**

1.6.1 Increase the capacity of access to reticulated sewerage services.

Nil.

### **12.7 Water**

**Strategic Plan Reference – Page 15**

1.7.1 Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

## 12.8 Irrigation

**Strategic Plan Reference – Page 15**

1.8.1 Increase access to irrigation water within the municipality.

Nil.

## 12.9 Drainage

**Strategic Plan Reference – Page 16**

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

Nil.

## 12.10 Waste

**Strategic Plan Reference – Page 17**

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

Nil.

## 12.11 Information, Communication Technology

**Strategic Plan Reference – Page 17**

1.11.1 Improve access to modern communications infrastructure.

Nil.

**12.12 Officer Reports – Works & Technical Services (Engineering)**

**12.12.1 MANAGER - WORKS & TECHNICAL SERVICES REPORT**

**Author:** MANAGER WORKS & TECHNICAL SERVICES (JACK LYALL)

**Date:** 23 MARCH 2018

**QUESTIONS WITHOUT NOTICE TO MANAGER, WORKS & TECHNICAL SERVICES**

Clr Campbell – Advice that the 45 degree angle parking signs opposite Roxy IGA in Oatlands need replacing.

Deputy Mayor – request for a timetable for the planned road reconstruction and sealing program – project schedule to be circulated.

Clr Marshall – Advice of damaged guard railing at Mudwalls Road/Lovely Banks Road intersection.

Clr Fish – pine tree located on the Esplanade (vicinity of N Espie’s residence) – removal should be scheduled for the same time as the trees located at Maher’s Point.

Clr Batt – Works at the junction of Memorial Avenue, Kempton – can priority be given to these works.

Clr Marshall – Brown Mountain Road – roadside litter collection required on the approach to the Waste Transfer Station.

Clr Bantick – Chauncy Vale Road – corner widening – large exposed rock may need a temporary marker/cordoned off until full removal.

**RECOMMENDATION**

THAT the Works & Technical Services Report be received and the information noted.

**DECISION**

*Moved by Clr R Campbell, seconded by Clr D Marshall*

THAT the Works & Technical Services Report be received and the information noted.

**CARRIED**

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

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

### **13.1 Residential**

**Strategic Plan Reference – Page 18**

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

Nil.

### **13.2 Tourism**

**Strategic Plan Reference – Page 19**

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

Nil.

### **13.3 Safety**

**Strategic Plan Reference – Page 31**

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

Nil.

### **13.4 Business**

**Strategic Plan Reference – Page 20**

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

2.3.1b Increase employment within the municipality.

2.3.1c Increase Council revenue to facilitate business and development activities (social enterprise)

Nil.

### **13.5 Industry**

**Strategic Plan Reference – Page 21**

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

Nil.

### **13.6 Integration**

**Strategic Plan Reference – Page 21**

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

2.5.2 The Bagdad Bypass and the integration of development.

Nil.

## 14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

### 14.1 Heritage

#### DECISION

*Moved by Cllr R Campbell, seconded by Cllr D Marshall*

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

#### CARRIED

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



## 14.2 Natural

**Strategic Plan Reference – Page 23/24**

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

### 14.2.1 LANDCARE UNIT – GENERAL REPORT

#### DECISION

*Moved by Cllr D Fish, seconded by Cllr D Marshall*

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

#### CARRIED

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

### 14.3 Cultural

**Strategic Plan Reference – Page 24**

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 – Page 25**

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

Nil.

### 14.5 Climate Change

**Strategic Plan Reference – Page 25**

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 – Page 26**

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

Nil.

### 15.2 Youth

**Strategic Plan Reference – Page 26**

4.2.1 Increase the retention of young people in the municipality.

Nil.

### 15.3 Seniors

**Strategic Plan Reference – Page 27**

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

Nil.

### 15.4 Children and Families

**Strategic Plan Reference – Page 27**

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

Nil.

### 15.5 Volunteers

**Strategic Plan Reference – Page 27**

4.5.1 Encourage community members to volunteer.

Nil.

### 15.6 Access

**Strategic Plan Reference – Page 28**

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

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

Nil.

### 15.7 Public Health

**Strategic Plan Reference – Page 28**

4.7.1 Monitor and maintain a safe and healthy public environment.

Nil.

**15.8 Recreation**

<b>Strategic Plan Reference – Page 29</b>	
4.8.1	Provide a range of recreational activities and services that meet the reasonable needs of the Community.

Nil.

**15.9 Education**

<b>Strategic Plan Reference – Page 29</b>	
4.10.1	Increase the educational and employment opportunities available within the Southern Midlands.

Nil.

**15.10 Animals**

**15.10.1 ANIMAL MANAGEMENT REPORT**

**DECISION**

*Moved by Clr D Fish, seconded by Clr A Bantick*

**THAT the information be received.**

**CARRIED**

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

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

**16.1 Retention**

**Strategic Plan Reference – Page 30**

5.1.1 Maintain and strengthen communities in the Southern Midlands.

Nil.

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

### 17.1 Improvement

**Strategic Plan Reference – Page 32**

- |       |   |
|-------|---|
| 6.1.1 | Improve the level of responsiveness to Community needs.   |
| 6.1.2 | Improve communication within Council.   |
| 6.1.3 | Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system. |
| 6.1.4 | Increase the effectiveness, efficiency and use-ability of Council IT systems.                         |
| 6.1.5 | Develop an overall Continuous Improvement Strategy and framework                                      |

Nil.

## 17.2 Sustainability

Strategic Plan Reference – Page 33 & 34	
6.2.1	Retain corporate and operational knowledge within Council.
6.2.2	Provide a safe and healthy working environment.
6.2.3	Ensure that staff and elected members have the training and skills they need to undertake their roles.
6.2.4	Increase the cost effectiveness of Council operations through resource sharing with other organisations.
6.2.5	Continue to manage and improve the level of statutory compliance of Council operations.
6.2.6	Ensure that suitably qualified and sufficient staff are available to meet the Communities needs.
6.2.7	Work co-operatively with State and Regional organisations.
6.2.8	Minimise Councils exposure to risk.

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

#### DECISION

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

**THAT the information be received.**

#### CARRIED

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



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

**DECISION**

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

**THAT:**

- a) the information be received; and
- b) The Southern Midlands Council seek to engage with the South East Regional Development Association (SERDA), which is made up of Clarence City, Sorell, Tasman and Glamorgan Spring Bay Councils, in terms of participating in SERDA initiated projects or activities that may add value to the Southern Midlands municipal area.

**CARRIED**

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

*Clr R Campbell submitted a proposed Motion for referral to the ALGA conference relating to low cost housing solutions.*

*Deputy Mayor A Green declared an interest and left the meeting at 11.48 a.m.*

### **17.2.3 2018 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT**

**Author:** GENERAL MANAGER (TIM KIRKWOOD)

**Date:** 15 MARCH 2018

**Attachment:**

*National General Assembly of Local Government Call for Motions Discussion Paper*

#### **ISSUE**

To confirm attendance at the Australian Local Government Association (ALGA) 2018 National General Assembly of Local Government conference and consider any Motions for submission to ALGA.

#### **DETAIL**

The National General Assembly (NGA) of Local Government conference will be held from the 17<sup>th</sup> – 20<sup>th</sup> June 2018 in Canberra.

The theme for the 2018 conference is '*Australia's Future, Make it Local*'. The program will be focused on not just the wide scope and importance of Local Government, but its ability to influence and effect fundamental change and improvement at the community level.

This event provides a unique opportunity for Local Government to engage directly with the Federal Government, to develop national policy and to influence the future direction of our councils and our communities.

ALGA is also calling for motions for the 2018 NGA conference. Motions are to be submitted online by the 30<sup>th</sup> March 2018 with a clear national objective, a summary of key arguments in support of the motion and the endorsement of Council.

The early-bird registration fee is \$969.00 if registration is lodged prior to the 4<sup>th</sup> May 2018. Daily registration fees range from \$320.00 to \$529.00. Please note this fee does not include airfares or accommodation.

**Human Resources & Financial Implications** – Registration fees to be funded from the 2017/18 budget. Accommodation and airfares to be funded from the 2018/19 budget.

**Community Consultation & Public Relations Implications** – attendance at the conference assists Council in being proactive and having input into the planning and direction of local government into the future.

**Policy Implications** – Whilst not a formal Policy, it has been standard practice for the Mayor & General Manager to attend.

**Priority - Implementation Time Frame** – Delegates registration must be lodged prior to the 4<sup>th</sup> May 2018 to receive the early bird registration fee. Motions are required to be submitted online no later than the 30<sup>th</sup> March 2018.

## RECOMMENDATION

THAT Council:

- a) confirm attendance at the 2018 National General Assembly of Local Government Conference (ALGA) to be held in Canberra; and
- b) identify any Motions for submission to ALGA by the 30<sup>th</sup> March 2018.

## DECISION

*Moved by Cllr R Campbell, seconded by Cllr D Marshall*

**THAT**

- 1. Council authorise the Mayor and General Manager to attend the 2018 National General Assembly of Local Government in Canberra;**
- 2. A report on the activities and outcome of the Assembly be prepared for Council; and**
- 3. Council endorse referral of the following Motion for inclusion on the ALGA Assembly Agenda:**

**“THAT the Australia Local Government Association lobby the Federal Government to take an active role (in conjunction with all State Governments) to address the significant issue regarding the shortage of affordable / low-cost housing that exists in all States and our respective local communities (especially in relation to retirees).**

**CARRIED**

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

*Deputy Mayor A Green returned to the meeting at 11.54 a.m.*

## DECISION

*Moved by Cllr A Bantick, seconded by Cllr D Fish*

**THAT the meeting be adjourned to receive a presentation from Huon Regional Care.**

## CARRIED

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

## PERMISSION TO ADDRESS COUNCIL

Jen Wehnert (Health and Wellbeing Coordinator) from Huon Regional Care addressed Council in regard to 'The Right Place Program' (a program to connect people with health and community services).

The Right Place is a community owned and community driven program to connect people with health and community services. Governance of the program is situated within the community in recognition of the importance of community involvement and ownership.

An outline of the concept and Practice Principles was outlined to Council. The program was initially a community led initiative that began in the Huon Valley as a result of a community forum and the need for additional information on care service providers. The 'Right Place Program' was one of several initiatives proposed by the community to improve integration and transfers of care for the community. Since its inception, many other communities have shown interest in bringing 'The Right Place' to their local area. It is intended that the initiative expands to interested communities – to be known as The Right Place communities.

Principles of the 'The Right Place' Program involve the ability for people to ask for information, advice and assistance through any member organisation of The Right Place program and ensuring that people will have access to good quality information, advice and assistance to help them make an informed choice.

The program has developed a number of resources, practice principles, memorandum of understanding, program and evaluation framework as well as a training package for facilitators to train frontline staff in participating businesses/organisations.

Further information is available from <http://therightplace.org.au>

*The Mayor thanked Huon Regional Care representatives for their presentation and a report will be provided by the Deputy General Manager for the April Council meeting.*

**DECISION**

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

**THAT the meeting be reconvened at 12.40 p.m.**

**CARRIED**

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

## 9. PUBLIC QUESTION TIME (12.41 PM)

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

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

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

Councillors were advised that, at the time of issuing the Agenda, one Question on Notice had been received from a member of the Public.

### **Mr C Williams – 1356 Tea Tree Road Quarry**

Question with notice, now the Tribunal has made a decision, what amount of money did the Council pay over the 1356 Tea Tree Rd Quarry amendment.

#### *General Manager's Response:*

*It is acknowledged that the Resource Management and Planning Appeal Tribunal has made a decision to refuse the application lodged by yourself to amend certain terms of a planning permit issued by the Southern Midlands Council pursuant to an Order of the Tribunal. The reason are detailed in the Tribunal's decision.*

*I can confirm that legal costs were incurred by Council as part of the Appeal Tribunal process. Costs included assessing the initial application to determine Council's ability to amend the permit. I am unable to advise the amount of costs incurred as this information is exempt under section 31 of the Right to Information Act 2009. This section states that:*

*"Information is exempt information if it is of such a nature that the information would be privileged from production in legal proceedings on the ground of legal professional privilege."*

*Further, "legal professional privilege is a rule of substantive law which may be availed of by a person to resist the giving of information or the production of documents which would*

*reveal communications between a client and his or her lawyer made for the dominant purpose of giving or obtaining legal advice or the provision of legal services, including representation in legal proceedings.”*

*Information between the Council and its legal advisors in relation to costs is protected by legal professional privilege because it relates to the provision of legal services and in the course of legal proceedings, including those proceedings currently on foot, and the information requested will reveal communications between Council and its lawyers in this context.*

There were six (6) members of the public in attendance.

Mayor A E Bisdee OAM then invited questions from members of the public in attendance.

### **Carol Byers - Tunnack**

Question regarding street lights and advice that there are currently no lights located outside the Tunnack Hall. This has become an issue with frequent use of the Hall during the evenings. Is there an option of relocating an existing street light (near Uniting Church) to outside the Hall?

*The General Manager advised that this certainly is an option. Council is responsible for the provision of street lighting and if there is an existing pole that can be used Council will investigate further and have a street light installed outside the Hall.*

Question regarding the old war photos located in the Tunnack Hall that require cleaning and/or restoration works. Is this something Council can assist with?

*The Mayor advised that Council has an annual Community Small Grants Program and this item would certainly fit the criteria to receive funding to undertake these works. It was advised that Nick Cook from Kempton does repairs/cleaning jobs and could possibly provide a quote for inclusion with the small grants application.*

### **John Summers - Tunnack**

Question regarding the Baden Hall and what is happening with this site? The hall is now beyond repair and has significantly deteriorated. Can it be demolished with the suggestion of a picnic area located in this same site with a map / interpretative signage relating to the history of Baden. Would like some direction from Council on how to go about this.

*Clr Fish advised that the Facilities and Recreation Committee are aware of this issue with the Baden Hall. The Deputy Mayor advised that demolition of the Hall would require a planning permit and that there were some issues regarding ownership of the land. The Deputy General Manager provided a commitment that himself and the Manager - Works and Technical Services will be in direct contact with Mr Summers in the near future to discuss a process going forward.*

Question regarding the Telstra Tower and the lack of coverage in the Tunnack area.

*The General Manager advised that the lack of coverage in the Tunnack area will be referred through to the Telstra Area General Manager. An enquiry has been received from a telecommunications service provider regarding ownership of the pole in the vicinity of the Tunnack Fire Station. This would involve the placement of infrastructure on this existing pole and improve communication services. The provider has been referred to the Tasmania Fire Service.*

Mr Summers congratulated Council on the upkeep of gravel roads in the area and would like to see more pressure put on State Government to take over responsibility for Eldon Road.

**David Northey – Tunnack**

Advised that there is an issue with motorists speeding through the Tunnack township.

*The General Manager advised that Council's Road Traffic Counter can be placed on the road which will measure vehicle speeds. This information can then be referred to Tasmania Police to substantiate evidence of speeding.*

Request for Council to conduct a follow-up waste survey for the Tunnack township to see if a garbage collection service in the area is viable.

*It was advised that Council will conduct a waste management survey for residents to gauge interest on whether this service could be introduced.*

Question regarding excessive rubbish on properties within Tunnack. This was raised at the last Council meeting held in Tunnack (specifically property in the vicinity of St Brigid's).

**Rowena McDougall - Baden**

Question regarding the Baden Hall and that it would be great to see something happen on this site. Interpretation panels etc. should be placed in this location, which should include particular reference to Rumneys Huts.

Comment made in relation to the section of Tunnack Main Road extending from the junction with Woodsdale Road through to Tunnack. This section of road is extremely narrow in places and needs to be upgraded.

*To be referred to the Department of State Growth as this is not a Council maintained road.*

**Terry Loftus – Southern Midlands Regional News**

Request for Council to consider the seating arrangement at Council meetings as it is hard to hear when Councillors have their backs to the public gallery. He feels like they are not wanted at meetings.

*Noted.*



**DECISION**

*Moved by Clr R Campbell, seconded by Clr D Fish*

**THAT the meeting be adjourned at 1.03 p.m. for lunch.**

**CARRIED**

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

**DECISION**

*Moved by Clr E Batt, seconded by Clr D Fish*

**THAT the meeting be reconvened at 1.52 p.m.**

**CARRIED**

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

## PERMISSION TO ADDRESS COUNCIL

Mrs Debbie Wilson addressed Council in relation to the removal of a London Plane Tree in the vicinity of 62 High Street, Oatlands. Mrs Wilson commissioned a report by Jerry Romanski (Arborist/Consultant) following the removal of this tree and provided a copy of this report for Councillors information.

Mrs Wilson gave an overview of the process that was involved in the initial planting of the London Plane trees in August 2008. This included receipt of a community grant for approximately \$35,000.

A request was made for another London Plane tree to be planted where it was removed from and a full apology issued to all ratepayers and residents. A maintenance schedule for street trees also needs to be looked at.

*The Mayor advised that Council will be considering the development of a 'Street Tree Policy' for the municipal area which will aim to address the issues that have arisen. The draft policy would be released for public comment and feedback prior to formal approval by Council.*

*The Deputy Mayor also raised the possible need to develop a By-Law to support of any such policy. This would enable Council to take appropriate action as required.*

*The Mayor thanked Mrs Wilson for her interest and concern.*

## 10.2 LONDON PLANE TREES

### ***Clr B Campbell has submitted the following Notice of Motion:***

THAT the removal of Trees from a Streetscape in a public place area must have approval from the elected members of Council.

### **BACKGROUND (Comments provided by Clr B Campbell)**

Removal of trees from Streetscape in a public space area must have approval from the elected members of council. This motion has been put to council in the interest of the people in the municipality of the Southern Midlands. Trees planted in a public space i.e. High Street Oatlands. To plant a tree in a public space the matter is put on the table for councillors approval. For a tree to be removed (under normal circumstances) from a public space the issue re removal be put on the table for councillors to make a decision yes or no.

This matter has reared its ugly head because a London Plane Tree(*plantanus x acerifolia*) in High Street Oatlands was (poorly) ring barked and was still living and had a strong chance of repairing the ring bark damage but that can not happen as the tree has been removed thus a number of residential people in Oatlands are not happy. The question to the motion to be considered is, if one person wants a tree to be removed and an employee (s) of council remove the tree (without councillors consent) what is to stop others requesting a tree or trees be removed. One must consider the expense to put the trees in and the expense to remove the tree and how removal of a tree or trees can damage the streetscape. How would the people of Colebrook feel if trees were removed from their streetscape, the same applies to Kempton.

It is understandable for trees to be removed due to storm and / or fire damage, this situation is different and is governed by urgency.

London Plane - *Plantanus x Acerifolia* can grow to 136 feet high and develop a trunk circumference of ten feet. Roots and canopy can be pruned. When trees are topped this weaken their structure and the tree continue to grow in a stunted form. The London Plane tree has Royal Consent as a hardy street tree that has the characteristic of cleaning polluted air and can grow in contaminated soils in a frosty / snow area and survive hot dry weather and droughts. Want further information go on-line.

### ***General Manager's Comments:***

*Recently there has been considerable discussion relating to the removal of a London Plane Tree from High Street in Oatlands. Whilst Councillors have been briefed in regard to the specific reasons for this action, and written comments are provided in response to a 'Question on Notice' submitted by Clr Campbell (refer Item 6.1 in this Agenda), the discussion has raised a number of related issues which warrant further and detailed consideration. These issues include, but are not limited to, the location and type of trees that are planted (taking into account other infrastructure within the road reserve and immediate vicinity); the associated maintenance regime; are there alternatives to removal where there is evidence of any impact by a tree) etc. etc.*

*Basically, the outcome of these discussions is the recognition of the need to prepare an overall 'Street Tree Policy'. Such a Policy, including any associated guidelines and operational procedures, would address the issue that Clr Campbell has raised in the Notice of Motion.*

*To reach such a decision that is proposed in this Motion, in the absence of an overall guiding policy, may raise significant risk issue. An immediate example that comes to mind is the need to remove a tree in an emergency situation where it would not be practicable to obtain consent from elected members in advance.*

*Preliminary research has been undertaken to assess the range of detail that may form part of a Street Tree Policy. The intent is to review this content with the aim of submitting a draft Policy to the next Council Meeting. Given the level of community interest, a draft Policy would be advertised for community assessment and input prior to finalisation by Council.*

*Moved by Cllr R Campbell*

**THAT the removal of Trees from a Streetscape in a public place area must have approval from the elected members of Council.**

**THE MOTION LAPSED FOR WANT OF A SECONDER**

## **DECISION**

*Moved by Cllr D Marshall, seconded by Cllr E Batt*

**THAT Council:**

- 1. As a matter of priority, proceed to draft a Street Tree Policy; and**
- 2. As part of this process, consider the need to develop an accompanying By-Law.**

**CARRIED**

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

**17.2.4 REVIEW OF COUNCIL'S STRATEGIC PLAN 2014-2023 AND THE  
CREATION OF THE STRATEGIC PLAN 2018-2027**

**DECISION**

*Moved by Deputy Mayor A Green, seconded by Clr R Campbell*

**THAT Council**

- 1. receive and note the report;**
- 2. adopt the proposed process of the review of the Strategic Plan; and**
- 3. invite submissions from members of the public at the commencement of the review process which would enable consideration (and inclusion) of the issues raised in the preliminary draft.**

**CARRIED**

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

**17.2.5     TABLING OF DOCUMENTS**

Nil.

**17.3 FINANCES**

**17.3.1 MONTHLY FINANCIAL STATEMENT (FEBRUARY 2018)**

**DECISION**

*Moved by Cllr E Batt, seconded by Cllr D Marshall*

**THAT the Financial Report be received and the information noted.**

**CARRIED**

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

**17.3.2 2017/2018 BUDGET ESTIMATES – FORMAL REVISION AND ALTERATION  
(IN ACCORDANCE WITH SECTION 82 OF THE LOCAL GOVERNMENT  
ACT 1993)**

**DECISION**

*Moved by Deputy Mayor A Green, seconded by Cllr B Campbell*

THAT in accordance with section 82 of the *Local Government Act 1993*, the 2017/2018 Budget estimates be altered as follows (to incorporate the above amendments):

**1. 2017-18 Statement of Comprehensive Income:**

	<b>2017-2018 Original Budget \$</b>	<b>2017-2018 Revised Budget \$</b>
<b>Operating Expenditure</b>		
Employee Costs	3,950,529	3,950,529
Materials & Contracts	3,227,729	3,162,229
Depreciation & Amortisation	2,719,500	2,719,500
Borrowing Costs	48,925	48,925
Contributions	209,622	209,622
Commercial Expenses	765,000	765,000
Other	161,100	161,100
<b>Total Operating Expenditure</b>	<b>\$11,082,405.00</b>	<b>\$11,016,905.00</b>
<b>Operating Revenue</b>		
General Rates	5,174,991	5,174,991
User Charges	968,447	833,447
Interest	157,000	157,000
Government Subsidies	24,000	24,000
Commercial Revenue	765,000	765,000
Other	162,000	162,000
Grants – Operating	3,266,489	1,664,336
Donations	0	0
<b>Total Operating Income</b>	<b>\$10,517,927.00</b>	<b>\$8,780,774.00</b>
<b>Operating Surplus / (Deficit)</b>	<b>(564,479)</b>	<b>(2,236,131)</b>
Grants – Capital	3,177,843	3,217,843



Proceed from Disposal of Non-Current Assets	484,000	484,000
	<b>\$3,661,843</b>	<b>\$3,701,843</b>
<b>Net Surplus / (Deficit)</b>	<b>\$3,097,364</b>	<b>\$1,465,712</b>

**2. 2017-18 Capital Expenditure Budget**

**Addition:**

**Hall Lane Reconstruction - \$48, 730**

**Reduction:**

**Tunbridge Township (Streetscape Project) - \$50,000**

**CARRIED**

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

**18. MUNICIPAL SEAL**

Nil.

## 19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

### RESOURCING – WEEDS MANAGEMENT STRATEGY (CLOSED SESSION)

*Prior to the meeting being closed to the public, the General Manager mentioned three items that Mrs Helen Scott intended to raise during Public Question Time. Unfortunately she was unable to attend the meeting.*

*The issues related to:*

- 1. Location of Council's Annual General Meeting. Mrs Scott has noted that the previous two AGM's have been held at the Kempton Council Chambers, yet it was intended to alternate between Oatlands and Kempton. The December 2018 AGM is also scheduled for Kempton.*

*Council to consider relocating the December 2018 Annual General Meeting.*

- 2. Signage at Runnymede – indicates distance to Oatlands, however the signage should also indicate the distance to the localities in between (i.e. Levendale; Woodsale; Whitefoord etc.)*

*Options to improve signage to be investigated. One option is to install an additional sign which would be placed on Woodsdale Road.*

- 3. Woodsdale Museum / Fire Shed – follow-up request for a 'concealed entrance sign'.*

*To be actioned.*

### DECISION

*Moved by Clr E Batt, seconded by Clr R Campbell*

**THAT the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting.**

### CARRIED

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

## CLOSED COUNCIL MINUTES

### 20. BUSINESS IN “CLOSED SESSION”

#### 20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

*In accordance with the Local Government (Meeting Procedures) 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.*

*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

*In accordance with the Local Government (Meeting Procedures) 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.*

*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

*In accordance with the Local Government (Meeting Procedures) 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.*

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

#### 20.4 COUNCILLOR QUESTION TIME (CLR B CAMPBELL)

*In accordance with the Local Government (Meeting Procedures) 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.*

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

#### 20.5 PROPERTY MATTER - OATLANDS

*In accordance with the Local Government (Meeting Procedures) 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.*

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

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**20.6 RESOURCING – WEEDS MANAGEMENT STRATEGY**

*In accordance with the Local Government (Meeting Procedures) 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.*

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

**20.7 LEGAL MATTER**

*In accordance with the Local Government (Meeting Procedures) 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.*

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

**DECISION**

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

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

**CARRIED**

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

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## OPEN COUNCIL MINUTES

### 21. CLOSURE

The meeting closed at 3.50 p.m.





# Minutes (no quorum)

## Mangalore Recreation Ground Management Committee

Supported by *Community & Corporate Development*  
a business unit of the Southern Midlands Council



**Thursday, 22<sup>nd</sup> March 2018**  
Mangalore Recreation Ground Hall - 05.30pm

<b>COMMITTEE MEMBERS ATTENDEES</b>	Kareena Blackwell Lauren Hazelwood Andrew Benson	Brighton & Southern Midlands Pony Club Inc Brighton Equestrian Club Acting Chairman
<b>COMMITTEE OFFICERS</b>	Michelle Webster	A/Community Development Officer - SMC
<b>INVITED GUEST(S)</b>	Any other member of Clubs or Community are always welcome	
<b>APOLOGIES</b>	Clr Tony Bantick Dannika Percy Mike England Ken King Kate Luckel	Councillor/Chairman Brighton & Southern Midlands Pony Club Inc TasShep Inc TasShep Inc Brighton Equestrian Club

### Welcome

Andrew Benson presented an apology for Clr Bantick and as the Acting Chairman welcomed the members of the Committee and advised that a quorum was not present

ITEM	PREVIOUS MINUTES / NOTES	Attached File
DISCUSSION	Motion to confirm the previous minutes dated 21.09.17. Given a quorum was not present the motion could not be put to the meeting	

ITEM	BUSINESS ARISING	Attached File
DISCUSSION	Addressed under Grant – Construction Status	
ACTION ITEMS		RESPONSIBILITY    TIME LINE

ITEM	Lease renewal	Attached File
DISCUSSION	Copies of signed leases for clubs. Discuss Insurance Certificate of Currency.	
ACTION ITEMS		RESPONSIBILITY    TIME LINE

<b>ITEM</b>	<b>Gate &amp; Security</b>		
<b>DISCUSSION</b>	A gate has been installed at top arena. All running smoothly at the moment.		
<b>ACTION ITEMS</b>	<b>RESPONSIBILITY</b>	<b>TIME LINE</b>	
<b>ITEM</b>	<b>Grant – Construction Status</b>		
<b>DISCUSSION</b>	<p>State Government Infrastructure Grant. SMC Community Small Grant</p> <p>Well done! - Opening of the containers storage facility event with the Mayor. Good media coverage. Acquittals completed.</p> <p>44 Gallon Drums. Andrew suggested a move to stack/tidy. Kareena offered to address the issue.</p>		
<b>ACTION ITEMS</b>	<b>RESPONSIBILITY</b>	<b>TIME LINE</b>	
Drums to be stacked behind containers or fence around them & make a compound.	Kareena	ASAP	
<b>ITEM</b>	<b>Calendar of events 2018</b>		
<b>DISCUSSION</b>	Working well. Communicating via email & all ok. Do have some date changes & will forward to Michelle		
<b>ACTION ITEMS</b>	<b>RESPONSIBILITY</b>	<b>TIME LINE</b>	
Kareena to email Michelle with Calendar changes for April & May Michelle to send on to Nick for posting on SMC web site	Kareena Michelle	ASAP	
<b>ITEM</b>	<b>Shower Block Draft Plans</b>		
<b>DISCUSSION</b>	<p>Proposal to get buildings up to Disability Discrimination Act (DDA) standard. Draft plans presented. Questions about how much will it be used?</p> <p>Kareena mentioned Northern clubs previously expressed interest in camping at grounds prior to an event. There is also a wheelchair bound member who watches events at grounds.</p> <p>Consensus was that an upgrade to the existing toilets is needed &amp; one multi-function room with toilet/shower would be an advantage. List of items required include: timer lights, push button taps, new locks, hand towel dispenser, soap dispenser, no urinals, hand dryers, lower ceilings, coat of paint, storage (room) for supplies.</p>		
<b>ACTION ITEMS</b>	<b>RESPONSIBILITY</b>	<b>TIME LINE</b>	
Re-do sketch plans Application to Sept of Sport & Recreation to go 50/50 to upgrade facilities Contact clubs for letters of support for funding submission (Sport & Rec)	Andrew Andrew Andrew	ASAP	
<b>ITEM</b>	<b>Maintenance on the Hall Building</b>		
<b>DISCUSSION</b>	Gutters rusted, half sheets are not really secure on roof – re-roofing in next budget		
<b>ACTION ITEMS</b>	<b>RESPONSIBILITY</b>	<b>TIME LINE</b>	
Budget submission for Council	Andrew	ASAP	

<b>ITEM</b>	<b>Pine Trees</b>		
<b>DISCUSSION</b>	AB provided summary from Arborist inspection of trees. Trees do need trimming		
<b>ACTION ITEMS</b>		<b>RESPONSIBILITY</b>	<b>TIME LINE</b>
Trimming & mulching required		Andrew	Over next two months

<b>ITEM</b>	<b>Grants for other projects</b>		
<b>DISCUSSION</b>	New Arena for showjumping equipment at bottom. Gave examples of other grounds (Huntingfield at Kingston & Derwent Valley Riders at Kensington Park) as examples of their preferences for materials/type of space. Bore installation for irrigation & pump Discussion about management of watering/maintenance responsibilities. Preference from groups is for another arena over the bore & pump.		
<b>ACTION ITEMS</b>		<b>RESPONSIBILITY</b>	<b>TIME LINE</b>
Groups to develop a plan & list of what would help improve current grounds.		Groups	By next meeting
Groups to develop a plan & list of what they would like for another arena.		Groups	
Visit to Derwent Valley Riders to check out the grounds		Andrew/Michelle	

<b>ITEM</b>	<b>Other Business</b>		
<b>DISCUSSION</b>	Kareena mentioned the regular dog poo in front of clubrooms. Did not think it was the dog club but local community members walking their pets. Dog poo collection bin is located behind clubrooms but is not that visible due to dark colour on dark fence??		
<b>ACTION ITEMS</b>		<b>RESPONSIBILITY</b>	<b>TIME LINE</b>
Re-locate dog waste collection bin to a more visible location in the path of walkers through the area?		Andrew	ASAP
Installation of a large sign next to the bin?			
Discuss with Mike/Ken about the location of bin.		Michelle	

**MEETING CLOSE: 6.50pm**

## **NEXT MEETING**

**Distribution of Agenda:**  
All attendees / apologies  
Records



CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE  
SOUTHERN MIDLANDS COUNCIL

MINUTES

OF GENERAL MEETING HELD ON MON 26TH MARCH 2018 @ 2 PM  
CHAUNCY VALE WILDLIFE SANCTUARY, BAGDAD

**Present:** Heather Chauncy; Denna Kingdom (TLC); Peter Bird (BF&G); Graham Green (SMC); Councillor Tony Bantick; (Chair); Jamie Ward; Victoria Needham

**Apologies:** Paul Helleman (P&WS); Councillor Bob Campbell

**1. Minutes of Previous Meeting**

Minutes of the meeting held on October 10<sup>th</sup> 2017 were received as a true and correct record:

Moved – Denna                      Seconded – Heather                      *Carried*

**2. Correspondence**

**Incoming:**

Text Publishing – paperwork for book printing order

**Outgoing:**

**3. Financial Report**

The financial position as at 21/3/18 was \$57,105.89. Graham noted that this figure did not account for a number of outstanding bills e.g. for book reprints, building materials for The Shelter, and wages for Nigel Lockett.

For the financial year to date there has been \$33,975.45 in revenue and \$38,933.45 in payments. Revenue has comprised: \$18,500 (grant instalment); \$9660 (Council allocation); \$4000 (Friends of Chauncy Vale); and \$1815 (donations and sales). Primary expenses have been renovation of the Caretaker's Residence and on the Community Infrastructure Fund (CIF) Safety Upgrades Project.

Short term priority is wrapping up the CIF project by June and balancing the project budget, with the assistance of Tim Kirkwood, to ensure the expenses proposed in our application match reality.

Motion that the financial report be accepted:

Moved – Jamie

Seconded – Heather

*Carried*

#### **4. The Shelter – status of renovation and options for future usage**

The renovation of the Shelter under the CIF grant has been progressing well. Work to date includes: new deck completed; wheelchair access ramps completed; deck railing all but completed; new entrance door (wheelchair compliant) commenced; exterior painting completed; fiberglass sheeting replaced with Laserlite polycarbonate.

Heather congratulated the team on a great job restoring the building.

The next working bee with Nigel Lockett is after Easter – the focus will be on finishing the door and completion of roofing around the deck. This will include more Laserlite so it's not too dark on the large outdoor living area.

There was some discussion around appropriate heating and lighting options for the building. Graham was given the responsibility for investigating options and reporting back. NB: it may be necessary to expend funds on these items in order to get the grant budget to balance – Graham to keep Committee informed.

There was further discussion regarding future usage of the building and promotion. The renovation has greatly improved the amenity of the site, providing scope for broadening usage e.g. meetings, parties, educational, perhaps even basic accommodation. Having the building locked with keys (or code lock) available to booked groups was seen as potentially being necessary.

Graham to talk to David Cundall regarding potential accommodation usage. Promotion of the site to be part of a broader communications strategy that will be put together under the CIF Project.

#### **5. Day Dawn Cottage; book and card reprints**

Jamie and Victoria have continued their work on Day Dawn including: cleaning; reducing fire hazard (there is more required); cleared the dilapidated toilet; audited the books in conjunction with Heather. Deemed necessary to order reprints of 'They Found a Cave' through Text publishing. This to cost around \$1700 including delivery.

Motion in support of investing in reprints of 'They Found a Cave':

Moved – Jamie

Seconded – Tony

*Carried*

Ian Green was engaged to take photographs of Day Dawn Cottage with a view to getting some printed – in response to numerous requests from the public for Day Dawn cards. Heather to select preferred photos for printing.

A double volume of 'Tiger in the Bush' and 'Devil's Hill' is being published later in the year. Heather proposed that we buy 200 when they become available.

## 6. Caretaker and residence

At the time of the meeting, fill-in caretakers Daimen and Freya had just departed. New Caretaker Sam Hilton to commence on April 3<sup>rd</sup>. Prior to commencement arrangements were made to get a bed and mattress for the Caretaker's residence.

Jamie and Victoria filled in as caretakers for a week and took the opportunity to thoroughly clean the residence, paint the toilet and laundry walls, and continue renovations on the shed. An inventory of final household goods required was also compiled e.g. towel rack, wheelbarrow, replacement phone, block splitter etc.

Jamie, Victoria and Graham to be present on April 3<sup>rd</sup> to provide Sam with welcome and induction. Sam is to be given 2 months probation - all being well he will be extended potentially to the end of the year.

Committee expressed that they are comfortable with the current caretaker model for now but ultimately would like to build the network of volunteers available to fulfil the role. Keying into the Tas Land Conservancy database was seen as a way to achieve this.

## 7. Other site management and works

### Campervans

The campervan bays have still not been constructed. Once they have we need to focus on promotion as highlighted previously - general principles:

- Promote as a unique and quiet destination;
- Management of vans should be as hands-off as possible;
- Charge up to \$20/night, maximum 3 nights (payment system to be determined);
- Must be self contained;
- Install signs to mark the van sites.

### Walking Tracks & Signs

Denna to organize a few more signs, as well as adding some reflective tape to make them more obvious. (more below under TLC)

The refurbished track map will be installed by Tim (TLC) within a few weeks.

A bit of track work is currently required, e.g. clearing of trees, stabilizing the track at the switch backs beyond the caves before it deteriorates any further. Graham will organize this as soon as possible.

River works

Peter raised the issue that the river rehabilitation work needs to be done as a priority. The committee agreed for Peter to meet with Digga Davis who is a local with the gear to do the work as recommended in the hydrologist's report. Peter to report back to Graham with a proposal and cost – Graham to then circulate this information to the rest of the Committee.

**8. Tasmanian Land Conservancy - Flat Rock Reserve**

Denna to organize a few more signs, including walking times as suggested by Heather. Some reflective tape will also be added to make them stand out more as Heather suggested some people may overlook the signs.

The refurbished track map will be installed by Tim from TLC within a few weeks.

Flat Rock Reserve neighbours (this paragraph needs to be clarified) – right of way to these blocks – subdivided back to original titles before the covenant was granted.

**9. Other Business**

Chauncy Vale Road

Road widening works have commenced near the bridge

Toilet Roll Holders

Heather has investigated new toilet roll holders from Tasile in Moonah. This is to address the current issue of animals pulling toilet paper out of existing holders. Four new holders are required and Graham will get these.

**10. Next Meeting**

The next meeting has been earmarked for June



**LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE  
MINUTES**

**Monday 16<sup>th</sup> April 2018  
Council Chambers, Oatlands 6.30 p.m.**

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## LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

MINUTES  
Monday 16<sup>th</sup> April 2018

6.30 p.m. Council Chambers  
Oatlands

**MEMBERS:**

**Chairman:** Councillor Don Fish (Proxy: Clr B Campbell)

**Parks & Wildlife Rep:** Paul Helleman (Proxy: Peter Feil)

**Resident Representatives:** Mrs Maria Weeding, Mr Athol Bennett, Dr Robert Simpson, Mr Robert Foster, Mrs Stephanie Burbury, Ms Helen Geard, Mrs Jenni Muxlow

The meeting opened at 6.35 p.m.

**1. ATTENDANCE**

Councillor Don Fish, Athol Bennett, Dr Robert Simpson, Stephanie Burbury, Maria Weeding, Helen Geard, Jenny Muxlow

**2. APOLOGIES**

Peter Feil.

**3. CONFIRMATION OF MINUTES**

The committee to confirm the 19<sup>th</sup> February 2018 minutes.

**RECOMMENDATION**

That the Committee confirm the Minutes of the Lake Dulverton & Callington Park Management Committee meeting held on 19<sup>th</sup> February 2018.

**SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

**MOVED** Mr Athol Bennett

**SECONDED** Mrs Stephanie Burbury

**THAT** the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting, held on 19<sup>th</sup> February 2018.

**CARRIED**

#### **4. BUSINESS ARISING FROM PREVIOUS MEETING**

##### **4.1 MACROCARPA TREE AREA BESIDE MAHERS POINT**

To recap since the last meeting of the committee. Council has concluded that:

- Retain the first eleven (11) trees which run parallel to the unmade road reserve and remove the remaining trees to the end of the row (Mahers Point Cottage end);
- Remove all of the trees in the line perpendicular to the lake;
- Remove the single large *Pinus radiata* located closer to the foreshore; and
- Proceed to prepare a landscape development plan for the area.

A draft landscape plan has been developed – which will go out for public consultation. At the previous meeting, there was a preference for using a predominately English style theme for trees. Since the last meeting of the committee, some of the closer residents to the area have also expressed the idea that some native plants be used. As a result, three draft plans have been drawn up, the difference being the selection of plant species. The three plans are: Plan A - predominately English trees/ plants, Plan B - mixture of English and Australian native plants species and Plan C - predominately Australian native plants. See attached Plans.

The committee are requested to consider the plans and provide comment as to:

- Any changes (of any description – additions, deletions, redesign ideas).
- The mix of plant species and any one plan preference. (Plan A, B or C)

Thoughts on going out for public consultation on just one of the plans, two of the plans, or all three, with the varying plant varieties.

Comments/ suggestions from the committee members were as follows:

- Not to have a path going through the area
- Make the plants at the area marked as 'G' a mix, not to have the impression of a hedge. This would be the case if too many of the one plant species were to be used
- For the public consultation plan - take out the dotted line at the edge of the 'steep bank' area
- Suggested adding a few more trees, however it was acknowledged that the final number of individual trees would really become a reality once the site was ready for landscaping
- Take out the word 'post and rail', and give the public an option on the fence style.
- Wanted a short path link to the area from the existing foreshore walking track (two short paths either side)
- Seating – do we need more than the one shown on the plan? Is there interest in sponsored seats with commemorative plaques?
- Public consultation process could include seeking suggestion for a name of the area
- The committee agreed that only one plan to go out for consultation. This would be the plan that has a combination of English and native plants. A few more plant species to be added to the plan prior to going out.

#### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

##### **RESOLVED**

##### **THAT**

1. The information be noted.
2. A revised plan be prepared taking in to consideration the points above.
3. The revised plan together with the fence options, ideas for an area name etc go out for consultation.

## **4.2 AQUATIC CLUB BUILDING**

The pathway immediately outside the door of the shower facility needs to be sealed. There is also a change required on the door entry. More information was provided at the meeting. The slab area has been boxed and the concrete will be poured soon. The door entry access system will be changed to better suit the use requirements of the venue (evening / early mornings).

### **RECOMMENDATION:**

Note the information.

### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

#### **RESOLVED**

**THAT** the information be noted and that the door access system be changed.

## **4.3 OATLANDS ROTARY – PROPOSED ROTUNDA IN CALLINGTON PARK**

At the November meeting the committee asked that further public consultation on the proposal be undertaken. A survey form that could be filled in by respondents was suggested as one idea. It is recognised that the site is a high profile site, and there would need to be widespread demonstrated support for the demand of this facility, in order to attract funding from the Tas Community Fund.

J Muxlow, being a member of both Rotary and the Lake Dulverton / Callington Park Committee, is looking to progress the idea with a combination of Rotary and Tas Community Fund funds (which need to be applied for).

In the absence of Member J Muxlow, there was no update available for the last committee meeting. Relisted for the April meeting.

J Muxlow advised committee members that she was progressing slowly with the idea. Jenny will continue to update the committee as information becomes available. Some community consultation is happening. Jenny would also like to wait a little until the Mill site is up and running with a new operator.

### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

#### **RESOLVED**

**THAT** the information be noted.

## **4.4 WATER IN BACK PART OF THE LAKE – BUND WALL**

At the last meeting there was a query about the amount of water in the back part (Natural Zone) of the Lake, given the very dry spring and somewhat low rainfall with run off to date. Is the valve on the bund wall leaking in some way? If there is a leak, it is not immediately obvious. The tap for the valve has been located and a second check on the valve tap position will be looked at prior to the meeting. An update was to be given to the committee at the meeting, however the severe wind weather on the day of the meeting had precluded the task of investigating the valve prior to the meeting. The valve is to be looked at very soon. If there is

any evidence of leakage occurring, then the committee agreed that an urgent meeting be called to discuss options.

**SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

**RESOLVED**

**THAT** the information be noted and that the valve on the bund wall be looked at again – using some food dye as an indicator of water flow (if any) around the pipe.

**4.5 SEAT – BURNT AT EDGE OF WALKING TRACK**

It was noted that one of the seats on the edge of the walking track was burnt on the 16<sup>th</sup> February. The seat will be renewed/ replaced. Members were informed that the current seat slab has been extended to be able to incorporate the new seat. A new seat has been placed at the site, in the last week. Some more plants are to be placed (grevillias) on the bank to re-establish the vegetation in the area that was burnt in the fire.

**RECOMMENDATION:**

Note the information.

**SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

**RESOLVED**

**THAT** the information be noted and some more plants be placed on the bank – to reinstate the area and provide a bit of wind shelter for users from any westerly weather.

**5.0 TREASURER'S REPORT**

A statement detailing Receipts and Expenditure for the financial year to date will be tabled at the meeting.

**RECOMMENDATION:**

That the statement detailing the Committee receipts and expenditure for this financial year to date be received and endorsed.

**SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

**MOVED** Mr Athol Bennett

**SECONDED** Dr Robert Simpson

**THAT** the statement detailing the Committee receipts and expenditure for this financial year to date be received and endorsed.

**CARRIED**



## 6.0 OTHER MATTERS

### 6.1 *Budget Submission to Council for the 18/19 year.*

The committee looked at the current 2017/2018 works budget, and in particular the unexpended funds allocated against some of the works items. See attached.

It was decided that the committee would like to commit to undertaking the following works prior to the end of the financial year:

- construction and reinstatement of some of the yard gates.
- install the access system
- purchase remote area toilet facility (temporary / seasonal and portable. Chemical based with low maintenance requirements) for the walking track.

#### SUB COMMITTEE RECOMMENDATION TO COUNCIL:

**MOVED** Mrs Jenny Muxlow

**SECONDED** Dr Robert Simpson

**THAT** the Committee undertake the works (listed above) and expend the necessary 2017/2018 budgeted funds as discussed to achieve such.

**CARRIED**

The committee then considered the forward budget for the 2018/2019 year. See attached.

The committee discussed the a number of items, with the main two budget components being the desire to begin sealing the pathway from the stop over area through to Mahers Point (over a period of time). The other item being the landscape plan budget for the Pine Tree area. The costings are based on the current draft plan. It is recognised that if the plan substantially changes as a result to the public consultation process, then the figures would have to be revised.

#### SUB COMMITTEE RECOMMENDATION TO COUNCIL:

**MOVED** Dr Robert Simpson

**SECONDED** Mr Athol Bennett

**THAT** the Committee forward the proposed schedule of works and the associated budget to Council for consideration as part of the budget deliberation process.

**CARRIED**

### 6.1.2 *Potential to use some of the Macrocarpa Limbs for Fence Posts*

It was mentioned that some of the limbs from the trees at the Pine Tree area at Mahers Point could potentially be used for fence posts at the site when it is landscaped. This was noted by the committee.

### 6.1.3 *Working Bee to Spread out Pine Bark at Callington Park*

The Committee members indicated that they were happy to have a working bee as and when required.

**7.0 NEXT MEETING**

Monday June 25<sup>th</sup> 2018, Council Chambers, Oatlands at 6.30 p.m.

The meeting closed at 9.45 p.m.

\* \* \* \* \*

CONFIRMED THIS ..... DAY OF....., 2018

.....CHAIRMAN



17/18 details - Current.

Item/Activity	Lake Dulverton & Callington Park Management Committee		17/18 budget	Expenditure to date (As per Financial Statement)	Balance 13th April	Proposed / Committed Expenditure prior June 30th 2018	Detail	Carry Forward Balance
	17/18 Works Schedule and Budget	Expenditure Activity						
1	Balance forward		4159.76		4159.76		\$2000 toilet, \$1500 shower facility door-access system hardware and program	4159.76
2	Callington Park		3940.05	600.25	3339.80	3300.00	\$2500 gates + \$800 pine bark	39.80
3	Dulverton Walking track (Flax Mill to Parattah section)		4154.50	2247.27	1907.23	1900.00	\$1900 contribution to a remote area skid base toilet	7.23
4	Lake Dulverton Foreshore improvements (town area to Flax Mill)		1038.18	745.27	292.91	290.00	plants	2.91
5	Midlands Water Scheme		22575.00	15398.10	7176.90	0.00		7176.90
6	Marys Island		0.00		0.00			0.00
7	Toilet block on Lake Foreshore		33600.00	33600.00	0.00			0.00
8	Seal section of walking track pathway		0.00		0.00			0.00
9	Macrocarpa Trees at former picnic area near Mahers Point		0.00		0.00			0.00
10	Grant funding		2996.79	2915.55	81.24			81.24
			<b>\$ 72,464.28</b>	<b>\$ 55,506.44</b>	<b>\$ 16,957.84</b>			

Proposed 2018/2019

Lake Duiverton & Callington Park Management Committee		18/19 Works Schedule and Budget	Proposed Budget Activity	Carry Forward 17/18 budget	Budget Requested	Balance
Item/Activity	Detail					
1	Balance forward	Lake Duiverton Commonwealth Account		4159.76		4160
2	Callington Park	1. BBQ - replace old ones with new. 2 units @ \$2500. 2. Install water line tap to the Overflow camping site area. (\$500)		39.80	5500	5540
3	Duiverton Walking track (Flax Mill to Parattah section)	General improvements & continued upgrading. Re-coating of gravel in some areas as required.		7.23	3000	3007
4	Lake Duiverton Foreshore improvements (town area to Flax Mill)	Upgrade/maintenance & repairs including seating/tables and minor items.		2.91	1000	1003
5	Midlands Water Scheme	Operating budget - purchase of water for Lake Duiverton		7177	16938	24115
6	Marys Island	Investigate feasibility of some form of access from end of Mahers Point across to Marys Island. Planning, public consultation and preliminary engineering. (Note: link to Marys Island idea already passed through one lot of consultation when current Action Plan was out for public comment)		0.00		0
7	Seal section of walking track pathway	Seal - area from stop over- working through to Mahers Point Cottage (as budget permits each year). Propose seeking funding to extend works distance, using Council budget as a matching contribution.		0.00	40000	40000
8	Landscaping of foreshore at "pine tree" area near Mahers Point	Removal of trees will be done under the Works Dept budget. Reinstatement / Landscaping of area. Costings shown are based on the current plan (draft).		0.00	25000	25000
				<b>\$ 11,386.60</b>	<b>\$ 91,437.91</b>	<b>\$ 102,824.51</b>

LOCATION CONTEXT.

LAKE

PARATIAH →

← OATLANDS Walking Track

STEEP BANK TO WALKING TRACK

X TABLE (Existing)

STEEP BANK

Native trees (existing). To be retained.

Currently dirt area due to proximity to macrocarpa trees (to be removed). Cover with gravel - for car parking.

MACROCARPA TREES - EXISTING. To be retained.

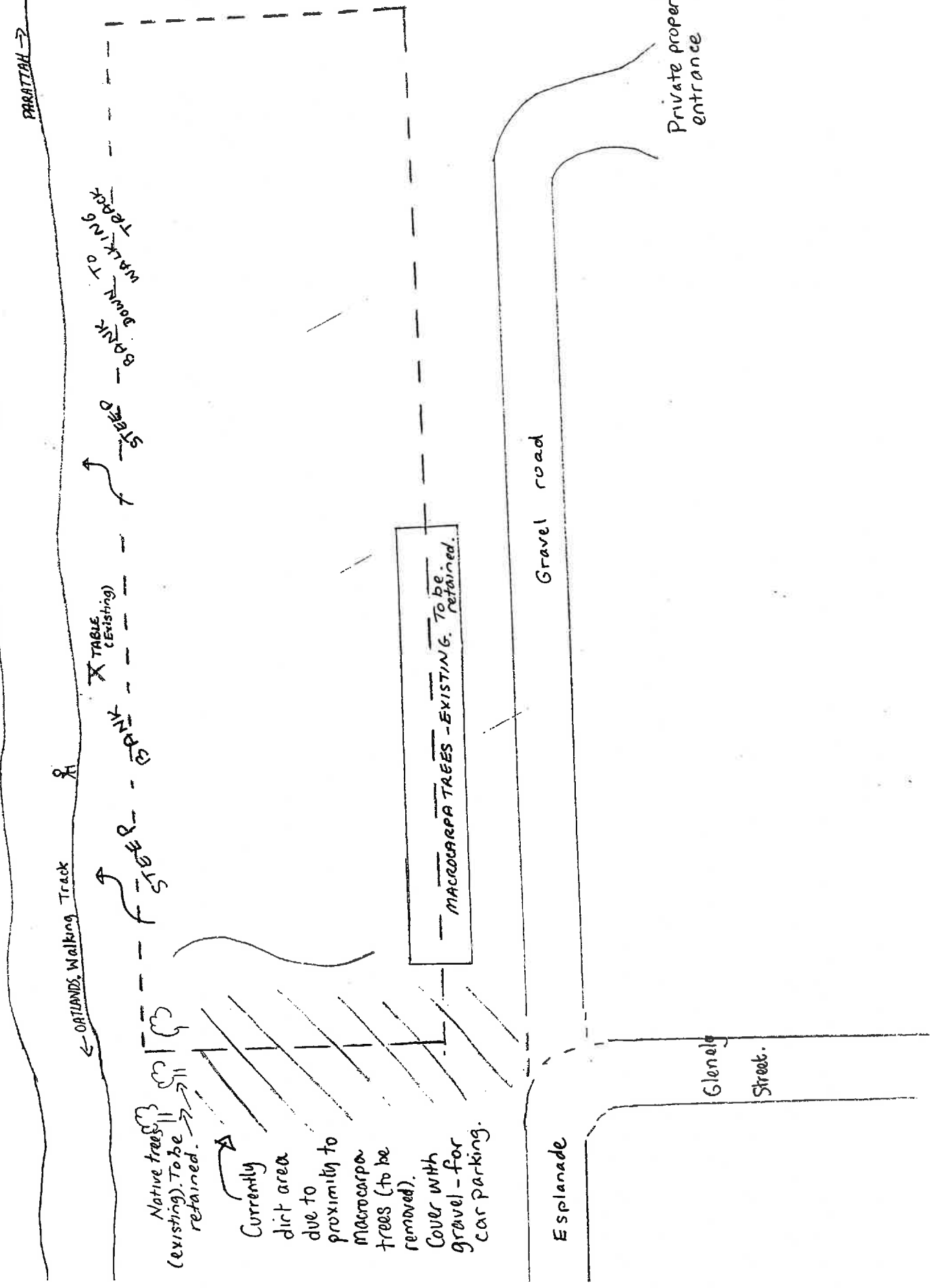
Mahers Point Cottage property.

Gravel road

Private property entrance

Esplanade

Glendy Street.







A. *Viburnum tinus*  
laurustinus or Escallonia



C. *Robinia pseudoacacia*  
(pink pearl wisteria tree)

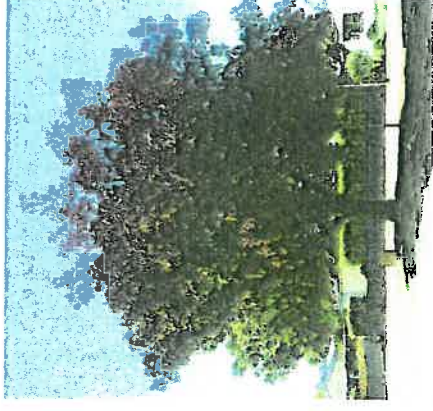
English Plants



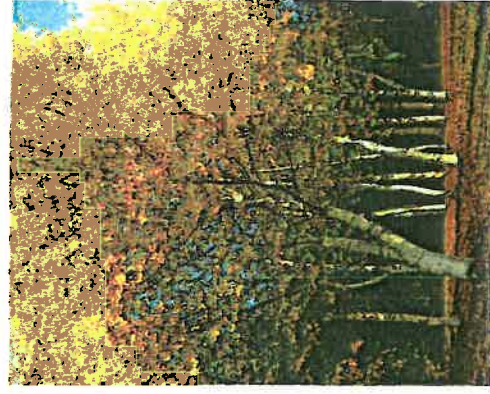
Robinia flowering



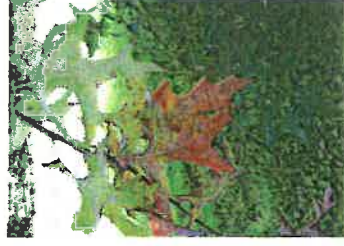
E. *Fraxinus Oxycarpa* (desert ash) or *Fraxinus raywood* (claret ash)



B. *Betula pendula* (silver birch) or *Betula papyifera*  
(paper birch) (individual trees – copse)



D. *Quercus palustris* (pin oak)



Autumn  
leaves



F. *Ulmus parvifolia* (chinese elm)



Snow ball flowers



Berries



G. Ceanothus (pacific blue) or Viburnum opulus sterile (snow ball tree) or Arbutus unedo (Irish strawberry tree)



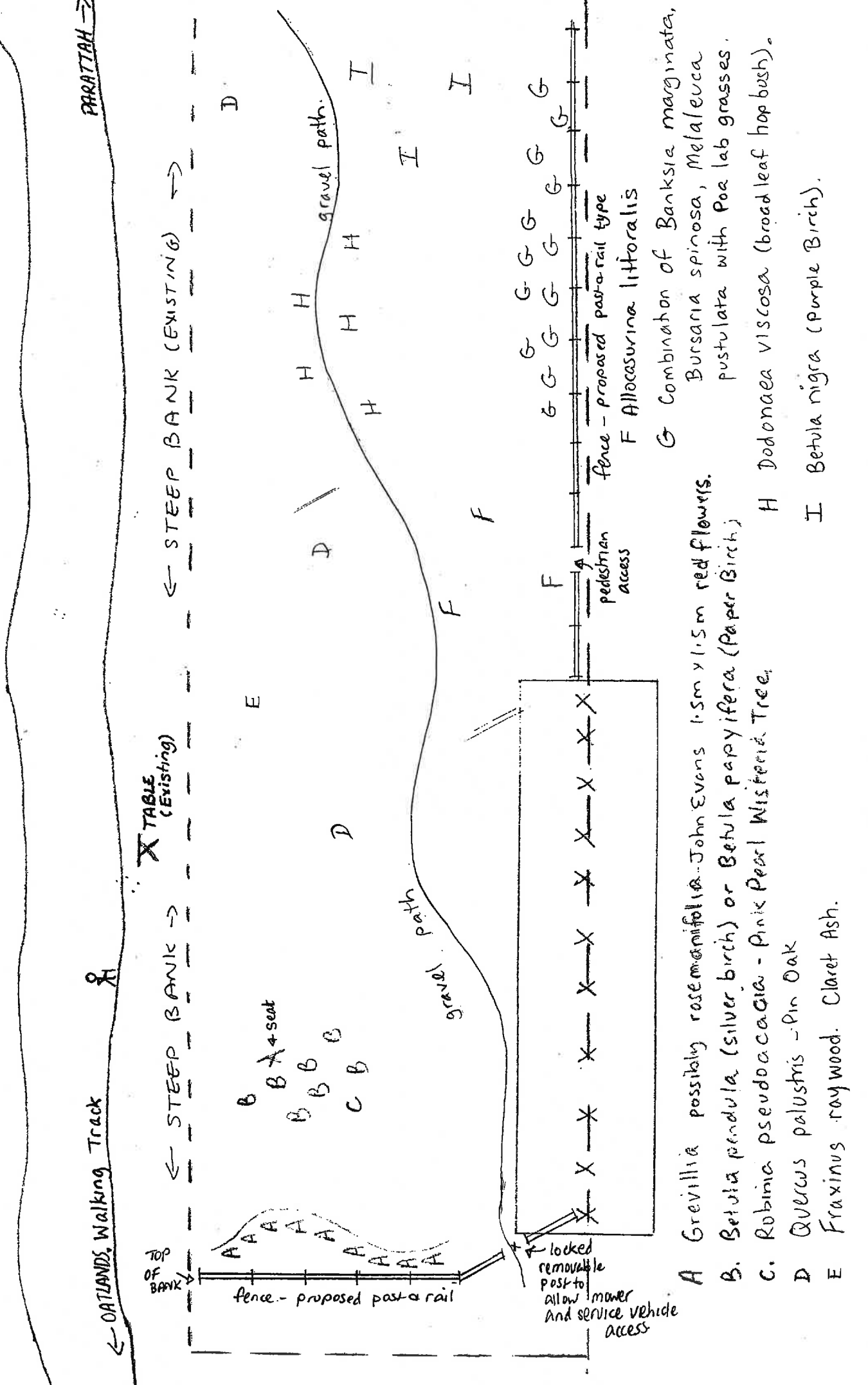
H. Betula nigra (purple birch)



I. Prunus avium plena

Plan B.

# LAKE



- A Grevillia possibly roseomarginifolia - John Evans 1.5m x 1.5m red flowers.
- B. Betula pendula (silver birch) or Betula papyifera (Paper Birch);
- C. Robinia pseudoacacia - Pink Pearl Wisteria Tree;
- D Quercus palustris - Pin Oak
- E Fraxinus raywood. Claret Ash.
- F Allocasurina littoralis
- G Combination of Banksia marginata, Bursaria spinosa, Melaleuca pustulata with Poa lab grasses.
- H Dodonaea viscosa (broad leaf hopbush).
- I Betula nigra (Purple Birch).

Combination English and Native Plants

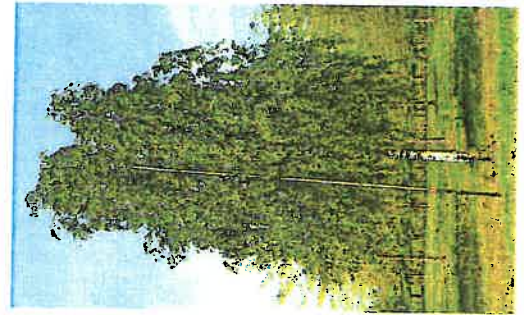


A. *Grevillia roseamanifolia*



Robinia flowering

C. *Robinia pseudoacacia* (pink pearl wisteria tree)



B. *Betula pendula* (silver birch) or *Betula papyifera* (paper birch)



D. *Quercus palustris* (pin oak)



Autumn leaves





E. Fraxinus raywood (claret ash)



F. Allocasurina littoralis (black sheoak)



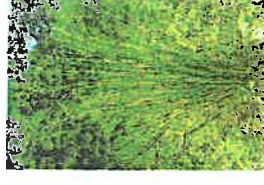
G. Combination - Banksia marginata



Bursaria spinosa



Correa glabra turnbullii



with poa lab grasses



I. Betula nigra (purple birch)



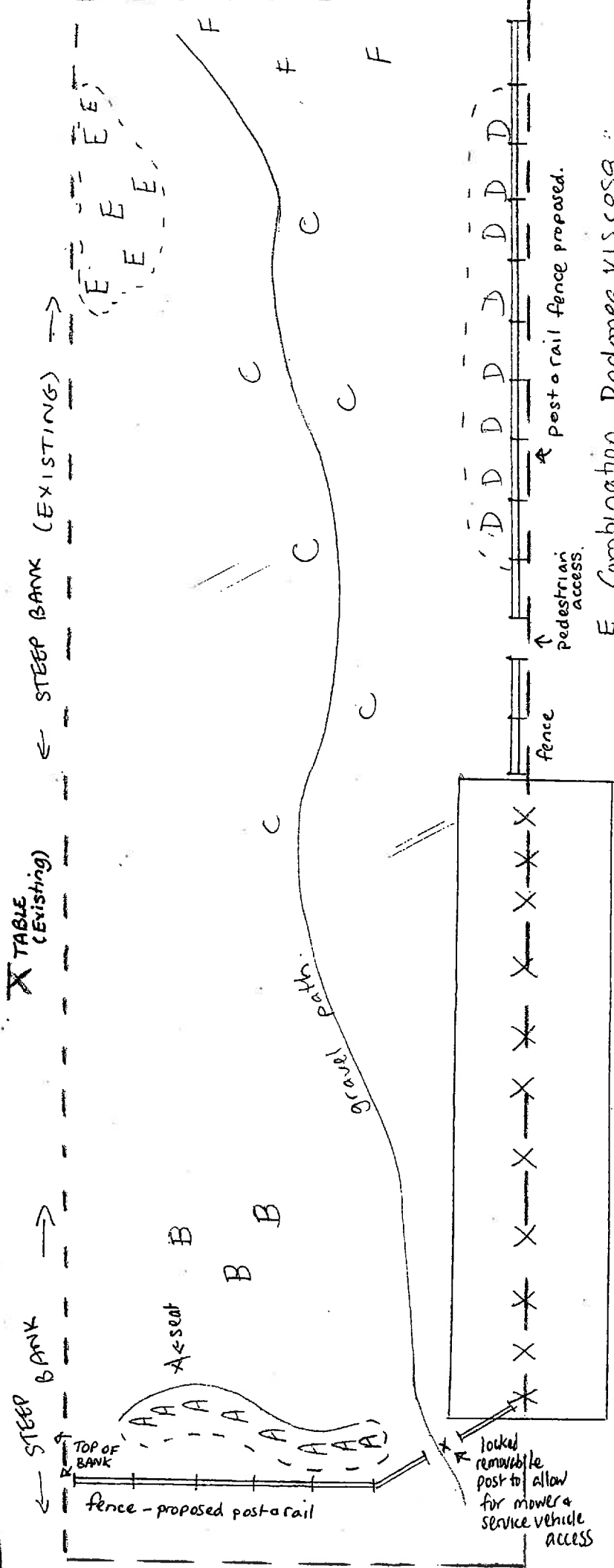
H. Dodonaea viscosa (broad leaf hop bush)

Plan c

LAKE

← OATLANDS Walking Track

PARATTAH →



- A - *Grevillia* - possibly *rosemanifolia*. (up to 2 m height)
- B - *Allocasurina littoralis* (black sheoak)
- C - *Eucalyptus pauciflora* (Cabbage gum)
- D - Combination of *Banksia marginata* (yellow bottle brush), *Melaleuca postulata*, *Bursaria spinosa*, with *Poa* lab grasses. (with pine bark initially)

- E - Combination *Dodonea viscosa* and *Grevillia* (variety up to 1 m high) Pine bark 'garden' style bed (during initial establishment years)
- F - *Eucalyptus amygdalina* (black peppermint)

↑ pedestrian access

↑ post & rail fence proposed.

Native Plants



A. *Grevillia rosemanifolia*  
(up to 2m height)



C. *Eucalyptus pauciflora*  
(cabbage gum)



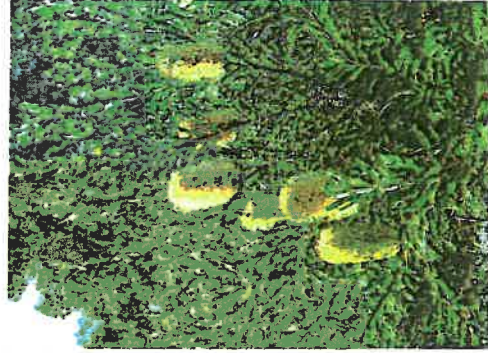
E. Combination *Dodonaea viscosa* (broad leaf hop bush) and *grevillea* (variety up to 1m high). Pine bark 'garden' style bed (during initial establishment years)



F. *Eucalyptus amygdalina*  
(black peppermint)



B. *Allocasurina littoralis*  
(black she oak)



D. Combination –  
*Banksia marginata* (yellow bottle brush)



*Bursaria spinosa*



*Melaleuca pustulata*



and poa lab grasses  
(with pine bark initially)



BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY

Level 6, 134 Macquarie Street, Hobart TAS  
GPO Box 1550, Hobart, TAS 7001 Australia

Enquiries: Mary Gibbs  
Ph: +61 3 6165 4542  
Email: mary.gibbs@epa.tas.gov.au  
Web: www.epa.tas.gov.au  
Our Ref: EN-EM-EV-DE-252642/H820068/CouncilLetter\_3ABC\_Decision



15 March 2018

Mr Tim Kirkwood  
General Manager  
Southern Midlands Council  
PO Box 21  
OATLANDS TAS 7120

Email: mail@southernmidlands.tas.gov.au

Dear Mr Kirkwood

**DETERMINATION ON ENVIRONMENTAL IMPACT ASSESSMENT  
PERMIT APPLICATION (DA-2017/54)  
DYSART QUARRY UPGRADE, CLIFTON VALE ROAD, DYSART**

I am writing to you about the above permit application which was referred to the Board of the Environment Protection Authority (the Board) for assessment under the *Environmental Management and Pollution Control Act 1994* (EMPC Act) and received on 15 June 2017.

The Board has delegated to me its functions and powers in relation to section 25 of the EMPC Act.

The Board's environmental impact assessment of the application is now complete. All supporting information and any relevant comments received from the public and relevant government agencies were taken into account.

In accordance with section 25(5) of the EMPC Act, I am notifying Southern Midlands Council that the conditions and restrictions in the enclosed Permit Part B, together with the definitions in Schedule 1 and the associated attachments, must be contained in any permit granted in respect of the application by Council under the provisions of the *Land Use Planning and Approvals Act 1993*.

A copy of the Environmental Assessment Report (EAR) detailing the reasons for the Board's decision is attached. The Assessment Report is also available on the EPA website at <http://epa.tas.gov.au/assessment/completed-assessments>. Permit Part B is provided as Appendix 2 of the EAR.

Please note that, to satisfy the requirements of section 25(8) of the EMPC Act, the Council must:

- not include any other condition or restriction which is inconsistent with, or which extends the operation of, any conditions or restrictions which the Board requires to be contained in the permit; and
- notify the Board of its decision to grant or refuse to grant a permit; and
- at the same time as it notifies the applicant of its decision on the application, provide the EAR, including attachments (or a link to the EAR on the EPA website) to the applicant, and anyone who made representations.



It is suggested Council:

- Call the Council's portion of the permit 'Part A';
- include a condition in 'Part A' along the lines of 'The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of the Environment Protection Authority (EPA) has required the planning authority to include in the permit, pursuant to section 25(5) of the *Environmental Management and Pollution Control Act 1994*, and
- attach the enclosed Permit Part B to the permit, including Schedules 1, 2 and 3 and any attachments.

I understand Council will advise the applicant and any representors of appeal rights in relation to its decision.

If a permit is granted, please provide EPA Tasmania with a full copy of the final permit (including all attachments).

If you have any queries regarding the above, please contact Mary Gibbs on (03) 6165 4542.

Yours sincerely



Wes Ford  
**DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY**  
**Delegate for the Board of the Environment Protection Authority**

Encl.

- *Permit Part B – Permit Conditions – Environmental No. 9736*
- *Environmental Assessment Report*

cc: Jacqui Tyson, Planning Officer, Southern Midlands Council, Email: [jtyson@southernmidlands.tas.gov.au](mailto:jtyson@southernmidlands.tas.gov.au)

Level 5, 134 Macquarie Street, Hobart TAS  
GPO Box 1550, Hobart, TAS 7001 Australia

**COPY**



Enquiries: Mary Gibbs  
Ph: +61 3 6165 4542  
Email: mary.gibbs@epa.tas.gov.au  
Web: www.epa.tas.gov.au  
Our Ref: EN-EM-EV-DE-252642/H820068/ProponentLetter\_6ABC\_Decision

15 March 2018

MA & E A Downward  
1140 Midland Highway  
MANGALORE TAS 7030

Email: elizabeth\_downward@bigpond.com

Dear MA and E Downward

**PERMIT APPLICATION (DA-2017/54)  
ENVIRONMENTAL ASSESSMENT DECISION  
DYSART QUARRY, CLIFTON VALE ROAD, DYSART**

I refer to the above application for a permit under the *Land Use Planning and Approvals Act 1993* (LUPA Act). The application was referred, by Southern Midlands Council, to the Board of the Environment Protection Authority (the Board) for assessment under the *Environmental Management and Pollution Control Act 1994* (EMPC Act) and was received by the Board on 15 June 2017.

The environmental impact assessment of the application has now been completed. The assessment has taken into account the proposal as detailed in the application and supporting documentation, including the Environmental Effects Report (EER) and supplement to the EER. Comments received from the public and relevant government agencies have also been taken into account.

The Board has delegated to me its functions and powers in relation to section 25 of the EMPC Act in relation to this proposal.

In accordance with Section 25(5) of the EMPC Act, Southern Midlands Council has been notified of the decision and that certain conditions must be contained in any permit granted by the Council under the *Land Use Planning and Approvals Act 1993* in respect of the activity, if a permit is granted. A copy of these conditions, and the approved Environmental Assessment Report detailing the reasons for my decision under delegation, are enclosed for your information.

Council will advise you of its determination on the above permit application, and of your appeal rights, in due course.

A once-off assessment fee is payable to the Environment Protection Authority (EPA) in relation to the environmental assessment of the application. This fee has been determined in accordance with the *Environmental Management and Pollution Control (General Fees) Regulations 2007* (the Fee Regulations). An invoice for this fee will be issued once a decision on the permit has been made by Southern Midlands Council.

In the event that Southern Midlands Council grants a permit an annual fee is payable to the EPA for the level 2 activity in accordance with the Fee Regulations. An invoice for this fee will be issued once the *Land Use Planning and Approvals Act 1993* permit comes into force.

A partial remission of the annual fee may be available in certain circumstances. Requirements for fee remissions are described in the *Annual Fee Remission Guidelines* (refer to <http://epa.tas.gov.au/regulation/fees/annual-fee-remissions> or telephone (03) 6165 4599 for a printed copy). New activities may apply for a fee remission in the second year following commencement of commercial operations.

If you have any questions regarding the above, please contact Mary Gibbs on (03) 6165 4542.

Yours sincerely



Wes Ford  
**DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY**  
Delegate for the Board of the Environment Protection Authority

**Encl.**

- *Permit Part B – Permit Conditions – Environmental No. 9736*
- *Environmental Assessment Report*

**Cc.** Mr Tim Kirkwood, General Manager, Southern Midlands Council,  
Email: mail@southernmidlands.tas.gov.au  
Mr Barry Williams, Integrated Land Management and Planning  
Email: barry.williams@ilmp.com.au



# ENVIRONMENTAL ASSESSMENT REPORT

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## **Dysart Quarry Increase in annual production limit**

*Clifton Vale Road, Dysart*

**M A & E A Downward**

**Board of the Environment Protection Authority**

**March 2018**



<b>Environmental Assessment Report</b>	
Proponent	M A & E A Downward
Proposal	Dysart Quarry Increase in Production Limit
Location	Clifton Vale Road, Dysart
NELMS no.	PCE 9736
Permit application no.	DA-2017/54 (Southern Midlands Council)
Folder	EN-EM-EV-DE-252642
Document	H820068
Class of Assessment	2A

<b>Assessment process milestones</b>	
5 June 2017	Permit application submitted to Council
15 June 2017	Application referral received by Board
25 July 2017	EER Guidelines issued
8 November 2017	Start of public consultation period
22 November 2017	End of public consultation period
19 February 2018	Supplementary information submitted to Board

<b>Acronyms</b>	
AHT	Aboriginal Heritage Tasmania
Board	Board of the Environment Protection Authority
EER	Environmental Effects Report
DPIPWE	Department of Primary Industries, Parks, Water and Environment
EIA	Environmental impact assessment
EMPC Act	<i>Environmental Management and Pollution Control Act 1994</i>
EMPCS	Environmental management and pollution control system
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
LUPA Act	<i>Land Use Planning and Approvals Act 1993</i>
NCA	<i>Nature Conservation Act 2002</i>
QCP	<i>Quarry Code of Practice 2017</i>
RMPS	Resource management and planning system
SD	Sustainable development
TSPA	<i>Threatened Species Protection Act 1995</i>

## Report summary

This report provides an environmental assessment of MA & EA Downward's proposal to increase the approved annual production limit of Dysart Quarry.

The proposal involves increasing extraction and handling of sandstone and gravel at the existing Dysart Quarry to a maximum of 10 000 cubic metres (16 000 tonnes) per annum, with expansion of the open area to the northwest. The quarry is located at Dysart, near Kempton in southern Tasmania.

This report has been prepared based on information provided by the proponent in the Environmental Effects Report (EER) and EER Supplement. Relevant government agencies and the public have been consulted and their submissions and comments considered as part of this assessment.

Further details of the assessment process are presented in section 1 of this report. Section 2 describes the statutory objectives and principles underpinning the assessment. Details of the proposal are provided in section 3. Section 4 reviews the need for the proposal and considers the alternatives to the proposal. Section 5 summarises the public and agency consultation process and the key issues raised in that process. The detailed evaluation of environmental issues is contained in section 6. The report conclusions are contained in section 7.

Appendix 1 contains details of comments made and issues raised in the consultation process. Appendix 2 contains the recommended environmental conditions for the proposal. Attachment 2 of the permit conditions contains the table of commitments from the EER.

The environmental conditions in Appendix 2 are a new set of operating conditions for the entire, intensified activity that, if Southern Midlands Council approves the activity, will supersede the existing Level 1 permit conditions, in conjunction with any conditions issued by Council, as part of a new Level 2 permit.

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## 1 Approval process

An application for a permit for the proposal under the *Land Use Planning and Approvals Act 1993* (LUPA Act) was submitted to Southern Midlands Council on 5 June 2017.

The proposal is defined as a 'level 2 activity' under both clause 5(a) and clause 6(a)(ii), schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPC Act), being extraction of rock or gravel producing 5000 cubic metres or more per year, and materials handling in the form of crushing and screening of more than 1000 cubic metres per year of sandstone and gravel. Section 25(1) of the EMPC Act required Council to refer the application to the Board of the Environment Protection Authority (the Board) for assessment under the Act. The application was received by the Board on 15 June 2017.

The assessment has been undertaken by the Director, Environment Protection Authority under delegation from the Board.

The Board required that information to support the proposal be provided in the form of a Environmental Effects Report (EER).

Several drafts of the EER were submitted to the Department for comment prior to its finalisation and acceptance on behalf of the Board. The EER was released for public inspection for a 14-day period commencing on 8 November 2017. An advertisement was placed in *The Mercury* and a notice was placed on the EPA Tasmania website. The EER was also referred at this time to relevant government agencies for comment. One public representation was received.

On 8 December 2017, the Director requested that the proponent submit supplementary information to address government agency comments on the EER and to meet other information requirements. Satisfactory supplementary information was submitted by the proponent on 19 February 2018.

## **2 SD objectives and EIA principles**

The proposal must be considered by the Board in the context of the objectives of the Resource Management and Planning System of Tasmania (RMPS), and in the context of the objectives of the Environmental Management and Pollution Control System (EMPCS) (both sets of objectives are specified in Schedule 1 the EMPC Act). The functions of the Board are to administer and enforce the provisions of the Act, and in particular to use its best endeavours to further the RMPS and EMPCS objectives.

The Board must undertake the assessment of the proposal in accordance with the Environmental Impact Assessment Principles defined in Section 74 of the EMPC Act.

The assessment has been undertaken by the Director, Environment Protection Authority under delegation from the Board.

### 3 The proposal

The proposal seeks to intensify an existing Level 1 permitted quarry within an existing mining lease on a rural property near Kempton. The quarry is accessed through an adjoining private property which forms part of the application.

Approval is sought to extract and process a maximum of 10 000 cubic metres of sandstone and gravel per annum, expanding the existing quarry footprint into the hillside to the northwest, creating several benches to a maximum open area of 2.5 hectares. Benches are proposed to be up to 12 metres high to accommodate the steep slope.

An excavator using a ripping tyne will be used to rip the source rock from benches and faces. Raw product will then be crushed and screened to produce 40mm, 20mm and some smaller aggregates. Blasting is not proposed.

The main characteristics of the proposal are summarised in Table 1. A detailed description of the proposal is provided in Section 1 of the EER.

**Table 1: Summary of the proposal's main characteristics**

Activity	
Extraction and crushing/screening of a maximum of 10 000 cubic metres of sandstone and gravel per annum.	
Location and planning context	
<b>Location</b>	Lot 1 Clifton Vale Road and 1433 Clifton Vale Road, Dysart, as shown in Figure 1
<b>Land zoning</b>	26.0 Rural Resource under the <i>Southern Midlands Interim Planning Scheme 2015</i>
<b>Land tenure</b>	Private freehold – CT 162875/1 and CT 105343/1
<b>Mining lease</b>	1963 P/M
<b>Lease area</b>	16 hectares
<b>Bond held</b>	\$6400 (existing)
Existing site	
<b>Land Use</b>	Grazing on broader site, quarrying within existing open area.
<b>Topography</b>	The quarry site is on the eastern flank of a prominent hill, occupying the lower mid slope. The mining lease traverses from 170m AHD to a maximum height of 275m AHD. The Jordan River is located a minimum of 45m to the east of the mining lease boundary, running north-south.
<b>Geology</b>	The parent rock is mapped as Permian mustone, sandstone and limestone.
<b>Soils</b>	The soils are mapped as Pss undefined on Triassic sandstone bedrock and colluvium. The soil appears as a light coloured sandy silt with poor water holding capacity.



<b>Hydrology</b>	The quarry site falls steeply east and southeast into the Jordan River valley. At the closest point, the quarry footprint is 100m from the river. The existing quarry access road also crosses the river at a ford. Existing berms direct any water flow to the south, parallel to the river. Apart from the access road, grassland populates the site between the quarry and the river.
<b>Fauna</b>	There are no records of any threatened fauna species within 500m of the quarry site. Several records exist for threatened fauna species and raptor nesting sites within 5 km of the site. No specific fauna habitat, such as dens or hollows, is reported as being present on the site.
<b>Flora</b>	The site is mapped as supporting agricultural land (FAG) under TASVEG 3.0 and a small area mapped as <i>Eucalyptus viminalis</i> grassy forest and woodland (DVG). Actual vegetation on the site consists of exotic and native pasture grasses with scattered small trees and shrubs. No threatened vegetation communities are mapped as occurring on the quarry site. There are no records of any threatened flora species within 500m of the quarry site. Several records exist for threatened flora species within 5 km of the site.  Several weeds have been detected on the site.
<b>Local region</b>	
<b>Climate</b>	Mean annual rainfall (Melton Mowbray Station) - 453 mm.  Wind direction predominantly westerly with northerlies and south westerlies sub-dominant.
<b>Surrounding land zoning, tenure and uses</b>	The quarry site is at the northern end of mining lease no. 1963 P/M, within a 52.75 hectare privately owned parcel (CT 162875/1); it and the surrounding properties are all zoned Rural Resource under the <i>Southern Midlands Interim Planning Scheme 2015</i> and are all privately owned. With the exception of road easements, there is no publicly-owned land in the vicinity.  The property and surrounding land are generally used for grazing. A small area on the property close to the Jordan River has been used for sand extraction, but this has now been discontinued.  The existing access, which is proposed to continue to be used for the quarry, traverses the adjacent privately owned parcel to the south - 1433 Clifton Vale Road (CT 105343/1). This parcel is under different ownership from that in which the quarry is situated. There is no legal right of way across this title in favour of the quarry parcel. Rather, it is to be used under agreement between the current owners. It is noted that the parcel in which the quarry is situated does have permanent legal access to a public road via a right of way across another adjoining parcel to the west.  The nearest sensitive receiver to the quarry site is a dwelling at 80 Mauriceton Lane, 0.9km to the west as measured from the existing quarry open area. There is a hill between the quarry and this dwelling. The next closest sensitive receiver is a dwelling 1km to the south, as measured from the existing quarry open area, on the property traversed by the current access.
<b>Species of conservation significance</b>	Of the records of listed fauna species within 5 km of the quarry site, only four were recorded within the last 10 years: Tasmanian wedge-tailed eagle (two records), spotted-tailed quoll, and masked owl. There are no known owl or eagle roosting or nesting sites within 1 km of the quarry site.

<b>Proposed infrastructure</b>	
<b>Major equipment</b>	Excavator with ripping tynes, jaw crusher, screens, cone crusher, wheel loader, trucks.
<b>Other infrastructure</b>	Temporary self-contained chemical toilet as needed.
<b>Inputs</b>	
<b>Water</b>	No onsite water supply needed.
<b>Energy</b>	Diesel used for mobile plant. No onsite energy supply needed.
<b>Wastes and emissions</b>	
<b>Liquid</b>	Stormwater runoff from extraction and stockpile areas.
<b>Atmospheric</b>	Dust from internal and external traffic, and blow-off from stockpiles.
<b>Solid</b>	General refuse including food scraps, paper and packaging. General inert wastes such as metal waste to be collected periodically.
<b>Controlled wastes</b>	Waste engine oil. Portable chemical toilet will generate sanitary waste.
<b>Noise</b>	From crushing and screening equipment, excavator on site, and vehicles going to and from the site.
<b>Greenhouse gases</b>	The proposal will result in a localised increase in emissions during extraction work resulting from operation of diesel and petro-fuelled equipment and transport. This has not been quantified in the EER.
<b>Construction, operation and rehabilitation</b>	
<b>Proposal timetable</b>	Extraction will proceed upslope to the northwest from the existing footprint, creating an extra two or more benches, each approximately 12 metres high. It is proposed that the quarry has a design life of approximately 30 years.
<b>Operating hours (ongoing)</b>	0700 to 1900 hours Monday to Friday 0800 to 1600 hours Saturday



Figure 1: Locality plan showing quarry location and nearest residences (Figure 1 in EER)

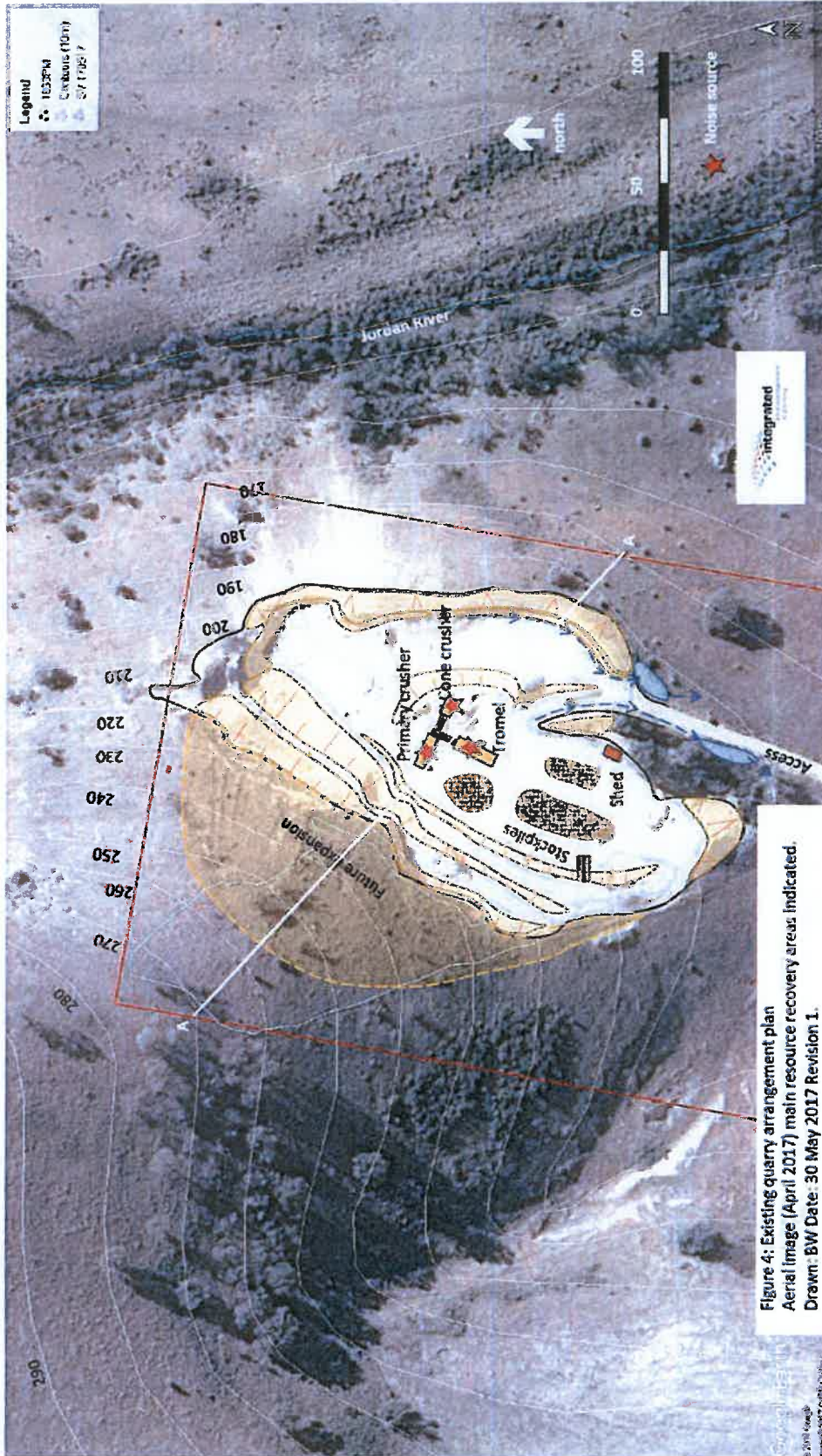


Figure 2: Existing quarry footprint (Figure 4 in EER)

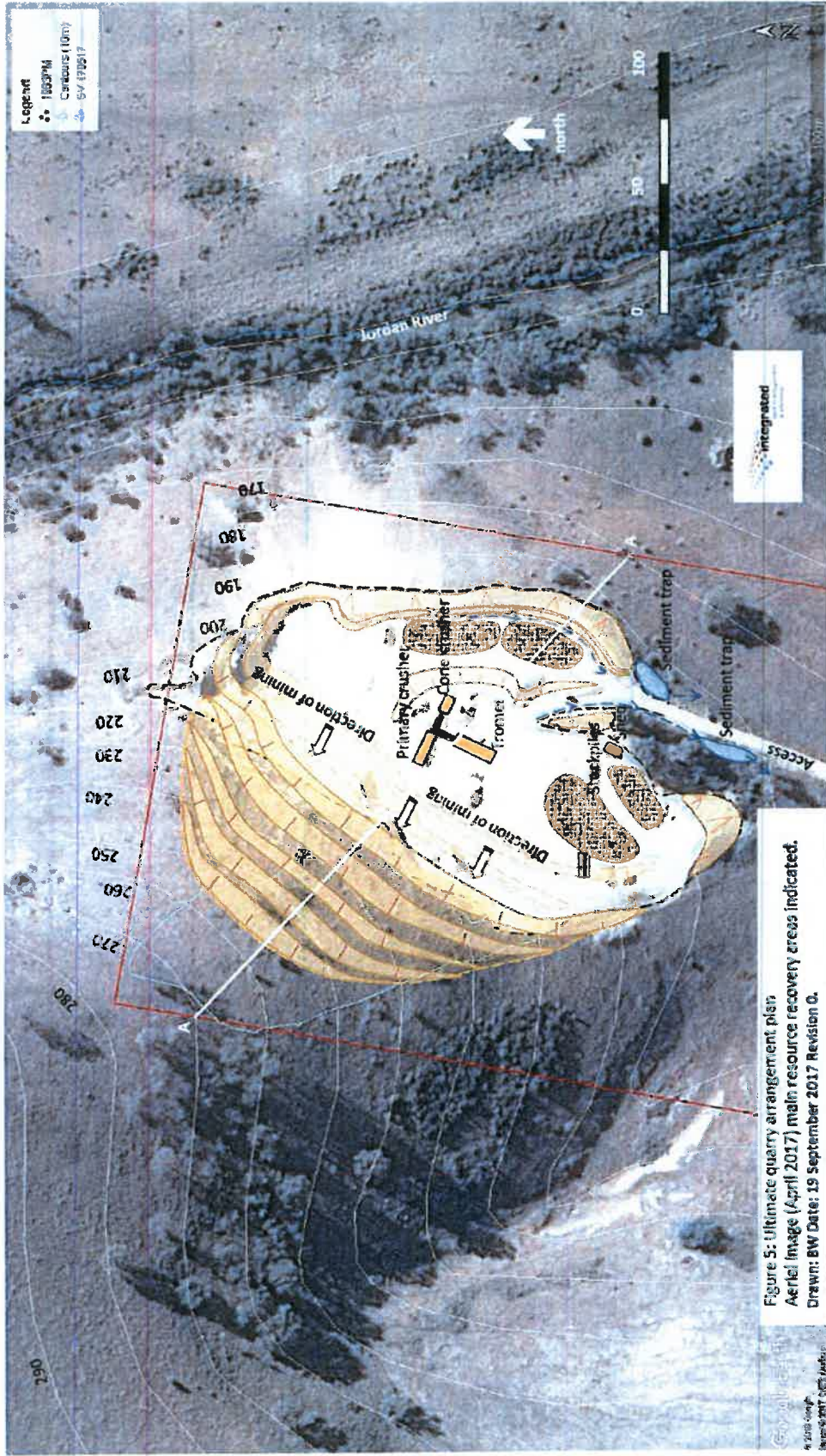


Figure 3: Quarry development plan (Figure 5 in EER)

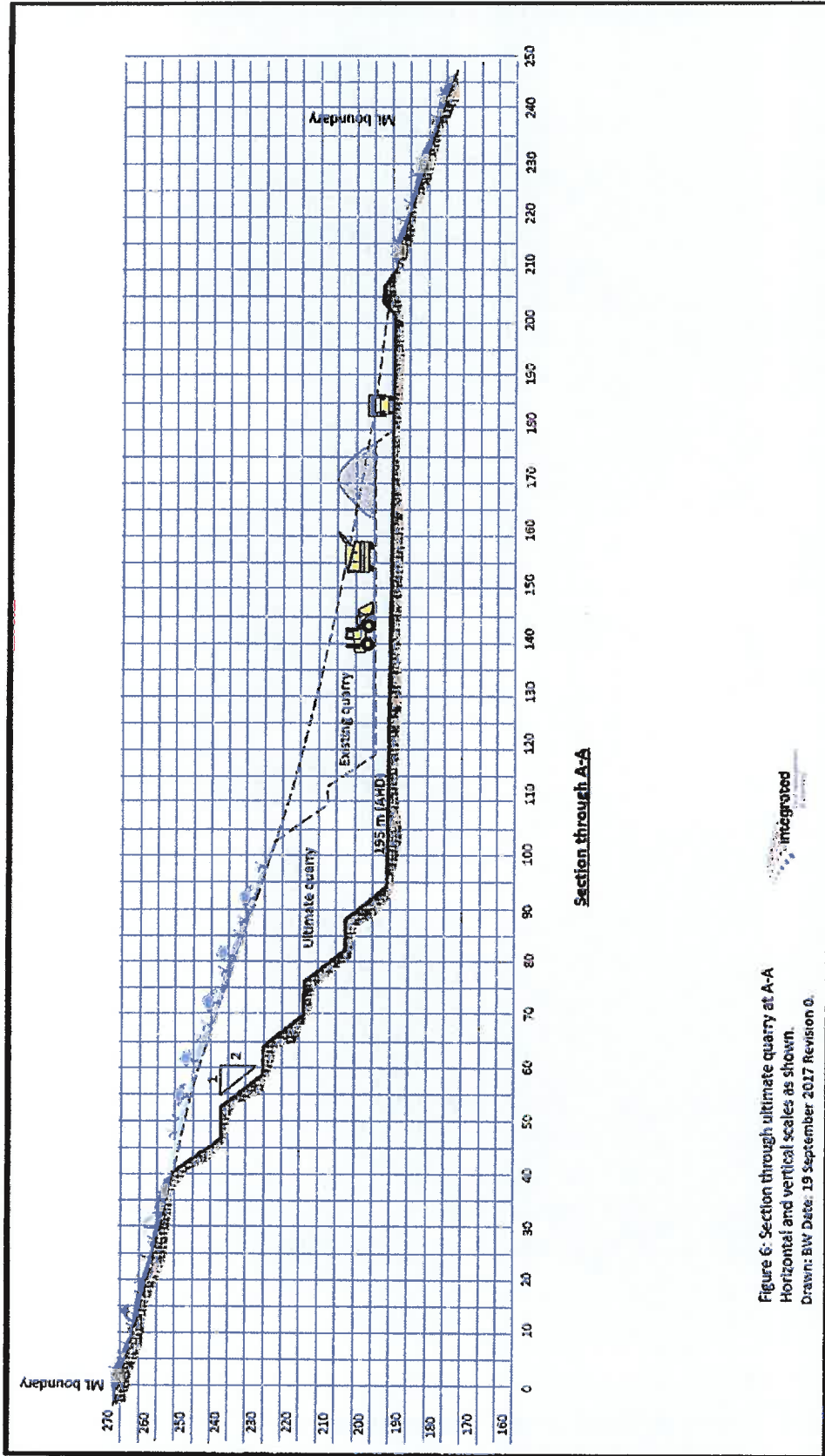


Figure 4: Section through A-A as per Fig 3 (Figure 6 in EER)

## 4 Need for the proposal and alternatives

According to the EER, the proposal seeks to intensify extraction at an existing quarry for economic reasons. In particular, the existing limit of 1000 cubic metres per annum of 'handled' material, in the form of the value added sandstone/mudstone product, is not sufficient to meet the cost of operating the quarry. Therefore the proposed increases to the annual limits will enable the quarry to continue operating and meet market demand. The EER does not state whether any other sites have been considered by the proponent.

## 5 Public and agency consultation

A summary of the public representations and government agency/body submissions is contained in Appendix 1 of this report.

One public representation was received. The main issue raised in the representations was:

- The potential for additional heavy vehicles to damage the surface of the sealed public road, specifically Clifton Vale Road.

The EER was referred to a number of government agencies/bodies with an interest in the proposal. Responses were received from the following:

- Mineral Resources Tasmania, Department of State Growth

The following Divisions of the Department of Primary Industries, Parks, Water and Environment also provided advice on the EER:

- Policy and Conservation Advice Branch, Natural and Cultural Heritage Division
- Regulator, EPA Tasmania

The EER supplement prepared by the proponent, in the form of the results of a survey for eagle nests, provides the additional information needed by the Board to finalise assessment of natural values impacts.

The proponent has also undertaken its own public consultation process, involving communication with landowners at two adjacent properties containing dwellings



## 6 Evaluation of environmental issues

The environmental issues considered relevant to the proposal have been evaluated by EPA Tasmania. Details of this evaluation, along with the permit conditions required by the Director, are discussed below.

### General conditions

The following general conditions will be imposed on the activity to enable regulation of quantity limits and environmental management of the quarry:

- Q1** Regulatory limits
- G1** Access to and awareness of conditions and associated documents
- G2** Incident response
- G3** No changes without approval
- G4** Change of ownership
- G5** Quarry Code of Practice

<b>Issue 1: Natural values and weed management</b>
<b>Description of potential impacts</b>
<p>According to the EER, the proposed quarry expansion will impact primarily on pasture grass with a few individual small standing trees and shrubs. No large trees, dens or hollows have been observed on the site.</p> <p>The Natural Values Atlas has records of a number of declared weed species within 5 km of the site, although none within 500 m. The EER states that several species have been recently observed on and around the existing quarry site, including greater mullein, white horehound and slender thistle, with the access road sustaining gorse and African boxthorn. The EER does not state whether the site shows any evidence of <i>Phytophthora cinnamomi</i> or myrtle wilt.</p> <p>Truck movements resulting from the proposal have the potential to result in roadkill or disturbance of native fauna. Movement of vehicles and material during quarry operations has potential to spread weeds and pathogens within, into and from the site.</p>
<b>Management measures proposed in EER</b>
<p>The EER states the development area will be restricted to a relatively small footprint in the northern part of the mining lease, adjacent to the existing disturbed area. The EER included the following commitment in regard to weed and disease management:</p> <p>Commitment 1 - Implement a preventative weed management plan to minimise the occurrence of weeds on the quarry site and undertake works in accordance with the <i>Weed and Disease Planning and Hygiene Guidelines</i> (DPIPWE 2015).</p>
<b>Public and agency comment</b>
<p>The Policy and Conservation Advice Branch (PCAB), DPIPWE, commented that, due to the small footprint of the quarry and existing condition of the land, the proposed works are unlikely to impact on listed terrestrial fauna species within the quarried area.</p> <p>However, habitat modelling suggested the presence of suitable raptor nesting habitat within 500m of the quarry. Therefore PCAB recommended that a nest survey be undertaken by a suitably qualified and experienced person, of a patch of vegetation located east of the quarry. The Board required this from the proponent as additional information. In response, the proponent supplied the results of a targeted raptor nest survey, demonstrating that no nests were found. These results were accepted by PCAB.</p> <p>PCAB also recommended that:</p> <ul style="list-style-type: none"> <li>- roadkill mitigation measures be implemented in accordance with the <i>Tasmanian Devil Survey Guidelines and Management Advice for Development Proposals (the Devil Guidelines)</i>; and</li> <li>- quarry operations be undertaken in accordance with the aforementioned guidelines to prevent the spread of any weeds from the site.</li> </ul> <p>Mineral Resources Tasmania (MRT) noted that weeds were present on the site which were not declared under the <i>Weed Management Act 1999</i>, but nonetheless have the potential to spread and therefore should be managed.</p>

<b>Evaluation</b>	
<p>Due to the lack of threatened species records, threatened vegetation communities, and lack of suitable nesting trees on or near the site, the proposal is considered unlikely to result in any significant impact on threatened fauna or flora species or vegetation communities.</p> <p>However, the proposal will result in additional traffic movements, particularly during high production periods, with an increase of more than 10% per day on the 1.3km long private access to the quarry, the threshold given as a trigger for mitigation measures in the <i>Devil Guidelines</i>. Therefore it is appropriate to limit cartage of material from the site to daylight hours to minimise the potential for roadkill of native fauna (OP1).</p> <p>Implementation of Commitment 1 is appropriate to minimise the introduction and spread of weeds and soil-borne diseases. Permit conditions are necessary to ensure implementation of washdown guidelines (FF1) and onsite weed management (OP2) in order to minimise the spread of weeds and soil-borne diseases.</p>	
<b>Conclusion</b>	
<p>The proponent will be required to comply with the following conditions:</p> <p><b>FF1</b> Washdown guidelines</p> <p><b>OP1</b> Cartage hours</p> <p><b>OP2</b> Weed management</p>	

<b>Issue 2: Surface water quality</b>
<b>Description of potential impacts</b>
<p>The intensifying activity will create exposed surfaces that could be vulnerable to erosion and sediment loss during rainfall events. In addition, the quarry has the potential to result in contamination of surface water from pollutants such as oils.</p> <p>The existing quarry floor drains to bunded areas, but formal sediment traps are not yet constructed (see Figure 3 above for proposed locations). The edge of the existing (and proposed) quarry floor is approximately 100m from the Jordan River at its closest point, with a steep vegetated slope separating the two.</p>
<b>Management measures proposed in EER</b>
<p>The EER included the following commitment in regard to management of surface water:</p> <p>Commitment 2 - Quarry floor drainage will be directed to two sediment traps to detain the flow and retain sediment before the water is discharged into vegetation.</p> <p>The EER states the sediment traps will be regularly monitored and cleaned out if the capacity is reduced to half by accumulated sediment. Sizing of the traps is not discussed.</p>
<b>Public and agency comment</b>
<p>PCAB commented that:</p> <ul style="list-style-type: none"> <li>- for listed aquatic species such as the Green and Gold Frog and the Australian Grayling, runoff from the quarry site should be managed to prevent any degradation of water quality (including sedimentation) or quantity of wetlands and downstream waterways; and</li> <li>- the commitment by the proponent to construct sediment traps immediately downstream of the quarry is likely to address this issue, noting that the proponent commits to regularly monitor and clean the traps.</li> </ul>
<b>Evaluation</b>
<p>The proposed onsite management of surface water is generally consistent with the acceptable standards of the <i>Quarry Code of Practice</i> (EPA Tasmania, May 2017) (QCP) in regard to drainage and erosion control.</p> <p>Limiting the surface water quantity to be managed is an important consideration and will require maintenance of appropriately located perimeter drains or bunds (required by condition <b>SW1</b>).</p> <p>When the disturbed area of the quarry is increased, enlargement of the existing sediment trap may be required. Conditions <b>SW2</b> and <b>SW3</b> require maintenance of suitably sized sediment ponds to contain 1 in 20 year rainfall events, and implementation of other measures as needed to ensure polluted stormwater is not discharged.</p> <p>The application of these conditions in conjunction with existing site measures is considered adequate to minimise the discharge of sediment or other pollutants in stormwater from the site, and therefore limit the likelihood of impacts to aquatic species offsite.</p>
<b>Conclusion</b>
<p>The proponent will be required to comply with the following standard conditions:</p> <p><b>SW1</b> Perimeter drains</p>

<b>SW2</b>	Design and maintenance of settling ponds
<b>SW3</b>	Stormwater

<b>Issue 3: Air emissions</b>
<b>Description of potential impacts</b>
The quarry operation is likely to generate dust in dry weather conditions at each stage of the extraction and handling process. The nearest property boundary to the edge of the proposed quarry footprint is approximately 100m to the east. Therefore there is the potential for some visible dust to cross this boundary.
<b>Management measures proposed in EER</b>
The EER includes the following commitment: Commitment 3 – Suppression techniques will be applied if dust emissions become a nuisance.
<b>Public and agency comment</b>
None.
<b>Evaluation</b>
Given substantial distances to the nearest sensitive receivers, it is unlikely that the proposal will result in any dust nuisance. However, the proponent has an obligation to minimise the opportunity for dust to cross property boundaries as per the acceptable standards of the QCP. In order to ensure this, it is necessary to impose conditions requiring covering vehicles transporting excavated materials (A1), and containment of dust to prevent it causing a nuisance (A2).
<b>Conclusion</b>
The proponent will be required to comply with the following conditions: A1 Covering of vehicles A2 Control of dust emissions

<b>Issue 4: Noise emissions</b>
<b>Description of potential impacts</b>
Noise emissions from the activity have the potential to cause environmental nuisance. Noise will be generated by an excavator, wheel loader, jaw crusher and screen and cone crusher. Some equipment, such as the wheel loader and crusher and screen, are likely to operate concurrently. Trucks entering and leaving the site will also create noise. The nearest sensitive receiver (dwelling) is 0.9km from the site to the southwest. The EER states that blasting is not anticipated.
<b>Management measures proposed in EER</b>
The EER specifies hours of operation of 7am-7pm, Monday-Friday, and 8am-4pm on Saturdays. No specific management measures for noise are proposed in the EER, as it is concluded by the proponent that the distance of the site from the nearest sensitive receiver makes it unlikely that quarry noise will create an environmental nuisance.
<b>Public and agency comment</b>
None.
<b>Evaluation</b>
The QCP recommends a distance of 750m from an extractive activity with crushing but without blasting to the nearest sensitive receiver. The nearest existing sensitive receiver to the quarry is approximately 900m. As there is no residentially zoned land adjacent to or within proximity of the site, the potential for future conflict of use is limited.  Proposed operating hours are within those recommended as acceptable in the QCP. In addition, there are no sensitive receivers in close proximity to the site. However, it is appropriate to impose a condition defining operating hours to clarify the scope of the approved proposal (N1). A permit condition prohibiting blasting unless approved in writing by the Director (B1) is also appropriate to ensure clarity in regulation.
<b>Conclusion</b>
The proponent will be required to comply with the following conditions: <b>N1</b> Operating hours <b>B1</b> No blasting without approval

<b>Issue 5: Waste and hazardous substances</b>
<b>Description of potential impacts</b>
Operation of the quarry has the potential to produce small amounts of waste such as litter. The quarry will not require any permanent storage of hazardous substances. Fuel for mobile equipment will be contained in vehicle mounted tanks. Spillage of any oil or fuel has the potential to result in contamination of soil and water if not adequately contained.
<b>Management measures proposed in EER</b>
The EER states that the quantity of fuel stored onsite at any given time will be limited, and that a hydrocarbon spill clean-up kit will be available onsite for immediate deployment if a fuel spill occurs. A relocatable toilet will be used onsite and regularly emptied at a connected sewage dump point offsite. One specific commitment was made in regard to litter and general waste:  Commitment 4 – Waste including food waste, lubricating tubes and other spares and packaging will be collected in the machine operator's ute and disposed of off-site at an approved disposal facility at the end of each operating day.
<b>Public and agency comment</b>
None.
<b>Evaluation</b>
The proposed management measures are adequate to ensure that waste is collected from the site and appropriately disposed of, in accordance with the QCP. Given that no hazardous substances are proposed to be stored on site overnight, there are unlikely to be any impacts from such substances, provided that the management measures canvassed in the EER and permit conditions are complied with. Permit conditions H1 and H2 are necessary in order to ensure compliance with the QCP in regard to mobile and non-mobile storage of chemicals and fuel.
<b>Conclusion</b>
To manage potentially hazardous materials onsite, the proponent will be required to comply with the following conditions:  H1 Handling of hazardous materials – mobile H2 Storage and handling of hazardous materials



<b>Issue 6: Decommissioning and rehabilitation</b>
<b>Description of potential impacts</b>
Rehabilitation is necessary to ensure long term stability of the site, prevent sedimentation and erosion, provide native flora and fauna habitat, and minimise the potential for establishment of invasive flora species. The EER proposes a rehabilitation objective for the quarry site of restoring it to an exotic grass grazing land community, similar to that surrounding it.
<b>Management measures proposed in EER</b>
<p>The EER does not specify a maximum open area, and states that there is little potential for progressive rehabilitation due to the relatively small level area available within the quarry footprint.</p> <p>Decommission/full rehabilitation is proposed once there is no longer a market for the material or the deposit is exhausted. Specified steps include:</p> <ul style="list-style-type: none"> <li>- Demobilisation of equipment</li> <li>- Stabilisation of quarry faces</li> <li>- Natural recruitment from surrounding grassland to disturbed surfaces</li> <li>- Trap retained to provide runoff detention during revegetation</li> <li>- Control of weeds onsite until reasonable ground cover with native and exotic grass species is achieved.</li> </ul> <p>The gate at the entry to the access road from Mauriceton Lane is also proposed to be maintained and secured during this phase to prevent vehicles causing additional disturbance.</p>
<b>Public and agency comment</b>
Mineral Resources Tasmania (MRT) raised concerns that the proposed batters are extremely high and steep, minimising the potential for adequate rehabilitation of the batters to reduce visibility of the cut from Clifton Vale Road.
<b>Evaluation</b>
<p>Clarification was sought from the proponent regarding a maximum proposed open area. The proponent has given horizontal measurements of the proposed disturbance footprint as shown in the EER, and advised that the existing open area is approximately 1.45 hectares, and the maximum proposed would be approximately 2.1 hectares based on those measurements. MRT has advised that the current bonded open area is 2.5 hectares. Therefore it is appropriate to condition to a maximum open area of 2.5 hectares, allowing for the full extent of the proposal with a buffer to allow for potential miscalculation.</p> <p>The proposed rehabilitation methodology is generally consistent with the principles and suggested measures in the QCP. Stabilisation of overburden stockpiles is implied in the stated EER methodology, although not explicit. It is accepted that progressive rehabilitation may not always be feasible due to vehicle manoeuvring. However, it is appropriate to require that such rehabilitation be implemented where sections of the quarry are genuinely worked out or disused.</p> <p>The height and steepness of the proposed faces is considered a potential concern. However, nature of the substrate means that it is not considered an 'erodible site', and therefore is at minimal risk of the steep faces being eroded in the longer term.</p>

The final size and shape of cut benches will be critical in enabling any sort of vegetation growth on the site. The QCP refers to cutting benches irregularly to produce a more natural appearance, and creating additional benches to facilitate plant coverage of faces. Some woody vegetation is preferable to enhance stabilisation and provide fauna habitat. Therefore it is preferable that that benches be constructed such that they are sufficiently wide to ultimately support the growth of woody vegetation, rather than just grass. The proponent has some latitude in determining the most appropriate rehabilitation methodology. However, the steepness of the site and proposed bench height results in a need to require that the proponent document this plan to the satisfaction of the Director at the point of deciding to cease the activity.

To ensure appropriate treatment of surface soil and implementation of progressive rehabilitation, permitting a maximum open area of 2.5 hectares, conditions **DC1** and **DC2** are required. Condition **DC3** requires care and maintenance of the site during temporary suspension of the activity, and rehabilitation if activity is suspended for 2 years or more. Condition **DC4** requires notification of the Director if permanent cessation of the activity becomes likely. Condition **DC5** requires the proponent to prepare a decommissioning and rehabilitation plan on permanent cessation, in accordance with any guidelines provided by the Director. Condition **DC6** requires that rehabilitation be undertaken in accordance with the QCP.

### Conclusion

The proponent will be required to comply with the following standard conditions:

- DC1** Stockpiling of surface soil
- DC2** Progressive rehabilitation
- DC3** Temporary suspension of activity
- DC4** Notification of cessation
- DC5** DRP requirements
- DC6** Rehabilitation on cessation

## 7 Other issues

The following issues were addressed in the EER, but are not within the Board's responsibility for assessment under the EMPC Act.

### Issue 1: Transport impacts

While the impact of traffic on noise levels, air emissions and natural values is within the scope of the Board's assessment under the EMPC Act, the issue of increased traffic in regard to network capacity, access functionality and road condition is within the scope of Southern Midlands Council's assessment under the *Southern Midlands Interim Planning Scheme 2015*. Any relevant permit conditions would be applied by Southern Midlands Council in its planning permit.

### Issue 2: Historic and Aboriginal Heritage

Historic heritage is within the scope of Southern Midlands Council's assessment and within the purview of Heritage Tasmania under the *Historic Cultural Heritage Act 1995*. There are no listed historic sites or precincts in the vicinity of the proposal.

Aboriginal heritage is within the purview of Aboriginal Heritage Tasmania (AHT) under the *Aboriginal Heritage Act 1975*. AHT advised the proponent that there are no Aboriginal heritage sites recorded within or close to the property on which the quarry is situated, that there is a low probability of any such heritage being present, and therefore that there is no requirement for any further investigation.

The EER makes the following commitment in relation to Aboriginal heritage:

**Commitment 5** – If suspected Aboriginal heritage sites or items are unearthed at any time during works, an Unanticipated Discovery Plan will be put into immediate effect.

The proponent has an obligation to comply with *Aboriginal Heritage Act 1975* which stipulates a requirement to report any found artefacts.

## 8 Report conclusions

This assessment has been based on the information provided by the proponent, M A & E A Downward, in the permit application, EER, EER Supplement and in correspondence and discussion between EPA Tasmania and the proponent and the proponent's representatives.

This assessment has incorporated specialist advice provided by EPA Tasmania scientific specialists and regulatory staff, other Divisions of DPIPWE and other government agencies.

This assessment has taken into account issues raised in public submissions.

It is concluded that:

1. the RMPS and EMPCS objectives have been duly and properly pursued in the assessment of the proposal; and
2. the assessment of the proposed activity has been undertaken in accordance with the Environmental Impact Assessment Principles.

It is concluded that the proposed activity is capable of being managed in an environmentally acceptable manner such that it is unlikely that the objectives of the *Environmental Management and Pollution Control Act 1994* (the RMPS and EMPCS objectives) would be compromised, provided that the Permit Conditions - Environmental No. 9736 appended to this report are imposed and duly complied with, including commitments made by the proponent in the EER.

The environmental conditions appended to this report are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions.

## 9 Report approval

Environmental Assessment Report and conclusions, including permit conditions, adopted:



*Wes Ford*

**DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY**

Acting under delegation from the Board of the Environment Protection Authority

Date: 15 March 2018

## 10 References

Barry Williams; *Dysart Quarry – Upgrade – Environmental Effects Report* (dated 19/10/17), Integrated Land Management and Planning, Lindisfarne, Tasmania.

Mark Wapstra; *Mining Lease 1963P/M - Wedge-tailed eagle nest search* (dated 19 February 2018), ECOtas – Environmental Consulting Options Tasmania, Lenah Valley, Tasmania.

## 11 Appendices

- Appendix 1 Summary of public and agency submissions
- Appendix 2 Permit conditions, includes Attachment 1 – Definition of the Land, and Attachment 2 - EER management commitments

## Appendix 1 Summary of public and agency submissions

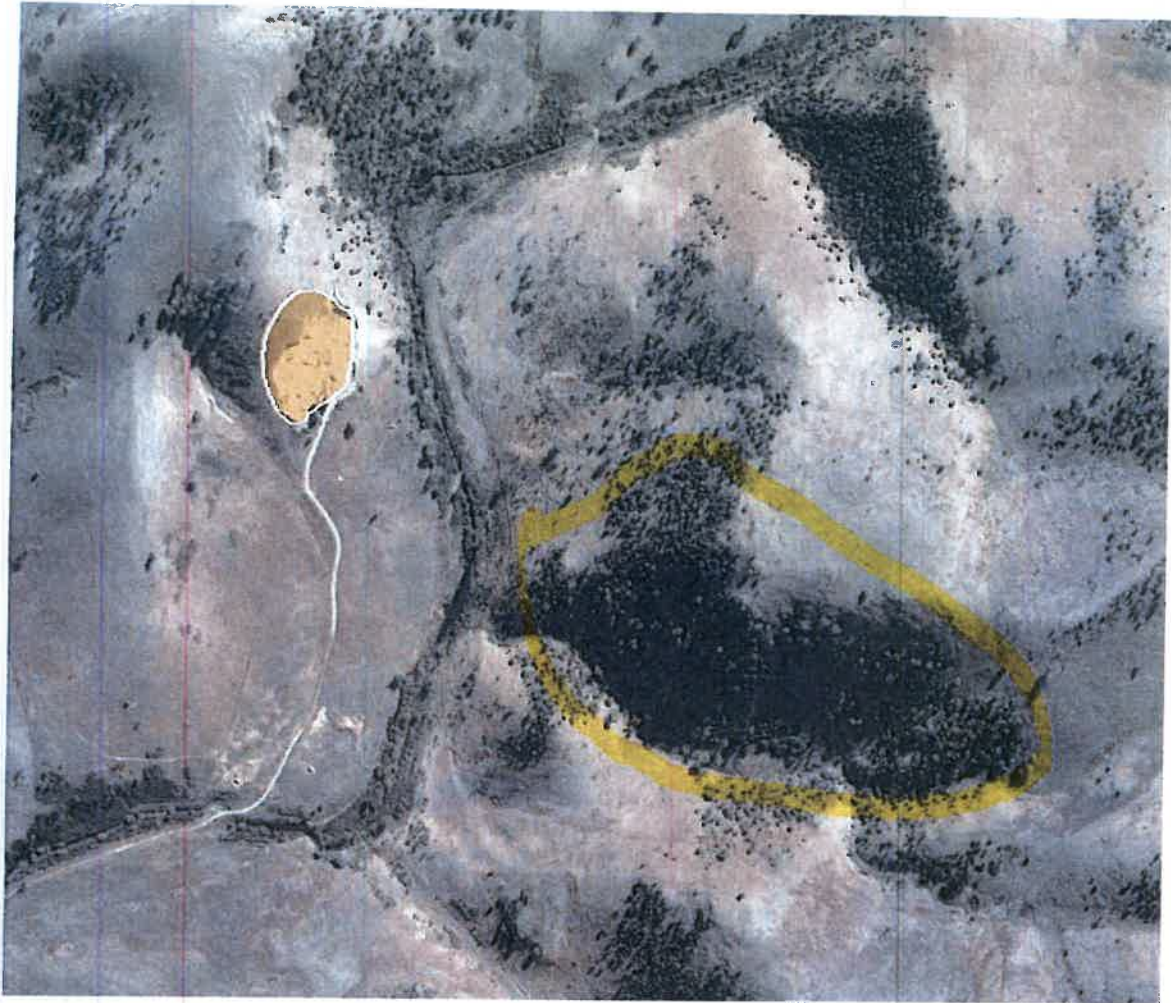
In the following tables, EER means the *Dysart Quarry – Upgrade Environmental Effects Report*, 19 October 2017, Integrated Land Management & Planning

TABLE 1: ADDITIONAL INFORMATION REQUIRED BY THE EPA BOARD

Agency	EER section no.	EER Page no.	Comments and issues	Additional information required
Policy and Conservation Advice Branch, DPIPWE	Part C, Section 1	18-20	<p><b>Raptors</b></p> <p>There are no records of raptor nests within one kilometre of the proposed works. However, habitat modelling suggests that there is suitable nesting habitat within 500 m of the quarry. Photos of the the site have been shown to PCAB specialist staff, who have confirmed that the site in question is considered to have the potential for suitable nesting habitat.</p> <p>Therefore PCAB recommends that a survey be undertaken, by a suitably qualified and experienced person, of any potential habitat within 500m or 1km line-of-sight to determine whether nests exist. The survey should be undertaken outside of the breeding season (which is from July to January inclusive) if a nest is found to be present the report should include an assessment of the potential impacts of the quarry upgrade on eagles in the area.</p> <p>The primary cause for recommending that eagle nest surveys be carried out is due to a combination of:</p> <ul style="list-style-type: none"> <li>• the increase in production (and truck movement) associated with the quarry upgrade;</li> <li>• habitat modelling that shows there is a medium to high likelihood of eagle nesting habitat located nearby (predominantly the forested area approx. 500 m to the south-east); and</li> <li>• the impact that disturbance has on the species, particularly during breeding season.</li> </ul> <p>In addition, the Species Management Profile (<a href="http://www.threatenedspecieslink.tas.gov.au/Pages/Wedge-tailed-Eagle.aspx">http://www.threatenedspecieslink.tas.gov.au/Pages/Wedge-tailed-Eagle.aspx</a>) says the following regarding increased disturbance:</p> <p><i>Wedge-tailed eagles vary in their tolerance levels, and some may eventually nest in areas near certain levels of regular disturbance after some months or years spent assessing an area. However, a small additional disturbance may then be 'the straw that breaks the camel's back', i.e. enough to disrupt breeding, sometimes for years.</i></p>	Targeted survey for raptor nests requested.



**Figure 1:** Patch of vegetation to be surveyed as requested by PCAB, DPIPW, highlighted in yellow, located to the east of Dysart Quarry.



**TABLE 2: OTHER MATTERS RAISED DURING THE PUBLIC CONSULTATION PERIOD**

Agency	EER section no.	EER Page no.	Comments and issues	Further Info requested [yes/no]	EPA Comments
Policy and Conservation Advice Branch, DPIPWE	Part C, Section 1	18-20	<p><b>Threatened Fauna</b></p> <p>The records of the listed threatened fauna species within five kilometres of the site as given in Table 10 of the EER are noted.</p> <p>Based on species habitat ranges, it is possible that other threatened fauna are present within the area to be impacted by the proposed works. These include, but are not limited to: Green and Gold Frog (<i>Litoria raniformis</i>), Tussock Skink (<i>Pseudemoia pagenstecheri</i>), Ptunarra Brown Butterfly (<i>Oreixenica ptunarra</i>), Eastern Quoll (<i>Dasyurus viverrinus</i>), Australian Grayling (<i>Prototroctes maraena</i>), Swift Parrot (<i>Lathamus discolor</i>), Grey Goshawk (<i>Accipiter novaehollandiae</i>) and White-bellied Sea-eagle (<i>Haliaeetus leucogaster</i>).</p> <p>Given the small footprint of the proposed quarry expansion and the current condition of the land, the works are unlikely to impact on listed terrestrial fauna species within the quarried area (see Roadkill and Raptors sections below for potential traffic impacts). For listed aquatic species such as the Green and Gold Frog and the Australian Grayling, runoff from the quarry site should be managed to prevent any degradation of water quality (including sedimentation) or quantity of wetlands and downstream waterways. The commitment by the proponent to construct sediment traps immediately downstream of the quarry is likely to address this issue, noting that the proponent commits to regularly monitor and clean the traps.</p>	No	Sufficient information in EER assess.
	Part C, Sections 1 and 8	18-20 and 23-24	<p><b>Roadkill</b></p> <p>It is recommended that the proponent address potential traffic impacts. An increase in traffic of more than 10%, which is considered significant in regard to potential impacts on the Tasmanian devil (<i>Sarcophilus harrisii</i>)</p>	No	Sufficient information in EER to assess.

			<p>if traffic cannot be restricted to daylight hours. In this case, it is recommended that roadkill mitigation measures be implemented in accordance with the <i>Tasmanian Devil Survey Guidelines and Management Advice for Development Proposals</i> (the Devil Guidelines) available at <a href="http://dpipwe.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessments">http://dpipwe.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessments</a>.</p>		
	Part C, Section 1	18-20	<p><b>Threatened Flora</b></p> <p>There are no records for threatened flora listed under the Threatened Species Protection Act 1995 (TSPA) within the footprint of the proposed quarry expansion. Whilst there are some records of threatened flora within 5 km of the quarry footprint, it is anticipated that the proposed activity is unlikely to impact on listed flora species, and therefore no further action is required.</p>	No	Sufficient information in EER to assess.
	Part C, Section 1	18-20	<p><b>Weeds</b></p> <p>There are 14 plant species that are declared weeds under the <i>Weed Management Act 1999 (WMA)</i> recorded within five kilometres of the proposed development. The species are: nodding thistle, slender thistle, winged thistle, creeping thistle, vipers bugloss, Canadian pondweed, African lovegrass, fennel, hoary cress, white horehound, serrated tussock, blackberry, ragwort and gorse. It is an offence under the WMA to transport a declared weed, in this case as propagules in quarry material or attached to vehicles or machinery.</p> <p>PCAB recommends that any operations associated with the quarry expansion be carried out in accordance with the <i>Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania</i>, to prevent the spread of any weeds from the site.</p> <p>The guidelines can be found at: <a href="http://dpipwe.tas.gov.au/Documents/Weed%20Management%20and%20Hygiene%20Guidelines.pdf">http://dpipwe.tas.gov.au/Documents/Weed%20Management%20and%20Hygiene%20Guidelines.pdf</a>. The preventative weed management plan committed to by the proponent should</p>	No	Sufficient information in EER to assess.

			be developed and implemented in accordance with these guidelines.		
Mineral Resources Tasmania, Department of State Growth	Part B, Section 1.5	6	<p>The EER states the bench heights will be of the order of 12 metres high and battered to a 1:2. It is noted that:</p> <p>a) The proposed bench heights will remove approximately 40m in elevation of vegetated hillside, replacing it with benches and steep batters in light coloured bedrock that is highly visible from Clifton Vale Road. The EER doesn't seem to address the impact of visibility from the road or measures to reduce it.</p> <p>b) The bench heights also have implications for the final landform and proposed rehabilitation. It is unlikely that revegetation would establish on the batters, leaving only the benches and we know that is can difficult to revegetate benches in a dry environment. The area only supports sparse vegetation anyway so it would be likely that the faces would remain highly visible post mining. The Quarry Code of Practice 2017 (QCoP) mentions under Section 7.6.2 Suggested measures that, as well as the underlying geology, benching should take into account the visibility of the quarry.</p>	No	Visual amenity is not in itself considered to be a matter for assessment by the Board. Sufficient information in EER to assess the potential for rehabilitation for stability.
Mineral Resources Tasmania, Department of State Growth	Part C, Section 1	18-20	<p><b>Weeds</b></p> <p>There is a significant infestation of Sweet Briar (<i>Rosa rubiginosa</i>) which, although it is a non-declared Agricultural and Environmental Weed in Tasmania it should receive mention. The same should be said of <i>Dipsacus fulonum</i> "Teasel" which is also thick along the access route into the quarry.</p>	No	Sufficient information in EER to assess.
1	Part C, Section 8	23-24	<p><b>Condition of public road</b></p> <p>That the road surface of Clifton Vale Road has already been damaged by heavy vehicle use since the opening of quarries in the area, and that the proposal will result in increased truck usage which is likely to result in further damage of this surface.</p>	No	Not a matter for assessment by the Board.

## Appendix 2 Permit conditions - Environmental

*[Insert proposed permit conditions/EPN as printed from NELMS, including all attachments.]*



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**PERMIT PART B**  
**PERMIT CONDITIONS - ENVIRONMENTAL No. 9736**

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Issued under the *Environmental Management and Pollution Control Act 1994*

Activity:           **The operation of a quarry (ACTIVITY TYPE: Crushing, grinding, milling or separating into different sizes (rocks, ores or minerals))**  
                          **DYSART QUARRY, MAURICETON LANE**  
                          **DYSART TAS 7030**

The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality:                           **SOUTHERN MIDLANDS**  
Permit Application Reference:       **DA2017/54**  
EPA file reference:                   **252642**

Date conditions approved:           15 March 2018

Signed:



---

DELEGATE FOR THE BOARD OF THE ENVIRONMENT  
PROTECTION AUTHORITY

### DEFINITIONS

Unless the contrary appears, words and expressions used in this Permit Part B have the meaning given to them in **Schedule 1** of this Permit and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Permit Part B, the EMPCA prevails to the extent of the inconsistency.

### ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

### INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.



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### Attachments

Attachment 1: The Land - proposed quarry footprint and access within CT 163875/1 and access within CT 105343/1 as shown in Figures 1 and 5 of the Environmental Effects Report (modified:

PCE 9736 (r1)

4/12

27/02/2018 12:09)..... 1 page

### Schedule 1: Definitions

In this Permit Part B:-

**10,000 cubic metres per year** is considered to be equivalent to 16,000 tonnes per year.

**Activity** means any environmentally relevant activity (as defined in Section 3 of EMPCA) to which this document relates, and includes more than one such activity.

**Daylight hours** means the period between one hour after dawn and one hour before dusk.

**Director** means the Director, Environment Protection Authority holding office under Section 18 of EMPCA and includes a person authorised in writing by the Director to exercise a power or function on the Director's behalf.

**DRP** means Decommissioning and Rehabilitation Plan.

**EMPCA** means the *Environmental Management and Pollution Control Act 1994*.

**Environmental Harm and Material Environmental Harm and Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

**Environmental Nuisance and Pollutant** each have the meanings ascribed to them in Section 3 of EMPCA.

**Environmentally Hazardous Material** means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

**Person Responsible** is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

**Quarry Code Of Practice** means the document of this title published by the Environment Protection Authority in May 2017, and includes any subsequent versions of this document.

**The Land** means the land on which the activity to which this document relates may be carried out, and includes: buildings and other structures permanently fixed to the land, any part of the land covered with water, and any water covering the land. The Land falls within the area defined by:

- 1 Certificate of Title 163875/1, Property ID 3175690; and
- 2 Certificate of Title 105343/1, Property ID 1525060; and
- 3 as further delineated at Attachment 1.

**Washdown Guidelines** means the document titled *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania*, by the Department of Primary Industries, Parks, Water and Environment, dated March 2015, and any amendment to or substitution of this document.

**Weed** means a declared weed as defined in the *Weed Management Act 1999*.

**Schedule 2: Conditions****Maximum Quantities****Q1 Regulatory limits**

- 1 The activity must not exceed the following limits :
  - 1.1 10,000 cubic metres per year of rocks, ores or minerals processed.

**General****G1 Access to and awareness of conditions and associated documents**

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work on The Land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

**G2 Incident response**

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

**G3 No changes without approval**

- 1 The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the activity if such changes have been approved in writing by the EPA Board following its assessment of an application for a permit under the *Land Use Planning and Approvals Act 1993*, or approved in writing by the Director:

- 1.1 a change to a process used in the course of carrying out the activity; or
- 1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
- 1.3 a change in the quantity or characteristics of materials used in the course of carrying out the activity.

**G4 Change of ownership**

If the owner of The Land upon which the activity is carried out changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of The Land, the person responsible must notify the Director in writing of the change or intended change of ownership.

**G5 Quarry Code of Practice**

Unless otherwise required by these conditions or required in writing by the Director, the activity (or activities) undertaken on The Land must comply with the Acceptable Standards provisions of the *Quarry Code of Practice*.

**Atmospheric****A1 Covering of vehicles**

Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave The Land or travel on public roads. Effective control measures may include tarpaulins or load dampening.

**A2 Control of dust emissions**

Dust emissions from The Land must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of The Land.

**Blasting****B1 No blasting without approval**

Blasting must not be carried out on The Land without the prior written approval of the Director.

**Decommissioning And Rehabilitation****DC1 Stockpiling of surface soil**

Prior to commencement of extractive activities on any portion of The Land, surface soils must be removed in that portion of The Land to be disturbed by the conduct of the activity and stockpiled for later use in rehabilitation of The Land. Topsoil must be kept separate from other overburden and protected from erosion or other disturbance.

**DC2 Progressive rehabilitation**

Worked out or disused sections of The Land must be rehabilitated concurrently with extractive activities on other sections of The Land. Progressive rehabilitation must be carried out in accordance with the relevant provisions of the *Quarry Code of Practice*, unless otherwise approved in writing by the Director. The maximum disturbed area of land which may remain, at any time, without rehabilitation is 2.5 hectares.

**DC3 Temporary suspension of activity**

- 1 Within 30 days of becoming aware of any event or decision which is likely to give rise to the temporary suspension of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to suspend or has suspended.
- 2 During temporary suspension of the activity:
  - 2.1 The Land must be managed and monitored by the person responsible for the activity to ensure that emissions from The Land do not cause serious environmental harm, material environmental harm or environmental nuisance; and
  - 2.2 If required by the Director a Care and Maintenance Plan for the activity must be submitted, by a date specified in writing by the Director, for approval. The person responsible must implement the approved Care and Maintenance Plan, as may be amended from time to time with written approval of the Director.
- 3 Unless otherwise approved in writing by the Director, if the activity on The Land has substantially ceased for 2 years or more, rehabilitation of The Land must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

**DC4 Notification of cessation**

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

**DC5 DRP requirements**

Unless otherwise approved in writing by the Director, a Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the planned cessation of the activity or by a date specified in writing by the Director. The DRP must be prepared in accordance with any guidelines provided by the Director.

**DC6 Rehabilitation following cessation**

- 1 Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, The Land must be rehabilitated including:
  - 1.1 stabilisation of any land surfaces that may be subject to erosion;
  - 1.2 removal or mitigation of all environmental hazards or land contamination, that might pose an on-going risk of causing environmental harm; and
  - 1.3 decommissioning of any equipment that has not been removed.
- 2 Where a Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, decommissioning and rehabilitation must be carried out in accordance with that plan, as may be amended from time to time with written approval of the Director.

**Flora And Fauna****FF1 Washdown Guidelines**

Prior to entering the land, machinery must be washed in accordance with the Washdown Guidelines, or any subsequent revisions of that document.

**Hazardous Substances****H1 Handling of hazardous materials - mobile**

- 1 Where mobile containment of environmentally hazardous materials is utilised for the fuelling or servicing of mobile or fixed plant on The Land, all reasonable measures must be implemented to prevent unauthorised discharge, emission or deposition of pollutants:
  - 1.1 to soils within the boundary of The Land in a manner that is likely to cause serious or material environmental harm;
  - 1.2 to groundwater;
  - 1.3 to waterways; or
  - 1.4 beyond the boundary of The Land.
- 2 Reasonable measures may include spill kits, spill trays/bunds or absorbent pads, and automatic cut-offs on any pumping equipment.

**H2 Storage and handling of hazardous materials**

- 1 Unless otherwise approved in writing by the Director, environmentally hazardous materials held on The Land must be:
  - 1.1 stored within impervious bunded areas, spill trays or other containment systems; and
  - 1.2 managed to prevent unauthorised discharge, emission or deposition of pollutants:

- 1.2.1 to soils within the boundary of The Land in a manner that is likely to cause serious or material environmental harm;
- 1.2.2 to groundwater;
- 1.2.3 to waterways; or
- 1.2.4 beyond the boundary of The Land.

### **Noise Control**

#### **N1 Operating hours**

- 1 Unless otherwise approved by the Director, activities associated with the extraction of rock, gravel, sand, clay or minerals, and loading of product, and screening/crushing must not be undertaken outside the hours of 0700 hours to 1900 hours on weekdays and 0800 hours to 1600 hours on Saturdays.
- 2 Notwithstanding the above paragraph, activities must not be carried out on public holidays that are observed Statewide (Easter Tuesday excepted).

### **Operations**

#### **OP1 Cartage hours**

Cartage by heavy vehicles entering, within or leaving the land must only be undertaken during daylight hours.

#### **OP2 Weed management**

The Land must be kept substantially free of weeds to minimise the risk of weeds being spread through the transport of products from The Land.

### **Stormwater Management**

#### **SW1 Perimeter Drains**

- 1 Perimeter cut-off drains, or bunds, must be constructed at strategic locations on The Land to prevent surface run-off from entering the area used or disturbed in carrying out the activity. All reasonable measures must be implemented to ensure that sediment transported along these drains, or bunds, remains on The Land. Such measures may include provision of strategically located sediment fences, appropriately sized and maintained sediment settling ponds, vegetated swales, detention basins and other measures designed and operated in accordance with the principles of Water Sensitive Urban Design.
- 2 Drains, or bunds, must have sufficient capacity to contain run-off that could reasonably be expected to arise during a 1 in 20 year rainfall event. Maintenance activities must be undertaken regularly to ensure that this capacity does not diminish.

#### **SW2 Design and maintenance of settling ponds**

- 1 Sediment settling ponds must be designed and maintained in accordance with the following requirements:
  - 1.1 ponds must be designed to successfully mitigate reasonably foreseeable sediment loss which would result from a 1 in 20 year storm event;
  - 1.2 discharge from ponds must occur via a stable spillway that is not subject to erosion;
  - 1.3 all pond walls must be stable and treated with topsoil and vegetated or otherwise treated in such a manner as to prevent erosion; and

- 1.4 sediment settling ponds must be periodically cleaned out to ensure that the pond design capacity is maintained. Sediment removed during this cleaning must be securely deposited such that sediment will not be transported off The Land by surface run-off.

**SW3 Stormwater**

- 1 Polluted stormwater that will be discharged from The Land must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance.
- 2 Notwithstanding the above, all stormwater that is discharged from The Land must not carry pollutants such as sediment, oil and grease in quantities or concentrations that are likely to degrade the visual quality of any receiving waters outside The Land.
- 3 All reasonable measures must be implemented to ensure that solids entrained in stormwater are retained on The Land. Such measures may include appropriately sized and maintained sediment settling ponds or detention basins.



**Schedule 3: Information****Legal Obligations****LO1 EMPCA**

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and Regulations thereunder. The conditions of this document must not be construed as an exemption from any of those requirements.

**LO2 Storage and handling of dangerous goods, explosives and dangerous substances**

1 The storage, handling and transport of dangerous goods, explosives and dangerous substances must comply with the requirements of relevant State Acts and any regulations thereunder, including:

1.1 *Work Health and Safety Act 2012* and subordinate regulations;

1.2 *Explosives Act 2012* and subordinate regulations; and

1.3 *Dangerous Goods (Road and Rail Transport) Act 2010* and subordinate regulations.

**LO3 Change of responsibility**

If the person responsible for the activity ceases to be responsible for the activity, they must notify the Director in accordance with Section 45 of the EMPCA.

**Other Information****OII Notification of incidents under section 32 of EMPCA**

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning 1800 005 171 (a 24-hour emergency telephone number).

The Land - proposed quarry footprint and access within CT 163875/1 and access within CT 105343/1 as shown in Figures 1 and 5 of the Environmental Effects Report (Dysart Quarry – Upgrade, 19 October 2017, Barry Williams, Integrated Land Management and Planning)

Figure 1 of EER – Locality Plan showing access and quarry location (outlined in red)

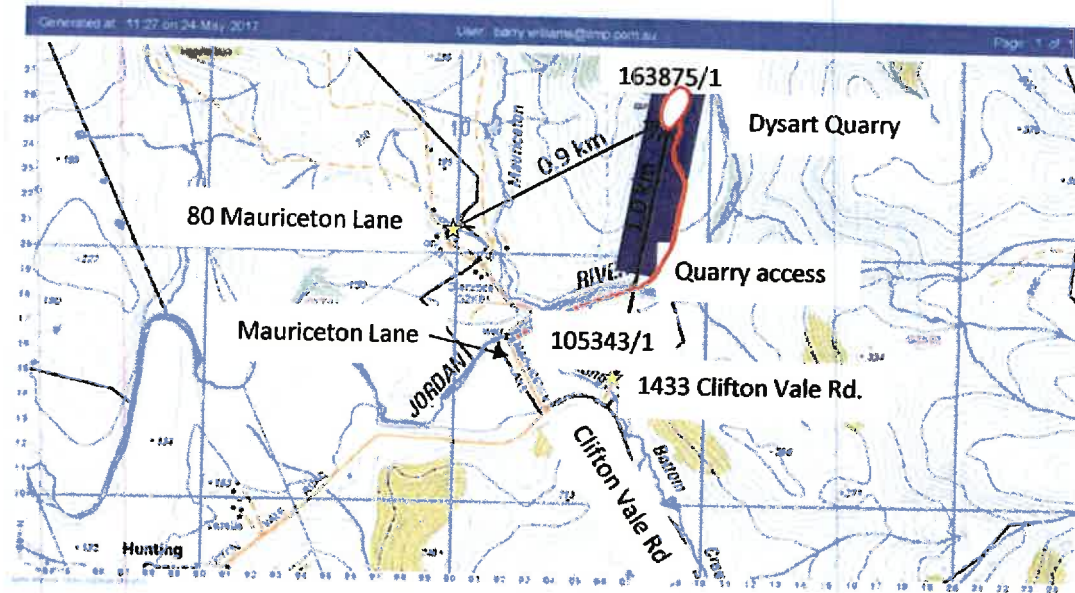
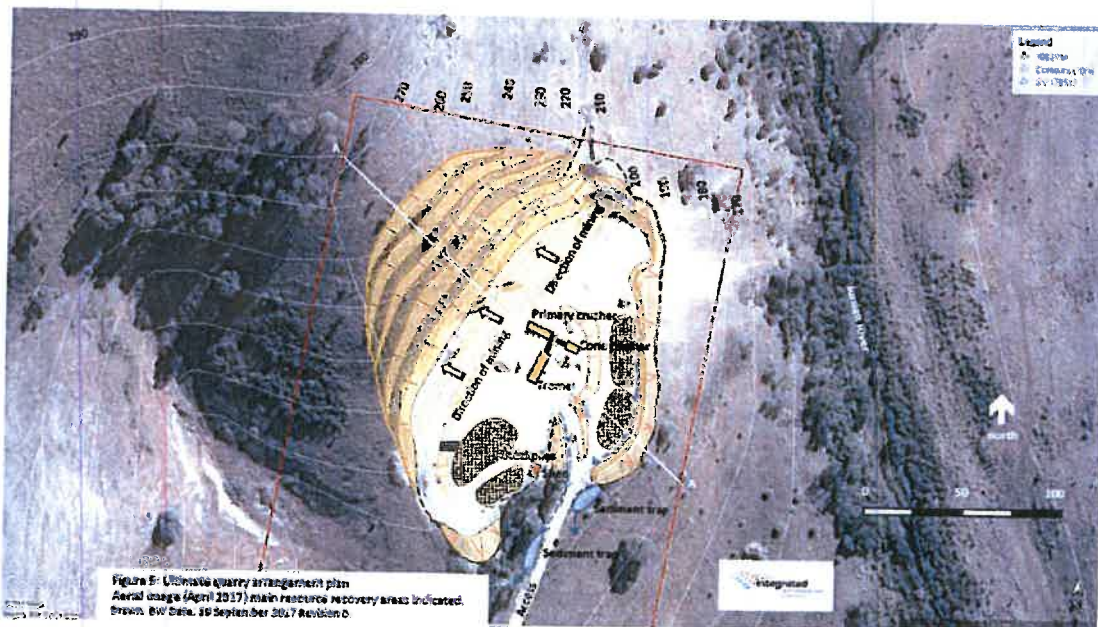


Figure 5 of EER – Ultimate Quarry Arrangements Plan, showing approved quarry footprint



Development & Environmental Services  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Phone: (03) 62593011  
Postal Address: PO Box 21 Oatlands Tas 7120



SOUTHERN MIDLANDS COUNCIL

Rec'd - 5 JUN 2017

File no \_\_\_\_\_

File no \_\_\_\_\_

**APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT**  
**Commercial, Industrial, Forestry and other Non- Residential development**  
Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

**Applicant / Owner Details:**

Owner / s Name

Postal Address  Phone No:

Fax No:

Email address

Applicant Name (if not owner)

Postal Address  Phone No:

Fax No:

Email address:

**Description of proposed use and/or development:**

Address of new use and development:

Certificate of Title No Volume No  Lot No:

Description of Use   
Development on site

current use of land and building

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015  
Attach additional information if required.

E.g. Are there any existing buildings on this title?  
If yes, what is the main building used as?

is the property Heritage Listed  Yes  No

Signage   Yes  No

Business Details	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
	Weekdays	7.00		7.00	Weekdays	7.00		7.00
	Sat	8.00		4.00	Sat	8.00		4.00
	Sun	no work			Sun	no work		

Number of existing employees:  Number of proposed new employees:

Traffic Movements	Number of commercial vehicles serving the site at present	Average of 4 movements per day	Approximate number of commercial vehicles servicing the site in the future	Average of 6 movements per day
Number of Car Parking Spaces	How many car spaces are currently provided	2 informal carparks	How many new car spaces are proposed	2 informal carparks

Please tick ✓ answer

Is the development to be staged:  Yes  No

Is the development to be staged, if yes

Described proposed stages	future expansion	Described period of proposed stages	3 to 5 years
---------------------------	------------------	-------------------------------------	--------------

Proposed Material Types	What are the proposed external wall colours	N/A	What is the proposed roof colour	N/A
	What is the proposed external wall materials	N/A	What is the proposed roof materials	N/A
	What is the proposed new floor area m <sup>2</sup>	N/A	What is the estimated value of all the new work proposed	\$ 20 000.00

If yes attach details: size, colours, fonts, location

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme.

**Signed Declaration**

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the Land Use Planning Approvals Act 1993 (or the land owner has signed this form in the box below in "Land Owner(s) signature);

Applicant Signature	Applicant Name (print)	Date
	Mark Downward	31/5/17
Land Owner(s) Signature	Land Owners Name (please print)	Date
	Mark Downward	31/5/17
Land Owner(s) Signature	Land Owners Name (please print)	Date
	Elizabeth Downward	31/5/17

Address all correspondence to:  
 The General Manager, PO Box 21, Oatlands, Tasmania 7120  
 Or by Email Address: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au) 'in single PDF file format'  
 Phone (03) 62593011

SEARCH OF TORRENS TITLE

VOLUME 163875	FOLIO 1
EDITION 2	DATE OF ISSUE 22-Jun-2012

SEARCH DATE : 06-Jun-2017

SEARCH TIME : 08.49 AM

DESCRIPTION OF LAND

Parish of BEAUFORT Land District of MONMOUTH  
Lot 1 on Sealed Plan 163875  
Derivation : Part of Lot 3 gtd TO H.Allan  
Prior CT 109327/1

SCHEDULE 1

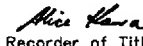
C965458 TRANSFER to MARK ANTHONY DOWNWARD and ELIZABETH ANNE  
DOWNWARD Registered 22-Jun-2012 at 12.01 PM

SCHEDULE 2

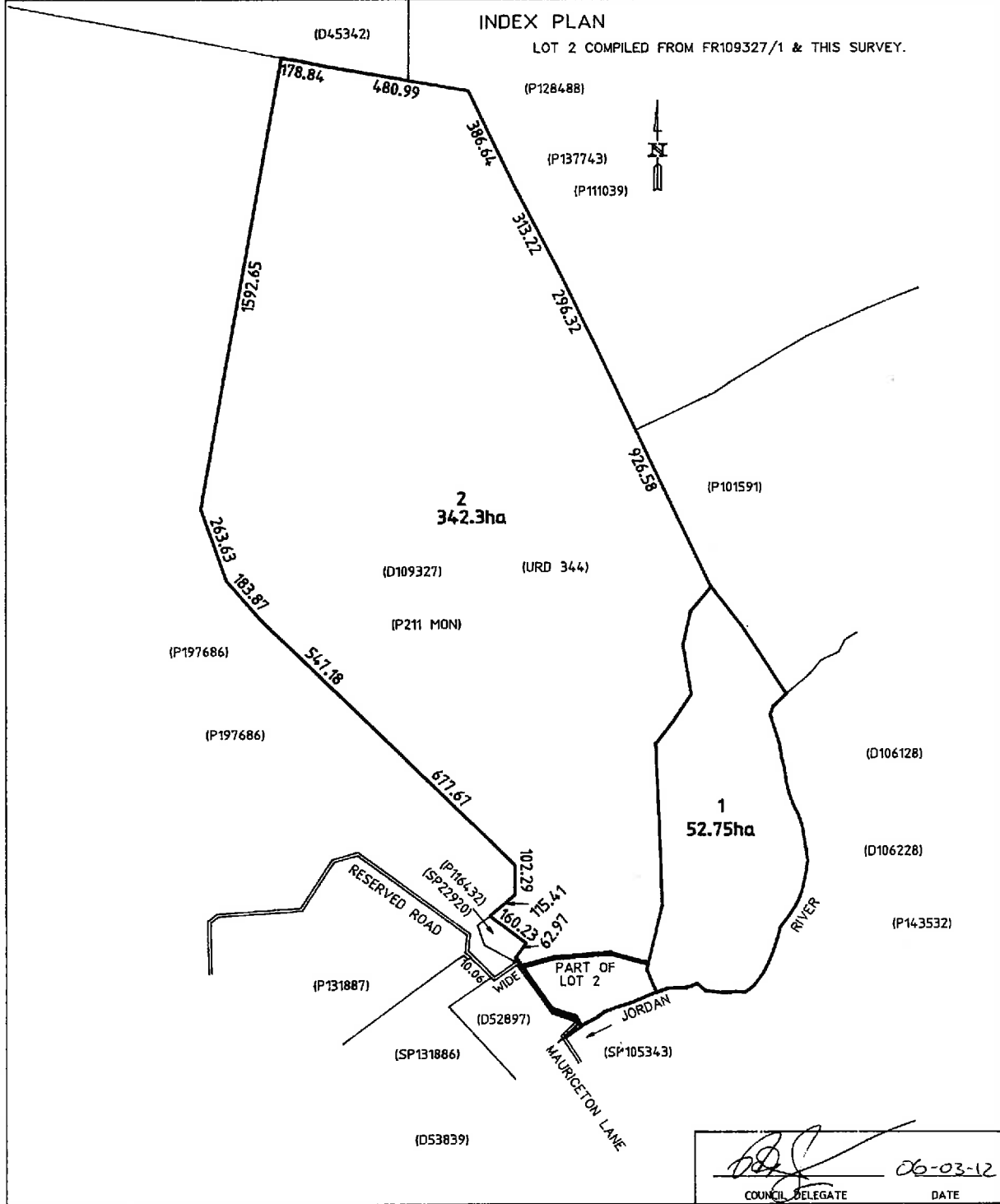
Reservations and conditions in the Crown Grant if any  
SP163875 EASEMENTS in Schedule of Easements  
SP163875 FENCING COVENANT in Schedule of Easements  
D55517 MORTGAGE to Commonwealth Bank of Australia  
Registered 22-Jun-2012 at 12.02 PM

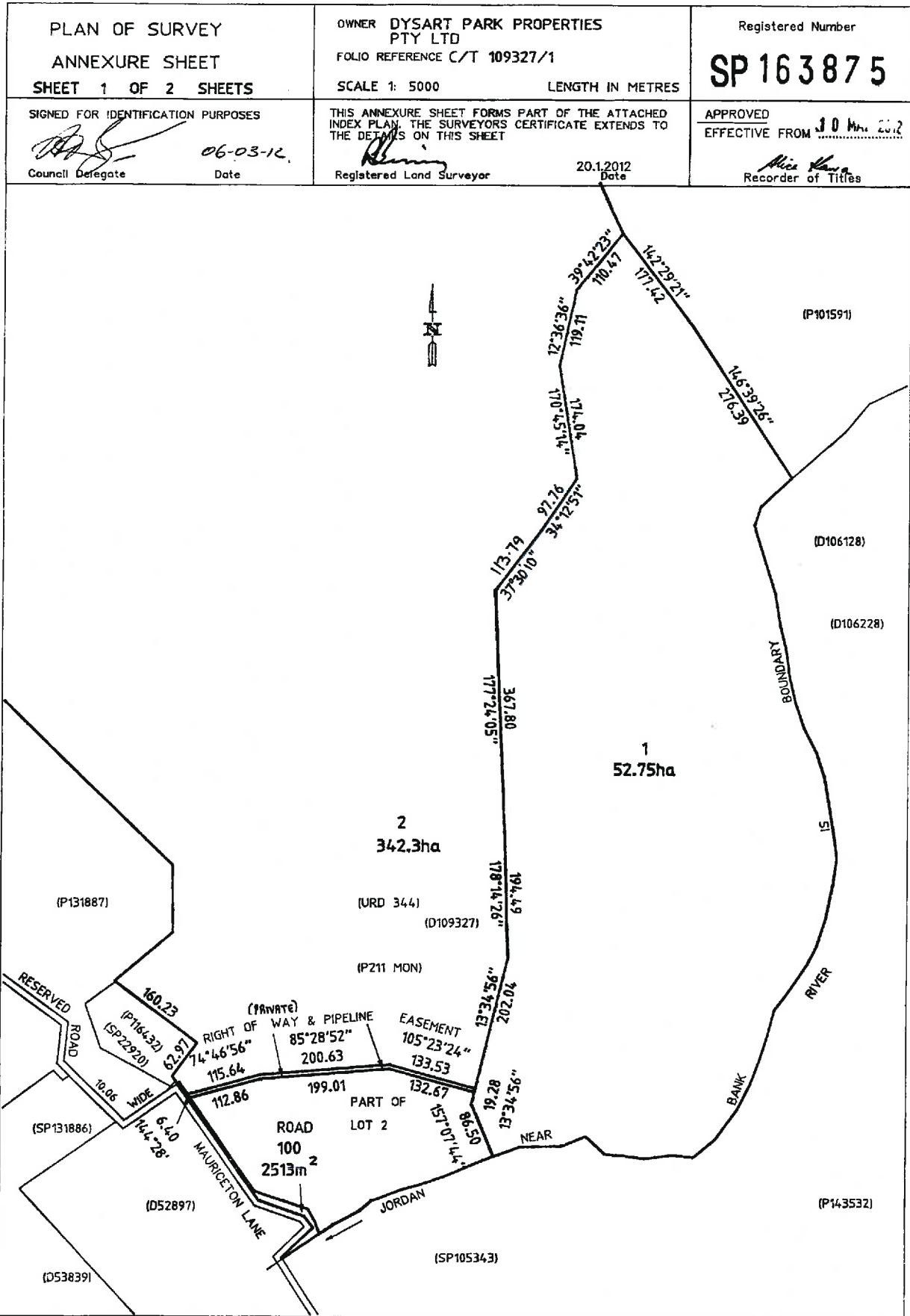
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

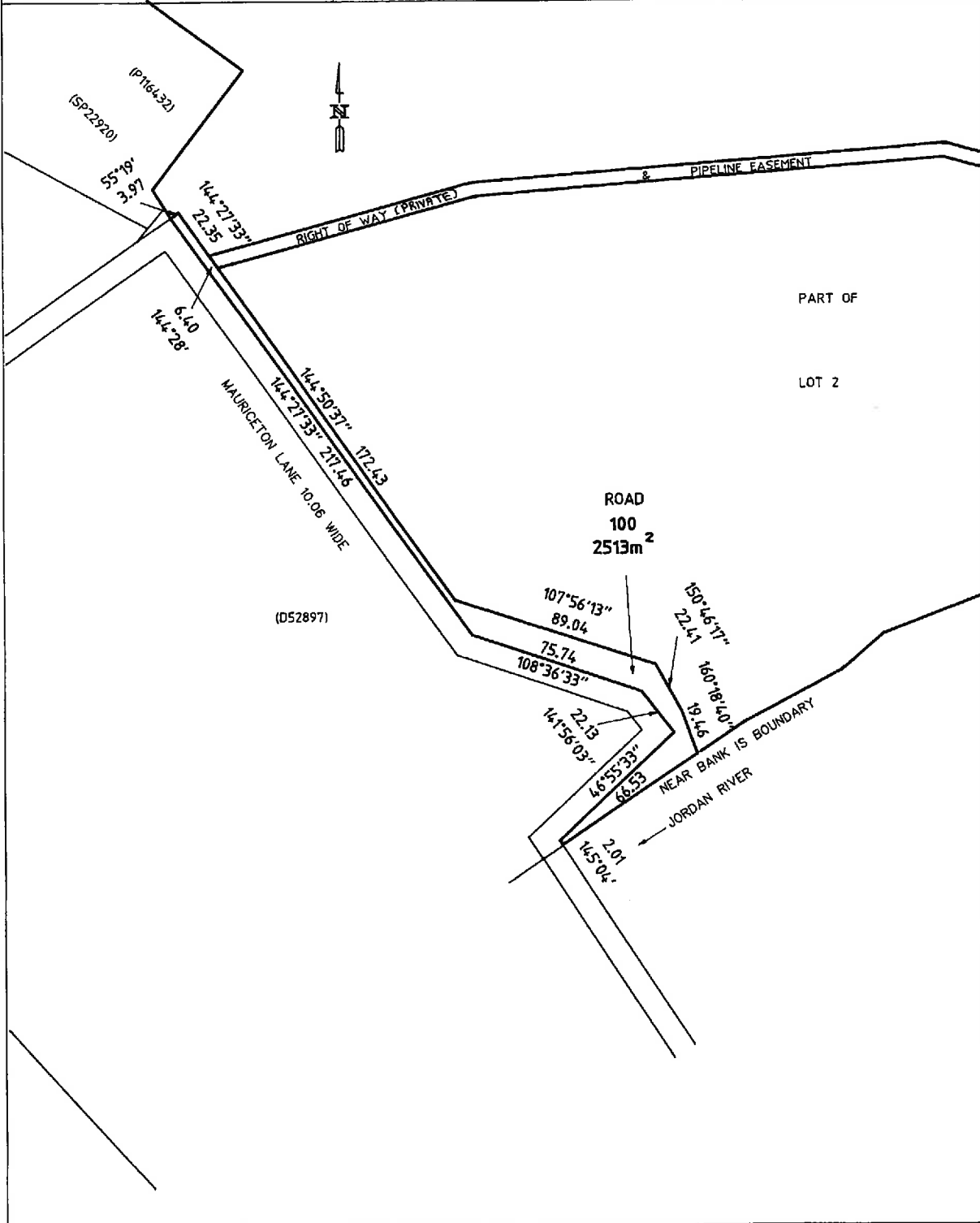
OWNER DYSART PARK PROPERTIES PTY LTD FOLIO REFERENCE C/T 109327/1 GRANTEE PART OF LOT 3 997A.0R.OP GRANTED TO HEDLEY ALLEN	<b>PLAN OF SURVEY</b> BY SURVEYOR Peter David Blunny LOCATION LAND DISTRICT OF MONMOUTH PARISH OF BEAUFORT		REGISTERED NUMBER <b>SP163875</b>
	SCALE 1: 12500      LENGTHS IN METRES		APPROVED EFFECTIVE FROM <b>1.0.MAY.2012</b>  Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125 (5079)	LAST UPI No <b>FVS59</b>	LAST PLAN No. D109327	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
--	--------------------------	-----------------------	---





<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS</p>	<p>OWNER DYSART PARK PROPERTIES PTY LTD FOLIO REFERENCE C/T 109327/1 SCALE 1: 1500 LENGTH IN METRES</p>	<p>Registered Number <b>SP 163875</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate 06-03-12. Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> Registered Land Surveyor 20.1.2012 Date</p>	<p>APPROVED EFFECTIVE FROM 1.0 MAY 2012 <i>[Signature]</i> Recorder of Titles</p>





<b>SCHEDULE OF EASEMENTS</b>	Registered Number <b>SP 163875</b>
<b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</b>	

PAGE 1 OF 2 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 2 on the Plan is together with a Right of Carriageway over the Right of Way Private and Pipeline Easement 6.00 wide shown on the Plan.

Lot 2 on the Plan is together with a Pipeline Easement Private over the Right of Way Private and Pipeline Easement 6.00 wide shown on the Plan.

Lot 1 on the Plan is subject to a Right of Carriageway over the Right of Way Private and Pipeline Easement 6.00 wide shown on the Plan appurtenant to Lot 2 on the Plan.

Lot 1 on the plan is Subject To a Pipeline Easement Private over the Right of Way and Pipeline Easement shown on the plan passing through Lot 2 on the Plan.

**Fencing Covenant**

The Owners of the lots on the Plan hereby covenant with the Vendor, Dysart Park Properties Pty Ltd, that the Vendor shall not be required to fence.

**Interpretation**

**"Pipeline Easement Private" is defined as:-**

"The right for every person who is at any time entitled to an estate or interest in possession indicated as the dominant tenement or any part thereof with which such right shall be capable of enjoyment in common

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Dysart Park Properties P/L	PLAN SEALED BY: Southern Midlands Council
FOLIO REF: CT Volume 109327 Folio 1	DATE: 29-03-2012
SOLICITOR & REFERENCE: <i>Simmons Wolfframm (C. Henderson)</i> <i>Colin Jennings (30) Harrison 442988</i>	5461375 x <i>[Signature]</i>
	REF NO. Council Delegate
<b>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</b>	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number  <b>SP 163875</b>
SUBDIVIDER: Dysart Park Properties Pty Ltd FOLIO REFERENCE: CT Volume 109327 Folio 1	

with the owner of the servient tenement to lay and maintain for ever water mains and pipes as shall from time to time be required in the strip of land marked Right of Way Private and Pipeline Easement 6.00 wide and the right for their surveyors and workmen from time to time and at times thereafter to enter into and upon the said strips of land or any part thereof bringing upon the Right of Way Private and Pipeline Easement 6.00 wide such materials machinery and other things as it shall think fit and proper to inspect the said water mains and pipes and repair alter amend and cleanse any such pipes without undoing any unnecessary damage and any damage occasioned to the strip of land in exercise of the rights and privileges hereby granted shall be made good."

EXECUTED by the Vendor **DYSART PARK PROPERTIES PTY LTD** ACN 009 492 371 the registered proprietor of Certificate of Title Volume 109327 Folio 1 in accordance with Section 127 of the Corporations Act 2001 in the presence of:-

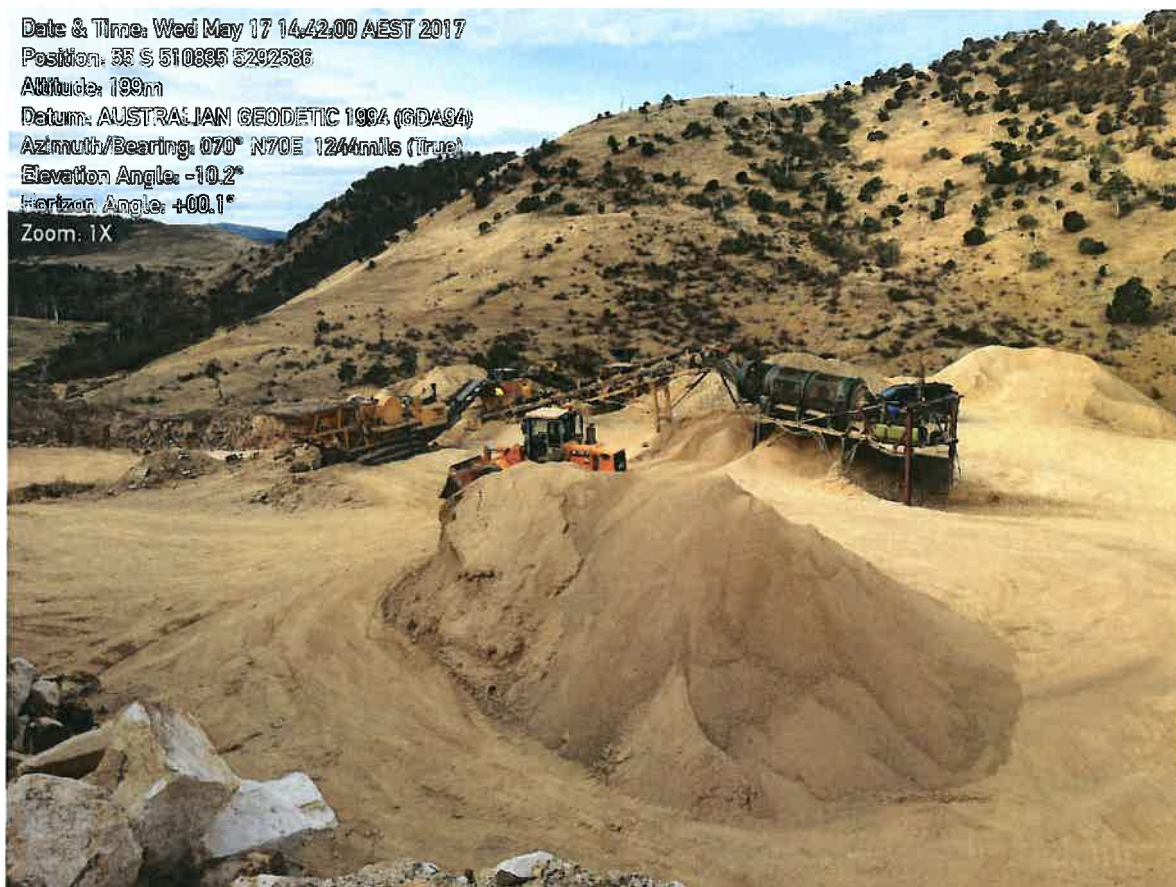


Signature: Lesley Cox  
 Name in Full: Lesley Patricia Cox  
 Capacity: Director

Signature: James Cox  
 Name in Full: James Cecil Cox  
 Capacity: Director Secretary

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Date & Time: Wed May 17 14:42:00 AEST 2017  
 Position: 55 S 510885 529258E  
 Altitude: 199m  
 Datum: AUSTRALIAN GEODETIC 1994 (GDAS4)  
 Azimuth/Bearing: 070° N70E 1244mils (True)  
 Elevation Angle: -10.2°  
 Horizon Angle: +00.1°  
 Zoom: 1X



## Dysart Quarry - Upgrade Environmental Effects Report

Prepared by: Barry Williams

Date: 19 October 2017

Issue	Date	Recipient	Organisation
Revision 0	20 September 2017	Mark Downward	M A & E A Downward
Revision 1	5 October 2017		Environment Protection Authority
Revision 2	12 October 2017		Environment Protection Authority
Revision 3	19 October 2017		Environment Protection Authority

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## PART A - PROPONENT INFORMATION

TABLE 1: PROPONENT DETAILS

Business	M A & E A Downward
ABN	88 109 311 086
Address	1140 Midland Highway MANGALORE Tas 7030
Email	elizabeth_downward@bigpond.com
Phone	(03) 6260 2291
FAX	
Contact	Mr Mark Downward
Mobile	0447 299 727
Email	elizabeth_downward@bigpond.com

## PART B - PROPOSAL DESCRIPTION

### 1 PROPOSED ACTIVITY

TABLE 2: PROPOSAL TITLE

Name	Dysart Quarry - Upgrade
Address	Mauriceton Lane – Dysart

M A & C A Downward (Proponent) operates a Level 1 quarry off Mauriceton Lane in the Dysart locality. The Dysart Quarry is situated on Mining Lease number 1963P/M and uses ripping, crushing and screening equipment to win and process the product. The source rock is a strongly bedded orange to pale orange sandstone/mudstone. The quarry produces a variety of finished products including the popular Tassie Gold landscaping stone. Other products include fine shoulder and walkway gravels and clean 40 and 20 mm aggregates.

These products and especially the Tassie Gold product have become increasingly popular in recent years and the Proponent is unable to meet demand under the existing permit limitations. The Proponent is seeking to increase the maximum annual production level at the Dysart Quarry, which will require a new Level 2 Permit.

#### 1.1 PREPARATION

Dysart Quarry will operate continuously. An excavator using a ripper tyne will be used to rip the source rock from benches and the faces.

## 1.2 PRODUCT PROCESSING

Once the source rock is on the floor, a loader will feed the raw product through a static grizzly to remove the oversize portion. The product will be fed through a primary crusher / screener to produce 40 mm and 20 mm aggregates. Some product will be further processed through a cone crusher to produce 14 mm and 7 mm.

Stockpiles will be constructed of the various products and depleted over time servicing the market. Fines occurring as a by-product of the process are blended with various grades to produce a high quality, hard setting shoulder gravel.

## 1.3 PRODUCT SUPPLY

A wheel loader will be used to take the product from the crusher / screener and build stockpiles. The same wheel loader will take the product from stockpile and load 'on road' medium combination trucks, which will deliver the product to various project sites.

## 1.4 SITE INFRASTRUCTURE

Dysart Quarry is a small-scale operation on a very small footprint. It is essential that only mobile equipment is used so that the equipment can be moved to facilitate better arrangement of extraction and stockpiling operations. Currently a small container is used to store lubricants and spares. The container is also subject to relocation to avoid extraction and stockpiling activities as the need arises. All wastes, spares and redundant equipment will be taken off site to an approved disposal facility.

## 1.5 QUARRY EXPANSION

The Dysart Quarry occupies the lower waning slope of a pronounced hillock. The top of the face is located at around the midpoint of the hill slope. As extraction proceeds, the top face will be advanced up the hill slope creating an extra two or more benches each approximately 12 metres high.

Dysart Quarry has estimated reserves of approximately 200 000 cubic metres solid of source rock. Sandstone has a solid bulk density of between 2.2 and 2.8 tonnes per cubic metre. At maximum production Dysart Quarry has a design life of over 30 years.

TABLE 3: RESOURCE POTENTIAL

BCM (estimated)	Average bulk density (t/m <sup>3</sup> )	Source rock reserve (tonnes)	Maximum production (t/yr)	Design life (years)
200 000	2.5	500 000	16 000	31

## 1.6 INDUSTRY STANDARDS

Dysart Quarry will be developed and operate in accordance with the Quarry Code of Practice (EPA Tasmania, May 2017), any conditions imposed by the Environment Protection Authority and conditions imposed by the Southern Midlands Council permit.



1.7 HOURS OF OPERATION

Dysart Quarry will operate within the ‘hours of operation’ as per the table below. It is likely an excavator and a wheel loader will be used in production. The Proponent has suitable trucks and trailers but the quarry will also be served by contract owner drivers or other transport companies.

TABLE 4: QUARRY OPERATING HOURS

Hours of Operation (weekdays)	7.00 am to 7.00 pm
Saturdays	8.00 am to 4.00 pm
Sundays, public holidays:	No work

1.8 ANNUAL PRODUCTION LIMIT

Production from Dysart Quarry is concentrated on landscaping stone a quite specific niche market which is consistent but with limited capacity for growth over time. It is envisaged that for the life of the quarry annual demand will not exceed 10 000 cubic metres. The demand is not expected to vary throughout the year.

TABLE 5: MAXIMUM ANNUAL PRODUCTION

Project Name	Dysart Quarry	
Maximum production	10 000 cubic metres per annum	16 000 tonnes per annum

2 PROPOSAL AREA

TABLE 6: PROPERTY DETAILS

The Land	Land tenure	Privately owned by Proponent
	Address	Lot 1 Clifton Vale Road, Dysart
	Property ID	3175690
	Title Reference	163875/1
	Parcel area	52.75 hectares
Access thoroughfare	Land tenure	Privately owned by others
	Address	1433 Clifton Vale Road, Dysart
	Property ID	1525060
	Title Reference	105343/1

Dysart Quarry is located on Mining Lease 1963P/M and is wholly privately held land owned by the Proponent. The access road from Mauriceton Lane to the Jordan River crossing is private land in other ownership. An agreement has been formalised to ensure continued access across this land.

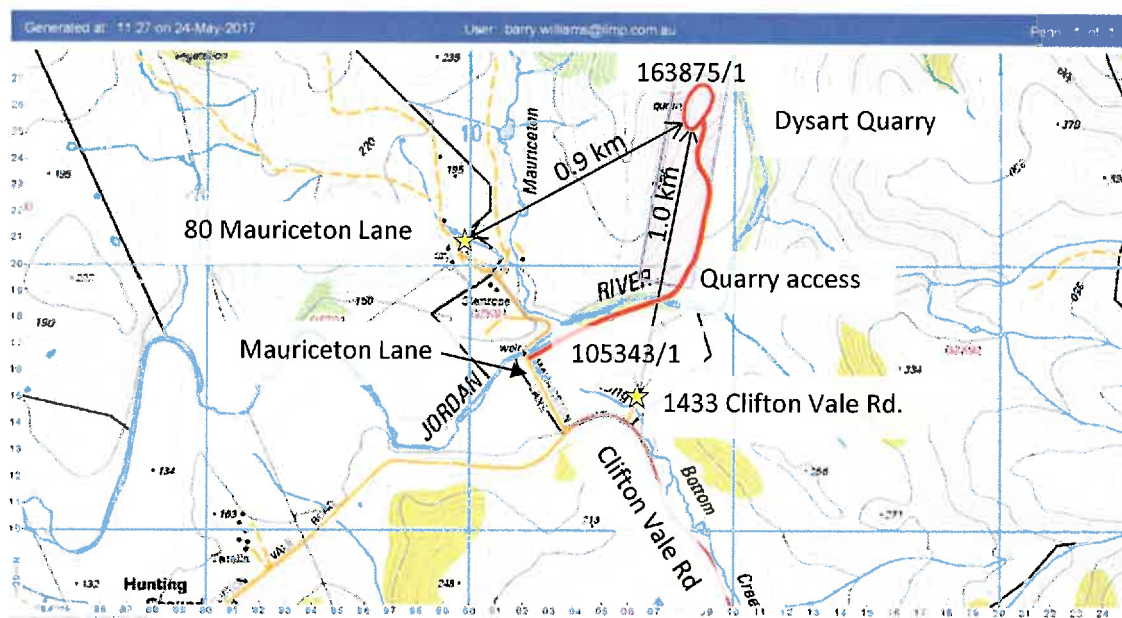


FIGURE 1: LOCALITY PLAN (DPIPWE (A), 2017)

## 2.1 PROPOSAL SITE LOCATION

The Dysart Quarry is located within the Dysart locality approximately 6 kilometres east of Kempton. The quarry is accessed off Clifton Vale Road via a private road off Mauriceton Lane. Although the quarry is located wholly on the Proponent's land, the access road off Mauriceton Lane traverses another private holding. The quarry operator has an ongoing agreement with the landowner to maintain (BOM, 2017) access.

The quarry is situated on the eastern flank of a hill prominent in the landscape. The source rock is outcropping on the higher slopes of the hill further north on the same flank. The quarry occupies the lower mid slope, which is waning into the Jordon River flood plain.

Dysart Quarry is surrounded by grazing land owned by the Proponent and other neighbouring pastoralists. Two residences are located in the vicinity of the quarry.

- 1433 Clifton Vale Road is situated approximately 1.0 kilometres from the quarry operation. The resident also owns the land the Proponent uses to gain access to the quarry. The Proponent has a relationship with the resident and an agreement is in place with regard to access.
- 80 Mauriceton Lane 0.9 kilometres away from the quarry operation. The hill intervenes between the quarry and this residence providing a substantial topographic barrier.

Both residences are more than 750 metres away from the quarry which outside the area considered at risk of adverse effects resulting from an operation where crushing takes place.

The Dysart Quarry source rock rips easily and is not likely to require blasting in order to facilitate extraction at any time.

2.2 LOCAL CLIMATE

TABLE 7: CLIMATE DATA FROM CLOSEST WEATHER STATION

Closest continuously recorded weather station	Melton Mowbray (north Stockman) Station 094201		
Maximum temp. (mean)	17.4	Minimum temp. (mean)	6.0
Annual rainfall (mean)	453mm		
Days with rainfall >= 1 mm	83		
Clear days (mean)	30		

(BOM, 2017)

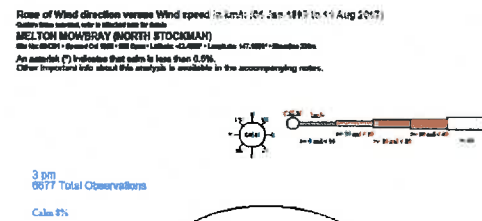
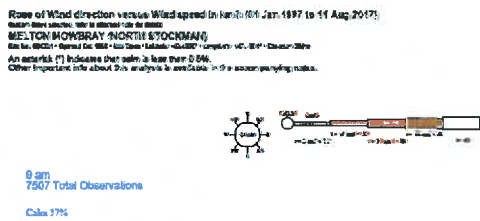


FIGURE 2: WIND ROSE 9.00 AM (BOM, 2017)

FIGURE 3: WIND ROSE 3.00 PM (BOM, 2017)

2.3 HISTORICAL LAND USE

Dysart Quarry has been operating at least since 2005 and probably long before that. The land surrounding the quarry has been improved pasture grazing land for generations. A recently operating sand recovery area close to the Jordan River crossing has run out of resource and extraction has been discontinued.

2.4 SOILS

The parent rock is mapped as upper glaciomarine sequences of pebbly mudstone, pebbly sandstone and limestone of the Permian period (DPIPWE (b), 2017). The soils are mapped as being Pss Undefined soils developed on Triassic sandstone bedrock and colluvium. The soil appears as a light coloured sandy silt, low fertility and poor water holding capacity. There is no evidence of rapid tunnel erosion surrounding the site and the soil was not tested for a tendency for dispersion.

**Legend**  
**AGENDA ITEM 11.1.1.1**  
 Contours (10m)  
 SV 170517

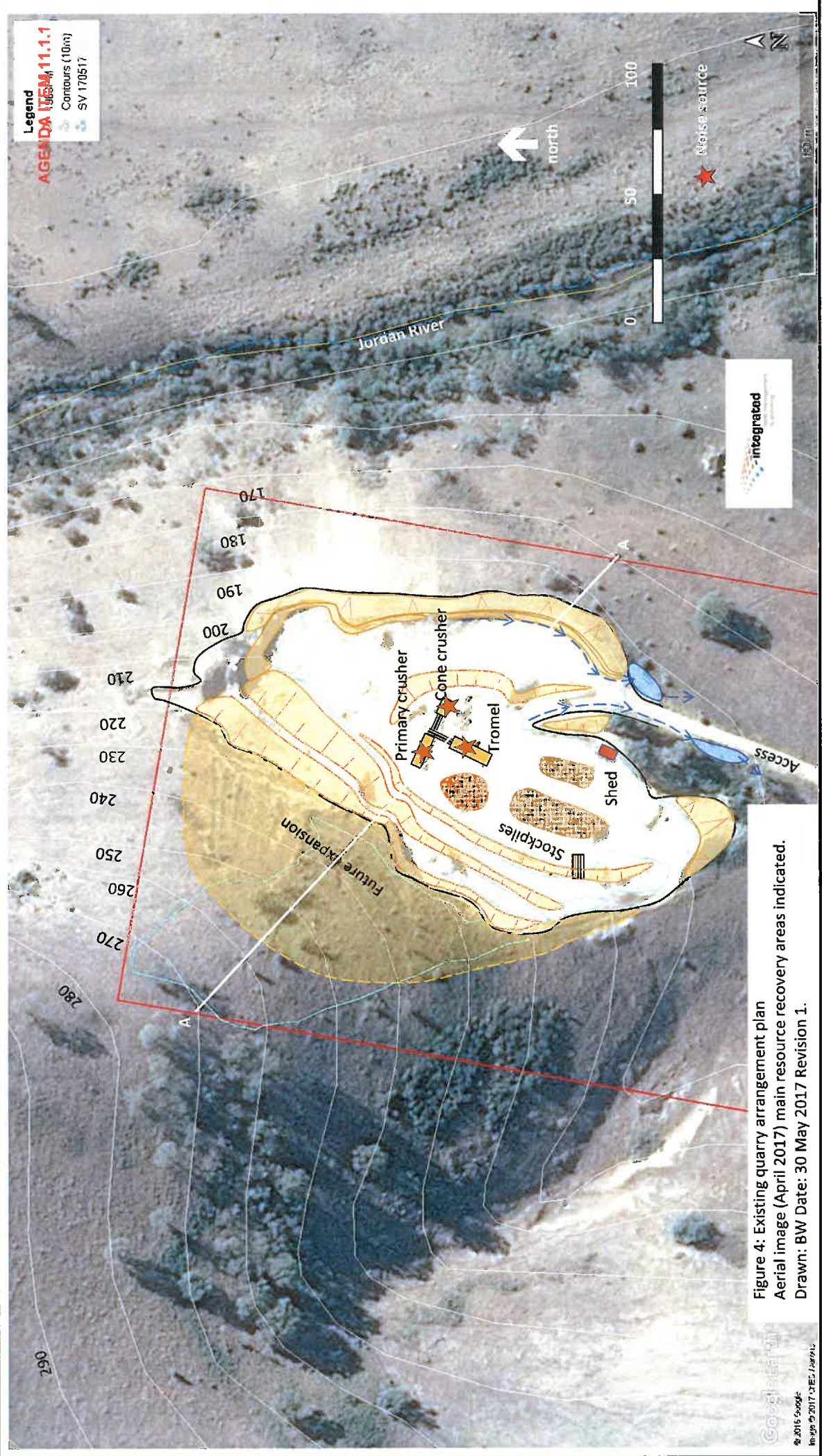
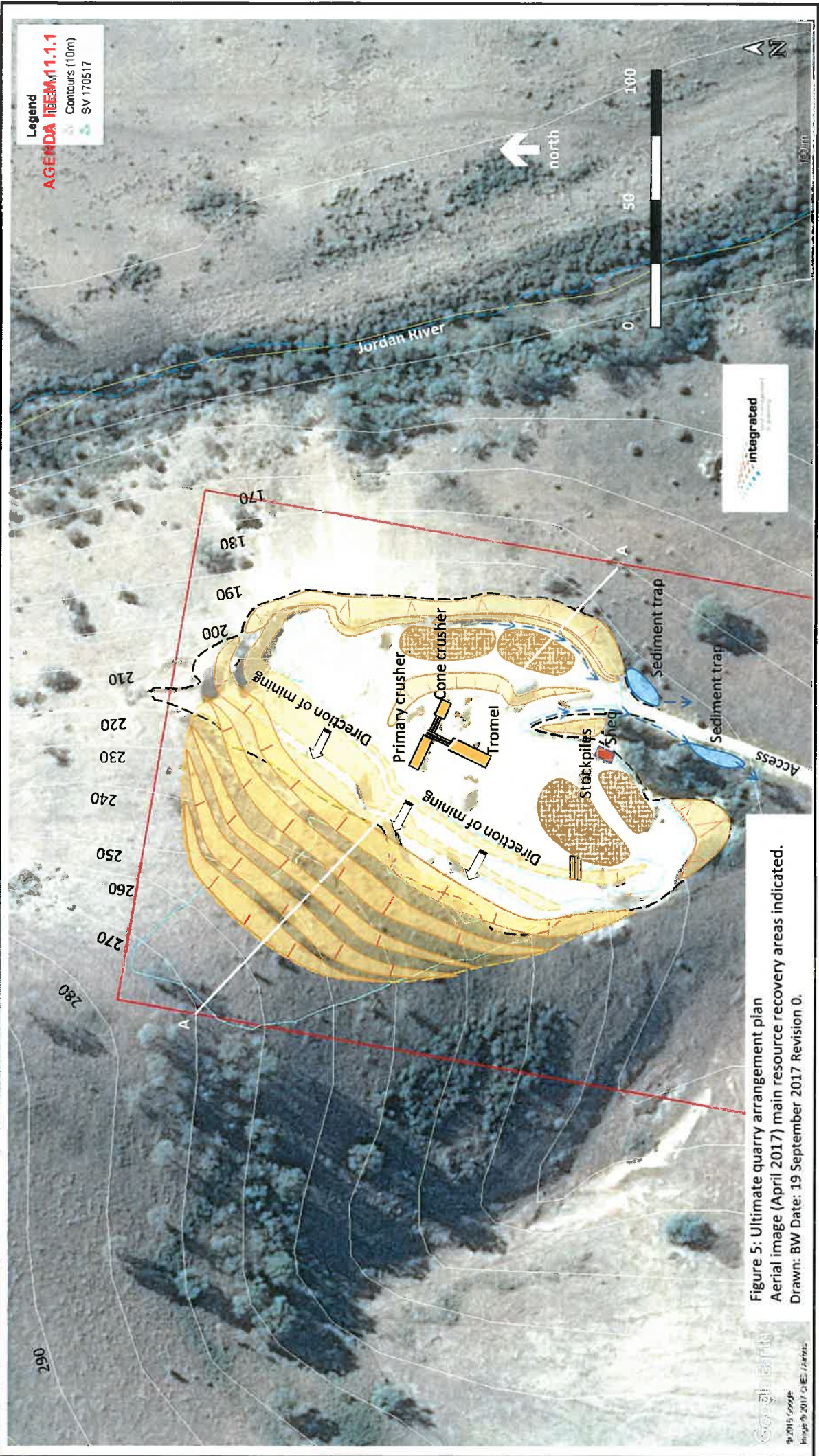


Figure 4: Existing quarry arrangement plan  
 Aerial image (April 2017) main resource recovery areas indicated.  
 Drawn: BW Date: 30 May 2017 Revision 1.



Legend  
**AGENDA ITEM M1.1.1.1**  
 Contours (10m)  
 SV 170517

integrated  
 Environmental & Planning  
 Services

Figure 5: Ultimate quarry arrangement plan  
 Aerial image (April 2017) main resource recovery areas indicated.  
 Drawn: BW Date: 19 September 2017 Revision 0.

Google Earth  
 Image © 2015 Google

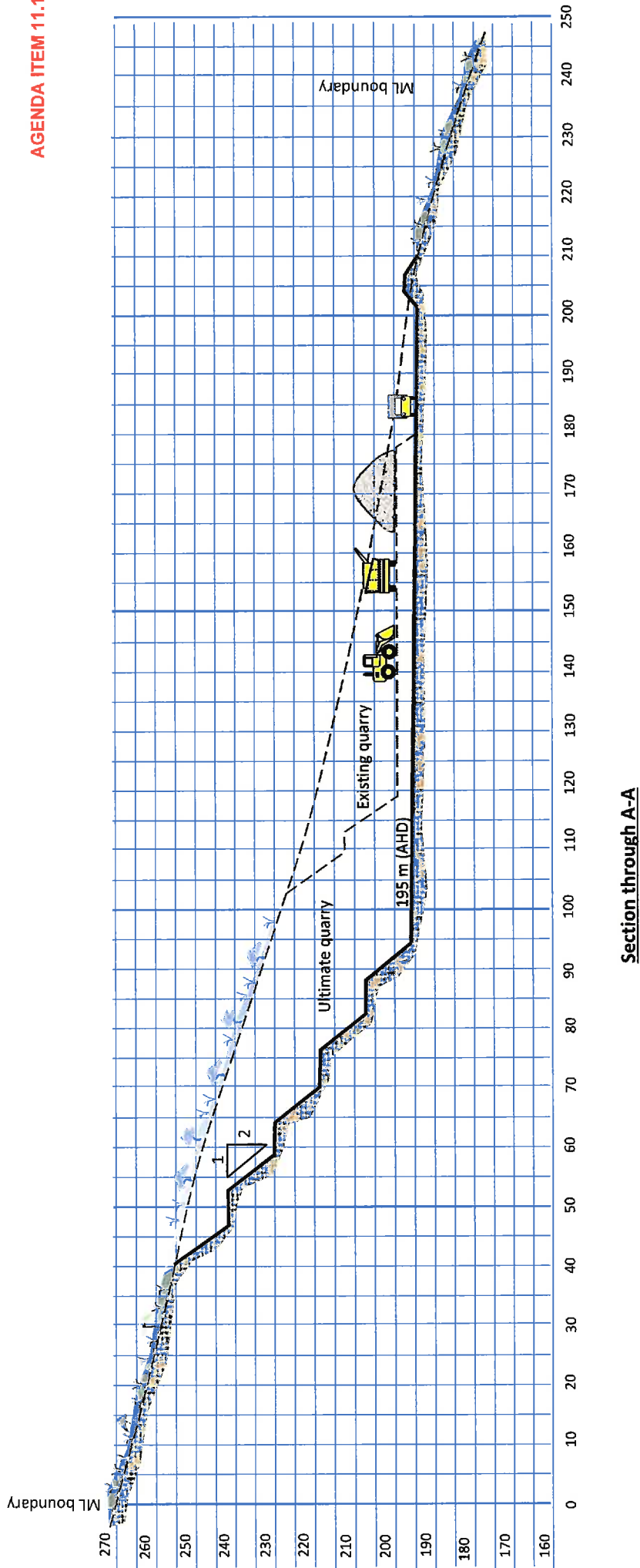


Figure 6: Section through ultimate quarry at A-A  
Horizontal and vertical scales as shown.  
Drawn: BW Date: 19 September 2017 Revision 0.



#### 4 RATIONALE AND ALTERNATIVES

Dysart Quarry could continue to operate under the existing permit arrangements by concentrating on an annual production of 5 000 cubic of the course 'select fill' product as it is extracted and run over a static grizzly, or by continuing to produce only 1 000 cubic metres per annum of the value added 'Tassie Gold' product. The normal costs associated with operating the quarry make the current highly restrictive maximum production limits uneconomic.

The Operator is faced with the alternative of running the business at a loss under the current permit restrictions, close the operation and rehabilitate the site or apply for a new permit. The market for landscaping stone is strong and gradually increasing as new developments seek to use landscaping to enhance the visual amenity of their products. The stone reserves of the Dysart Quarry give the operation potentially a 30-year operational life at an increased rate of production. Additional production capacity will allow the current investment in equipment to operate economically and sustain a commercially successful operation.

#### 5 PLANNING INFORMATION

The status of this development under the *Land Use Planning and Approvals Act 1993* (LUPAA) is as follows:

##### 5.1 PERMIT STATUS

- The Dysart Quarry operates under existing use rights according to Level 1 permit conditions and is regulated by the Southern Midlands Council.
- To assess this proposal to upgrade the quarry operation, the Southern Midlands Council requires a new Development Application.
- As the proposed operation is classified as a Level 2 Activity, under Section 25 (1) (b) of the EPMCA, the planning authority is required to refer the proposal to the Board of the Environment Protection Authority. Where this occurs, the application is dealt with in accordance with Section 57 of LUPAA.
- The land upon which the development will take place is zoned Rural Resource under the Southern Midlands Interim Planning Scheme 2015. Quarries (Extractive Industries) are a discretionary use in the Rural Resource Zone, no amendment to the planning scheme is necessary.
- The proposal is for an intensification of an existing permitted use. The scale of the intensification of the quarry activity ie. twofold increase in production, makes it unlikely the Planning Authority will deal with the application under *Section 56 Minor amendments of permits issued by planning authorities* under LUPAA.

5.2 BILATERAL AGREEMENT UNDER SECTION 45 OF EPBCA

The proponent does not require the assessment to be conducted pursuant to the bilateral Agreement made under Section 45 of the EPBCA.

5.3 SOUTHERN MIDLANDS INTERIM PLANNING SCHEME 2015

5.3.1 PART D ZONES

The land on which the Dysart Quarry is situated is zoned Rural Resource under the Southern Midlands Interim Planning Scheme 2015 (SMIPS). Quarries are classified as an Extractive Industries use under the SMIPS and Extractive Industry is a ‘discretionary’ use on Table 26.2 in the scheme.

5.3.1.1 DISCRETIONARY USE

26.3.3 To ensure that discretionary non-agricultural uses do not unreasonably confine or restrain the agricultural use of agricultural land.

Response:

Clearing associated with the ultimate quarry expansion will take less than 1 hectare of steep rough grazing land out of production. The product supplied by the quarry will support agricultural uses by providing quality road and shoulder gravel for road maintenance and stone specifically for ‘cow lane’ type infrastructure on farms.

5.3.2 PART E CODES

5.3.2.1 E1.0 BUSHFIRE CODE

E1.2 Application of this Code

E1.2.1 This code applies to (b) a use, on land that is within , or partially within, a bushfire prone area, that is a vulnerable or hazardous use.

Response:

The quarry operation does not qualify as a hazardous use as the quantity of fuels stored at the site will not exceed the ‘manifest quantity’ at any time and explosives will not be stored.

5.3.2.2 E2.0 POTENTIALLY CONTAMINATED LAND CODE

E2.2 Application of this Code

E2.2.1. This code applies to a ‘sensitive use’ on potentially contaminated land.

Response:

Extractive industry is not a sensitive use.



5.3.2.3 E3.0 LANDSLIDE CODE

E3.2 Application

E3.2.1 This code applies to development or use on land that is mapped as Landslide Hazard Area.

Response:

The ‘works’ proposed on those portions of the mining lease area mapped as Landslide Hazard Area ‘medium’ on the Overlay Maps are stripping, ripping and extraction of sound rock. The ripping and extraction will be carried out using benching techniques in accordance with the *Quarry Code of Practice* (EPA Tasmania, May 2017) and as approved by Mineral Resources Tasmania.

5.3.2.4 E5.0 ROAD AND RAILWAYS ASSETS CODE

E5.2 Application

E5.2.1 This code applies to development or use of land:

(b) that intensifies the use of an existing access.

E5.5.1 To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

A2 Response:

The annual average daily traffic (AADT) is 6 vehicle movements per day based on the maximum annual production. The current AADT is unknown but based on the maximum production limit is likely to be 4 movements (2 truck, 2 light vehicle). Average traffic through the junction with Mauriceton Lane will increase by 50 percent.

5.3.2.5 E6.0 PARKING AND ACCESS CODE

E6.7 Development Standards

Table E6.1 requires 2 parking spaces for each 3 employees.

It is likely a single employee will operate the quarry at most times. Informal parking and vehicle loading areas will be provided for, at locations convenient to the arrangement of extractive and loading operations at the time.

No formal car parks can be created, as all the quarry infrastructure must move to facilitate efficient extraction, processing, stockpiling and loading of quarry products.

5.3.2.6 E7.0 STORMWATER MANAGEMENT CODE

E7.2 Application

E7.2.1 Code applies to ‘development’ defined by LUPAA as “the construction or carrying out of works.”

The drainage and management of stormwater runoff from the quarry operation, the provision of diversion drains and sediment retention facilities will form part of the Level 2 assessment process conducted by the Environment Protection Authority.

Under the *Environmental Management and Pollution Control Act 1994* (EMPCA) Section 25 (2);

*(f) the planning authority, notwithstanding any enactment to the contrary, is not required to assess any matter addressed in the Board's assessment under paragraph (a); and*

*(g) if, despite paragraph (f), the planning authority does its own assessment of a matter addressed in the assessment under paragraph (a), it is not entitled to recover the cost of its assessment from the applicant, the Crown or any other person.*

#### 5.3.2.7 E9.0 ATTENUATION CODE

##### E9.4 Use or Development exempt from this Code

E9.4.1 The use or development described below is exempt from this code if any of the following apply:

(a) activities requiring assessment under the Environmental Management and Pollution Control Act 1994 by the Board of the Tasmanian Environment Protection Authority;

Level 2 applications are exempt from this code.

#### E10.0 Biodiversity Code

##### E10.4 Use or Development exempt from this Code

E10.4.1 The following development is exempt from this code:

(a) clearance and conversion or disturbance associated with a Level 2 Activity under the Environmental Management and Pollution Control Act 1994;

Level 2 applications are exempt from this code.

#### 5.3.2.8 E11.0 WATERWAY AND COASTAL PROTECTION CODE

##### E11.4 Development exempt from this Code

E11.4.1 The following development is exempt from this code:

(a) development associated with a Level 2 Activity under the Environmental Management and Pollution Control Act 1994;

Level 2 applications are exempt from this code.

#### 5.3.2.9 E14.0 SCENIC LANDSCAPE CODE

The Dysart Quarry is not mapped being included in the Scenic Landscape Area on the Overlay Maps.

## 5.3.2.10 E17.0 SIGNS CODE

No new or altered signs are proposed in this application.

## 5.3.2.11 E20.0 ACID SULPHATE SOILS CODE

The Dysart Quarry is not mapped as being included in an acid sulphate soils area on the Overlay Maps.

## 5.3.2.12 E21.0 DISPERSIVE SOILS CODE

The Dysart Quarry is not mapped as being included in a dispersive soils area on the Overlay Maps.

## 6 EXISTING ACTIVITY

The Proponent had a single mining lease, 2 hectares in area (1782P/M) granted in 2005 to cover an existing small quarry operation. Subsequently the area of works increased and in 2013 the Proponent took out a larger lease adjoining the existing, 14 hectares in area (1948P/M). These two leases were consolidated into mining lease 1963P/M in 2013.

The Dysart Quarry predated the introduction of the land use planning legislation and hence operates as a Level 1 quarry under 'existing use rights'.

TABLE 8: EXISTING MINING LEASE DETAILS

Mining Lease	Reference	1963P/M
	Mining lease area	16 hectares
Land Use Zone (Southern Midlands Interim Planning Scheme 2015)	Rural Resource	Extractive Industry permitted, no rezone required.

## PART C – POTENTIAL ENVIRONMENTAL EFFECTS

## 1 FLORA AND FAUNA

There are no records of threatened flora species observations within 500 metres of the quarry site.

There are records of threatened flora species within 5 kilometres of the site:

TABLE 9: RECORDS OF THREATENED FAUNA SPECIES WITHIN 5 KILOMETRES

Species	Common name	State leg.	National Leg.	Observation
<i>Asperula subsimplex</i>	water woodruff	rare	-	Jan 1832
<i>Austrostipa scabra</i>	rough speargrass	rare	-	Nov 2014
<i>Brachyscome rigidula</i>	cutleaf daisy	vulnerable	-	Nov 1967
<i>Calocephalus lacteus</i>	milky beautyheads	rare	-	Jan 1984
<i>Colobanthus curtisiae</i>	grassland cupflower	rare	vulnerable	Jan 2006
<i>Haloragis aspera</i>	rough raspwort	vulnerable	-	Jan 1984
<i>Scleranthus diander</i>	tufted knawel	vulnerable	-	Jan 1993
<i>Scleranthus fasciculatus</i>	spreading knawel	vulnerable	-	Jan 2006
<i>Vallisneria australis</i>	river ribbons	rare	-	Feb 1982
<i>Vittadinia gracilis</i>	woolly new-holland-daisy	rare	-	Dec 2014
<i>Xanthoparmelia jarmaniae</i>		vulnerable	-	Dec 1993
<i>Xanthoparmelia mannumensis</i>		vulnerable	-	Dec 1993

There is a diverse range of natural and modified habitat in a 5 kilometre radius of Dysart Quarry. Only modified grass pasture immediate surrounds the Dysart Quarry. Only the exotic pasture community will be affected by clearing associated with the upgrade of the quarry operation. Riparian vegetation and hence habitat on the reaches of the Jordan River immediately downslope of the quarry and access road is dominated by weed infestations. Proposed rainwater runoff control devices will protect the Jordan River from adverse effects resulting from the Dysart Quarry upgrade.

There is no record of any threatened vegetation community listed under the *Nature Conservation Act 2002* in proximity to the Dysart Quarry.

There are no records of fauna species observations within 500 metres of the site.

The following threatened fauna species have been recorded within 5 kilometres of the site.

TABLE 10: RECORDS OF THREATENED FAUNA SPECIES WITHIN 5 KILOMETRES

Species	Common name	State leg.	National Leg.	Observation
<i>Aquila audax</i>	wedge-tailed eagle	Provisional endangered	Provisional endangered	Sep 2010
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	endangered	endangered	Nov 2013
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	rare	vulnerable	Aug 2015
<i>Perameles gunnii</i>	eastern barred bandicoot	-	vulnerable	Dec 1995
<i>Sarcophilus harrisii</i>	tasmanian devil	endangered	endangered	Feb 2016
<i>Thylacinus cynocephalus</i>	thylacine	extinct	extinct	Jan 1964
<i>Tyto novaehollandiae</i>	masked owl	Provisional endangered	Provisional vulnerable	Nov 2007

A masked owl roost site (1581) has been observed on the south eastern slope of Johnsons Hill approximately 3.8 kilometres southeast of the quarry. A Tasmanian wedge-tailed eagle nest (1581) has been observed on the southeast flank of Black Tier approximately 4.6 kilometres north west of the quarry.

The proposed upgrade of Dysart Quarry will require an area of mainly pasture grass to be cleared for future expansion. The pasture grasses are a mixture of exotic and native grasses although the area is mapped as Agricultural land (FAG). The maximum extent of clearing will disturb a small area mapped as *Eucalyptus viminalis* grassy forest and woodland (DVG). The boundary of this vegetation community is indistinct and is expressed on the ground as various isolated trees and shrubs. It is highly unlikely that the continued and upgraded operation of the Dysart Quarry will cause an adverse impact on any threatened fauna species.

1.1 WEEDS AND DISEASE

There are no records of observations of declared weed species within 500 metres of the quarry site, however a recent site visit revealed a number of weed species on and around the site. The following tabulates the observations of declared weeds species recorded within 5 kilometres of the quarry site.

TABLE 11: WEED SPECIES IN THE VICINTY OF THE SITE

Species	Common name	declared	WoNS	Observation
<i>Carduus nutans</i>	nodding thistle	Zone A	no	Jan 1993
<i>Carduus pycnocephalus</i>	slender thistle	Zone B	no	Jun 2006
<i>Carduus tenuiflorus</i>	winged thistle	Zone B	no	Aug 2001
<i>Echium vulgare</i>	vipers bugloss	Zone A	no	Aug 2013
<i>Elodea canadensis</i>	canadian pondweed	Zone A	no	May 2006
<i>Eragrostis curvula</i>	african lovegrass	Zone A	no	May 2016

<i>Foeniculum vulgare</i>	fennel	Zone B	no	Nov 2014
<i>Lepidium (Cardaria) draba</i>	hoary cress	Zone A	no	Nov 2014
<i>Marrubium vulgare</i>	white horehound	Zone B	no	Nov 2006
<i>Rubus fruticosus</i>	blackberry	Zone B	yes	Jun 2006
<i>Senecio jacobaea</i>	ragwort	Zone A	no	Jun 2006
<i>Ulex europaeus</i>	gorse	Zone B	yes	Nov 2014
<i>Verbascum thapsus</i>	great mullein	-	no	Nov 2006

Recent observations reveal the quarry site is particularly affected by great mullein, white horehound and slender thistle and the access road alongside the Jordan River is affected by gorse and African boxthorn.

The weeds detected on site are all classified as Zone B weeds for the Southern Midlands Council municipal area, but there remains a risk that products from the quarry could become a medium to carry weed seed to other sites. The Proponent will develop a preventative weed management plan and conduct works and move equipment in accordance with the Weed and Disease Planning and Hygiene Guidelines as published on the DPIPWE website (DPIPWE, 2015).

**COMMITMENT 1: WEED AND DISEASE CONTROL**

Number	Commitment	Completion date
1.	Implement a preventative weed management plan to minimise the occurrence of weeds on the quarry site and undertake works in accordance with the <i>Weed and Disease Planning and Hygiene Guidelines</i> (DPIPWE, 2015).	On issue of permit.

**2 WATERWAYS**

The Dysart Quarry site falls steeply towards the east and south east into the Jordan River valley. The reach of the Jordan River closest to the quarry disturbance is classified by the CFEV<sup>1</sup> program as having an Integrated Conservation Value (ICV) of Moderate. It is likely that water for watering stock is taken from the Jordan River downstream of the quarry site.

At the closest approach, the quarry disturbance is 100 metres distant from the river. The mining lease is 45 metres away from the Jordan River at its closest point.

Future development of the quarry will take extractive operations further away from the watercourse. No proposed development anticipated in this application will result in filling, impounding or excavating of a river, watercourse, wetland or estuary.

<sup>1</sup> The Conservation of Freshwater Ecosystem Values (CFEV) Project provides conservation assessments for all rivers, lakes and waterbodies, wetlands, estuaries, saltmarshes and karst within Tasmania.

The quarry access road crosses the Jordan River across a ford at a point outside the mining lease and on the boundary between the Proponent’s land and the neighbour’s. The reach of the Jordan River where this crossing takes place has an ICV High.

To ensure that run off from the quarry operation will not affect the Jordan River the Proponent will construct 2 sediment traps immediately downstream of the quarry disturbance. These sediment traps will be regularly monitored and cleaned out if the capacity is reduced to half by accumulated sediment.

**COMMITMENT 2: SEDIMENT TRAP MONITORING**

Number	Commitment	Completion date
2.	Quarry floor drainage will be directed to 2 sediment traps to detain the flow and retain sediment before the water is discharged into vegetation	On issue of and upgraded permit.

**3 SIGNIFICANT AREAS**

Dysart Quarry is located in open grazing country and is surrounded by similar pastoral properties. There are no National Parks, State Reserves, Regional Reserves, Nature Reserves Forest Reserves or Conservation Areas in the vicinity of the quarry. The closest reserve is a private conservation covenant located over a kilometre north of the quarry site. It is highly unlikely that the quarry operation will affect any significant areas.

**4 AIR EMISSIONS**

Operations at Dysart Quarry will require crushing and screening, loading and dumping product to stockpiles and then from, stockpile to trucks. See point emission source points on Site Map – Figure 4). These activities are known to generate dust emissions in dry weather conditions.

The accepted standard for environmental dust control is for no visible dust to cross the boundary of the premises (EPA Tasmania, May 2017). It is likely the quarry operations will give rise to dust emissions only under prolonged dry weather conditions. The remote location of the quarry site means the consequences of fugitive dust emissions crossing the boundaries is negligible.

The Proponent will monitor dust emissions after prolonged dry spells and if dust emissions threaten to breach the threshold as stipulated in the Quarry Code of Practice, suppression techniques will be applied.

**COMMITMENT 3: DUST MONITORING**

Number	Commitment	Completion date
3.	Suppression techniques will be applied if dust emissions become a nuisance.	Period of dry weather

5 LIQUID EFFLUENT

The Dysart Quarry will operate during normal operating hours, although it is unlikely the quarry will operate all day. If a significant production campaign is required to service a contract, a relocatable toilet will be parked at the site for the use of the quarry workers.

At the end of a productive campaign and as required during the campaign, the relocatable toilet will be taken off site and emptied at a dump point. No liquid effluent will be discharged on site as a result of the quarry operation.

6 SOLID WASTES

The Dysart Quarry will generate an amount of overburden that will be retained onsite and used in future rehabilitation activities. The equipment used at the site for each productive campaign will be serviced prior to delivery and will not require servicing until after demobilisation.

Litter associated with lubricating equipment, minor spares and food scraps will be collected in the machine operator’s ute and taken to a disposal facility at the end of each day.

COMMITMENT 4: SOLID WASTE MANAGEMENT

Number	Commitment	Completion date
4.	Waste including food waste, lubricating tubes and other spares and packaging will be collected in the machine operator’s ute and disposed of off-site at an approved disposal facility.	At the end of each operating day

7 NOISE EMISSIONS

The Dysart Quarry will operate the following machinery for periods during the normal hours of operation. At times, particular items of machinery will operate concurrently, for instance the wheel loader and the crusher and screen are likely to operate together.

TABLE 12: NOISE SOURCE DETAILS

Type	Make	Model	Power (kW)
Excavator	Daewoo	290 LC V	139
Wheel loader	Hyundai	HL730-7	91
Jaw crusher	Komatsu	BR350JG	130
Screen			58
Cone crusher			130

The land surrounding the quarry is entirely used for agricultural purposes and the quarry noise profile will not be inconsistent with this environment.

There are two residences in the vicinity of the quarry:



TABLE 13: CLOSEST RESIDENCES

Feature	Relationship to quarry	Address	Separation distance
Private residence	Agreement	1433 Clifton Vale Road	1.0 kilometre
Private residence	Neighbour	80 Mauriceton Lane	0.9 kilometres

The closest residence is 80 Mauriceton Lane at 0.9 kilometres. The Standard Recommended Attenuation Distance guidelines for quarries where crushing takes place is 750 metres (Southern Midlands Council, 2015), (EPA Tasmania, May 2017). This residence is screened from the quarry operation by the trailing ridgeline of the hill behind the quarry which offers a substantial topographic barrier. The Clifton Vale Road residence is not protected by a topographic feature but is further away and has entered into an agreement to support the quarry operation.

It is unlikely that noise for the quarry operation will cause a nuisance for local residents. A site specific noise study is not warranted for this operation.

### 8 TRANSPORT IMPACTS

Cartage from the Dysart Quarry will be provided either by the Proponent, by a client or by sub-contractors. Cartage will be mostly provided by medium combination trucks with a conservative payload of 32 tonnes.

TABLE 14: TRAFFIC MOVEMENTS

Maximum production (t)	Truck payload (t)	Annual production		Operating weeks	Movements per week	Movements per day
		Truck loads	Movements			
16 000	32	500	1 000	44	23	4

The machinery operator attending the site will account for 2 light vehicle movements, hence a total on average of 6 movements per day. The traffic from the quarry will vary according to how contracts are serviced and there may be occasions when up to 30 movements per day will occur for a short duration.

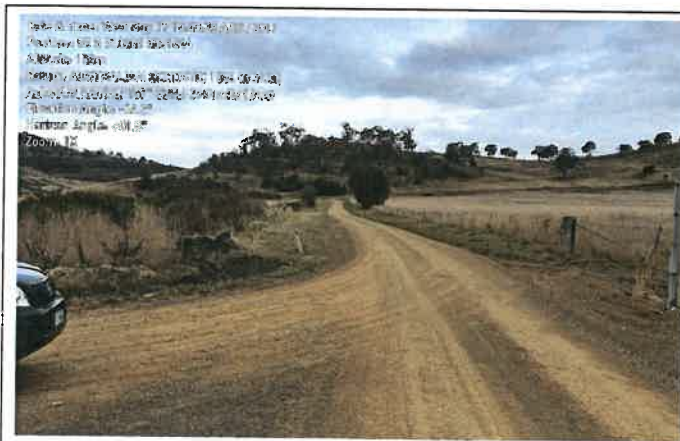


PLATE 1: ACCESS ROAD JUNCTION LOOKING SOUTH

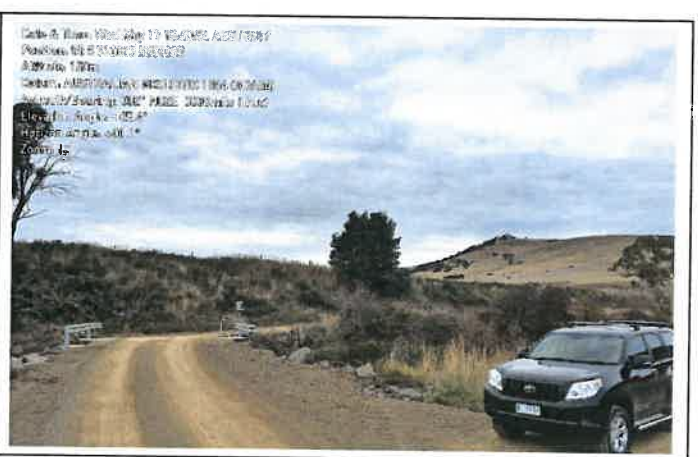


PLATE 2: ACCESS ROAD JUNCTION LOOKING NORTH



**PLATE 3: MAURICETON LANE NORTHERN APPROACH**

Dysart Quarry uses an existing access onto Mauriceton Lane. Mauriceton Lane is gravel construction and the junction is located alongside a bridge over the Jordan River. A sharp bend in Mauriceton Lane will ensure all traffic speeds are slow in the vicinity of the quarry access road junction. Sight distance to the south along Mauriceton Lane is satisfactory but restricted on the northern side, see Plates 1 and 2. Traffic on Mauriceton Lane can easily observe trucks on the quarry access approaching the junction from well before the junction.

It is unlikely that the modest increase in production at Dysart Quarry will have an adverse impact on the safety or serviceability of Mauriceton Lane or Clifton Vale Road.

## 9 OTHER OFF-SITE IMPACTS

The Dysart Quarry operation will be self-sufficient in terms of energy, all the machinery and equipment will be energised with diesel engines. No electrical power infrastructure will be required to operate this facility.

No off-site impacts are envisaged other than dust as discussed in Section 4 and transport as discussed Section 8.

## 10 HAZARDOUS SUBSTANCES

The Dysart Quarry operation will require no permanent storage of any hazardous substances. Fuel required to energise the mobile equipment will be contained within vehicle mounted tanks and will be less than the manifest quantity that may cause the storage to be defined as a hazardous use.

The Proponent uses a utility mounted refuelling tank to refuel mobile equipment. A hydrocarbon spill clean-up kit will be available for immediate deployment if a fuel spill occurs.

## 11 SITE CONTAMINATION (HISTORICAL)

There are no known site contamination issues relating to this or previous operations at the Dysart Quarry site.

## 12 CLIMATE CHANGE

The Dysart Quarry site is not vulnerable to risks associated with climate change apart from the likely increase in the incidence and severity of bushfires or more appropriately on this site grass fires. There is no permanent infrastructure at risk on the quarry site apart from the mobile crushing equipment. In the event the site is threatened by a bushfire the response will be early evacuation of all personnel to a safe place.

## 13 HERITAGE

### 13.1 HISTORIC HERITAGE

There are no sites or places listed on the Tasmanian Heritage Register close to Dysart Quarry. No impact on historic heritage is likely.

### 13.2 ABORIGINAL HERITAGE

Aboriginal Heritage Tasmania was consulted with respect to the proposed upgrade of Dysart Quarry.

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed Dysart Quarry expansion at Mauriceton Lane, and can advise that there are no Aboriginal heritage sites recorded within or close to the property. Due to a review of previous reports and the area being highly disturbed it is believed that the area has a low probability of Aboriginal heritage being present. Accordingly, there is no requirement for an Aboriginal heritage investigation and AHT have no objection to the project proceeding.

Please be aware that all Aboriginal heritage is protected under the Aboriginal Heritage Act 1975. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice. Attached is an Unanticipated Discovery Plan, which you should have on hand during ground disturbing works, to aid you in meeting your requirements under the Act.

(AHT, 2017)

Number	Commitment	Completion date
5.	If suspected Aboriginal heritage sites or items are unearthed, an Unanticipated Discovery Plan will be put into immediate effect.	At all time during works.

## 14 MONITORING

The Proponent will monitor the following parameters during operational phases of the Dysart Quarry operation:

#### 14.1 AIR EMISSIONS

If dust is observed to be creating a nuisance, the Proponent will use dust suppression techniques until such time as the adverse weather conditions subside.

#### 14.2 SEDIMENT TRAP

The sediment traps will be monitored to ensure the total capacity of the impoundments are not reduced by more than half. If accumulated sediment is excessive, the traps will be cleared out and the spoil set aside with overburden to be used in future rehabilitation works.

### 15 REHABILITATION

#### 15.1 OBJECTIVE

Rehabilitation works on the Dysart Quarry will seek to restore the site to a exotic grass grazing land community similar to that surrounding it.

#### 15.2 PROGRESSIVE REHABILITATION

Dysart Quarry occupies a small footprint for the mining lease area. The existing quarry footprint is constrained for the purposes of vehicle manoeuvring, materials stockpiles access to processing equipment and truck loading. Future expansion of the quarry will consist of developing more benches above the existing. There will be little opportunity to rehabilitate areas until such time as extractive operations cease.

#### 15.3 DECOMMISSIONING AND REHABILITATION

The Dysart Quarry has a substantial productive life based on the reserves observed in the existing faces. If the operation becomes uneconomic or there is no longer a market for the material the Proponent will close and decommission the quarry. Decommissioning and rehabilitation will entail the following steps.

- All equipment will be demobilised and any gravel surfaces will be ripped to facilitate infiltration.
- The faces will be made stable and benches will be made impassable. This will be achieved by spreading overburden against faces and site won topsoil over benches and allowing natural recruitment for the surrounding pasture grasses to colonise the new surfaces.
- The sediment traps will remain in place but be cleaned out and the silt won will be lost in the rehabilitation works. The sediment traps will continue to provide detention to runoff during the revegetation phase until the traps are full of sediment, at which time disturbed surfaces will be stabilised with a cover of natural recruitment vegetation.

During the revegetation phase the Proponent will deploy weed treatment contractors to ensure any colonising weeds are controlled until reasonable ground cover with native species is achieved.

To prevent further disturbance the gate over the access road will be maintained and secured to exclude vehicles.

### PART D – MANAGEMENT COMMITMENTS

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Number	Commitment	Completion date
1.	Implement a preventative weed management plan to minimise the occurrence of weeds on the quarry site and undertake works in accordance with the <i>Weed and Disease Planning and Hygiene Guidelines</i> (DPIPWE, 2015).	On issue of permit.
2.	Quarry floor drainage will be directed to 2 sediment traps to detain the flow and retain sediment before the water is discharged into vegetation	On issue of and upgraded permit.
3.	Suppression techniques will be applied if dust emissions become a nuisance.	Period of dry weather
4.	Waste including food waste, lubricating tubes and other spares and packaging will be collected in the machine operator's ute and disposed of off-site at an approved disposal facility.	At the end of each operating day
5.	If suspected Aboriginal heritage sites or items are unearthed, an Unanticipated Discovery Plan will be put into immediate effect.	At all time during works.

#### PART E – PUBLIC AND STAKEHOLDER CONSULTATION

Through the course of presenting this proposal, the Proponent has consulted directly with the landowner at 1433 Clifton Vale Road and 80 Mauriceton Lane. The following agencies were advised of and have considered the proposal:

- Southern Midlands Council
- Environment Protection Authority
- Mineral Resources Tasmania
- Aboriginal Heritage Tasmania

As part of the assessment process the proposal is issued for public advertising and all parties are invited to submit representations to the council either in support or otherwise of the proposal.

## 16 REFERENCES

- AHT. (2017, September 21). Re: Aboriginal Heritage Desktop Review - AHDR775 - AHTP3782 - Dysart Quarry Upgrade. Hobart.
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- DPIPWE (a). (2017, September 20). *LIST map*. Retrieved from Land Information System of Tasmania: <http://maps.thelist.tas.gov.au/listmap/app/list/map;jsessionid=855CD14C7DDD9ED93E9A5016F5F8FA0A.wombat2o>
- DPIPWE (b). (2017, September 8). *LIST Map*. Retrieved from The LIST: <http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=200298>
- DPIPWE. (2015). *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of Weeds and Disease in Tasmania*. Hobart: DPIPWE.
- EPA Tasmania. (May 2017). *Quarry Code of Practice 3rd Edition*. Hobart: EPA.
- Southern Midlands Council. (2015). *Southern Midlands Interim Planning Scheme 2015*. Hobart: Tasmanian Planning Commission.



MATCH IN TO EXISTING GRAVEL SHOULDER (NOTE TREE MAY NEED TO BE REMOVED)

1.2m WIDE COMPACTED RED GRAVEL PATH FOR ACCESS TO BUS BAYS AND CARPARK

2x BUS PICK UP/ DROP OFF ZONES

BATTER OFF TO EXISTING SURFACE WITH LOCALLY SOURCED MATERIAL

RECYCLED PLASTIC WHEEL STOPS

VISITOR PARKING ZONE SPACES 2.4m X 5.4m

STAFF PARKING ZONE SPACES 2.4m X 5.4m

SEALED ENTRANCE TO REDUCE MAINTENANCE

NEW OPEN CHANNEL TO DIVERT EXISTING CULVERT OUTFALL AND TO CUT OFF SURFACE FLOWS TO THE CARPARK

MATCH IN TO EXISTING OPEN CHANNEL. PROVIDE ROCK MATRESS SCOUR PROTECTION

3.2

TYPICAL PAVEMENT:  
7/70 CHIP SEAL  
150mm 20 FOR BASE A  
200mm 40 FOR BASE B  
ON PREPARED SUBGRADE

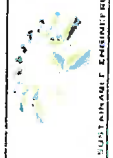
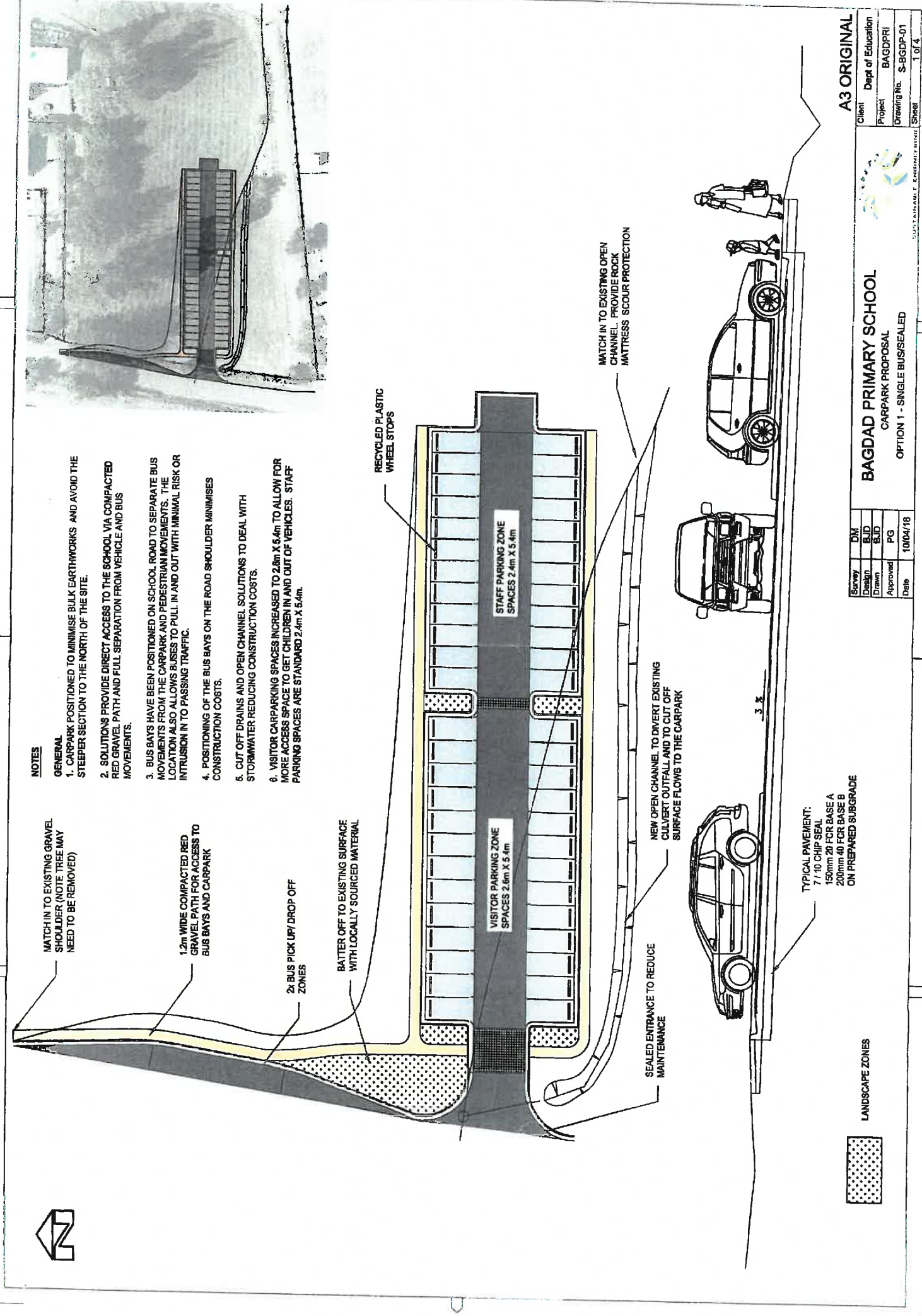
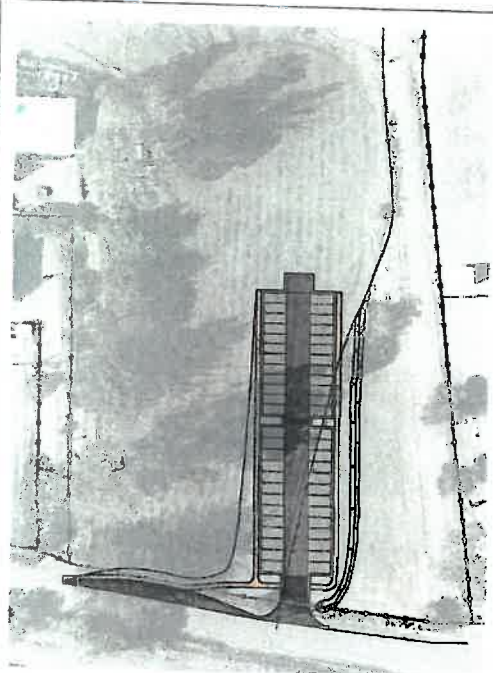
LANDSCAPE ZONES



**NOTES**

**GENERAL**

1. CARPARK POSITIONED TO MINIMISE BULK EARTHWORKS AND AVOID THE STEEPER SECTION TO THE NORTH OF THE SITE.
2. SOLUTIONS PROVIDE DIRECT ACCESS TO THE SCHOOL VIA COMPACTED RED GRAVEL PATH AND FULL SEPARATION FROM VEHICLE AND BUS MOVEMENTS.
3. BUS BAYS HAVE BEEN POSITIONED ON SCHOOL ROAD TO SEPARATE BUS MOVEMENTS FROM THE CARPARK AND PEDESTRIAN MOVEMENTS. THE LOCATION ALSO ALLOWS BUSES TO PULL IN AND OUT WITH MINIMAL RISK OR INTRUSION IN TO PASSING TRAFFIC.
4. POSITIONING OF THE BUS BAYS ON THE ROAD SHOULDER MINIMISES CONSTRUCTION COSTS.
5. CUT OFF DRAINS AND OPEN CHANNEL SOLUTIONS TO DEAL WITH STORMWATER REDUCING CONSTRUCTION COSTS.
6. VISITOR CARPARKING SPACES INCREASED TO 2.8m X 5.4m TO ALLOW FOR MORE ACCESS SPACE TO GET CHILDREN IN AND OUT OF VEHICLES. STAFF PARKING SPACES ARE STANDARD 2.4m X 5.4m.



**BAGDAD PRIMARY SCHOOL**  
CARPARK PROPOSAL  
OPTION 1 - SINGLE BUS/SEALED

Survey	DM
Design	BJD
Drawn	BJD
Approved	PG
Date	10/04/18





**SOUTHERN  
MIDLANDS  
COUNCIL**



**Southern Midlands Council  
Financial Management Strategy 2018/19 to 2026/2027  
(3<sup>rd</sup> Revision)  
(Incorporating Long-term Financial Management Plan)**

**(as adopted by Council – 2018)**

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## 1. Executive Summary

The Financial Management Strategy & Long Term Financial Management Plan (FMS) has been prepared to provide the Southern Midlands Council with direction and context for decision making in the allocation, management and use of Council's financial resources.

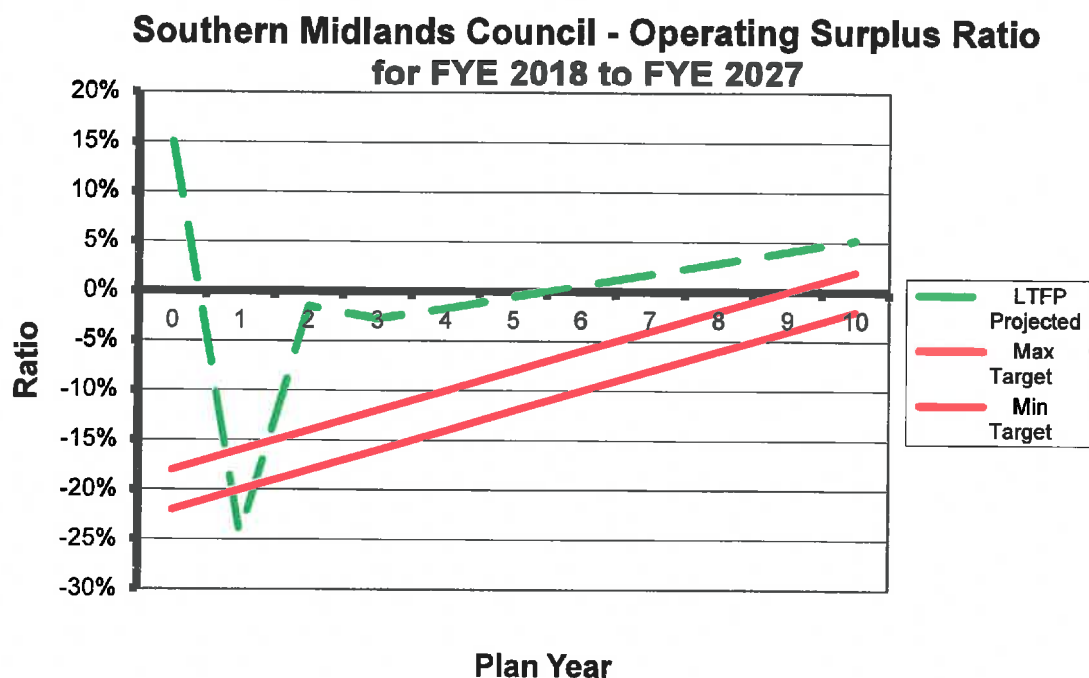
The strategy has been prepared to guide Council in its financial decision-making ensuring that the following principles are followed;

- The 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
- Resources will be allocated to those activities that generate community benefit.

The following targets have been set out in the strategy and have been determined to be an appropriate measure of financial sustainability:-

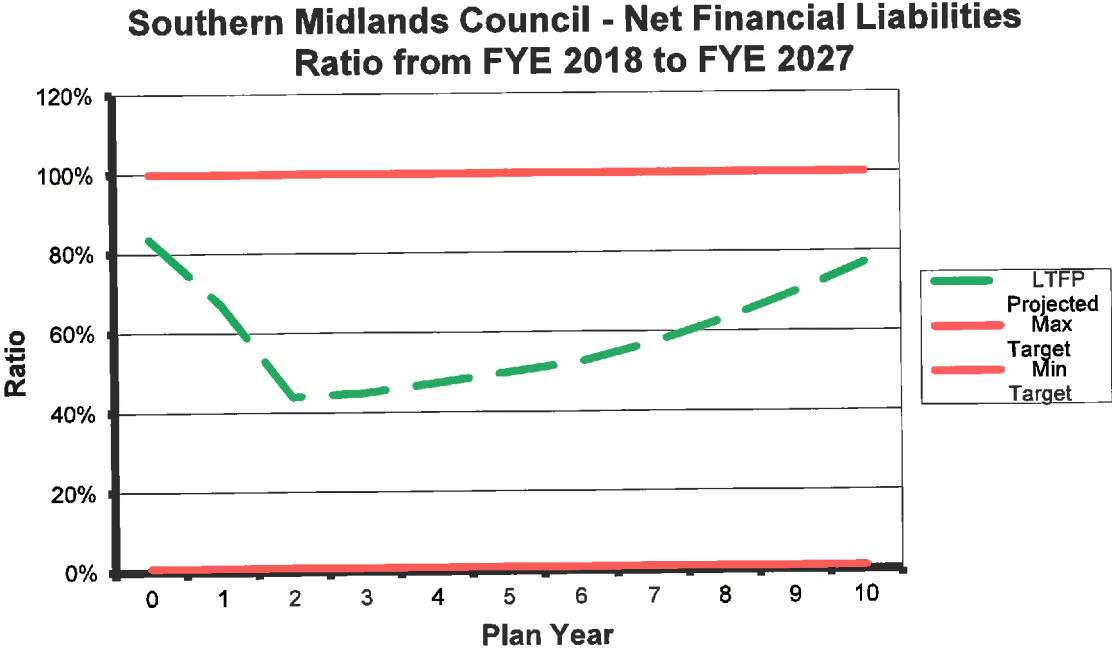
- To achieve and maintain a break-even position at the end of the 10-year strategy (i.e. a resultant minimum operating surplus ratio of 0%).
- To achieve a net financial liabilities ratio within the range of 0% to 100%.

The targeted operating surplus ratio of 0% is achieved prior to the conclusion of the ten-year period. The reduction in the 2017/18 financial year is as a result of receiving 50% of the Commonwealth's Financial Assistance Grant for 2017/18 in the 2016/17 financial year. Improvement is made from the period 2018/19 through to 2026/27 as the Australian Government has resumed indexation of the Financial Assistance Grants.



The targeted net financial liabilities ratio within the targeted range of 0% to 100% is achieved in all years. This will be maintained for the life of the strategy.

The forecast ratio for the period of the Strategy is demonstrated in the following table:-



## 1.1 Introduction

The FMS has been developed to provide the Southern Midlands Council with a strategic framework when developing budgets for the next ten-year period. The key objectives of the FMS are to:

- a) Provide direction and context for decision making in the allocation, management and use of the Southern Midlands Council's financial resources;
- b) Guide Council in the development of a ten year financial plan and determine financial boundaries for the delivery of operational and capital plans;
- c) Use ratepayer's money, together with other funding available, wisely to provide prioritised services and improve financial sustainability and asset management; and
- d) demonstrate and maintain financial sustainability in the medium and long term whilst achieving the strategic objectives of Council.

The FMS includes consolidation of controlled entities.

In preparing the FMS, the following principles of sound financial management have been complied with:

- Prudent management of financial risks relevant to debt, assets and liabilities
- Provision of reasonable stability in the level of rate burden
- Consideration of the financial effects of Council decisions on future generations
- Full, accurate and timely disclosure of financial information.

It is important to note that the FMS is not about deciding on what Council will spend on individual projects. The FMS is about the various financial strategies that will effectively determine the amount of funds that Council will have at its discretion to allocate in future years.

The FMS is a guiding document to consider when developing budget estimates, rather than a document that is dictating future decisions of Council. The long-term financial estimates in this strategy will be revisited and updated regularly to reflect any strategies that arise from the Council planning process. This current version will continue to provide a framework for financial planning and will be further revised and expanded each year.

The FMS is to be reviewed each year following the preparation and endorsement of the Annual Financial Report and prior to the commencement of the Annual Plan and Budget Estimates for the coming year.

If Council follows the general thrust of the document when setting the 'Annual Plan and Budget Estimates', the organisation will demonstrate financial sustainability into the future.

## **2. Financial Principles**

The following principles serve to guide Council in setting its financial management strategies. They are given practical effect through strategies. Strategies are measured by the setting of medium term targets.

### **2.1 The community's finances will be managed responsibly to enhance the wellbeing of residents**

Council will ensure it only raises the revenue it needs, and does so in the most efficient and equitable manner possible. Council will manage community funds according to affordable best practice standards and ensure information regarding its financial management decisions is accessible to the community. Council will ensure it only delivers those services that cannot be delivered more efficiently and effectively by other providers.

### **2.2 Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation**

Council will seek to achieve equity across generations by recognising that each generation must pay its way with respect to recurrent expenses being met from recurrent revenue (the full cost of the service it consumes).

Council will invest sustainably in community assets to maintain (and potentially enhance) service levels.

### **2.3 Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses**

Council will ensure it accumulates and maintains sufficient financial resources and has the borrowing capacity to deal with volatility and unexpected events.

Council's operational budget will be flexible enough to ensure that changes and volatility in revenues and expenses as a result of the changing economic environment can be absorbed.

### **2.4 Resources will be allocated to those activities that generate community benefit.**

Council will ensure that robust and transparent processes are in place for the allocation and prioritisation of resources through budgetary decision-making, as well as for choosing the most effective methods for delivering specific services and projects. Strategies will include a vigorous cost-benefit analysis in preparing and assessing proposals.

Council will recognise its service obligations to the Southern Midlands community in its decision-making.

### **3. Financial Management Strategies**

The following financial strategies portray the strategic direction in which Council's financial decisions are based including borrowing, infrastructure, and service delivery.

#### **3.1 Financial Indicators**

Council targets to achieve a consistent and gradual improvement in the Comprehensive Income Statement.

#### **3.2 Rating Strategy**

Council targets to achieve a break-even position and ensure it only raises the revenue it needs, and does so in the most efficient and equitable manner possible. Council must balance its service levels with the needs and expectations of the community and set appropriate levels of tax to adequately fulfil its roles and responsibilities.

The following factors influence the level of rates and charges:-

- Distribution and level of Commonwealth and state funding
- Socio-economic profile of the area (capacity to pay)
- User-pays policies
- Level and range of services
- Current economic environment

In determining its rates each year Council gives consideration to the current economic climate and the capacity of the community to pay for services.

#### **3.3 Rating Structure**

Council has established a rating structure comprising of two-key elements – general and service rates.

The general rates are levied based on the Assessed Annual Value (AAV) of properties as determined by the Valuer-General. Property values generally reflect the capacity of the ratepayer to pay.

The service rates currently cover waste management services. This user pay component is designed to reflect payment based on usage of services provided by Council.

Council will endeavour to strike a balance between the two elements to provide equity in the distribution of the rate burden across the municipality.

### **3.4 Asset Management Strategy**

The key objective of Council's Asset Management Strategy is to maintain Council's existing assets at desired condition levels. If funding is not sufficiently allocated to asset renewal then Council's investment in those assets will reduce along with the capacity to deliver services to the community.

Council has an Asset Management Policy to ensure that adequate provisions are made for the long-term maintenance and replacement of Council's infrastructure and built assets by:-

- Ensuring that services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to the community and the environment.
- Safeguarding our assets by implementing appropriate asset management strategies and ensuring financial resources are adequately provided for those assets.
- Creating an environment whereby there is clear awareness throughout the Council at both the elected and employee level, on the importance of maintaining our assets to an acceptable standard
- Meeting legislative requirements for asset management.
- Ensuring resources and operational capabilities are identified and responsibility for asset management is appropriately resourced
- Demonstrating transparent and responsible asset management processes that align with local government industry standards
- Undertaking a continuous cycle of review to ensure that asset management outputs match the changing needs of the Council and the community.

Council's Asset Management Strategy is based on the knowledge provided by various Asset Management Plans which set out capital expenditure requirements in future years.

### **3.5 Investment Strategy**

Cash reserves require careful management to both achieve optimum investment incomes and to ensure that cash is available when needed for the planned expenditures. Funds will be invested in a manner that allows them to earn interest for as long as possible while retaining flexibility in accessing those funds for Council purposes.

Council's Annual Plan and Budget Estimates and Financial Management Strategy will be used to provide direction on the term of investments to be placed. Council will ensure that enough funds are on hand at 30 June each year to ensure that all current liabilities can be met.

Council will ensure that its investment portfolio maximises its return on investments while maintaining an acceptable level of risk.

### **3.6 Borrowing Strategy**

Borrowings are an effective mechanism of linking the payment for assets (via debt repayments) to successive Council populations who receive benefits over the life of that asset. This matching concept is frequently referred to as 'inter-generational equity'.

Council will only borrow for capital expenditure, which will improve services to ratepayers. Borrowings may be used by Council as a funding source for new capital works projects. Asset renewals will be



funded internally from cash reserves and cash provided by operating activities (mainly from depreciation).

In considering new debt Council will consider the impact of borrowing costs on the sustainability of operating positions and its capacity to repay the debt. Council will maintain enough borrowing capacity to ensure that it has the capacity to deal with significant unexpected events.

When borrowing Council shall raise all external borrowings at the most competitive rates available and from sources available as defined by legislation.

### **3.7 Reserves**

Any material favourable budget variations realised in a given financial year be specifically quarantined and reserved.

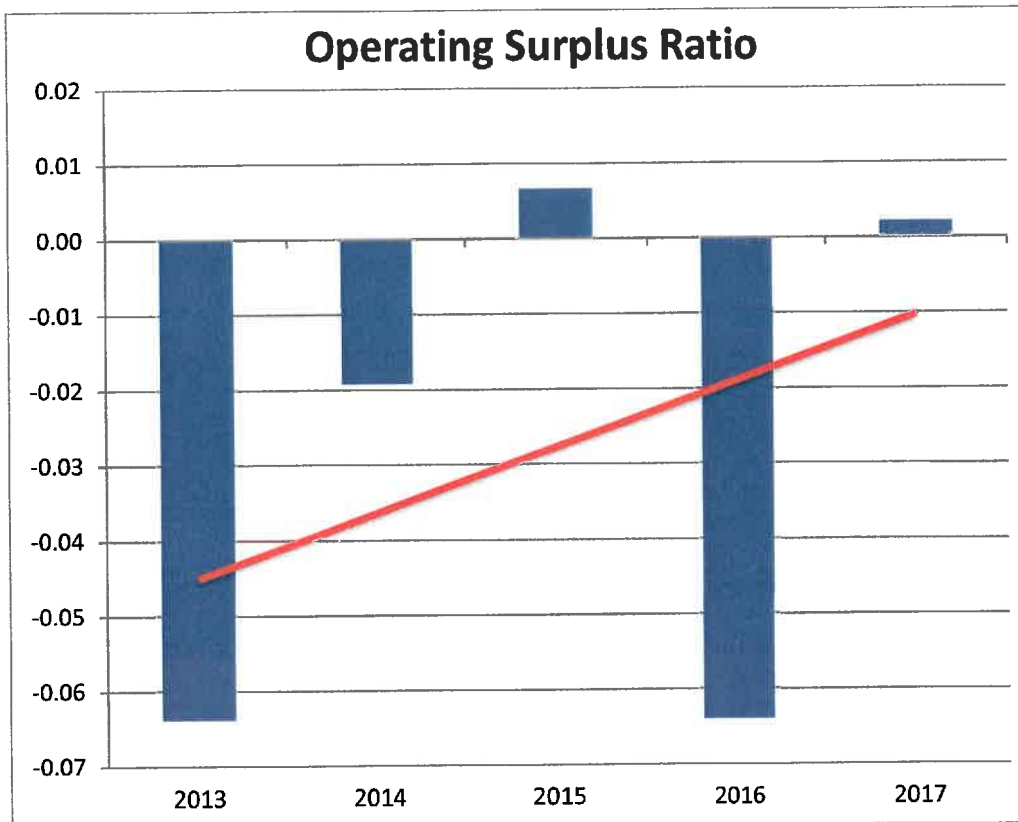
## 4. Financial Performance

The following graphs summarise key ratios highlighting important aspects of Council's financial performance over the past five years.

Graphs which show forecasts for the period 2012/13 to 2016/17 are in the following section.

### 4.1 Operating Surplus Ratio

The operating surplus ratio serves as an overall measure of operating effectiveness. A result less than 0.00 indicates an operating deficit. It is accepted that best practice dictates that operating deficits cannot be sustained in the longer term.

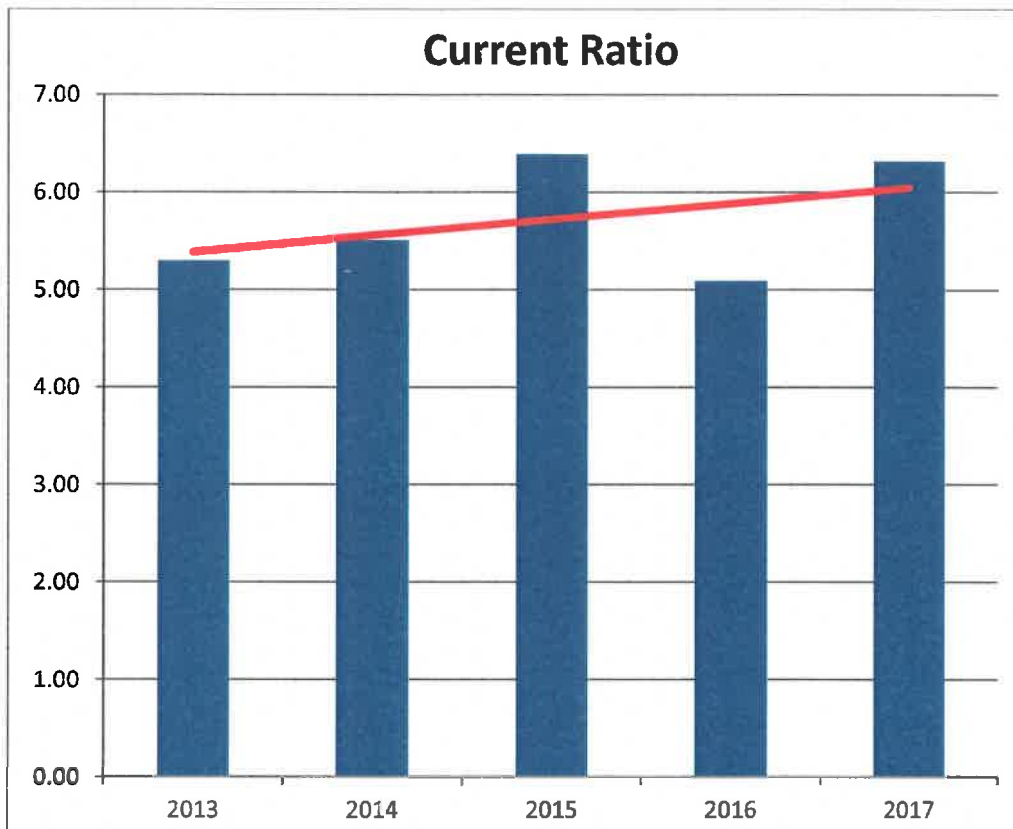


The operating surplus benchmark for Council is 0.00 which is the point where operating revenues equal operating expenditures. An operating margin below the benchmark would indicate that Council might not be generating sufficient revenue to fulfil its operating requirements.

## 4.2 Current Ratio

The current ratio measures the liquidity, or cash, position of Council. That is, Council's ability to meet its debt obligations as they fall due. A ratio of 1.00 or more indicates that there is enough cash and liquid assets to cover short-term liabilities.

Influencing factors are planning and budgetary control, timing of cash flows and credit policies and collection of debts.

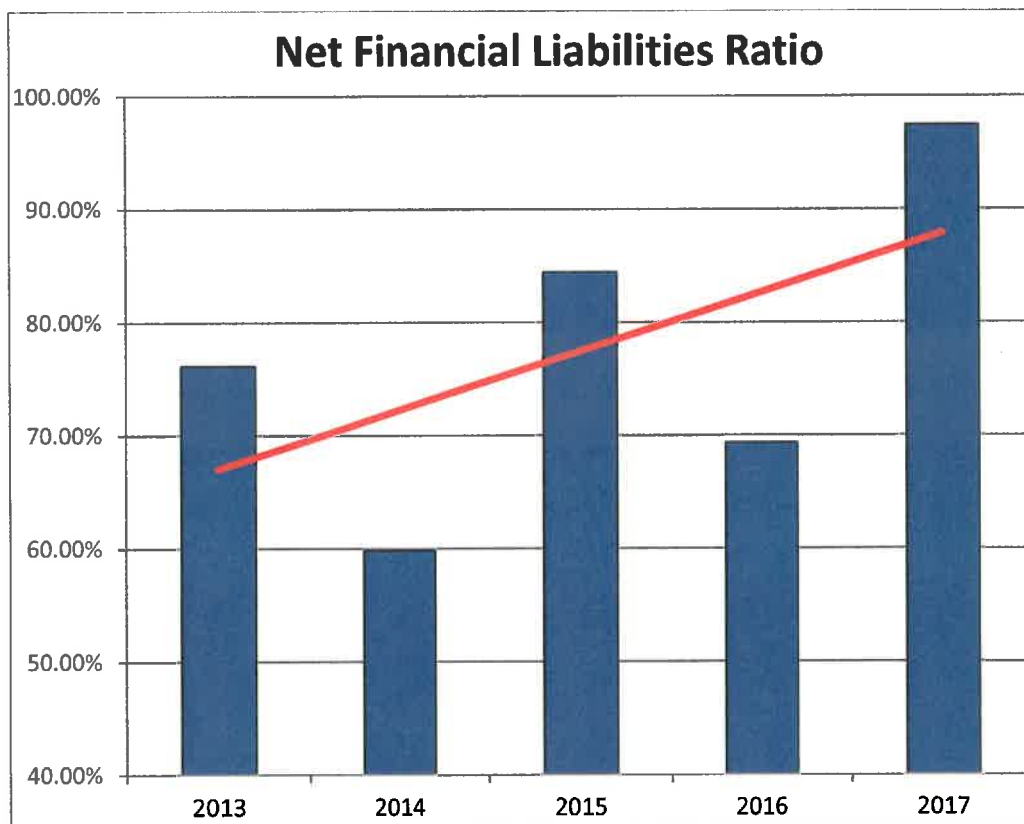


The benchmark proposed is 1.5, which indicates that Council has more cash and liquid assets than short-term liabilities if achieved.

In all years Council's ratio has been substantially greater than the benchmark indicating that Council has been able to meet all short-term liabilities comfortably.

### 4.3 Net Financial Liabilities Ratio

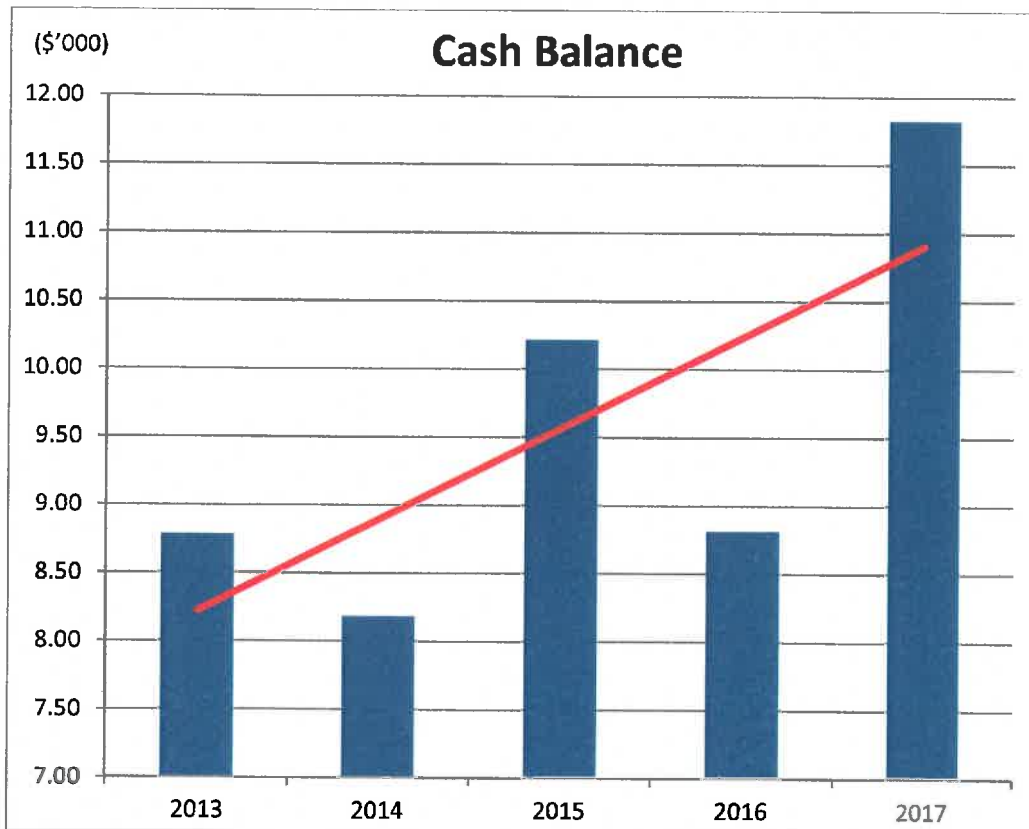
The Net financial liabilities ratio indicates the extent to which net financial liabilities could be met from operating income. It is a calculation of net financial liabilities divided by operating income.



#### 4.4 Cash Balance

Cash represents money on hand at the end of each year. Some of this cash is restricted and must be used to meet long service leave obligations, grant funding obligations and to meet general working capital requirements at the beginning of the new financial year (for example to pay accounts payable as at 30 June).

The benchmark of \$1.50 million is in excess of unspent grant funding.



## 5. Financial Projections

The financial statements included in the FMS portray the projected long-term financial position of the Southern Midlands Council over the next ten years.

The FMS presents financial statements, as follows:

- Comprehensive Income Statement
- Statement of Cash Flows
- Statement of Financial Position

The statements are prepared on current knowledge and will no doubt be affected by various events that will occur in future years. It is important that the long-term financial projections in this strategy be revisited and updated on an annual basis.

The model is a guiding document to be used during the budget deliberation process. If the general thrust of the document is followed Council will maintain financial sustainability.

### 5.1 Modelling Methodology

Following each Statement are descriptions of the assumptions specifically applied to produce the long-term estimates. On a more overall sense however, it is worthwhile detailing the approach to the modelling process as broad percentages have not been universally applied.

The forecast budget result for 30 June 2018 has been used as the base point used for modelling.

Whilst the FMS uses the more specific assumptions as detailed in the pages that follow, it will not remove the ongoing desire of Council to achieve operational efficiencies. The FMS is intended to establish a framework that Council can benchmark its performance and strive to exceed the targets set. Where further efficiencies can be achieved, funds will be dedicated to asset renewal or maintenance where applicable.

### 5.2 Summary Model Assumptions

#### 5.2.1 Comprehensive Income Statement

The above statement has been prepared by setting percentage increases for the various classes of expenditure and income and then reviewing each general ledger account for areas where a variance to this pattern is likely to occur.

1. Rates - average real rate increases of up to 1.50% per annum over the life of the strategy.
2. Charges - average increase of up to 2.50% per annum over the life of the strategy allowing for the following adjustments:
  - User fees and charges reduced in YE 2019 by \$176K to reflect closure of the Visitor Centre in October 2010.
  - User fees and charges reduced by a further \$160K in YE 2020 due to planned privatisation of the Callington Mill milling operation.
  - User fees and charges increased by \$130K in YE 2020 to recognise commencement of the new Aquatic Centre operation.

3. Commercial Revenue – this income relates to the consolidation of Council subsidiaries (i.e. Heritage Building Solutions Pty Ltd & HESC Ltd) – remain constant over the life of the strategy.
4. Grants – Financial Assistance Grant (FAG) for YE 2017 includes 50% of the 2017-18 entitlement which was received in advance. The continuing life of the strategy is then indexed at a rate of 2.00% per annum.
5. Grants – Non FAG – YE 2018 - as per budget. YE 2019 - \$377K Roads to Recovery (balance of the 2014-19 program) plus \$800K State Government (instalment 2 of \$2.0 million) YE 2020 - \$450K Roads (new program) which is included in each of the subsequent years) plus \$400K State Government (final instalment of \$2.0 million). No allowance made for other Grants on the basis that if received, it will be offset by related expenditure.
6. Investment Income – based on a rate of 2.00% per annum
7. Other Income - primarily relates to Dividends and other distributions received from Tas Water; and works undertaken on a recharge basis, has been indexed at the rate of 2.00% per annum. Reduction in YE 2018 due to the reduction in TasWater distributions (i.e. Dividends and Tax Equivalents)
8. Salaries & Wages - 0.00% real increase over the life of the ten-year plan (i.e. wage increases consistent with CPI). \$347K has been deducted from the 2018/19 estimate due to overall staffing reductions reflecting the tourism centre closure. YE 2020 – Wages & Salaries reduced by \$114K to reflect withdrawal (i.e. privatisation) of Milling Operations. YE 2020 - 5.00% real increase (equates to \$180K) takes into account the commencement of the Aquatic Centre operation (i.e. current Pool salaries of \$58 plus \$180K – total of \$238K.) Any additional increases granted in accordance with the Enterprise Bargaining Agreement will be offset through efficiencies and other savings.
9. Contractual Services (Materials & Contracts) – indexed at the rate of 1.50% per annum over the life of the strategy. YE 2019 – reduction of \$115K to reflect closure of Visitor Centre (i.e. Retail/Café purchases etc.) YE 2020 – reduction of \$76K to reflect withdrawal (i.e. privatisation) of Milling Operations. YE 2020 – additional 2.50% increase (over and above 1.50% increase) to reflect additional costs associated with Pool Operation.
10. Materials – incorporated in Contractual Services
11. Depreciation - Depreciation increase in YE 2019 by \$52K; \$87K in YE 2020; and \$93K per year thereafter to reflect capital investment in Aquatic Centre. Amount is automatically calculated by the Financial Model based on capital expenditure – renewal and new assets.
12. Finance Charges - Amount is automatically calculated by the Financial Model based on the level of loan debt. The Model assumes that if there is available cash, it will be used to pay off debt.
13. Other Expenses - have been indexed by 1.50% per annum.

## 5.2.2 Statement of Cash Flows

This statement includes the cash based transactions shown in the Income Statement with the addition of estimated capital movements.

## 5.2.3 Statement of Financial Position

1. Financial Assets - Cash and cash equivalents - Council needs to make sure that enough funds are on hand each year end to meet all current liabilities. This model will ensure Council's cash liquidity. A measure of liquidity is the current ration which is discussed within this strategy.

2. Financial Assets - Current Trade and other receivables - current balance for receivables has been maintained
3. Financial Assets - Current Other Financial Assets - Nil
4. Financial Assets - Non-Current Other Financial Estimates - Nil
5. Non Financial Assets - Inventories – current balance for inventories has been maintained
6. Non Financial Assets - Investment property – Council’s investment in Tas Water – current balance has been maintained
7. Non Financial Assets - Infrastructure, Property, Plant and Equipment – values are based on movement in depreciation, valuations and acquisition and disposal.
8. Non Financial Assets- Other Non-current Assets - Nil
9. Current Liabilities - Trade & Other Payables - current balance has been maintained
10. Current Liabilities – Borrowings – financial model assumes that all loan borrowings are repaid if cash is available
11. Current – Provisions – current balances have been maintained
12. Other Current Liabilities - Nil
13. Non-current - Trade & Other Payables - Nil
14. Non-current – Borrowings - financial model assumes that all loan borrowings are repaid if cash is available
15. Non-current – Provisions - current balances have been maintained
16. Non-current - Other Non-current Liabilities - Nil
17. Accumulated Surplus
18. Asset Revaluation Reserve – includes all Reserves - current balances have been maintained
19. Other Reserves – Nil



## 6. Key Strategic Outcomes

The following table highlights the outcomes, strategies and key actions of this LTFP. The key strategies provide direction for the preparation of the Council's Budgets.

Section	Outcomes	Strategy	Key Actions
<b>Financial Indicators</b>	<p>Achieve a break-even position within the ten-year period of the Strategy.</p> <p>That Council has enough cash to fund daily cash requirements and have flexibility to respond to unforeseen events and/or consider opportunities as they arise.</p>	<p>Council ensures compliance with the Long Term Financial Plan when developing future budgets.</p> <p>Council to achieve a consistent and gradual improvement in the Comprehensive Income Statement.</p> <p>Maintain a cash balance of \$1.50 million in excess of unspent grant funding.</p> <p>Maintain a current ratio above the proposed benchmark of 1.5:1.</p>	<p>Council reviews and updates the long Term Financial Plan on an annual (ongoing) basis.</p> <p>Council continue to budget in accordance with the assumptions underlying the Long Term Financial Plan.</p> <p>Ensure that the budgeted cash position is sufficient to fund daily cash requirements as well as provide funding for unforeseen events and short term contingencies.</p> <p>Adopted budget maintains the minimum desired cash balance.</p> <p>Council monitor compliance with its investment policy.</p>
<b>Rating and other Revenue</b>	<p>Level of rating and income from other charges is sufficient to achieve the break-even position.</p> <p>To provide a reasonable degree of consistency and stability in the level of the rates burden.</p>	<p>Council to consider the most appropriate rating strategy to provide adequate funds to achieve a gradual improvement in the Comprehensive Income Statement.</p> <p>Achieve a sustainable cash flow.</p> <p>Raise sufficient income to fund capital renewal projects</p>	<p>Council continue to budget in accordance with the assumptions underlying the Long Term Financial Plan.</p> <p>Council investigate other revenue raising sources to reduce burden on rate payers.</p>

Section	Outcomes	Strategy	Key Actions
Asset Management	Maintenance of Councils existing assets at desired condition levels.	Ensure that all Asset Management Plans are updated for all classes of the Council's assets with a focus on ensuring the assets are fit for purpose and provide the level of service to the community.	Regular review of all Asset Management Plans – process to include an assessment of service levels.
	Capital Works Program (Renewal)	That the Council allocates from operations cash funds equivalent to depreciation expense. This will enable the Council to achieve a renewal index of at least 1:1.	Raise sufficient income (consistent with the LTFMP) to allocate towards renewal / replacement of existing assets.  Review and finalise long-term capital works program and review on regular basis.
	Capital Works Program (New)	Any new capital works (capital expenditure) proposals must include lifecycle cost evaluation exercise that identifies and costs the asset construction, maintenance, operating and depreciation costs i.e. Whole of lifecycle costs.	Allocate a maximum of \$250K per annum which can be allocated to investment in new assets. Subject to the preparation of 'whole of life cycle' cost estimate for inclusion on review of LTFMP.
Investments	Achieve optimum investment income and to ensure that cash is available when needed for planned expenditure	Ensure careful management of cash reserves  Funds will be invested in a manner that allows them to earn interest for as long as possible while retaining flexibility in accessing those funds for Council purposes.	Invest surplus funds in accordance with Council's Investment Policy.  Council will ensure that enough funds are on hand at 30 June each year to ensure that all current liabilities can be met.
Borrowings	That the Council undertakes actions to consider options available so that it continues to minimize overall reliance on borrowings	Any new loan borrowings are to be used to fund intergenerational capital investments where the community benefits are long term.	That the Council borrows funds for capital expansion projects that provide intergenerational equity.  That the Council retains its debt servicing and redemption costs at or below 10 cents in the rate revenue dollar over the life of this LTFP
Statutory and Discretionary Reserves	That the Council generates sufficient funds from operations to fund daily operations and replace assets	That wherever possible any material favourable budget variations realized in a given financial year be specifically quarantined and reserved.	That the Council maintains discretionary reserves for stand-alone operations or investments.

## Southern Midlands Council Long-term Financial Plan

Summary of Financial Performance and Position for the Years Ending 30 June 2018 to the 30 June 2027

Year Ending 30 June:	2017 Year 0 Actual \$'000	2018 Year 1 Budget \$'000	2019 Year 2 Plan \$'000	2020 Year 3 Plan \$'000	2021 Year 4 Plan \$'000	2022 Year 5 Plan \$'000	2023 Year 6 Plan \$'000	2024 Year 7 Plan \$'000	2025 Year 8 Plan \$'000	2026 Year 9 Plan \$'000	2027 Year 10 Plan \$'000
Operating Revenues	11,878	8,896	10,547	10,642	10,813	10,991	11,172	11,357	11,550	11,749	11,953
less Operating Expenses	10,091	11,083	10,703	10,929	10,989	11,043	11,099	11,155	11,212	11,269	11,328
<b>Operating Surplus/(Deficit) before Capital Amounts</b>	<b>1,787</b>	<b>(2,187)</b>	<b>(156)</b>	<b>(286)</b>	<b>(176)</b>	<b>(52)</b>	<b>74</b>	<b>202</b>	<b>338</b>	<b>479</b>	<b>626</b>
<b>LESS: Net Outlays on Existing Assets</b>											
Capital Expenditure on Renewal or Replacement of Existing Assets	1,933	4,324	2,785	2,585	2,585	2,585	2,731	2,585	2,585	2,585	2,585
less Depreciation, Amortisation & Impairment	(2,952)	(2,720)	(2,772)	(2,807)	(2,813)	(2,813)	(2,813)	(2,813)	(2,813)	(2,813)	(2,813)
less Proceeds from Sale of Replaced Assets	(202)	(424)	0	0	0	0	0	0	0	0	0
<b>Net Outlays on Existing Assets</b>	<b>(1,221)</b>	<b>1,180</b>	<b>13</b>	<b>(222)</b>	<b>(228)</b>	<b>(228)</b>	<b>(82)</b>	<b>(228)</b>	<b>(228)</b>	<b>(228)</b>	<b>(228)</b>
<b>LESS: Net Outlays on New or Upgraded Assets</b>											
Capital Expenditure on New/Upgraded Assets	937	3,330	2,320	650	250	250	250	250	250	250	250
less Amounts Specifically for New/Upgraded Assets	(1,187)	(3,178)	(1,177)	(850)	(450)	(450)	(450)	(450)	(450)	(450)	(450)
less Proceeds from Sale of Surplus Assets	0	(50)	0	0	(80)	0	0	0	0	0	0
<b>Net Outlays on New or Upgraded Assets</b>	<b>(250)</b>	<b>102</b>	<b>1,143</b>	<b>(200)</b>	<b>(280)</b>	<b>(200)</b>	<b>(200)</b>	<b>(200)</b>	<b>(200)</b>	<b>(200)</b>	<b>(200)</b>
<b>EQUALS: Net Lending / (Borrowing) for Financial Year</b>	<b>3,258</b>	<b>(3,469)</b>	<b>(1,312)</b>	<b>135</b>	<b>332</b>	<b>376</b>	<b>356</b>	<b>631</b>	<b>767</b>	<b>908</b>	<b>1,054</b>

**Southern Midlands Council Long-term Financial Plan - Working Paper**

**Variance between years Summary of Financial Performance and Position for the Years Ending 30 June 2018 to 30 June 2027**

Year Ending 30 June:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
NB: Table shows the movement from one year to the next	Year 0 Actual \$'000	Year 1 Budget \$'000	Year 2 Plan \$'000	Year 3 Plan \$'000	Year 4 Plan \$'000	Year 5 Plan \$'000	Year 6 Plan \$'000	Year 7 Plan \$'000	Year 8 Plan \$'000	Year 9 Plan \$'000	Year 10 Plan \$'000
Operating Revenues		(2,982)	1,651	95	171	178	182	184	193	199	205
less Operating Expenses		992	(380)	226	60	54	55	56	57	58	59
<b>Operating Surplus/(Deficit) before Capital Amounts</b>		<b>(3,974)</b>	<b>2,031</b>	<b>(131)</b>	<b>111</b>	<b>123</b>	<b>126</b>	<b>128</b>	<b>136</b>	<b>141</b>	<b>146</b>
<b>LESS: Net Outlays on Existing Assets</b>		0	0	0	0	0	0	0	0	0	0
Capital Expenditure on Renewal or Replacement of Existing Assets		2,391	(1,539)	(200)	0	0	146	(146)	0	0	0
less Depreciation, Amortisation & Impairment		232	(52)	(35)	(7)	0	0	0	0	0	0
less Proceeds from Sale of Replaced Assets		(222)	424	0	0	0	0	0	0	0	0
<b>Net Outlays on Existing Assets</b>		<b>2,401</b>	<b>(1,167)</b>	<b>(235)</b>	<b>(7)</b>	<b>0</b>	<b>146</b>	<b>(146)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LESS: Net Outlays on New or Upgraded Assets</b>		0	0	0	0	0	0	0	0	0	0
Capital Expenditure on New/Upgraded Assets		2,393	(1,010)	(1,670)	(400)	0	0	0	0	0	0
less Amounts Specifically for New/Upgraded Assets		(1,991)	2,001	327	400	0	0	0	0	0	0
less Proceeds from Sale of Surplus Assets		(50)	50	0	(80)	80	0	0	0	0	0
<b>Net Outlays on New or Upgraded Assets</b>		<b>352</b>	<b>1,041</b>	<b>(1,343)</b>	<b>(80)</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EQUALS: Net Lending / (Borrowing) for Financial Year</b>		<b>(6,727)</b>	<b>2,157</b>	<b>1,447</b>	<b>197</b>	<b>43</b>	<b>(20)</b>	<b>274</b>	<b>136</b>	<b>141</b>	<b>146</b>

## Southern Midlands Council - Working Paper: Operating Revenue and Operating Expense

Year Ending 30 June:		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Operating Revenue</b>												
Rates	4,925	5,175	5,253	5,331	5,411	5,493	5,575	5,659	5,743	5,830	5,917	
Charges	1,162	969	809	794	810	827	843	860	877	895	913	
Commercial Revenue (HBS/HESC)	360	765	765	765	765	765	765	765	765	765	765	
Grants - FAG	4,847	1,644	3,354	3,421	3,489	3,559	3,630	3,703	3,777	3,852	3,929	
Grants - Non FAG	193	0	0	0	0	0	0	0	0	0	0	
Investment Income	125	157	177	137	140	146	154	161	174	189	207	
Other	267	186	190	194	197	201	205	209	214	218	222	
<b>Total Operating Revenue</b>	<b>11,878</b>	<b>8,896</b>	<b>10,547</b>	<b>10,642</b>	<b>10,813</b>	<b>10,991</b>	<b>11,172</b>	<b>11,357</b>	<b>11,550</b>	<b>11,749</b>	<b>11,953</b>	
<b>Operating Expenses</b>												
Salaries & Wages	3,362	3,950	3,603	3,783	3,783	3,783	3,783	3,783	3,783	3,783	3,783	3,783
Materials & Contracts	2,781	3,228	3,160	3,192	3,239	3,288	3,337	3,387	3,438	3,490	3,542	3,542
Commercial Expenses (HBS/HESC)	400	765	765	765	765	765	765	765	765	765	765	765
Depreciation	2,952	2,720	2,772	2,807	2,813	2,813	2,813	2,813	2,813	2,813	2,813	2,813
Finance Charges	45	49	26	0	0	0	0	0	0	0	0	0
Other	551	371	377	382	388	394	400	406	412	418	424	424
<b>Total Operating Expenses</b>	<b>10,091</b>	<b>11,083</b>	<b>10,703</b>	<b>10,929</b>	<b>10,989</b>	<b>11,043</b>	<b>11,099</b>	<b>11,155</b>	<b>11,212</b>	<b>11,269</b>	<b>11,328</b>	
<b>Operating Surplus / (Deficit)</b>	<b>1,787</b>	<b>(2,187)</b>	<b>(156)</b>	<b>(286)</b>	<b>(176)</b>	<b>(52)</b>	<b>74</b>	<b>202</b>	<b>338</b>	<b>479</b>	<b>626</b>	
Physical Resources Free of Charge	629	0	0	0	0	0	0	0	0	0	0	0
Amounts specifically for new or upgraded assets	1,187	3,178	1,177	850	450	450	450	450	450	450	450	450
Asset disposal & fair value adjustments	1,384	484	0	0	80	0	0	0	0	0	0	0
<b>Net Surplus / (Deficit)</b>	<b>4,987</b>	<b>1,475</b>	<b>1,021</b>	<b>564</b>	<b>354</b>	<b>398</b>	<b>524</b>	<b>652</b>	<b>788</b>	<b>929</b>	<b>1,076</b>	
Other Comprehensive Income												
<b>Total Comprehensive Income</b>	<b>4,987</b>	<b>1,475</b>	<b>1,021</b>	<b>564</b>	<b>354</b>	<b>398</b>	<b>524</b>	<b>652</b>	<b>788</b>	<b>929</b>	<b>1,076</b>	



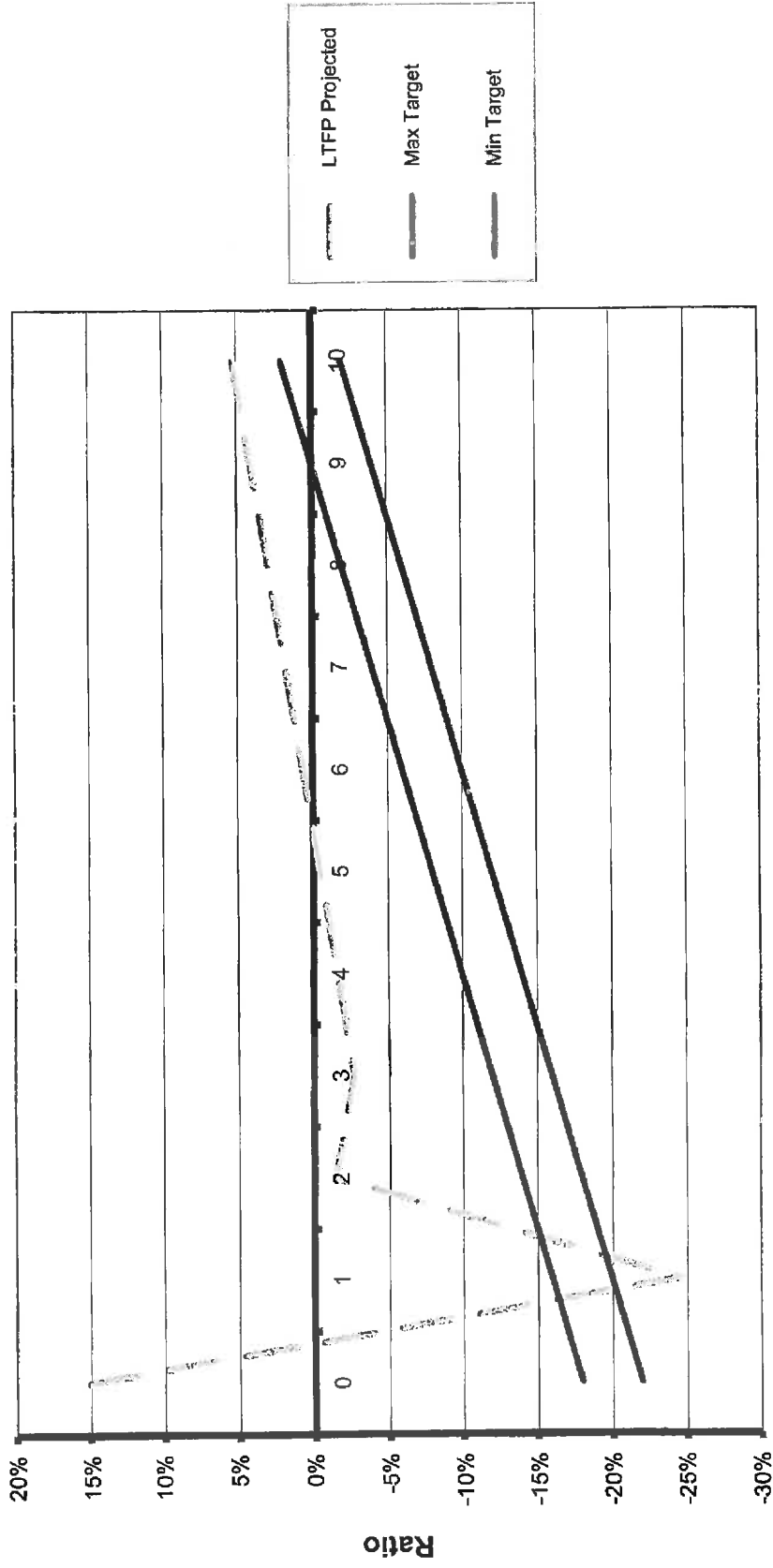






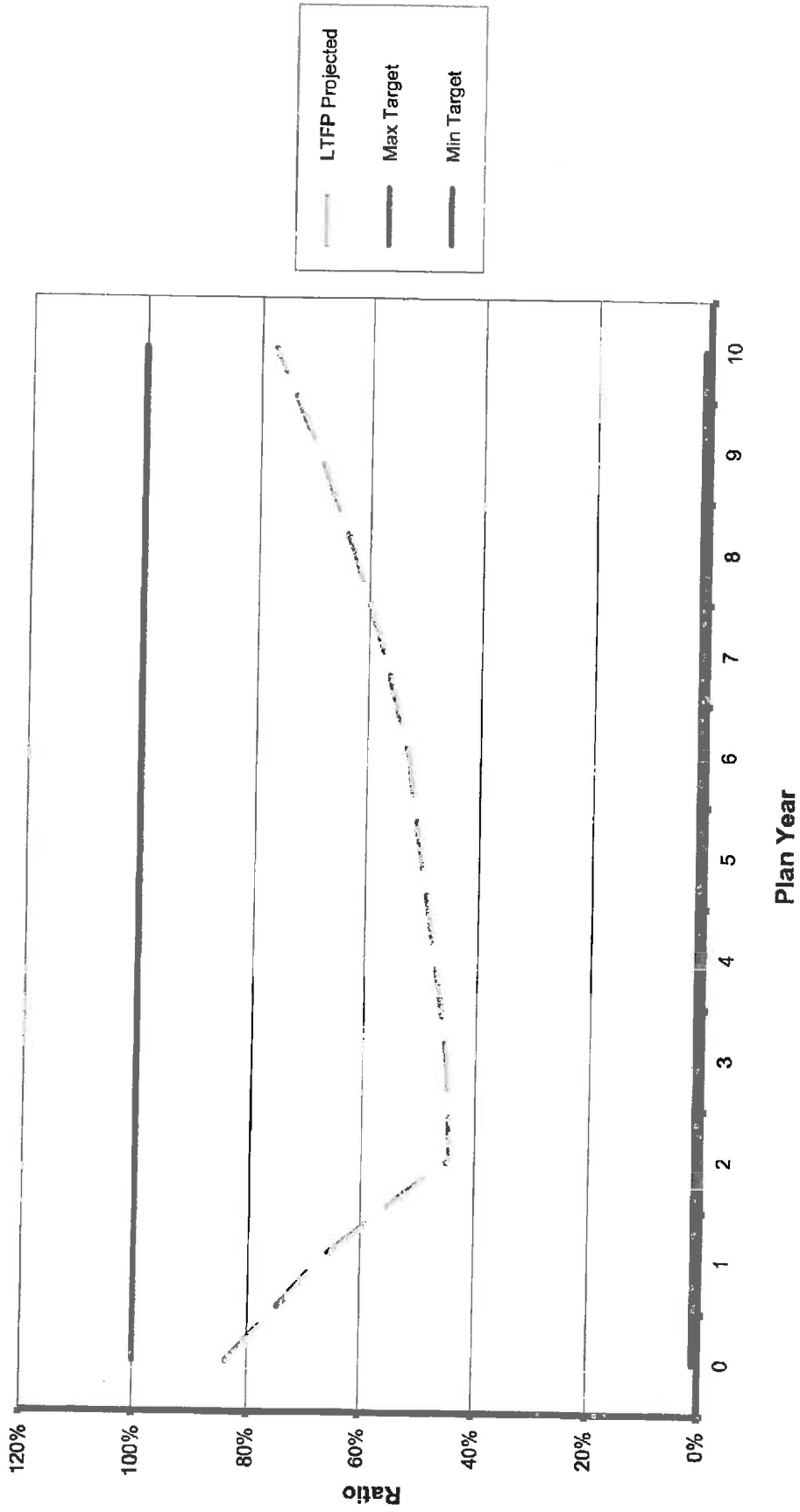


# Southern Midlands Council - Operating Surplus Ratio for FYE 2018 to FYE 2027

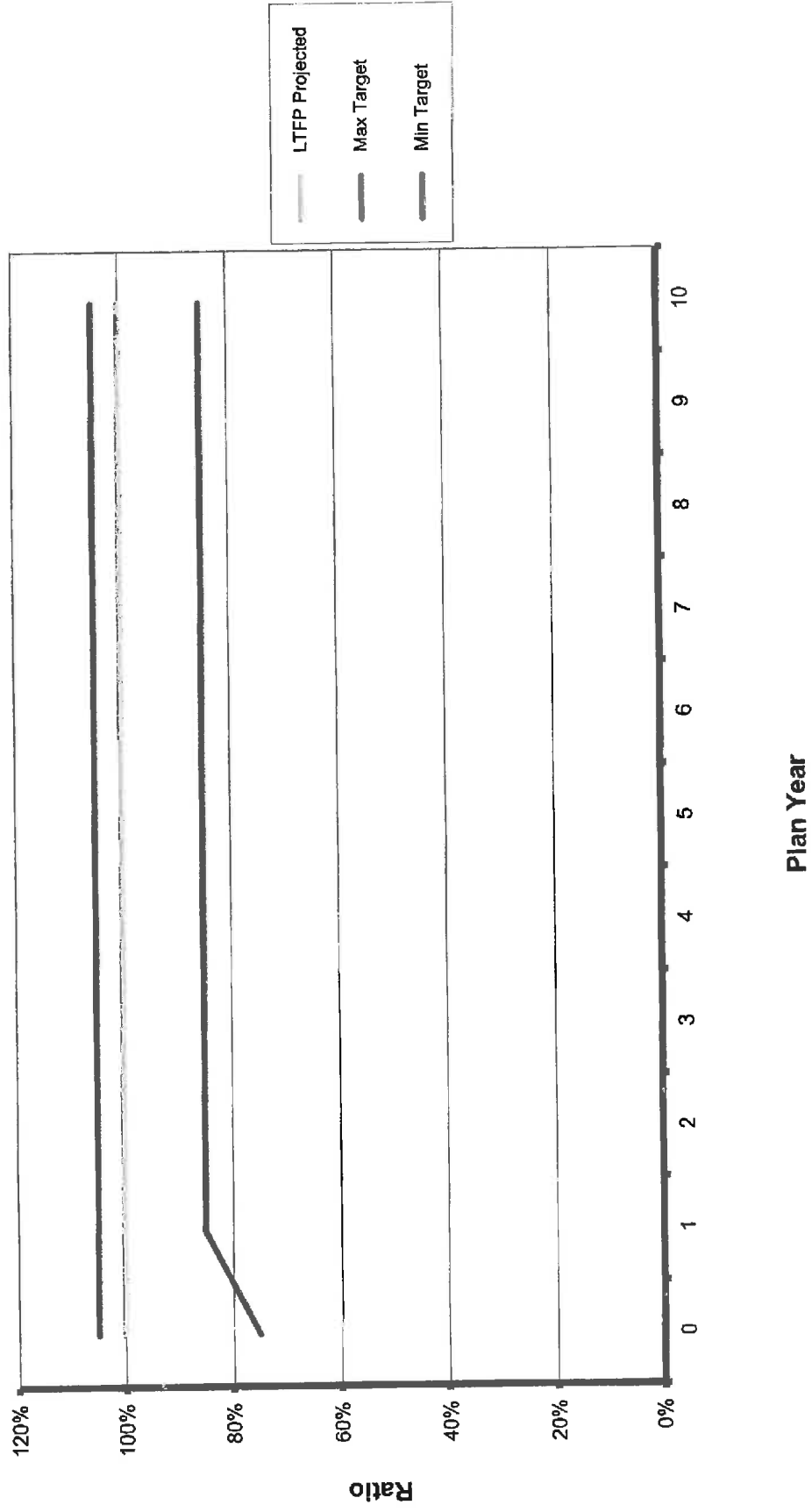


Plan Year

# Southern Midlands Council - Net Financial Liabilities Ratio from FYE 2018 to FYE 2027



# Southern Midlands Council - Asset Renewal Funding Ratio for FYE 2018 to FYE 2027







**Southern Midlands Council Long-term Financial Plan**  
**Summary of Balance Sheet and Financing Transactions for the Years Ending 30 June 2018 to 30 June 2027**

<b>SUMMARY BALANCE SHEET. Year Ending 30 June:</b>	<b>2017 Year 0 Actual \$'000</b>	<b>2018 Year 1 Budget \$'000</b>	<b>2019 Year 2 Plan \$'000</b>	<b>2020 Year 3 Plan \$'000</b>	<b>2021 Year 4 Plan \$'000</b>	<b>2022 Year 5 Plan \$'000</b>	<b>2023 Year 6 Plan \$'000</b>	<b>2024 Year 7 Plan \$'000</b>	<b>2025 Year 8 Plan \$'000</b>	<b>2026 Year 9 Plan \$'000</b>	<b>2027 Year 10 Plan \$'000</b>
<b>ASSETS:</b>											
Financial Assets	12,878	8,844	6,851	6,987	7,319	7,695	8,051	8,682	9,448	10,356	11,410
Infrastructure and Other Non-Financial Assets	101,232	106,166	108,499	108,927	108,949	108,971	109,138	109,160	109,182	109,203	109,225
<b>Total Assets</b>	<b>114,110</b>	<b>115,010</b>	<b>115,350</b>	<b>115,914</b>	<b>116,268</b>	<b>116,665</b>	<b>117,189</b>	<b>117,842</b>	<b>118,630</b>	<b>119,559</b>	<b>120,635</b>
<b>less Total Liabilities</b>	<b>2,942</b>	<b>2,869</b>	<b>2,188</b>	<b>2,188</b>	<b>2,188</b>	<b>2,188</b>	<b>2,188</b>	<b>2,188</b>	<b>2,188</b>	<b>2,188</b>	<b>2,188</b>
<b>Equals: Total Equity</b>	<b>111,168</b>	<b>112,141</b>	<b>113,162</b>	<b>113,726</b>	<b>114,080</b>	<b>114,477</b>	<b>115,001</b>	<b>115,654</b>	<b>116,442</b>	<b>117,371</b>	<b>118,447</b>

<b>SUMMARY OF FINANCING TRANSACTIONS. Year Ending 30 June:</b>	<b>2017 Year 0 Actual \$'000</b>	<b>2018 Year 1 Budget \$'000</b>	<b>2019 Year 2 Plan \$'000</b>	<b>2020 Year 3 Plan \$'000</b>	<b>2021 Year 4 Plan \$'000</b>	<b>2022 Year 5 Plan \$'000</b>	<b>2023 Year 6 Plan \$'000</b>	<b>2024 Year 7 Plan \$'000</b>	<b>2025 Year 8 Plan \$'000</b>	<b>2026 Year 9 Plan \$'000</b>	<b>2027 Year 10 Plan \$'000</b>
New Borrowings	3,067	(7,576)	(3,381)	122	593	613	644	1,210	1,516	1,705	2,108
(Principal Repayments on Borrowings)	(191)	(73)	(77)	(148)	(72)	(139)	(68)	(51)	(17)	(110)	0
(Increase) / Decrease in Cash and Cash Equivalents - Other	0	(4,034)	(1,993)	135	332	376	356	631	767	908	1,054
<b>Equals: Financing Transactions</b>	<b>3,258</b>	<b>(3,469)</b>	<b>(1,312)</b>	<b>135</b>	<b>332</b>	<b>376</b>	<b>356</b>	<b>631</b>	<b>767</b>	<b>908</b>	<b>1,054</b>







## Southern Midlands Council - Working Paper: Asset Management Plan by Class

Year Ending 30 June:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 10
Actual	Budget	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan	Plan
\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Maintenance expenditure required in accordance with the AMP to maintain existing assets:</b>											
Roads & Footpaths											
Storm Water											
Water Supply & W'water Disposal											
Buildings											
Sports and Recreation Facilities											
Plant & Equipment											
Other Non Current Assets											
<b>Total</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Maintenance expenditure actually included in the LTFP to maintain existing assets:</b>											
Roads & Footpaths											
Storm Water											
Water Supply & W'water Disposal											
Buildings											
Sports and Recreation Facilities											
Plant & Equipment											
Other											
<b>Total</b>	0	0	0	0	0	0	0	0	0	0	0
<b>Capital expenditure projected as required in the AMP on Renewal or Replacement of Existing Assets:</b>											
Roads & Footpaths	1,208	2,423	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850
Storm Water	0	78	52	52	52	52	52	52	52	52	52
Bridges	268	0	200	0	0	0	146	0	0	0	0
Buildings	30	898	300	300	300	300	300	300	300	300	300
Sports and Recreation Facilities		0									
Plant & Equipment	333	745	264	264	264	264	264	264	264	264	264
Other Non Current Assets	94	180	119	119	119	119	119	119	119	119	119
<b>Total</b>	1,933	4,324	2,785	2,585	2,585	2,731	2,585	2,585	2,585	2,585	2,585

## Southern Midlands Council Long-term Financial Plan - Working Paper

Variance between years - Summary of Balance Sheet and Financing Transactions for Years Ending 30 June 2018 to 30 June 2027

<b>SUMMARY BALANCE SHEET. As at 30 June:</b>	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>NB: Table shows the movement from one year to the next</b>	Year 0 Actual \$'000	Year 1 Budget \$'000	Year 2 Plan \$'000	Year 3 Plan \$'000	Year 4 Plan \$'000	Year 5 Plan \$'000	Year 6 Plan \$'000	Year 7 Plan \$'000	Year 8 Plan \$'000	Year 9 Plan \$'000	Year 10 Plan \$'000
<b>ASSETS:</b>											
Financial Assets		(4,034)	(1,993)	135	332	376	356	631	767	908	1,054
Infrastructure and Other Non-Financial Assets		4,934	2,333	428	22	22	168	22	22	22	22
<b>Total Assets</b>		900	340	564	354	398	524	652	788	929	1,076
<b>less Total Liabilities</b>		(73)	(681)	0	0	0	0	0	0	0	0
<b>Equals: Total Equity</b>		973	1,021	564	354	398	524	652	788	929	1,076

<b>SUMMARY OF FINANCING TRANSACTIONS. Year Ending 30 June:</b>	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>NB: Table shows the movement from 1 year to the next.</b>	Year 0 Actual \$'000	Year 1 Budget \$'000	Year 2 Plan \$'000	Year 3 Plan \$'000	Year 4 Plan \$'000	Year 5 Plan \$'000	Year 6 Plan \$'000	Year 7 Plan \$'000	Year 8 Plan \$'000	Year 9 Plan \$'000	Year 10 Plan \$'000
<b>New Borrowings</b>		(10,643)	4,195	3,504	470	20	32	566	306	189	403
<b>(Principal Repayments on Borrowings)</b>		118	(4)	(71)	76	(67)	71	17	34	(93)	110
<b>(Increase) / Decrease in Cash and Cash Equivalents - Other</b>		(4,034)	2,041	2,128	197	43	(20)	274	136	141	146
<b>Equals: Financing Transactions</b>		(6,727)	2,157	1,447	197	43	(20)	274	136	141	146





