



ATTACHMENTS

ORDINARY COUNCIL MEETING

Kempton Municipal Offices
 85 Main Road, Kempton
 Wednesday 28th June 2023
 10.00 a.m.

Item 5.1	Draft Council Meeting Minutes (Open) – 24 th May 2023
Item 5.2.1	Woodsdale Hall General Committee Meeting Minutes Mangalore Recreation Ground Committee Meeting Minutes Campania Recreation Ground Committee Meeting Minutes
Item 12.1.1	Development Application Documents - 28 Hall Street, Campania
Item 12.1.2	Development Application Documents – Native Corners Road, Campania
Item 12.4.1	Tasmanian Planning Policies – Draft for Consultation and Background Report & Explanatory Notes
Item 15.1.2	Historic Cultural Heritage Amendment Bill – Fact Sheet & Draft 2023
Item 15.2.2	Memorandum of Understanding – Tas Irrigation
Item 16.1.2	Future of Local Government – Stage 2 Interim Report & Central & Midlands Community Catchment Information Pack
Item 16.7.1	National Sustainable Communities Award Presentation
Item 17.1.3	Draft Revision – Issue Resolution Policy & Fitness for Work Policy
Item 17.1.4	Draft Revision – Fraud Control Policy
Item 17.3.2	2023/24 Annual Plan & Budget Documents 2023/24 Capital Works Program
Item 17.3.4	2023/24 Schedule of Fees
Item 18.1	Grant Deeds – Safer Rural Roads

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 24th May 2023
10.00 a.m.

Runnymede Recreation Ground
Woodsdale Road, Runnymede

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD
ON WEDNESDAY 24th MAY 2023 AT THE RUNNYMEDE RECREATION
GROUND COMMENCING AT 10.01 A.M

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

Mayor E Batt, Deputy Mayor K Dudgeon, Clr A E Bisdee OAM, Clr McDougall, Clr D Fish and Clr F Miller.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr G Finn (Manager Development and Environmental Services), Mr D Richardson (Manager Infrastructure and Works), Mrs A Burbury (Finance Officer), Mrs W Young (Manager Community & Corporate Development) and Mrs J Crosswell (Executive Officer).

4. APOLOGIES

Clr D Blackwell (leave of absence granted previously).

5. MINUTES

5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 26th April 2023, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 26th April 2023 be confirmed.

DECISION

Moved by Clr D Fish, seconded by Deputy Mayor K Dudgeon

THAT the Minutes (Open Council Minutes) of the Council Meeting held 26th April 2023 be confirmed.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

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

- Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 1st May 2023
- Colebrook Memorial Hall Management Committee Minutes – 9th May 2023

RECOMMENDATION

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

DECISION

Moved by Clr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT the Minutes of the above Special Committees of Council be received (noting that Clr D F Fish is to be recorded as an apology at the Colebrook Hall Management Committee Meeting).

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

5.2.2 Special Committees of Council - Endorsement of Recommendations

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

- Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 1st May 2023
- Colebrook Memorial Hall Management Committee Minutes – 9th May 2023

RECOMMENDATION

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

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Cllr A E Bisdee OAM

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

5.3 Joint Authorities (Established Under Division 4 Of The *Local Government Act 1993*)

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

5.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

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

DECISION

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

THAT the information be received.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

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

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

Nil.

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

Clr Fish – Callington Park, Oatlands – Well

Confirmed that the issues have been investigated and a budget allocation has been included in the draft 23/24 Capital Works Budget to undertake works to manage the excess stormwater.

Clr F Miller – Any update in relation to a joint meeting with representatives from NBN Co. and Tas Irrigation (contact details provided). In relation to telecommunications, Optus is also a potential service provider.

A meeting has not been confirmed to date however some prior mapping work (to identify black spots) is being undertaken internally to assist with any discussions.

Deputy Mayor K Dudgeon – Ely Street, Dysart - Waste Survey

Confirmed that the survey has been issued with a closing date for responses being 31st May 2023.

Mayor E Batt – Kempton Clock Tower – still not operating. Needs to be actioned as a priority.

Mayor E Batt – Footpath – Midland Highway (Kempton to Mood Food)
Confirmed that the project can proceed and works will be scheduled with a likely commencement date being August 2023.

8. DECLARATIONS OF PECUNIARY INTEREST

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

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

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

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

1. Municipal Seal – Formal Signing/Sealing of the Healthy Tasmania Fund Lift Local Grant from the State Government for the Active Living in Public Spaces Project.

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by Clr D Fish

THAT 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

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)

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

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

Two members of the public were in attendance.

Doreen Cowle – Woodsdale Road, Runnymede – any upgrade plans?

It was confirmed that further reconstruction work planned for 2023/24 financial year – approximate 1 kilometre section between the Tasman Highway and the Quarry. The quarry operator is also still to complete some required works.

Kathy Tate - Tasman Highway / Woodsdale Road Junction – highlighted safety issues associated with the junction.

Manager Infrastructure & Works to raise (again) with the Department of State Growth, including the need for lighting at the junction.

Kathy Tate - Runnymede Recreation Ground – installation of play equipment (e.g. swing) would be greatly appreciated. There a number of children that attend the Ground for cricket and other activities.

To be considered as part of the forthcoming budget process.

10.1 Permission to Address Council

Nil.

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

Nil.

12. 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.

12.1 Development Applications

Nil.

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

Nil.

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

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

Nil.

13.2 Bridges

Strategic Plan Reference 1.2

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

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3

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

Nil.

13.4 Lighting

Strategic Plan Reference 1.4

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

Nil.

13.5 Buildings

Strategic Plan Reference 1.5

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

Nil.

13.6 Sewers / Water

Strategic Plan Reference(s) 1.6

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

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

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

Nil.

13.8 Waste

Strategic Plan Reference 1.8

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

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works**13.10.1 Manager – Infrastructure & Works Report****QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS**

Deputy Mayor K Dudgeon - Reeve Street, Campania – Stonewall (collapsed) – follow-up with proposed contractor to confirm timing of works

Deputy Mayor K Dudgeon – Bridge – Andover Road – ‘One Way Traffic’ sign has been knocked over.

Deputy Mayor K Dudgeon – Sign – Hasting Street, Oatlands – needs to be repaired
Clr F Miller - Colebrook Main Road / Craighourne Road Junction – defects (i.e. potholes) and sign(s) have been knocked down.

Confirmed that an asphalt overlay has been organised for the junction. Other defects to be addressed.

Clr R McDougall – Tunnack Main Road (Tunnack end) – inform the Department of State Growth that shoulder works are required (i.e. drop-off's). Road is narrow and there is significant log truck movements.

Clr R McDougall – Buckland Road – two locations that are corrugated. To be addressed.

Mayor E Batt – Drainage (opposite Dysart Waste Transfer Station) – issue being addressed.

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1

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

Nil.

14.2 Tourism

Strategic Plan Reference 2.2

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

Nil.

14.3 Business

Strategic Plan Reference 2.3

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

Nil.

14.4 Industry

Strategic Plan Reference 2.4

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)**15.1 Heritage****Strategic Plan Reference – Page 22**

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

15.1.1 Heritage Project Program Report**DECISION**

Moved by Cllr R McDougall, seconded by Cllr D Fish

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

15.2 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. |

15.2.1 NRM Unit – General Report

DECISION

Moved by Cllr D Fish, seconded by Deputy Mayor K Dudgeon

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

15.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

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

Nil.

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

Implement strategies to address the issue of environmental sustainability in relation to its impact on Councils corporate functions and on the Community.

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

16.1.1 Australia Post – Introduction of Household Mail Delivery Service (Campania)

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT:

1. The information be received;
2. It be noted that Council is unable to take further action to progress the proposal to implement a household mail delivery service in the Campania township given the number of signatories on the petition; and
3. The outcome of the Survey be reported in the next Council newsletter (i.e. to inform residents that Council is unable to progress a mail delivery service as the survey did not meet the 25% threshold).

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr R McDougall

THAT the meeting be adjourned for morning tea at 11.02 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

DECISION

Moved by Clr R McDougall, seconded by Deputy Mayor K Dudgeon

THAT the meeting reconvene at 11.20 a.m.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Oatlands Aquatic Centre – Coordinators Report

RECOMMENDATION

THAT the information be received and noted.

DECISION

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

THAT the information be received and noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

16.3 Access

Strategic Plan Reference 4.3

Continue to explore transport options for the Southern Midlands community / Continue to meet the requirements of the Disability Discrimination Act.

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

Ensure that appropriate childcare services as well as other family related services are facilitated within the community / Increase the retention of young people in the municipality / Improve the ability of seniors to stay in their communities.

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework

17.1.1 Review of Existing Policy – Audio Recordings of Council Meeting

DECISION

Moved by Clr A E Bisdee OAM seconded by Deputy Mayor K Dudgeon

THAT Council confirm the existing Policy.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

17.1.2 Review of Existing Policy – Municipal Seal Use Policy

DECISION

Moved by Cllr R McDougall seconded by Cllr D Fish

THAT Council:

- 1. Receive and note the report;**
- 2. Consider the revised version of the Municipal Seal Use Policy in preparation for the adoption of the revised policy at the June 2023 Council meeting (subject to any Council amendments).**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdée OAM	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

17.1.3 Review of Existing Policies – Issue Resolution Policy and Fit for Work Policy

DECISION

Moved by Clr R McDougall seconded by Deputy Mayor K Dudgeon

THAT Council

1. **Receive and note the report;**
2. **Consider the revised version of the Issue Resolution Policy in preparation for the adoption of the revised policy at the June 2023 Council meeting (subject to any Council amendments); and**
3. **Consider the revised version of the Fit For Work Policy in preparation for the adoption of the revised policy at the June 2023 Council meeting (subject to any Council amendments).**

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

17.1.4 Local Government Association of Tasmania – General Meeting (To be held 30th June 2023)

DECISION

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

THAT Council support both of the Motions (as detailed) that have been submitted for consideration at the Local Government Association of Tasmania General Meeting to be held 30th June 2023.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

17.2 Sustainability

Strategic Plan Reference 5.2

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

17.2.1 Tabling of Documents

Mayor E Batt tabled (and read) a letter received from the Southern Midlands Junior Council. The letter included a request for more rubbish bins to be installed in the Kempton and Bagdad townships.

RESOLVED THAT:

- a) Council acknowledge receipt of the letter;
- b) the Junior Council be requested to provide details of the desired locations for the additional bins; and
- c) the Junior Council members be asked whether they would be interested in painting the Bins to make them more attractive (and visible).

ENCLOSURE
Agenda Item 17.2.1



23/05/2023

Dear Mayor of Southern Midlands Council,

My name is Kyrahn I'm on the Junior Council for Navigate.

I'm writing this on behalf of our council members – Charlotte Oswin, Darius Lang and Krystal Lawrence.

We have some local concerns we would like addressed –

These are;

There is a big lack of rubbish bins around the town. Charlotte spent four hours the other weekend picking up rubbish and it was one and a half Wool worth bags worth of trash.

It was scattered all around Kempton. Including and icy pole box in a bush.

If there were more rubbish bins this would not be such a problem.

Bagdad is in a similar situation. Whilst would be nice to think that people would care about this world animals and our environment and our towns. More bins please.

We look forward to hearing back from Council on this matter.

Thank you.

Sincerely Southern Midlands Junior Council


Kyrahn Wilson

President


Charlotte Oswin

President

17.2.2 Elected Member Statements

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

Deputy Mayor K Dudgeon – Attended the Keep Australia Beautiful Australian Tidy Towns Sustainability Awards on Kind Island on 19th May 2023, along with the Deputy General Manager and Manager Community & Corporate Development. Oatlands were presented with the Heritage and Culture Award (joint winner), and received Highly Commended for the Environmental Sustainability – Natural Environment Management Award and Community Health, Wellbeing and Interest Award.

17.3 Finances**Strategic Plan Reference 5.3**

Community's finances will be managed responsibly to enhance the wellbeing of residents / Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation / Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses.

17.3.1 Monthly Financial Statement (Period ending 30 April 2023)**RECOMMENDATION**

THAT the Financial Report be received and the information noted.

DECISION

Moved by Deputy Mayor K Dudgeon seconded by Clr A E Bisdee OAM

THAT the Financial Report be received and the information noted.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

19.1 Municipal Seal – Formal Signing/Sealing of the Healthy Tasmania Fund Lift Local Grant from the State Government for the Active Living in Public Spaces Project.

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 23 MAY 2023

Attachment(s):

1. *Grant Deed*
2. *Project Plan*

ISSUE

Signing and Sealing the Grant Deed to receive funds for the Active Living in Public Spaces Project.

BACKGROUND

A number of Councils are undertaking various projects in the health and wellbeing category, and Southern Midlands Council is part of a group of Councils that are in the rural/remote category. Deputy Mayor Karen Dudgeon, Manager Community & Corporate Development Wendy Young and Deputy General Manager Andrew Benson participated in a one day workshop run by LGAT and the State Health Department, which was run in Oatlands recently.

DETAIL

The Grant Deed between the Department of Health and Southern Midlands Council for \$20,000.00 dollars for the Active Living in Public Spaces Project is attached along with the Project Plan. This project will add tremendous value to the efforts and strategic direction currently being undertaken by Council in area of health & wellbeing.

The following is specific to the project:

Grant Body

Department of Health, facilitated through the LGAT

Program

Healthy Tasmania Fund Lift Local Grant Program

Approved Purpose

To strengthen the planning for health & wellbeing in the SM LGA

Grant Amount

The grant amount is for \$20,000.00

SMC Project Manager

Andrew Benson

Human Resources & Financial Implications

This project will be undertaken by enlarge on an in-house basis by the soon to be appointed Community / Recreation Officer. It will dovetail into the start-up works that we undertook in the review of the SM Recreation Strategy. The outcome of this project will be a new Recreation Strategy

RECOMMENDATION

THAT Council Sign and Seal the Grant Deed for the Healthy Tasmania Fund Lift Grant from the State Government for the Active Living in Public Spaces Project.

DECISION

Moved by Clr A E Bisdee OAM seconded by Deputy Mayor K Dudgeon

THAT Council Sign and Seal the Grant Deed for the Healthy Tasmania Fund Lift Grant from the State Government for the Active Living in Public Spaces Project.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

RECOMMENDATION

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

DECISION

Moved by Clr R McDougall, seconded by D Fish

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

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
Closed Council Minutes - Confirmation	15(2)(g)
Applications for Leave of Absence	15(2)(h)
LGAT 2023 Elections	15(2)(b)
Property Matter – Broadmarsh	15(2)(e)(ii)

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

RECOMMENDATION

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

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

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

CARRIED

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	
Clr F Miller	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

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

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

20.2 Applications for Leave of Absence

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

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

20.3 Local Government Association of Tasmania – Election of President & General Management Committee Members – 2023 Elections

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

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

20.4 Property Matter – Broadmarsh

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

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

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Cllr R McDougall

THAT Council move out of “Closed Session”.

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	
Cllr F Miller	✓	

OPEN COUNCIL MINUTES

21. CLOSURE

The Meeting closed at 12.25 p.m.

Woodsdale Community Memorial Hall

Est. 1905

MINUTES – General Committee Meeting

Monday 29th May 2023

Woodsdale Hall

Welcome/Opening:

- The President welcomes members and declares the meeting open at 7.33 p.m.

Attendance:

Mrs Kaye Rowlands, Mrs Sally Stubs, Mrs Ann Scott, Mr Leon Scott, Mrs Karen Dudgeon, Mrs Ann Wiggins

Apologies:

Mrs Allison Scott, Ms Kate Bourne, Mrs Marion Wiggins

Moved: Mrs Sally Stubs

Seconded: Ms Alyson Scott

Motion Carried

Confirmation of Minutes for the last meeting – March 6th 2023

Moved: Mr Leon Scott

Seconded: Mrs Ann Scott

Motion Carried

Business Arising from Previous Minutes –

- Cleaning of the hall hasn't happened. Anthony and Ian to do as soon as possible.
- Tank installed by the council along with repairs to the men's toilet.

Financial Report: Balance at 4th May 2023 -

\$10 538.00

\$131.90 (Aurora) - paid after that date

Moved: Mrs Ann Scott

Seconded: Mr Leon Scott

Motion Carried

No Correspondence:

General Business:

- Defibrillator – unable to contact to confirm delivery date. Marion to continue to follow up.
- One heat pump not working – Karen to check with Council.
- More paper towel required – Council to supply.
- Mrs Ann Scott suggested painting both toilets. Will contact Stuart Wilson from Tunbridge for a quote.
- Karen to contact Council re whipper snipping around trees and along fence. Take dead tree away.
- Alyson has booked hall for Woodsdale Football Club on August 5th for Dinner and Trophy night. 3 course meal – 6.30 p.m. for a 7 p.m. start. \$35 quoted to Alyson to take back to the club.
- Sally to get books to Council for auditing ASAP.

Moved: Mrs Ann Scott

Seconded: Mrs Ann Wiggins

Motion Carried

Bookings:

- Hairdresser returns Saturday June 3rd.

Meeting Closed at 8.06 p.m.

NEXT MEETING – JUNE 19TH – 7.30 P.M.

MINUTES

Mangalore Recreation Ground Management Committee Meeting



Wednesday 7th June, 2023
Mangalore Recreation Ground Hall
5.30 pm

Welcome - Chairman

Attendance

MANAGEMENT COMMITTEE	Clr Donna Blackwell Proxy Clr Tony Bisdee Wendy Young Mike England Carol Grundy Chrissy Wickham Kerrie Goudsouzian	Councillor/Chairman Councillor Manager Community & Corporate Development SMC Tasshep Inc. Brighton Equestrian Club Brighton & Southern Midlands Pony Club Inc. Brighton Equestrian Club
INVITED GUESTS		Apologies Clr Tony Bisdee Mike England

Agenda Items - Summary

- Confirmation of Previous Minutes
- Signing of Recreation Reserve & Pavilion Seasonal Agreement
- Calendar of Events
- Future bookings

Confirmation of Previous Minutes	Attached File	Minutes from meeting 17.02.2022
---	---------------	---------------------------------

ITEM	Signing of Recreation Reserve & Pavilion Seasonal Agreement 01/07/2022 – 30/06/2023 01/07/2023 – 30/06/2024	Attached File	
DISCUSSION	Please bring a copy of your Public Liability Certificate of currency		
DECISION	Carol on behalf of the Brighton Equestrian Club and Chrissy on behalf of the Brighton & Southern Midlands Pony Club signed the agreement. Wendy to co-ordinate signing of the agreement with Mike. Carol provided a copy of the certificate of currency and Chrissy emailed a copy.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

MINUTES

Mangalore Recreation Ground Management Committee Meeting



Wednesday 7th June, 2023
Mangalore Recreation Ground Hall
5.30 pm

ITEM	Calendar of Events	Attached File	
DISCUSSION	Carol requested a hard copy of the calendar of events – Wendy to post a copy out. The calendar is available on the Southern Midlands Council website. Wendy showed both Carol and Chrissy where it could be found.		
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
ITEM	Future bookings	Attached File	
DISCUSSION	<ul style="list-style-type: none"> How we manage future bookings 		
DECISION	All bookings are to be done through Southern Midlands Council. Wendy to let Carol know of the booking and Carol will arrange for the key to be given out and payment. The payment will go to towards the cost of the Aurora account.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
ITEM	BBQ – Heritage & Bullock Festival	Attached File	
DISCUSSION	The Brighton & Southern Midlands Pony Club will do a BBQ at the upcoming Heritage and Bullock Festival on Saturday 12 th August.		
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	
ITEM	Proposed Future Works	Attached File	
DISCUSSION	Request received from Pony Club – obstacles, training ditches, water tank		
DECISION	Wendy provided a copy of the dials before you dig for the recreation ground. Currently looking at scrapping the sand off the old arena and replacing it. The arena would require rolling prior to the new sand being placed. A current grant opportunity is available through Tas Community Fund.		

MINUTES

Mangalore Recreation Ground Management Committee Meeting



Wednesday 7th June, 2023
Mangalore Recreation Ground Hall
5.30 pm

	Both parties thanked the outdoor crew for slashing the ground on an adhoc basis, but requested that the whole ground be mowed.	
ACTION ITEMS	RESPONSIBILITY	TIME LINE
Wendy to see if Council has a roller	WY	

ITEM	Reporting Defects and Incidents	Attached File	
DISCUSSION	Notification of defect and incidents		
DECISION	All incidents are to be reported at the time they occur, along with photographic evidence if possible		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Dust	Attached File	
DISCUSSION	Complaints received from neighbours		
DECISION	Looking into using one of the cube tanks and placing a boom spray to wet the ground down prior to raking.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Drainage Issues	Attached File	
DISCUSSION	Complaints received from neighbours – swale drain to be done along neighbouring boundary		
DECISION	Advised that this works has now been completed		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Dogs on Ground	Attached File	
DISCUSSION	It has been advised that residents are using the recreation ground to exercise their dogs, however they are not cleaning up after them.		
DECISION	As it is a public open space, we can't restrict access to the ground.		
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

MINUTES

Mangalore Recreation Ground Management Committee Meeting



Wednesday 7th June, 2023
Mangalore Recreation Ground Hall
5.30 pm

ITEM	Jumps	Attached File	
DISCUSSION	Chrissy advised that they had received \$7,000 grant funding for jumps and that they were being insured through the Pony Club		
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

ITEM	Food Stall	Attached File	
DISCUSSION	Kerrie & Carol asked about whether it was necessary to get a temporary food license for an upcoming event. It was advised that it would be a requirement and that the application was available on Council's website.		
DECISION			
ACTION ITEMS	RESPONSIBILITY	TIME LINE	

Next Meeting: tbc

Meeting Closed: 6.58 pm



Minutes

Campania Recreation Ground Management Committee

Tuesday, 20th June at 6.30 p.m
Campania Recreation Ground

COMMITTEE MEMBERS:

Council Representatives:	Mayor, Edwin Batt General Manager, Tim Kirkwood Manager Community & Corporate Development, Wendy Young
Campania Cricket Club:	Ben Sinitt Simon Tapp
Campania Football Club:	President, Steven Denny Jeff Beven Sam Medhurst Joe Chivers
Campania District School:	Principal, Angela Burbury
Campania Community:	Jarrold Beven Robin Howlett

1. PRESENT:

Mayor Edwin Batt, Wendy Young, Danny Knott, Sam Medhurst, Steven Denny, Jeff Beven & Jarrod Beven

2. APOLOGIES:

Tim Kirkwood, Ben Sinitt, Joe Chivers

3. CONFIRMATION OF MINUTES:

Minutes of the previous meeting held Tuesday 4th April, 2023 (attached) are submitted for confirmation.

RECOMMENDATION

THAT the Minutes of the Meeting held 4th April, 2023 be confirmed as a true and correct record of proceedings.

4. BUSINESS ARISING FROM THE MINUTES:

General review of issues contained within the Minutes with outstanding items discussed below.

4.1 Ground Lights

Wendy has requested a quote from PST, but as yet is not in receipt. A decision was made not to proceed with PST. Steven Denny advised that he could organise lifting equipment and that Manning Electricals could adjust lights. Steven has since advised that he is unable to organise lifting equipment.

Jarrold Beven to investigate a service provider that could undertake adjusting the lights and to obtain a quote. The Campania Football Club could apply under Council's Small Community Grants Program for this.

4.2 Cricket Pitch Replacement

Jarrold has received a quote from All Turf Tasmania, the quote is for removal of old cricket wicket, dig out extra room for new cricket wicket, lay new concrete slab 30 x 2.7m. lay new cricket synthetic grass, replacement of damaged practice pitch, new football cover due to the pitch being wider. The price \$26,407.48 (copy attached). Submitted for budget estimates, awaiting outcome.

It was noted that Council has put \$12,004 in the budget the Campania Cricket to source grant funding for the balance.

4.3 Wheelie Bins

It was noted that some of the wheelie bins did not have wheels and a couple of extra were required. This has been forwarded on to works crew for repairing and getting a couple of extra bins.

The wheelie bins have now been fixed and some extras provided.

5. NEW BUSINESS:

5.1 Bookings

Reclink have a couple of bookings for School footy.

5.2 Other Business

5.2.1 Request has been made by Jeff Beven for Council to obtain a quote for a gabion wall at the top end of the Campania oval, so that he could apply for a Tasmanian Community Fund – Community Action Grant. David Richardson will provide the quote. The quote was about \$145,000. Due to the cost of this alternatives were discussed. It was suggested that geofabric be laid and the bank planted, this would stabilize the bank and stop further erosion. Wendy to discuss with David Richardson.

5.2.2 It was noted that behind the goals – School end required some top soil. It is currently very sandy and difficult to run on.

5.2.3 The Committee is planning a working bee and wondered if Council could provide a truck load of blue metal for the fire pot area and half a load of pine bark for the front of the change rooms. Wendy to discuss with David Richardson.

7. NEXT MEETING:

Next meeting date to be held on 19th September at 6.30 pm at the Campania Recreation Ground.

8. CLOSURE:

The meeting closed at 6.50 pm.



APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT

Residential Use

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details: [REDACTED]

Owner / s Name Rodney & Judith Scarfe, Andrew & Kathryn Glover.

Postal Address 28 Hall st, Campania Phone No:

Fax No:

Email address:

Applicant Name Dirt Building design
(if not owner)

Postal Address: 6 Hilltop place Phone No:

Dodges ferry 7173 Fax No:

Email address: Admin@dirtbuidingdesign.com.au

Description of proposed use and/or development: [REDACTED]

Address of new use and development: 28 Hall st, Campania

Certificate of Title No: Volume No 182675 Lot No: 18

Description of proposed use or development: Proposed 2 unit Development

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

Current use of land and buildings: Vacant lot.

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

Is the property Heritage Listed Yes No

SOUTHERN
MIDLANDS
COUNCIL



Proposed Material

What are the proposed external wall colours
What is the proposed new floor area m².

- Light Brown
- Windspray
- Woodland Grey
U1: 150 / U2: 152

What is the proposed roof colour

Woodland Grey
\$ 750 K

What is the estimated value of all the new work proposed:

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

Signed Declaration

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

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

Applicant Signature

Applicant Name (Please print)

Date

Eli Jorgensen

24/8/2022

(if not the Owner)

I have notified the owners

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Address all correspondence to: The General Manager, PO Box 21, Oatlands Tasmania 7120
Oatlands Office: 71 High Street Oatlands Phone (03) 62545000 Fax (03) 62545014
Kempton Office: 85 Main Street Kempton Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web www.southernmidlands.tas.gov.au
ABN 68653459 589



PROPOSED DWELLING
2 UNIT DEVELOPMENT

POSTAL ADDRESS:
28 Hall St, Campania

CONTACT:
?

EMAIL:
?

SITE ADDRESS:
28 Hall St, Campania

SITE INFORMATION

LOT: 18
TITLE: 182675
LAND AREA: 1642m²
UNIT 1 SIZE: 150m² including garage
UNIT 2 SIZE: 152m² including garage
DRIVEWAY : 700m²
COUNCIL: Southern Midlands
ZONING: Village
BAL: BAL 12.5
WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: TBA
CLIMATE ZONE: 7
ENERGY RATING: AS PER REPORT
DEVELOPMENT CLASS: 1A

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GENERAL NOTES:

BUILDERS, TRADESMEN, SUB-CONTRACTORS AND PREFABRICATORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY BUILDING WORKS. USE WRITTEN DIMENSION ONLY. DO NOT SCALE FROM DRAWINGS.

SURVEYOR TO VERIFY ALL DIMENSIONS, SET-OUTS, LEVELS, LOCATION OF SERVICES, EASEMENTS AND ANY OTHER INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.

ENGINEER TO PROVIDE ALL STRUCTURAL CERTIFICATES AS REQUIRED BY LOCAL COUNCIL AND RELEVANT AUTHORITIES. ENGINEERING DETAILS TO OVERRIDE ARCHITECTURAL DRAWING AND SPECIFICATION.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANNING AND BUILDING PERMITS. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT CURRENT EDITIONS OF BCA CODES, AUSTRALIAN STANDARDS, PLANS, SPECIFICATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

BUILDER AND SURVEYOR TO REPORT TO THE DESIGNER ALL RELEVANT DISCREPANCIES, VARIATIONS AND CHANGES PRIOR TO ANY WORKS COMMENCING. 24 HOURS MINIMUM REQUIRED FOR DRAWINGS TO BE AMENDED.

CONFIRMATION OF ANY CHANGES BY THE BUILDER, CLIENT, OR BUILDING SURVEYOR MUST BE IN WRITING AND CONFIRMED BY THE DESIGNER

ALL WORKS AE TO FOLLOW THE 'DIAL-BEFORE-YOU-DIG' PROCESS IN ORDER TO OBTAIN INFORMATION ON EXISTING INFRASTRUCTURE AND UNDERGROUND SERVICES.

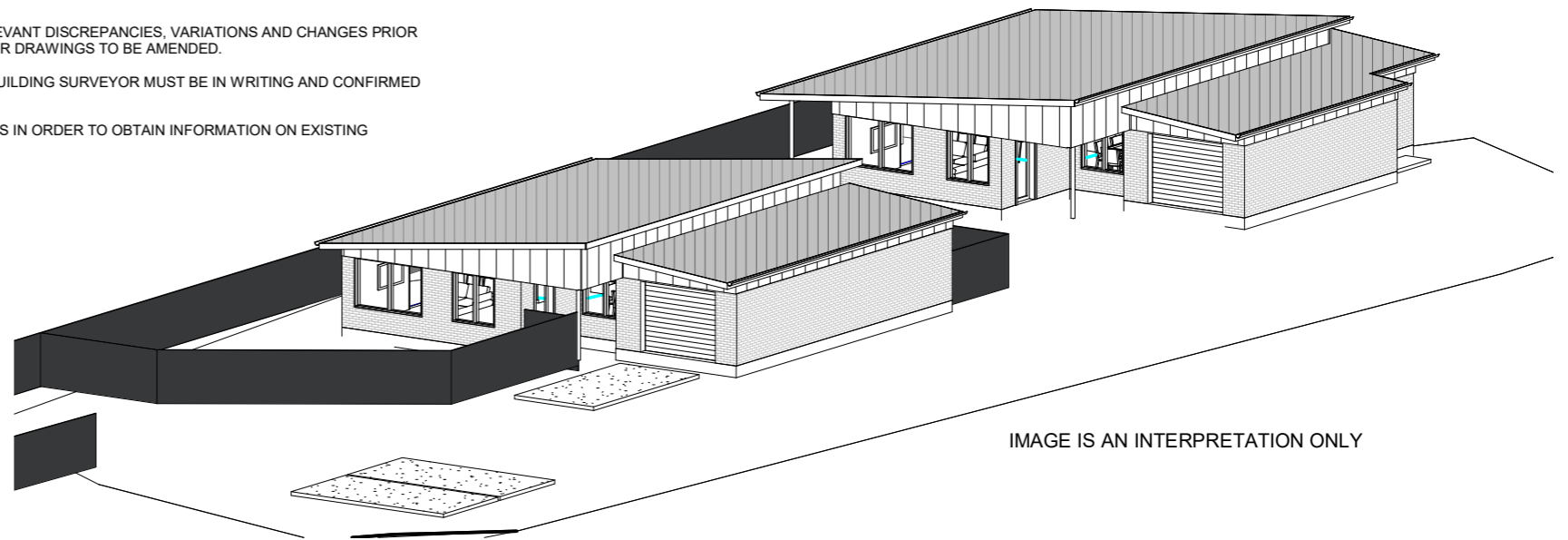


IMAGE IS AN INTERPRETATION ONLY



Dirt Building Design
6 Hilltop Place
Dodges Ferry 7173
Email: admin@dirtdesign.com.au
PH: 03 6112 0402
Building Designer:
Eli Jorgensen
Accreditation No: CC62365
Bush Fire Accreditation: BFA-139



Client:
Address:
28 Hall St, Campania

Sheet Name:
COVER PAGE
Title
182675/18

Revision Number	Description	Date
1	DR	26.6.2022
2	DR2	28.6.2022
3	DA	18.8.2022

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 1	Size: A3	Date: 18.8.2022
Project: J21-285	Sheet: A00	Rev: 3

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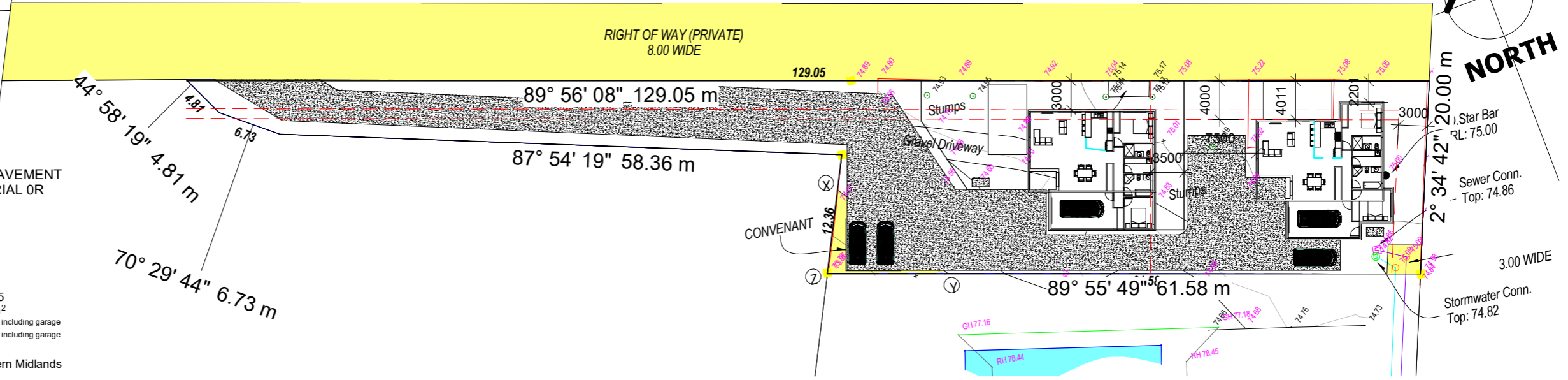
The access will need to be sealed from the property boundary to the edge of the road seal. The seal is to be hot bitumen two coat seal (as a minimum standard) over a minimum 200mm thick compacted FCR base material, in accordance with Council's current Standard Drawing TSD-R03-v1 and to the satisfaction of Council's Municipal Engineer prior to the use commencing.

DRIVEWAY DRAINAGE IS TO BE DIRECTED INTO THE ROAD SIDE TABLE DRAIN WITH APPROPRIATE MEASURES TO MITIGATE EROSION - ROCK LINED DRAIN FOR THE LENGTH OF THE DRIVEWAY

DRIVEWAY TO BE CONSTRUCTED USING A SUB-BASE 300mm USING 60mm ROCK, WELL GRADED AND A FINISHED PAVEMENT 150mm USING 20mm FCR CLASS A MATERIAL OR TO ENGINEERS INSTRUCTIONS

SITE INFORMATION

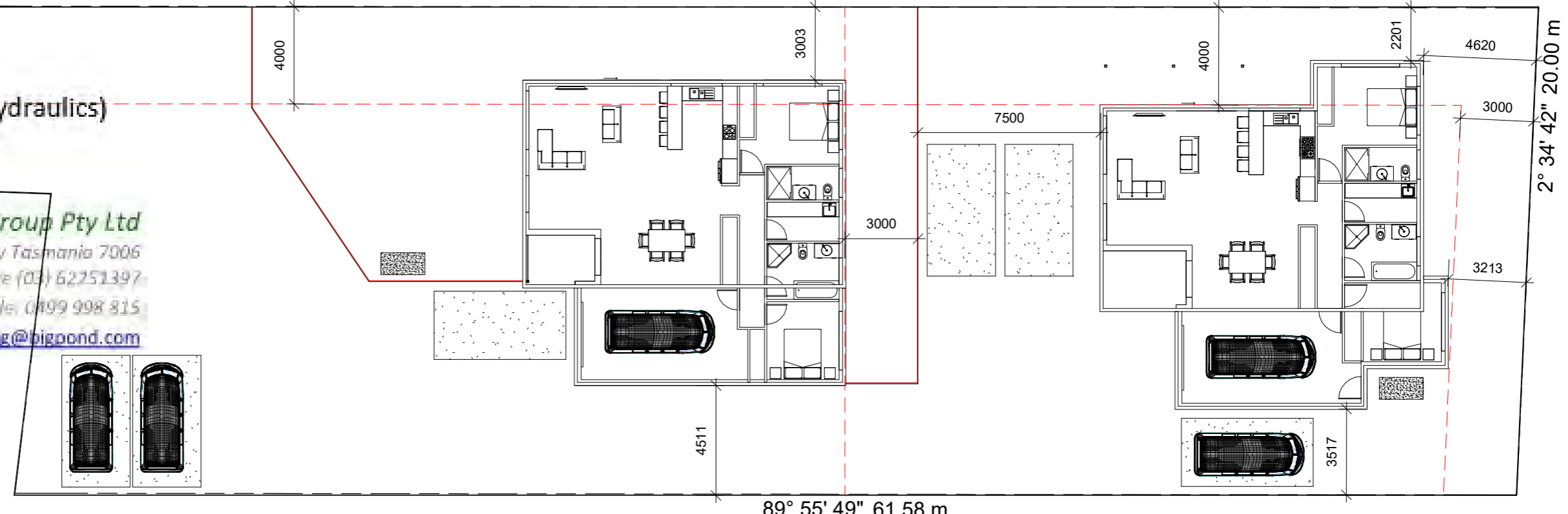
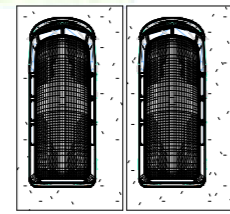
LOT: 18
TITLE: 182675
LAND AREA: 1642m²
UNIT 1 SIZE: 150m² including garage
UNIT 2 SIZE: 152m² including garage
DRIVEWAY: 700m²
COUNCIL: Southern Midlands
ZONING: Village
BAL: BAL 12.5
WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: TBA
CLIMATE ZONE: 7
ENERGY RATING: AS PER REPORT
DEVELOPMENT CLASS: 1A



SEE REPORT ATTACHED BY

Stuart Lamond
Building Services Designer (Hydraulics)
Accreditation No. CC1806B

CEEDS Property Group Pty Ltd
PO Box 70 Sandy Bay Tasmania 7006
ABN 89 639328322 Phone (03) 62251397
Mobile: 0199 998 815
ceedspg@bigpond.com



IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING



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Email: admin@dirtdesign.com.au
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Building Designer:
Eli Jorgensen
Accreditation No: CC6236S
Bush Fire Accreditation: BFA-139



Client:
Address:
28 Hall St, Campania

Sheet Name:
SITE PLAN
Title
182675/18

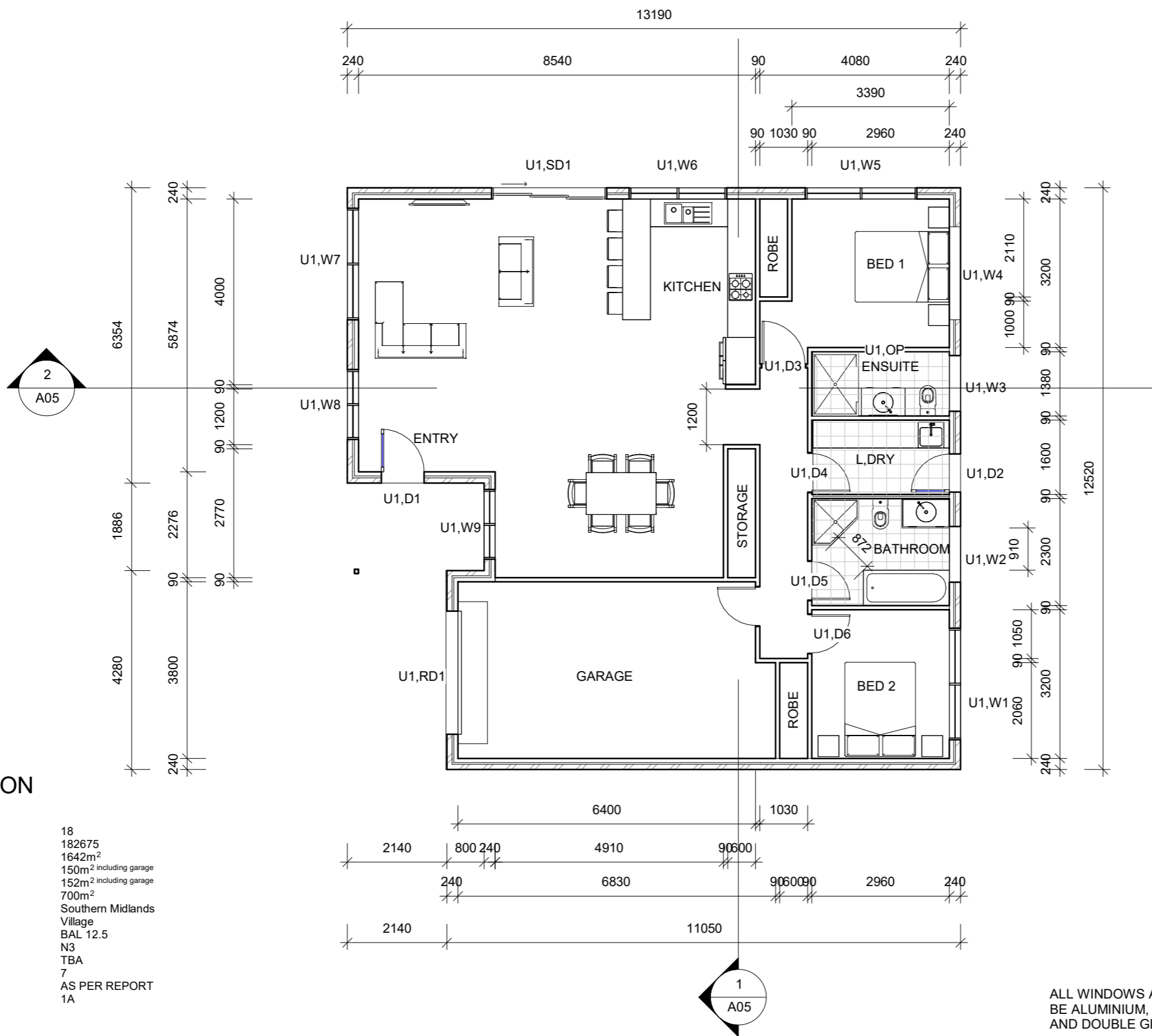
Revision Number	Description	Date
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SITE PLAN

1 : 500

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: As indicated	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A01	Rev:

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WINDOWS			
Mark	Height	Width	Comments
U1,W1	1500	2400	AWNING/ FIXED
U1,W2	1200	1200	FROSTED/AWNING
U1,W3	1200	1200	FROSTED/AWNING
U1,W4	400	2000	AWNING/ FIXED
U1,W5	1500	2400	
U1,W6	1200	2100	
U1,W7	1500	2400	
U1,W8	1500	1500	
U1,W9	1500	1500	
U2,W1	1500	2400	AWNING/ FIXED
U2,W2	1200	1200	FROSTED/AWNING
U2,W4	1200	1200	FROSTED/AWNING
U2,W5	400	2000	AWNING/ FIXED
U2,W6	1500	2400	AWNING/ FIXED
U2,W7	1200	2100	AWNING/ FIXED
U2,W8	1500	2400	AWNING/ FIXED
U2,W9	1500	1500	AWNING/ FIXED
U2,W10	1500	1500	AWNING/ FIXED

DOORS			
Mark	Height	Width	Comments
U1,D1	2060	920	
U1,D2	2060	820	
U1,D3	2040	920	
U1,D4	2040	820	
U1,D5	2040	820	
U1,D6	2040	820	
U1,D8	2040	820	
U1,OP	2100	720	internal sliding door
U1,RD1	2100	2650	Roller door
U1,SD1	2100	2400	sliding door
U2,D1	2060	920	
U2,D2	2060	820	
U2,D3	2040	920	
U2,D4	2040	920	
U2,D5	2040	820	
U2,D6	2040	820	
U2,D7	2040	920	
U2,D8	2040	920	
U2,OP	2100	720	OPENING
U2,RD1	2100	2650	ROLLER DOOR
U2,SD1	2100	2400	GLASS SLIDING DOOR

SITE INFORMATION

LOT: 18
 TITLE: 182675
 LAND AREA: 1642m²
 UNIT 1 SIZE: 150m² including garage
 UNIT 2 SIZE: 152m² including garage
 DRIVEWAY: 700m²
 COUNCIL: Southern Midlands
 ZONING: Village
 BAL: BAL 12.5
 WIND CLASSIFICATION: N3
 SOIL CLASSIFICATION: TBA
 CLIMATE ZONE: 7
 ENERGY RATING: AS PER REPORT
 DEVELOPMENT CLASS: 1A

KEY

- CP CARPET
- TF TIMBER FLOOR
- CO CONCRETE
- TI TILES
- PC POLISHED CONCRETE FLOOR
- RC RAKED CEILING
- FL FLAT CEILING
- SL SKYLIGHT
- S HARD WIRED SMOKE DETECTORS INTERCONNECTED
- A/C AIR CONDITIONING UNIT
- FR FIRE PLACE
- BH BULKHEAD
- MB METER BOX

ALL WINDOWS AND DOORS TO BE ALUMINIUM, THERMALY BROKEN AND DOUBLE GLAZED



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 Building Designer:
 Eli Jorgensen
 Accreditation No: CC6236S
 Bush Fire Accreditation: BFA-139



Client:
 Address:
 28 Hall St, Campania

Sheet Name:
 U1 FLOOR PLAN
 Title:
 182675/18

Revision Number	Description	Date

UNIT 1 FLOOR PLAN

1 : 100

Issue: DA- HALL
 Drawn: ELI JORGENSEN
 Scale: 1 : 100 Size: A3 Date: 18.8.2022
 Project: J21-285 Sheet: A02 Rev:

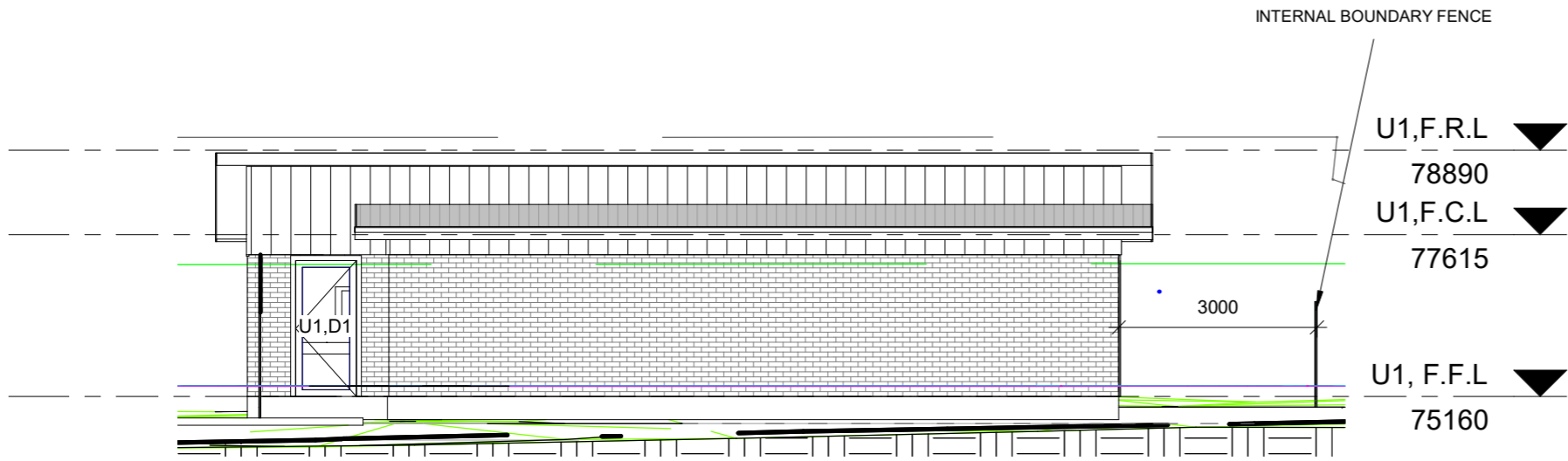
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U1, NORTH
1 : 100

EXTERNAL :
WALL CLADDINGS,
BRICK , VERTICAL SHIP LAP WEATHER BOARD
COLOUR:
LIGHT BROWN, WINDSPRAY/WOODLAND GREY

ROOF CLADDINGS,
CORRIGATED IRON
COLOURS:
WOODLAND GREY



U1, SOUTH
1 : 100

WINDOWS			
Mark	Height	Width	Comments
U1,W1	1500	2400	AWNING/ FIXED
U1,W2	1200	1200	FROSTED/AWNING
U1,W3	1200	1200	FROSTED/AWNING
U1,W4	400	2000	AWNING/ FIXED
U1,W5	1500	2400	
U1,W6	1200	2100	
U1,W7	1500	2400	
U1,W8	1500	1500	
U1,W9	1500	1500	
U2,W1	1500	2400	AWNING/ FIXED
U2,W2	1200	1200	FROSTED/AWNING
U2,W4	1200	1200	FROSTED/AWNING
U2,W5	400	2000	AWNING/ FIXED
U2,W6	1500	2400	AWNING/ FIXED
U2,W7	1200	2100	AWNING/ FIXED
U2,W8	1500	2400	AWNING/ FIXED
U2,W9	1500	1500	AWNING/ FIXED
U2,W10	1500	1500	AWNING/ FIXED

DOORS			
Mark	Height	Width	Comments
U1,D1	2060	920	
U1,D2	2060	820	
U1,D3	2040	920	
U1,D4	2040	820	
U1,D5	2040	820	
U1,D6	2040	820	
U1,D8	2040	820	
U1,OP	2100	720	internal sliding door
U1,RD1	2100	2650	Roller door
U1,SD1	2100	2400	sliding door
U2,D1	2060	920	
U2,D2	2060	820	
U2,D3	2040	920	
U2,D4	2040	920	
U2,D5	2040	820	
U2,D6	2040	820	
U2,D7	2040	920	
U2,D8	2040	920	
U2,OP	2100	720	OPENING
U2,RD1	2100	2650	ROLLER DOOR
U2,SD1	2100	2400	GLASS SLIDING DOOR

ALL WINDOWS AND DOORS TO BE ALUMINIUM, THERMALY BROKEN AND DOUBLE GLAZED



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Building Designer:
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Accreditation No: CC6236S
Bush Fire Accreditation: BFA-139



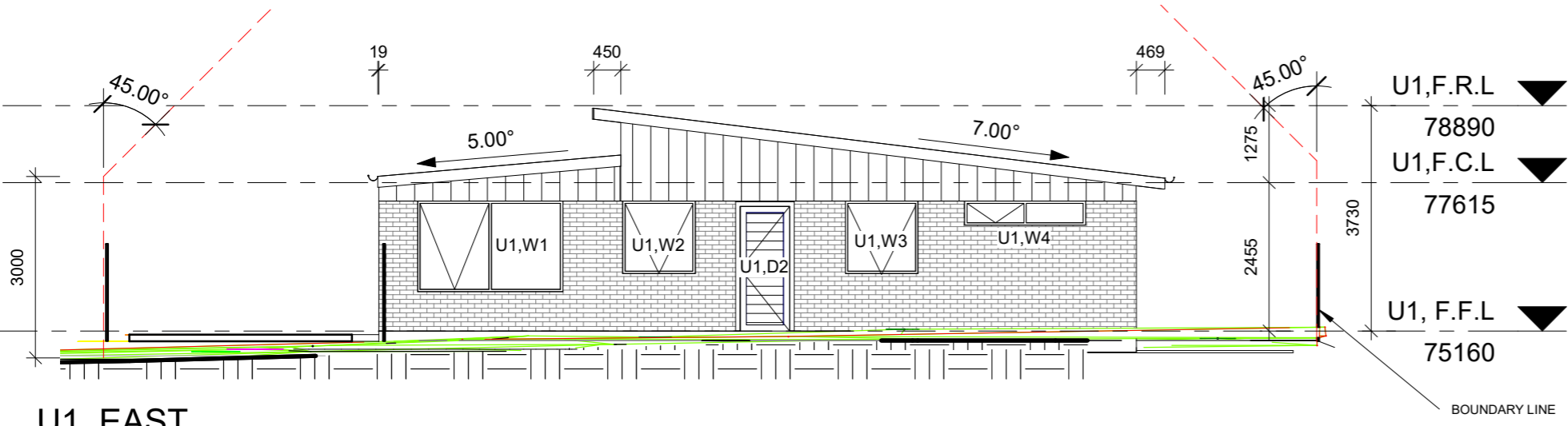
Client:
Address:
28 Hall St, Campania

Sheet Name:
U1 ELEVATIONS
Title
182675/18

Revision Number	Description	Date

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 100	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A03	Rev:

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U1, EAST

1 : 100

EXTERNAL :

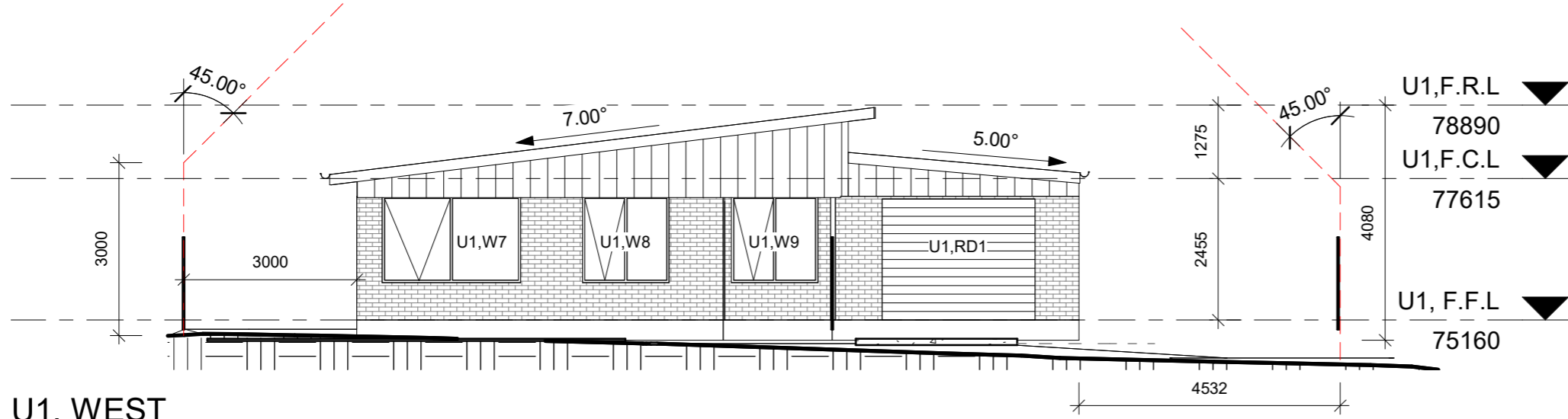
WALL CLADDINGS,
BRICK , VERTICAL SHIP LAP WEATHER BOARD
COLOUR:
LIGHT BROWN, WINDSPRAY/WOODLAND GREY

ROOF CLADDINGS,
CORRIGATED IRON
COLOURS:
WOODLAND GREY

WINDOWS			
Mark	Height	Width	Comments
U1,W1	1500	2400	AWNING/ FIXED
U1,W2	1200	1200	FROSTED/AWNING
U1,W3	1200	1200	FROSTED/AWNING
U1,W4	400	2000	AWNING/ FIXED
U1,W5	1500	2400	
U1,W6	1200	2100	
U1,W7	1500	2400	
U1,W8	1500	1500	
U1,W9	1500	1500	
U2,W1	1500	2400	AWNING/ FIXED
U2,W2	1200	1200	FROSTED/AWNING
U2,W4	1200	1200	FROSTED/AWNING
U2,W5	400	2000	AWNING/ FIXED
U2,W6	1500	2400	AWNING/ FIXED
U2,W7	1200	2100	AWNING/ FIXED
U2,W8	1500	2400	AWNING/ FIXED
U2,W9	1500	1500	AWNING/ FIXED
U2,W10	1500	1500	AWNING/ FIXED

DOORS			
Mark	Height	Width	Comments
U1,D1	2060	920	
U1,D2	2060	820	
U1,D3	2040	920	
U1,D4	2040	820	
U1,D5	2040	820	
U1,D6	2040	820	
U1,D8	2040	820	
U1,OP	2100	720	internal sliding door
U1,RD1	2100	2650	Roller door
U1,SD1	2100	2400	sliding door
U2,D1	2060	920	
U2,D2	2060	820	
U2,D3	2040	920	
U2,D4	2040	920	
U2,D5	2040	820	
U2,D6	2040	820	
U2,D7	2040	920	
U2,D8	2040	920	
U2,OP	2100	720	OPENING
U2,RD1	2100	2650	ROLLER DOOR
U2,SD1	2100	2400	GLASS SLIDING DOOR

ALL WINDOWS AND DOORS TO BE ALUMINIUM, THERMALLY BROKEN AND DOUBLE GLAZED



U1, WEST

1 : 100



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Building Designer:
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Accreditation No: CC62365
Bush Fire Accreditation: BFA-139

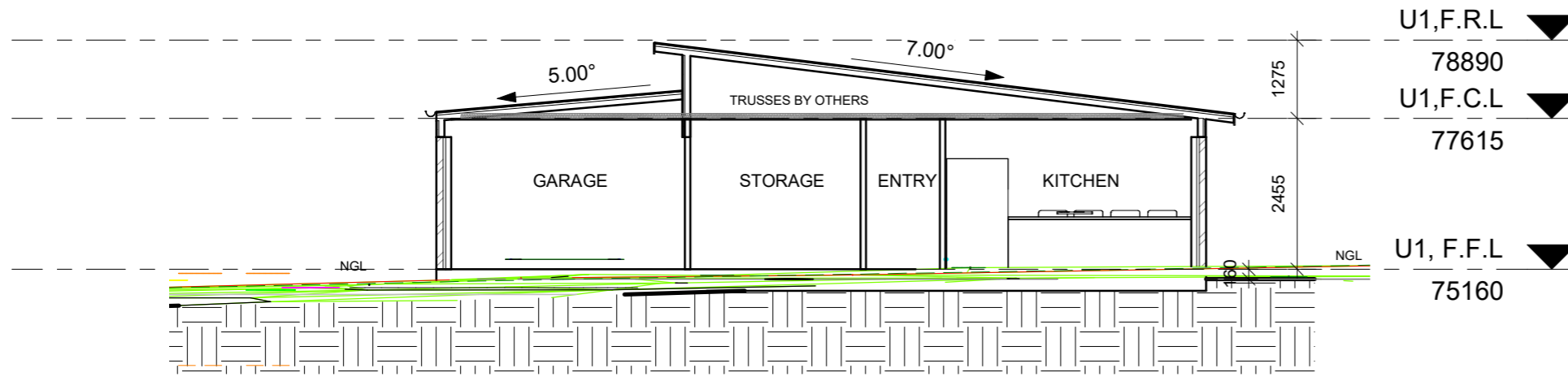


Client:
Address:
28 Hall St, Campania

Sheet Name:
U1 ELEVATIONS
Title
182675/18

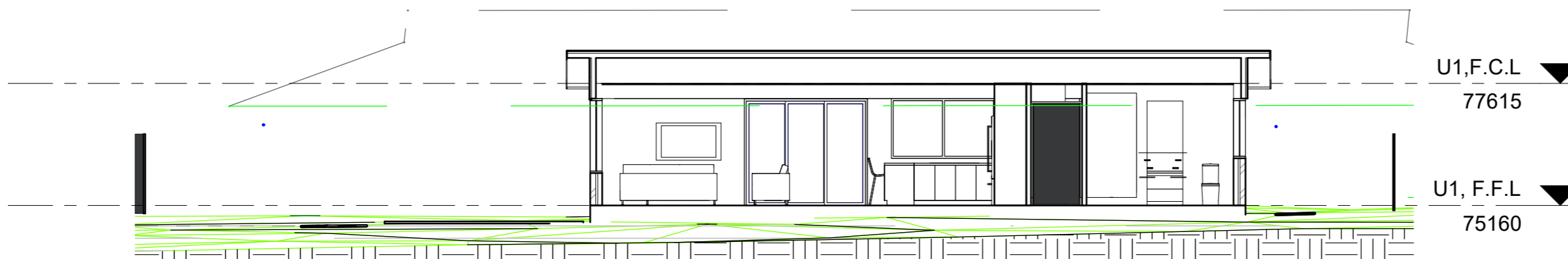
Revision Number	Description	Date

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 100	Size: A3	Date: 18.8.2022
Project: J21-285	Sheet: A04	Rev:



U1 SECTION 1

1 : 100



U1 SECTION 2

1 : 100

INSULATION NOTE

- ROOF - R4.2 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
- WALLS:
Internal - R2.5 Batts To Manufactures Specifications
External - R2.5 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
- TIMBER FLOORS - Suspended timber floor with Kingspan Aircell Permifloor under joists.
- CONCRETE FLOOR- 50mm Kooltherm K3 floorboard or similar beneath slab.
- VENTILATION - All bathroom, kitchen and laundry vents to external eave lines with one way flaps.



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Bush Fire Accreditation: BFA-139



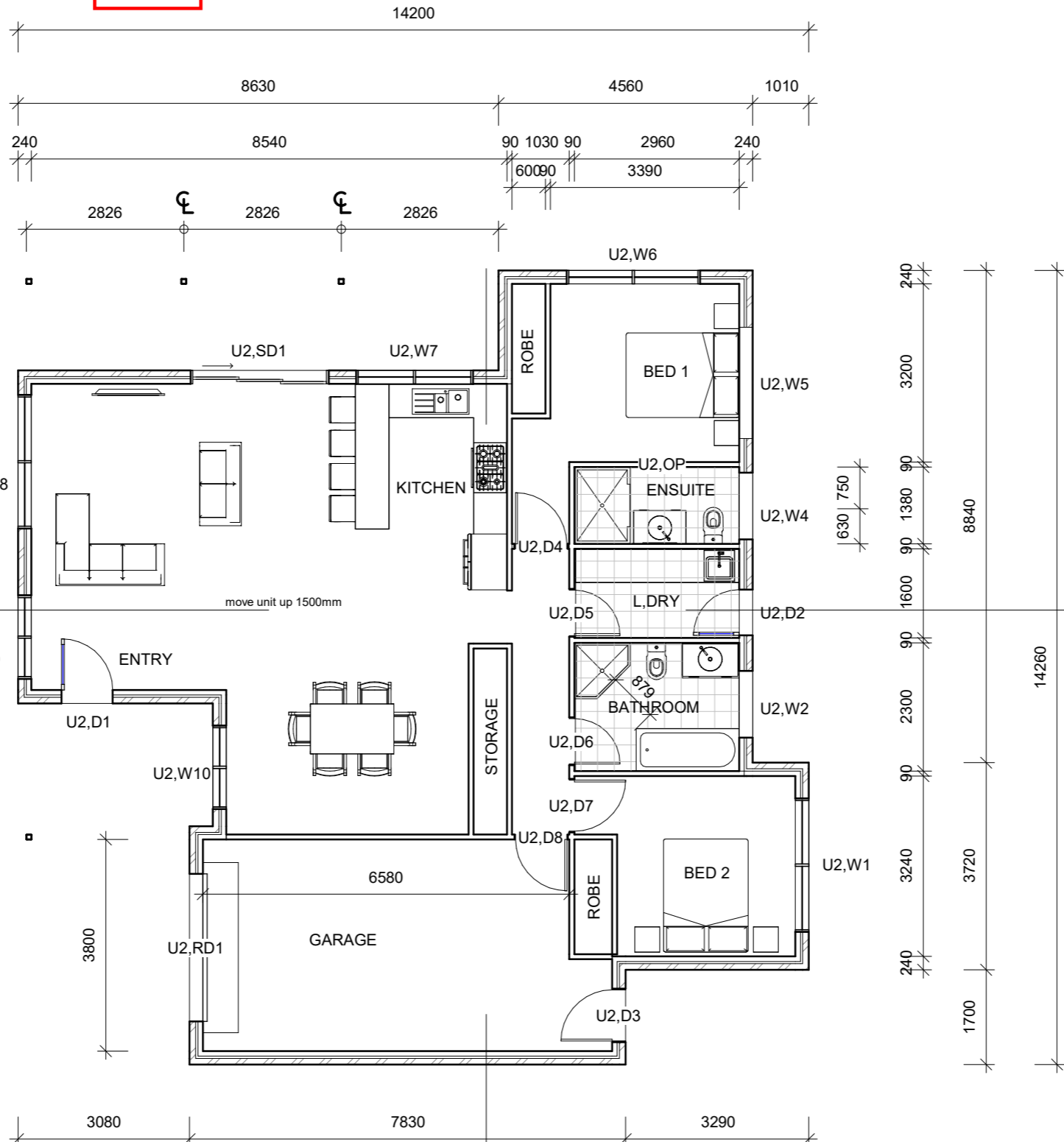
Client:
Address:
28 Hall St, Campania

Sheet Name:
U1 SECTIONS
Title
182675/18

Revision Number	Description	Date
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Drawn: ELI JORGENSEN		
Scale: 1 : 100	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A05	Rev:

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WINDOWS			
Mark	Height	Width	Comments
U1,W1	1500	2400	AWNING/ FIXED
U1,W2	1200	1200	FROSTED/AWNING
U1,W3	1200	1200	FROSTED/AWNING
U1,W4	400	2000	AWNING/ FIXED
U1,W5	1500	2400	
U1,W6	1200	2100	
U1,W7	1500	2400	
U1,W8	1500	1500	
U1,W9	1500	1500	
U2,W1	1500	2400	AWNING/ FIXED
U2,W2	1200	1200	FROSTED/AWNING
U2,W4	1200	1200	FROSTED/AWNING
U2,W5	400	2000	AWNING/ FIXED
U2,W6	1500	2400	AWNING/ FIXED
U2,W7	1200	2100	AWNING/ FIXED
U2,W8	1500	2400	AWNING/ FIXED
U2,W9	1500	1500	AWNING/ FIXED
U2,W10	1500	1500	AWNING/ FIXED

DOORS			
Mark	Height	Width	Comments
U1,D1	2060	920	
U1,D2	2060	820	
U1,D3	2040	920	
U1,D4	2040	820	
U1,D5	2040	820	
U1,D6	2040	820	
U1,D8	2040	820	
U1,OP	2100	720	internal sliding door
U1,RD1	2100	2650	Roller door
U1,SD1	2100	2400	sliding door
U2,D1	2060	920	
U2,D2	2060	820	
U2,D3	2040	920	
U2,D4	2040	920	
U2,D5	2040	820	
U2,D6	2040	820	
U2,D7	2040	920	
U2,D8	2040	920	
U2,OP	2100	720	OPENING
U2,RD1	2100	2650	ROLLER DOOR
U2,SD1	2100	2400	GLASS SLIDING DOOR

KEY

CP	CARPET
TF	TIMBER FLOOR
CO	CONCRETE
TI	TILES
PC	POLISHED CONCRETE FLOOR
RC	RAKED CEILING
FL	FLAT CEILING
SL	SKYLIGHT
(S)	HARD WIRED SMOKE DETECTORS INTERCONNECTED
A/C	AIR CONDITIONING UNIT
FR	FIRE PLACE
BH	BULKHEAD
MB	METER BOX

ALL WINDOWS AND DOORS TO BE ALUMINIUM, THERMALLY BROKEN AND DOUBLE GLAZED

SITE INFORMATION

LOT: 18
TITLE: 182675
LAND AREA: 1642m²
UNIT 1 SIZE: 150m² including garage
UNIT 2 SIZE: 152m² including garage
DRIVEWAY: 700m²
COUNCIL: Southern Midlands
ZONING: Village
BAL: BAL 12.5
WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: TBA
CLIMATE ZONE: 7
ENERGY RATING: AS PER REPORT
DEVELOPMENT CLASS: 1A



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Accreditation No: CC6236S
Bush Fire Accreditation: BFA-139



Client:
Address:
28 Hall St, Campania

Sheet Name:
U2 FLOOR PLAN
Title:
182675/18

Revision Number	Description	Date

UNIT 2 FLOOR PLAN

1 : 100

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 100	Size: A3	Date: 18.8.2022
Project: J21-285	Sheet: A09	Rev:

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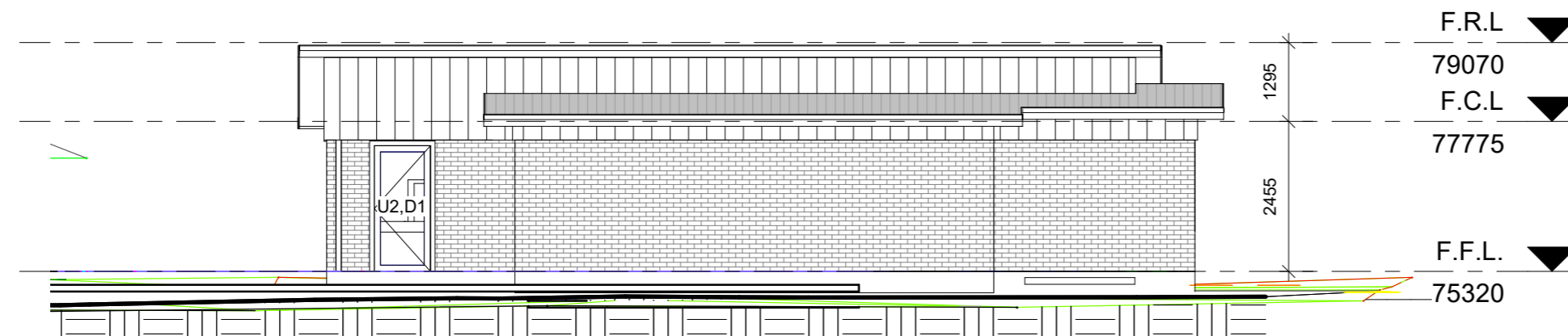
U2,NORTH

1 : 100

EXTERNAL :

WALL CLADDINGS,
BRICK , VERTICAL SHIP LAP WEATHER BOARD
COLOUR:
LIGHT BROWN, WINDSPRAY/WOODLAND GREY

ROOF CLADDINGS,
CORRIGATED IRON
COLOURS:
WOODLAND GREY



U2,SOUTH

1 : 100

WINDOWS			
Mark	Height	Width	Comments
U1,W1	1500	2400	AWNING/ FIXED
U1,W2	1200	1200	FROSTED/AWNING
U1,W3	1200	1200	FROSTED/AWNING
U1,W4	400	2000	AWNING/ FIXED
U1,W5	1500	2400	
U1,W6	1200	2100	
U1,W7	1500	2400	
U1,W8	1500	1500	
U1,W9	1500	1500	
U2,W1	1500	2400	AWNING/ FIXED
U2,W2	1200	1200	FROSTED/AWNING
U2,W4	1200	1200	FROSTED/AWNING
U2,W5	400	2000	AWNING/ FIXED
U2,W6	1500	2400	AWNING/ FIXED
U2,W7	1200	2100	AWNING/ FIXED
U2,W8	1500	2400	AWNING/ FIXED
U2,W9	1500	1500	AWNING/ FIXED
U2,W10	1500	1500	AWNING/ FIXED

DOORS			
Mark	Height	Width	Comments
U1,D1	2060	920	
U1,D2	2060	820	
U1,D3	2040	920	
U1,D4	2040	820	
U1,D5	2040	820	
U1,D6	2040	820	
U1,D8	2040	820	
U1,OP	2100	720	internal sliding door
U1,RD1	2100	2650	Roller door
U1,SD1	2100	2400	sliding door
U2,D1	2060	920	
U2,D2	2060	820	
U2,D3	2040	920	
U2,D4	2040	920	
U2,D5	2040	820	
U2,D6	2040	820	
U2,D7	2040	920	
U2,D8	2040	920	
U2,OP	2100	720	OPENING
U2,RD1	2100	2650	ROLLER DOOR
U2,SD1	2100	2400	GLASS SLIDING DOOR

ALL WINDOWS AND DOORS TO
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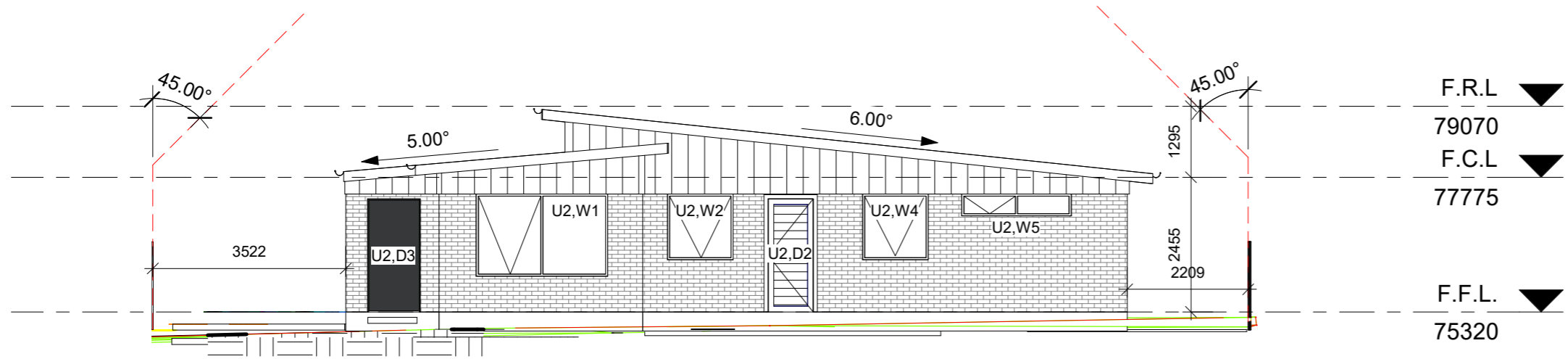
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Address:
28 Hall St, Campania

Sheet Name:
U2 ELEVATIONS
Title
182675/18

Revision Number	Description	Date

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 100	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A10	Rev:

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U2,EAST

1 : 100

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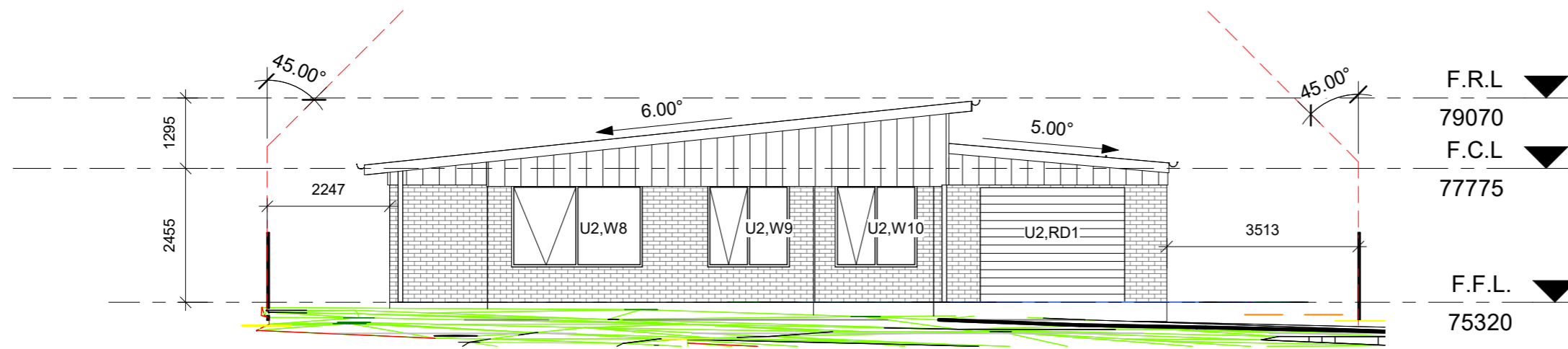
WALL CLADDINGS,
BRICK , VERTICAL SHIP LAP WEATHER BOARD
COLOUR:
LIGHT BROWN, WINDSPRAY/WOODLAND GREY

ROOF CLADDINGS,
CORRIGATED IRON
COLOURS:
WOODLAND GREY

WINDOWS			
Mark	Height	Width	Comments
U1,W1	1500	2400	AWNING/ FIXED
U1,W2	1200	1200	FROSTED/AWNING
U1,W3	1200	1200	FROSTED/AWNING
U1,W4	400	2000	AWNING/ FIXED
U1,W5	1500	2400	
U1,W6	1200	2100	
U1,W7	1500	2400	
U1,W8	1500	1500	
U1,W9	1500	1500	
U2,W1	1500	2400	AWNING/ FIXED
U2,W2	1200	1200	FROSTED/AWNING
U2,W4	1200	1200	FROSTED/AWNING
U2,W5	400	2000	AWNING/ FIXED
U2,W6	1500	2400	AWNING/ FIXED
U2,W7	1200	2100	AWNING/ FIXED
U2,W8	1500	2400	AWNING/ FIXED
U2,W9	1500	1500	AWNING/ FIXED
U2,W10	1500	1500	AWNING/ FIXED

ALL WINDOWS AND DOORS TO
BE ALUMINIUM, THERMALY BROKEN
AND DOUBLE GLAZED

DOORS			
Mark	Height	Width	Comments
U1,D1	2060	920	
U1,D2	2060	820	
U1,D3	2040	920	
U1,D4	2040	820	
U1,D5	2040	820	
U1,D6	2040	820	
U1,D8	2040	820	
U1,OP	2100	720	internal sliding door
U1,RD1	2100	2650	Roller door
U1,SD1	2100	2400	sliding door
U2,D1	2060	920	
U2,D2	2060	820	
U2,D3	2040	920	
U2,D4	2040	920	
U2,D5	2040	820	
U2,D6	2040	820	
U2,D7	2040	920	
U2,D8	2040	920	
U2,OP	2100	720	OPENING
U2,RD1	2100	2650	ROLLER DOOR
U2,SD1	2100	2400	GLASS SLIDING DOOR



U2,WEST

1 : 100



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Bush Fire Accreditation: BFA-139



Client:
Address:
28 Hall St, Campania

Sheet Name:
U2 ELEVATIONS
Title
182675/18

Revision Number	Description	Date

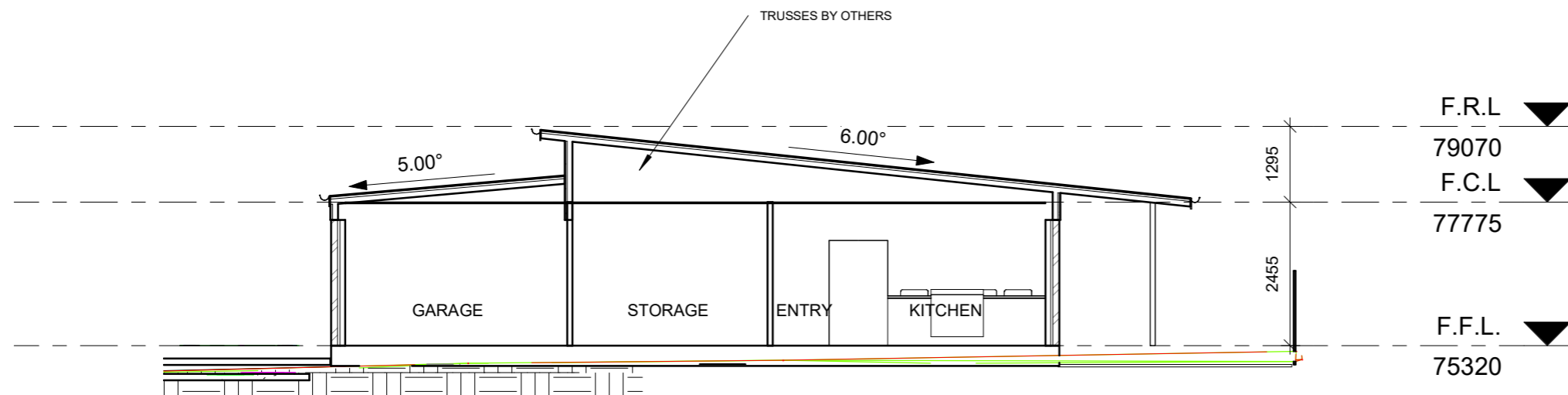
Issue: DA- HALL

Drawn: ELI JORGENSEN

Scale: 1 : 100 Size: A3 Date: 18.8.2022

Project: J21-285 Sheet: A11 Rev:

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U2 SECTION 1

1 : 100



U2 SECTION 2

1 : 100

INSULATION NOTE

- ROOF - R4.2 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
- WALLS:
Internal - R2.5 Batts To Manufactures Specifications
External - R2.5 Batts To Manufactures Specifications with proctor wrap membrane or equivalent
- TIMBER FLOORS - Suspended timber floor with Kingspan Aircell Permifloor under joists.
- CONCRETE FLOOR- 50mm Kooltherm K3 floorboard or similar beneath slab.
- VENTILATION - All bathroom, kitchen and laundry vents to external eave lines with one way flaps,

IF THE DECK IS CONSTRUCTED OVER 1000mm ABOVE NATURAL GROUND LEVEL
A HANDRAIL MUST BE PROVIDED.
ANY CHANGES TO THE CLADDINGS MUST HAVE WRITTEN CONCENT FROM THE DESIGN
ALL STRUCTURAL ELEMENTS TO THE ENGINEERINGS SPECIFICATIONS
AND THE AUSTRALIAN STANDARDS



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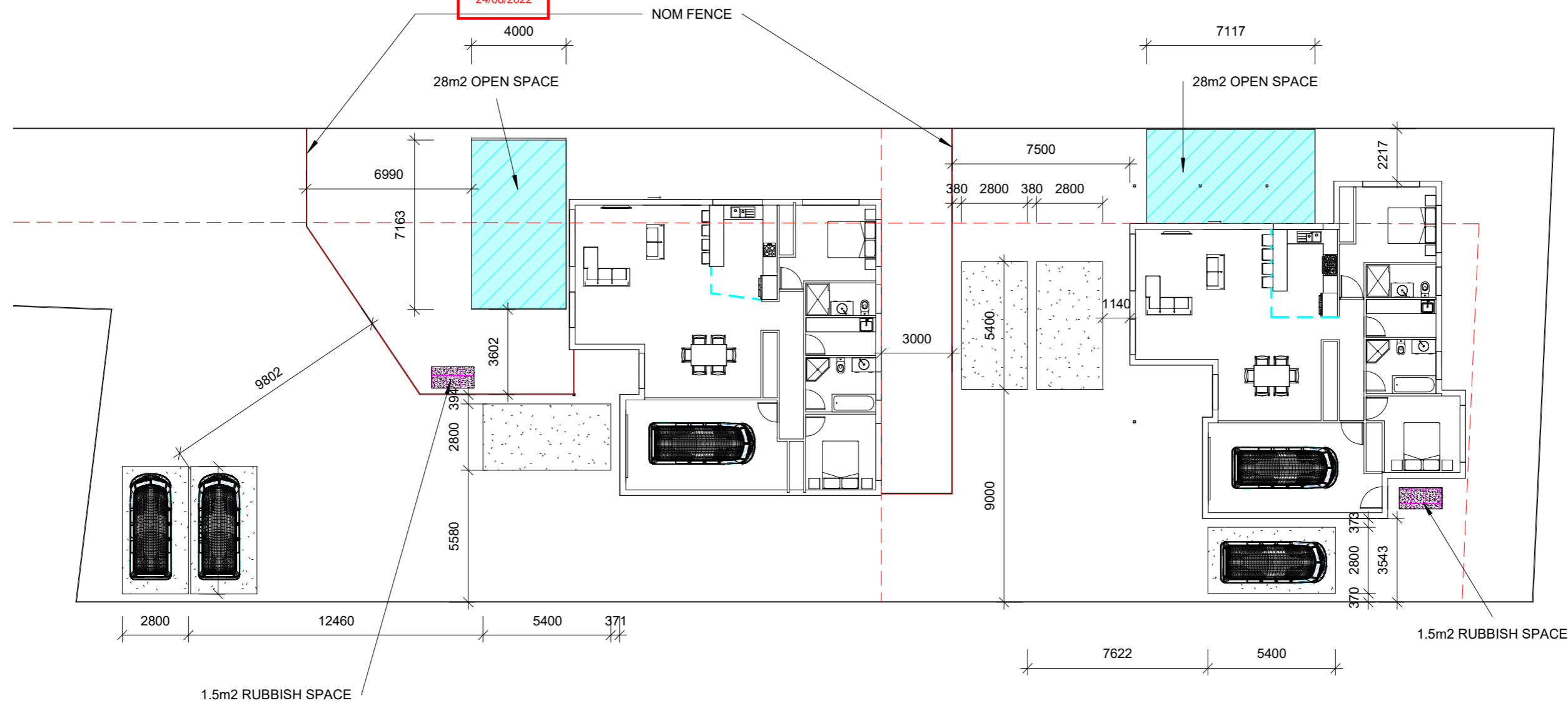
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Sheet Name:
U2 SECTIONS
Title
182675/18

Revision Number	Description	Date
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Drawn: ELI JORGENSEN		
Scale: 1 : 100	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A12	Rev:

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SITE INFORMATION

LOT: 18
 TITLE: 182675
 LAND AREA: 1642m²
 UNIT 1 SIZE: 150m² including garage
 UNIT 2 SIZE: 152m² including garage
 DRIVEWAY : 700m²
 COUNCIL: Southern Midlands
 ZONING: Village
 BAL: BAL 12.5
 WIND CLASSIFICATION: N3
 SOIL CLASSIFICATION: TBA
 CLIMATE ZONE: 7
 ENERGY RATING: AS PER REPORT
 DEVELOPMENT CLASS: 1A



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Client:
 Address:
 28 Hall St, Campania

Sheet Name:
 OPEN SPACE
 Title
 182675/18

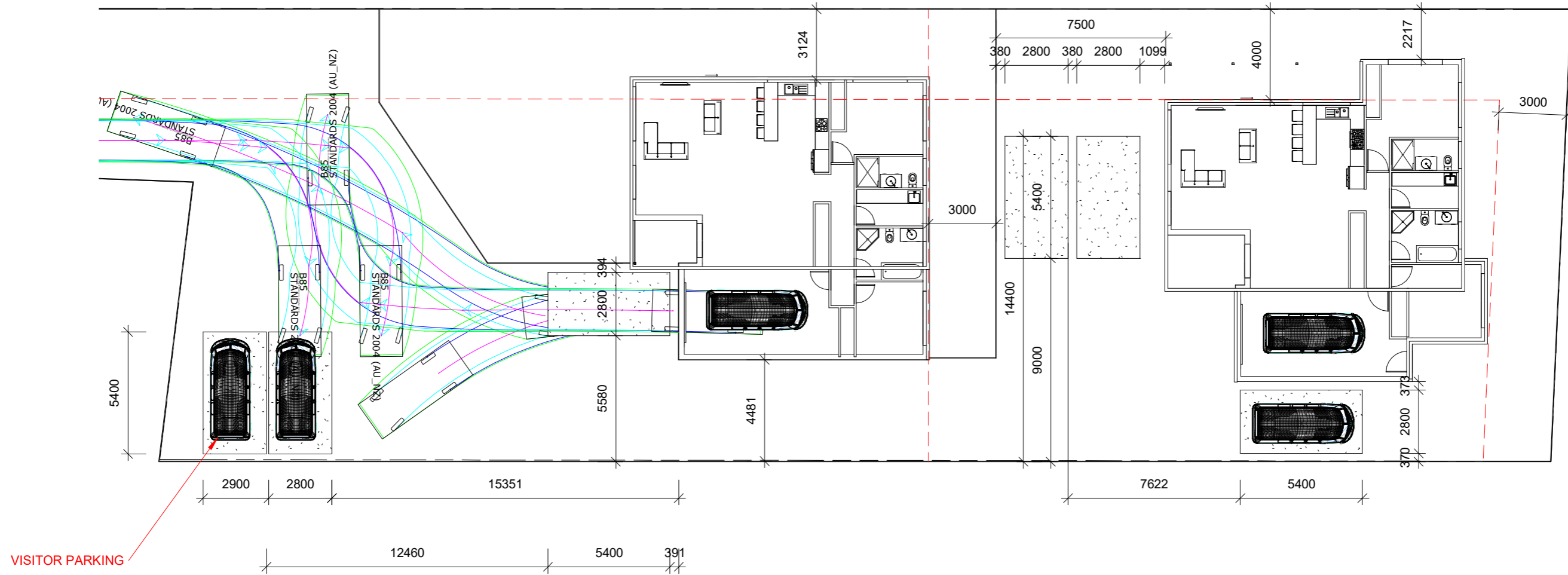
Revision Number	Description	Date
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OPEN SPACE

1 : 200

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 200	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A16	Rev:

- A. NO PARKING KEEP CLEAR SIGNAGE MUST BE INSTALLED FOR THE TURNING BAY
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- C. LIGHTS to be 800mm high installed to in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005
Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.
full detailed lighting design to be provides at BA permit



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Client:
Address:
28 Hall St, Campania

Sheet Name:
UNIT 1 MANOEUVING PLAN
Title
182675/18

Revision Number	Description	Date
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UNIT TURNING

1 : 200

Issue: DA- HALL

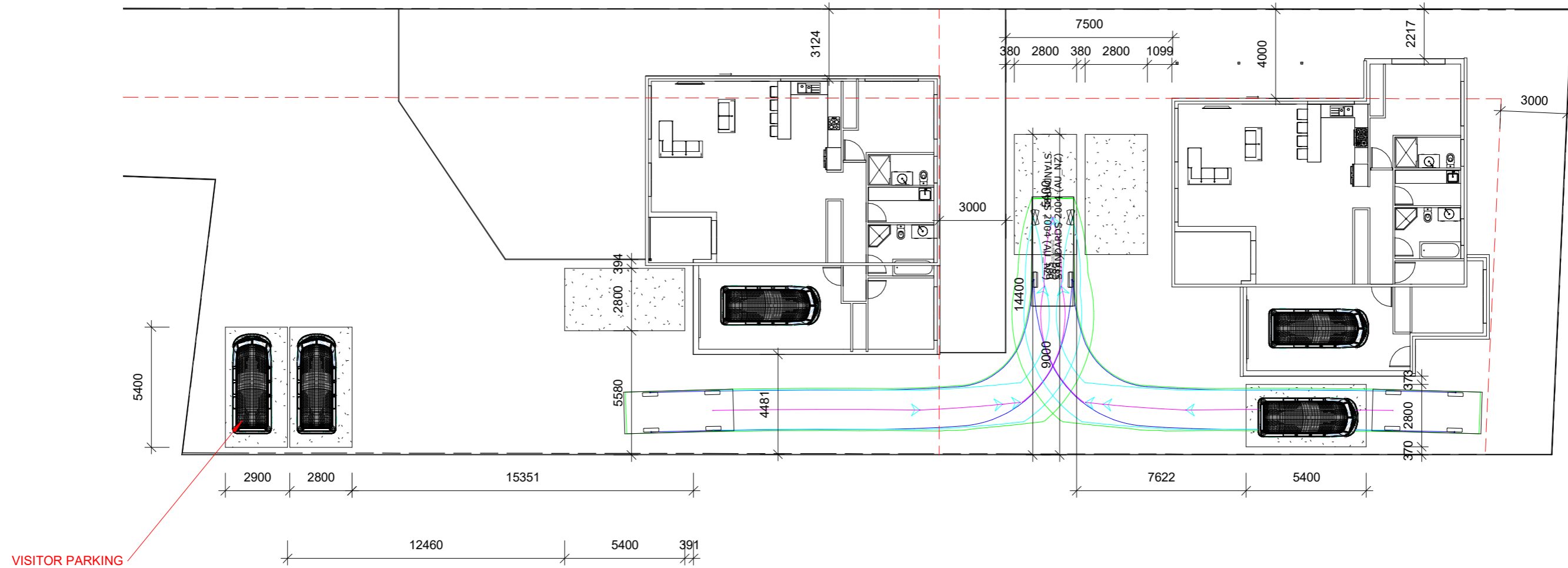
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Scale: 1 : 200 Size: A3 Date: 18.8.2022

Project: J21-285 Sheet: A17 Rev:

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VISITOR PARKING



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Client:
 Address:
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Sheet Name:
 UNIT 2 MANOEUVING PLAN
 Title
 182675/18

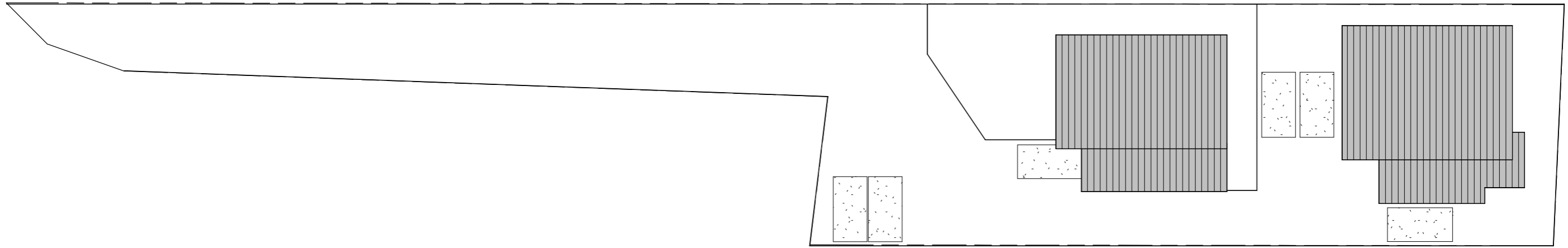
Revision Number	Description	Date
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Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 200	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A18	Rev:

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Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:

- A. Relieve the visual impact on the streetscape of large expanses of hard surfaces;
- B. soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;
- C. reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings



landscaping plant list:for all new areas

- to all be native plants
- correa alba
- eagle rise banksia
- knobby club rush
- purple hop bush
- she oaks/casuarina

locations to be chosen by client at final stages

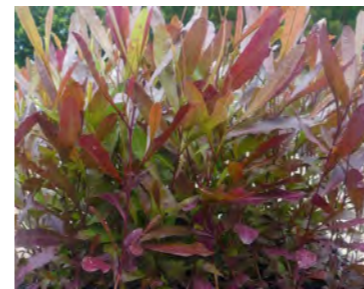
she oaks/casuarina



correa alba



purple hop bush



knobby club rush



eagle rise banksia



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Bush Fire Accreditation: BFA-139



Client:
Address:
28 Hall St, Campania

Sheet Name:
LANDSCAPE PLAN
Title
182675/18

Revision Number	Description	Date
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LANDSCAPE PLAN

1 : 350

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 350	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A19	Rev:

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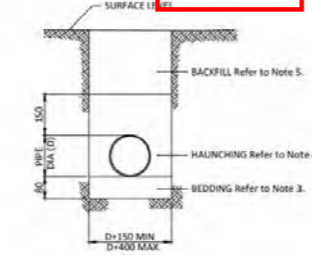
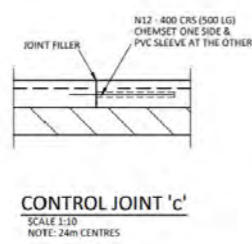
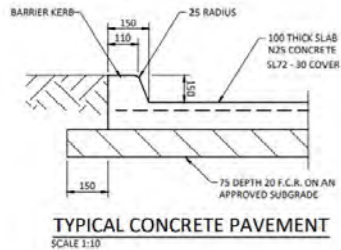
SEE REPORT ATTACHED BY
Stuart Lamond
Building Services Designer (Hydraulics)
Accreditation No. CC1806B



CEEDS Property Group Pty Ltd
PO Box 70 Sandy Bay Tasmania 7006
ABN 89 634328322 Phone (03) 62251397
Mobile: 0499 998 815
ceedspg@bigpond.com

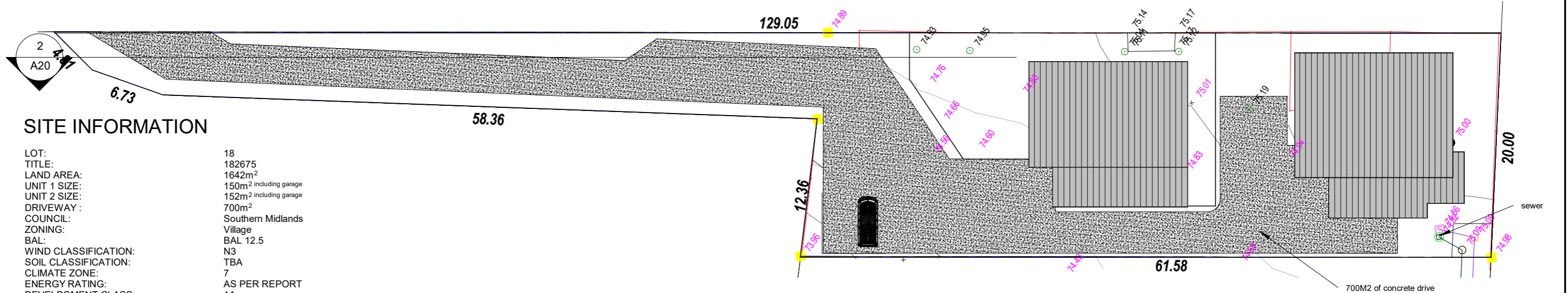
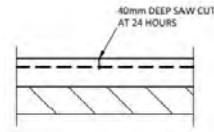
DRIVE SECTION

1 : 250



NOTES

1. ALL DIMENSIONS IN MILLIMETRES (mm).
2. THIS STANDARD APPLIES TO PIPES LAID IN NATURAL SOLID GROUND. PIPES LAID IN OTHER CIRCUMSTANCES REQUIRE A SPECIAL DESIGN TO THE APPROVAL OF COUNCIL'S ENGINEER.
3. BEDDING DETAILS
4. HAUNCHING DETAILS
5. BACKFILL DETAILS
6. FOR PIPES ON GRADES STEEPER THAN 20%, CUT OFF WALLS AND/OR ANCHOR BLOCKS SHALL BE PROVIDED TO THE APPROVAL OF COUNCIL'S ENGINEER.
7. METALLIC DETECTOR TAPE TO BE INSTALLED OVER ALL NON-METALLIC PRESSURE MAINS.
8. TAPE TO BE INSTALLED ABOVE PIPE HAUNCHING.



SITE INFORMATION

LOT: 18
TITLE: 182675
LAND AREA: 1642m²
UNIT 1 SIZE: 150m² including garage
UNIT 2 SIZE: 152m² including garage
DRIVEWAY: 700m²
COUNCIL: Southern Midlands
ZONING: Village
BAL: BAL 12.5
WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: TBA
CLIMATE ZONE: 7
ENERGY RATING: AS PER REPORT
DEVELOPMENT CLASS: 1A



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Client:
Address:
28 Hall St, Campania

Sheet Name:
DRIVE INFO
Title
182675/18

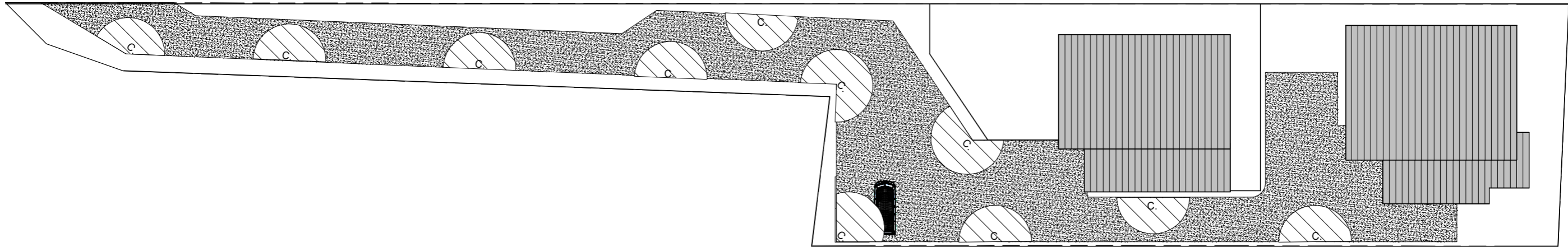
Revision Number	Description	Date
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DRIVEWAY INFO

1 : 350

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: As indicated	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A20	Rev:

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Client:
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Sheet Name:
DRIVEWAY LIGHTING
Title
182675/18

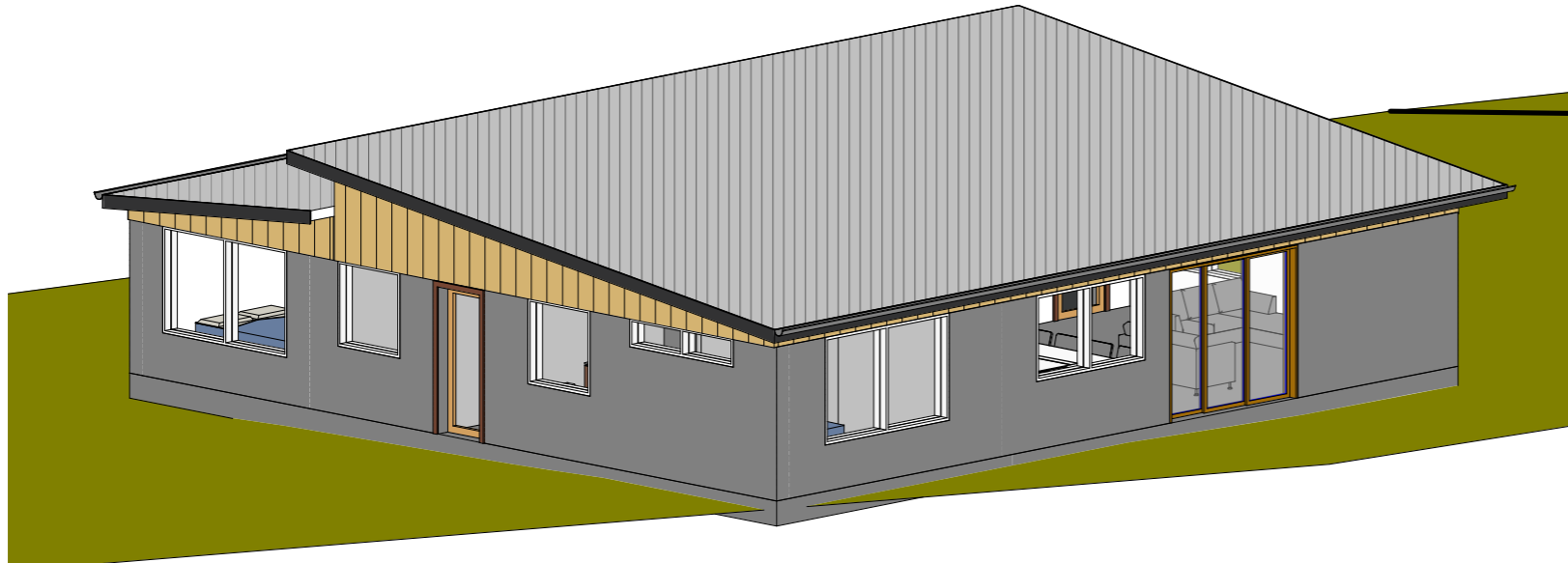
Revision Number	Description	Date
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DRIVEWAY LIGHTING

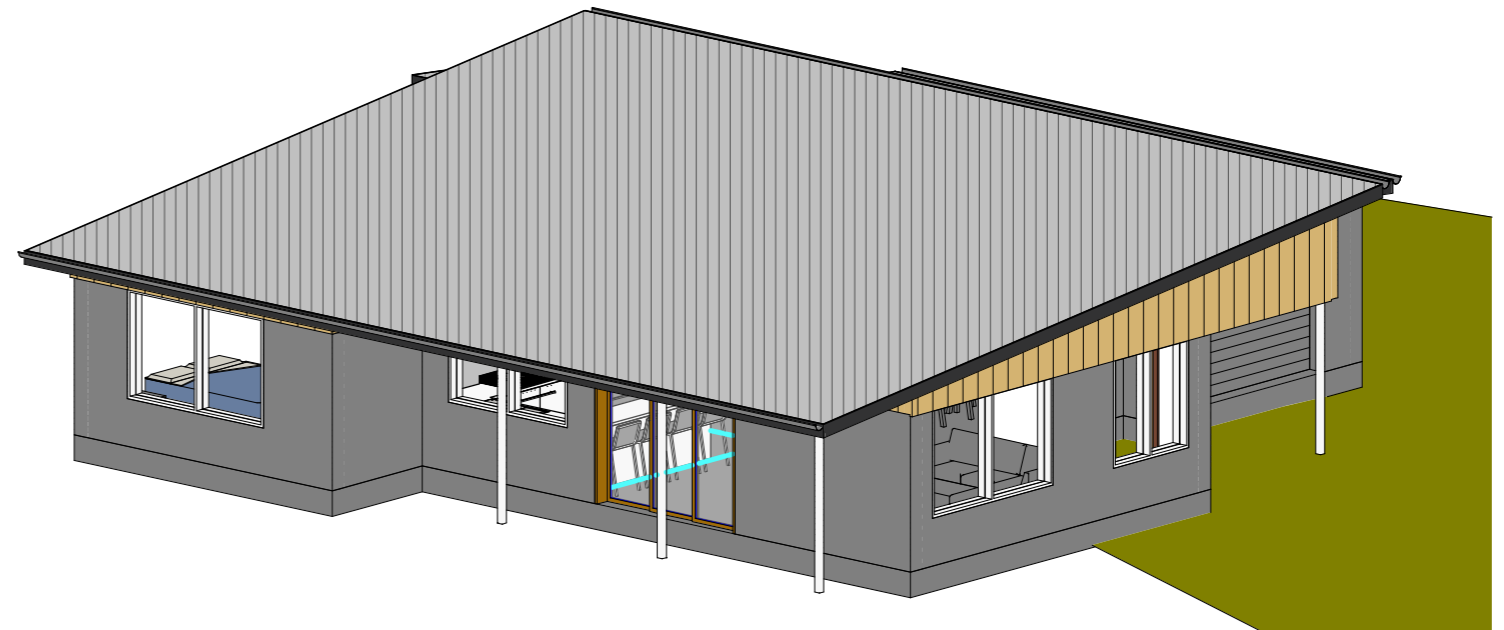
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Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 350	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A21	Rev:

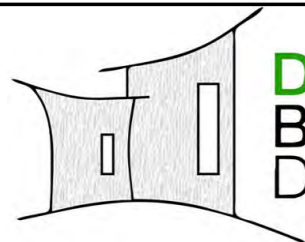
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UNIT 1 3D



UNIT 2 3D



DIRT
 BUILDING
 DESIGN

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Client:
 Address:
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Sheet Name:
 3D IMAGES
 Title
 182675/18

Revision Number	Description	Date
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Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale:	Size: A3	Date: 18.8.2022
Project: J21-285	Sheet: A22	Rev:

THIS SAFETY REPORT IS PROVIDED UNDER THE WORK HEALTH AND SAFETY ACT 2012

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS

1. FALLS, SLIPS, TRIPS

(A) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimize the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING CONSTRUCTION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be in a situation where a fall in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation

PREVENTION OF FALLS

Where a person is exposed to the hazard of falling from a structure during construction or while cleaning or maintenance work is carried out, the building shall provide:

1. A work system designed to prevent such falls; and
2. Where safety belt anchorage points are used they must be positioned on the building or structure so that a lifeline or safety harness may be attached before proceeding to a point where it is possible to fall; and
3. Anchorage points for the attachment of safety harness must comply with AS2626; and
4. The anchorage points and associated structure shall be capable of withstanding a force of at least 15Kn(1500kg); and
5. The builder shall inform the owner prior to occupancy of the building, that a fall arrest system is constructed and must be used in accordance with AS2626 when exposed to the hazards of falling from the building.

(B) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES (Specified)

If finishes have been specified by the designer, these have been selected to minimize the risk of floors and paved areas becoming slippery when wet or when walked on with set shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES (by owner)

If the designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ4586:2004

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas when maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose materials, stray objects or other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto a person below:

1. Prevent or restrict access to scaffolding or work platforms
2. Provide toeboards to scaffolding or work platforms

3. Provide a protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE)

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times where a collapse which may injure persons in the area is possible.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For buildings on major roads, narrow roads or steeply sloping roads:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building, a designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For buildings where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous materials. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using appropriate service (such as Dial-Before-You-Dig), appropriate excavation practice, and where necessary, specialists contractors should be used.

Location with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations of overhead power line:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

6. PORTABLE TOOLS & EQUIPMENT

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment (PPE) should be used in accordance with manufacturer's specifications

7. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was construction prior to:

1990 - It therefore may contain asbestos

1986 - It therefore is likely to contain asbestos either in cladding materials or in fire retardant insulation materials.

In either case, the builder should check and if necessary, take appropriate action before demolishing, cutting, sanding, drifting or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered materials or when sanding, drilling, cutting or otherwise disturbing or creating powdered materials.

TREATED TIMBER

The design of this building may include provisions for the inclusions of treated timber within the structure. Dust of fumes from this material can be harmful. Persons working on or in the building during construction, operation maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation or harmful materials when sanding, drilling, cutting or using treated timber in any way that may cause harmful materials to be released. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the materials is being used and for a period after installation. Personal Protective Equipment (PPE) may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibres which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment (PPE) including protection against inhalation of harmful materials should be used when installing, removing or working near bulk insulation materials.

TIMBER FLOORS

This building by contain timber floors which have and applied finishes. Areas where finishes are applied should be kept well ventilated during sanding and application for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use may be carefully considered at all times.

8. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building may require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

9. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorized access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.

10. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

11. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ3012 and all licensing requirements. All work using 'plant' should be carried out in accordance with Code of Practice: Managing risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



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Sheet Name:
WORK HEALTH & SAFETY
Title
182675/18

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WORK HEALTH & SAFETY

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ENGINEERING NOTES - RESIDENTIAL

GENERAL REQUIREMENTS AND RESPONSIBILITIES

- ENGINEERING DRAWINGS SHALL BE READ IN CONJUNCTION WITH ASSOCIATED ARCHITECTURAL, SURVEYOR'S AND SUB-CONTRACTOR'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER.
- CERTIFIED PLANS SHALL TAKE PRECEDENCE OVER THESE NOTES
- THE BUILDER AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.
- THE BUILDER SHALL NOTIFY THE ENGINEER OF ANY STRUCTURAL ISSUES OR DISCREPANCIES THAT ARISE DURING CONSTRUCTION PRIOR TO COMMENCING THOSE WORKS.
- THE BUILDER IS RESPONSIBLE FOR THE DESIGN, IMPLEMENTATION AND CERTIFICATION OF ALL TEMPORARY WORK, PROPPING, NEEDLING, FALSE WORK, BRACING, AND SO FORTH, NECESSARY TO COMPLETE THE WORK.
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH RELEVANT LOCAL REGULATIONS, BUILDING CODES OF AUSTRALIA AND SAA CODES. THE REFERENCES GIVEN IN THESE NOTES PRESCRIBE THE MINIMUM STANDARD OF WORKS. THE BUILDER IS EXPECTED TO CONSULT ALL RELEVANT STANDARDS.
- PROPRIETARY AND PREFABRICATED ITEMS SHALL BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS
- ENGINEERING SITE INSPECTIONS REQUIRE A MINIMUM OF 24 HOURS NOTICE.
- THE BUILDER MUST ENSURE THAT CONSTRUCTION METHODS DO NOT CAUSE INSTABILITY OR APPLY ABNORMAL STRESS TO STRUCTURES OR FOUNDATIONS.

TABLE 1 - DESIGN LOADINGS (U.N.O.)

ELEMENT	MAXIMUM LIVE ACTION
BALCONIES	2.0kPa (200 kg/m ²)
RESIDENTIAL FLOORS	1.5kPa (150 kg/m ²)
RESIDENTIAL DRIVEWAYS	2.5kPa (250 kg/m ²)
RESIDENTIAL GARAGES	2.5kPa (250 kg/m ²)

SITE PREPARATION, DRAINAGE & MAINTENANCE

- ALL SITE WORKS SHALL BE IN ACCORDANCE WITH NCC, CSIRO BTF 18, 19, 22 AND AS 2870.
- ALL TREE, STUMPS, ROOTS AND OTHER VEGETATION SHALL BE REMOVED TO A SATISFACTORY DEPTH BELOW THE NATURAL SURFACE WHERE SUPPORTING FILL, CONCRETE FOOTINGS OR CONCRETE SLABS.
- IN ALL BUT FREE DRAINING SOILS AN AG-DRAIN SHOULD BE PROVIDED TO THE UPSLOPE OF FOOTINGS PRIOR TO EXCAVATION.
- WHERE AN EXCAVATION OR FILL REGION REQUIRES A BATTERED BANK THE SLOPE SHALL BE NO GREATER THAN 1:2.5 UNLESS NOTIFIED OTHERWISE BY THE ENGINEER.
- THE FINISHED GROUND SURFACE AT THE PERIMETER OF ALL FOOTINGS, INCLUDING THE GROUND AT THE BASE OF A CUTTING, SHALL FALL AWAY AT MIN. 5% OVER 1m AND SHALL BE COVERED IN A SUITABLE MATERIAL TO CONTROL EVAPORATION AND AVOID THE INGRESS OF SURFACE WATER.
- SERVICES PARALLEL TO THE EDGE OF A FOOTING SHALL BE LOCATED OUTSIDE OF THE LINE OF INFLUENCE, 45° FROM THE BOTTOM EDGE OF THE FOOTING.
- EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEMS SHALL BE BACKFILLED IN SUCH A WAY AS TO MINIMISE THE INGRESS OF WATER INTO THE FOUNDATION. FILL SHALL BE MOIST CLAY COMPACTED BY HAND RODDING OR TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.
- WATER RUN-OFF SHALL BE COLLECTED AND CHANNLED AWAY FROM THE HOUSE DURING CONSTRUCTION AND DOWN PIPES SHALL BE TEMPORARILY CONNECTED TO DRAINAGE SYSTEM DURING CONSTRUCTION.
- THE OVERFLOW/DISCHARGE FROM HOT WATER CYLINDERS AND HEAT PUMPS SHALL BE PLUMBED INTO A DRAINAGE SYSTEM.
- APPROPRIATE CONSIDERATION SHOULD BE GIVEN TO THE PLANTING DISTANCE OF TREES AND SHRUBS FROM THE EDGE OF A FOOTING. DETAILS OF CORRECT PLANTING DISTANCES CAN BE FOUND IN AS2870 APPENDIX B AND CSIRO BTF 18.

DETAIL 1 - UNPROTECTED EMBANKMENTS (NOT SUPPORTING STRUCTURES)

BATTER BANKS TO SAFE ANGLE OF REPOSE. IF SITE CONDITIONS ARE NOT SUITABLE FOR BATTERED BANK NOTIFY ENGINEER TO PROVIDE SUITABLE RETAINING WALL DESIGN.

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION. PROVIDE A SURFACE WATER INTERCEPTOR TO THE TOP OF BANKS WHERE THE UP-SLOPE GRADIENT EXCEEDS 1:5.

TABLE - GUIDE TO EMBANKMENT SLOPES

SOIL TYPE (*REFER BCA 3.2.4)	EMBANKMENT SLOPES H:L	
	COMPACT FILL	CUT
STABLE ROCK (A*)	2:3	8:1
SAND (A*)	1:2	1:2
SILT (P*)	1:4	1:4
CLAY	FIRM CLAY	1:2
	SOFT CLAY	NOT SUITABLE
SOFT SOILS (P)	NOT SUITABLE	NOT SUITABLE

LEVELS FOR CLASS 1 BUILDINGS

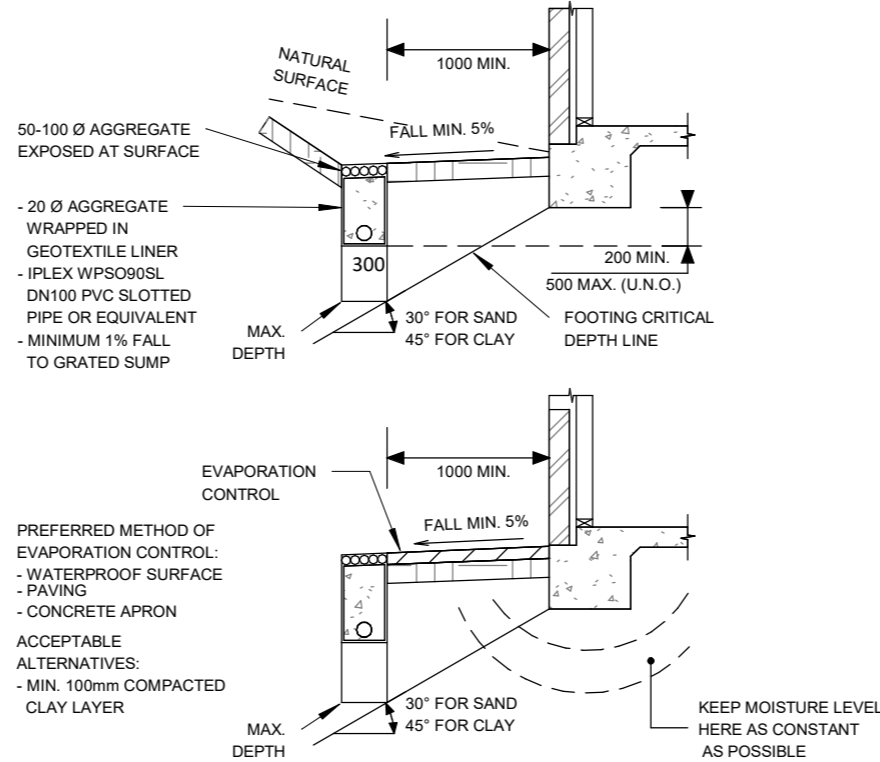
- LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE NCC AND PERMIT AUTHORITIES' REQUIREMENTS.
- THE MINIMUM HEIGHT OF A SLAB ABOVE FINISHED GROUND LEVEL SHALL BE 150mm, EXCEPT IN SANDY, WELL DRAINED AREAS WHERE THE MINIMUM HEIGHT SHALL BE 100mm. THESE HEIGHTS CAN BE REDUCED LOCALLY TO 50mm WHERE THERE IS AN ADJOINING PAVED AREA THAT SLOPES AWAY FROM THE BUILDING. THESE RESTRICTIONS DO NOT APPLY TO BELOW GROUND SLABS WHICH ARE PROTECTED BY FULLY WATER-PROOFED AND DRAINED RETAINING WALLS.
- THE MINIMUM SLAB HEIGHT MAY ALSO BE AFFECTED BY OVERFLOW GULLY RISERS, DAMP PROOF COURSES IN MASONRY WALLS AND OTHER FLOOR LEVEL RESTRICTIONS. REFER TO AS3700 CL 12.7.2.4 AND AS3500.2 CL 4.6.6.16 FOR MORE DETAIL.
- A MINIMUM OF 150mm CLEARANCE BELOW BEARERS SHALL BE MAINTAINED IN TIMBER FRAMED CONSTRUCTION FOR SUB-FLOOR VENTILATION AS PER THE BCA CL 3.4.1.2.
- THE BUILDING DESIGNER MUST BE NOTIFIED IF SITE LEVELS DIFFER FROM THOSE SHOWN ON SITE PLANS.

CONTROLLED FILL

- CONTROLLED FILL SHALL BE LAID IN STRICT ACCORDANCE WITH AS2870 AND AS3798 REQUIREMENTS UNLESS NOTIFIED OTHERWISE BY THE BUILDING ENGINEER:
 - FILL MATERIAL SHALL BE WELL GRADED FCR
 - THE SUB GRADE SHALL BE CHECK FOR BEARING CAPACITY WHICH IS A MINIMUM OF 50 kPa FOR SLABS AND A MINIMUM OF 100kPa FOR FOOTINGS
 - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 150mm
 - THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATION OF 95% FOR RESIDENTIAL APPLICATIONS. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS LEVEL OF COMPACTION IS ACHIEVED.
- IMPORTED MATERIAL, CONTRARY TO THE ABOVE SPECIFICATION, INTENDED FOR USE AS STRUCTURAL FILL SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.

SUB-SOIL DRAINAGE & FOUNDATION MAINTENANCE

DRAINAGE AND MAINTENANCE SHALL BE IN ACCORDANCE WITH CERTIFIED PLANS AND AS A MINIMUM NCC, CSIRO AND AS2870 REQUIREMENTS. THE FOLLOWING DETAILS SHALL APPLY TO SLAB AND STRIP FOOTINGS.



STRUCTURAL STEEL

- ALL STRUCTURAL STEEL TO COMPLY WITH REQUIREMENTS OF AS4100 AND AS/NZ4600
- DESIGN SHALL CONFORM TO AS4100 AND AS1538. FABRICATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF AS4100
- U.N.O. STRUCTURAL SECTIONS ARE TO BE:
 - GRADE 250 HOT ROLLED PLATES COMPLYING WITH AS3678
 - GRADE 250 HOT ROLLED FLATS, TFC, TFB, ANGLES 100 X 100 EA OR
 - GRADE 300 WB, WC COMPLYING WITH AS3679.2
 - GRADE 350 RHS, CHS COMPLYING WITH AS1163
- ALL STEEL WORK IS TO BE CLEANED TO SUITABLE AS1627 CLASS AND COATED WITH AN APPROVED CORROSION PROTECTION PRODUCT AS PER NCC CL 3.4.4.2

CONCRETE

- CONCRETE SHALL BE NOT LESS THAN N20 GRADE WITH 20mm NOMINAL MAXIMUM AGGREGATE SIZE. SLUMP SHALL BE SELECTED TO SUIT THE CONSTRUCTION CONDITIONS UNLESS NOTED, OTHERWISE THE MINIMUM APPROPRIATE SPECIFICATIONS FROM AS3600 AND AS2870 SHALL BE ADOPTED
- SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS
- CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING CURRENT BEST PRACTICE METHODS. THE BUILDER IS TO ADVISE ENGINEER PRIOR TO POUR FOR APPROVAL
- CONCRETE SHALL BE MECHANICALLY VIBRATED UNLESS NOTIFIED OTHERWISE BY ENGINEER
- ADDITIONAL WATER SHALL NOT BE ADDED TO THE CONCRETE ON-SITE
- WHERE BRITTLE FLOOR COVERINGS ARE TO BE USED OVER AN AREA GREATER THAN 16m² EXTRA MEASURES SHALL BE TAKEN TO CONTROL THE EFFECT OF SHRINKAGE CRACKING INCLUDING ONE OF THE FOLLOWING:
 - THE AMOUNT OF SHRINKAGE REINFORCEMENT SHALL BE INCREASED TO A MINIMUM OF SL92 OR EQUIVALENT THROUGHOUT THE AFFECTED SLAB PANELS. ALTERNATIVELY, AN ADDITIONAL SHEET OF SLAB MESH SHALL BE PLACED OVER THE AFFECTED AREA.
 - THE BEDDING SYSTEM FOR BRITTLE COVERINGS SHALL BE DELAYED. A MINIMUM PERIOD OF THREE MONTHS DRYING OF CONCRETE IS USUALLY REQUIRED BEFORE THE PLACEMENT OF BRITTLE FLOOR COVERING.

TABLE 3 - CONCRETE MEMBER PROPERTIES (U.N.O.)

ELEMENT	MIN. GRADE	SLUMP	MIN COVER
STRIP FOOTING	N20	100mm	50mm
MASS PIERS	N20	100mm	50mm
SLAB ON GROUND (INTERNAL)	N25	100mm	25mm
SLAB ON GROUND (EXTERNAL)	N25	100mm	40mm
SUSPENDED SLAB (INTERNAL)	N32	100mm	25mm
SUSPENDED SLAB (EXTERNAL)	N32	100mm	40mm
COLUMNS (INTERNAL)	N32	100mm	30mm
COLUMNS (EXTERNAL)	N32	100mm	50mm
RETAINING WALL	N25	120mm	50mm

NOMINAL SLUMP INDICATED - MODIFY TO SUIT CONDITIONS AT TIME OF POURING, AS SPECIFIED BY CONCRETE SUPPLIER.

RETAINING WALLS

- ALL WORK TO BE IN ACCORDANCE WITH AS4678, AS3600, AS3700 AND THE CMAA DESIGN AND CONSTRUCTION GUIDE
- GROUT FOR FILLING OF BLOCK WORK WALLS TO BE MIN 25 MPa WITH MAXIMUM AGGREGATE SIZE OF 10mm. SLUMP SHALL BE MAXIMUM REQUIRED TO ALLOW PUMPING AND PLACEMENT BUT LIMITED TO 120mm
- COVERING TO REINFORCEMENT SHALL BE A MINIMUM OF 50mm FOR FOOTINGS AND 65mm FOR GROUTED BLOCK WALLS, MEASURED FROM EXTERNAL FACE OF BLOCKWORK
- ALLOW MINIMUM 3 DAYS FOR MORTAR TO CURE BEFORE GROUT FILLING MASONRY BLOCK WALLS
- ALLOW MINIMUM 14 DAYS FOR GROUT TO CURE PRIOR TO BACKFILLING BEHIND WALLS
- DRAINAGE SHALL BE PROVIDED AT THE REAR OF THE WALL COMPRISING OF (ASA MINIMUM) A MIN. 90mm DIAMETER SLOTTED PVC PIPE POSITIONED TO FALL AT NO LESS THAN 1:100 AND MIN. 300mm WIDE DRAINAGE LAYER FILLED WITH 20mm CLEAN AGGREGATE TO FULL HEIGHT OF WALL. GEOTEXTILE FABRIC SHALL BE PROVIDED TO THE UPSLOPE SIDE OF THE DRAINAGE LAYER
- ARTICULATION JOINTS SHALL BE AS SPECIFIED BY THE ENGINEER
- BLOCK WORK CAVITIES SHALL BE KEPT FREE OF MORTAR DROPPINGS. CLEANOUT BLOCKS SHALL BE PROVIDED TO THE BOTTOM COURSE IF REQUIRED
- ALL RETAINING WALLS SHALL BE WATERPROOFED WITH A SUITABLE PROPRIETY PRODUCT U.N.O. PROTECTIVE BACKING SHEET SHALL BE INSTALLED PRIOR TO PLACEMENT OF AGGREGATE BACKFILL

UN-REINFORCED MASONRY

- ALL MASONRY TO CONFORM TO THE REQUIREMENTS OF AS3700, NCC AND THE CONCRETE AND MASONRY ASSOCIATION OF AUSTRALIA CONCRETE MASONRY HANDBOOK U.N.O.
- SINGLE LEAF MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH CONCRETE MASONRY ASSOCIATION OF AUSTRALIA DESIGN MANUAL FOR SINGLE LEAF CONSTRUCTION U.N.O.
- MASONRY LINTELS SHALL COMPLY WITH NCC REQUIREMENTS U.N.O.
- PROVIDE APPROVED BRICK TIES TO TIMBER FRAME AT MIN. 600mm VERTICAL AND HORIZONTAL CENTRES U.N.O.
- VERTICAL ARTICULATION JOINTS ARE TO BE PROVIDED AS PER NCC REQUIREMENTS
- ENGAGED MASONRY PIERS SHALL BE PROVIDED A MAX 1600 crs FOR 90mm BLOCKWORK AND 1800 crs FOR 110mm BRICK WORK IN MASONRY SUBFLOORS AS PER NCC Part 3.3.1.
- ISOLATED MASONRY PIERS SHALL BE PROVIDED AS PER NCC Part 3.3.1. i.e. PIERS SHALL BE 230sq. TO MAX HEIGHT 1500mm AND 350sq. TO MAX HEIGHT 2400mm
- PROVIDE DAMP PROOF COURSE AROUND ALL WINDOWS AND AT FLOORS TO ARCHITECTURAL DETAILS
- PROVIDE WEEP HOLES AND CLEAN CAVITY FROM ALL OBSTRUCTIONS

REINFORCED MASONRY

- ALL MASONRY TO CONFORM TO THE REQUIREMENTS OF AS3700, CSS AND THE CONCRETE AND MASONRY ASSOCIATION OF AUSTRALIA CONCRETE MASONRY HANDBOOK U.N.O.
- SINGLE LEAF MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH CONCRETE MASONRY ASSOCIATION OF AUSTRALIA DESIGN MANUAL FOR SINGLE LEAF CONSTRUCTION U.N.O.
- MASONRY LINTELS SHALL COMPLY WITH NCC REQUIREMENTS U.N.O.
- PROVIDE TIES TO TIMBER FRAME AT MIN. 600mm CENTRES U.N.O.
- VERTICAL ARTICULATION JOINTS ARE TO BE PROVIDED AS PER NCC REQUIREMENTS.
- ENGAGED MASONRY PIERS SHALL BE PROVIDED A MAX 1600 crs FOR 90mm BLOCKWORK AND 1800 crs FOR 110mm BRICK WORK IN MASONRY SUBFLOORS AS PER NCC CL 3.3.2
- ISOLATED MASONRY PIERS SHALL BE PROVIDED AS PER NCC 3.3.2 i.e. PIERS SHALL BE 230sq. TO MAX HEIGHT 1500mm AND 350sq. TO MAX HEIGHT 2400mm

WELDING

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS1554.1
- WELDING CONSUMABLES TO BE E48XX OR W50X U.N.O. ALL WELDS TO BE 6mm CFW SP CATEGORY U.N.O. INSPECTION TO BE CARRIED OUT AS PER AS1554.1
- ALL GP/SP WELDS TO BE 100% VISUALLY SCANNED U.N.O.



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ENGINEERING NOTES
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TIMBER FRAMING - WIND RATING - N3

- ALL FRAMING TO CONFORM TO AS1684.2 AND NCC REQUIREMENTS U.N.O.
- TIE DOWN CONNECTIONS AND BRACING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684.2 ENGINEERING NOTES MAY BE USED AS A GUIDE
- BRACING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684.2 TABLE 8.18.
- PROPRIETARY TIMBER BEAMS AND JOISTS U.N.O. SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE OPTIONS TO BE APPROVED BY ENGINEER OR CERTIFIED BY SUPPLIER.
- SHEET METAL TIMBER CONNECTIONS SHALL BE GANGNAIL, TECO, PRYDA BRAND STANDARD ITEMS FIXED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- SPLICES IN SPEED-BRACES SHALL BE MADE OVER TIMBER MEMBERS WITH A MINIMUM OF 3 NAILS THROUGH THE 2-SPEED-BRACES INTO THE TIMBER SHEET STEEL CONNECTORS SHALL BE GALVANIZED
- NAILS USED EXTERNALLY SHALL BE ZINC PLATED
- BOLTS SHALL BE ZINC PLATED
- LINTELS SHALL BE CHECKED BY TRUSS MANUFACTURER FOR ABILITY TO SUPPORT CONCENTRATED LOADS IMPARTED BY GIRDER TRUSSES
- WHERE THE NAIL LENGTH IS NOT SPECIFIED THE MINIMUM DEPTH OF PENETRATION INTO THE RECEIVING MEMBER SHALL BE A MINIMUM OF 10 TIMES THE NAIL DIAMETER INTO SIDE GRAIN AND 15 TIMES THE NAIL DIAMETER INTO END GRAIN.
- UNLESS SPECIFIED OTHERWISE THE MINIMUM DIAMETER OF GUN DRIVEN NAILS SHALL BE 3.05mm FOR HARDWOOD AND 3.33mm FOR SOFTWOOD. WHERE PLAIN SHANK HAND DRIVEN NAILS ARE USED IN LIEU OF GUN DRIVEN NAILS THEY SHALL BE A MINIMUM DIAMETER OF 3.15mm FOR HARDWOOD AND 3.75mm FOR SOFTWOOD.

TIE DOWN FOR N3

JOINT	MINIMUM FIXING REQUIREMENT								
BEARER TO FOOTING (BRICK VENEER)	30 x 1.0 G.I. STRAP WRAPPED AROUND BEARER AND CAST INTO FOOTING								
BEARER TO CONCRETE STUMP	M10 TREADED ROD COGGED AND EMBEDDED MIN. 300mm INTO FOOTING AND FIXED THROUGH BEARER WITH NUT AND WASHER								
BEARER TO STEEL/TIMBER STUMP	1 / M10 BOLT THROUGH BEARER AND STUMP								
FJ JOIST TO BEARER	MINIMUM NAIL FIXING + 30 x 08 G.I. STRAP NAILED TO FACE OF STUD AND WRAPPED UNDER BEARER WITH MIN 4 / 2.8 Ø CLOUTS EACH END SPACED AS FOLLOWS:								
	<table border="1"> <thead> <tr> <th>UPLIFT LOAD WIDTH</th> <th>MIN. SPACING</th> </tr> </thead> <tbody> <tr> <td>≤1500</td> <td>SKEW NAILS ONLY</td> </tr> <tr> <td>≤7500</td> <td>1800 crs</td> </tr> </tbody> </table>	UPLIFT LOAD WIDTH	MIN. SPACING	≤1500	SKEW NAILS ONLY	≤7500	1800 crs		
UPLIFT LOAD WIDTH	MIN. SPACING								
≤1500	SKEW NAILS ONLY								
≤7500	1800 crs								
BOTTOM PLATE TO FJ	MINIMUM NAIL FIXING + 1 / 75MM TYPE 17 BUGLE SCREW TO JOIST SPACED AS FOLLOWS:								
	<table border="1"> <thead> <tr> <th>UPLIFT LOAD WIDTH</th> <th>MIN. SPACING</th> </tr> </thead> <tbody> <tr> <td>≤1500</td> <td>SKEW NAILS ONLY</td> </tr> <tr> <td>≤5500</td> <td>1800 crs</td> </tr> <tr> <td>≤7500</td> <td>900 crs</td> </tr> </tbody> </table>	UPLIFT LOAD WIDTH	MIN. SPACING	≤1500	SKEW NAILS ONLY	≤5500	1800 crs	≤7500	900 crs
UPLIFT LOAD WIDTH	MIN. SPACING								
≤1500	SKEW NAILS ONLY								
≤5500	1800 crs								
≤7500	900 crs								
BOTTOM PLATE TO SLAB	ONE M10 DYNABOLT EMBEDDED MIN. 100mm AT MAX. 900 crs								
TOP / BOTTOM PLATE TO STUD	MINIMUM NAIL FIXING + 30 x 0.8 G.I. STRAP NAILED TO FACE OF STUD AND WRAPPED UNDER PLATE WITH MIN. 4 / 20 Ø CLOUTS EACH END SPACED AS FOLLOWS:								
	<table border="1"> <thead> <tr> <th>UPLIFT LOAD WIDTH</th> <th>MIN. SPACING</th> </tr> </thead> <tbody> <tr> <td>≤1500</td> <td>1800 crs</td> </tr> <tr> <td>≤5500</td> <td>900 crs</td> </tr> <tr> <td>≤7500</td> <td>450 crs</td> </tr> </tbody> </table>	UPLIFT LOAD WIDTH	MIN. SPACING	≤1500	1800 crs	≤5500	900 crs	≤7500	450 crs
UPLIFT LOAD WIDTH	MIN. SPACING								
≤1500	1800 crs								
≤5500	900 crs								
≤7500	450 crs								

TIE DOWN FOR N3

JOINT	MINIMUM FIXING REQUIREMENT
CEILING JOIST TO TOP PLATE	SKEWED MINIMUM NAIL FIXING
CEILING JOIST TO RAFTER	MINIMUM NAIL FIXING
TOP PLATE TO RAFTER/TRUSS:	
• COUPLED ROOF	SKEWED MINIMUM NAIL FIXING + 30 X 0.8 G.I. STRAP LOOPEO OVER EACH RAFTER AND WRAPPED UNDER THE TOP PLATE WITH MIN. 4 / GALV. CLOUTS EACH END (2.8 Ø x 25 FOR HARDWOOD, 2.8 Ø X 30 FOR PINE) PLUS 2 / 75mm SKEW NAILS THROUGH RAFTER INTO TOP PLATE
• NON COUPLED ROOF	AS PER COUPLED ROOF
• TRUSS ROOF	AS PER TRUSS MANUFACTURE'S TIE DOWN SPECIFICATION. IN THE ABSENCE OF MANUFACTURERS TIE DOWN SPECIFICATION ADOPT AS A MINIMUM 30 X 0.8 G.I. STRAP LOOPEO OVER EACH TRUSS AND WRAPPED UNDER THE TOP PLATE WITH 4 GALV. CLOUTS EACH END (2.8 Ø x 25 FOR HARDWOOD, 2.8 Ø x 30 OR PINE) PLUS 2 / 75mm SKEW NAILS THROUGH RAFTER INTO TOP PLATE
COLLAR TIES TO RAFTERS	1 / M10 BOLT FOR TIES OVER 4.2m OR 3 / 75mm NAILS FOR TIES UP TO 4.2m
STEEL BEAM TO RAFTER / TRUSS	WELD 75 X 6 STEEL CLEATS OF SUITABLE LENGTH TO STEEL BEAM AT RAFTER / TRUSS LOCATIONS, PROVIDE 2 / M10 OR 1 / M12 BOLT AND WASHERS THROUGH RAFTER / TRUSS AND CLEAT PROVIDE 1 / MIN. 100mm LONG TYPE 17 BUGLE SCREW AT EVERY PURLIN TO RAFTER / TRUSS JUNCTION (MAX. 900 crs) FOR PINE RAFTERS / TRUSSES. PROVIDE 1 / 75mm TYPE 17 BUGLE SCREW AT EVERY PURLIN TO RAFTER / TRUSS JUNCTION (MAX. 900 crs) FOR HARDWOOD RAFTERS / TRUSSES
PURLIN TO RAFTER	

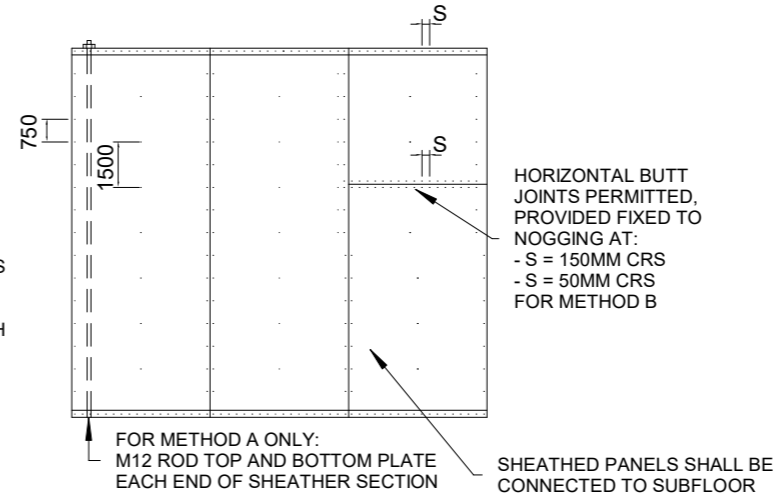
NOTES:

- A MINIMUM NAIL FIXING SHALL BE 2 / 75 x 3.15 (HARDWOOD) OR 2 / 75 x 3.33 (SOFTWOOD) GLUE COATED GUN DRIVEN NAILS.
- ADDITIONAL ANCHORS MAY BE REQUIRED AT ENDS OF BRACING UNITS TO COMPLY WITH AS1684.2 REFER TO BRACING DETAILS.
- TO DETERMINE UPLIFT WIDTH REFER AS1684.2 FIGURE 9.5

AS1684.2 BRACING TYPE (H) TABLE 8.18

- (H) METHOD A - PLYWOOD 6.4 kN/m
METHOD B - PLYWOOD 6.0 kN/m

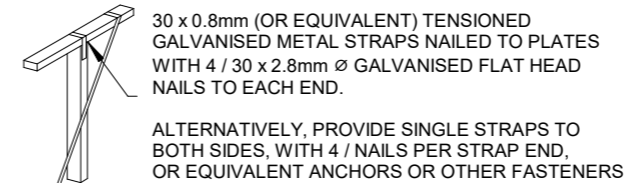
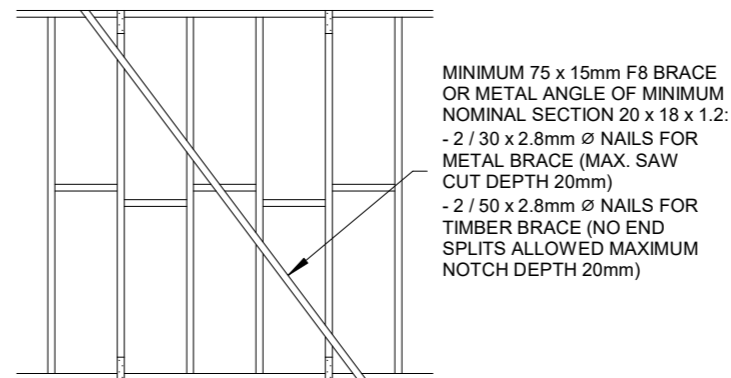
PLYWOOD SHALL BE NAILED TO FRAME USING 30 x 2.8 Ø FLAT HEAD NAILS OR EQUIVALENT. METHOD A REQUIRES M12 RODS AT EACH END OF SHEATHED SECTION TOP PLATE TO BOTTOM PLATE OR FLOOR FRAME, METHOD B HAS NO RODS BUT SHEATHING SHALL BE NAILED AT 50mm CENTRES, TO TOP AND BOTTOM PLATES AND ANY HORIZONTAL JOISTS.



NOTE: EACH 900mm PANEL = ONE TYPE B BRACING UNIT

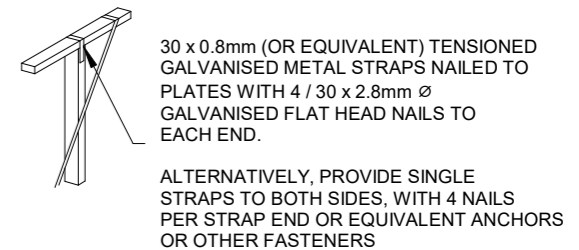
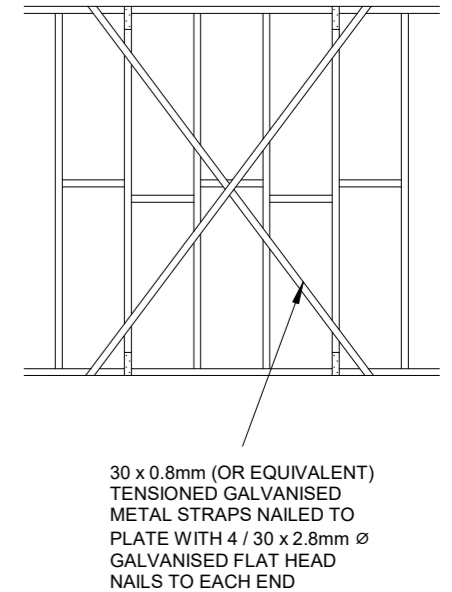
AS1684.2 BRACING TYPE (C) TABLE 8.18

(C) TIMBER AND METAL ANGLE BRACES 1.5 kN/m



AS1684.2 BRACING TYPE (D) TABLE 8.18

(D) DOUBLE DIAGONAL TENSION OR METAL STRAP BRACES 3.0kN/m



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TIMBER FRAMING N3

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Project J21-285	Sheet: A29	Rev:

SCHEDULE OF REFERENCED DOCUMENTS

The Standards and other documents listed are referred to in the National Construction Code - Building Code of Australia (NCC BCA) Volume 1, 2 and 3 - see Table 1 Schedule of reference documents for further references to the NCC BCA:

- AS ISO 717 Part 1 -2004 Acoustics - Rating of sound insulation in buildings and of building elements - Airborne sound insulation
- AS ISO 717 Part 2 - 2004 Acoustics - Rating of sound insulation in buildings and of building elements - Impact sound insulation
- AS 1056 Part 1 - 1991 Storage water heaters - General requirements (incorporating amendments 1,2,3,4 and 5)
- AS/NZS 1170 Structural design actions**
 - AS/NZS 1170.0:2002 General principles
 - AS/NZS 1170.1:2002 Permanent, imposed and other actions
 - AS/NZS 1170.2:2011 Wind actions
 - AS/NZS 1170.3:2003 Snow and ice actions
 - AS/NZS 1170.4:2007 Earthquake actions in Australia
- AS 1191-2002 Acoustics - Method for laboratory measurement of airborne sound transmission insulation of building elements
- AS 1273-1991 Unpasteurized PVC (UPVC) downpipe and fittings for rainwater
- AS 1288-2006 Glass in buildings - Selection and installation
- AS 1289.6.3.3-1997 Methods of testing soils for engineering purposes - Soil strength and consolidation tests - Determination of the penetration resistance of a soil - Perth sand penetrometer test
- AS 1397-2011 Steel sheet and strip - Hot-dipped zinc-coated or aluminium/zinc-coated
- AS 1428 Design for access and mobility**
 - AS 1428.1-2001/2009 General requirements for access - New building work
 - AS 1428.1-1993 (Supplement 1) - Design for access and mobility - General requirements for access - Buildings-Commentary
 - AS 1428.2-1992 Enhanced and additional requirements - Buildings and facilities
 - AS 1428.4-1992 Tactile ground surface indicators for the orientation of people with vision impairment
 - AS/NZS 1428.4.1-2009 Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
 - AS 1428.1 Supp 1-1993 General requirements for access - Buildings - Commentary (Supplement to AS 1428.1-1993)
- AS 1530 Methods for fire tests on building materials, components and structures**
 - AS 1530.1-1994 Combustibility test for materials
 - AS 1530.2-1993 Test for flammability of materials
 - AS/NZS 1530.3:1999 Simultaneous determination of ignitability, flame propagation, heat release and smoke release
 - AS 1530.4:2014 Fire-resistance tests for elements of construction
- AS 1562 Design and installation of sheet roof and wall cladding**
 - AS 1562.1-1992 Metal
 - AS/NZS 1562.2:1999 Corrugated fibre-reinforced cement
 - AS/NZS 1562.3:1996 Plastic
- AS 1657:2018 - Fixed platforms, walkways, stairways and ladders - Design, construction and installation
- AS/NZS 1596:2008 The storage and handling of LP Gas
- AS 1603.3-1996 Automatic fire detection and alarm systems - Heat alarms
- AS 1657-2013 Fixed platforms, walkways, stairways and ladders - Design, construction and installation
- AS/NZS 1664 Aluminium structures**
 - AS/NZS 1664.1:1997 Limit state design
 - AS/NZS 1664.2:1997 Allowable stress design
- AS/NZS 1668 The use of ventilation and airconditioning in buildings**
 - AS 1668.1-2015 Fire and smoke control in multi-compartment buildings
 - AS 1668.2-2012 Mechanical ventilation for acceptable indoor-air quality
 - AS 1668.4-2012 Natural ventilation of buildings
- AS 1670 Fire detection, warning, control and intercom systems - System design, installation and commissioning**
 - AS 1670.1:2018 Fire
 - AS 1670.3-2018 Fire alarm monitoring
 - AS 1670.4:2018 Emergency warning and intercom systems
- AS/NZS 1680 Interior lighting**
 - AS/NZS 1680.0-2009 Safe movement
- AS 1684 Residential timber-framed construction**
 - AS 1684.2-2010 Non-cyclonic areas
 - AS 1684.3-2010 Cyclonic areas
 - AS 1684.4-2010 Simplified - Non-cyclonic areas
- AS 1720 Timber Structures**
 - AS 1720.1-2010 Timber Structures - Design methods (incorporating amendments 1,2 and 3)
 - AS 1720.4-2006 Timber structures - Fire resistance for structural adequacy of timber members
 - AS 1720.5-2015 Timber Structures - Nailplated timber roof trusses

- AS 1735 Lifts, escalators and moving walks**
 - AS 1735.11-1986 Fire-rated landing doors
 - AS 1735.12-1999 Facilities for persons with disabilities
- AS/NZS 1859.4:2018 Reconstituted wood-based panels - Specifications - Wet-processed fibreboard
- AS 1860.2-2006 Particleboard flooring - Installation
- AS 1905 Components for the protection of openings in fire-resistant walls**
 - AS 1905.1:2015 Fire-resistant doorsets
 - AS 1905.2-2005 Fire-resistant roof shutters
- AS 1926 Swimming pool safety**
 - AS 1926.1-2012 Fencing for swimming pools
 - AS 1926.2-2007 Location of fencing for private swimming pools
 - AS 1926.3-2010 Water recirculation systems
- AS 2047-2014 Windows and external glazed doors in buildings - (incorporating amendments 1 and 2)
- AS 2049-2002 Roof tiles (incorporating amendments 1)
- AS 2050-2018 Installation of roof tiles
- AS 2118 Automatic fire sprinkler systems**
 - AS 2118.1-2017 General systems (incorporating amendment 1)
 - AS 2118.4-2012 Sprinkler protection for accommodation buildings not exceeding four storeys in height
 - AS 2118.6-2012 Combined sprinkler and hydrant systems in multistorey buildings
- AS 2159-2009 Piling - Design and installation (incorporating amendment 1)
- AS/NZS 2179.1:2014 Specifications for rainwater goods, accessories and fasteners - Metal shape or sheet rainwater goods, and metal accessories and fasteners
- AS/NZS 2269.0:2012 Plywood - Structural - Specifications
- AS 2293 Emergency escape lighting and exit signs for buildings**
 - AS 2293.1-2018 System design, installation and operation
- AS 2327-2017 Composite structures - Composite steel - concrete construction in buildings
- AS 2419.1-2005 Fire hydrant installations - System design, installation and commissioning
- AS 2441-2005 Installation of fire hose reels
- AS 2444-2001 Portable fire extinguishers and fire blankets - Selection and location
- AS 2665-2001 Smoke/heat venting systems - Design, installation and commissioning
- AS/NZS 2699 Built-in components for masonry construction**
 - AS/NZS 2699.1-2000 Wall ties
 - AS/NZS 2699.3-2002 Lintels and shelf angles (durability requirements)
- AS 2870-2011 Residential slabs and footings
- AS/NZS 2890.6:2009 Parking facilities - Off-street parking for people with disabilities
- AS/NZS 2904:1995 Damp-proof courses and flashings
- AS/NZS 2908 Cellulose-cement products**
 - AS/NZS 2908.1:2000 Corrugated sheets
 - AS/NZS 2908.2:2000 Flat sheet
- AS/NZS 2918:2018 Domestic solid fuel burning appliances - Installation
- AS/NZS 3013:2005 Electrical installations - Classification of the fire and mechanical performance of wiring system elements
- AS/NZS 3500 Plumbing and drainage**
 - AS/NZS 3500.0:2003 Glossary of terms
 - AS/NZS 3500.1:2018 Water services
 - AS/NZS 3500.2:2018 Sanitary plumbing and drainage
 - AS/NZS 3500.3:2018 Stormwater drainage
 - AS/NZS 3500.4:2018 Heated water services
- AS 3600-2018 Concrete structures
- AS 3660 Termite management**
 - AS 3660.1:2014 New building work (incorporating amendment 1)
 - AS 3660.3:2014 Assessment criteria for termite management systems
- AS/NZS 3666.1:2011 Air-handling and water systems of buildings - Microbial control - Design, installation and commissioning
- AS 3700:2018 Masonry structures
- AS 3740:2010 Waterproofing of domestic wet areas (incorporating amendment 1)
- AS3786:2014 Smoke alarms using scattered light, transmitted light or ionization (incorporating amend 1 and 2)
- AS/NZS 3823.1.2:2012 Performance of electrical appliances - Airconditioners and heat pumps - Ducted airconditioners and Heat pumps - Testing and rating for performance
- AS 3959:2018 Construction of buildings in bushfire-prone areas
- AS/NZS 4020:2018 Testing of products for use in contact with drinking water
- AS 4055:2012 Wind loads for housing (incorporating amendment 1)
- AS 4072.1:2005 Components for the protection of openings in fire-resistant separating elements - Service penetrations and control joints (incorporating amendment 1)
- AS 4100:1998 Steel structures (incorporating amendment 1)
- AS/NZS 4200 Pliable building membranes and underlays**
 - AS/NZS 4200.1:2017 Materials
 - AS/NZS 4200.2:2017 Installation requirements
- AS/NZS 4234:2008 Heated water systems - Calculation of energy consumption (incorporating amendments 1,2 and 3)
- AS 4254 Ductwork for air-handling systems in buildings**
 - AS 4254.1-2012 Flexible duct
 - AS 4254.2-2012 Rigid duct

- AS 4256 Plastic roof and wall cladding materials**
 - AS 4256.1:1994 General requirements
 - AS 4256.2:1994 Unplasticized polyvinyl chloride (uPVC) building sheets
 - AS 4256.3:1994 Glass fibre reinforced polyester (GRP)
 - AS/NZS 4256.5 Polycarbonate
- AS/NZS 4284:2008 Testing of building facades
- AS/NZS 4505:2012 Garage doors and other large access doors (incorporating amendment 1)
- AS 4552:2005 Gas fire water heaters for hot water supply and /or central heating
- AS 4586:2013 Slip resistance classification of new pedestrian surface materials (incorporating amendment 1)
- AS 4597:1999 Installation of roof slates and shingles (Non-interlocking type)
- AS 4600:2018 Cold-formed steel structures
- AS 4654 Waterproofing membranes for external above-ground use**
 - AS 4654.1-2012 Materials
 - AS 4654.2-2012 Design and installation
- AS 4678:2002 Earth-retaining structures
- AS 4773 Masonry in small buildings**
 - AS 4773.1:2015 Design (incorporating amendment 1)
 - AS 4773.2:2015 Construction
- AS/NZS 4859 Thermal insulation materials for buildings**
 - AS/NZS 4859.1:2018 - General criteria and technical provisions
 - AS/NZS 4859.2:2018 - Design
- AS 5113:2016 Classification of external walls of buildings based on reaction-to-fire performance (incorporating amendment 1)
- AS 5146.1:2015 Reinforced Autoclaved Aerated Concrete - Structures (incorporating amendment 1)
- AS 5216:2018 Design of post-installed and cast-in fasteners in concrete
- AS 5637.1:2015 Determination of fire hazard properties - Wall and ceiling linings
- AS ISO 9239.1-2003 Reaction to fire tests for floor coverings
- AS/NZS ISO 9972:2015 Thermal performance of buildings - Determination of air permeability of buildings - fan pressurization method
- AIRAH-DA09:1998 Air conditioning load estimation
- AIRAH-DA28: 2011 Building management and control systems
- ANSI/ASHRAE Standard 55:2013 Thermal environmental condition for human occupancy
- ANSI/ASHRAE Standard140:2007 Standard method of test for the evaluation of building energy analysis computer programs
- ASTM E2073-10:2010 Standard test method for Photopic Luminance of Photoluminescent (Phosphorescent) Markings
- ASTM E72-15:2015 Standard test methods of conduction strength test of panels for building construction
- ASTM E695-03:2003 Standard test method of measuring relative resistance of wall, floor and roof construction to impact loading
- ASTM E903:2012 Standard test method for solar absorptance, reflectance, and transmittance of materials using integrating spheres
- AHRI 460:2005 Performance rating of remote mechanical-draft air-cooled refrigerant condensers
- AHRI 551/591:205 Performance rating of water-chilling and heat pump water-heating packages using the vapour compression cycle
- ABCB:2011 Protocol for structural software, version 2011.2
- ABCB:2012 Standard construction of buildings in flood hazard areas, version 2012.3
- ABCB:2019 Standard For NatHERS heating and cooling load limits, version 2019.1
- CIBSE Guide A 2015 Environmental design
- Disability Standards for Accessible Public Transport 2002
- European Union Commission Regulation 547/2012 2012 Ecodesign requirements for water pumps
- European Union Commission Regulation 622/Annexe II, point 2 2012 Ecc-design requirements for glandless standalone circulators and glandless circulators integrated in products
- FPAA101D:2018 Automatic Fire Sprinkler System Design and Installation - Drinking Water Supply
- FPAA101H:2018 Automatic Fire Sprinkler system Design and Installation - Hydrant Water Supply
- ISO 140 Part 6:1993E Acoustics - Measurement of sound insulation in buildings and of building elements - Laboratory measurement of impact sound insulation of floors
- ISO 540:2008 Hard cola and coke - Determination of ash fusibility
- ISO 25745 Part 2:2015 Energy performance of lifts, escalators and moving walks: Energy calculation and classification for lifts (elevators)
- NASH Standard:2014 Steel Framed Construction in Bushfire Areas (incorporating amendment A)
- NASH Standard Part 1: 2005 Residential and low-Rise Steel Framing - Design Criteria (incorporating amendments A, B and C)
- NASH Standard Part 2: 2014 Residential and Low Rise Steel Framing - Design Solutions (incorporating amendment A)
- TN61 Cement Concrete and Aggregates Australia - Technical note - Articulated walling



Dirt Building Design
6 Hilltop Place
Dodges Ferry 7173
Email: admin@dirtdesign.com.au
PH: 03 6112 0402
Building Designer:
Eli Jorgensen
Accreditation No: CC6236S
Bush Fire Accreditation: BFA-139



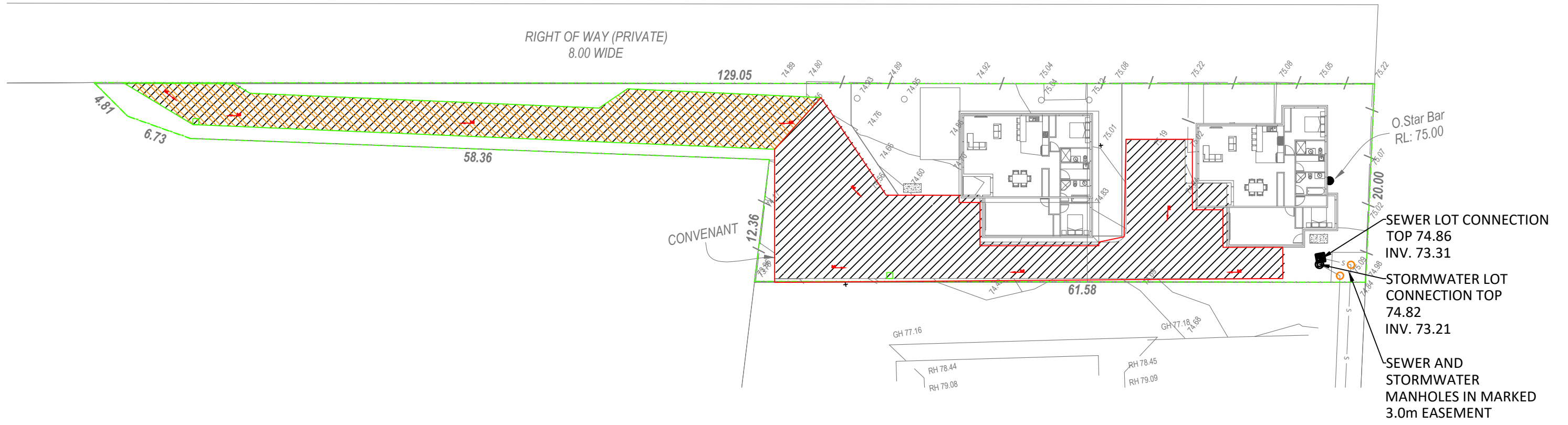
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Sheet Name:
BCA REFERENCE LIST
Title
182675/18

Revision Number	Description	Date
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1 : 10		

Issue: DA- HALL		
Drawn: ELI JORGENSEN		
Scale: 1 : 10	Size: A3	Date: 18.8.2022
Project J21-285	Sheet: A30	Rev:

SMC - KEMPTON
 RECEIVED
 24/08/2022



DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL

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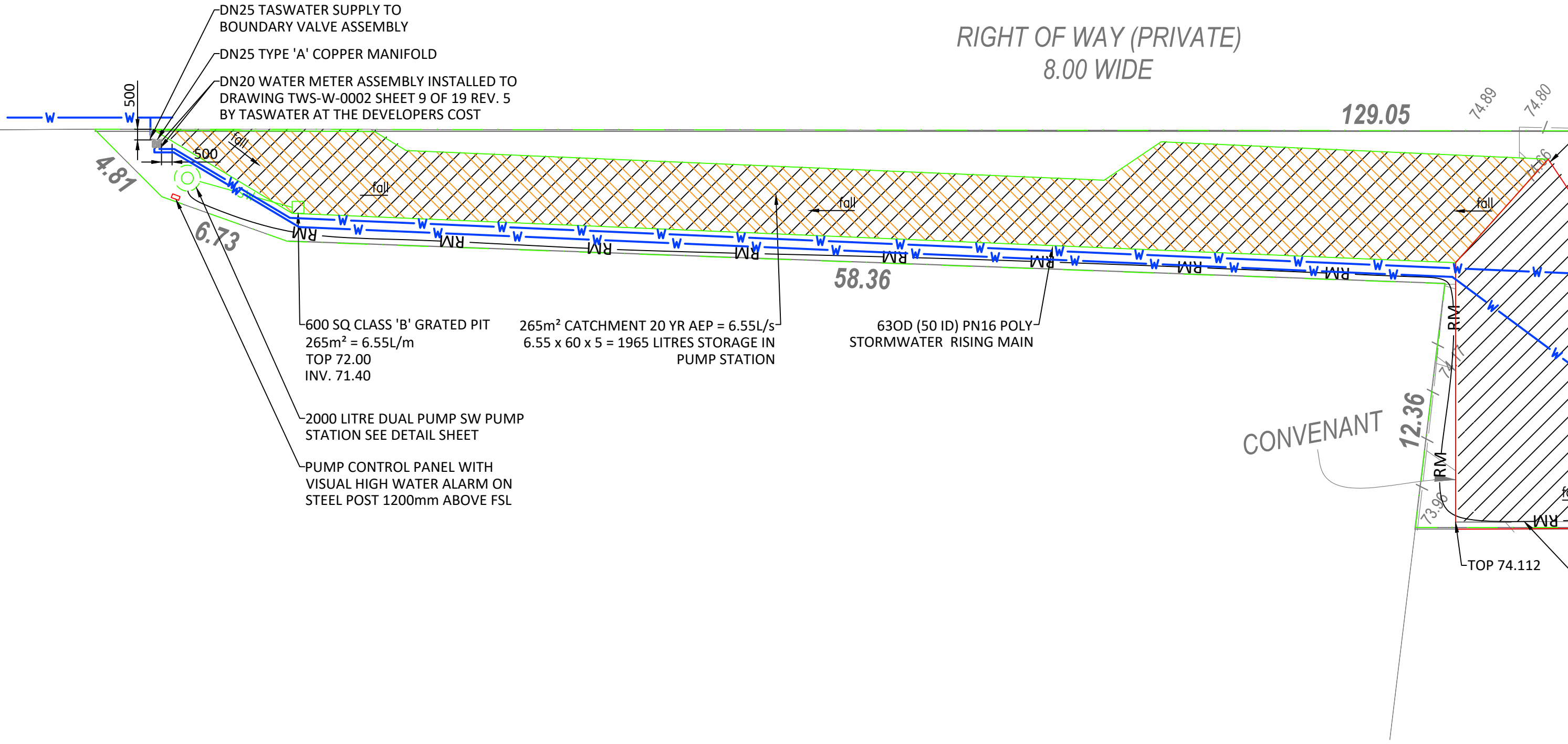
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 ABN: 89639328322
 P.O.Box 70
 Sandy Bay Tas 7006
 Stuart 0499 998 815
 E: ceedspg@bigpond.com

CLIENT: DIRT BUILDING DESIGN
 ADDRESS: 28 HALL STREET
 CAMPANIA TAS 7026

SITE PLAN
 PROPOSED NEW DWELLINGS

BUILDING APPROVAL			
DRAWN	DESIGNED	VERIFIED	DATE
SL	SL	SL	24/07/2022
SCALE: 1:400		SIZE: A3	
PROJECT NUMBER: 22.0049		DRAWING NUMBER: H100	
		REVISION: 0	

SMC - KEMPTON
RECEIVED
24/08/2022



DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL

REV	DESCRIPTION	DATE
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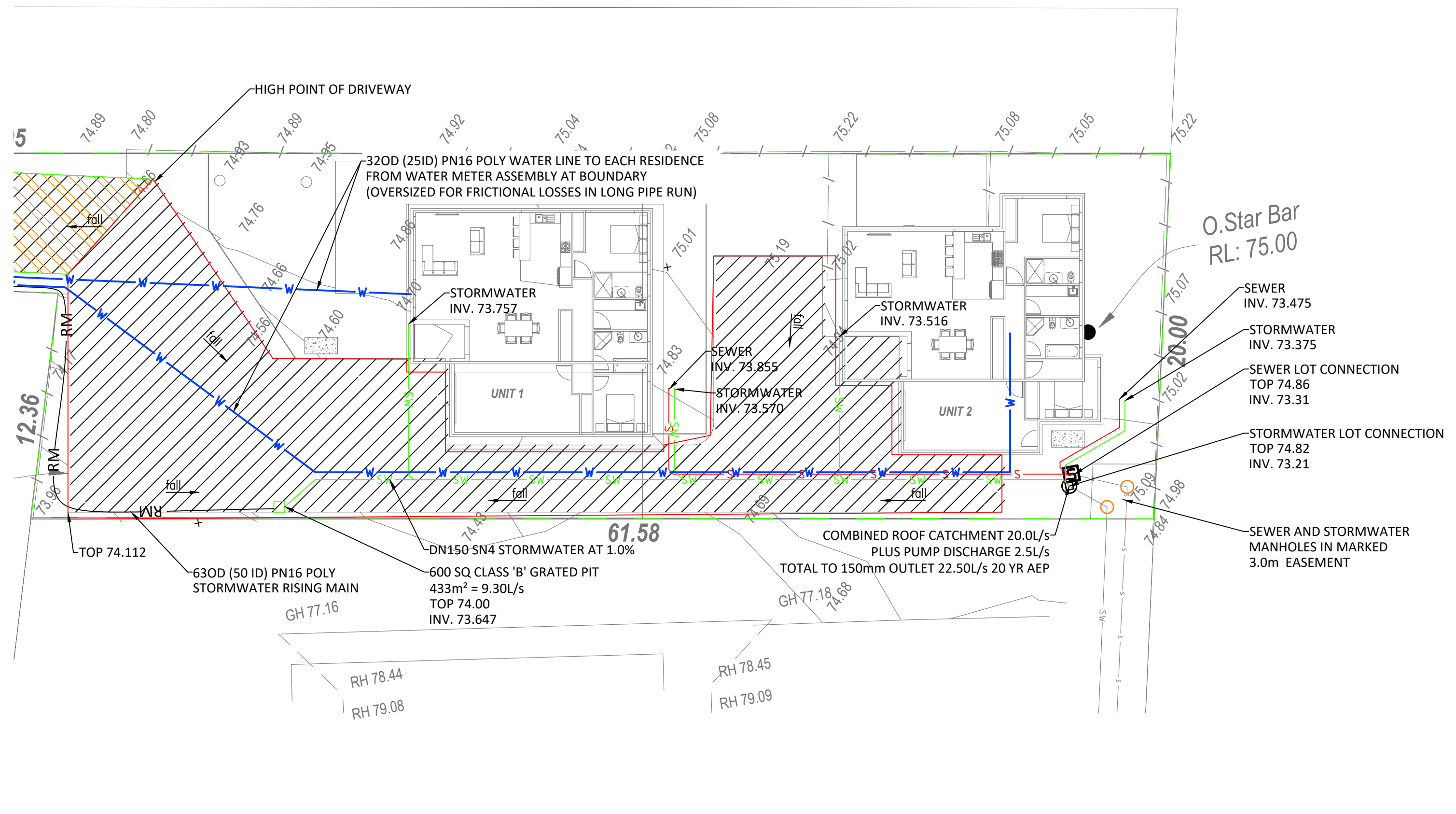


CEEDS PROPERTY GROUP PTY. LTD.
 ABN: 89639328322
 P.O.Box 70
 Sandy Bay Tas 7006
 Stuart 0499 998 815
 E: ceedspg@bigpond.com

CLIENT	DIRT BUILDING DESIGN
ADDRESS	28 HALL STREET CAMPANIA TAS 7026

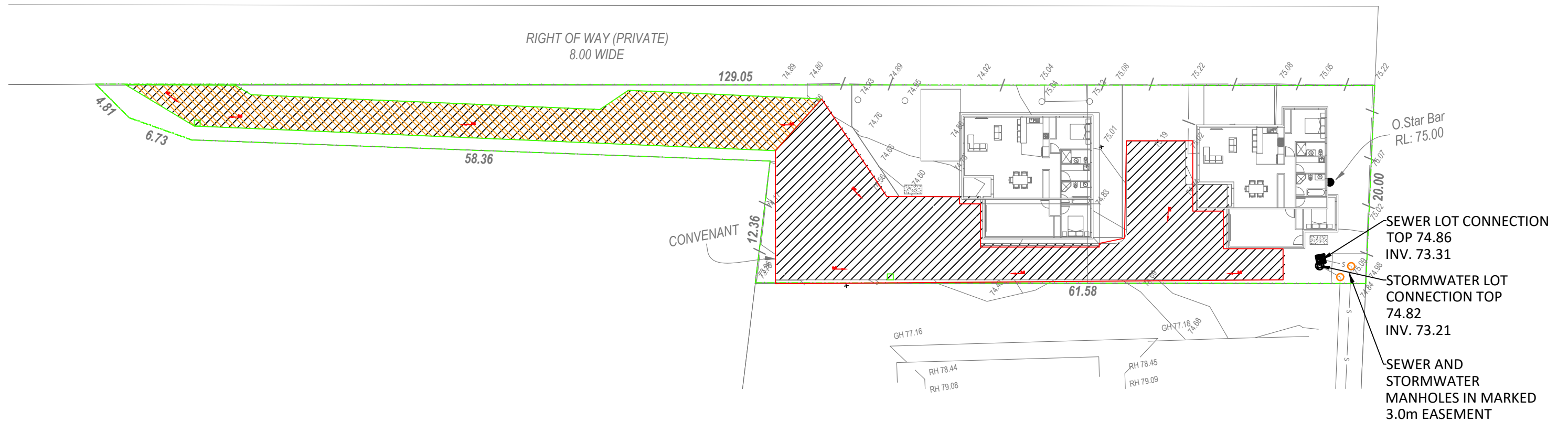
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PROJECT	PROPOSED NEW DWELLINGS

BUILDING APPROVAL			
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PROJECT NUMBER	PROJECT NAME	PROJECT CODE	
22.0049	H101	0	




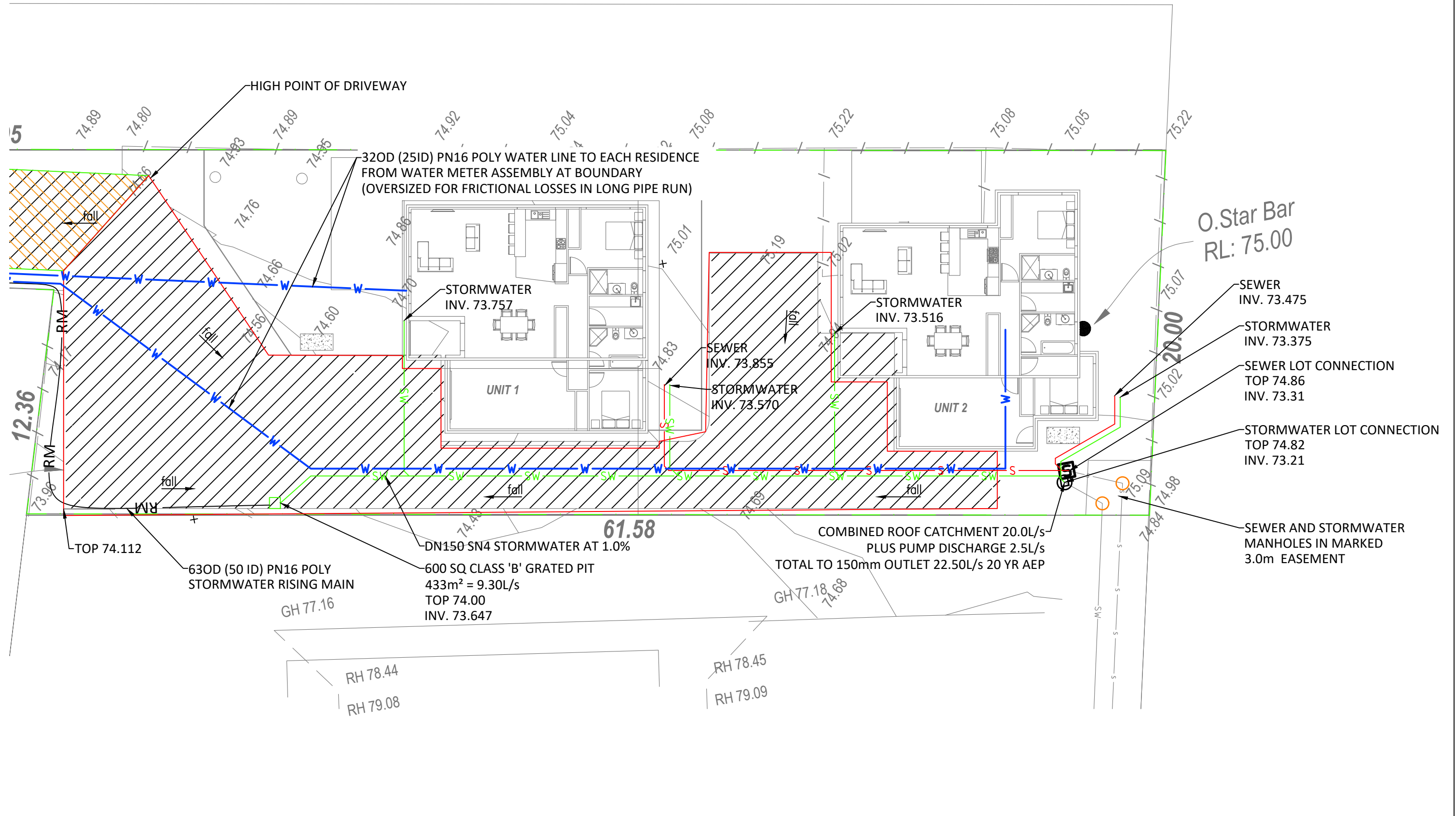
DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL			SITE WORKS PLAN - 2		BUILDING APPROVAL		
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			28 HALL STREET CAMPANIA TAS 7026	PROPOSED NEW DWELLINGS	A3		
					22.0049	H102	0

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DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL			CLIENT		SITE PLAN		BUILDING APPROVAL		
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1	BUILDING APPROVAL	31/10/2022							
2	BUILDING APPROVAL	13/04/2023							
			79	28 HALL STREET CAMPANIA TAS 7026	PROPOSED NEW DWELLINGS				



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1	BUILDING APPROVAL	31/10/2022
2	BUILDING APPROVAL	13/04/2023

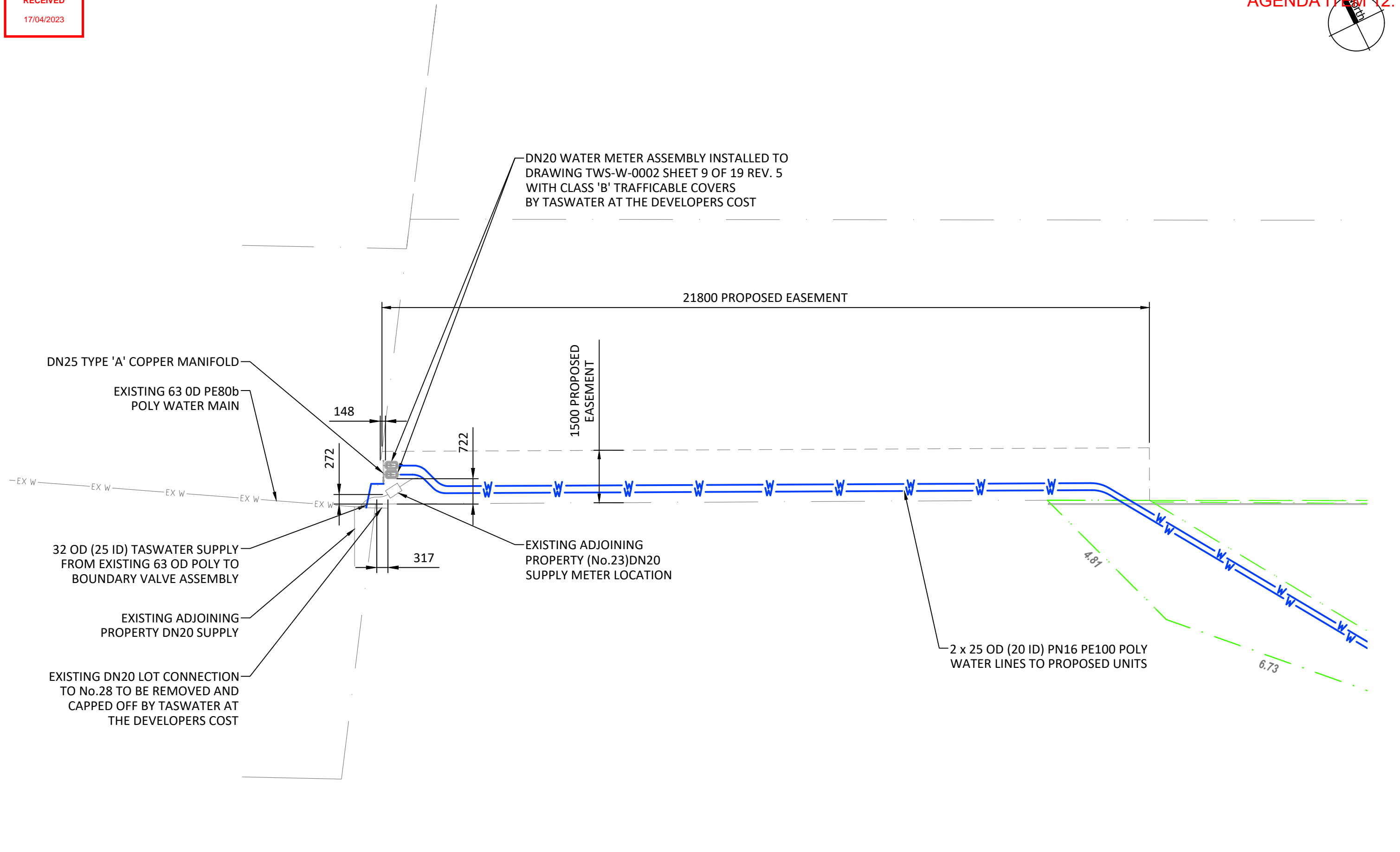
CEEDS PROPERTY GROUP PTY. LTD.
 ABN: 89639328322
 P.O.Box 70
 Sandy Bay Tas 7006
 Stuart 0499 998 815
 E: ceedspg@bigpond.com


DIRT BUILDING DESIGN
 28 HALL STREET
 CAMPANIA TAS 7026

SITE WORKS PLAN - 2
 PROPOSED NEW DWELLINGS

BUILDING APPROVAL			
DRAWN	DESIGNED	REVIEWED	DATE
SL	SL	SL	13/04/2023
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RECEIVED
17/04/2023



DRAWINGS ARE NOT TO BE USED UNLESS APPROVED AND STAMPED BY COUNCIL				TASWATER WATER SERVICES CONNECTION		BUILDING APPROVAL		
REV	DESCRIPTION	DATE	 CEEDS PROPERTY GROUP PTY. LTD. ABN: 89639328322 P.O.Box 70 Sandy Bay Tas 7006 Stuart 0499 998 815 E: ceedspg@bigpond.com	CLIENT	PROJECT	SCALE	DATE	
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1	BUILDING APPROVAL	31/10/2022			PROPOSED NEW DWELLINGS	A3		
2	BUILDING APPROVAL	13/04/2023	81	28 HALL STREET CAMPANIA TAS 7026				
						22.0049	H109	2

OWNER: RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER, KATHRYN ELIZABETH GLOVER

FOLIO REFERENCE:
C.T.178220/201 & C.T.178220/200

GRANTEE: PART OF LOT 13 (130A-1R-36P) (CAMPANIA ESTATE) GRANTED TO HERBERT JAMES PAUL

PLAN OF SURVEY
BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

LAND DISTRICT OF MONMOUTH
PARISH OF STAFFA

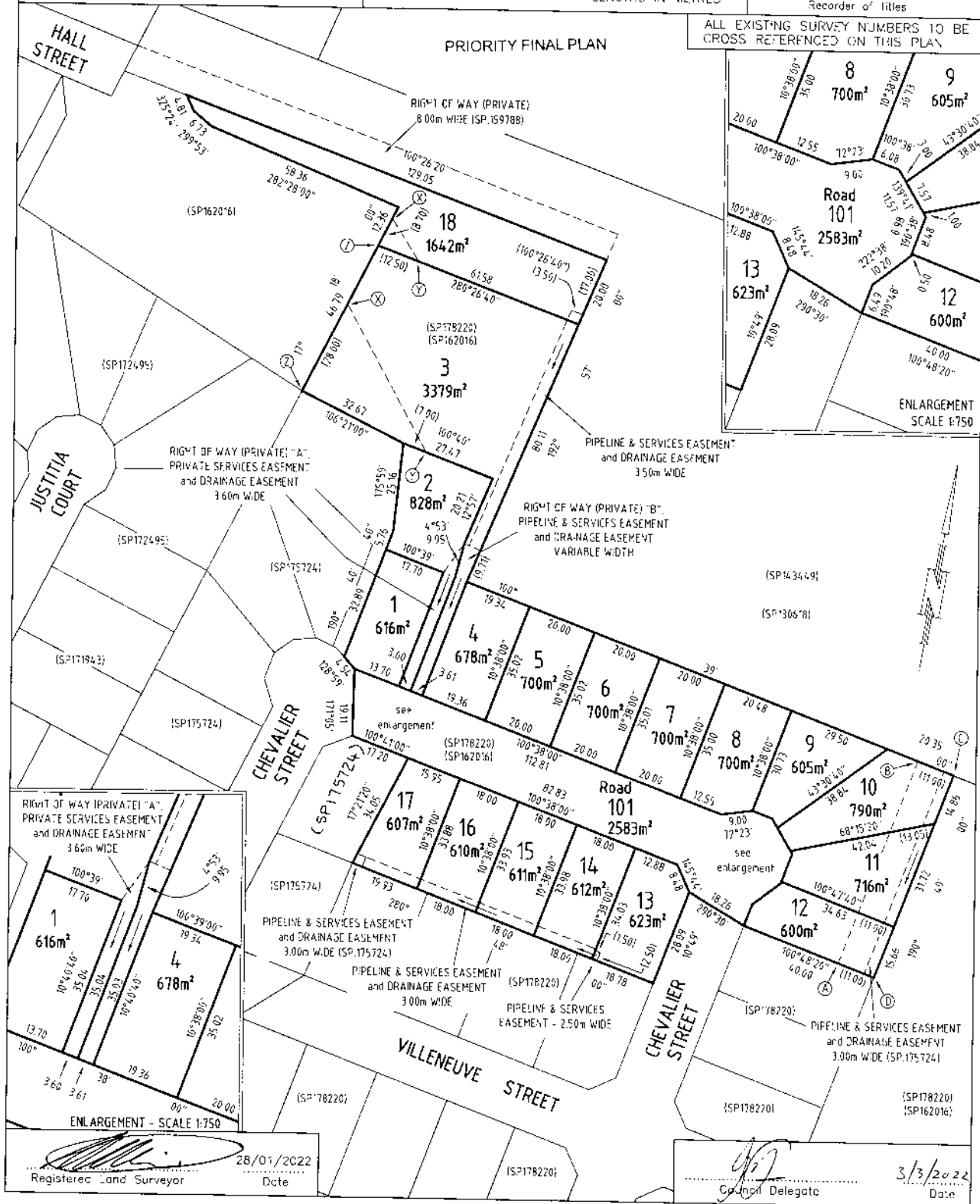
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REGISTERED NUMBER
SP182675

APPROVED FROM 22 MAR 2022
EFFECTIVE

Andrew Birch
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN.



Andrew Birch
Registered Land Surveyor
28/01/2022
Date

Herbert James Paul
Council Delegate
3/3/2022
Date

SEARCH OF TORRENS TITLE

VOLUME 182675	FOLIO 18
EDITION 1	DATE OF ISSUE 22-Mar-2022

SEARCH DATE : 18-Jul-2022

SEARCH TIME : 04.21 PM

DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH
 Lot 18 on Sealed Plan 182675
 Derivation : Part of Lot 13, 153A-3R-36P (Campania Estate) Gtd.
 to Herbert James Paul
 Prior CT 178220/201

SCHEDULE 1

M818031 TRANSFER to RODNEY ERIC SCAIFE and JUDITH NANCY
 SCAIFE (jointly as between themselves) of fifty
 undivided 1/100 shares and ANDREW ROBERT GLOVER and
 KATHRYN ELIZABETH GLOVER (jointly as between
 themselves) of fifty undivided 1/100 shares as
 tenants in common Registered 11-May-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP182675 EASEMENTS in Schedule of Easements
 SP182675 COVENANTS in Schedule of Easements
 SP182675 FENCING COVENANT in Schedule of Easements
 SP182675 SEWERAGE AND/OR DRAINAGE RESTRICTION
 SP159788 & SP162016 FENCING PROVISION in Schedule of Easements
 SP15390 & SP178220 FENCING COVENANT in Schedule of Easements
 M815162 MORTGAGE to Murdoch Clarke Mortgage Management
 Limited Registered 11-May-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182675

1 OF 9 PAGES

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.

DRAINAGE EASEMENTS

Lot 2 is subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "RIGHT OF WAY (PRIVATE) "A", PRIVATE SERVICES EASEMENT AND DRAINAGE EASEMENT 3.60m WIDE" passing through such lot on the plan.

^{20/1/22}
2 Lot 3 is subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "RIGHT OF WAY (PRIVATE) "B", PIPELINE & SERVICES EASEMENT, ~~PRIVATE SERVICES EASEMENT~~ and DRAINAGE EASEMENT VARIABLE WIDTH" passing through such lot on the plan. ^{20/1/22}

Lots 3 & 18 are each subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "PIPELINE & SERVICES EASEMENT and DRAINAGE EASEMENT 3.50m WIDE" passing through such lot on the plan.

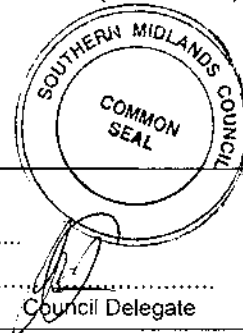
Lots 10-12 are each subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "PIPELINE & SERVICES EASEMENT and DRAINAGE EASEMENT 3.00m WIDE (SP. 175724)" passing through such lot on the plan.

Lots 14-17 are each subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "PIPELINE & SERVICES EASEMENT and DRAINAGE EASEMENT 3.00m WIDE" passing through such lot on the plan.

Lot 17 is subject to a right of drainage in gross (in favour of the Southern Midlands Council) over the land marked "PIPELINE & SERVICES EASEMENT and DRAINAGE EASEMENT 3.00m WIDE (SP. 175724)" passing through such lot on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: RE SCAIFE & Others FOLIO REF: C/T 178220/200 & C/T 178220/201 SOLICITOR Baker Wilson Davies Lawyers & REFERENCE: 214181/TD	PLAN SEALED BY: DATE: 3/3/2022 SA2020/07 REF NO.
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NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 9 PAGES	Registered Number SP 182675
SUBDIVIDER: RE SCAIFE & OTHERS FOLIO REFERENCE: C/T 178220/200 & C/T 178220/201	

SERVICE EASMENTS

Lot 2 on the plan is subject to a Service Easement (appurtenant to Lot 3 on the plan) over that portion of Lot 2 on the plan marked "RIGHT OF WAY (PRIVATE) "A", PRIVATE SERVICES EASEMENT AND DRAINAGE EASEMENT 3.60m WIDE".

Lot 3 on the plan is together with a Service Easement over that portion of Lot 2 on the plan marked "RIGHT OF WAY (PRIVATE) "A", PRIVATE SERVICES EASEMENT AND DRAINAGE EASEMENT 3.60m WIDE".

~~Lot 3 on the plan is subject to a Service Easement (appurtenant to Lot 2 on the plan) over that portion of Lot 3 on the plan marked "RIGHT OF WAY (PRIVATE) "B", PIPELINE & SERVICES EASEMENT, PRIVATE SERVICES EASEMENT and DRAINAGE EASEMENT VARIABLE WIDTH".~~

~~Lot 2 on the plan is together with a Service Easement over that portion of Lot 3 on the plan marked "RIGHT OF WAY (PRIVATE) "B", PIPELINE & SERVICES EASEMENT, PRIVATE SERVICES EASEMENT and DRAINAGE EASEMENT VARIABLE WIDTH".~~

The words "Service Easement" mean:

"The full and free right:

- to lay use and maintain forever water mains, pipes, drains, mains, channels, gutters, sewers, wires, cables and other conducting media of such size and number as shall from time to time be required,
- in common with the owner of the property burdened by the easement,
- in favour of every person who is entitled to an Estate or Interest in possession indicated as the property benefited by the easement or any part of it with which such said right shall be capable of enjoyment, the Crown, and any public authority or local authority constituted by or under any Act,
- and for their surveyors and workmen,
- from time to time and at all times hereafter to enter into and upon the affected land or any part thereof bringing such machinery and other things as it shall think fit and proper to inspect the condition thereof and to repair and amend and cleanse and do any necessary works ,
- causing as little damage as possible and making reasonable compensation for all damage done."

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.

[Handwritten signatures]

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 9 PAGES	Registered Number SP 182675
SUBDIVIDER: RE SCAIFE & OTHERS FOLIO REFERENCE: C/T 178220/200 & C/T 178220/201	

PIPELINE EASEMENTS

Lots 3 and 18 are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.50m WIDE" passing through such lot on the plan.

20/12/22
Lot 3 is subject to a Pipeline and Services Easement in gross in favour of TasWater, its successors and assigns over the land marked "RIGHT OF WAY (PRIVATE) "B", PIPELINE & SERVICES EASEMENT, ~~PRIVATE SERVICES EASEMENT~~ and DRAINAGE EASEMENT VARIABLE WIDTH".

Lots 10-12 are each subject to a Pipeline and Services Easement in gross in favour of TasWater, its successors and assigns over the land marked "PIPELINE & SERVICES EASEMENT and DRAINAGE EASEMENT 3.00m WIDE (SP. 175724)" passing through such lot on the plan.

Lot 13 is subject to a Pipeline and Services Easement in gross in favour of TasWater, its successors and assigns over the land marked "PIPELINE & SERVICES EASEMENT – 2.50m WIDE".

Lots 14-17 (and are each subject to a Pipeline and Services Easement in gross in favour of TasWater, its successors and assigns over the land marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00m WIDE" passing through such lot on the plan.

Lot 17 is subject to a Pipeline and Services Easement in gross in favour of TasWater, its successors and assigns over the land marked "PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00m WIDE (SP. 175724)" passing through such lot on the plan.

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;

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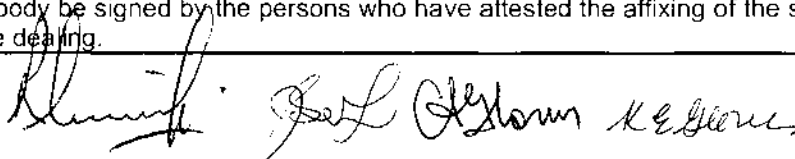
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 182675</p>
<p>SUBDIVIDER: RE SCAIFE & OTHERS FOLIO REFERENCE: C/T 178220/200 & C/T 178220/201</p>	

- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 182675</p>
<p>SUBDIVIDER: RE SCAIFE & OTHERS FOLIO REFERENCE: C/T 178220/200 & C/T 178220/201</p>	

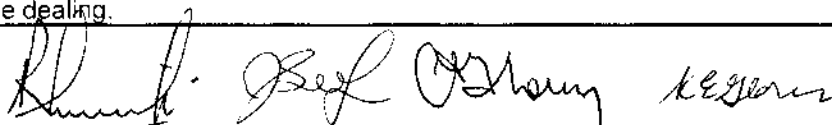
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
 - (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- sewer pipes and water pipes and associated valves;
- telemetry and monitoring devices;
- inspection and access pits;
- power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- any thing reasonably required to support, protect or cover any of the Infrastructure;
- any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- where the context permits, any part of the Infrastructure.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 182675</p>
<p>SUBDIVIDER: RE SCAIFE & OTHERS</p> <p>FOLIO REFERENCE: C/T 178220/200 & C/T 178220/201</p>	

RIGHTS OF WAY

Lot 2 on the plan is subject to a right of carriageway (appurtenant to Lot 3 on the plan) over that portion of Lot 2 on the plan marked "RIGHT OF WAY (PRIVATE) "A", PRIVATE SERVICES EASEMENT AND DRAINAGE EASEMENT 3.60m WIDE".

Lot 3 on the plan is together with a right of carriageway over that portion of Lot 2 on the plan marked "RIGHT OF WAY (PRIVATE) "A", PRIVATE SERVICES EASEMENT AND DRAINAGE EASEMENT 3.60m WIDE".

20/1/22
Lot 3 on the plan is subject to a right of carriageway (appurtenant to Lot 2 on the plan) over that portion of Lot 3 on the plan marked "RIGHT OF WAY (PRIVATE) "B", PIPELINE & SERVICES EASEMENT, ~~PRIVATE SERVICES EASEMENT~~ and DRAINAGE EASEMENT VARIABLE WIDTH".

Lot 2 on the plan is together with a right of carriageway over that portion of Lot 3 on the plan marked "RIGHT OF WAY (PRIVATE) "B", PIPELINE & SERVICES EASEMENT, ~~PRIVATE SERVICES EASEMENT~~ and DRAINAGE EASEMENT VARIABLE WIDTH". *20/1/22*

Lot 18 on the plan is together with a right of carriageway over the land marked "RIGHT OF WAY (PRIVATE) 8.00m (SP. 159788)" on the plan as created in SP15390 (and dealing C84290).

HAZARD MANAGEMENT AREA COVENANT

The owners of Lots 10-12 on the plan covenant with the Southern Midlands Council to the intent that the burden of this covenant shall run with the land and bind the covenantor's lot and every part of that lot and that the benefit shall be in favour of the Southern Midlands Council to observe the following stipulations:

- not to erect or permit to be erected on Lots 10-12 any dwelling within the area shown as A, B, C, D on the plan, in compliance with Attachment 1 – Bushfire Hazard Management Plan as contained in the Bushfire Hazard Report by Andrew Welling of Enviro-dynamics dated December 2020,

without the prior written consent of the Southern Midlands Council (if supported by an alternative bushfire management plan).

COVENANTS

The owners of Lots 1-10 and Lot 18 on the plan, and that portion of Lot 11 on the plan formerly contained in Lot 201 on SP178220, covenant with the vendor, RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER and KATHRYN ELIZABETH GLOVER, and the owner for the time being of every other lot on the plan to the intent that the burden of this covenant shall run with and bind

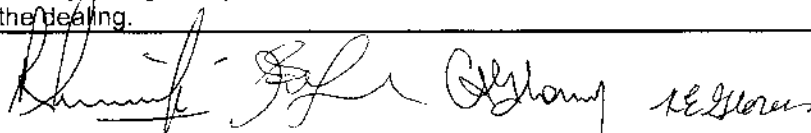
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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 7 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 182675</p>
<p>SUBDIVIDER: RE SCAIFE & OTHERS FOLIO REFERENCE: C/T 178220/200 & C/T 178220/201</p>	

the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations:

- Not to, without the consent of the Southern Midlands Council, erect or permit to remain on such lot any advertising sign of any type whatsoever provided that a sign indicating that a lot is for sale will be permitted for a limited period;
- Not to use reflective materials in the construction of any dwelling, shed or outbuilding on such lot;
- Not to construct a residential building on such lot using materials other than general brick, weatherboard, finished rendered surface or masonry construction, but the use of other timber or non-masonry materials used as in-fill panels will be permitted provided that these latter materials do not exceed 30 percent of the total external wall area;
- Not to use galvanised iron or other reflective material in the construction of the roof of any dwelling or other structure on such lot;
- Not to construct a dwelling on such lot that has a minimum floor area of less than 90 square metres which area does not include patios, garages or carports;
- Not to permit vehicles with a gross vehicle mass greater than 10 tonne to be parked, stored or allowed to remain on such lot for a period in excess of six hours;
- Not to store or allow to remain on such lot any construction plant and equipment, transport equipment or salvage of building materials except where immediately required for use in the construction of a dwelling and associated infrastructure on the lot;
- Not to bring onto such lot any transportable house or a house relocated from another place;
- Not to place or permit to remain on such lot any water tank which has any external metal finish;
- Not to place or permit to remain on such lot any caravan, shed or other structure (excluding dwellings) to be used as a permanent residence provided that a caravan, shed or other structure may be utilised for a period not exceeding one year during the construction of a permanent dwelling or residence;
- Not to, without the consent of the Southern Midlands Council, conduct any trade or business on such lot provided that the letting for residential purposes of the whole of any dwelling erected on the lot will not be in contravention of this stipulation
- The Vendor reserves the right to release any such lot from any of the restrictive covenants above or to waive or alter any such restrictive covenants. The exercise of the said right in relation to any lot will not release the owners of any other lot from any of the conditions or covenants affecting

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 182675
SUBDIVIDER: RE SCAIFE & OTHERS FOLIO REFERENCE: C/T 178220/200 & C/T 178220/201	

or imposed upon such other lots or give the owners of any lot any right of action against the Vendor or any other person.

& Lot 101

Lots 12-17 on the plan and that portion of Lot 11[^] on the plan formerly contained in Lot 200 on SP178220 are burdened by the restrictive covenants as created in SP159788, SP162016, SP170362 and SP175724_A & SP178220

The owner of each lot on the plan covenants with the vendor, RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER and KATHRYN ELIZABETH GLOVER, that the vendor shall not be required to fence.

Signed by RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER and KATHRYN ELIZABETH GLOVER
 The registered owner of the land in
 Folios of the Register Volume 178220 Folio 200 and Volume 178220 Folio 201

In the presence of:
 Witness Signature:
 Witness Full Name:
 Witness Full Address:
 Witness Occupation:

J Glover
Julia Glover
 15 Gregson St
 RISDON, TAS, 7017
Kitchen Manager

[Handwritten signatures]
Gregson

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 9 OF 9 PAGES</p>	<p>Registered Number</p> <p>SP 182675</p>
<p>SUBDIVIDER: RE SCAIFE & OTHERS FOLIO REFERENCE: C/T 178220/200 & C/T 178220/201</p>	

Executed by MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED ACN 115 958 560 as mortgagee pursuant to Mortgage M815162, as Responsible Entity of the MURDOCH CLARKE MORTGAGE FUND ARSN 093 255 559 by its Duly authorised Attorney PAUL KUZIS Pursuant to Power of Attorney registered on 15 January 2018 Registered Number PA109270 having received no notice of Revocation thereof



In the presence of:



Witness Signature:

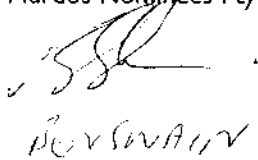
Witness Full Name:

Witness Full Address:

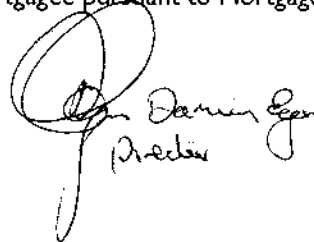
Witness Occupation:

Andrea Marie Thomas
10 Victoria Street,
Hobart Tas 7000
Legal Secretary

Executed by Murdos Nominees Pty Ltd as Mortgagee pursuant to Mortgage M745394



PAUL KUZIS



Damian Gen
Director

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Submission to Planning Authority Notice

Council Planning Permit No.	DA 2022 / 00097	Council notice date	14/09/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01512-STM	Date of response	24/04/2023
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	SOUTHERN MIDLANDS COUNCIL		
Contact details	mail@southernmidlands.tas.gov.au		
Development details			
Address	28 HALL ST, CAMPANIA	Property ID (PID)	9794682
Description of development	Multiple Dwellings x 2		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
CEEDS PROPERTY GROUP PTY. LTD.	22.0049 Sheets H100 – H104 & H109	2	13/04/2023
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connection to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost.			
3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.			
The payment is required within 30 days of the issue of an invoice by TasWater.			

Advice

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Metering Vacant Lot

TasWater records indicate this property does not have a water meter installed on the connection to the TasWater water supply.

Prior to obtaining Building/Plumbing Approvals from council, the owner should make application to TasWater for the supply & installation of a water meter. TasWater will proceed to install a water meter on the water connection and forward an invoice for \$266.72.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear

of the pipe trench and;

- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

Boundary Trap Area

The proposed development is within a boundary trap area and the developer will need to provide a boundary trap that prevents noxious gases or persistent odours back venting into the property’s sanitary drain. The boundary trap is to be contained within the property boundaries and the property owner remains responsible for the ownership, operation and maintenance of the boundary trap.

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

Advice to the Drainage Authority

The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.

The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Louisa Brown

From:
Sent: Friday, 12 May 2023 2:11 PM
To: planningenquiries; SMC Mail
Cc:
Subject: Enquiry/representation in regards to DA2300097 - 28 Hall Street Campania
Attachments:

To whom it may concern

I write this email in regards to the application – DA2300097 (attached) it seems the attached advertising references it as DA2200097?

I have noticed an easement has been proposed within the an existing 8m wide right of way in which we have a right of way over (refer to drawing H109 within the attached application) as listed within the schedule of easements of

If this easement is required we request we have a right of way over this easement for future development

I also have the following questions in regards to the stormwater drainage of the proposed concrete driveway that gives access for both units proposed at 28 Hall street or Lot 18 certificate of title 182675

1. How loud will the pump proposed be?
2. If power is out how will this pump work?
3. Can a back up measure be installed with a spoon drain to out past our property and to Hall Street so all water diverts down naturally

I just don't want another issue if we have storm and we have all this water coming down at us again like in the past.

The area of the proposed 2000 litre holding pit is above where our house we built 11 years ago and all water runs downhill naturally and I can see a problem occurring here if there is a power outage or the pump stops for some reason without notice.

e



APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Subdivision Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name

Postal Address

Email address

Applicant Name
(if not owner)

Rogerson & Birch Surveyors

Postal Address

112 Kennedy Drive

Phone No:

6248 5898

Cambridge

7170

Fax No:

Email address:

admin@rbsurveyors.com

Description of proposed use and/or development:

Address of new use
and development:

849 Native Corners Road, Campania

Certificate of Title
details

109983/7

Description of
proposed use or
development:

2 Lot Subdivision

Current use of land
and buildings for each
title:

Residential

E.g. are there any existing
buildings on these titles?

If yes, what are the main
buildings used as?

Is the property
Heritage Listed:

Please tick ✓ answer

Yes

No

Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

Signed Declaration

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

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

Applicant Signature <i>Craig Rogerson</i>	Applicant Name (please print) on behalf of Craig Rogerson	Date 16/12/22
--	--	------------------

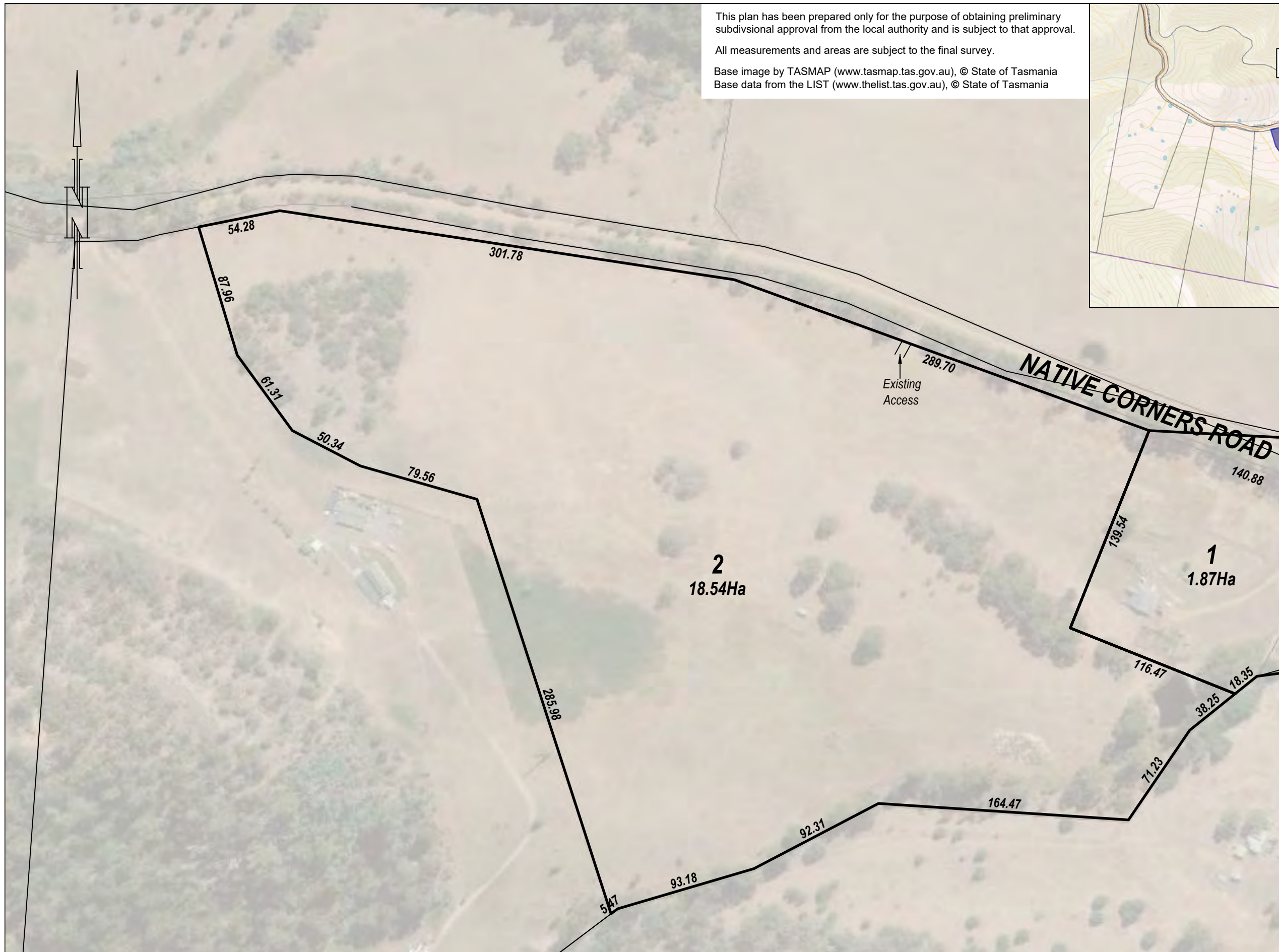
Applicant Signature	Applicant Name (please print)	Date
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or

Land Owner(s) Signature	Land Owners Name (please print)	Date
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Land Owner(s) Signature	Land Owners Name (please print)	Date
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This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
All measurements and areas are subject to the final survey.
Base image by TASMALP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: RYAN D. BARBER & GABRIELLE J. BARBER
TITLE REFERENCE: C.T.109983/7
LOCATION: 849 NATIVE CORNERS ROAD, CAMPANIA

Pr
Date
0
Scale
1

**Development Application SA2200029 Subdivision (one lot and balance) 849 Native
Corners Road, Campania**

Dear Rogerson & Birch Surveyors,

Mr. Ryan Barber currently in ownership of 849 Native Corners Road, Campania contacted me in regards to clause 21.5.1 outlining that he required a suitably qualified person with a degree in agriculture to give the approval of the current plans to go ahead with plans to subdivide the house with 4.7 acres and the remainder of the land separated.

I Neysan Pertl operate The Soil Guru business which behind me comes with a Bachelor of Agriculture (73N) from University of Tasmania and an honours degree in Geology/Soil science from UTAS. I also have Permaculture Design Course certificate by world renowned Bill Mollison and Geoff Lawton.

On December 7th I went with Mr. Barber to view the property and to discuss plans of what he intends to do with the property. He has very good and sound planning as to what he wants to do with the remainder 47 acres. He plans to set up a self-sufficient property entailing a large section comprising of an arboretum and then a fruit orchard set up where he can generate an income from the land. He intends to keep the land in his family for generations to come with a long-term goal of what he wants the land to look like. The end result for Mr. Barber will be to have a self-sustaining permaculture farm with a balance of healthy native habitat to sustain a bee keeping population and prairie grasses to sustain diverse butterfly population and respect the original custodians of this land.

Extension to clause 21.5.1 P1(c) requirements:

(i)

a. not materially diminishing the agricultural productivity of the land;

Answer: In the guidance given by The Soil Guru, Mr. Barber is in no way materially diminishing the agricultural productivity of the land. In fact, he will be adding materially to the improve and ecological prosperity of the land for future generations.

b. *the capacity of the balance lot for productive agricultural use;*

Answer: In the guidance given by The Soil Guru the proposed subdivided land will only be used for eco-friendly and self-sufficient agricultural purposes and will not negatively impact the adjoining land that has the dwelling located on it. The capacity of the land will be for long-term permaculture-based agriculture that means no use of pesticide spraying or other harsh chemicals to treat and destroy unwanted pests on the land. By doing so, there will be very limited harm done to the natural flora and fauna.

c. *any topographical constraints to agricultural use; and*

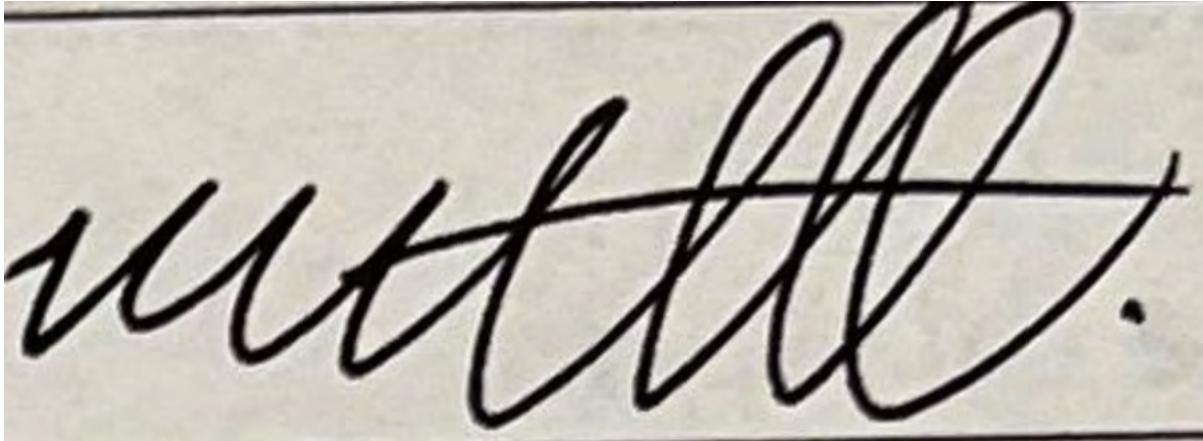
Answer: In the guidance given by The Soil Guru the proposed subdivided land has moderate to low topographical constraints with only 10-15% of the land being difficult to managed in the proposed subdivided lot. The areas that have topographical constraints will be used to increase biodiversity and increase the natural flora and fauna of those areas and harmonize that area with the remainder of the property.

d. *current irrigation practices and the potential for irrigation;*

Answer: In the guidance given by The Soil Guru the proposed subdivided land has potential use for irrigation as stated by Mr. Barber as there are two springs located on the proposed subdivided land. However with using permaculture systems and if the springs are to be left natural there will be other ways we can address the use of irrigation systems with not only preserving the natural landscape but by improving the natural ecology and increase the natural water table on the proposed subdivided land.

The Soil Guru testimony

I Neysan Pertl sole owner and operator of The Soil Guru give Mr. Barber the approval to go ahead with the Southern Midlands council to re-zone the property to allow the property to be sub-divided as Mr. Barber has shown sufficient evidence to show strong commitment to maximizing the potential use if the land for at least 2 generations to come.

A photograph of a handwritten signature in black ink on a light-colored background. The signature is highly stylized and cursive, appearing to read 'N. Pertl'.

Date of signature: 29/05/2023

The Soil Guru – 88 400 525 445

From: Craig Rogerson <Craig@rbsurveyors.com>
Sent: Thursday, 18 May 2023 2:08 PM
To:
Cc:
Subject: RE: Updated request for further information

Hi

Thank you for your early reply.

We advise that we are applying for the subdivision under clause 21.5.1 P1 (c) . of the Tasmanian Planning Scheme – Southern Midlands.

Our client understands that they will enter into a Part 5 agreement that will restrict future residential use on lot 2.

We understand that this will be a permit condition.

Should you require any further information please call.

Cheers

Regards

Craig Rogerson

Rogerson & Birch Surveyors

Unit 1 No 2 Kennedy Drive
CAMBRIDGE TAS 7170

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📞 0418 120 796

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BUSHFIRE ASSESSMENT REPORT

Proposed Two Lot Subdivision

Address: 849 Native Corners Road, Campania TAS 7026

Title Reference: C.T.109983/7



Prepared by James Rogerson, Bushfire Hazard Practitioner

(BFP-161)

VERSION – 1.1

Date: 21/04/2023



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Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that “Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.” (Standards Australia Limited, 2011)

INTRODUCTION

1.1 Background

This Bushfire Hazard Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of Rogerson and Birch Surveyors on behalf of the proponent to form part of supporting documentation for the proposed two lot subdivision of 849 Native Corners Road, Campania.

Under the Tasmanian Planning Scheme – Southern Midlands, C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and E1.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazard and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted;
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of current title C.T.109983/7 into 2 resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	R. D. Barber & G. J. Barber
Location	849 Native Corners Road, Campania TAS 7026
Title Reference	C.T.109983/7
Property ID	2887821
Municipality	Southern Midlands
Zoning	Agriculture
Planning Overlays	15 – Landslip Hazard Code, 7 – Natural Assets Code, 13 – Bushfire-prone Areas Code
Water Supply for Firefighting	The property is not serviced by reticulated water.
Public Access	Access to the development is off Native Corners Road.
Fire History	Recorded fires from 2015-16 approx. 350m to the SE, and 550m to the SW.
Existing Development	Class1a dwelling, class10a sheds and all-weather driveway

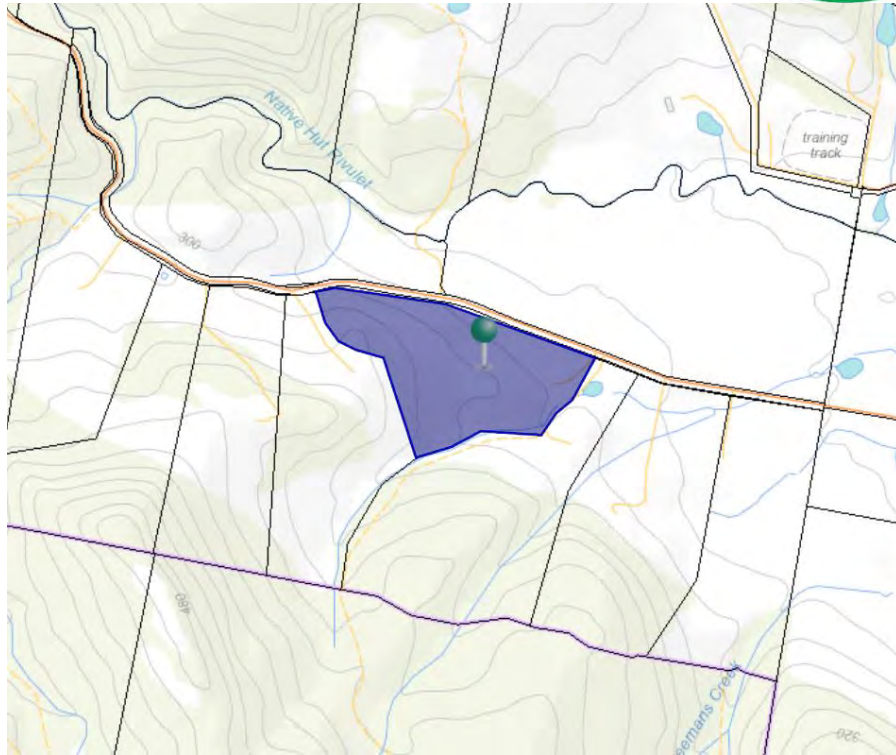


Figure 1 Location of subject site. Source: The LIST, © State of Tasmania

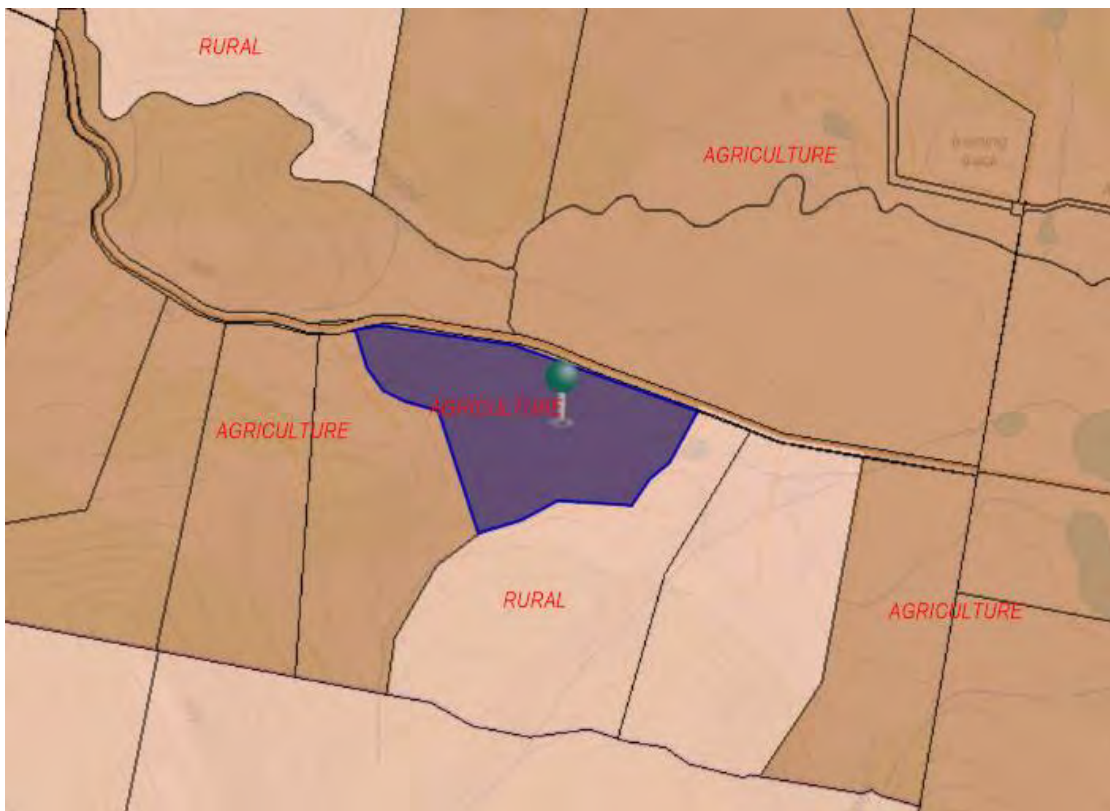


Figure 2 Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TasVeg 4.0

There are 3 classified vegetation communities on the subject site, and 2 additional communities on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG4.0 (Source: The LIST).

Please note that TASVEG4.0 classification does not necessarily reflect ground conditions.



Figure 3 TASVEG4.0 communities on subject site and surrounding land. FAG – Agricultural land, NBA – Non eucalypt forest and woodland, FPF – *Pteridium esculentum* fernland, DAS – *Eucalyptus amygdalina* forest and woodland on sandstone, DPU – *Eucalyptus pulchella* forest and woodland

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 1st of March 2023.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or

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

The subject site is within a bushfire-prone areas overlay for the Tasmanian Planning Scheme – Southern Midlands and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the Tasmanian Planning Scheme – Southern Midlands.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site were assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

Bushfire threat to this development is from the **GRASSLAND FUEL** within and surrounding the site. Additional threat is from the **WOODLAND FUEL** south of the site.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE SITE & SITE DESCRIPTION

The site is a large, developed, Agricultural zoned lot that is located approximately 8km northwest (as the crow flies) from the Campania township. The site is located northeast of Lagoon Tier, south of Hanging Hill and west of Gunnings Sugarloaf. Terrain within the site is a consistent slope, in a northeasterly aspect.

The site consists of an existing Class1a dwelling, in addition to an all-weather private driveway and landscaped gardens. The land directly surrounding the dwelling is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The site is predominantly grassed, that appears in an unmanaged condition, and does not appear to be mowed, as its used for sheep farming and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. There is a patch of standing vegetation at the west end of the site (~9000m²), that consists of trees <30m high, foliage cover of <30% and a grassy understory and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. There is also a strip of standing vegetation (150m x 19m, ~3600m²) that is approximately 33m southwest of the existing dwelling. Even though the strip is surrounded by grassland, the strip is a threat and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. Slopes within the site are described below.

North – Downslope >0°-5° (east half) and downslope >5°-10° (west half).

East – Across slope.

South – Upslope.

West – Across slope.

NORTH OF THE SITE

To the north of the site is 847 (downslope >0°-5) and 940 (upslope) Native Corners Road. Both of these properties are large, developed, Agricultural zoned properties.

#847 consists of a Class10a shed and an all-weather private driveway. The whole site is grassed, appearing in an unmanaged condition and not appearing to be mowed regularly due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

#940 consists of a Class1a dwelling, in addition to landscaped areas and an all-weather private driveway. The land directly surrounding the dwelling is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The land within the 100m assessment area is grassed, appearing in an unmanaged condition, due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

EAST AND SOUTH OF THE SITE

To the east and south (across slope and upslope) of the site is also 847 Natives Corner Road. This portion of the property is a large, developed, Rural zoned site. The property consists of an existing Class1a dwelling, in addition to various smaller Class10a sheds, landscaped areas and an all-weather private driveway. The land directly surrounding the dwelling is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The northern portion of this property is grassed, appearing in an unmanaged condition, due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The southern portion of the property has standing vegetation, that is <30m high, has a foliage cover of <30% and has an understory of grasses and rocks and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

SOUTHWEST AND WEST OF THE SITE

To the southwest and west of the site (across slope and upslope) is 901 and 969 Native Corners Road. Both of these properties are large, developed, Agricultural zoned properties.

#901 consists of an existing Class1a dwelling, in addition to various smaller Class10a sheds, landscaped areas and an all-weather private driveway. The land directly surrounding the dwelling is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The north and south portions of the site is grassed, appearing in an unmanaged condition to minimal land use, and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The centre of the site is on a hill, on the north side of the hill the vegetation is sparse, is <30m high, has a foliage cover of <30% and has a grassy understory and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. The south side of the hill, the vegetation is far denser, with a foliage cover of >30% and is therefore classed as GROUP A FOREST per Table 2.3 of AS3959:2018.

#969 consists of an existing Class1a dwelling in addition to various smaller Class10a sheds, landscaped areas and an all-weather private driveway. The land directly surrounding the dwelling is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The only portion of this property within the 100m site assessment area is the north portion. This portion is grassed, appearing in an unmanaged condition due to minimal land use, and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

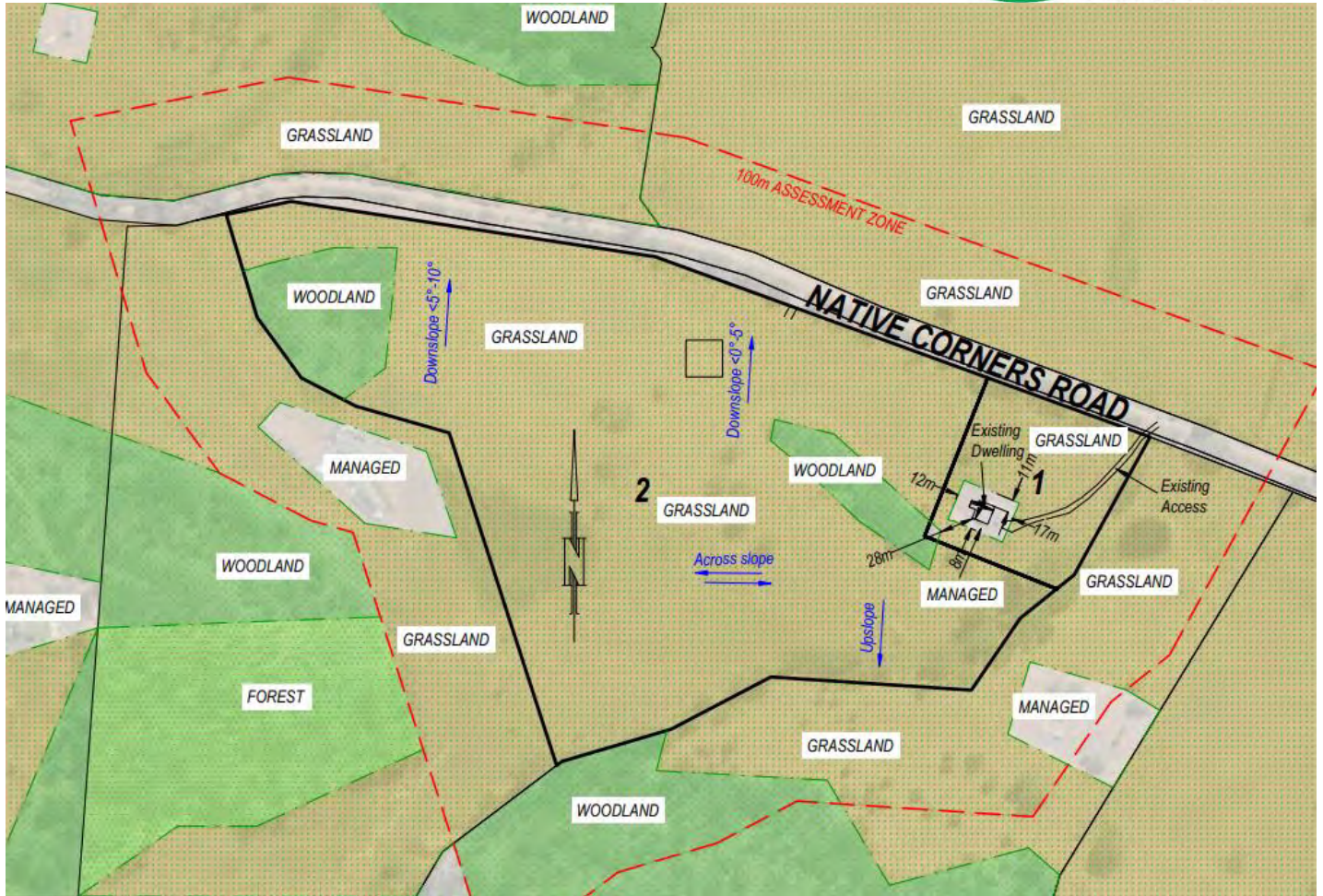


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)



3.3 Bushfire Attack Level (BAL)

Table 2 BAL rating for each lot and required separation distances

LOT 1 – Existing Dwelling					
DIRECTION OF SLOPE	NE	SE	SW	W	NW
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND WOODLAND	MANAGED GRASSLAND WOODLAND
Existing Horizontal distance to classified vegetation	11m-96m (G)	17m-100m (G)	8m-100 (G)	17m-28 & 68m-100m (G) 28m-67m (B)	12m-85m (G) 85m-100m (B)
Effective Slope under vegetation	Downslope >0°-5°	Across slope	Upslope	Upslope	Across slope
Exemption					
Current BAL value for each side of the site	BAL-19	BAL-12.5	BAL-29	BAL-12.5	BAL-19
Separation distances to achieve BAL-19	11m	10m	10m	10m	10m
Separation distances to achieve BAL-12.5	16m	14m	14m	14m	14m

LOT 2 – Vacant					
DIRECTION OF SLOPE	N	E	SE	S	W
Vegetation Classification	GRASSLAND MANAGED	GRASSLAND	GRASSLAND WOODLAND	GRASSLAND	GRASSLAND
Existing Horizontal distance to classified vegetation	0m-53m (G)	0m-100m (G)	0m-55 (G) 56m-100m (B)	0m-100m (G)	0m-100m (G)
Effective Slope under vegetation	Downslope >0°-5°	Across slope	Upslope	Upslope	Across slope
Exemption					
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	11m	10m	10m	10m	10m
Separation distances to achieve BAL-12.5	16m	14m	14m	14m	14m

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

- a) Vegetation of any type that is more than 100m from the site.
- b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Where there was more than one classified vegetation in an aspect, the predominant vegetation was used for the BAL Table. Grassland is the more predominant fuel within this site.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code “maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire”. Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 “Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)”.

Compliance to C13.6.1

The building areas within both lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

Due to sizes of each lot, only the specified and indicative building areas require an HMA.

The HMA for 2 needs to be established prior to occupancy of future dwellings, and prior to sealing of titles for lot 1.

Due to existing developed land, some separation distances are already achieved for BAL-19 for Lot 1. However, there is some requisite fuel removal required for both lots to achieve BAL-19.

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Existing Dwelling)					
Aspect	NE	SE	SW	W	NW
BAL-19	11m	10m	10m	10m	10m
BAL-12.5	16m	14m	14m	14m	14m

LOT 2 – Separation Distances (Vacant)					
Aspect	N	E	SE	S	W
BAL-19	11m	10m	10m	10m	10m
BAL-12.5	16m	14m	14m	14m	14m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:



- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Native Corners Road, which is an all-weather gravel public road maintained by the Southern Midlands Council. The approximate carriageway width of Native Corners Road is 5m. No upgrades are required to the public road and therefore it complies with public access road requirements.

Property Access

Current Conditions:

Existing access to the existing dwelling in Lot 1 is via an all-weather gravel private access. The access is fairly straight, with a slight curve into the private driveway and parking area and terminates adjacent to the dwelling. The width of the access is approximately 3m wide for an approximate length of 150m (including the parking area).



Figure 5 – Part of existing access

Compliance to C13.6.2

Lot 1

Access to the existing dwelling within Lot 1 is >30m but <200m, and access is required for a fire appliance. Therefore, the access must comply with the relevant standards of Acceptable Solution A1 and Table C13.2 (B) of the Code demonstrated in table 3 below.

Lot 2

Access to the building area for Lot 2 will be >30m but <200m, and access is required for a fire appliance. Therefore, the access must comply with the relevant standards of Acceptable Solution A1 and Table C13.2 (B) of the Code demonstrated in table 3 below.

Access for Lot 2 to be constructed prior to occupancy of future habitable dwellings, and upgrade (widen to 4m wide, with clearance of 0.5m each side) prior sealing of titles for Lot 1.

Table 3 - Requirements for access length greater than 30m but less than 200m per Table C13.2 (B)

Access Standards: (access length greater than 30m but less than 200m)

- a) All-weather construction;
- b) Load capacity of at least 20 t, including bridges and culverts;
- c) Minimum carriageway width of 4m;
- d) Minimum vertical clearance of 4m;
- e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;
- f) Cross falls less than 3 degrees (1:20 or 5%)
- g) Dips less than 7 degrees (1:8 or 12.5%);
- h) Curves with a minimum inner radius of 10m;
- i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed road; and
- j) Terminate with a turning area for fire appliances provided by one of the following
 - i. A turning circle with a minimum outer radius of 10m; or
 - ii. A property access encircling the building; or
 - iii. A hammerhead 'T' or 'y' turning head 4m wide and 8m long.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water. There is an existing static water supply tank within Lot 1, for when the dwelling was built.

Compliance to C13.6.3

The existing static water supply tank within Lot 1 must be compliant to requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5. If upgrades are required, they are outlined below in Table 4.

Lot 2 must be provided with a firefighting water supply that meet the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for Lot 2, must be provided prior to occupancy of future habitable dwellings, and prior to sealing of titles for Lot 1. Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5

Table 4 – Requirements for Static Water Supply C13.6.3 and Table C13.5

<p>A. <u>Distance between building area to be protected and water supply</u></p> <ul style="list-style-type: none"> a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area <p>B. <u>Static Water supplies</u></p> <ul style="list-style-type: none"> a) may have a remotely located offtake connected to the static water supply; b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) must be metal, concrete or lagged by non-combustible materials if above ground; and e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness. <p>C. <u>Fittings, pipework and accessories (including stands and tank supports)</u></p> <p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm [S1]; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles. <p>D. <u>Signage for static water connections</u></p> <p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
--



- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

- a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b) no closer than 6m from the building area to be protected;
- c) a minimum width of 3m constructed to the same standard as the carriageway; and
- d) connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Construction Standards

All future habitable buildings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the Bushfire Hazard Management Plan (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

Future Class 10a buildings within 6m of the Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	<p>To comply with the Acceptable Solution A1, the proposed plan of subdivision must;</p> <ul style="list-style-type: none"> • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>. <p>The BHMP demonstrates that both lots can accommodate a BAL rating of BAL-19 with on-site vegetation managing. The HMA for Lot 2 needs to be established prior to occupancy of future dwellings, and prior to sealing of titles for Lot 1.</p> <p>Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)</p>
C13.6.2 Public and firefighting access; A1	<p>The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. Access for Lot 2 to be constructed/upgraded prior to occupancy of future habitable dwellings, and prior to sealing of titles for Lot 1.</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).</p>
C13.6.3 A2 Provision of water supply for firefighting purposes.	<p>Static water supply is required for both lots per C13.6.3 A2. Lot 1 has an existing static water supply tank, which must comply to C13.6.3 Table C13.5. Firefighting water supply requirements for Lot 2 <u>must</u> be provided prior to occupancy of future habitable dwellings, and prior to sealing of titles for Lot 1 (if currently non-compliant).</p> <p>Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3</p>

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Southern Midlands and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19 for both lots. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Static water supply, access driveway, hardstand and turning head area for Lot 2 needs to be installed prior to occupancy for future habitable dwellings, and prior to sealing of titles for Lot 1.
- Southern Midlands Council condition the planning approval on the compliance with the BHMP (as per Appendix C).
- The BAL-19 building areas shown on the BHMP are indicative and can be varied as long as the BAL-19 HMA separation distances are adhered to.
- If the indicative building area within Lot 2 is adjusted, it is recommended that it be adjusted to the east of the proposed private access, to avoid greater slope from the Grassland fuel within the site.

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed March/April 2023, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Southern Midlands* viewed March/April 2023, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

8 APPENDIX A – SITE PHOTOS



Figure 6 – Grassland fuel within Lot 1, view facing W



Figure 7 – Grassland fuel within the indicative building area within Lot 2, view facing W



Figure 8 - Existing dwelling and managed land within Lot 1, view facing W



Figure 9 – Existing dwelling and managed land within Lot 1, view facing W



Figure 10 – Woodland fuel within Lot 2, view facing SW



Figure 11 – Existing dam within Lot 2, view facing SE



Figure 12 – Grassland fuel north of the site

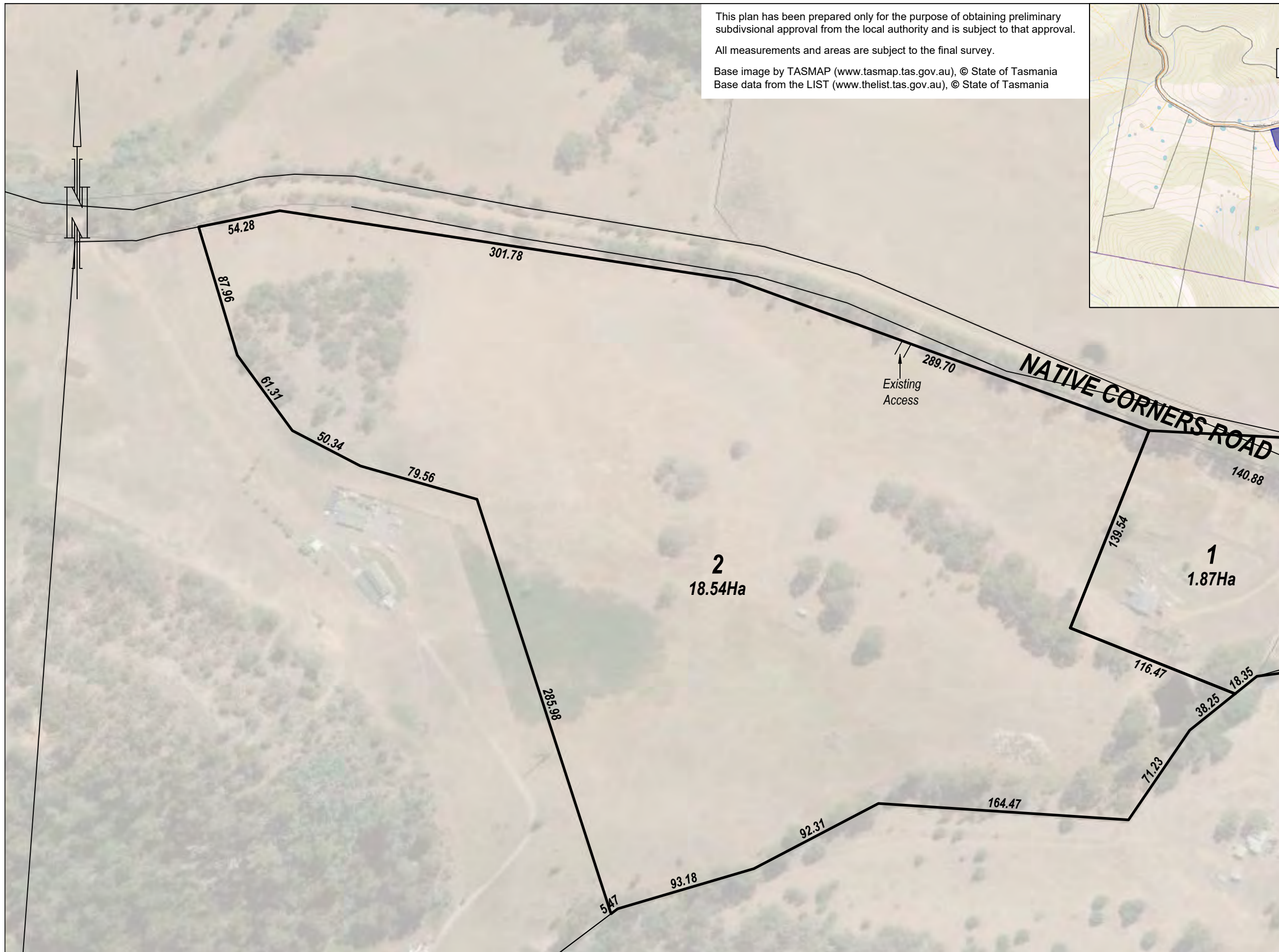


Figure 13 – Grassland fuel east of the site



9 APPENDIX B – SUBDIVISION PROPOSAL PLAN

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
All measurements and areas are subject to the final survey.
Base image by TASMALP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: RYAN D. BARBER & GABRIELLE J. BARBER
TITLE REFERENCE: C.T.109983/7
LOCATION: 849 NATIVE CORNERS ROAD, CAMPANIA

Pr
Date
0
Scale
1



10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN



BUSHFIRE HAZ

LOCATION:

TITLE REFEREN

PROPERTY ID

MUNICIPALITY

DATE:

SCALE: 1:1500 @

REQUIREMENTS

1. HAZARD MANAGEM

- 1.1. HMA to be estal as set out in Ser
- 1.2. Vegetation in th then maintained from direct flam inspection and r prior to the bust kept short (<10C level such as le; reduce the quar buildings; and to
- 1.3. Some trees can separation betw removed to crea the canopy. Sm may act to trap
- 1.4. No trees to over from falling on tl
- 1.5. Non-combustib short cropped le
- 1.6. Fine fuels (leave ground periodic pastures must b

2. CONSTRUCTION S'

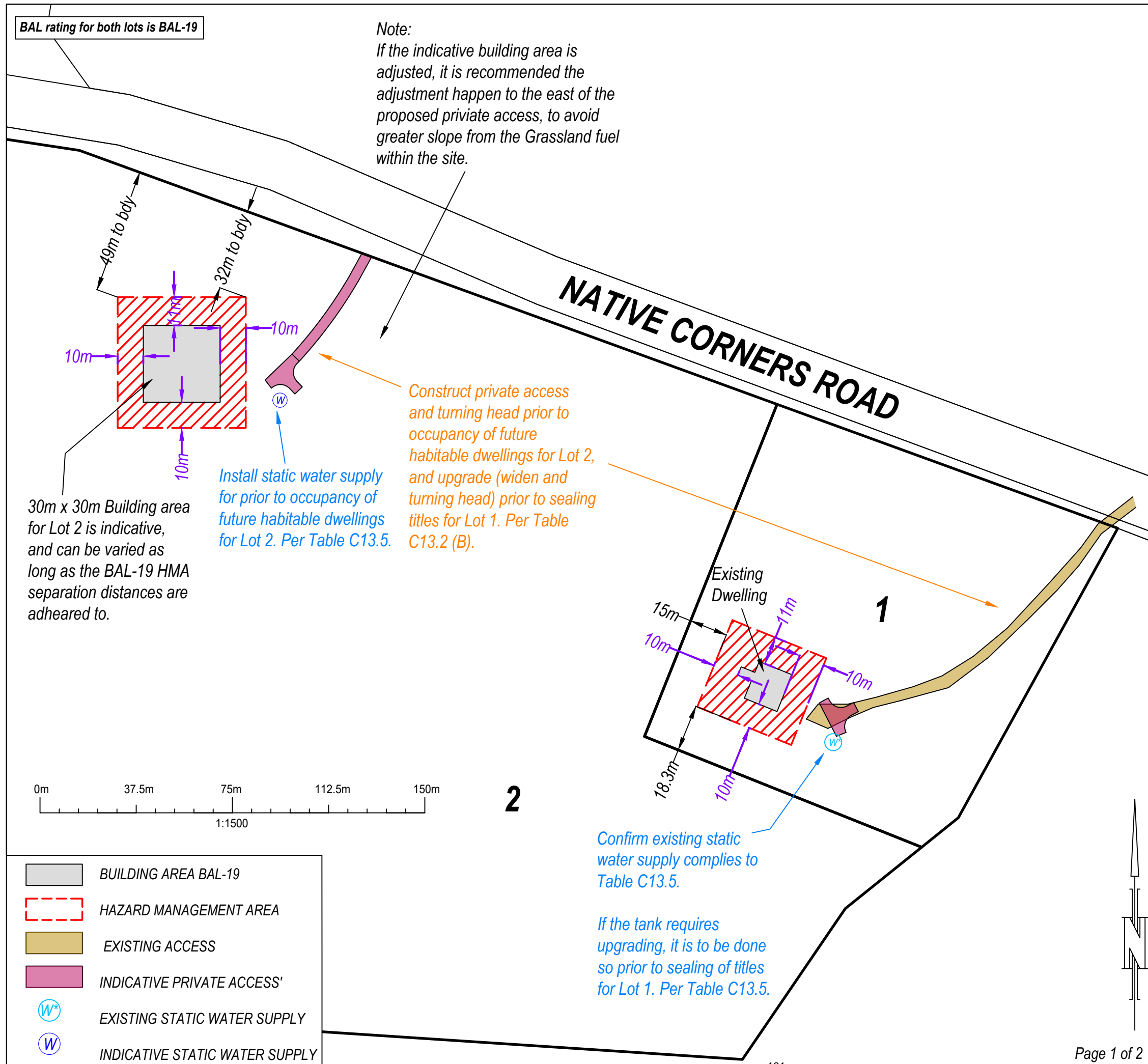
- 2.1. Future dwellings designed and co accordance with
 - 2.2. Future outbuildi constructed to tl separation in ac
- 3. PUBLIC AND FIRE-F**
- 3.1. Access to all lot requirements sp
- 4. STATIC FIRE-F**
- 4.1 New habitable dwell with a static water
 - Dedicated solely
 - Minimum capacit
 - is accessible by l
 - hardstand area;
 - Consistent with t

This plan is to be read in cc Assessment Report "Propo Road, Campania" dated 21.

BHMP BY JAMES ROGEI
ACCREDITED BUSHFIRE

BAL rating for both lots is BAL-19

Note:
If the indicative building area is adjusted, it is recommended the adjustment happen to the east of the proposed private access, to avoid greater slope from the Grassland fuel within the site.



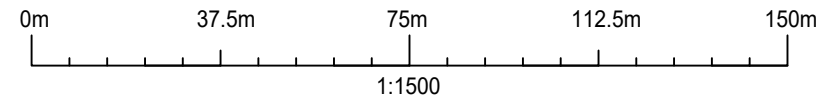
30m x 30m Building area for Lot 2 is indicative, and can be varied as long as the BAL-19 HMA separation distances are adhered to.

Install static water supply for prior to occupancy of future habitable dwellings for Lot 2. Per Table C13.5.

Construct private access and turning head prior to occupancy of future habitable dwellings for Lot 2, and upgrade (widen and turning head) prior to sealing titles for Lot 1. Per Table C13.2 (B).

Confirm existing static water supply complies to Table C13.5.

If the tank requires upgrading, it is to be done so prior to sealing of titles for Lot 1. Per Table C13.5.



- BUILDING AREA BAL-19
- HAZARD MANAGEMENT AREA
- EXISTING ACCESS
- INDICATIVE PRIVATE ACCESS'
- W EXISTING STATIC WATER SUPPLY
- W INDICATIVE STATIC WATER SUPPLY



BUSHFIRE HAZ

LOCATION:
TITLE REFEREN
PROPERTY ID
MUNICIPALITY
DATE:
SCALE: 1:3000 @

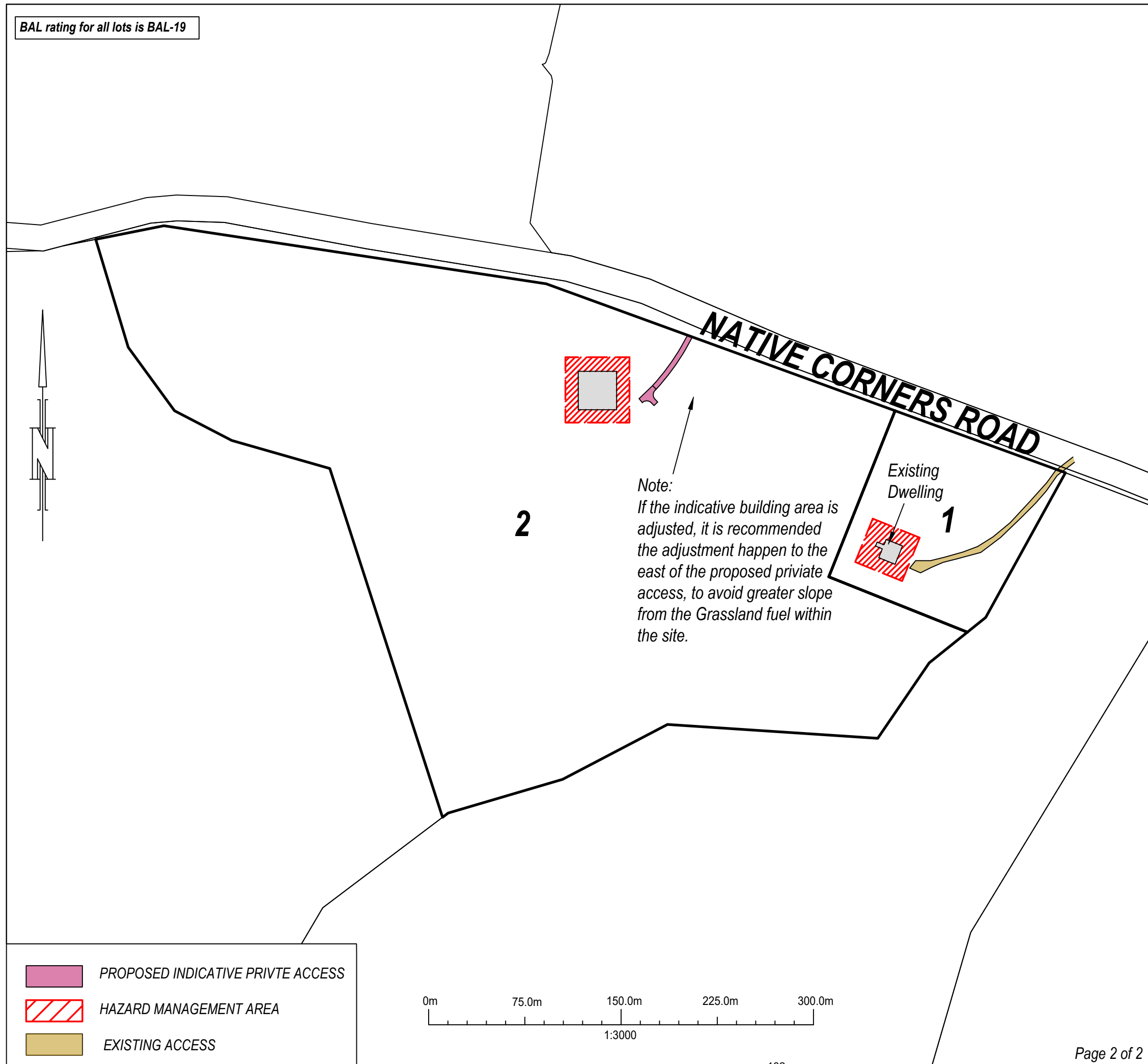
REQUIREMENTS




1. HAZARD MANAGEM
 - 1.1. HMA to be estal as set out in Ser
 - 1.2. Vegetation in th then maintained from direct flam inspection and r prior to the bust kept short (<100 level such as le; reduce the quar buildings; and to
 - 1.3. Some trees can separation betw removed to crea the canopy. Sm may act to trap
 - 1.4. No trees to over from falling on tl
 - 1.5. Non-combustib short cropped le
 - 1.6. Fine fuels (leav ground periodic pastures must b
2. CONSTRUCTION S
 - 2.1. Future dwellings designed and co accordance with
 - 2.2. Future outbuildi constructed to tl separation in ac
3. PUBLIC AND FIRE-F
 - 3.1. Access to all lot requirements sp
4. STATIC FIRE-F
 - 4.1 New habitable dwell with a static water
 - Dedicated solely
 - Minimum capacit
 - is accessible by l
 - hardstand area;
 - Consistent with t Bushfire Report

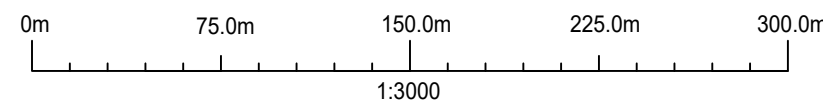
This plan is to be read in cc Assessment Report "Propo Road, Campania" dated 21.

BHMP BY JAMES ROGEI
ACCREDITED BUSHFIRE

BAL rating for all lots is BAL-19



-  PROPOSED INDICATIVE PRIVTE ACCESS
-  HAZARD MANAGEMENT AREA
-  EXISTING ACCESS





11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

849 Native Corners Road, Campania TAS 7026

Certificate of Title / PID:

C.T.109983/7 / 2887821

2. Proposed Use or Development

Description of proposed Use and Development:

TWO LOT SUBDIVISION OF C.T.109983/7

Applicable Planning Scheme:

Tasmanian Planning Scheme – Southern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	07/12/2022	00
BUSHFIRE HAZARD REPORT – 849 NATIVE CORNERS ROAD, CAMPANIA	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	21/04/2023	1.1
BUSHFIRE HAZARD MANGAEMENT PLAN– 849 NATIVE CORNERS ROAD, CAMPANIA	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	21/04/2023	1.1

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2	
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	

<input type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2	
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	

<input type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	

<input type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

JAMES ROGERSON

Date:

21 / 04 / 2023

Certificate
Number:

161

(for Practitioner Use only)

SEARCH OF TORRENS TITLE

VOLUME 109983	FOLIO 7
EDITION 7	DATE OF ISSUE 28-Oct-2016

SEARCH DATE : 16-Dec-2022

SEARCH TIME : 04.17 PM

DESCRIPTION OF LAND

Parish of YARLINGTON, Land District of MONMOUTH
 Lot 7 on Sealed Plan 109983
 Derivation : Part of Lot 438, 640 Acres Granted to William
 Kearney
 Prior CT 110147/1

SCHEDULE 1

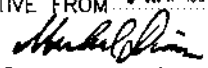
M597750 TRANSFER to RYAN DAVID BARBER and GABRIELLE JOY
 BARBER Registered 28-Oct-2016 at 12.01 PM

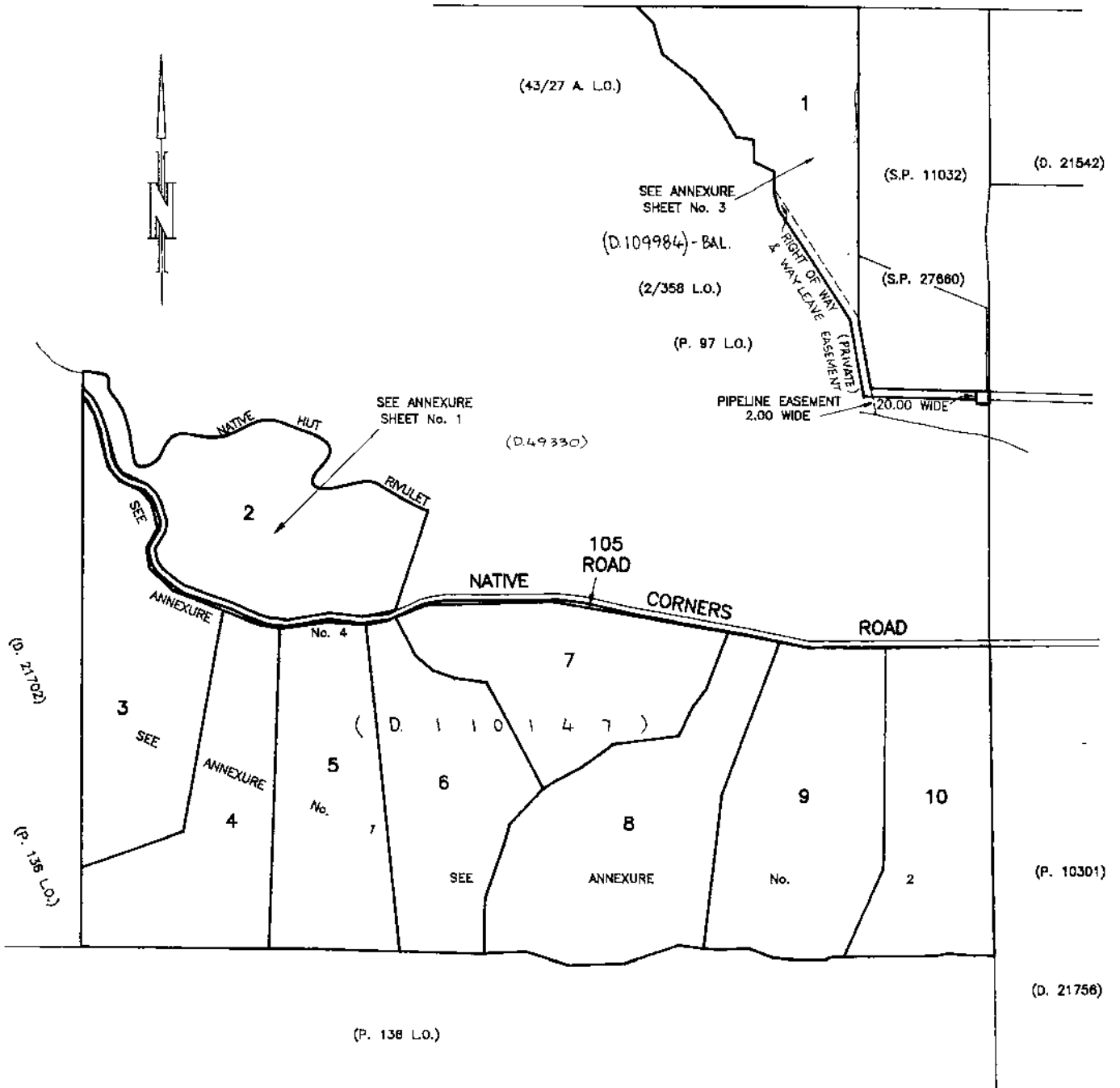
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP110147 FENCING COVENANT in Schedule of Easements
 E63036 MORTGAGE to Bendigo and Adelaide Bank Limited
 Registered 28-Oct-2016 at 12.02 PM

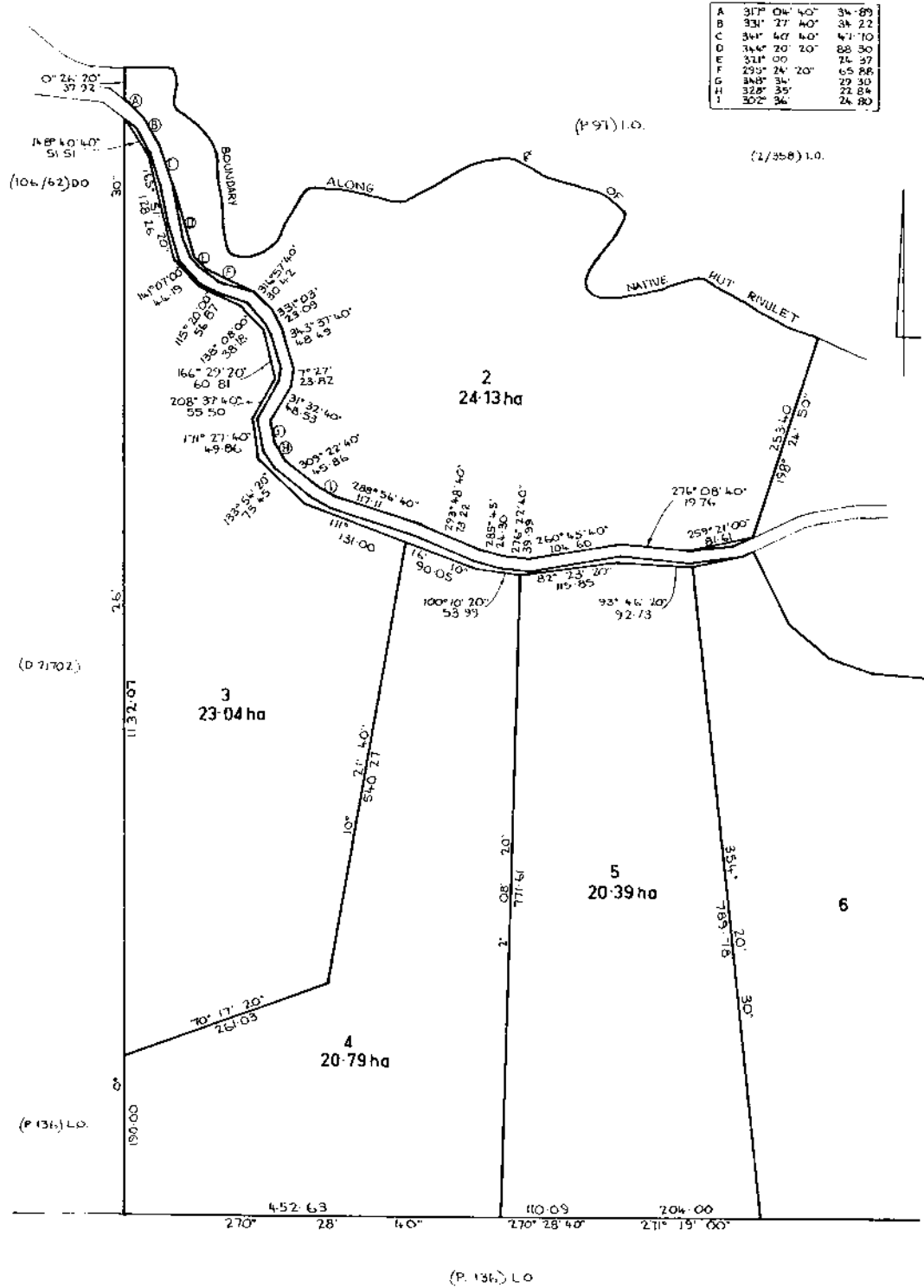
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

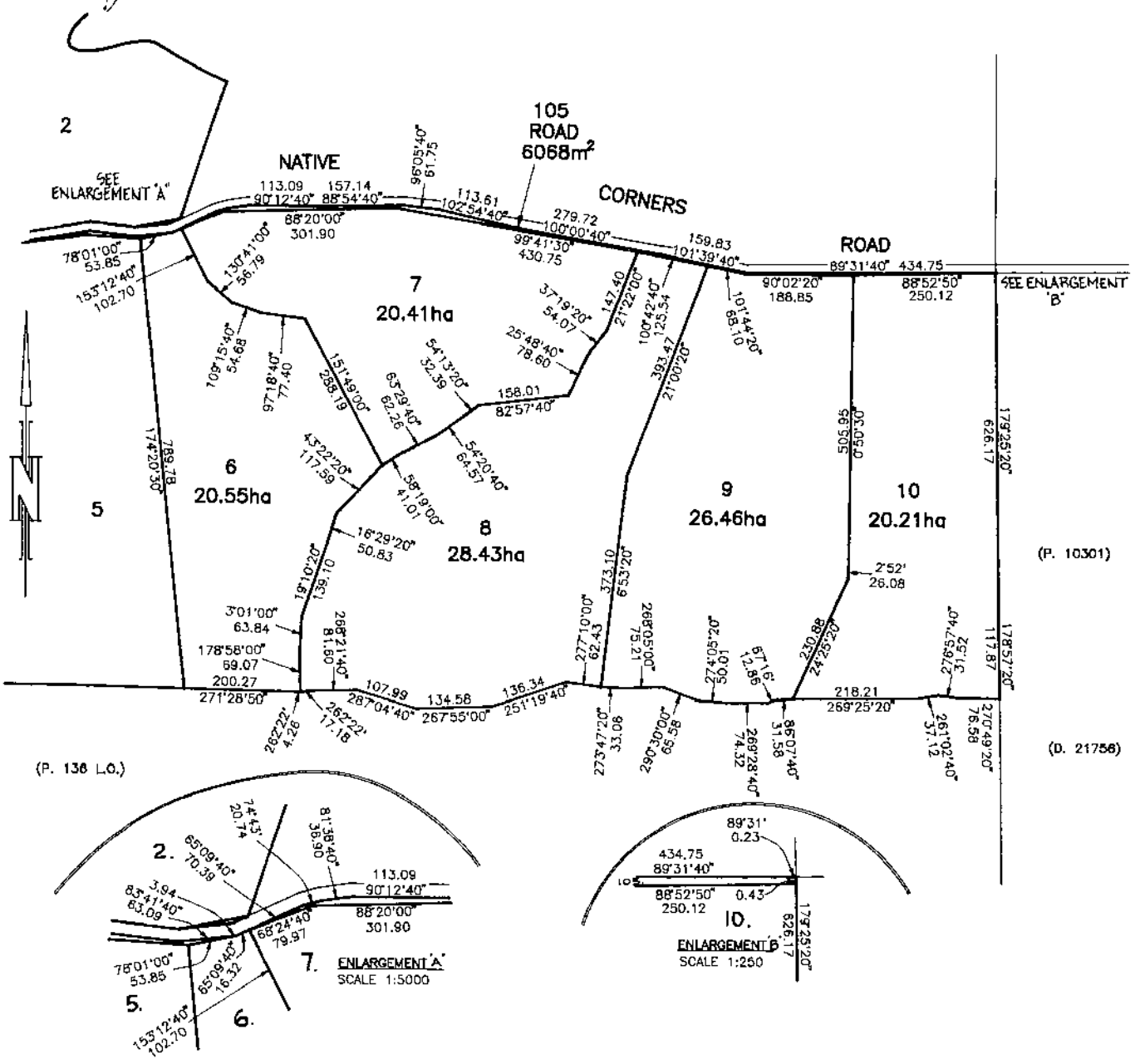
OWNER KEITH ALBERT WILLIAMS & NORMA KATHERINE WILLIAMS KATHERYNN FOLIO REFERENCE CT 3694/32 & CONV. 57/4619 F.R.110147-1 GRANTEE PART OF 250Ac. GTD TO F. W. MAULE & ORS. AND PART OF LOT 438 640Ac. GTD TO WILLIAM KEARNEY. FREDERICK WILLIAM MAWLE		PLAN OF SURVEY BY SURVEYOR JOHN L. CERUTTY <small>DRAWN BY CERUTTY 7 DAYFIELD ST. ROSKY PARK A DIVISION OF COOR FTY. LTD. AGN 008521854</small>		REGISTERED NUMBER SP109983
TASMAR/MUN. SHEET/No. 28		LAST UPI No. 650 647	LAST SURVEY PLAN No. D.110147	APPROVED EFFECTIVE FROM 8 APR 1994  Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN				



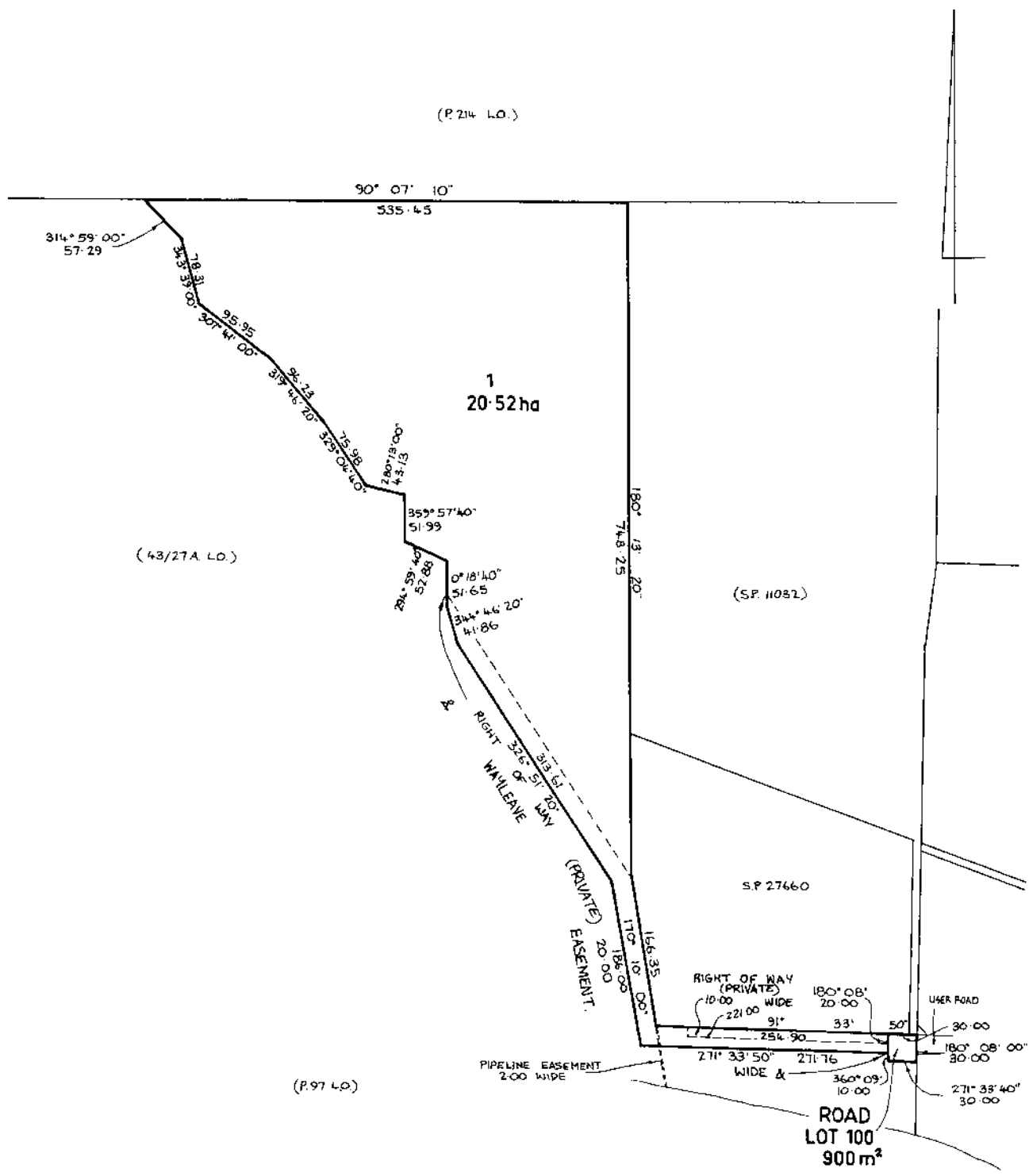
<p>ANNEXURE SHEET No. 1 (of 4 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet</p>	<p>REGISTERED NUMBER SP109983</p>
<p>Signed for the purposes of identification Counsellor Clerk <i>[Signature]</i></p>	<p>Surveyor JOHN LEONARD KERUCCY Owner KATH ALBERT WILLIAMS & NORMA KATHERINE WILLIAMS KATHERYN F.R. 110147/1 604-577449 Title Reference: C.J. 3694-32 604-577449</p>	<p>Scale 1:4000 Measurements in Metres</p>



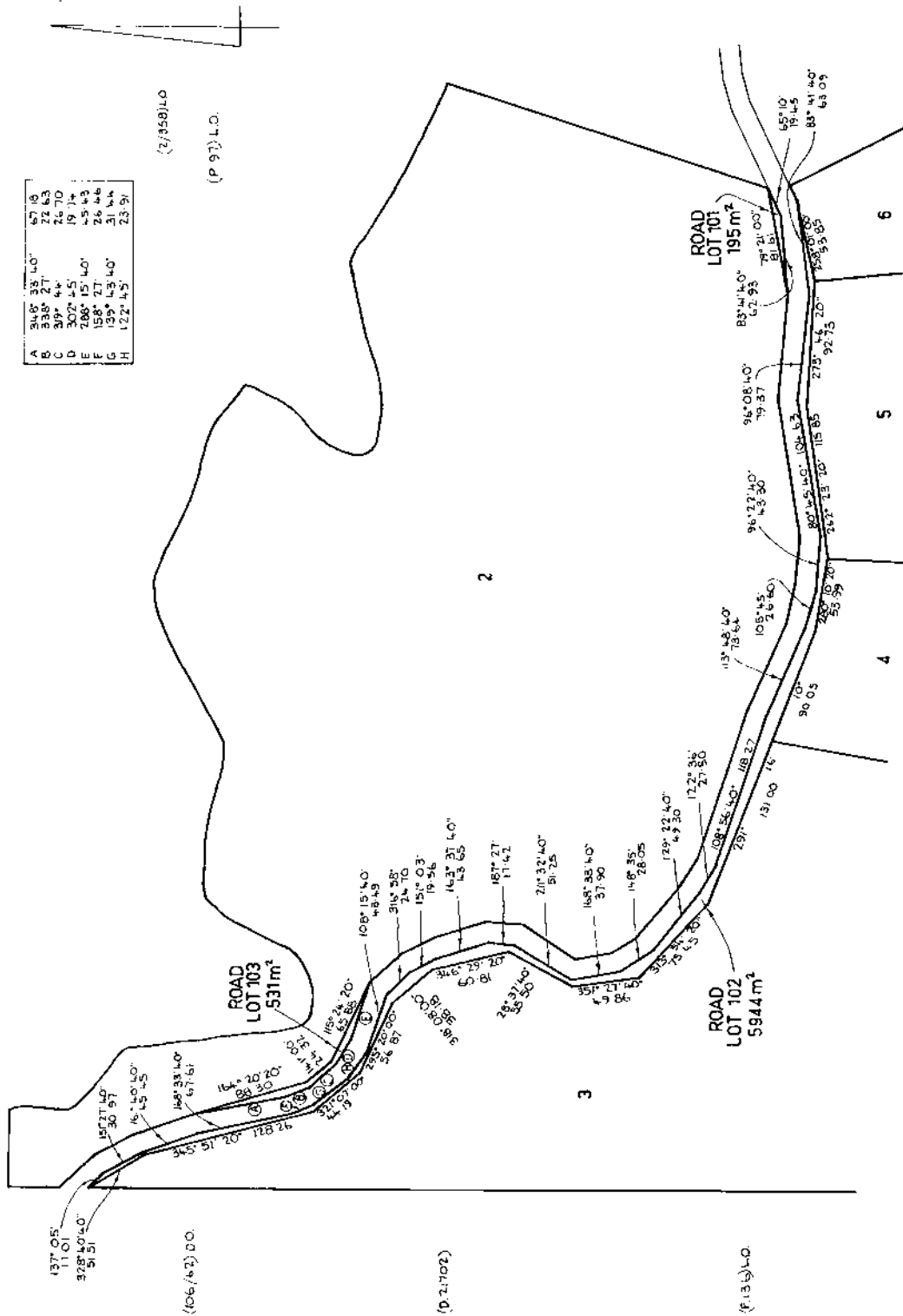
<p>ANNEXURE SHEET No 2 OF 4 SHEETS</p>	<p>OWNER KEITH ALBERT WILLIAMS & NORMA KATHERINE WILLIAMS F.P. 110147-1 FOLIO REFERENCE CT 3894/32 & CONV. 67/4619</p> <p>SCALE 1:7500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP109983</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> Town Clerk/Council Clerk</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.</p> <p>Registered Surveyor date</p>	



<p>ANNEXURE SHEET No 3 (of 4 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet.</p>	<p>REGISTERED NUMBER SP109983</p>
<p>Signed for the purposes of identification Council Clerk <i>[Signature]</i></p>	<p>Surveyor... JOHN... L. CERUTTY... Owner: KEITH ALBERT WILLIAMS & NORMA KATHERINE WILLIAMS Title Reference: CT 3694-32, CONV 57/449</p>	<p>Scale 1: 4000 Measurements in Metres</p>



<p>ANNEXURE SHEET No. 4 of 4 annexures to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet</p>	<p>REGISTERED NUMBER SP109983</p>
<p>Signed for the purposes of identification Council Clerk <i>[Signature]</i></p>	<p>Surveyor JOHN LEONARD CERVELLY Owner KEITH ALBERT WILLIAMS & NORMA KATHLEEN WILLIAMS KATHERINE WILLIAMS FR 110147-1 Title Reference: C1 34-94-37, CONV 517449</p>	<p>Scale 1:2500 Measurements in Metres</p>



REGISTERED NUMBER

SP109983

PROPOSED NUMBER



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

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 à 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 à prendre described hereunder.

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

Lot 1 on the plan is subject to a wayleave easement as defined in Section 2 of the Hydro Electric Commission Act 1946 (appurtenant to the balance land in Certificate of Title Volume 3694 Folio 32) over the Wayleave Easement 2.00 wide shown on the plan.

Lot 1 on the plan is subject to a right of carriage way (appurtenant to Lot 1 on Sealed Plan No.11032) over the Right of Way 10.00 wide shown on Sealed Plan No. 11032.

Lot 1 on the plan is subject to a right of drainage (appurtenant to Lot 1 on Sealed Plan No. 11032) over the pipeline Easement 2.00 wide shown on Sealed Plan No. 11032.

Lot 1 on the plan is subject to a right of carriage way (appurtenant to the balance land in Certificate of Title Volume 3694 Folio 32) over the Right of Way 20.00 wide shown on the plan.

FENCING COVENANT

The owners of the lots on the plan Covenant with the Vendors Keith Albert Williams and Norma Kathryn Williams that the Vendors shall not be required to fence.

DATED the 16th day of January 1994

SIGNED by KEITH ALBERT
WILLIAMS registered
proprietor Folio of the Register
Volume 3694 Folio 32 and
Conveyance Registered No. 57/4619
in the presence of:

K.A. Williams

A. B. Williams

SIGNED by NORMA KATHRYN
WILLIAMS as registered proprietor
Folio of the Register Volume 3694 Folio 32
and Conveyance Registered No. 57/4619
in the presence of:

N.K. Williams

*A. B. Williams
Lee Clark
Abbott*

THE COMMON SEAL of CWS MORTGAGE
MANAGEMENT PTY LTD as mortgagee
Mortgage No. B705205 was this
day hereto affixed in the
presence of:



Director
Director

This is the schedule of easements attached to the plan of

(Insert Subdivider's Full Name)

K. A. G. N. K. WILLIAMS

..... affecting land in

CT 3694/32 & C/M 57/4619

(Insert Title Reference)

Sealed by SELTARA MIDLANDS COUNCIL on 16th FEBRUARY 1994

Solicitor's Reference

[Signature]
Council Clerk/Town Clerk

DLR 3104

June 15, 2023

re: SA2200029 Proposed: Subdivision 1 lot + balance
Address: 849 Native Corners Road Campania

To whom it may concern:

We are writing to lodge an objection to the proposed subdivision at 849 Native Corners Road Campania for the following reasons.

1. We are opposed to the subdivision of large rural blocks in general. There is a need to keep large tracts of agricultural land intact because of the scarcity of it on this small island. Climate change is increasing the level of food insecurity around the world and our capacity to be self-sufficient needs to be maximised.
2. The applicant has proposed a plan for permaculture farming on Block 2. However, there is no need for the subdivision to take place in order for these activities to be undertaken. In fact, the proposed second dwelling on Block 2 will decrease the area available for potential agricultural use.
3. This is an area with abundant and healthy wildlife which we consider to be part of its appeal and amenity. Subdivision inevitably has a negative impact on wildlife.
4. Subdivision of this block will set a precedent for other similar applications. Will our other neighbours, when thinking of selling and moving away, be motivated to subdivide their property to maximise their potential profit? If this becomes a common practice, it will destroy the amenity of the rural setting as well as impacting its agricultural potential.
5. The assertion in the application that Block 2 will be kept in the owner's family 'for generations to come' (p.5) is confusing, as the current advertising at [realestate.com](https://www.realestate.com) indicates that both Blocks 1 and 2 are for sale.

<https://www.realestate.com.au/property-acreage+semi-rural-tas-campania-140824972>

Thank you for the opportunity to comment on this matter.

Yours sincerely,

Tasmanian Planning Policies

Draft provided to the Tasmanian Planning Commission
in accordance with section 12C(3)(a) of the *Land Use
Planning and Approvals Act 1993*

Foreword

Land use planning seeks to balance the competing demands on land to support the community's environmental, social and economic interests. To achieve this, it applies foresight, strategic thinking and prioritized action to spatially arrange land use and development to avoid conflict and to provide for the protection and allocation of land to accommodate the needs of future generations.

The Tasmanian Planning Policies (TPPs) are a planning instrument made under Part 2A of the *Land Use Planning and Approvals Act 1993* (the Act). The purpose of the TPPs are to provide a consistent planning policy setting that will guide planning outcomes delivered through the strategic and regulatory elements of the planning system, more specifically the Regional Land Use Strategies (RLUSs) and the Tasmanian Planning Scheme (TPS), comprising the State Planning Provisions (SPPs) and Local Provisions Schedule (LPSs). The Act also requires consideration of the TPPs during the declaration and assessment of major projects under Division 2A of the Act and apply to a housing land supply order made or amended under Part 2, Division 1 of the *Housing Land Supply Act 2018*.

The TPPs do not apply to development applications made under Part 4, Division 2 of the Act, however they apply to an application for a combined permit and amendment under Part 3B, Division 4 of the Act but only in so far as the amendment is concerned.

Section 12B of the Act sets out the broad range of matters that a TPP may relate to, including:

- the sustainable use, development, protection or conservation of land;
- environmental protection;
- liveability, health and wellbeing of the community; and
- any other matter that may be included in a planning scheme or regional land use strategy.

The policy content is delivered through seven TPPs that address broad land use planning topics including: Settlement, Environmental Values, Environmental Hazards, Sustainable Economic Development, Physical Infrastructure, Cultural Heritage and Planning Processes.

The effectiveness of the TPPs will be monitored, and to ensure the policy outcomes are responsive to changing circumstances, reviews will be undertaken every five years in accordance with section 12I of the Act.

General Application

In accordance with section 12B(3) of the Act, this section of the TPPs specifies the manner in which the TPPs are to be implemented into the SPPs, LPSs and RLUSs

The Foreword, Table of Contents, headings, footnote and the Policy Context section of each TPP are not intended to have operative effect. These parts or sections of the TPPs provide background or advisory information and have been included to assist users' understanding of the TPPs and how they are intended to inform both the planning system and planning outcomes. They are a guide only and should be read in conjunction with the Act.

The operative parts of the TPPs express the planning policy and the manner in which the planning policy is intended to be applied. The table below sets out those parts of the TPPs that are intended to have operational effect and the purpose of those operational parts.

OPERATIVE PARTS	PURPOSE OF OPERATIVE PARTS
General Application	The General Application section provides details, considerations and principles as to the manner in which the TPPs are to be implemented and applied to RLUS, SPPs and LPSs.
Policy content is provided under subheadings within each of the TPPs. Each subheading represents a policy that comprises the following operative parts:	
Policy Application	Policy Application - provides any requirements regarding the application of specific policies.
Objective	Objective - sets out the aims of the policy.
Strategies	Strategies - sets out ways that the policy objective can be achieved.

Directions as to the manner of application to all planning instruments

The intent of the TPPs is to provide direction to guide planning outcomes, however, those outcomes will not always be expressed in the same manner. When applying the range of relevant strategies to a particular matter, the planning outcome will be influenced by how those strategies interact, which may result in different planning responses being expressed. Judgement must be exercised when interpreting and applying the TPPs so that a range of alternate approaches and outcomes can be considered where it can be demonstrated that the intent of the strategy, and the objective it seeks to achieve, can be met.

The application of the TPPs to RLUSs, SPPs and LPSs should have regard to the following application principles:

- 1) There is no order or hierarchy associated with the application of the TPPs.
- 2) No one TPP, policy or strategy should be read in isolation from another to imply a particular action or consequence.
- 3) The TPPs are generally not expressed in absolute terms and should not be interpreted or applied so literally or rigidly that reasonable, alternate approaches to achieve a particular strategy are excluded from consideration.
- 4) Where the Act requires a planning instrument to be consistent with the TPPs, the TPPs must be considered in their entirety to determine those strategies that are relevant to the particular matter.
- 5) Strategies that are relevant to the particular matter should be considered and applied in the context of the objective that the strategy is seeking to achieve.
- 6) In determining what strategies are relevant to a particular matter, regard must be had to:
 - a) the nature of the particular matter being considered;
 - b) the purpose of the applicable planning instrument;
 - c) the Policy Application statement for each policy;
 - d) the scale at which the strategies are being applied (for example at a regional, local or site-specific level); and
 - e) the environmental, social and economic characteristics of the region, local area or site.
- 7) Where the application of relevant strategies to a particular matter causes competing interests to be met, resolution should be based on balanced consideration and judgement derived from evidence, having regard to:
 - a) the overall purpose of the TPPs;
 - b) an understanding of the overall combination of interests expressed through the TPPs;
 - c) the objective of strategies that are subject to competing interests;
 - d) alternate ways to achieve strategies that are subject to competing interests;
 - e) any relevant and applicable regional or local planning policies;
 - f) any characteristics of the land, subject to the competing policy interests, that may influence how the competing interests can be resolved or managed;
 - g) consideration of the regional and local context and how competing interests can be appropriately integrated at the regional, local or site specific level; and
 - h) the purpose of the applicable planning instrument.

Directions as to the manner of application specifically to LPSs

In accordance with Schedule 7 clause 1 of the Act, the TPPs do not apply to the first LPSs made but do apply to each amendment or substitution of an LPS.

Following the making of the TPPs, or an amendment to the TPPs, sections 5A(8) and 30T(1) require that the RLUSs and SPPs (respectively) are reviewed for consistency with the TPPs.

Section 34(2A)(a) and (b) of the Act provides for the manner in which the TPPs are to be implemented into LPSs and offers the following two criteria, based on before and after the reviews of the SPPs and RLUSs have occurred, stating:

- a) *where the SPPs and the relevant regional land use strategy have not been reviewed ... after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument¹ is consistent with the TPPs, as in force before the relevant planning instrument is made; and*
- b) *whether or not the SPPs and the applicable regional land use strategy have been reviewed ... after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument complies with each direction, contained in the TPPs in accordance with section 12B(3), as to the manner in which the TPPs are to be implemented into LPSs.*

For the purpose of section 34(2A) of the Act, LPSs must comply with each TPP direction contained in the relevant strategies and be implemented in accordance with the guidance and principles outlined in this 'General Application' section.

In addition, for the purpose of section 34(2A)(b) of the Act, where the RLUSs and SPPs have been reviewed following the making of the TPPs, the following additional direction applies to the manner in which the TPPs are to be implemented in to LPSs:

- Where a relevant strategy, or part of a relevant strategy, has been applied regionally through the RLUS, the decision maker may consider that compliance with the RLUS adequately addresses and satisfies the local application of the relevant strategy, and the LPS is deemed to comply with the relevant strategy; and
- Where a relevant strategy, or part of a relevant strategy, has been applied to the SPPs, the decision maker may consider that compliance with the relevant strategy may be adequately addressed through the application of the SPPs, which will satisfy the local application of the relevant strategy through the LPS, then the LPS is deemed to comply with the relevant strategy.

¹ Relevant planning instrument – means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.

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I.0 Settlement

I.0.1 Policy context

In Tasmania and around the world, the majority of people live in settlements. The quality of our settlements contributes to our quality of life. Settlements that contain diverse uses, are well planned, serviced, accessible and environmentally attractive stimulates economic growth and community resilience and wellbeing.

Land use planning shapes the existing and future form and function of our settlements. It considers the competing demands on land and aims to balance these demands to spatially arrange land use and development to avoid conflict. Urban environments are highly susceptible to land use conflict due to the interaction of environmental, social and economic forces that create complex spatial relations. Land use planning considers these spatial relations, and in doing so promotes the allocation, co-ordination and efficient use of land to provide for the needs of the existing and future generations.

With the guidance of the TPPs, the planning system will determine how and where growth will occur. The Settlement TPP requires that sufficient land is allocated to meet the community's needs for housing, including social and affordable housing, commerce, recreation, open space and community facilities and is appropriately serviced by social and physical infrastructure. It also supports the planning system to deliver future development in a coordinated, cost effective and environmentally responsible way.

Settlement patterns have a direct impact on infrastructure and service requirements and outcomes. Where possible, use and development should align with and maximise the use of existing infrastructure and services.

The policy prioritises a settlement pattern that locates people where they have access to employment, social infrastructure and transport networks to improve connectivity and liveability of settlements. It emphasises the delivery of social and affordable housing and recognises that these types of housing are essential to improve social and economic resilience. The Settlement TPP acknowledges that designing functional, sustainable and engaging spaces contribute to social inclusion and strengthen connections with place and our cultural identity. The combination of these factors supports healthy communities, attracting more people to live, visit and invest in our settlements.

To achieve these planning outcomes, the Settlement TPP is split into 5 separate policy areas that provide for liveable settlements, mechanisms for directing growth, policies relating to specific settlement types, housing diversity and availability and providing for well- designed built environment and public spaces.

1.0.2 Climate Change Statement

Because settlements concentrate populations and economic activities, they are also drivers of energy and resource consumption and contribute to climate change. Under a changing climate, Tasmania's terrestrial environments are projected to experience a rise in annual average temperatures, significant changes in seasonal and regional rainfall patterns and an increase in rainfall intensity.

In practice this means some of our settlements may experience increased likelihood of:

- localised flooding;
- inundation in coastal areas;
- potential for land slips;
- storm damage to property and infrastructure;
- bushfires in bushland near to settlements;
- social and economic disruption from extreme events;
- hot days and greater runs of hot days; and
- urban heat island effect in highly built-up areas.

Land use planning cannot prevent these events, however it can support measures that help address the causes and impacts of climate change.

While some of these matters are more specifically dealt with under other TPPs, from a settlement perspective many of the strategies to address these impacts also offer other benefits to the community and the environment. For example, strategies that promote networks of green spaces also increases rain-absorbing surfaces, allowing cities to better manage flooding from intense storms. Encouraging urban vegetation that provides shade allows urban environments to better tolerate extreme heat events and contributes to carbon storage in the urban landscape. Both these actions help to reduce the impact of climate change and, in doing so, create a more liveable environment.

Similarly, measures to consolidate settlements, make use of existing infrastructure, promote energy efficient design and improve access to public and active transport networks, while providing for efficient settlement patterns also reduces resource consumption and lowers emissions.

The impact of these predicted changes will not be felt evenly throughout the community. The more vulnerable in our community are likely to experience greater impacts, especially people that are older, have some pre-existing medical conditions, have lower levels of literacy and those on lower incomes or in housing stress.

While the planning system cannot solve these problems, there are strategies within the Settlement TPP that facilitates greater access to health, education and social and affordable housing that will support the vulnerable and build climate change resilience within the community.

I.1 Growth

I.1.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements not included within an urban growth boundary.

I.1.2 Objective

To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.

I.1.3 Strategies

1. Provide for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements.
2. Plan for growth that will:
 - a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;
 - b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;
 - c) integrate with existing transport systems; and
 - d) discourage the development of land that:
 - i. is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;
 - ii. is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;
 - iii. contains high environmental or landscape values;
 - iv. is agricultural land, especially land within the more productive classes of agricultural capabilities; and
 - v. is used for extractive industries or identified as strategic resource areas and deposits.
3. Identify regional settlement hierarchies based on:
 - a) population projections and forecast demographic change;
 - b) the functional characteristics of the settlement and any specific role it plays in the State or region;

- c) the social, environmental and economic characteristics of the settlement;
 - d) the availability of goods and services, including social infrastructure, to support the needs of the community;
 - e) access to employment and training opportunities;
 - f) efficient and accessible transport systems; and
 - g) capacity and cost-efficient upgrading of physical infrastructure.
4. Prioritise growth of settlements that are within the higher tiers of the settlement hierarchy.
 5. Actively address impediments to infill development, particularly in the major urban centres.
 6. Promote the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:
 - a) the identified values, physical constraints, environmental hazards, and the strategic context of the location;
 - b) urban or settlement growth boundary;
 - c) movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;
 - d) location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to limit or manage land use conflict;
 - e) any staging or sequencing of development of land;
 - f) the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and
 - g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.
 7. Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.
 8. Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:
 - a) projected population growth;
 - b) site suitability, such as having regard to identified values, agricultural capabilities, physical constraints and environmental hazards
 - c) land supply and demand analysis (including infill and greenfield);
 - d) existing physical and social infrastructure networks and services;
 - e) supporting the regional settlement hierarchy; and

- f) preventing the distortion of growth strategies in other settlements.
- 9. Identify the role and function of activity centres within settlements and encourage use and development that complements and supports that role and function.
- 10. Encourage the concentration of commercial, administrative, major retail, entertainment and cultural use and development within activity centres that are highly accessible by public and active transport.
- 11. Provide for and identify preferred development sequences in areas of growth to enable better coordination and more cost-effective planning and delivery of physical infrastructure.

1.2 Liveability

1.2.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

1.2.2 Objective

To improve the liveability of settlements by promoting a pattern of development that improves access to housing, education, employment, recreation, nature, health and other services that support the wellbeing of the community.

1.2.3 Strategies

- 1. Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources.
- 2. Facilitate access to, and a diverse range of, employment opportunities in settlements by:
 - a) promoting the provision of, and access to, safe and efficient public transport;
 - b) encouraging telecommunications infrastructure to support the ability to work remotely and access global markets; and
 - c) enabling businesses that promote local characteristics, resources and produce.
- 3. Support growth in the skilled workforce and increase opportunities for innovation, research and technology by encouraging tertiary education and vocational training institutions to be located:
 - a) in settlements that are within the higher tiers of the settlement hierarchy; and
 - b) within close proximity to residential areas, or highly accessible by public transport;

unless the particular educational or training course requires a remote location or an area with particular characteristics to teach the particular skills being offered.

4. Provide for a network of accessible, interlinked and inviting open and green spaces close to and within residential areas and activity centres to encourage active lifestyles, connection with nature and social interaction.
5. Provide for connectivity within settlements, especially between residential areas, activity centres and open space networks, through a network of legible and accessible infrastructure dedicated to active transport modes, including end of trip facilities.
6. Provide integrated transport networks that allow people to move safely and efficiently between and within settlements utilising different transport modes, including public transport, cycling and walking, to reduce car dependency.
7. Support measures to mitigate the impacts of climate change on urban environments by encouraging urban forests, community gardens, street plantings, garden roof tops (green roof), water sensitive urban design and integration of shade and water features into public spaces.
8. Improve neighbourhood amenity by managing incompatible use and development.
9. Provide for a range of cultural, recreational and community facilities that support wellbeing, social cohesion and cultural identity and understanding.
10. Protect and enhance those settlements, or part of settlements, that contain unique or distinctive local characteristics that contribute, or have the potential to contribute to, the community's identity and sense of place.
11. Facilitate place-making and recognise the contribution it makes to the local economy, environmental amenity and social wellbeing of the community.

1.3 Social Infrastructure

1.3.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.

1.3.2 Objective

To support the provision of adequate and accessible social infrastructure to promote the health, education, safety and wellbeing of the community.

1.3.3 Strategies

1. Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care.

2. Facilitate the co-location of suitable and compatible social infrastructure.
3. Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.
4. Integrate public and active transport networks with major social infrastructure.
5. Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.
6. Facilitate the provision of services that support vulnerable or at-risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.
7. Protect major health and emergency services facilities (including associated airspace) from land use conflict by limiting the encroachment or intensification of surrounding incompatible use and development.
8. Support the temporary or intermittent use of recreational, educational and community facilities for a range of cultural and creative activities that promote community participation and social inclusion.
9. Encourage the provision of housing to accommodate employees that support essential social infrastructure in remote areas².

1.4 Settlement Types

1.4.1 Application

Applies to all existing settlements and all land that is proposed, allocated or identified for future settlement growth including rural residential development.

1.4.2 Objective

To plan for the sustainable use and development of settlements that have particular environmental characteristics or values.

1.4.3 Strategies

1. Promote the vibrancy and character of specific activity centres, hubs or inner-city locations that have good connectivity, housing choices and access to goods and services that support urban lifestyles, where the impacts associated with mixed use and higher density residential use can be managed.

² Strategies to accommodate housing for employees in the tourism, agriculture and extractive industries sectors in remote areas are addressed under their respective policies.

2. Establish urban or settlement growth boundaries around coastal settlement to ensure that growth in coastal areas is directed to existing settlements areas and prevents linear development along the coast.
3. Facilitate the provision of social and physical infrastructure to support the seasonal fluctuations in populations experienced by coastal or other settlements that are characterised by holiday homes.
4. Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.
5. Avoid allocating additional land for the purpose of rural residential use and development, unless:
 - a) the amount of land to be allocated is minimal and does not constitute a significant increase in the immediate vicinity, or the existing pattern of development reflects rural residential type settlement;
 - b) the land is not within an urban growth boundary or settlement growth boundary;
 - c) the location of the land represents an incremental, strategic and natural progression of an existing rural residential settlement;
 - d) the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;
 - e) growth opportunities maximise the efficiency of existing services and physical infrastructure;
 - f) agricultural land, especially land within the more productive classes of agricultural capabilities, cultural heritage values, landscape values, environmental values and land subject to environmental hazards are, where possible, avoided;
 - g) the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed; and
 - h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.

1.5. Housing

1.5.1 Application

Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.

1.5.2 Objective

To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of the Tasmanians.

1.5.3 Strategies

1. Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.
2. Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.
3. Facilitate social and affordable housing to meet the needs of the community that is located close to services, employment and public transport networks.
4. Plan and provide for a diverse range of quality housing types that meet the needs of the community by:
 - a) responding to demographic trends including changing household size and composition;
 - b) supporting the provision of well-designed social and affordable housing;
 - c) promoting good amenity through the provision of solar access and quality private open space relative to the density and location;
 - d) catering for the ageing population, including facilitating ageing in place and providing for different levels of dependency and transitioning between them;
 - e) catering for people requiring crisis accommodation;
 - f) considering the needs of people living with disability, including the level of support and care required for different levels of dependent and independent living options; and
 - g) supporting co-living scenarios to help address housing availability and affordability.
5. Encourage higher density housing in suitable locations that:
 - a) have been identified for urban consolidation;

- b) are within close proximity to an activity centre;
- c) have good access to employment, social and physical infrastructure, open space and active and public transport networks;
- d) the potential impacts associated with increased residential density and land use conflict can be managed; and
- e) do not significantly impact environmental values and are not constrained by topography and environmental hazards.

1.6 Design

1.6.1 Application

Applies to existing and proposed urban spaces.

1.6.2 Objective

To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.

1.6.3 Strategies

1. Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.
2. Respect the characteristics and identities of neighbourhoods, suburbs and precincts that have unique characteristics by supporting development that considers the existing and desired future character of the place.
3. Support sustainable design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions, including:
 - a) reduce the urban heat island effect by promoting the greening of streets, buildings and open space with vegetation, preferably native species where appropriate;
 - b) implement sustainable water and energy solutions for climate change adaptation, including water sensitive urban design and renewable energy production;
 - c) promote consolidation of urban development;
 - d) integrate land use and transport; and
 - e) encourage active transport through the provision of safe and shaded rest areas with urban furniture, drinking fountains and similar amenity measures.
4. Provide public places that are designed to connect with, and respond to, their natural and built environments, enhancing and integrating environmental values that contribute to a sense of place and cultural identity.

5. Encourage public places that are designed to promote:
 - a) equal access and opportunity and to cater for the various needs and abilities of the community; and
 - b) safety, social interaction and cultural activities, enabling a sense of wellbeing and belonging.
6. Promote subdivision design that considers the existing and future surrounding pattern of development and provides for connection and integration of street networks, pedestrian and bicycle paths and the efficient provision of services.
7. Promote subdivision design that provides a functional lot layout that:
 - a) is responsive to topography, site constraints and environmental values and hazards;
 - b) provides a convenient, efficient and safe road network;
 - c) supports efficient and effective public transport access;
 - d) provides safe active transport;
 - e) uses urban land efficiently;
 - f) provides for well-located public open space that meets the needs of the local community;
 - g) supports the intended future use and development of the lot;
 - h) provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community;
 - i) promotes climatically responsive orientation of buildings; and
 - j) allows passive surveillance of public spaces promoting community safety;
8. Encourage the design, siting and construction of buildings to positively contribute to:
 - a) the site and surrounds;
 - b) the wellbeing of the occupants including the provision of solar access and private open space, considering the proposed use of the building and the context of the site and surrounds;
 - c) the public realm;
 - d) neighbourhood amenity and safety;
 - e) incorporate energy efficient measures;
 - f) maintaining water quality by promoting best practice stormwater management approaches; and
 - g) safe access and egress for pedestrian, cyclists and vehicles.

2.0 Environmental Values

2.0.1 Policy Context

Tasmania's natural environment is diverse, rich and unique. It provides the backdrop to our settlements, it is where we choose to engage in recreational pursuits and our connection with nature contributes to our quality of life, general wellbeing and how we identify as Tasmanians.

Land use planning seeks to recognise the functional, aesthetic and intrinsic value of the natural environment. It also acknowledges that by protecting these values it can support those sectors that rely on healthy ecosystems and intact landscapes to produce goods and services that stimulates our economy and supports the general wellbeing of the community.

A significant proportion of Tasmania's environmental values are protected by mechanisms outside the planning system. Land use planning can play a strategic role in identifying and prioritising other environmental values and apply measures to protect them. In doing so, it can help address the broad scale, cumulative effects associated with land use and its impacts on environmental values.

The Environmental Values TPP seeks to protect environmental values by adopting, where relevant to the specific environmental value, the following principles:

1. identify environmental values and determine their significance;
2. avoid designating land, that contains significant environmental values, for land use and development that will detrimentally impact those values;
3. minimise the impact of land use and development on environmental values where avoidance is not possible or impracticable; and
4. where possible, apply offset where the impacts cannot be minimised.

These principles have been broadly applied to five categories of environmental values being:

- Biodiversity;
- Waterways, wetlands and estuaries;
- Geodiversity;
- Landscape values; and
- Coasts

While the primary outcome of the Environmental Values TPP is to establish the strategies by which the planning system can play its role in protecting and conserving Tasmania's environmental values, it also contributes to broadening the community's understanding and appreciation of natural systems which in turn promotes their health and resilience.

2.0.2 Climate change statement

Projected changes to Tasmania's future climate will have a variety of impacts on our environmental values. These include:

- significant changes in the amount of rainfall, including seasonal variation and spatial distribution;
- changes in runoff and consequential erosion impacting water quality and flow regime;
- increased frequency and intensity of bushfires;
- increased frequency and intensity of extreme weather events;
- increased average temperatures and longer runs of days at higher temperatures; and
- sea level rise and increased storm surge.

Future climatic conditions will impact the five categories within the Environmental Values TPP differently. These changes are unlikely to be linear and predictable, and the interactions between effects may introduce additional uncertainty.

Coastal environments are projected to experience sea level rise, ocean warming, increased frequency and intensity of marine heatwaves and storm events. The latter will accelerate coastal erosion in vulnerable areas, potentially threatening coastal habitats.

Waterways and wetlands may experience times of flooding or reduced flow rates. This may impact aquatic habitats and present issues for water security. Periods of either excessive high or low soil moisture may stress native flora and fauna.

Ecosystems may also be exposed to climatic conditions that they are not adapted to, potentially disrupting ecological processes. Changed environmental conditions may also favour and potentially increase the spread of invasive plant and animal species. More frequent fires will also impact and damage habitat, and while many of our native flora and fauna have adapted to fire, a significantly altered fire regime may also affect the abundance and distribution of species and the relationship between them.

Because there are many unknowns regarding climate change, the planning system needs to plan for both predicted scenarios and remain responsive to unforeseen circumstances. The Environmental Values TPP seeks to address this by:

- supporting early action against native habitat loss;
- promoting connectivity between vegetation to support viable ecological processes and build climate change resilience;
- protecting water quality and flow regimes to build the resilience of aquatic ecosystems;
- protecting wetlands, riparian and foreshore areas including intertidal areas;

- considering the vulnerabilities of ecosystems and natural processes to the projected future climate and spatially applying parameters to identify, protect and prioritise communities at high risk; and
- enabling retreat pathways for ecosystems.

Land use planning can also support measures to reduce emissions. The Environmental Values TPP supports this by promoting the protection of biodiversity values and ecological services that maximise opportunities for carbon storage.

2.1 Biodiversity

2.1.1 Application

Statewide.

2.1.2 Objective

To contribute to the protection and conservation of Tasmania's biodiversity.

2.1.3 Strategies

1. Identify biodiversity values, appropriately rank the significance of those values and map their location.
2. Unless there are significant social or economic benefits, avoid designating land for purposes that will require substantial land clearance in areas identified as having high biodiversity values.
3. Prior to designating land for a particular purpose:
 - a) consider the biodiversity values of that land and the potential impacts of the range of future use and development will have on those values; and
 - b) determine if they are compatible and can be managed to avoid or minimise the impact on biodiversity values, especially high biodiversity values.
4. Provide for a level of restriction and regulation of use and development that will reflect its potential impact on, and be relative to, the biodiversity value.
5. Promote use and development to be located, designed and sited to avoid impacts on biodiversity values, and where avoidance cannot be achieved, or is not practicable, the impacts to biodiversity values will be minimised, or offset.
6. Promote and maintain connectivity between isolated and fragmented vegetation communities to support habitat corridors and promote viable ecological processes.
7. Promote use and development of land that prevents or minimises the spread of environmental weeds and disease.

8. Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.
9. Support early action against loss of biodiversity as a result of climate change.
10. Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development, thereby increasing the ability of species, ecological communities and ecosystems to adapt to climate changes.
11. Identify ecological communities that are most vulnerable to climate change and develop strategies that consider improving resilience, mitigating impacts, planning retreat and facilitating adaptation to support their long-term survival.
12. Identify and enable retreat pathways for endangered ecosystems in coastal zones.
13. Support land managers or regulators of land within the Tasmanian Reserve Estate to manage that land in accordance with approved management plans and specific reserve objectives.

2.2 Waterways, Wetlands and Estuaries

2.2.1 Application

Statewide

2.2.2 Objective

To protect and improve the quality of Tasmania's waterways, wetlands and estuaries.

2.2.3 Strategies

1. Identify areas that support natural systems within waterways, wetlands and estuaries, including their riparian zones and groundwater recharge areas.
2. Avoid designating land in, or around, waterways, wetlands and estuaries for use and development that has the potential to cause point source or diffuse pollution and would require considerable disturbance of riparian or foreshore vegetation and soil, unless the use and development:
 - a) relies specifically on being located within close proximity to aquatic environments;
 - b) is for flood mitigation measures; or
 - c) has considerable social, economic and environmental benefits;and can demonstrate that the risk of environmental harm can be managed.
3. Encourage the protection of waterways by retaining, creating or improving vegetated riparian zones to maintain their natural drainage function and minimise

- unnatural or accelerated erosion of stream banks while providing riparian habitat corridors and protecting landscape values.
4. Use and development located on land in, or around, waterways, wetlands and estuaries will:
 - a) minimise the clearance of native vegetation;
 - b) promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats;
 - c) protect the natural form and process of the landform assemblage, including aquatic areas;
 - d) avoid land disturbance or manage soil erosion and changes in sediment loads entering the water caused by land disturbance;
 - e) not significantly change the rate and quantity of stormwater or increase pollutants entering the water; and
 - f) be designed and sited to maintain or enhance significant views and landscape values.
 5. Promote the collaboration and coordination of catchment management across the State and the implementation of integrated catchment management that considers the downstream impacts of land use and development on water quantity and quality, and freshwater, coastal and marine environments.
 6. Promote the protection of the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to construction activities, point source pollution, diffuse land use impacts, or chemical reactions such as acidification.
 7. Provide for the availability of clean, high-quality drinking water by promoting the protection of water catchments and water supply facilities.
 8. Promote and encourage the efficient and effective use of water resources.

2.3 Geodiversity

2.3.1 Application

Statewide.

2.3.2 Objective

To protect and conserve land containing high conservation value geodiversity and to promote natural geological, geomorphological and soil processes that support broader, and more balanced, ecological functions.

2.3.3 Strategies

1. Identify and map land containing high conservation value geodiversity and discourage designating land for use and development that will impact those values, including through the modification of natural processes and functions that prevents geological, geomorphological or soil features from evolving naturally, unless the impacts can be managed to support the values.
2. Promote the protection of high conservation value geodiversity by avoiding, or if not practicable minimising, the impacts of land use and development on the feature and the natural processes and functions that support the feature's evolution.
3. Encourage integrated management of geodiversity and biodiversity to enhance efficient function of ecological processes.
4. Support the protection of places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.
5. Support the protection of geological features, such as peat, that provide opportunities for carbon storage.

2.4 Landscape Values

2.4.1 Application

Statewide.

2.4.2 Objective

To protect and enhance significant landscapes that contribute to the scenic value, character and identity of a place.

2.4.3 Strategies

1. Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values.
2. Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values.
3. Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:

- a) relies specifically on being located within a significant landscape; or
 - b) has overriding social, economic and environmental benefits;
- and includes specific measure to minimise the impact on the significant landscape.
4. Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.

2.5 Coasts

2.5.1 Application

Applies to the Coastal Zone as defined in the *State Coastal Policy 1996*, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

2.5.2 Objective

To promote the protection, conservation and management of natural coastal values.

2.5.3 Strategies

1. Protect natural coastal processes and coastal landforms from use and development that will prevent natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise, unless engineering or remediation works are required to protect land, property, infrastructure and human life.
2. Strengthen the resilience of coastal processes to climate change by reducing threats and protecting the natural coastal environment, such as wetlands, estuaries, marine-protected areas, intertidal areas, sand dunes, cliff tops, beaches, native vegetation, and other important habitats.
3. Identify coastal areas that can support the sustainable use and development of recreation, tourism, boating infrastructure (such as jetties and wharfs), marine industries, ports and other land use that explicitly rely on a coastal location where the impact on the coastal values and coastal processes are minimal or can be appropriately managed.
4. Support the location of use and development on the coast that:
 - a) promotes the maintenance of biodiversity, ecological functions, natural coastal processes and coastal resources; and
 - b) complements or enhances the coastal environment in terms of its landscape, amenity and cultural values.

3.0 Environmental Hazards

3.0.1 Policy Context

Environmental hazards are a natural part of the Tasmanian landscape. Significant environmental hazard events, or natural disasters, have the potential to impact people, property, infrastructure, the economy and the natural environment.

Traditionally governments have focussed attention on emergency response and recovery from natural disasters and typically overlooked mitigation strategies. As a result of enquiries into natural disasters in recent decades, governments are focussing more attention on building community resilience and capacity to prepare for environmental hazards and include regulatory measures to reduce their associated impact. Environmental hazard management and policy is now delivered through a range of institutions at a range of scales, from international to local.

Land use planning is one of the tools available to government to help reduce the impact of environmental hazards. From a strategic perspective, land use planning can identify land that is subject to hazards and avoid zoning that land for incompatible purposes thereby directing inappropriate development away from high-risk areas. Regulation through statutory planning provisions can ensure specific developments incorporate hazard protection or mitigation measures, such as adequate water supply for firefighting in a bushfire-prone area, to reduce the risk of harm caused by environmental hazards. It can also support the necessary emergency responses and community recovery from events by facilitating the provision of emergency and community infrastructure.

While the planning system has a role to play, it is also limited in what it can achieve. It cannot apply retrospectively to address planning decisions that were made under former planning regimes but it can provide for current and future land use planning decisions to respond to risks.

Planning is one component of an integrated system that operates in conjunction with others to reduce the risks arising from natural disasters from occurring and reduce the risk of harm cause by these events. For example, The *Mineral Resources Development Act 1995* regulates the management of landslip hazards and controls are imposed under the *Building Act 2016*, *Building Regulations 2016* and associated Determinations issued by the Director of Building Control. The *Land Use Planning and Approvals Act 1993* provides guidance on addressing issues relating to natural and environmental hazards including public health, public safety or other prescribed circumstances. Also, the *Environmental Management and Pollution Control Act 1994* include provisions to protect and enhance the quality of the environment to prevent any adverse impact and maintain environmental quality.

The Environmental Hazards TPP seeks to consider hazards early in the planning system which will assist in protecting life and property, reducing the financial and emotional cost to the community and decreasing the burden for emergency management caused by environmental hazards. To achieve this, the TPPs apply the following set of principles to drive the planning policy response to environmental hazards:

- prioritise the protection of human life;
- support disaster resilience of communities;
- identify and map the environmental hazard;
- avoid designating land for incompatible use or development in hazard prone areas;
- use and development, including intensification of existing use and development, does not increase the risk of environmental hazards or the harm caused by environmental hazards;
- hazard mitigation measures are to be applied to use and development exposed to unacceptable levels of hazard risk to reduce that risk to a tolerable level;
- hazard mitigation measures must consider and seek to minimise the impacts on other identified values; and
- regulation of use and development in areas subject to environmental hazards will reflect the level of exposure to the risk of harm caused by the environmental hazard.

3.0.2 Climate change statement

Significant changes in seasonal and regional rainfall patterns, an increase in rainfall intensity and associated flooding, higher average and more extreme temperatures, storms and wind and longer, more intense fire seasons will impact the frequency and intensity of hazard events.

Tasmania's coastal zone is projected to be impacted by rising sea levels and an increase in the frequency and intensity of storm events. This will exacerbate the impacts from coastal hazards such as coastal erosion and inundation.

The Tasmanian Government has developed sea level rise planning allowances for all coastal municipalities, and statewide mapping of natural hazards including, coastal erosion and inundation, and bushfire risk.

These measures demonstrate how land use planning can contribute to climate resilience, enable adaptation to the risks from a changing climate, minimise risks from natural hazards to settlements and built form, and support the health and safety of communities in the long-term.

By managing the risks from a changing climate and building a climate-resilient economy, the economic and ecological impacts from extreme weather events can be reduced, and impacted communities can recover faster.

With advancements in GIS and greater access to evidence-based data relating to future climate change scenarios, land use planning, through the guidance of the Environmental Hazards TTP, can:

- identify and map risks from natural hazards and avoid locating incompatible use and development in areas subject to risk;
- strategically consider how risks are best managed;

- apply climate change adaptation responses through statutory provisions; and
- consider protective works.

3.1 Bushfire

3.1.1 Application

Statewide.

3.1.2 Objective

To prioritise the protection of human life and to support the resilience of settlements and communities by reducing the potential impacts of bushfire on life, property and infrastructure.

3.1.3 Strategies

1. Identify and map land that is exposed to bushfire hazards, including consideration of the potential impacts of future bushfire conditions as a result of climate change, based on the best available scientific evidence.
2. The protection of human life from harm caused by bushfire will be considered and prioritised at every stage of the planning process.
3. Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks.
4. Where it is not practical to avoid bushfire hazards, use and development is to:
 - a) identify the risk of harm to human life, property and infrastructure caused by bushfire;
 - b) incorporate bushfire protection measures that manage the identified risk and reduce it to within a tolerable level; and
 - c) provide a higher level of risk mitigation for uses deemed particularly vulnerable or hazardous.
5. Support the efficient and safe intervention of firefighting personnel and emergency evacuation.
6. Facilitate the provision of firefighting infrastructure and support emergency services and the community to prevent, prepare, respond and recover from bushfire events.
7. Consider the cumulative effects of planning decisions so new use and development will not result in an unacceptable increase to bushfire risks for existing use and development.
8. When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:

- a) priority should be given to minimising the impacts, associated with implementing future bushfire protection measures, on environmental values and on the cost to the community as a result of defending properties from bushfire; and
 - b) where possible, avoid locations that require bushfire hazard management to be undertaken on land external to the site where that land is publicly owned and managed for conservation purposes.
9. Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns.

3.2 Landslip

3.2.1 Application

Statewide.

3.2.2 Objective

To reduce the risk of harm to human life, property and infrastructure from the adverse impacts of landslip hazards.

3.2.3 Strategies

1. Identify and map susceptibility to landslip hazards, including consideration of the impacts of predicted climate change induced increased rainfall and sea level rise on landslip hazards.
2. Use and development on land at risk of landslip, including the provision of physical infrastructure, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip, unless a tolerable level of risk can be achieved or maintained.
3. Avoid designating land that is more susceptible to landslip hazards for purposes that have the potential to expose people and property to landslip hazard where it does not achieve and maintain a level of tolerable risk from landslip.
4. Avoid designating land for use and development that involves significant soil disturbance, major construction or adding significant quantities of water to soil on land that is identified as being prone to landslip hazards, unless hazard reduction or protection measures can be applied to demonstrate that the risk of harm to people and property associated with the landslip hazard is tolerable.
5. Promote use and development that maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with landslip hazards.

6. Ensure the risk to human life and property resulting from use and development on land that is more susceptible to landslip hazards is identified and addressed through hazard reduction or protection measures that reduce the level to a tolerable risk.

3.3 Flooding

3.3.1 Application

Statewide.

3.3.2 Objective

To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to reduce the cost to the community as a result of flood events.

3.3.3 Strategies

1. Identify and map land that is subject to flooding based, as a minimum, on land inundated by the 1% Annual Exceedance Probability (AEP), or an alternative as determined by the State Government in response to climate change.
2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to flood hazards that cannot achieve and maintain a level of tolerable risk from flood.
3. Consider and plan for the cumulative impacts of use and development on flooding behaviour.
4. Avoid locating, or intensifying, incompatible use and development on land subject to flood hazards unless hazard reduction and protection measures are considered and, where appropriate, incorporated into the planning and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a tolerable risk level.
5. Avoid locating use and development on land subject to flood hazards, where a level of tolerable risk cannot be achieved and maintained, that involves:
 - a) the storage of hazardous materials that if impacted by flooding may result in the release of materials, increasing the risk to public health and the environment caused by the flood hazards;
 - b) activities where vulnerable people are gathered, who may not be able to respond, evacuate or protect themselves in the event of a flood; and
 - c) public infrastructure that is required to be functional to assist in the delivery of emergency responses during and in the recovery phase of a flood event.

6. Consider and support use and development that will assist in managing emergency responses and recovery to flood events including the provision of, and safe and efficient access to, evacuation centres, emergency accommodation and medical centres.
7. Support the development of flood mitigation infrastructure that has the capacity to lower the risk of flood hazards and provide greater protection to human life, property and infrastructure, if:
 - a) the flood hazard is not diverted to an area that will expose people, property and infrastructure to an increased risk of harm where a level of tolerable risk cannot be achieved and maintained;
 - b) the impact on environmental values are considered and minimised;
 - c) the cost to the community is considered and minimised; and
 - d) careful consideration is given to the appropriateness of intensifying the use and development of the area being protected to avoid exposing additional people, property and infrastructure to flood hazards, especially considering the unpredictability of climate change induced flood events.
8. Support the use of Water Sensitive Urban Design systems to mitigate flooding and manage peak flows in urban catchments.
9. Consider any upstream dam infrastructure when strategically planning land use to protect the viability of the dam infrastructure, and the impacts on human life, property, critical infrastructure and community assets as a result of potential dam failure.

3.4 Coastal Hazards

3.4.1 Application

Applies to the Coastal Zone as defined in the *State Coastal Policy 1996*, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

3.4.2 Objective

To minimise the risks associated with coastal erosion and coastal inundation caused by climate change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning to reduce the harm to human life, property and infrastructure.

3.4.3 Strategies

1. Identify and map land that is subject to coastal erosion and coastal inundation, based on a projected sea level rise of not less than 0.8 metres by 2100 or the latest adopted State Government sea level rise measurements, that considers the effects

- of coastal processes, geology, topography, storm surges and tides on the rate and extent of coastal erosion and coastal inundation.
2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to coastal hazards that cannot achieve and maintain a level of tolerable risk from coastal erosion or coastal inundation.
 3. Avoid incompatible use and development of land subject to coastal erosion or coastal inundation where a level of tolerable risk cannot be achieved and maintained, or that is not feasible or desirable to be located elsewhere, unless the use and development is:
 - a) dependent on a coastal location;
 - b) temporary, readily locatable or able to be abandoned;
 - c) essential public infrastructure; or
 - d) minor redevelopment or intensification of an existing use involving a building or structure that cannot be relocated or abandoned.
 4. Where incompatible use and development cannot avoid being located on land subject to coastal erosion or coastal inundation, hazard reduction and protection measures must be considered and, where appropriate, incorporated into the siting, design, construction and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a level of tolerable risk.
 5. Promote strategic responses for existing settlements that are at risk of being impacted by coastal erosion or coastal inundation by considering the effectiveness and the social, environmental and economic viability of one, or a combination, of the following strategic responses:
 - a) adaptation to changing conditions over time;
 - b) planned retreat; and
 - c) protective works.
 6. Where possible, avoid use and development that will:
 - a) increase the rate of coastal erosion or coastal inundation; or
 - b) increase the risk of exposing existing people, property or infrastructure to coastal erosion or coastal inundation, especially vulnerable and hazardous uses.
 7. Encourage coastal defences that work with natural processes to protect human life, property and infrastructure or mitigate coastal erosion and coastal inundation risks where possible.
 8. Facilitate the provision of engineered coastal defences to protect human life, property and infrastructure from coastal inundation and coastal erosion, where the social, environmental and economic considerations are included in the planning and decision-making process.

3.5 Contaminated Air and Land

3.5.1 Application

Statewide.

3.5.2 Objective

To consider the impacts of past, present and future land use and development that has involved, or is proposed to involve, potentially contaminating activities, and to minimise the risk of harm to human health, property and the environment arising from exposure, or potential exposure, to contaminants or nuisances caused by those activities.

3.5.3 Strategies

1. Identify and map land that has been used, or is being used, or has been affected by use and development involving potentially contaminating activities.
2. Avoid allowing incompatible use or development on contaminated or potentially contaminated sites, unless, where appropriate measures such as remediation works, protection measures and a site assessment demonstrates the land is suitable for the future intended use and development.
3. Manage land use conflict by applying and maintaining appropriate separation between potentially contaminating activities and incompatible use.

4.0 Sustainable Economic Development

4.0.1 Policy Context

The Sustainable Economic Development TPP focuses on identifying and supporting our economic advantages, to deliver economic growth in a socially and environmentally responsible way.

Tasmania's natural resources underpin our economic prosperity. Our fertile soils, mild climate and reliable rainfall provide opportunities in the agricultural and timber production sectors while our pristine air quality, unique landscapes and ecological diversity attract visitors from around the world. Our proximity to Antarctica and the Southern Ocean provides advantages to attract research, accessing and servicing opportunities. Our world-class wind, deep hydro storages and 100% renewable-energy status provide opportunities to attract industry looking for clean energy and have been identified as a key economic and emissions reduction driver both for Tasmania and Australia.

While our geographic location has advantages, it also presents some economic challenges. Being the only island state of an island nation, Tasmania's isolation from mainland Australia and the rest of the world puts us at an economic disadvantage in an era of globalisation and globalised economies. Our physical distance from the northern hemisphere and Asian markets adds to complexities for maintaining competitive in trading commodities and accessing markets. In addition, our ageing population is likely to present future economic challenges through a decline in the skilled workforce.

While the planning system alone cannot drive the State's sustainable economic growth, it still has an important role to play. We will remain geographically isolated, but we can plan for and support the provision of digital infrastructure, to ensure our businesses have access to online global markets. Planning for ports and strategic transport networks can improve efficiency in physically accessing global markets. It can also facilitate infrastructure development in areas best aligned with environmental, social and economic values, provide for strategic co-location of new infrastructure with existing infrastructure and promote circular economies.

Similarly, planning cannot prevent the declining workforce. However, it can support the creation of liveable cities that encourage migration and the retention of our young adults. It can also support the establishment of higher education institutions that are easily accessible, which also helps increase the skilled workforce.

The Sustainable Economic Development TPP supports economic activity through the planning system by embedding the following principles:

- allocating sufficient land in appropriate locations to support various economic activities;
- protecting allocated land from incompatible use and development;

- supporting the efficient use of infrastructure and coordinated delivery of new infrastructure, including digital infrastructure;
- identifying and supporting emerging and innovative industries;
- promoting diversification to strengthen the resilience of the economy; and
- protecting the resources and values that are relied on for sustainable economic development.

The Sustainable Economic Development TPP provides initiatives to protect assets and guide economic growth in our agriculture, tourism, renewable energy, industry, extractive industries, business and commercial and research and innovation industries. It provides for flexibility in responding to new opportunities and changing economic conditions, supporting a diverse and more resilient economy.

It also addresses the production of timber on land which, although regulated by the forest practices system, is a land use that warrants proper consideration from a comprehensive strategic land use planning perspective.

4.0.2 Climate change statement

Tasmania's economy is likely to face challenges as a result of the predicted effects of climate change however, we also have some significant advantages. Our greenhouse gas emissions profile is unique among Australian jurisdictions, due to a high proportion of renewable energy generation and high levels of carbon sequestration from the State's managed forest estate

Each economic sector in the Sustainable Economic Development TPP will be impacted differently by climate change and will need to respond to issues as they emerge. For example, the agricultural sector will need to reconsider traditional crops and favour those that respond better to warmer conditions. Areas that may have been ideal for low chill varieties of fruit may need to consider trials and progressive replacement of orchards. Primary production is also at risk from increased storm damage, unpredictable rainfall and more extreme high temperature events.

While it is difficult to predict the range and extent of the potential impact climate change will have across all economic sectors, land use planning can play a strategic role in facilitating economic resilience and help to address the impacts and causes of climate change.

The Sustainable Economic Development TPP addresses these issues by:

- protecting agricultural resources and promoting diversification within the industry which will help the industry respond to changing climatic and economic conditions;
- strategically considering and protecting land designated for timber production because of its contribution to carbon sequestration;
- promoting efficient use and consolidation of land, infrastructure and transport networks to reduce emissions;

- supporting innovation and research opportunities to diversify and contribute to a more resilient economy; and
- supporting opportunities for greater economic self-sufficiency and circular economies to help reduce the impact of unexpected, external forces on the economy.

4.1 Agriculture

4.1.1 Application

Statewide.

4.1.2 Objective

To promote a diverse and highly productive agricultural sector by protecting agriculture land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector.

4.1.3 Strategies

1. Identify agricultural land, and potential agricultural land, and apply contemporary land capability classification mapping systems, that includes access to irrigation water as a criteria of land capability, that identifies and maps the capability of land to sustain long term agricultural uses as a criterion, including under forecast climate change scenarios.
2. Protect land that is identified as being within the higher classes of agricultural capability by designating it specifically for agricultural use and development or for purposes that prevent the permanent loss or conversion of the land's agricultural potential.
3. Allow compatible land uses to operate on agricultural land, where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land.
4. Protect land with significant agricultural capabilities, and agricultural land within irrigation districts, by affording them the highest level of protection from fettering, fragmentation or conversion to non-agricultural uses.
5. Prevent fettering of agricultural land by considering the impacts of agricultural uses on surrounding future use and development to prevent land use conflict and protect the productivity and viability of agricultural uses.
6. Encourage the protection of viable agricultural uses by preventing the fragmentation of agricultural land.
7. Protect agricultural land by avoiding the permanent conversion of agricultural land to non-agricultural land uses unless:

- a) the land is strategically identified for growth;
 - b) the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site, local area or region; or
 - c) the conversion contributes to the viability of the agricultural use of the site, local area or region;
- and the intended use will not cause land use conflict, fetter or impact the viability of surrounding agricultural uses.
8. Support diversification and value-adding of the primary industries sector by supporting effective agricultural production and processing, innovation in rural industries and farm-related retailing and agritourism that is ancillary to the principal use, to enable sustainable growth of the sector and strengthen its ability to adapt to climate change, natural disasters and market challenges.
 9. Allow residential use where it is part of, or supports, an agricultural use, such as workers' accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses.
 10. Support the retention of small farms close to urban areas and acknowledge the contribution, or potential contribution, that they make in supplying local produce to farm gate market, agrifood economy and tourism.
 11. Facilitate the provision and protection of infrastructure that supports the diversification and improved productivity of the primary industries sector.
 12. Encourage the protection of the viability of upstream dam infrastructure when strategically planning land use and development.

4.2 Timber Production

4.2.1 Application

Statewide.

4.2.2 Objective

To contribute to the protection of Tasmania's timber resources.

4.2.3 Strategies

1. Encourage the protection of timber production areas including plantation and native forests by identifying land dedicated for timber production and support designating that land for purposes that are compatible with timber production.
2. Encourage surrounding land, that is likely to be impacted by the activities associated with timber production on land dedicated for timber production, to:

- a) be designated for purposes that are compatible with timber production; or
- b) consider incorporating measures to mitigate, manage or avoid any environmental hazards and social and environmental impacts associated with timber production.

4.3 Extractive Industry

4.3.1 Application

Statewide.

4.3.2 Objective

To identify and protect existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and support efficient infrastructure and urban development.

4.3.3 Strategies

1. Identify and protect strategic resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.
2. Promote the protection of existing extractive industries from encroachment by residential and other incompatible use.
3. Support the long-term viability of existing operations and access to future mineral resources.
4. Enable the provision and protection of supporting infrastructure for extractive and related resource industries so that access can be facilitated and maintained.
5. Support future mineral extraction on land available for mineral exploration by, prior to designating the land for a purpose that removes the ability of that land to be used and developed for mineral extraction, consideration of the following:
 - a) the nature and scale of the mineral resource;
 - b) the viability of extracting the mineral resource; and
 - c) the social, economic and environmental benefits of the mineral resource compared to that of the alternative land use.
6. Plan for and encourage the use of suitable mineral resources that can provide for a viable resource supply to be extracted consistent with relevant planning policies, considering:
 - a) the benefits to the community;
 - b) the provision of energy and infrastructure;
 - c) access to a skilled workforce;

- d) risks to public health and safety are managed to within acceptable levels; and
 - e) environmental impacts are minimal and provisions are made for the rehabilitation of the site.
7. Facilitate the provision of housing and services to support mining employees and their families in remote settlements.

4.4 Tourism

4.4.1 Application

Statewide.

4.4.2 Objective

To promote the sustainable development of the State's tourism industry.

4.4.3 Strategies

1. Identify existing and potential key tourism sites or destinations and investigate the role of these sites or destinations from a State, regional and local perspective to help plan where they are best located and how they can be sustainably developed, taking into consideration:
 - a) visitor demand and forecast trends of visitation across the State;
 - b) existing supply of tourism product, services and infrastructure;
 - c) appropriateness of the scale and nature of the tourism use;
 - d) the impact on the environmental, landscape, intrinsic and local character values of the place;
 - e) the use and development being displaced;
 - f) alignment with and promotion of the Tasmanian brand;
 - g) alignment with regional destination plans supporting the visitor economy;
 - h) the contribution to the local, regional and State economy; and
 - i) integration with the local community.
2. Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.
3. Manage visitor accommodation so it does not significantly impact the supply of housing for the local community.
4. Support unique, diverse and innovative tourism experiences that support the Tasmanian brand.

5. Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.
6. Identify and promote the protection of attributes that attract and enhance tourism experience.
7. Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.
8. Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.
9. Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.

4.5 Renewable Energy

4.5.1 Application

Statewide.

4.5.2 Objective

To promote renewable energy use and development to support economic and employment opportunities and strengthen the State's economy, while also supporting emissions reduction.

4.5.3 Strategies

1. Identify renewable resource areas to prioritise the location of renewable energy use and development within areas that have been strategically identified for future renewable energy use and development taking into consideration:
 - a) the quality of the energy resource;
 - b) economic and social value and the impact on the community
 - c) investor interest; and
 - d) environmental, cultural heritage and land-use constraints.
2. Identify and plan for supporting transmission infrastructure required to connect renewable resource areas to the existing network, taking into consideration the ancillary infrastructure that may be required to provide for a reliable and secure network.
3. Recognise the quality and diversity of Tasmania's renewable energy resources and the role it can play in limiting greenhouse gas emissions and supporting the

transition to national low carbon economy through existing and future interconnection to Tasmania.

4. Facilitate local, neighbourhood and specific site renewable energy generation, including the potential use of green hydrogen and bioenergy, to help diversify the local economy, improve sustainability outcomes and build resilience and diversification around energy supply.
5. Support infrastructure enabling distributed energy resources.
6. Facilitate the provision of housing, including temporary housing, required to accommodate workers, particularly during the construction phase, to support the development of renewable generation sources within regional areas.

4.6 Industry

4.6.1 Application

Statewide.

4.6.2 Objective

To protect industrial land, facilitate sustainable industrial use and development and ensure there is sufficient availability of suitable industrial land to meet the existing and future needs of Tasmania.

4.6.3 Strategies

- I. Identify and allocate land within urban growth boundaries that is suitable for industrial use and development, considering:
 - a) analysis of industrial activities and land supply at a regional or metropolitan level, including existing available land, potential for growth within, or adjacent to, existing centres, and the nature of current and future industrial activities;
 - b) topography and physical site constraints;
 - c) compatibility of surrounding land use;
 - d) provision of adequate buffer areas to separate incompatible uses;
 - e) access to workforce;
 - f) supply chain relationships, including freight patterns, and proximity to existing freight networks, including high productivity and key local freight roads;
 - g) the ability to and cost of, servicing with physical infrastructure; and
 - h) avoidance of environmental hazards and environmental values.

2. Provide for at least a 15 year supply of industrial land, that is located within urban growth boundaries, that is based on projected demand to meet the economic needs of Tasmania.
3. Enable industrial use and development, outside urban growth boundaries, where:
 - a) the use is resource dependent, including, but not limited to, abattoir, onshore marine farm or sawmill, and required to be located with the resource to provide for more sustainable outcomes;
 - b) high impact industrial use warrants separation from settlements;
 - c) the land has formerly been developed and is no longer being used to its full capacity, such as a brownfield site, and is proposed to be re-purposed for industrial use and development; or
 - d) the land is identified as being strategically located, such as having access to supporting infrastructure or freight routes and has State or regional industrial importance;and environmental hazards and the impact on environmental values are avoided or can be appropriately managed.
4. Promote the protection of existing and future industrial land by preventing encroachment from incompatible use and development.
5. Where appropriate, protect land surrounding industrial estates by designating it for a compatible land use that does not prejudice the future availability of that land for industrial use and development.
6. Encourage the co-location of similar industrial uses within existing or future strategic industrial precincts.

4.7 Business and Commercial

4.7.1 Application

Statewide.

4.7.2 Objective

To promote business and commercial activities at a scale and intensity suited to the location to support diverse economic and employment opportunities and strengthen the State's economy.

4.7.3 Strategies

1. Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:
 - a) the nature and scale of the catchment being serviced;

- b) consumer demand and demographic forecast;
 - c) efficient use of existing infrastructure;
 - d) accessibility to existing transport networks and services;
 - e) access to workforce;
 - f) activity centre hierarchy; and
 - g) regional settlement hierarchy.
2. Identify an activity centre hierarchy that is based on the scale, role, function and accessibility of activity centres.
 3. Support the activity centre hierarchy by promoting complimentary use and development to strengthen efficiencies within activity centres and, where possible, avoid unnecessary competition between activity centres.
 4. Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services.
 5. Support the redevelopment of commercial and business use and development in existing activity centres prior to considering the establishment of new activity centres, unless it is part of a new greenfield development or a natural progression of an existing activity centre, and is highly accessible to its catchment of users.
 6. Discourage activity centres from being located outside urban or settlement growth boundaries.
 7. Support home-based businesses where the impact does not cause an unreasonable loss of residential amenity to the surrounding area.
 8. Provide for small scale commercial or business opportunities in residential and industrial areas that meets the needs of local residents or workers, is conveniently located and, in the case of residential land, does not cause an unreasonable loss of residential amenity.
 9. Support mixed use, including residential uses, in activity centres that are highly accessible and where the potential for land use conflict can be managed.

4.8 Innovation and Research

4.8.1 Application

Statewide.

4.8.2 Objective

To promote innovation and research, and the institutions and infrastructure that drives learning and prepares a skilled workforce, that will support existing and emerging opportunities and contribute to a diverse and resilient economy.

4.8.3 Strategies

1. Support the provision and expansion of logistics and digital infrastructure to promote the information and communications technologies (ICT) industry that provides opportunities to drive learning, productivity, innovation and access to online global markets.
2. Support accessible and well-connected tertiary education and training institutions that fosters innovation and career diversity while supporting the existing and emerging needs of the State's employment sectors.
3. Promote existing and emerging innovation and research opportunities, especially those that promote Tasmania's assets, facilitates diversification of our economy, makes use of our geographical location and furthers our brand values, by providing planning mechanisms that are adaptive and flexible to respond competitively to opportunities as they arise.
4. Provide for precinct planning that allows for collaborations between industry, science, research and education institutions to be co-located to facilitate and promote learning, on the job training, collaboration and shared access to resources.
5. Support opportunities for greater economic self-sufficiency, diversification and circular economies to help reduce the impacts of external forces on the State economy.

5.0 Physical Infrastructure

5.0.1 Policy Context

Tasmania has extensive physical infrastructure networks, across transport, stormwater, water and sewerage, energy and telecommunications. These networks underpin a wide range of social, environmental and economic outcomes for the State, including population growth, sanitation, job creation, productivity improvements, efficient market access and community connectivity.

Physical infrastructure assets have a long-life span and are expensive to provide and maintain. Maximising the outcomes of these assets requires long-term planning and a sound evidence base. Physical infrastructure planning must consider the many factors influencing why, where and when infrastructure is provided, for example, demographics, economics, climate, and technological change and how the infrastructure is currently or likely to be used.

Land use planning has a direct impact on infrastructure efficiency, safety and performance. It is important that use and development aligns with the function and capacity of existing infrastructure, protects key assets from encroachment by incompatible use and protects current and future infrastructure corridors.

Economies of scale are critical to infrastructure delivery. Where possible, land use planning frameworks should facilitate the consolidation of use and development in locations close to key and existing infrastructure and services where there is available capacity.

Land use planning should be flexible in responding to changes in community preferences, technology and demand affecting the type of infrastructure required and how it is used.

5.0.2 Climate change statement

The projected changes to the State's climate can affect the lifespan and viability of infrastructure networks and assets.

Older infrastructure was typically designed before climate change was accepted and understood. Greater extremes and longer periods of higher temperatures, and more violent weather events, will impact the capacity of these older systems. Combined with wear and tear over time and changes in technology, many forms of infrastructure will need to be adapted, or replaced.

Climate-resilient infrastructure refers to how well infrastructure networks and assets continue to function while under greater stress, including the ability to withstand, and recover from, natural hazards made worse by climate change. The TPPs can promote climate-resilient infrastructure by:

- minimising the need for future adaptation by considering the best available climate science to inform decision-making early in the planning process;

- identifying and mapping current and projected areas subject to hazards, such as coastal erosion and inundation, flooding and bushfire;
- strengthening the framework for identifying appropriate location of land use and development; and
- inclusion of risk mitigation measures.

The Physical Infrastructure TPP supports the provision of well-planned and well-designed infrastructure that can reduce emissions and take advantage of emerging opportunities in a low-emissions future by:

- enabling the sustainable development of existing and emerging low-emissions technologies (for example: renewable energy generation and renewable hydrogen), and ensuring development is planned for in an appropriate manner;
- protecting the efficiency and functioning of freight routes and strategic transport networks;
- Supporting integration of infrastructure providers' strategic planning into land use planning strategy and decision making;
- supporting the uptake of low and zero emissions vehicles by enabling the siting of charging and refuelling infrastructure in developments and the public domain; and
- better sharing of road space to support increased uptake of more sustainable transport modes.

5.1 Provision of Services

5.1.1 Application

Statewide.

5.1.2 Objective

To promote the efficient, effective, sustainable and safe delivery of services including reticulated water and sewerage, stormwater management, electricity, gas, telecommunications and recycling and waste management.

5.1.3 Strategies

1. Identify, allocate and protect a sufficient amount of appropriately located land to accommodate servicing infrastructure that will provide for the existing and future service needs of the community.
2. Identify whether existing infrastructure has the capacity to deliver services to accommodate growth and prioritise designating land use for the purpose of making efficient use of that available capacity.

3. Where there is no infrastructure, no available infrastructure capacity or no non-infrastructure solution, promote the most logical and effective solution to deliver services to growth areas while minimising environmental impacts.
4. Support the installation and/or upgrading of infrastructure to deliver services that meet the future long-term needs of the community and the environment, including under climate change conditions.
5. Facilitate developer contributions to service new use and development to be transparent, fair and reasonable, providing for equity between users.
6. Provide an integrated approach to the planning and engineering design of new subdivision and subsequent use and development, promoting the coordinated and efficient provision of physical infrastructure.
7. Provide for reticulated sewerage at the time of subdivision or require lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
8. Provide for reticulated electricity supply at the time of subdivision or require lots created by the subdivision are capable of accommodating an alternative source of power adequate for the future use and development of the land.
9. Encourage the connection of new lots, or provide for potential future connection to, telecommunication services at the time of subdivision, where the land is in a serviceable area and there is a reasonable expectation that the future use of the lot will require telecommunications services.
10. Encourage the protection of significant existing and future water, gas, electricity, sewerage, stormwater and telecommunications infrastructure assets and waste disposal and resource recovery facilities, sites and infrastructure corridors from sensitive and incompatible use and development encroaching those assets, facilities, sites or corridors.
11. Encourage the siting, design, management and rehabilitation of waste disposal facilities to prevent or minimise contamination of groundwater and surface waters; and minimise litter, odour, dust and noise.
12. Facilitate access to a variety of recycling stations to encourage community participation in recycling and waste reduction.
13. Support the provision of contemporary telecommunications and information technology that are widely accessible and meet the needs of business, industry, public infrastructure and domestic users.
14. Where appropriate, promote service corridors that support the co-location of physical infrastructure, including roads, to service use and development.

5.2 Energy Infrastructure

5.2.1 Application

Statewide.

5.2.2 Objective

To protect electricity infrastructure, including infrastructure to support energy efficiency and renewable energy, and provide for a safe, secure and reliable energy system to meet the needs of the community, businesses and industry.

5.2.3 Strategies

1. Promote the protection of existing energy infrastructure corridors and ancillary facilities from conflicting and incompatible land use and development.
2. Plan for and facilitate energy-related use and development (including ancillary facilities) in appropriate locations.
3. Support infrastructure required for distributed energy resources including rooftop solar, battery storage and at home electric vehicle chargers.
4. Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes.

5.3 Roads

5.3.1 Application

Statewide.

5.3.2 Objective

To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety.

5.3.3 Strategies

1. Identify and promote the protection of the following key road corridors from encroachment by incompatible land use and development:
 - a) Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;

- b) Key urban passenger transport corridors; and
 - c) Last mile urban freight routes.
2. Identify and promote the protection of future road corridors.
 3. Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations.
 4. Support heavy vehicle access that is responsive to industry needs and appropriate to the use and function of a road.
 5. Provide for new and upgraded road infrastructure on key urban and local corridors to allocate space for servicing infrastructure, public transport, walking and cycling modes.
 6. Provide for land use planning frameworks and decisions to support, and be informed by, road investment programs.
 7. Support the targeted expansion and improvement of the urban road network based on future use, safety, and in response to strategic urban growth corridors.
 8. Provide for road networks to be protected from incompatible use and development.
 9. Minimise the environmental, heritage and social impacts associated with new and upgraded transport infrastructure and services.

5.4 Passenger Transport Modes

5.4.1 Application

Statewide.

5.4.2 Objective

To support a safe, reliable, efficient and accessible passenger transport system that provides people with modal choice and is well integrated with land use.

5.4.3 Strategies

1. Support integrated land use and infrastructure and network planning that increases mode choice to access employment and essential services and encourages community participation in different modes of transport.
2. Promote medium to high density development and mixed use in proximity to high frequency passenger transport corridors.
3. Integrate land use with existing and planned passenger transport infrastructure and services.

4. Identify and promote the protection of key sites required to support the expansion of public transport services and modes.
5. Provide an active transport network within key urban areas that is integrated across State and local government networks, and which includes dedicated infrastructure, appropriate signage, and end of trip facilities.
6. Encourage public transport corridors to be supported by active transport networks and bus stops that are safe, accessible and provide for better passenger amenity.
7. Provide for subdivision design that:
 - a) supports efficient and effective public transport access if located within a serviceable area;
 - b) encourages walking and cycling, with the provision of appropriate and direct site-through links; and
 - c) considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.
8. Promote the location of use and development that attracts high numbers of people within existing activity centres, in areas adjacent to major urban public transport corridors or in areas that support the logical extension of existing public transport services, unless the use and development relies on a non-urban setting.
9. Support the targeted expansion and improvement of public transport services, and supporting infrastructure, based on travel demand, including latent demand, and in support of strategic urban growth corridors.
10. Encourage land use planning frameworks that can support and adapt to changing passenger transport needs, modal options, and technologies.
11. Recognise carparking as a key travel demand management measure, and appropriately manage carparking provision to support a modal shift.
12. Provide infrastructure to support the use of electric vehicles, including a public network of high-quality electric vehicle charging stations, and the inclusion of 'electric vehicle ready' carparking as part of new residential and commercial developments.

5.5 Ports and Strategic Transport Networks

5.5.1 Application

Statewide.

5.5.2 Objective

To recognise and protect Tasmania's strategic freight system, including key freight networks, rail, airports, ports, intermodal hubs and industrial estates.

5.5.3 Strategies

1. Identify and promote the protection of existing and future freight infrastructure and industrial and distribution centres.
2. Promote use and development at, and adjacent to, the Burnie, Devonport, Launceston and Hobart ports, and the Brighton Transport Hub, that is compatible with proximity to a major port and reinforces the role of these ports as freight and logistics hubs.
3. Recognise the regional ports at Grassy, Lady Barron and Cape Barren as critical links in the freight supply chains of the Bass Strait Islands.
4. Encourage the protection of key freight corridors and assets from encroachment by incompatible land use and development.
5. Protect major airports by applying appropriate buffers that prevent the encroachment of incompatible use and development.
6. Support major airports by designating adjacent land to accommodate complementary use and development.
7. Locate industrial, freight and intermodal developments in areas with good access to existing, high-volume freight networks.
8. Support the protection of the Burnie to Hobart freight corridor as Tasmania's premier land transport network for both road and rail.
9. Encourage land use planning frameworks that can support and adapt to a changing freight system, including changes to freight volumes and demand, and emerging technologies.
10. Support major freight generating activities by designating land for purposes that protect the on-site operational efficiency.
11. Identify and safeguard locations along key freight corridors for heavy vehicle rest areas.
12. Recognise the strategic value of non-operational rail corridors.
13. Support the operational rail network by:
 - a) recognising that it is an important strategic infrastructure asset for the distribution of freight; and
 - b) protecting its safety, efficiency and operability by:
 - i. applying appropriate measures to prevent the encroachment of incompatible use and development;
 - ii. recognising that land within the defined rail corridor is for the exclusive purpose of supporting safe and efficient rail operations and activities: and
 - iii. considering the compatibility of the range of allowable uses when designating surrounding land for particular purposes.

6.0 Cultural Heritage

6.0.1 Policy Context

Tasmania's cultural heritage is diverse and unique. It provides valuable insight into the lives of past generations and contributes to our identity and connection with place and helps give our communities their character and distinctiveness. It is a unique asset that needs to be recognised, protected and well managed so it maintains its appeal to locals and visitors.

The Cultural Heritage TPP addresses Aboriginal Cultural Heritage values and non-Indigenous cultural heritage values (referred to as historic cultural heritage). The land use planning response to Aboriginal Cultural Heritage and historic cultural heritage differs to reflect the different ways these values are found in the landscape, recorded and managed. It also acknowledges the distinctive relationship and understanding Aboriginal people have of their heritage and aspirations for its protection and promotion.

A core practical difference is that historic cultural heritage tends to be visible, known, accepted and valued, and easily identifiable for protection, whereas much Aboriginal Cultural Heritage is often not formally identified until rediscovered, commonly in the course of development preparation. While the significance of tangible assets tend to be recognised and valued, lesser known archaeological values, research potential and intangible values associated with cultural heritage should also be recognised, protected and managed.

Land use planning should acknowledge and respect the Tasmanian Aboriginal people as being the custodians of their living and enduring cultural heritage, seeking to improve its protection and where possible supporting ongoing Aboriginal Cultural Heritage practices and custodianship. In the past the main or only emphasis has been on identifying Aboriginal Cultural Heritage in a reactive manner at the development stage, with subsequent management in accordance with the relevant state Aboriginal heritage legislation³. The Cultural Heritage TPP seeks to mitigate this reactive approach by encouraging the consideration of Aboriginal Cultural Heritage values proactively and more strategically when land is being designated for particular use and development.

Tasmania also has a rich source of historic cultural heritage which is represented in certain buildings, parts of buildings, places/features, precincts and landscapes. Often the best-preserved historical suburbs and towns are the places that attract us to visit, work and live.

The historic cultural heritage component of the Cultural Heritage TPP is focused on local places and precincts of historic cultural heritage values, because places of historic cultural heritage significance to the whole of Tasmania are entered on the Tasmanian Heritage Register and are protected under the provision in the *Historic Cultural Heritage Act 1995*.

³ Currently the *Aboriginal Heritage Act 1975*, although new legislation is expected in 2024.

The contextual landscape occupied by local historic cultural heritage values and the protection of local places and precincts is multi-layered and fundamentally connected to places of State significance entered on the Tasmanian Heritage Register, the National or a Commonwealth Heritage List or on UNESCO's World Heritage List, such as the Australian Convict Sites World Heritage Property or the Tasmania Wilderness World Heritage Area. The tiered system of heritage identification, protection and management helps to recognise each level plays a unique role in telling Tasmania's cultural heritage story.

Local historic cultural heritage places and precincts play an important role in helping to define the identity and character of local communities and regional areas. They also contribute to the economic prosperity of Tasmania and local places through tourism. This justifies supporting the protection of these values for the benefit of present and future generations.

The underlying principle of the Cultural Heritage TPP is to promote early and proactive consideration of cultural heritage values in land use planning strategies and decisions to manage and protect these values more efficiently and effectively. An approach of this nature will also reduce the risk of heritage being a risk or barrier to new development.

6.0.1 Climate Change Statement

Tasmania's cultural heritage sites are located in a range of settings across the State, including but not limited to the coastal fringe of our land mass. Like other aspects of our natural and built environments, they will be impacted by climate change.

Climate change will impact environmental processes which may affect the cultural heritage values of a site. For example, archaeological sites may be compromised because of changes in soil chemistry. Changes in the water table can affect older buildings and structures, and new pest species may threaten structures constructed with organic material.

This is in addition to the better understood threats of flooding, fire, wind events, heatwaves and other forms of extreme weather events. Increased thermal stress can accelerate the deterioration process, and increased periods under water threaten structural integrity. Some sites may be permanently lost due to sea level rise.

The management of cultural heritage sites requires consideration and response to the projected changes to Tasmania's environments. Management responses require site-specific approaches and a good understanding of the projected risks from natural hazards for a given location. Other components of the TPPs support this, particularly the Environmental Hazards TPP.

While it is premature to accurately predict what, and how, cultural heritage sites might be impacted by climate change and therefore propose specific strategies to protect them, land use planning in general has a role to play by:

- providing spatial identification of cultural sites, and projected risks from natural hazards;

- ensuring the projected impacts of climate change on cultural heritage sites and practises is considered early in the planning process; and
- supporting processes to protect significant cultural heritage sites and practises.

6.1 Aboriginal Cultural Heritage

6.1.1 Application

Statewide.

6.1.2 Objective

Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage values including places, objects and practices.

6.1.3 Strategies

1. Land use planning is to:
 - a) recognise, respect and accept that Tasmanian Aboriginal people are the custodians of their cultural heritage;
 - b) acknowledge that Aboriginal Cultural Heritage is living and enduring;
 - c) promote the protection of Aboriginal Cultural Heritage values; and
 - d) support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, Aboriginal Cultural Heritage places.
2. Encourage the understanding and consideration of Aboriginal Cultural Heritage and support the investigation⁴ of land for the presence of Aboriginal Cultural Heritage places and objects where that land is proposed to be designated for use and development that could potentially harm any Aboriginal Cultural Heritage values associated with that land.
3. Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or are highly likely to be, Aboriginal Cultural Heritage values unless it is demonstrated that the impact on Aboriginal Cultural Heritage values can be appropriately managed.

⁴ Aboriginal Heritage Tasmania provides advice on investigations and management of Aboriginal Cultural Heritage and the operation of relevant Aboriginal Heritage legislation.

6.2 Historic Cultural Heritage

6.2.1 Application

Statewide

6.2.2 Objective

To support the identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values, and facilitate appropriate adaptive reuse.

6.2.3 Strategies

1. Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.
2. Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic cultural heritage values, describe the significance of those values, and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.
3. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.
4. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.
5. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.
6. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.
7. Encourage the preparation and publishing of conservation policies for heritage precincts; development, in-fill, and pre-development assessment guidelines; and similar guidelines for places and precincts of local significance to foster understanding and awareness of the importance of cultural heritage, and provide greater clarity, consistency, and certainty in the management of these values.

7.0 Planning Processes

7.0.1 Policy Context

The Planning Processes TPP seeks to ensure that best practice, contemporary planning processes are adopted and applied in the planning system.

The *Land Use Planning and Approvals Act 1993* (the Act) is the primary legislation controlling most of land use planning in Tasmania. It establishes the framework for the development, assessment and implementation of various statutory instruments.

As such, the TPPs are subordinate to the provisions in the Act and cannot modify the planning processes that it specifies.

The planning system also relies on processes that either sit outside the Act, or are less explicit in the Act. For example, these processes include the preparation of local plans such as settlement strategies, structure plans and precinct plans that potentially inform RLUSs and LPSs. The Planning Processes TPP can support improved processes at this level of planning.

A fundamental element of land use planning is to understand the needs, expectations and values of the community. To obtain this information planners must engage with the community. At its best, meaningful engagement in planning allows the community to discuss issues, share experiences, expand their understanding, develop empathy with competing stakeholders and help find collaborative solutions that can be expressed through strategic and statutory planning processes.

However, not all people within the community share the same needs, expectations and values. The role of planning is to fairly and transparently evaluate these competing demands to deliver outcomes in the best interest of the broader community, balancing social, environmental and economic considerations. Strategically planning land use and development lowers the risk and likelihood of land use conflict by giving a structured process to handle disagreement, providing for the more sustainable use of land and resources

To achieve this, land use planning considers a variety of opinions and complex arguments to reach a mediated outcome. In trying to address concerns and to ensure desired outcomes are achieved, planning has been criticised for over regulation and 'red tape'. The Planning Processes TPP seeks to acknowledge the issue and responds by including strategies that seek to align the degree of regulation to the scale of the impact potentially caused by the use and development.

7.0.2 Climate change statement

Resilience is the capacity to maintain function in the face of disturbance. Land use planning is a mechanism with considerable potential to improve social, economic and environmental resilience to climate change.

The scale of the transition facing the Tasmanian community is large. The impacts of climate change will not be evenly distributed amongst the community with the vulnerable being disproportionately affected. Planning processes that are collaborative, consultative, evidence based and responsive to change are essential for navigating an unpredictable future and taking care of the more vulnerable within the community.

Land use planning also plays a significant role in mitigating and adapting to climate change. Robust planning processes are required to achieve these responses. The Planning Processes TPP promotes information provision, consultation, strategic considerations of issues and collaborations between regulatory regimes, and in doing so increases the capacity of the community to understand, respond and build resilience to climate change.

7.1 Public Engagement

7.1.1 Application

Statewide.

7.1.2 Objective

To improve and promote public engagement processes to provide for the community's needs, expectations and values to be identified and considered in land use planning.

7.1.3 Strategies

1. Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning.
2. Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning.
3. Support public engagement processes, and the outcomes generated from them, that are informative and transparent.
4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.
5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.

7.2 Strategic Planning

7.2.1 Application

Statewide.

7.2.2 Objective

To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.

7.2.3 Strategies

1. Support the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, is not fully known or understood.
2. Promote the identification, establishment and implementation of long-term land use planning priorities, that are environmentally sound, to strengthen inter-generational equity, allowing future generations to have access to the resources they need.
3. Strengthen the use of scientific-based evidence to make informed decisions about land use planning.
4. Promote the integration and coordination of land use planning with population strategies and social and physical infrastructure planning.
5. Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.
6. Facilitate coordinated approaches between public and private investment to achieve common planning goals.
7. Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities that will effectively inform land use planning.
8. Promote the regular review of land use strategies so that they remain current, adaptive and responsive to planning issues as they arise.

7.3 Regulation

7.3.1 Application

Statewide.

7.3.2 Objective

To avoid over regulation by aligning the level of regulation to the scale of the potential impact associated with use and development.

7.3.3 Strategies

1. Allow use and development that has little or no impact to proceed without requiring planning approval.
2. Reduce planning regulation to the amount necessary to reflect, manage and be proportionate to, the level of impact that might be caused by the use and development.
3. Support the maintenance of regulatory consistency unless there is a demonstrated need that warrants a more specific or different approach.
4. Encourage mechanisms that allow for timely adjustments in planning regulation for responses to, and recovery from, situations including, but not limited to, pandemic, climate change and emergency events.
5. Facilitate the coordination and rationalisation of regulation where there is consistency between planning and other regulatory regimes.

GLOSSARY

Active transport – means physical activity undertaken as a means of transport and includes travel by foot, bicycle and other non-motorised vehicles,

Activity centre – means a place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.

Affordable housing – means rental homes or home purchases that are affordable to low-income households, meaning that the housing costs are low enough that the household is not in housing stress or crisis.

AIDR – Australian Institute for Disaster Resilience.

Agricultural land – means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

Agricultural use – means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animal, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.

Agritourism – means a tourism-related experience that connects agricultural or aquaculture products, people or places with visitors on a farm, including marine farms.

Amenity – means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place of building harmonious, pleasant or enjoyable.

Assisted housing – means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.

Brownfield site – means underutilised, vacant or derelict former industrial or commercial land typically located in an urban environment and often characterised by contamination

Circular economy – means a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible.⁵

Coastal protection work – means structure or works aimed at protecting land, property and human life from adverse impacts caused by erosion or inundation in the coastal zone.

⁵ <https://www.europarl.europa.eu/news/en/headlines/economy/20151201STO05603/circular-economy-definition-importance-and-benefits>

Coastal Zone - means as described in section 5 of the State Coastal Policy Validation Act 2003.

Communal residence – means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building such as a boarding house, residential college and residential care facility.

Community – means a social group with a commonality of association and generally defined by location, shared experience, or function and with a number of things in common, such as culture, heritage, language, ethnicity, pastimes, occupation, or workplace. (AIDR 2019)

Distributed energy resources – means consumer-owned devices that, as individual units, can generate or store electricity or have the 'smarts' to actively manage energy demand. This includes small-scale embedded generation such as residential and commercial rooftop photovoltaic systems (less than 100 kilowatts [kW]), non-scheduled generation (NSG, up to 30 megawatts [MW]), distributed battery storage, virtual power plant and electric vehicles.

Electricity Infrastructure - means anything used for, or in connection with, the generation, transmission or distribution of electricity including, but not limited to –

- (a) electricity generating plant; and
- (b) structures and equipment to hold water, or to direct, monitor or control the flow of water, for the purposes of hydro-electric generation; and
- (c) powerlines; and
- (d) substations for converting, transforming or controlling electricity; and
- (e) equipment for metering, monitoring or controlling electricity;

Environmental Hazard – means a natural or human-made condition or event that has the potential to expose people, property, infrastructure or the environment to danger or harm.

Geodiversity – means 'the range (or diversity) of geological (bedrock), geomorphological (landforms) and soil features, assemblages, systems and processes'.⁶

Groundwater - means any water contained in or occurring in a geological formation.

Habitat corridor – means an area of natural habitat that provides connections between larger areas of natural habitat to enable movement of flora and fauna between these areas and to maintain natural processes such as pollination, seed dispersal and genetic exchange.

Housing stress – means housing costs that are over 30% of the income of a low-income household.

Land – means as defined by the Act.

⁶ SHARPLES, C., 1995a: Geoconservation in forest management - principles and procedures; Tasforests, Vol. 7, p. 37 - 50, Forestry Tasmania, Hobart, Dec. 1995. (<https://nre.tas.gov.au/Documents/geoconservation.pdf>)

Liveability – means the degree to which a place is suitable or good for living in.

Low-income household – means the lowest 40% of households based on income.

Physical infrastructure – means the basic physical structures required for an economy to function and survive and includes transportation networks, water supply, sewers, stormwater, waste disposal systems, power and telecommunications.

Place-making – means a collaborative process that strengthens the connection between people and the places they share, to shape the public realm in order to promote community identity and maximise shared values and aspirations.

Potentially contaminating activities – means an activity listed in Table C14.2 [of the Tasmanian Planning Scheme] as a potentially contaminating activity that is not directly associated with and subservient to Residential [Use Class].

Precautionary principle – means where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by:

- i. careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment; and
- ii. an assessment of the risk-weighted consequences of various options.

Resource dependent – means, in the case of a use, is one that relies on being located close to the source or supply of a particular primary produce or resource.

Resilience – means the ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effect of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and function through risk management. (UNDRR 2017)

Rural residential settlement– means an area of land that is characterised by a pattern of development involving residential use on larger lots in a rural or non-urban setting.

Sense of place – means the felt or meaningful character of a place that makes it distinctive as a place⁷.

Sensitive use – means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.

Servicing infrastructure – means a type of physical infrastructure comprising a pipeline, wire, cable, electronic communications facility, conduit pipe, tunnel, tube, manhole, antenna, mast,

⁷ Malpas, J., 2018. Place and Experience: a philosophical topography, Routledge, New York

designated space for rubbish and recycling collection points, or similar infrastructure, that can be used for the provision of electricity, water, gas, telecommunications or in connection with sewerage disposal, stormwater drainage, recycling and waste management, or a similar service.

Settlement – means land developed, or designated for, the concentration of occupation by human activity in urban or rural areas and which may contain a mix of land use. While predominantly referring to land developed as cities, towns and villages, it also includes land that has been modified from its natural state to provide for a mix of land uses which are not reliant upon natural resources, such as rural residential, utility and industrial uses.

Significant risk – means exposure to a level of risk that is higher than what is considered a tolerable risk level.

Social housing – means both housing provided by the government (public housing) and non-government organisations (community housing) with below-market rent prices.

Social infrastructure - means facilities and spaces where the community can access social services. These include emergency and health-related services, education and training, social housing programs, police, courts and other justice and public safety provisions, as well as arts, culture and recreational facilities.⁸

Structure plan - means a plan of a settlement, or part of a settlement, that is proposed for growth or renewal and which describes how use, development and infrastructure will be integrated in an orderly manner.

Tolerable risk – means the lowest level of likely risk from the relevant hazard:

- a) to secure the benefits of a use or development in a relevant hazard area; and
- b) which can be managed through:
 - i. routine regulatory measures; or
 - ii. by specific hazard management measures for the intended life of each use or development.

Water-Sensitive Urban Design⁹ – means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to the natural hydrological and ecological cycles.

⁸ <https://www.statedevelopment.qld.gov.au/industry/infrastructure/infrastructure-planning-and-policy/social-infrastructure>

⁹ Council of Australia Governments (COAG), 2004, National Water Initiative

Draft Tasmanian Planning Policies

Background Report and Explanatory Document



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State Planning Office

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1.0 Introduction

The Background Report (the report) has been prepared by the Department of Premier and Cabinet's State Planning Office (SPO) to accompany the draft Tasmanian Planning Policies (TPPs).

The *Land Use Planning and Approvals Act 1993* (the Act) establishes the provisions under which the TPPs may be prepared, made, amended, implemented and reviewed.

The TPPs are intended to establish high-level strategic policy directions that will be delivered through the Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS). The Act also requires consideration of the TPPs during the declaration and assessment of major projects under Division 2A of the Act and apply to a housing land supply order made or amended under Part 2, Division 1 of the *Housing Land Supply Act 2018*.

Section 12C(3) of the Act provides for:

- (3) *The Minister, by notice to the Commission, may –*
- a) *provide to the Commission a draft of the TPPs; and*
 - b) *direct the Commission to undertake public exhibition in relation to the draft of the TPPs.*

In accordance with section 12C(3) of the Act, the Minister has given notice to the Tasmanian Planning Commission (the Commission), providing a copy of the draft TPPs and directing it to undertake public exhibition of the draft TPPs.

The section 12C(3) notice signifies the commencement of the independent review and assessment process undertaken by the Commission. This process includes a public exhibition period of 60 days, with the opportunity for anyone to make representations on the draft TPPs and the holding of public hearings in relation to matters raised in the representations.

The Commission is required to provide the Minister with a report on the draft TPPs within 90 days of the completion of the exhibition period. Section 12F(3) of the Act requires the Commission to prepare a report in relation to the draft TPPs that contains:

- (a) *a summary of the issues raised in the representations in relation to the draft of the TPPs; and*
- (b) *a statement as to whether the Commission is satisfied that the draft of the TPPs meet the TPP criteria; and*
- (c) *a statement as to whether there are any matters of a technical nature, or that may be relevant, in relation to the application of the TPPs to –*
 - i. *the Tasmanian Planning Scheme; or*
 - ii. *each regional land use strategy –*

if the TPPs were made under section 12G(2) in terms of the draft of the TPPs.



The Minister may make, or refuse to make the TPPs, after considering the report provided to him by the Commission.

This report provides background information regarding the process and development of the draft TPPs to inform both the statutory assessment of the draft TPPs by the Commission and to support public engagement during the exhibition period.

1.1 Glossary

The following acronyms and abbreviations are used in this report.

TPP	–	Tasmanian Planning Policy
Act	–	<i>Land Use Planning and Approvals Act 1993</i>
Commission	-	Tasmanian Planning Commission
RLUS	–	Regional Land Use Strategy
RMPS	-	Resource Management and Planning System
TPS	–	Tasmanian Planning Scheme
SPP	–	State Planning Provision
SPO	-	State Planning Office
LPS	–	Local Provisions Schedule
PESRAC	–	Premier’s Economic and Social Recovery Advisory Council

1.2 Consultation

When the Minister is preparing the TPPs, the Act requires two rounds of consultation. This is specified in section 12C(2) of the Act that states:

The Minister must consult with –

- a) the Commission; and*
- b) the planning authorities; and*
- c) the State Service Agencies, and the State Authorities, as the Minister thinks fit –*

in relation to the intention to prepare a draft of the TPPs and a draft of the TPPs.

Consultation of the intention to prepare a draft of the TPPs was undertaken in October and November 2021 with a [Scoping Paper](#) being published on the SPO’s website. An invitation to comment on the range of issues and topics that the TPPs should address and other matters expressed in the Scoping Paper was extended to the parties listed under section 12C(2) of the Act and to a broader range of relevant stakeholders.



A total of 108 submissions were received during the scoping consultation. A Report on draft TPP Scoping Consultation was published on the SPO's website in April 2022. The report discussed the issues raised in submissions, summarised responses to them and provided a revised TPP structure and table of TPP topics and issues that formed the basis for more detailed drafting of the TPPs.

Targeted consultation was undertaken between April and August 2022. Various stakeholders provided input into the initial drafting of the TPPs. Given the TPPs are intended to deliver State planning interests, the initial draft set of TPPs were firstly reviewed by State agencies. Agencies nominated a representative to liaise between the divisions within their agencies and the SPO to provide comment and recommendations on the draft TPP content to ensure the Agency's interests were reflected through the draft TPPs.

Once the agency representatives agreed that the draft TPPs were at a standard for broader consultation, sign off was sought from the Deputy Secretary Steering Committee which agreed that draft TPPs were suitable for the second round of consultation under section 12C(2) of the Act.

The SPO recommended to the Minister that the section 12C(2) consultation, regarding a draft of the TPPs, be broadened to include input from a wider range of stakeholders than that listed in the Act. The Minister approved the draft TPPs for consultation and welcomed comments from anyone who may have an interest in the draft TPPs.

On behalf of the Minister for Planning, the SPO notified the Commission, planning authorities, State agencies, those who made a submission during the scoping consultation and all the parties on the SPO's list of planning stakeholders, that the draft TPPs were open for a 6 week consultation period ending on 1 November 2022. The notice included information regarding where the TPPs could be accessed and how submissions could be made.

A link to the section 12C(2) draft TPPs and Supporting Report that informed that consultation process can be found on the [SPO website](#).

A number of parties requested extensions of time to comment. Because the consultation period fell within the period of local government elections, planning authorities were given an extension of time until their November Council Meeting to provide endorsed comments on the draft TPPs. Other parties requesting an extension were given until the 15 November 2022.

A total of 73 submissions were received on the draft TPPs. The issues raised in the submissions have been summarised and modifications made to the draft TPPs where warranted. A summary of the issues raised and the SPO's response to them, can be found in the Report on Consultation, located on the [SPO website](#). The outcomes from the section 12C(2) consultation has informed the preparation of a modified set of draft TPPs for independent review and assessment by the Commission.

1.3 Content and Purpose of TPPs

Section 12B of the Act sets out the 'Contents and purpose of the Tasmanian Planning Policies' stating:



(1) *The purpose of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –*

- a) *the Tasmanian Planning Scheme; and*
- b) *the regional land use strategies.*

(2) *The TPPs may relate to the following:*

- a) *the sustainable use, development, protection or conservation of land;*
- b) *environmental protection;*
- c) *liveability, health and wellbeing of the community;*
- d) *any other matter that may be included in a planning scheme or a regional land use strategy.*

The TPPs are intended to provide a consistent, overarching policy setting for the State's planning system that will guide planning outcomes mostly delivered through the RLUSs and the TPS.

The policy setting for the current RLUSs and TPS have relied on the broad Schedule 1 Objectives of the Act and a limited number of State Policies. While the intention of the TPS was to achieve regulatory consistency, and the RLUS to deliver strategic consistency across each region, they have not been informed by a common set of planning policies. The TPPs are intended to fill that policy space and deliver a more balanced, informed and mature planning system.

The Act requires a review of the SPPs and RLUSs following the making of the TPPs, and their subsequent modification, to demonstrate consistency with the TPPs¹.

2.0 Development of the draft TPPs

2.1 Structure of draft TPPs

A draft suite of TPPs was prepared in 2017 ([click here to view](#)) at the time the amendment to the Act to provide for the necessary legislative mechanisms for the making of the TPPs, was being considered. This was intended to provide an indication of what the TPPs may comprise should the amendments be passed.

The Scoping Paper referenced the 2017 draft TPPs as an example of what the scope and structure of the TPPs might include. It also included the following TPP template and invited comment on its structure to deliver the purpose and content of the TPPs.

¹The current draft LPSs that are being assessed by the Tasmanian Planning Commission to bring the TPS into effect in each municipality are not required to be assessed as consistent with the TPPs. This avoids the current assessment processes being altered with further delays to the implementation of the TPS. All amendments to LPSs, once approved, must be assessed as consistent with the TPPs, along with any amendments to any interim planning schemes that remain in effect at the time of the TPPs being made.

TPP Topic	The name of the particular topic covered by the TPP
Issue	Sets out the particular issue(s) under the TPP Topic
Objective	Describes the broad intent of what the issue aims to address
Strategies	Describes how the objective will be achieved – there may be multiple strategies
Implementation Statements	Describes how each individual strategy will be delivered into the planning system, either through strategic planning such as regional land use strategies, or through statutory planning in the Tasmanian Planning Scheme (State Planning Provisions and Local Provision Schedules)

Table 1. TPP Template - Extract from page 8 TPP Scoping Paper

Most submissions supported the proposed template. Additional comments were that an introductory component should be included to help set the policy context for each topic.

The Scoping Paper also sought submissions on how climate change should be addressed in the TPPs. Most submissions suggested that climate change issues should be integrated with other policies and not form a stand-alone TPP. This approach was adopted in the revised TPP structure. In addition, and because it is the preeminent policy position, a separate ‘Climate Change Statement’ was included within the ‘Principles and Policy Context’ (refer to Figure 2 below) to establish context for the proceeding policies.

For further detail regarding consultation outcomes, including modifications made to the TPP structure, see the [Report on draft TPP Scoping Consultation](#).

The following table was published in the Report on Scoping Consultation and outlined a revised TPP structure.

TPP Structure	Function
Title	Identifies the TPP topic.
Principles and Policy Context	<p>Outlines any overarching principles relating to the TPP topic and provides the policy context to support greater understanding of the planning and regulatory provisions that flow from the particular TPP. It also provides an overview of State endorsed policies relevant to the TPP topic.</p> <p><u>Climate Change Statement</u></p> <p>Within the ‘Principles and Policy Context’ section there is a subheading called ‘Climate Change Statement’ that identifies the likely impacts that climate change will have on the TPP topic and describes how the responses to climate change issues are addressed and integrated within the policy content of the TPP.</p>
Policy application	Sets out any application specifications for a TPP, or part of a TPP, which may include a map to spatially define an area, a locality, land with particular characteristics, or a particular type of use or development.



Objective	Expresses what the TPP is intended to achieve and is drafted as an aspirational outcome in response to a broad land use planning issue.
Strategies	Specifies how the TPP is to achieve the objective. It is anticipated that the many of the strategies will be derived in response to the specific issues as identified in Attachment 1.
Implementation guidelines	Provides detailed guidance on how a TPP will be implemented through the SPPs, LPSs and RLUSs.

Table 2. Proposed Structure of TPPs following Scoping Consultation – (Attachment 2 of Report on Scoping Consultation)

The draft TPPs were drafted in accordance with this structure, however some modifications were made as a result of issues raised in various consultation process that led to the following modifications or qualifications:

- the ‘Principles and Policy Context’ element refers to providing an overview of State endorsed policies relevant to the TPP topic. An overview of this nature was considered to add unnecessary length and complexity to this part of the TPP without adding much value, so the concept was abandoned.
- the ‘Principles and Policy Context’ heading has been modified and shortened to ‘Policy Context’.
- The concept of specific ‘Implementation Guidelines’ for each policy has been abandoned in favour of general directions for implementation provided in a new section (that was called ‘Implementation’ in the section 12C(2) draft TPPs) referred to as ‘General Application’. For further detail regarding this modification please refer to the Report on Consultation found on the [SPO website](#).
- The ‘General Application’ section sets out the operative parts of the TPPs, provides direction on the application of the TPPs and specific directions for the application of the TPPs to LPSs.
- A ‘Foreword’ has been included to provide some overarching information on the TPPs, with references to relevant parts of the Act.
- A ‘Glossary’ has been included to assist interpretation and application of the TPPs.



The structural elements of the current draft of the TPPs, and the function of those elements, are outlined below:

FOREWORD – introductory statement and statutory background

GENERAL APPLICATION – specifies the manner in which the TPPs are to be implemented in accordance with section 12B(3)

TPP TITLE – identifies the topic that the subsequent policies address. (eg Settlement, Environmental Values, Physical Infrastructure)

- **Policy Context** – describes the context for the TPP topic to support understanding of the policy content to follow. Includes a Climate Change Statement.

POLICY HEADING – the title of the policy representing a specific issue to be addressed, which relates to the relevant TPP topic.

- **Application** – provides any requirements regarding the application of specific policies.
- **Objective** – sets out the aims of the policy.
- **Strategies** – sets out the ways that the policy objective can be achieved.

Table 3. Structure of draft TPPs.

While the structure of the TPPs includes a number of elements, the policy intent is effectively delivered through the ‘Objective’ and ‘Strategies’. As outlined above, the ‘Objective’ sets the scene for what the policy is trying to achieve. It is an aspirational aim that the TPP is seeking to achieve. The proceeding ‘Strategies’ are that part of the TPPs that establish how those aims, expressed through the ‘Objective’, are intended to be achieved or applied by the TPP.

The use of the terms ‘Objective’ and ‘Strategies’ are consistent with the 2017 draft TPPs that was used as an example to amend the legislation to provide for TPPs, is consistent with many of the State planning policies in other jurisdictions and was supported in the scoping consultation as being an effective way to express planning policy. Further discussion on the use of this terminology can be found in the Report on Consultation found on the [SPO website](#).

2.2 Topics and issues framework

The Scoping Paper introduced a list of TPP topics and issues that were subsequently modified based on submissions received during the scoping consultation. Attachment I of the [Report on draft TPP Scoping Consultation](#) provides that modified list which formed the basis for the drafting of the TPPs.



The TPP topics and issues framework was developed considering a ‘best fit’ approach and having regard to the comments received during the scoping consultation and the way similar planning issues are grouped and addressed in the RLUS or TPS.

As the drafting and consultation progressed, additional matters were identified for inclusion within the framework of topics and issues. The revised framework essentially informs the TPP table of contents as provided below:

Tasmanian Planning Policy (Topic)	Policy heading (issues to be addressed)
1. Settlement	1.1 Growth 1.2 Liveability 1.3 Social Infrastructure 1.4 Settlement Types 1.5 Housing 1.6 Design
2. Environmental Values	2.1 Biodiversity 2.2 Waterways, Wetlands and Estuaries 2.3 Geodiversity 2.4 Landscape Values 2.5 Coast
3. Environmental Hazards	3.1 Bushfire 3.2 Landslide 3.3 Flooding 3.4 Coastal Hazards 3.5 Contaminated Air and Land
4. Sustainable Economic Development	4.1 Agriculture 4.2 Timber production 4.3 Extractive Industry 4.4 Tourism 4.5 Renewable Energy 4.6 Industry 4.7 Business and Commercial 4.8 Innovation and Research
5. Physical Infrastructure	5.1 Provision of Services 5.2 Energy Infrastructure 5.3 Roads 5.4 Passenger Transport Modes 5.5 Ports and Strategic Transport Networks
6. Cultural Heritage	6.1 Aboriginal Cultural Heritage 6.2 Historic Cultural Heritage
7. Planning Processes	7.1 Public Engagement 7.2 Strategic Planning 7.3 Regulation

Table 4. Draft TPPs - Topics and Issues Framework



Each topic represents a TPP, for example, the 'Settlement TPP' or the 'Environmental Hazards TPP'. Each TPP includes a number of sub-headings, or broad issues to be addressed, that contain an 'Objective' followed by a number of 'Strategies'. For example, in the 'Environmental Values TPP' under the 'Biodiversity' sub-heading there is a single objective that is followed by a number of 'Strategies' to achieve that 'Objective'. This pattern is repeated under all of the other 4 sub-headings grouped within Environmental Values, including 'Waterways, Wetlands and Estuaries', 'Geodiversity', 'Landscape Values' and 'Coasts', all of which collectively comprise the 'Environmental Values TPP'.

2.3 Drafting of policies

2.3.1 Policy content

An observation from all consultation processes undertaken to date has been that there are wide and varied opinions on the matters that the TPPs should address, and to what level of detail. To determine this, the following criteria has been used to help guide the range and detail of the policy content expressed through the draft TPPs, and include:

- can only deal with matters provided for in the Act;
- avoid repeating the requirements of the Act or that of other Acts;
- is to be consistent with section 12B of the Act;
- is to further the Schedule 1 Objectives of the Act;
- is to be consistent with a relevant State Policy;
- is to produce a planning outcome that can be achieved or applied through the TPS and RLUS;
- the State has a significant interest in addressing the land use planning issue;
- can only apply to matters in the future and cannot apply retrospectively to address broad scale planning issues or decisions made under a former planning regime; and
- cannot address issues that are too specific or that deliver detailed, predetermined outcomes.

The development of the policy content commenced with an overview of those matters that present reoccurring issues in planning and where a policy foundation is required to provide direction for strategic and statutory planning instruments. The policy content has also been derived through a review, consideration and response to the social, economic and environmental challenges that are facing Tasmania. This has been informed by a review of the existing RLUS where a number of the regional policies have been adopted and modified to suit statewide application. It has also been informed by a review of government policy administered through the agencies and planning policies from other States.

The TPPs do not provide a policy setting for every planning situation that may arise. They typically speak in broad land use planning terms with the intent being to provide policy guidance for the planning system. To achieve this, great care has been taken to pitch the policies in a way that is concise, balanced and, where appropriate, can deliver outcomes through strategic and statutory planning instruments.



Further detail regarding the rationale and justification for the drafting of the policy content is provided in the Policy Context section within each TPP.

2.3.2 Climate change

As discussed above, climate change policy has been integrated within each of the TPPs. The way in which this is achieved is outlined in the Climate Change Statement as provided in the Policy Context section of each TPP. Many of the strategies that achieve other planning outcomes, also support mitigation or adaptation responses to climate change. The climate change response is not always explicit in the strategies. However, the Climate Change Statement typically describes how the strategies address climate change either directly or indirectly.

2.3.3 Terminology

The TPPs include a Glossary of defined terms to assist with interpretation. Where possible, consistent terminology has been used to align meanings with other planning instruments to provide for greater consistency. New terms that have been introduced that are considered necessary to be defined by the TPPs have been included in the Glossary, such as 'Liveability', 'Social Infrastructure' and 'Sense of Place'.

Other terms or phrases have not been explicitly defined as it is considered that their meaning is generally understood or a dictionary definition should suffice.

The TPPs have deliberately avoided making reference to use classes and zones referred to in the TPS. There are two fundamental reasons for this. Firstly, the TPPs are intentionally kept broad and high level and by referencing specific use classes and zones causes the narrowing of policy considerations. Secondly, the policy content of the TPPs will be implemented through the RLUSs and the TPS. Making broad reference to land uses categories (eg agriculture, tourism, commercial, industrial) and 'designating land' for particular purposes allows the policy intent to be applied to both strategic and statutory planning instruments. To clarify, the RLUS and the TPS can both designate land for a particular purpose however, only the TPS can zone land for a particular purpose. Speaking broadly allows the TPPs to have wider and consistent application across planning instruments.

As mentioned above, the TPPs speak in terms of broad land use categories. Most of these are well understood however, there may be instances where the use of terminology is subject to different interpretations. A specific example in the draft TPPs involves terminology used in the 'Industry' section of the Sustainable Economic Development TPP.

The strategies for 'Industry' within the draft TPPs refer to both traditional industrial uses (such as manufacturing) and industrial uses that are resource dependent (such as sawmill or abattoir). The latter is intended to capture those high impact, industrial 'type' uses that would, under the TPS, fall within the 'Resource Processing' or 'Resource Development' use classes. The reason for addressing them in the same section and collectively referring to them as 'industrial use and development' is because, from a policy context, the planning responses are similar. For instance, both are typically high impact land uses and are best separated from sensitive uses to avoid land use conflict.

The TPPs are an expression of policy, they are not a regulatory planning instrument and therefore are not drafted in a definitive or absolute way. The TPP strategies are typically



drafted with a verb at the beginning of the sentence. These are mostly expressed as encouraging verbs that help the strategies work towards achieving the aspirational outcomes expressed through the objective of the policy. The verb used helps set the direction, strength and intent of the policy statement.

2.3.4 Overlap and perceived repetition

It is acknowledged that in certain circumstances there is overlap between strategies. For example, strategy 7 of the Passenger Transport Modes policy within the Physical Infrastructure TPP includes design consideration for subdivision stating:

Provide for subdivision design that:

- a) *supports efficient and effective public transport access if located within a serviceable area;*
- b) *encourages walking and cycling, with provision of appropriate and direct site-through links; and*
- c) *considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.*

Similarly, strategy 7 of the Design policy in the Settlement TPP also includes considerations for subdivision, stating:

Promote subdivision design that provides a functional lot layout that:

- a) *is responsive to topography, site constraints and environmental values and hazards;*
- b) *provides a convenient, efficient and safe road network;*
- c) *supports efficient and effective public transport access;*
- d) *provides safe active transport;*
- e) *uses urban land efficiently;*
- f) *provides for well-located public open space that meets the needs of the local community;*
- g) *supports the intended future use and development of the lot;*
- h) *provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community;*
- i) *promotes climatically responsive orientation of buildings; and*
- j) *allows passive surveillance of public spaces promoting community safety.*

There are explicit and implicit similarities between the two strategies. Both explicitly refer to supporting efficient and effective public transport access. The reason for supporting the repetition in this case is because they both help deliver their respective objectives in terms of subdivision design responses to firstly, creating functional and connected urban spaces for the Settlement TPP, and secondly, supporting efficient and accessible passenger transport systems for the Physical Infrastructure TPP.

The implicit similarities are a result of subdivision design being considered through the lens prescribed by the respective objectives of each policy. Each strategy delivers a design response that satisfies their objective.



The repetition of some strategies is inevitable due to the complex nature of planning and the range of issues the TPPs are addressing. While every attempt has been made to draft the TPPs concisely, some repetition remains where it is considered necessary to reiterate consideration of particular matters and provide additional context to how each strategy contributes to achieving its objective, thereby improving the application of the TPPs.

3.0 Implementation

Section 12B(3) states that “the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies”. The draft TPPs include a ‘General Application’ section that is intended to specify the manner in which the TPPs will be implemented in accordance with section 12B(3) of the Act.

The ‘General Application’ section specifies which parts of the TPPs have operational effect. In addition, it includes directions as to how the policy content is to be applied to all planning instruments through the consideration of application principles. These application principles provide direction on a number of matters including, determining if a strategy is relevant to a particular matter, consideration and application of the range of relevant strategies to a particular matter and resolution of competing interests.

The ‘General Application’ section also includes directions that are specific to the application of the TPPs to LPSs. Section 34(2A) of the Act provides two scenarios for the application of the TPPs to an LPS based on before and after the RLUSs and SPPs have been reviewed after the making of the TPPs (sections 5A(8) and 30T(1) of the Act, respectively). Section 34(2A) of the Act states:

A relevant planning instrument satisfies the relevant criteria in relation to the TPPs if –

- a) where the SPPs and the relevant regional land use strategy have not been reviewed after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument² is consistent with the TPPs, as in force before the relevant planning instrument is made; and*
- b) whether or not the SPPs and the applicable regional land use strategy have been reviewed ... after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument complies with each direction, contained in the TPPs in accordance with section 12B(3), as to the manner in which the TPPs are to be implemented into LPSs.*

The General Application section includes two directions in accordance with section 34(2A)b) that apply to the manner in which the TPPs are to be implemented once the RLUSs and SPPs have been reviewed following the making of the TPPs.

The intention of these directions is to provide an opportunity for the decision maker to be satisfied that the SPPs or RLUSs adequately addresses the local application of the relevant

² Relevant planning instrument – means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.



TPP strategy and therefore there is no further need to determine compliance with that strategy.

An outcome of the Scoping Consultation was to include 'Implementation Guidelines' under each policy. The draft TPPs that were subject to section 12C(2) consultation included only a single 'Implementation Guideline' under the Growth policy in the Settlement TPP.

Although the initial intention was to provide specific implementation guidance, as drafting of the policy content commenced the strategies were considered to incorporate sufficient detail to guide how they might be implemented into various planning instruments. The reasons for not specifying 'Implementation Guidelines' is because there is no single way that a strategy is intended to apply and the State is more concerned with achieving the outcome rather than how the outcome is achieved.

As already discussed, the TPPs are intended to provide planning policy to guide the planning system. For that policy to be implemented through either the RLUS or the TPS requires further analysis and consideration that will influence how the planning outcome is expressed. Another reason for removing the 'Implementation guidelines' for each policy is because by specifying how a policy is to be implemented might restrict other reasonable approaches from being considered.

The Report on Consultation outlines how the implementation of the policy content can vary based on:

- the purpose of the planning instrument that the strategy is being applied through;
- the characteristics of the site, local area or region that the strategy is being applied to;
- how the consideration of the range of applicable strategies might influence the outcome of another individual strategy; and
- how local or regional policies might influence the outcome of a TPP strategy.

When applying the TPPs in certain circumstances, there may situations where competing interests are met and need to be resolved. While attempts have been made to limit the potential for competing strategies, it is acknowledged that there may be situations where this occurs. It is not uncommon in planning to experience competing interests. Planners are often required to weigh up competing demands and justify an appropriate course of action. This is often done through the development appraisal process when applying performance criteria to a development application or applying State Policies and the RLUS to a draft LPS. The TPPs are to be applied similarly where resolution relies upon a balanced assessment based on judgement derived from evidence and influenced by local circumstances and contemporary planning practices.

The policies in the draft TPPs are not expressed in absolute terms. They have been drafted so that the policy content can be delivered in multiple ways, allowing for different approaches to be considered when weighing up competing policies.



Resolution between competing policy interests should be found through the consideration of:

- an understanding of the overall combination of interests expressed through the relevant strategies;
- a balanced assessment of all the relevant strategies;
- the objective statement when applying the relevant strategies;
- alternate ways to achieve relevant strategies;
- the locational characteristics of the land, including the scale of land that the relevant strategies are being applied; and
- the planning instrument the strategies are being applied to.

The above points have been reworked to form the basis of the General Application section to inform consideration included in the application principles.

As part of the Commission's consideration of the draft TPPs the Act requires that it:

- (a) *must consider whether it is satisfied that the draft TPPs meets the TPP criteria; and*
- (b) *is to consider whether there are any matters of a technical nature, or that may be relevant, in relation to the application of the TPPs to –*
 - i. the Tasmanian Planning Scheme; or*
 - ii. each regional land use strategy.....*

The Commission is therefore directed to turn its attention to the application and implementation of the TPPs and address any matters relating to this in its review and assessment of the TPPs.

Given this is the first set of TPPs to be introduced into the planning system, it is difficult to predict the range of application, interpretation and implementation issues that may arise when being applied to a range of land use planning situations. The Act provides for a 5 yearly review cycle of the TPPs and an amendment process to address issues that might arise once the TPPs are made and become operational.



4.0 Premier’s Economic and Social Recovery Advisory Council (PESRAC)

The State Government has committed to developing the TPPs in line with the recommendations from the Premier’s Economic and Social Recovery Advisory Council (PESRAC).

The following table sets out the recommendations from the [PESRAC Report](#) that are relevant, with a corresponding column to demonstrate how the draft TPPs support the particular recommendation.

Table 5. Alignment with PESRAC recommendations

PESRAC Recommendation	Draft TPP Response
(1) Protecting sustainability, community values and Tasmanians’ well-being must continue to be at the forefront of regulatory activity.	<p>The draft TPPs support this recommendation by containing various strategies that promote the identification and protection of environmental, cultural heritage, landscape and place values. The Settlement TPP addresses improving the liveability of our cities and towns and include strategies to encourage open space networks, active transport, connection with nature and social interaction to improve our well-being.</p> <p>The TPPs will inform planning regulation through reviews of the RLUS and TPS.</p>
(8) Regional land use strategies should be comprehensively updated.	The draft TPPs provide the planning policy framework for a review of the RLUS that will be undertaken once the TPPs are made.
(9) The State Government should redevelop the 10 year Infrastructure Pipeline as a tool for identifying, and addressing, capacity and delivery constraints.	The draft TPPs provide the planning policies relating to the provision of infrastructure, supporting the redevelopment of the Infrastructure Pipeline.
<p>(32) The State Government should develop a comprehensive Tasmanian Housing Strategy and drive practical actions to deliver more sustainable housing market outcomes across Tasmania for all Tasmanians.</p> <p>The strategy should encompass:</p> <ul style="list-style-type: none"> • population growth and settlement planning; • ageing and shifts in household composition; 	<p>The draft TPPs support the delivery of the Tasmanian Housing Strategy by providing a planning policy framework that:</p> <ul style="list-style-type: none"> • considers land supply and demand analysis and population and demographic projections to determine the amount of land required by settlements within at least a 15 year planning horizon;

<ul style="list-style-type: none"> • land availability; • the interface between public and private markets; • taxes; • approvals and permitting; • sustainable housing - energy and water efficiency; • construction workforce availability; and • alignment of essential social and economic infrastructure. 	<ul style="list-style-type: none"> • acknowledges that social and affordable housing are part of the wider housing market; • promotes energy efficient design; and • locates houses in close proximity to essential social and economic infrastructure, promoting access to employment and education facilities.
<p>(38) The State Government should develop a sustainability vision and strategy for Tasmania, with ambitious goals, and concrete targets and actions.</p>	<p>The draft TPPs support sustainability principles that are applied through the strategies that will support, where relevant, the sustainability vision and strategy.</p>
<p>(39) The strategy should immediately prioritise specific frameworks for:</p> <ul style="list-style-type: none"> • decarbonising the economy; • water resource allocation, security and quality; • adoption of circular economy principles; and • ensuring a consistent and coordinated government approach to sustainability. 	<p>The draft TPPs support this recommendation by including strategies that reduce emissions, promote carbon storage, improve water quality and supports opportunities for greater economic self-sufficiency and circular economies.</p> <p>The draft TPPs provides a consistent planning policy framework to deliver sustainable use and development through the State’s planning system.</p>
<p>(51) The State Government should develop a structured process for identifying high-consequence risks to which the community is exposed and develop and implement mitigating strategies for these risks.</p>	<p>The draft TPPs include strategies for the identification and mitigation of environmental hazards in response to the risks that they may pose to the community.</p>





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Historic Cultural Heritage Amendment Bill 2023

FACT SHEET

The primary aim of this Bill is to afford greater protection to historic heritage places, address anomalies and improve administrative processes. Most of the amendments have arisen from legal advice and were not foreseen as part of the last suite of amendments that came into effect in 2019.

In summary, the Bill:

- enables development applications that include some unauthorised works elements to be assessed retrospectively (after works have commenced), consistent with current local government practice, as prescribed under the *Land Use Planning and Approvals Act 1993* (LUPAA);
 - removes the responsibility from local government for regulating moveable heritage by establishing a new approval pathway for a proponent to seek statutory approval directly from the Heritage Council to remove, alter or damage a registered heritage object that contributes to the historic heritage significance of a place (ie. moveable objects such as pews in a church or an honour board in a community hall);
 - enables the THC to undertake more holistic assessments of heritage impacts by considering the impacts that works to one registered place have on adjacent registered places;
 - removes the current 30 day statutory timeframe for the THC to give notice to the owner of a registered place to take or stop action and gives the THC the ability to determine an appropriate timeframe on a case by case basis,
 - provides greater clarity for landowners and the development sector regarding an application to undertake heritage works by replacing the words 'certificate of exemption' with 'minor works approval';
 - reduces the period in which a person or entity can make an objection or submission relating to a permanent entry in the Tasmanian Heritage Register (THR) from 60 to 30 days to improve administrative processing times;
 - extends the time period for the THC to determine a permanent entry in the Tasmanian Heritage Register following provisional entry from 120 to 180 days to better align with THC reporting timeframes;
 - provides the THC with authority to remove THR entries that have been superseded by updated entries in a more efficient manner;
 - allows Certificates of Affected Place to be issued electronically and signed by officers other than the Chairperson of the THC.
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TASMANIA

**HISTORIC CULTURAL HERITAGE AMENDMENT
BILL 2023**

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**HISTORIC CULTURAL HERITAGE AMENDMENT
BILL 2023**

*(Brought in by the Minister for Heritage, the Honourable
Madeleine Ruth Ogilvie)*

A BILL FOR

An Act to amend the *Historic Cultural Heritage Act 1995*

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

1. Short title

This Act may be cited as the *Historic Cultural Heritage Amendment Act 2023*.

2. Commencement

The provisions of this Act commence on a day or days to be proclaimed.

3. Principal Act

In this Act, the *Historic Cultural Heritage Act 1995** is referred to as the Principal Act.

*No. 117 of 1995

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4. Section 3 amended (Interpretation)

Section 3 of the Principal Act is amended as follows:

- (a) by omitting the definition of *building* and substituting the following definition:

building includes –

- (a) land; and
- (b) any structure in or on the land; and
- (c) any fixture in or on the land or structure;

- (b) by inserting the following definition after the definition of *guidelines*:

handling approval, in relation to a heritage object, means a handling approval issued under section 63C(3)(a) in respect of the object;

- (c) by inserting the following definitions after the definition of *Heritage Council*:

heritage object means an object that –

- (a) is registered, in accordance with section 63A(1), in an entry in the Heritage Register in relation to a place; and

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- (b) has not been removed, in accordance with section 63A(2), from that entry in the Heritage Register;

heritage object order means an order made under section 63D(1);

- (d) by inserting the following definition after the definition of *notify*:

object, in relation to a place, includes fittings, artifacts and other objects in or on the place other than a fixture in or on the place;

- (e) by omitting “shipwreck; and” from paragraph (c) of the definition of *place* and substituting “shipwreck –”;

- (f) by omitting paragraphs (d) and (e) from the definition of *place* and substituting the following text:

“and also includes objects in, or on, a place that contribute to the historic cultural heritage significance of the place;”

5. Section 4A amended (Matters to be regarded)

Section 4A of the Principal Act is amended by inserting after subsection (2) the following subsection:

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(3) Nothing in this Act is to be taken to prevent a person having regard to an object in determining the historical cultural heritage significance of a place.

6. Section 7 amended (General functions and powers of Heritage Council)

Section 7(1)(h) of the Principal Act is amended by inserting “including records of heritage objects relating to those places” after “significance”.

7. Section 19 amended (Objection to permanent entry in Register)

Section 19(2)(b)(i) of the Principal Act is amended by omitting “60 days” and substituting “30 days”.

8. Section 20 amended (Submission relating to permanent entry in Register)

Section 20(2)(a) of the Principal Act is amended by omitting “60 days” and substituting “30 days”.

9. Section 21 amended (Permanent entry in Register)

Section 21(3) of the Principal Act is amended by omitting “120 days” and substituting “180 days”.

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10. Section 25A inserted

After section 25 of the Principal Act, the following section is inserted in Part 4:

25A. Removal of duplicate entries

- (1) The Heritage Council may remove an entry relating to a place from the Heritage Register if the Heritage Council is satisfied that the entry duplicates, or substantially duplicates, another entry in the Heritage Register.
- (2) If the Heritage Council removes an entry in the Heritage Register under subsection (1), section 22(5) and (6) and sections 23, 24, and 25 do not apply in relation to the removal of that entry from the Heritage Register.

11. Section 26 amended (Notice of entry in or removal from Register)

Section 26(b) of the Principal Act is amended by inserting “or if the removal occurs under section 25A,” after “Part,”.

12. Section 27 amended (Appeal against Heritage Council’s decision)

Section 27(1) of the Principal Act is amended by omitting “under section 21 or 25” and substituting “under section 21, 25 or 25A”.

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13. Section 32 amended (Interpretation of Part)

Section 32(1) of the Principal Act is amended as follows:

- (a) by omitting the definition of *certificate of exemption*;
- (b) by omitting the definition of *exemption certificate application*;
- (c) by inserting the following definition after the definition of *heritage works*:

minor works approval means a minor works approval issued under section 42;

14. Section 32A inserted

After section 32 of the Principal Act, the following section is inserted in Part 6:

32A. Application of Part

For the avoidance of doubt –

- (a) this Part applies in relation to a permit application, or an application under this Part for minor works approval, even though some or all of the heritage works to which the application relates have been carried out before the application is made; and

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- (b) the Heritage Council may perform a function, or exercise a power, under this Act in relation to an application referred to in paragraph (a).

15. Section 34 amended (Legal status of heritage works if no certificate of exemption, &c.)

Section 34(1) of the Principal Act is amended by omitting “certificate of exemption” and substituting “minor works approval”.

16. Section 35 amended (Heritage works require heritage approval)

Section 35 of the Principal Act is amended as follows:

- (a) by omitting from subsection (2)(a) “certificate of exemption” first occurring and substituting “minor works approval”;
- (b) by omitting from subsection (2)(a)(i) “certificate of exemption” and substituting “minor works approval”;
- (c) by omitting from subsection (2)(b) “certificate of exemption” and substituting “minor works approval”;
- (d) by omitting from subsection (3)(c) “certificate of exemption” and substituting “minor works approval”.

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17. Section 39 amended (Procedure if Heritage Council wishes to be involved in determining discretionary permit application)

Section 39 of the Principal Act is amended as follows:

- (a) by omitting from subsection (2)(a) “proposed” and substituting “relevant”;
- (b) by inserting in subsection (2)(a) “or of another registered place that adjoins the relevant registered place or heritage area” after “area”;
- (c) by inserting in subsection (7)(a) “or are to be rectified” after “out”.

18. Section 39A amended (Procedure if Heritage Council wishes to be involved in determining combined permit application)

Section 39A of the Principal Act is amended as follows:

- (a) by omitting from subsection (2)(a) “proposed” and substituting “relevant”;
- (b) by inserting in subsection (2)(a) “or of another registered place that adjoins the relevant registered place or heritage area” after “area”;
- (c) by inserting in subsection (7)(a) “or are to be rectified” after “out”.

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19. Section 39C amended (Substantial changes to proposed heritage works)

Section 39C(1)(b) of the Principal Act is amended by omitting “proposed to be carried out in the permit application” and substituting “to which the permit application relates”.

20. Section 42 amended (Certificates of exemption for heritage works)

Section 42 of the Principal Act is amended as follows:

- (a) by omitting from subsection (1) “a certificate of exemption” and substituting “a minor works approval”;
- (b) by omitting from subsection (2) “exemption certificate”;
- (c) by omitting from subsection (3)(a) “exemption certificate”;
- (d) by omitting from subsection (3)(b) “exemption certificate”;
- (e) by omitting from subsection (4) “exemption certificate”;
- (f) by inserting in subsection (4)(a) “or of another registered place that adjoins the relevant registered place or heritage area” after “area”;

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- (g) by omitting from subsection (6)(a) “the certificate of exemption” and substituting “a minor works approval”;
- (h) by omitting from subsection (6)(b) “certificate of exemption” and substituting “minor works approval”;
- (i) by omitting from subsection (7) “the certificate of exemption” and substituting “a minor works approval”.

21. Section 43 substituted

Section 43 of the Principal Act is repealed and the following section is substituted:

43. Effect of minor works approval

- (1) Subject to subsection (2), a minor works approval allows –
 - (a) the heritage works identified in the approval to be carried out in relation to the registered place or heritage area identified in the approval; and
 - (b) the heritage works identified in the approval, that were carried out in relation to the registered place or heritage area identified in the approval before the approval was issued, to remain or continue, subject to the conditions in the approval.

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- (2) This section is in addition to, and not in substitution of, any requirement under the Planning Act for a discretionary permit, or other permit, in respect of heritage works identified in a minor works approval.

22. Section 60 amended (Notice to take or stop action)

Section 60 of the Principal Act is amended by omitting subsection (3) and substituting the following subsection:

- (3) A notice must –
- (a) if it includes a requirement under subsection (2)(a) to take specified action to repair any damage, specify the period within which the action must be taken; or
 - (b) if it includes a requirement under subsection (2)(b) to cease any specified action, state when the specified action is to cease; or
 - (c) if it includes a requirement under subsection (2)(c) to commence or complete, or both, any specified works, specify –
 - (i) the period within which the specified works are to be commenced; or

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- (ii) the period within which the specified works are to be completed; or
- (iii) the period within which the specified works are to be commenced and completed.

23. Part 8A inserted

After section 63 of the Principal Act, the following Part is inserted:

PART 8A – HERITAGE OBJECTS

63A. Objects may be registered in Heritage Register

- (1) The Heritage Council may register an object in an entry in the Heritage Register in relation to a place if –
 - (a) the object is located in, or on, the place; and
 - (b) the Heritage Council is satisfied that the object contributes to the historic cultural heritage significance of the place.
- (2) The Heritage Council may remove an object from an entry in the Heritage Register in relation to a place if –

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- (a) the Heritage Council is satisfied that the object no longer contributes to the historic cultural heritage significance of the place; or
- (b) the place ceases to have an entry in the Heritage Register.

63B. Certain actions, in relation to heritage objects, prohibited without handling approval

- (1) Subject to subsections (2) and (3), a person must not cause or permit –
 - (a) the removal of a heritage object from the place where it is located; or
 - (b) damage to, or the alteration of, a heritage object.

Penalty: Fine not exceeding –

- (a) 1 000 penalty units for a body corporate; or
 - (b) 500 penalty units for an individual.
- (2) It is a defence in proceedings for an offence under subsection (1) in relation to a heritage object if the defendant establishes that –

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- (a) the object was at risk or the safety of persons, or property, were at risk; and
- (b) the removal, damage or alteration of the object occurred as a result of the defendant taking actions taken to remove, or minimise, a risk referred to in paragraph (a); and
- (c) there was insufficient time for the defendant to seek a handling approval in respect of the object before the relevant risk specified in paragraph (a) occurred; and
- (d) the defendant ensured that the Heritage Council was notified, in writing, of the removal, damage or alteration of the object, and the circumstances in which it occurred –
 - (i) if reasonable in the circumstances, before, or while, the defendant was taking actions referred to in paragraph (b); or
 - (ii) in any other case, as soon as practicable after the object was removed, damaged or altered; and
- (e) after notifying the Heritage Council under paragraph (d), the

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defendant complied with any requirements made by the Heritage Council in respect of the object.

- (3) Subsection (1) does not apply in relation to the removal, damage or alteration of a heritage object that occurs –
- (a) in accordance with a handling approval issued in respect of the object under section 63C; or
 - (b) in the course of the carrying out of heritage works, within the meaning of Part 6 –
 - (i) that have heritage approval within the meaning of section 35(2), if the removal, damage or alteration occurs as a necessary consequence of carrying out the works; or
 - (ii) in relation to which a defendant in respect of an offence against section 35(1) has a defence under section 35(3); or
 - (iii) to which section 35(4) applies.

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63C. Approval to handle heritage objects

- (1) A person with care or charge of a heritage object may apply to the Heritage Council for approval –
 - (a) to move the object, whether temporarily or permanently, from the place in respect of which the object is a heritage object; or
 - (b) to alter the object as specified in the application.
- (2) An application under subsection (1) –
 - (a) is to be in a form approved by the Heritage Council; and
 - (b) is to include such information as is specified by the Heritage Council.
- (3) After considering an application under subsection (1) –
 - (a) the Heritage Council may –
 - (i) approve the application subject to such conditions, if any, as the Heritage Council considers reasonable; and
 - (ii) issue a handling approval, in a form determined by the Heritage Council, to the applicant; or

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- (b) the Heritage Council may –
 - (i) refuse to approve the application; and
 - (ii) notify the applicant in writing of that refusal and the reasons for the refusal; or
 - (c) the Heritage Council may seek further information from the applicant and, after considering the further information provided –
 - (i) approve the application under paragraph (a); or
 - (ii) refuse to approve the application under paragraph (b).
- (4) A person must not contravene a condition of a handling approval.

Penalty: Fine not exceeding –

- (a) 1 000 penalty units for a body corporate; or
- (b) 500 penalty units for an individual.

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63D. Heritage object orders

- (1) The Heritage Council, or the Minister on the advice of the Heritage Council, may make an order, in relation to a heritage object.
- (2) An order under subsection (1) in relation to a heritage object may require a person –
 - (a) to take, or cause to be taken, an action specified in the order; or
 - (b) not to take, or to cease to take, an action specified in the order.
- (3) A heritage object order may only be made under subsection (1) in relation to a heritage object if –
 - (a) the person making the order considers that the order is necessary for –
 - (i) the immediate protection of the object; or
 - (ii) the immediate protection of the historic cultural heritage significance of the place in which the object is located; and
 - (b) if the order is made by the Minister, the Minister has received a written request from

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the chairperson of the Heritage Council for the Minister to make an order under subsection (1) in respect of the object.

- (4) Without limiting the generality of subsection (1), a heritage object order may be made for the purpose of ensuring that the heritage object specified in the order remains at, or is returned to, the place in respect of which the object has been entered in the Heritage Register.
- (5) The person who makes a heritage object order under subsection (1) is to cause a copy of the order to be served on each person to whom a requirement specified in the order relates.
- (6) A heritage object order –
- (a) takes effect in relation to a person once the person is served with the order in accordance with subsection (5); and
 - (b) remains in force until the first of the following occurs:
 - (i) the order is fully complied with;
 - (ii) the order is revoked under section 63E or 63F;
 - (iii) the object to which the order relates ceases to be

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a heritage object in
accordance with
section 63A(2).

- (7) A person must comply with a heritage object order.

Penalty: Fine not exceeding 10 000
penalty units.

63E. Revocation of heritage object orders

- (1) The person who has made a heritage object order under section 63D may, at any time, revoke the order.
- (2) If the Minister revokes a heritage object order, the Minister is to notify the Heritage Council of the revocation.
- (3) If the Heritage Council revokes a heritage object order, or receives notification under subsection (2) that the Minister has revoked a heritage object order, the Heritage Council must ensure that written notice of the revocation of the order is given to each person on whom the order was served in accordance with section 63D(5).

63F. Appeals under this Part

- (1) A person who has received notice under section 63C(3)(b) that the person's application for a handling approval has been refused may, within 30 days after

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receiving the notice, appeal to the Appeal Tribunal against the decision to refuse the application.

- (2) A person aggrieved by a heritage object order served on the person under section 63D(5) may, within 30 days after being so served, appeal to the Appeal Tribunal in relation to the order, on the following grounds:
 - (a) that compliance with the order would not assist with –
 - (i) the protection of the object; or
 - (ii) the retention of the historic cultural heritage significance of the place in which the object is ordinarily located;
 - (b) that it is unreasonable, in all the circumstances, to comply with the order.
- (3) The Appeal Tribunal is to hear and determine an appeal under the *Tasmanian Civil and Administrative Tribunal Act 2020*.
- (4) The Appeal Tribunal may, on an appeal under this section –
 - (a) if the appeal relates to a decision to refuse an application under

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- section 63C, confirm the decision; or
- (b) if the appeal relates to a heritage object order, confirm, vary, amend or revoke –
- (i) the order; or
- (ii) a condition of the order; or
- (c) in either case, remit the matter to which the appeal relates to the Heritage Council for reconsideration.
- (5) If the Appeal Tribunal revokes a heritage object order under this section, the Appeal Tribunal may order the Heritage Council to pay for –
- (a) any costs relating to the making and hearing of the appeal; and
- (b) any reasonable costs incurred by the appellant as a result of complying with the heritage object order.

24. Section 88 substituted

Section 88 of the Principal Act is repealed and the following section is substituted:

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88. Certificate as evidence

- (1) A certificate under this Part that states any matter and that is signed by the chairperson, or a person to whom the power of the Heritage Council under section 87 has been delegated, is evidence of that matter and, in the absence of evidence to the contrary, is proof of that matter.
- (2) For the avoidance of doubt, a signature on a certificate under this Part, as referred to in subsection (1), may be an electronic signature.

25. Section 90A amended (Guidelines)

Section 90A(1) of the Principal Act is amended by inserting after paragraph (b) the following paragraph:

- (ba) guidelines for the purposes of Part 8A;
and

26. Section 94 amended (Amendment of Register)

Section 94 of the Principal Act is amended as follows:

- (a) by inserting the following paragraph after paragraph (b) in subsection (1):
 - (ba) to include, or remove, an object from the entry; or

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(b) by inserting the following subsection after subsection (3):

(4) If a person is aggrieved by the decision of the Heritage Council to include, or remove, an object from an entry in the Heritage Register –

(a) within 30 days after the person receives notice of the decision, the person may appeal the decision to the Appeal Tribunal; and

(b) the Appeal Tribunal is to hear and determine the appeal under the *Tasmanian Civil and Administrative Tribunal Act 2020*.

27. Section 100A inserted

After section 100 of the Principal Act, the following section is inserted in Part 12:

100A. Transitional provisions consequent on *Historic Cultural Heritage Amendment Act 2023*

(1) In this section –

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amending Act means the *Historic Cultural Heritage Amendment Act 2023*.

- (2) A certificate of exemption that was issued under this Act and is in force immediately before the day on which this subsection commences is taken, on and from that day, to be a minor works approval, issued under this Act, on the same terms and conditions.
- (3) An application that was made under section 42(1), but has not been approved or refused, before the day on which this subsection commences is taken, on and from that day, to be an application for a minor works certificate on the same terms and conditions.
- (4) The amendments made, by the amending Act, to section 19(2)(b), 20(2)(a) and 21(3) do not apply in relation to a notice given or published under section 18 of this Act if the notice is given or published under that section before the day on which this subsection commences.

28. Repeal of Act

This Act is repealed on the first anniversary of the day on which the last uncommenced provision of this Act commenced.

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MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT IS BETWEEN:

SOUTHERN MIDLANDS COUNCIL in their capacity as **Managing Authority of Lake Dulverton** of 71 High Street, Oatlands TASMANIA 7120 (hereafter “SMC”)

AND

TASMANIAN IRRIGATION PTY LTD [ANC 133148384] of Level 2 Launceston Airport, Western Junction, TASMANIA 7212 (hereafter “TI”)

(together SMC and TI are the “Parties”)

BACKGROUND

Application

1. This Memorandum of Understanding (“MoU”) applies to the future management of the Midlands Irrigation District water allocation designated for Lake Dulverton, Oatlands, in the Southern Midlands Municipality, Tasmania.
2. The Parties intend this MoU to:
 - 2.1. Recognise the terms and conditions under which the Lake Dulverton, Midlands Water Scheme (MWS) water was allocated by the State Government of Tasmania, acknowledging the Government’s advice at that time indicated an operational model would need to be developed that suited the circumstances;
 - 2.2. Recognise the Tasmanian Irrigation Midlands Irrigation District contractual obligations and scheme trading rules and outline those conditions that will not apply to Southern Midlands Council in respect of the Lake Dulverton water; and
 - 2.3. Recognise the environmental requirements associated with Lake Dulverton.

Purpose

3. The purpose of this MoU is to:
 - 3.1. Foster a cooperative approach towards the management of the water allocation for Lake Dulverton, acknowledging that the Midlands Irrigation District was designed and implemented with a commercial emphasis and associated policies and procedures have been determined based on an irrigation regime. As a consequence there are some specific requirements within the standard Agreements which raise issues in terms of compliance and

there are operational requirements that are not necessarily appropriate for the delivery of water into Lake Dulverton. This requires the parties to adopt a flexible approach.

General

4. Lake Dulverton is a designated Conservation Area, reserved under the Nature Conservation Act 2002.
5. Granting of the water allocation by the State Government was for environmental purposes and the aim is to ensure that a secure water supply is available to restore and maintain Lake Dulverton as a wetland environment, benefiting the environment and the community.
6. The Southern Midlands Council is the Managing Authority for the Lake.
7. Management of the Lake is guided by the *Lake Dulverton Wildlife Sanctuary Management Plan 1980* and the *Lake Dulverton Management Strategy 2002* with a *Memorandum of Understanding between Southern Midlands Council and Tasmanian Parks and Wildlife Service* linking the two management documents.
8. Under the *Lake Dulverton Management Strategy 2002*, four zones differentiating permitted use have been designated. The Midlands Irrigation District water, will be allocated to three of the four zones, with management of that water guided by the *Operational Plan – Water Allocation Lake Dulverton, Oatlands, 2014*.
9. An allocation of 215 ML (with a flow rate of 1ML per day) of winter water was granted to the Crown by TI, as directed by the Minister for Primary Industries and Water in October 2011, on the understanding that the water is to be held by TI on behalf of the Crown.
10. TI, on behalf of the Crown is to lease the water right to Southern Midlands Council, the Managing Authority of Lake Dulverton.
11. A “Connection Agreement – Pipeline Connection” was signed between the Parties on 9 September 2014. A current Irrigation Right, Zone Flow Delivery Right for Summer and Winter, and new Connection Agreement (executed on the same date as this MoU) will be issued by TI at the time of signing this MoU, reflecting the agreement for water use. The Parties agree this MOU will reflect the terms and conditions outlined in those agreements. Any terms and conditions that do not apply to the use of water for Lake Dulverton, will be expressly stipulated in this MoU.

IT IS HEREBY AGREED:

12. “The Annexure 2 - Irrigation Right” (“Irrigation Right”), “Annexure 3 – Zoned Flow Delivery Right (“Delivery Right”)” and the “Connection Agreement – Pipeline Connection (Connection Agreement)”, all form a part of and are incorporated into this MoU, which applies retrospectively,

from the date of on or around, 1 September 2014 (being the date the Midlands Irrigation District was commissioned).

13. TI, on behalf of the Crown agrees to transfer the irrigation allocation to the Southern Midlands Council to be held for the life of the irrigation scheme in accordance with clause (2.2) of both the Irrigation Right and the Delivery Right.
14. This MoU automatically renews every (25) twenty-five years, for the life of the irrigation scheme (unless terminated in accordance with the terms of Irrigation Right, Delivery Right or Connection Agreement, whichever is applicable).
15. The current term of (25) twenty-five years is due to automatically renew on or around 1 September 2039, upon which time this MoU will automatically continue for a further 25 years, and at the cessation of that 25-year period, for an additional 25 years and so on; unless TI notifies SMC that the term will not be extended at least one month before the term would otherwise end.
16. In lieu of a Farm Water Access Plan, an "*Operational Plan – Water Allocation Lake Dulverton, Oatlands, 2014*" was produced in 2016 (Edition 2).
17. Management of the Lake is guided by the *Lake Dulverton Wildlife Sanctuary Management Plan 1980* and the *Lake Dulverton Management Strategy 2002* with a *Memorandum of Understanding between Southern Midlands Council and Tasmanian Parks and Wildlife Service* which links the two management documents. The documents will be reviewed from time to time and the management of the Lake will be guided by the most recent document.
18. Any financial arrangements that form part of this MoU prevail over any prescribed charges, not referred to in this MoU, unless otherwise agreed between the Parties in writing.
19. This MoU applies only to areas of the Lake where the Midlands Irrigation District water is applied.

AGREED VARIATIONS TO STANDARD DOCUMENTS

Annexure 2 - Irrigation Right Midlands Irrigation Scheme (the "Irrigation Right")

20. Pursuant to 23.5 (Variation and Waiver) of the Irrigation Right, the Parties Agree the following:
 - 20.1. CLAUSE 6.6 "Excess Water" - in the event the Southern Midlands Council desires to take more water than its 215ML entitlement in any Supply Period; the specific terms and conditions (including pricing) will be negotiated with TI in advance and will not be based on TI's published excess water charges.
 - 20.2. CLAUSE 7 and 8 "Tradability and Transfer of Annual Volume" – if the Southern Midlands Council elects to transfer the Irrigation Right for any monetary consideration, they may recover their costs and expenses, after which any profits are to be transferred and retained

by TI. Water may only be temporarily traded, in circumstances where water is not required to fill the lake in any given year.

- 20.3. CLAUSE 23.8 – “Whole Agreement” – the Parties agree, this MoU forms a part of and is incorporated into the Irrigation Right.
- 20.4. Save for each clause detailed in this clause 20, all other terms and conditions of the Irrigation Right remain unamended.

Annexure 3 - Zone Flow Delivery Right Midlands Irrigation Scheme (the “Delivery Right”)

21. Pursuant to clause 23.5 (Variation and Waiver) of the Delivery Right, the Parties Agree the following:

- 21.1. CLAUSE 6 and 7 “Tradability and Transfer of the Customer’s Zoned Flow Rate” – if the Southern Midlands Council elects to transfer a zoned flow delivery right for any monetary consideration, they may recover their costs and expenses, after which any profits made are to be transferred and retained by TI. Water is only to be traded, if water is not required to fill the lake in a particular year.
- 21.2. CLAUSE 23.8 “Whole Agreement”- this MoU forms a part of and is incorporated into the Delivery Right.
- 21.3. Save for each clause detailed in this clause 21, all other terms and conditions of the Delivery Right remain unamended.

Annexure 4 - Connection Agreement - Pipeline Connection (the “Connection Agreement”)

22. Pursuant to clause 16.4 (Variation and Waiver) of the Connection Agreement, the Parties Agree the following:

- 22.1. CLAUSE 4.4 (FWAP) - The requirement for Farm Water Access Plan (FWAP) does not apply to SMC. FWAP’s have been replaced by the ‘*Operational Plan – Water Allocation Lake Dulverton, Oatlands, 2014*’, now covered by the Operational Plan)
- 22.2. CLAUSE 16.7 – “Whole Agreement” - this MoU forms a part of and is incorporated into the Connection Agreement.
- 22.3. Save for each clause detailed in this clause 22, all other terms and conditions of the Irrigation Right remain unamended.

MISCELLANEOUS

Law and Jurisdiction

- 23. This MoU is governed by the laws of Tasmania and each party irrevocably and unconditionally submits to the exclusive jurisdiction of the courts of Tasmania.

Attached and executed together with this MoU:

1. ANNEXURE 1 – TRADING RULES
2. ANNEXURE 2 – IRRIGATION RIGHT
3. ANNEXURE 3 – ZONED FLOW DELIVERY RIGHT
4. ANNEXURE 4 – CONNECTION AGREEMENT

The future of local government review

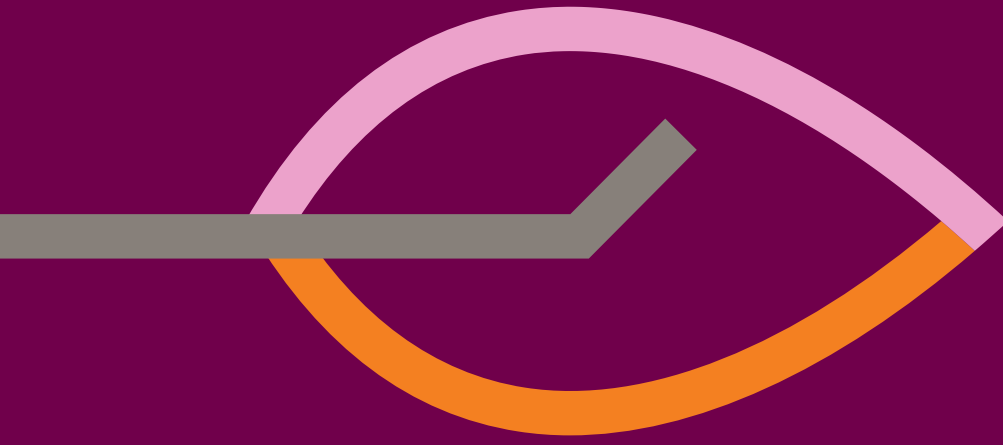
Stage 2 - Interim Report

March 2023



**Let's All Shape the Future
of Local Government.**

All images courtesy of Brand Tasmania
Cover Image Credit: Ness Vanderburgh



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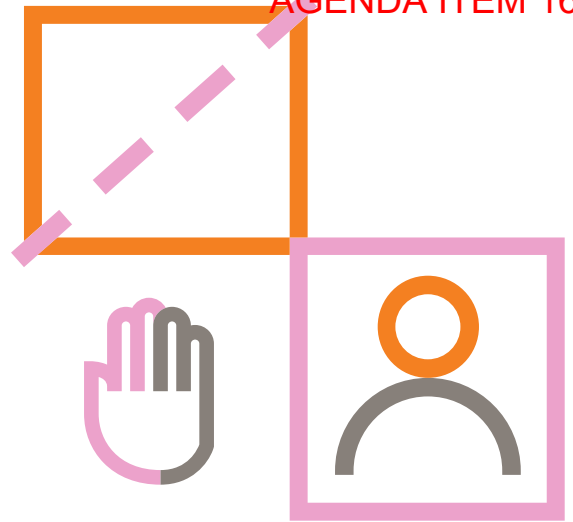
Chair's Letter to the Minister

Dear Minister

On behalf of the Board, I am pleased to provide our Stage 2 Interim Report, in accordance with our Terms of Reference.

The Report outlines the work we have done over the past nine months, as we have identified, developed, tested, and refined a suite of reform options for Tasmania's local government sector. The enclosed Report has been prepared as a public document with the expectation it will be released to promote further targeted discussions.

The Board is satisfied with the reach of our engagement during Stage 2 of the Review, thanks in part to your decision to grant us a three-month extension. This extension allowed the Board to conduct a comprehensive engagement process either side of the October 2022 local government elections – identifying and developing options from July to October and testing these options with the community in December through to February. The local government sector is to



be commended for its professional and significant contributions to the Review during Stage 2.

The Board identified and developed 33 specific reform options, based on the pressures councils are facing now and in the future. Some of these ideas are about how councils can better support community wellbeing, improve the skills and conduct of councillors, and ensure essential services and infrastructure are delivered in a fair and sustainable way.

However, our position as a Board is that specific reform initiatives can only take us so far in delivering a local government sector that is in the best possible position to meet our State's future needs and challenges.

One thing that is clear to us as we enter Stage 3 of the Review is there is broad consensus across the State that the status quo is not an optimal or sustainable model for the sector in the years ahead, and therefore some form of consolidation is necessary to deliver greater economies of scale and scope. Importantly, we have also heard from the sector, and agree, the consolidation needed to deliver significantly better services will not occur on a purely voluntary basis.

That is why, through Stage 3, the Board will be developing a cohesive and integrated package of reform recommendations, which include a combination of structural change and specific 'supporting reforms'.

Underpinning this, we will be working further with councils and talking to the community to develop a 'hybrid pathway'. This approach would involve strategic boundary consolidation to establish new councils, supported by targeted opportunities for service sharing to ensure the future sustainability of Tasmania's local government system.

We are convinced this approach will deliver the best chance of building a local government sector that better reflects and represents our contemporary communities, while having the requisite capacity and capability to provide the services all Tasmanians deserve.

As a Board, we are confident the package of options we are bringing forward and testing in Stage 3 of the Review largely reflects the hopes and aspirations all of us hold for a high-functioning, sustainable local government sector that will endure well into the future.

The next stage will be a critical part of the Review. We will be encouraging the sector to help shape the structure, role, and functions of our councils, to meet the challenges and seize the opportunities Tasmania will face over the decades ahead.

Yours sincerely

Handwritten signature of Sue Smith

The Hon Sue Smith AM
Chairperson



Executive Summary

The Board has spent the past nine months in Stage 2 of the Review developing and testing reform ideas and options we think will deliver a successful and sustainable future system of local government for Tasmania.

We have commissioned a range of research and analysis, engaged closely with the sector, and asked the Tasmanian community for its views.

As we embark on Stage 3, we are in a strong position to finalise and deliver to the Government an integrated suite of reform recommendations that meets the objective of creating a more robust and capable sector for the future. We can clearly see the scale and scope of reform that is needed, and we now want to understand from councils and communities how to shape it.

Tasmanian communities value strong, effective, and locally responsive councils – and we will make sure our reforms support this

Understanding the Tasmanian community's needs, perspectives, and aspirations for the future of local government is fundamental to the Review.

Through all our engagement to date, we have heard that Tasmanians value local government and want to see strong and successful councils in the future. We have also heard strong and broad agreement that the status quo is not an option.

There is strong support for the delivery of services locally, which reflects and meets the needs of individual communities, such as maintaining local roads and public spaces. As we noted in our Options Paper, there is support for councils continuing to deliver the core functions and services they currently provide, and we do not think there is a convincing case to radically change local government's role in these areas.

However, we have heard how important the role of councils is in working locally to support the wellbeing of communities. Councils working together and with the State Government to address challenges like climate change has also been identified as a priority. In some areas, like primary health services, we think other levels of government need to step in so councils are not put in the position of being direct service providers or funders of last resort.

We know the Tasmanian community generally recognises and supports the need for substantive changes to the sector if it is going to meet our future needs. For instance:

- The majority of Tasmanians believe we have too many councils for our population. Only one in three believe the current number is right or that we should have more;
- Almost half of Tasmanians think things will get worse over the next 20–30 years if there was no change to how councils work. Only 14 per cent think things will get better. The main reasons for this pessimism included councils and councillors not being appropriately equipped to

be 'forward thinking' and manage future issues, including challenges with population growth and ageing;

- There is very strong support (over 80 per cent state-wide) for councils sharing more services to deliver better outcomes to the community;
- 80 per cent of Tasmanians don't mind which level of government provides services locally, as long as they are delivered well
- People place a high value on councils' role in providing roads and other infrastructure but feel this could and should be improved. This is particularly the case for people living in rural councils, who are – on average – less satisfied with their council's infrastructure management performance;
- Younger Tasmanians feel disengaged from and unrepresented by their local council, but will arguably be most impacted by the challenges the community will face in the next 30–40 years. These Tasmanians have strong views on what councils should be focusing on in the future (see Appendix 1); and
- Similarly, Aboriginal Tasmanians feel distant from and dissatisfied with all levels of government, including councils, highlighting the need to improve representation and engagement (see Appendix 1).

Crucially, smaller rural communities value different things about their local council than those in large city neighbourhoods. People in smaller communities interact with their councils more frequently and rely more heavily on their local elected members and council workforces as the 'first port of call' on a broad range of issues.

Tasmanians appear to want reforms that will make councils more effective and capable in the representation they provide and the infrastructure and services they deliver to communities. But they are also wary of any reform that might weaken local voices, jobs, and services.

The Board wants to give communities confidence any changes recommended will seek to protect and enhance the things Tasmanians – whether they live in a large city or small rural community – value about their local council.

As we move into the final stage of our Review, and start to put more detail around reform proposals, we want to be clear about the principles which will guide us. We believe that any successful reform package must:

1. Be resolutely focused on future community needs (and not just tied to councils' existing structures and current priorities)

'Traditional' council amalgamation programs in other jurisdictions have tended to adopt an efficiency and financial sustainability lens, by looking at the historical performance of existing councils to identify amalgamation options. While most amalgamations have endured, our research shows these types of processes can be unnecessarily acrimonious, divisive, and leave some (typically smaller rural) communities feeling ignored.

The Board is deliberately adopting a different approach that starts by looking at the current and future needs of local communities. As we have said before, Tasmanian communities, like many around the world, are facing a range of increasingly complex challenges now and into the future – from ageing populations, climate change, and associated natural disasters to increased cost of living pressures, growing social inequality, and unexpected crises such as the COVID-19 pandemic. These challenges transcend current council boundaries and increasingly require collaborative regional approaches that are still flexible to local needs and circumstances.

This means not being bound to current council boundaries as the basis for future structures. We are, in essence, asking the Tasmanian community to adopt, at least in the first instance, a 'clean sheet of paper' approach to thinking about the overall future design of local government in Tasmania.

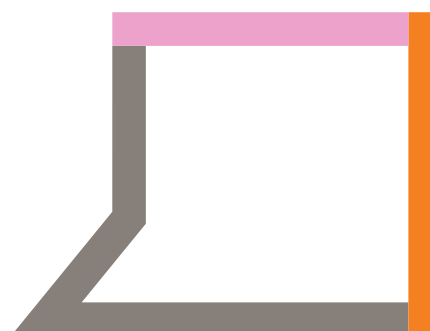
Of course, efficiency, effectiveness, and sustainability remain important drivers for structural reform. But we think these need to be secondary to the primary considerations of how we build councils that align with and support cohesive communities of interest.

2. Retain jobs and service presence locally

The Board understands the importance of local government as a major employer, particularly in small, rural communities, and how this supports local economies – by keeping people living in and contributing to these communities in an era when services and employment is being concentrated in the more urban centres.

The Board recognises there will always be a demand for work to be done locally and that, wherever possible, this should be done by people employed locally. The Board also considers that a key lesson of COVID is that people can work remotely, and this provides an opportunity to increase the number of jobs located in regional communities.

We have also heard the value that rural communities place on being able to contact local council staff who understand their local area, because they also live and work in that area. This Review presents a genuine opportunity to enhance councils' role as an employer, creating more supportive and rewarding environments for Tasmania's local government employees. The Board's view is that any package of reforms we provide to Government must build capability and capacity in the local government sector and their communities more broadly, and this includes supporting local jobs and preserving service delivery.



3. Preserve and enhance local voice

The Board wants to enhance the ability of Tasmanians to genuinely participate in and contribute to decision making in their communities, as well as building the ability of councils to effectively listen to and consider local voices in shaping and representing communities. We think creating larger, more capable councils can improve community engagement and participatory democracy at the local level.

We understand the concerns of some community members that increasing the size of councils could reduce the capacity of local communities to retain a local voice. Indeed, the Board acknowledges consolidation can go too far, with councils that are too diverse geographically, or too broad in terms of communities of interest having a reduced capacity to stay connected with their communities.

The Board has observed, however, that the opposite can also be true; the councils that are too small lack the capability to engage effectively with their communities, to develop the strategies and deliver the services which meet the express needs of local communities. The sentiment survey conducted by the Board showed a significantly lower satisfaction with the delivery of services in small, rural councils compared to larger councils.

Effective community engagement strengthens opportunities for more equal representation, allowing input from those with diverse knowledge, local context and lived experiences, and better reflecting the priorities of all community members who live in a Local Government Area (LGA), not just the 'loudest voices'. Effective community engagement also acknowledges there may be barriers to having a voice for some individuals or groups and ensures any barriers are mitigated. We know this is needed, now more than ever, as our communities grow more diverse, and face a broader set of opportunities, issues, and challenges.

Enhancing local voice builds trust and ensures local democracy is a priority at the grassroots level, ensuring people have the opportunity to make meaningful and valued contributions.

4. Be supported by fair funding models that smooth financial impacts for communities

Any major structural change will need to be accompanied by significant design work around how the new councils will be funded in the future. This may mean changes to the operation and application of rating and grant funding models. Inevitably, those changes will flow through to the community in terms of how the existing rating is redistributed. The Board will recommend any transition arrangements should be introduced over an extended period to smooth any financial impacts and avoid 'shocks' at the individual ratepayer level.

The Board recognises funding arrangements should reflect the distinctive needs and circumstances of regional and rural councils.

Whatever funding arrangements are implemented to support a new structural model, the Board believes they should be underpinned by the principles of efficiency, simplicity, fairness, and transparency.

5. Be supported by dedicated and appropriate resourcing for transition

To be successful, transition to a new system of local government in Tasmania must be properly planned, resourced, and professionally managed. Experience in other jurisdictions demonstrates that we must be up front and realistic with the community.

Transition processes and the equitable management of existing council debt and capital outlays are likely to be complex, and transition costs will likely require significant investment from the State Government.

It is crucial any consolidation process does not simply result in one council being subsumed by another. Communities coming together in new LGAs need to have a shared sense of ownership. This will likely mean creating entirely new council identities, with fresh elections as soon as possible once the necessary legislative and administrative structures have been established.

Structural reform is essential to build local government capability and capacity for the future

The Board has concluded significant structural changes must be at the centre of any effective reform package. From what the sector itself has told us – and our own research – achieving greater scale is essential to unlocking and building improved (and more consistent) capability across the Tasmanian local government sector.

Having 29 LGAs does, in the Board's view, have a significant and detrimental impact on the ability of councils to attract and retain key staff, to uniformly manage assets well, and to deliver important regulatory functions.

The Review has identified concerning capability gaps across the sector, driven in part by workforce and skills shortages leading to sub-standard delivery of important regulatory functions and highly uneven asset management practices. These gaps and challenges are being felt more acutely in smaller, rural councils.

At a strategic level, the competition, fragmentation, and duplication of effort which naturally occurs across 29 councils can and does hinder collaborative effort and outcomes when it comes to managing regional and state-wide challenges. The fact tens of thousands of Tasmanians now commute across council boundaries on a daily basis is a clear example of how current LGAs are no longer aligned with the communities in which many Tasmanians live and work.

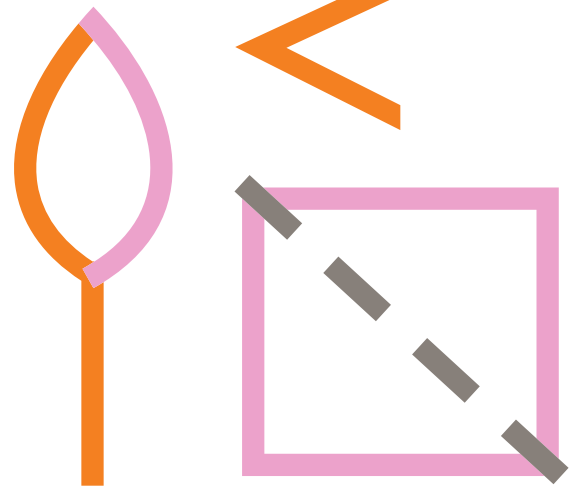
While the Board has identified a set of specific reform options intended to deliver better outcomes – even if our current 29 LGA system was retained – based on everything we have observed and heard we believe we would only be playing at the margins if we did not tackle the 'main game' of fundamental structural reform.

The Board's considered view on the current structure of the Tasmanian system of local government remains that:

- 1. The status quo is not an optimal or sustainable model for the sector as a whole, given growing demands, complexity, and sustainability challenges;**
- 2. Some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services; and**
- 3. The scale and extent of the consolidation needed to deliver significantly better services will, unfortunately, not occur on a purely voluntary basis within the current framework. Reform must be designed collaboratively but, once settled, implementation must be mandated by the State Government.**

As the Board indicated in its December 2022 Options Paper, if 'scaling up' is well designed, planned, and properly supported by the State Government we think the sector can and will significantly improve the overall quality and range of services provided to Tasmanians. Further, the sector should be able to act as a more effective partner to support a range of important social, economic, and environmental outcomes, and become a more attractive place to work.

The question then becomes 'how do we achieve the goal?' And that is where we – the Board, the sector, the Government and, indeed, the community – need to make some decisions about the best model to take us forward.



Mandating change: Why major structural reform cannot happen voluntarily

“Irrespective of the recommendations we will make at the conclusion of this Review, there is no doubt genuine political leadership, at all levels, will be required to deliver the changes necessary to ensure we have a highly capable sector that is able to support the State’s future prosperity and wellbeing.”

(Stage 1 Interim Report).

While the Board has heard a range of concerns about both ‘forced amalgamations’ and ‘mandated shared services’, it firmly believes that substantive structural reform – the sort needed to deliver significant improvements to how Tasmania’s system of local government works in the future – simply cannot be achieved on an ‘opt-in’ or voluntary basis.

We know this because previous attempts at voluntary local government reform in Tasmania have been ineffective. This was the view of the Premier’s Economic and Social Recovery Advisory Council when it recommended the establishment of a wholesale local government reform process, which ultimately led to this Review.

In 2016 and 2017 the Tasmanian Government and councils funded a suite of voluntary amalgamation and shared services studies which demonstrated a range of substantial potential financial and strategic benefits to councils and communities of greater planning and services consolidation, coordination and/or integration, relative to the status quo. Despite this, only limited progress has been made to take up the opportunities identified by the studies.

It is clear to the Board that State Government leadership and support is needed to deliver successful structural reform. This aligns with our core principle above which highlights the critical role of dedicated resourcing and expert management for any transition.

Structural reform must be designed collaboratively but, once settled, its implementation must be mandated. The sector itself broadly agrees that this is the only way to elevate the reform discussion, so that we can focus on how we achieve what needs to be done to build a successful future local government sector for all Tasmanians.

Council boundary consolidation and shared services both have a role to play

The Board's view is the preferred approach for the future system of local government in Tasmania is a 'hybrid' blend of larger councils, supported by shared services for some functions. This would mean pursuing substantive boundary consolidation to create larger councils with greater capability, aligned with contemporary community catchments, and establishing (either in parallel to or following boundary consolidation) formalised shared services arrangements between those new councils, where there was an identified benefit to the community in delivering certain functions at an even larger scale.

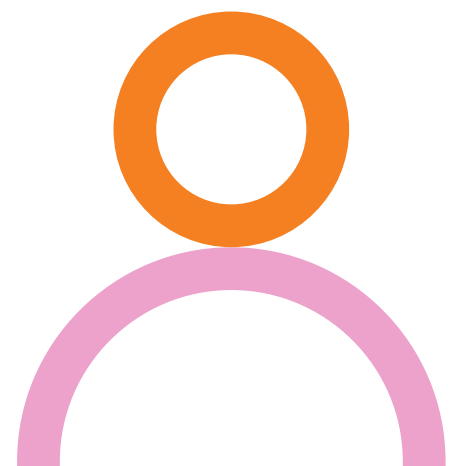
The Board now believes the 'hybrid' pathway is the only one of the three structural options we put forward in December which provides the requisite flexibility to deliver necessary scale on the one hand, while still being able to create councils which meet the unique and diverse needs of our local communities (particularly our rural and regional communities). The Board's engagement overwhelmingly supported this as the preferred approach for these very reasons.

The Board is not convinced adapting the design of any future consolidation model to the current 29 LGA system – for example via a complex set of shared services arrangements – is either logical or desirable. To do so would be a missed opportunity to reshape boundaries to better reflect the demographic, economic and environmental realities of Tasmania in the 21st century.

On the flip side, building new Tasmanian councils of a scale that would make any shared services unnecessary would likely result in an unacceptable trade-off in terms of local representation, voice, and service tailoring. Councils would likely need to be so large as to serve entire regions, which the Board believes undermines the localism we have heard is so central to the sector and to communities.

While the Board remains open to a range of possible outcomes under a 'hybrid' model, its preferred approach would:

- **Involve significant mandated changes to existing council boundaries to create a smaller number of larger, more capable councils.** The total number of LGAs in Tasmania would be substantially reduced, but with boundaries redrawn to reflect genuine communities of interest. In this scenario, most councils (particularly those with larger urban centres) should be of a sufficient scale to provide most core services and functions on a 'standalone' basis.
- **Provide flexibility to apply for different approaches to designing new councils that serve urban and rural communities, respectively.** This may mean, for example, scaling up our urban councils while preserving some smaller rural LGAs. In short, our future structure needs to be able to accommodate the (often very different) needs and circumstances of urban and rural communities – one size cannot fit all.
- **See the mandating of some service sharing but only for a relatively narrow range of services or functions.** This would not preclude further voluntary collaboration and service sharing between councils in areas of mutual interest or benefit. In fact, the Board also wants to explore how it can reduce barriers to allow more effective voluntary shared service arrangements. However, many potential mandated service sharing options would be contingent on new LGA boundaries and councils.



Specific reforms can improve the sector, but structural reform is essential to unlock their full potential

The Board put forward 33 specific reform initiatives in its December 2022 Options Paper, which it believed have the potential to improve the way councils work and deliver better outcomes for communities as a result. The feedback on these options was insightful, constructive, and positive, and we are continuing to develop the detail of how many of these options might work in practice.

The Board's firm view is that specific reform proposals will deliver the best outcomes where they are developed and implemented in the context of a fundamental sector re-design aimed at lifting Tasmanian councils' overall capacity, capability, and sustainability.

This is not to say specific reforms would not have a positive impact in the absence of broader structural change. The extent to which they can drive substantially better outcomes will, in the Board's view, be severely curtailed unless the 'big picture' structural issues in the sector are tackled as the first order priority.

As the Board moves into Stage 3, it will be seeking to develop a cohesive and integrated package of reform recommendations which includes a combination of structural change and specific supporting reforms.

Please note that, following receipt of this Stage 2 Interim Report on 31 March 2023, the Minister for Local Government has amended the Terms of Reference for the Review in relation to the specific issue of councils' role in assessing development applications under the *Land Use Planning and Approvals Act 1993*. The Minister has advised the Board the issue will no longer be included within the scope of the Review. He has instead referred the matter to the Minister for Planning for further consideration and consultation as part of the Government's ongoing planning reform agenda.

Councils' role in development approvals is contested and needs to be resolved, one way or another

The Board's December 2022 Options Paper included several potential changes to councillors' role in the development approval process. Planning-related changes can be highly contentious, both across the sector and in the general community. A significant number of councils have said they stridently oppose removing the planning authority status from councils, while others indicated they would welcome it.

There is a strong division between those who believe councillors have a legitimate role in directly making planning decisions, and those who believe the role of elected representatives is to shape local planning schemes and represent community views in the planning process but that decisions should be made by local professional planners or, in the case of complex applications, by independent planning panels.

While the Board believes there is a tension between councillors' role as community advocates and their role as a member of a planning authority, it has heard mixed and conflicting evidence about whether this is a significant problem, or if the tension is being appropriately managed in most cases.

The Board is putting forward three potential reforms for further feedback in Stage 3 and wants to hear more from the community on this issue before it lands on a proposed way forward:

- **Reform 1:** Remove councillors' responsibility for determining development applications entirely. All developments would be determined by council planning officers or referred to an independent panel for determination.
- **Reform 2:** Give councils a framework for the referral of development applications to an independent panel for determination.
- **Reform 3:** Provide guidelines for the consistent delegation of development applications to council staff.

Community-centred consolidation: starting a different kind of reform conversation

In Stage 3 of the Review, the Board wants to have an open, honest, and informed community conversation about how we can practically deliver the level and scope of structural change we think is needed to provide what Tasmanians and their communities will need in the decades ahead.

We want to talk to councils and Tasmanians about how we develop local government structural change proposals Tasmanians can and will support because they reflect and seek to strengthen genuine ‘communities of interest’. We use this term to describe a group of people whose common needs, geography, and connections to one another provide a logical scale for local governance.

We will do this by adopting a ‘community-centred consolidation’ approach. By this we mean we will look at how new LGAs might evolve, develop, and shift from our existing council map to reflect how our local communities live and work. We do not want to be simply pushing two or more existing council areas together and expecting communities to go along with that.

A community-centred consolidation approach starts with an understanding of how our unique and diverse local Tasmanian communities operate and interact now, and how they are likely to evolve in the future. By understanding the economic, social, cultural, and geographical relationships between our places, we can start to develop future council boundaries at an appropriate scale, but which are also underpinned by a strong shared sense of community identity.

Once we have a good understanding of these things, we can shift our focus to the crucial and complex task of designing the necessary governance, funding and other supports needed to build new, community-focused future councils.

Identifying and defining Tasmanian ‘community catchments’: beginning to shape our future LGA boundaries

To support focused discussions, the Board – working with the University of Tasmania – has started to develop contemporary Tasmanian ‘community catchment’ maps. These maps are based on a range of data and insights about how Tasmanians live, work, shop, travel, and play.

Our nine distinct ‘community catchments’ will be used to organise region-level discussions about how well our existing LGAs represent communities of interest. These areas are based on analysis of commuting patterns, geographical connections between settlements, and population growth. A similar method was used by the Productivity Commission in 2017 to identify ‘Functional Economic Regions’ representing the daily movements and connections of local communities all around Australia.

The community catchment maps identify areas of inherent ‘connectedness’ of Tasmanian communities that transcend current council boundaries. They do not represent final (or even preliminary) boundary recommendations.

The maps are also the result of the Board applying a set of foundational principles and criteria we think will make for robust councils serving cohesive communities. Our criteria place primacy on community cohesion and connectedness, with operational capability and financial sustainability framed as ‘supporting’ considerations.

We want these maps to act as a catalyst for conversations with and between councils and communities about how we potentially reorganise our local government boundaries at a larger scale to deliver stronger capability, while simultaneously supporting and enhancing community cohesion, voice, and identity.

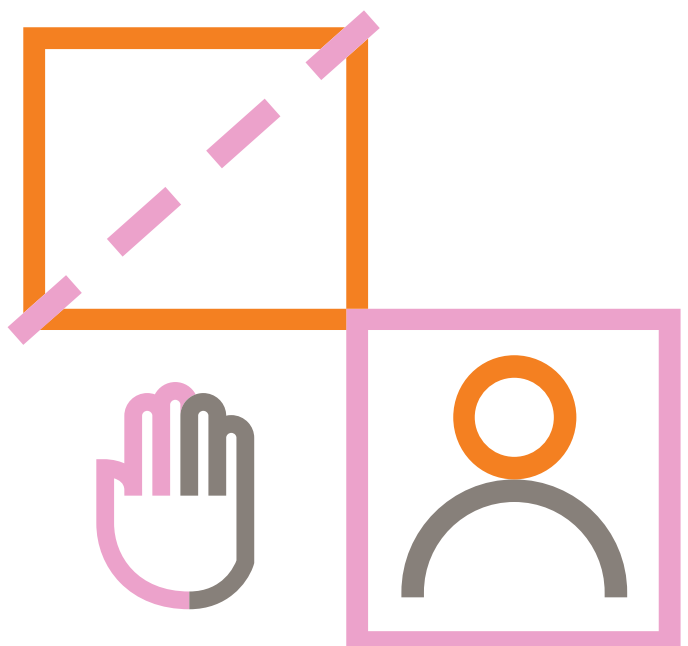
Part of this conversation needs to be about the specific role shared services arrangements might play in the context of potential new LGA boundaries. The Board wants to ensure any such arrangements build on (and not undermine) improvements in scale and capability that might be delivered through boundary reform.

During Stage 3, we will invite the councils covered by each community catchment map to provide their views on the design of local government likely to deliver the best outcomes for the communities in that region. This includes both ideal council boundaries, as well as any opportunities for service consolidation via shared services.

We want to talk with councils in detail about the financial, operational, community, and geographic factors that need to be considered in designing a council or councils that can effectively serve that community catchment.

We will also invite any proposals developed and agreed by groups of councils in a region that are consistent with the principles, criteria and methodology outlined in this Report.

During Stage 3 the Board will also provide dedicated processes for community consultation.





1. Introduction (The Journey so far)

At the end of 2021, the State Government established the Local Government Board and asked it to review the way Tasmanian councils work and make recommendations about how the current system needs to change so that councils can meet the challenges and opportunities the community will face over the next 30–40 years.

The Review commenced in January 2022 and was structured in three main stages:

Stage 1 involved community consultation, research, and evidence-gathering. It concluded in June, when the Board provided its first Interim Report to the Minister for Local Government. This engagement highlighted the key role played by local government in Tasmania as well as current and emerging challenges, opportunities, and priorities for reform.

Stage 2 (the current stage) is concerned with developing and testing a broad range of possible reform options to address the issues, challenges, opportunities and priority reform areas identified in Stage 1. The Board is to provide a further interim report to the Minister (this Report) with a refined set of options by the end of March 2023.

Stage 3 (the next stage) will see the development and delivery of a specific set of reform recommendations to the Minister, supported by a clear and practical implementation plan. The Final Report was initially scheduled to be delivered to the Minister by 30 June 2023, but the Minister extended this by three months to 30 September 2023 to allow more time for the development of our final recommended reform package.

At the end of the formal Review process, the Government will consider the Board's recommendations and decide how it wants to respond.

Interim report released

89 submissions FROM THE public

18 submissions from councils
2 submissions from mayors
2 submissions from peak bodies

**Survey of almost
500 Tasmanians
aged 16–44**



33 'divergent views'

interviews with a wide range of

sector experts focused
on identifying innovative or unorthodox perspectives

**4 state-wide workshops
WITH 61 members of
Aboriginal Communities
in Tasmania**

**State-wide Plenary Workshop
with 51 peak body and local
government stakeholders**

In-person regional meetings
with council Mayors and GMs in
Burnie (6 councils), Launceston (4 councils) and
Hobart (6 councils)

6 follow-up focus groups
to discuss and develop potential
draft reform approaches



**6 meetings with key
stakeholders** including the
Chair and Deputy Chair of the
Premier's Health and Wellbeing
Advisory Council and the New
Zealand Local Government
Review Secretariat

Meetings with all State Government agencies



Developing reform options

Early in Stage 2, we undertook a comprehensive program of stakeholder and community engagement and conducted and commissioned research and analysis to identify reform options and ideas, as depicted in Figure 1. (see our [publications page to access a range of supporting materials which have informed the Board's thinking](#)).

This culminated in the public release of an [Options Paper](#) on 14 December 2022. The Board identified **eight reform outcomes** which the Review aims to deliver for the local government sector. These are the things we believe are essential if Tasmania's system of local government is to deliver the services and support the community needs.

To support the sector to realise these outcomes, the Board proposed **33 specific reform options**, based on the key pressure points councils are facing now and in the future. Some of these ideas are about how councils can better support community wellbeing, improve the skills and conduct of councillors, and ensure essential services and infrastructure are delivered in a fair and sustainable way.

The need for structural reform

As we explored these reforms, we heard strong agreement from the sector that the status quo is not an optimal or sustainable model, and that some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services. Importantly, we also heard that, within the current framework, the scale and extent to which consolidation is needed to deliver significantly better services will not occur on a purely voluntary basis.

In response, we also identified **three main structural reform pathways** for building capability across the sector. These pathways present different approaches for redesigning Tasmania's system of local government, to ensure councils in the future have the necessary scale, resources, capability, and capacity to deliver their critical functions.

Three reform pathways

1. Significant (mandated) sharing and consolidation of services
2. Significant boundary consolidation to achieve fewer, larger councils
3. A 'hybrid' model combining both service and boundary consolidation

Testing reform options

From the 14 December 2022 until 19 February 2023, the Board invited written submissions on its Options Paper via post, email, and an online survey portal.

In February and March the Board hosted a series of meetings - mostly in regional towns to ensure Tasmanians outside of major population centres had the opportunity to engage in person. We held 34 sessions with communities, elected representatives and council staff. These sessions gave attendees the opportunity to discuss the Options Paper, with a particular focus on the structural reform pathways. Appendix 2 contains a report on what we heard across these meetings.



Image 1 Bicheno Council Staff Meeting



Image 2 Ulverstone Elected Representatives Meeting



Image 3 Kingston Community Meeting



Image 4 Bothwell Community Meeting

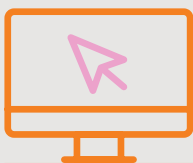


Image 5 West Coast Council Staff Meeting

In total, we heard from or met with over 720 community members, local government stakeholders, peak bodies and organisations from December 2022 to the end of February 2023. This process has allowed us to identify potential issues with reform options and understand community and stakeholder sentiments.

Overall, as we conclude Stage 2, the Review has so far heard from or engaged with over 4,000 community members and stakeholders, and had our social media marketing and promotional material seen by Tasmanians over 2 million times.

Online survey
submissions on reform
options – **146**



Regional meetings



- with Elected representatives – **134**
- with council staff – **161**
- with community members – **178**



Written submissions

- from councils – **26 out of 29 councils**
- from organisations and peak bodies – **21**
- from individuals – **61**

Figure 2 – Option Paper Engagement Numbers

Report Purpose and Structure

The Board's Terms of Reference require us to provide at the end of Stage 2 "...a 'shortlist' of feasible reform options that the Board considers, based on the evidence, would optimise the performance of council services and functions and deliver on community needs and expectations".

The Board's second Interim Report (this Report) is both a summary of the work we have done in Stage 2 and a roadmap for how we will approach the development of our reform package in Stage 3.

The Report is organised into **five main sections** (including this Introduction – Section 1):

- **Section 2** discusses the Board's current position on future structural reform pathways. We explain why we favour a 'hybrid' structural change model, underpinned primarily by a program to consolidate existing councils into new, larger local government areas shaped around contemporary 'community catchments'. We explain the role that shared services arrangements can and should play as part of this future state and unpack why getting our LGA boundaries 'right' should occur before considering many of the functions and services that may be better delivered at a scale above and beyond new, larger councils. We also explain why change will only occur if its mandated – voluntary approaches have failed to deliver needed reform. This section also responds to the main concerns we have heard about creating larger council areas. It sets out why and how we think these issues should not prevent the State moving forward with bold structural reform. We explain how the concerns raised have helped us formulate a set of principles to mitigate the risks outlined to us and guide the transition from current arrangements to a redesigned local government sector.
- **Section 3** takes the consolidation discussion a step further and explains how the Board will develop future structural change scenarios in Stage 3. At the heart of this is a '**Community-Centred Consolidation**' approach. In simple terms, this means starting with an understanding of how our unique and diverse local Tasmanian communities operate and interact now, and how they are likely to evolve in the future. By understanding the economic, cultural, and

geographic relationships between our places, we can start thinking about future council administrative boundaries that make sense and are underpinned by a strong shared sense of community identity. With a good understanding of that, we can design the governance, funding and other supports needed to ensure those community-focused councils can succeed. To promote a genuine and open community conversation about future council boundaries, the Board has mapped Tasmanian 'community catchments'. These maps do not have precise boundaries. The aim is to **show areas of inherent 'connectedness' of Tasmanian communities that transcend our current council boundaries. They do not represent final (or even preliminary) recommendations for new council boundaries.** They are intended to act as a catalyst for conversations with and between councils and communities about how we potentially redraw the local government map to deliver councils at a larger scale. The core objective being to deliver stronger capability, while simultaneously supporting and enhancing community cohesion, voice, and identity.

Section 3 also explains how we are treating shared services as part of the structural reform discussion. It gives an early indication of the functions and services the Board believes may benefit from being delivered via shared services models.

In **Section 4**, we reflect on the 33 Specific Reform Options the Board put forward in its Options Paper. We explain our current and evolving thinking on these options and set out the work we will be doing in Stage 3 to further test, develop, and refine them alongside the 'big picture' structural pathway conversation. Where we have decided not to proceed with options (at least not in the form proposed in the December paper), our underlying thinking and rationale is clearly explained.

In **Section 5**, we chart the course for Stage 3 of the Review and set out our approach to engagement and consultation. We also make clear our view that, given the ambition and scope of this Review, the package of strategic recommendations the Board puts forward at the end of Stage 3 will inevitably require further technical design work to operationalise and implement.



2. Future Reform Pathways – The Board’s Evolving Position on Structural Change

In our Options Paper, the Board laid out **three** potential structural reform pathways for the future of local government in Tasmania:

Three structural pathways

1. Significant (mandated) sharing and consolidation of services

Under this pathway, certain local government functions and services would be consolidated and centralised at the sub-regional, regional, or state-wide scale, where there are clear efficiency and effectiveness benefits in doing so. Current local government areas would be largely – if not entirely – preserved, but councils would be required to participate in formalised and consistent shared services for identified functions.

2. Significant boundary consolidation to achieve fewer, larger councils

Under this pathway, the administrative boundaries of Tasmania's current 29 LGA would be 'redrawn' and a series of new, larger LGAs would be established to represent and deliver services to those LGAs.

3. A 'hybrid' model combining both service and boundary consolidation

This pathway would involve some boundary changes (though less than under option two) and some service consolidation where clear benefits can be identified.

Figure 3 – Three Structural Pathways

The Board put these pathways forward because it believes there is broad and clear consensus in the sector itself on the three following fundamental points:

- **Firstly, the status quo is not an optimal or sustainable model for the sector, as a whole, given growing demands, complexity, and sustainability challenges;**
- **Secondly, some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services; and**
- **Thirdly, the scale and extent of the consolidation needed to deliver significantly better services will, unfortunately, not occur on a purely voluntary basis within the current framework. Reform must be designed collaboratively but, once settled, implementation must be mandated by the State Government.**

Unsurprisingly, the structural pathways have generated significant community debate and discussion. The Board has heard a range of views from elected members, council staff, peak bodies and organisations, and the broader community about which pathway will best serve Tasmanian communities into the future, and why.

The Board has listened carefully to all perspectives while it has continued to undertake its own research, analysis, and deliberations. As we embark on Stage 3 of the Review, the Board believes it is important that we clearly explain our current thinking and broad position on the structural pathway question.

As we have engaged further with the sector and communities, we became even more confident that unlocking increased administrative and functional scale is necessary to improve capability in the sector and lift the overall standard of services that Tasmanians can expect from their councils. We also think it is central to ensuring that future councils can sustainably provide the level of services that Tasmanian communities need.

Why scale matters - Building local government capability and capacity for the future

In our Options Paper, the Board made clear our view that a critical part of the solution for local government reform is increasing scale in key areas. We said in the Options Paper that we knew – from our own research and analysis and sectoral and community engagement – that our system of 29 LGAs is having a significant and detrimental impact on, for example, the ability of councils to attract and retain key skills, to uniformly manage assets well, and to deliver important regulatory functions. We identified concerning capability gaps, driven in part by workforce and skills shortages, that were manifesting in, for instance, sub-standard delivery of important regulatory functions and highly uneven asset management practices (see Table 1 below). We noted these gaps and challenges are

being felt more acutely in smaller, rural councils. At a strategic level, we also observed the competition, fragmentation, and duplication of effort that naturally occurs across 29 councils can and does hinder collaborative effort and outcomes when it comes to managing regional and state-wide challenges that transcend current LGA boundaries.

As we have engaged further with the sector and communities, we became even more confident that unlocking increased administrative and functional scale is necessary to improve capability in the sector and lift the overall standard of services that Tasmanians can expect from their councils. We also think it is central to ensuring that future councils can sustainably provide the level of services that Tasmanian communities need.

Capability gap	Evidence
Workforce shortages	In 2018, 69 per cent of councils were experiencing a skills shortage and 50 per cent were experiencing skills gaps. In 2022 this had deteriorated, with 86 per cent of Tasmanian councils experiencing a skills shortage. Engineers, town planners, environmental health officers, and building surveyors were in the top five areas of shortages.
Gaps in public health monitoring and reporting	62 per cent of councils are failing to carry out all the food safety inspections recommended to protect the public from dangerous food poisoning risks like Salmonella. 72 per cent of councils are failing some of their responsibilities for monitoring that the water in pools and outdoor sites is safe for swimming. Smaller councils were more likely to be failing in these responsibilities than larger councils.
Uneven enforcement of building and plumbing regulations	69 per cent of councils are failing to perform the plumbing inspections required to ensure public safety and prevent risks like waterborne illness. 31 per cent issued some plumbing permits without site inspections. When building orders were not complied with, councils failed to take follow up action in 79 per cent of cases. On these plumbing and building measures, larger councils were more likely to be fulfilling their responsibilities than smaller councils.
Planning to maintain roads and other council assets	A review of asset management plans has found high levels of non-compliance with minimum statutory requirements. Many councils used longer-than-recommended useful lifespans when valuing their assets. There are instances where major asset classes like stormwater infrastructure have not been accounted for at all.

Table 1 - Emerging capability gaps and supporting evidence

A question of scale? How council size affects capability and service delivery costs

The Board's early research (Tasmanian Policy Exchange, UTAS 2022. *National and international trends in local government and their relevance to Tasmania*. Future of Local Government Review Background Research Paper No. 2) indicated the relationship between council size and service cost efficiency is not always clear cut. While we have said from the outset that the focus of reform should be on increasing council capability to deliver better services, the Board has still been keen to understand if and how council size (as well as other factors, like levels of urbanisation and community disadvantage) impacts on the costs to local communities of providing councils' core functions.

In Stage 2, the Board engaged SGS Economics and Planning to look at how much councils spend on delivering their core suite of functions and services, including waste management, road and bridge construction and maintenance, planning and regulatory functions, and back office corporate support. Alongside this, SGS also analysed the strategic capacity and capability of Tasmanian councils, with a focus on the professional and technical capability of council staff, including skills and workforce strengths, gaps and shortages, and supporting data, systems and assets.

The full SGS Report is published on the Review website (www.futurelocal.tas.gov.au/publications/).

Key findings:

- SGS's analysis of service costs suggests that larger councils invest more across most of the core functional areas they examined.
- SGS concluded, however, this is because those larger more urban councils can and do provide a greater range and higher quality of service for most of these functions, relative to their rural counterparts. Further, larger urban councils often provide regionally

important infrastructure and facilities utilised by residents from neighbouring councils, and experience higher demand on infrastructure resulting in greater maintenance and renewal costs.

- However, when service costs were controlled for complexity – then larger and more urbanised councils appear to have either broadly equivalent or lower per unit costs across a range of functions. This is to be expected given the known efficiencies of serving urban centres with high population densities, compared to councils with dispersed rural communities (which often also have significant lengths of road infrastructure assets to maintain).
- For services that are relatively similar across all councils, such as waste collection, the cost of delivering these services clearly reduced as the size of the council increased.
- Ultimately, the SGS analysis has highlighted the sheer diversity in service offerings across Tasmanian councils makes it difficult to draw simple conclusions about the relationships between scale and the cost of service delivery. This challenge is increased by inconsistent approaches to data collection and reporting on functional costs across the sector which currently makes 'apples and apples' comparisons extremely challenging (if not impossible). **The Board believes that there is significant scope to improve service cost and quality benchmarking as part of a contemporary performance monitoring and management framework for the sector. This is discussed further in section 4 as part of our proposed Specific Reforms.**

Our analysis has found that almost all councils with populations greater than 10,000 spend approximately \$1,000–2,000 per resident each year. Councils serving smaller populations spend much more per resident – up to \$8,000 each year. They source these funds from Commonwealth and State grants, but also by charging higher rates, with the smallest rural councils charging the highest rates.

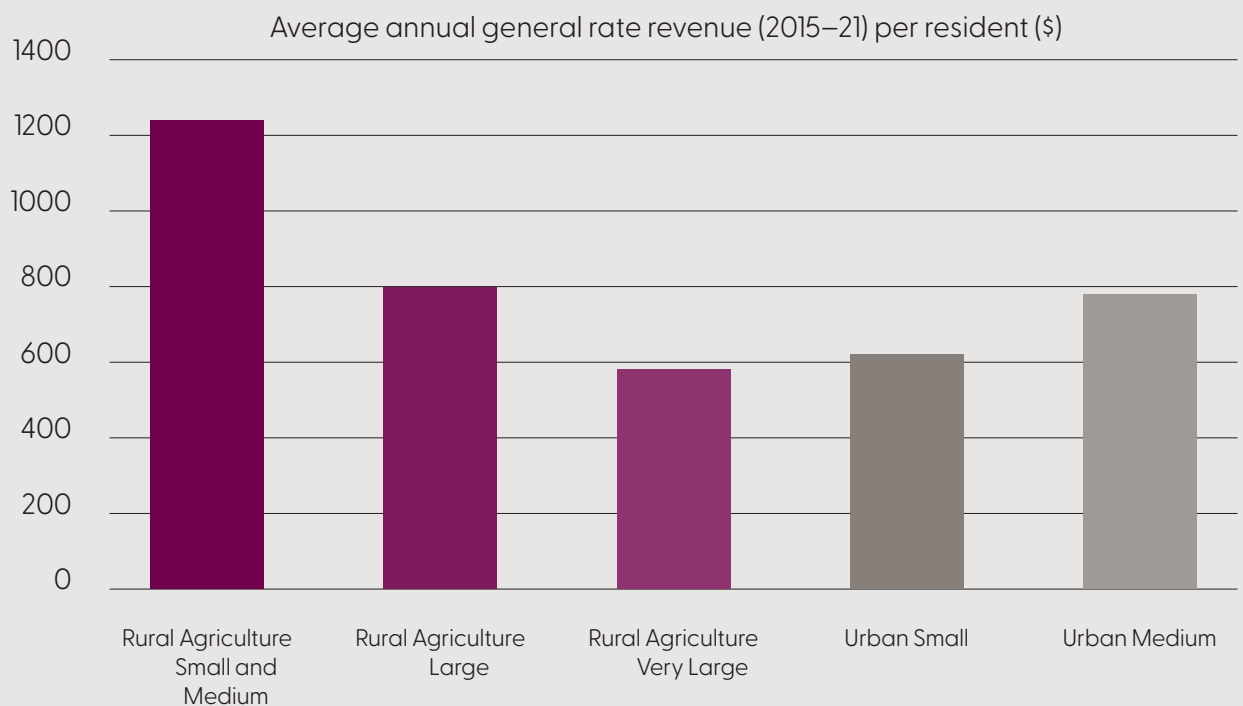


Figure 4 – Average annual general rate revenue (2015–21) per resident (\$) by council category.

Findings from the SGS strategic capability review that we commissioned in Stage 2 reinforced what we continue to hear as we engage with council staff throughout the Review, which is that capability is stretched, and workforce challenges are only compounding this.

The analysis found that asset management was a particular area of concern and potential risk, and this lends further support to issues identified through the Board’s desktop review of council strategic asset management planning documents¹.

1 J. Howard Asset Management Report – <http://www.futurelocal.tas.gov.au/wp-content/uploads/2023/04/230331-Tas-AM-Review-Update-V4.pdf>
<http://www.futurelocal.tas.gov.au/wp-content/uploads/2023/03/221212-Detail-compliance-with-Order-V2.pdf>

Reviewing Council Asset Management Practices

Management of roads, stormwater, and other infrastructure is the single biggest expenditure item for councils. The maintenance of these assets to appropriate standards is crucial because it supports broader regional and state-wide economic and social objectives.

We also know that communities place a high value on the sound management of these assets. Our sentiment survey revealed that 60 per cent of Tasmanians cited 'quality infrastructure' as one of their top three priorities for the future of their local area.

As part of its broader research and evidence gathering program, the Board engaged local government asset management expert John Howard to undertake a desktop review of council strategic asset management plans and practices. The objective of the review was to provide the Board with a better understanding of the diversity of approaches that councils currently take with respect to managing their existing assets (including how they account for depreciation based on asset lives) and a clearer picture of Tasmanian councils' current and future asset maintenance renewal obligations, as they relate to, and impact on, their broader financial sustainability.

The review looked at councils' compliance with minimum statutory requirements for the preparation of strategic asset management and planning documentation, as well as valuation and depreciation practices.

The review found significant variation in performance and practices across the sector. For example:

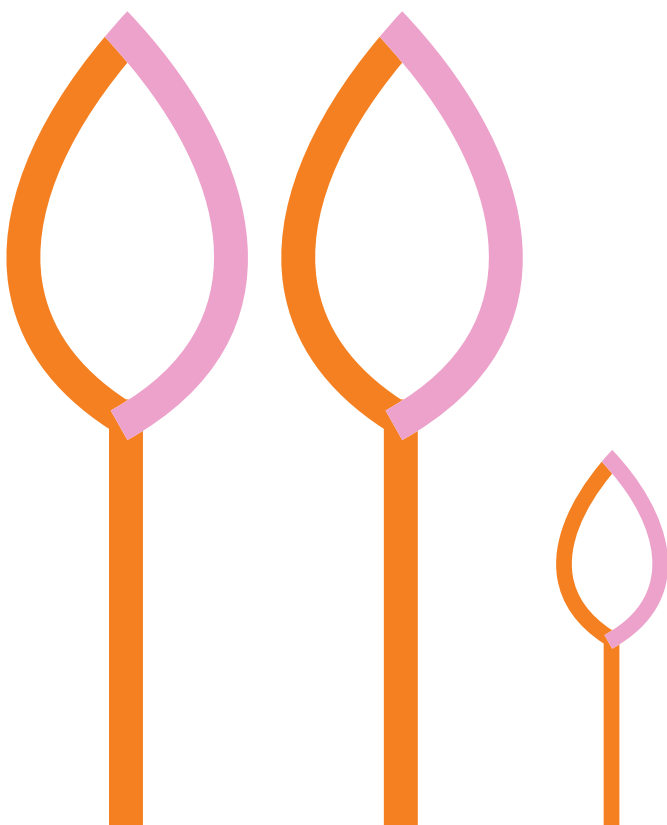
- Less than half of all councils had a current Long Term Strategic Asset Management Plan;
- Compliance with statutory requirements for the content of associated asset management plans and policies was also highly variable. 64 per cent of councils were compliant with requirements in relation to

asset management plans and this figure was 73 per cent for asset management policies. Compliance rates for these items should be approaching 100 per cent to provide information for councils to manage future infrastructure service levels and risks in a financially sustainable manner;

- Some councils have adopted their own approaches to meeting the statutory requirements for asset management plans that are not technically compliant despite templates being made available to assist with these tasks, resulting in a loss of consistency and comparability across the local government sector in Tasmania; and
- Average useful lives being adopted by councils for the same asset classes vary significantly, and in many cases useful lives are being extended with little transparency as to the reasons. Extending useful lives of infrastructure assets without justification and documentation of engineering reviews of expected physical wear and tear and technological and commercial obsolescence of the asset will understate depreciation expense. This will reduce the capacity of councils to complete the required asset renewal programs identified in the long-term strategic asset management plan and result in lower service levels for the community.

These findings are supported by observations made by SGS Economics and Planning in its qualitative analysis of councils' strategic capability in relation to asset management (see below).

The Board has commissioned a further piece of work building on this Review to better understand how well councils are currently aligning their asset management and financial management plans. This work has commenced and is ongoing in Stage 3.



Strategic Asset Management – A Major Future Challenge for the Sector

“...while some councils indicated that they had strong knowledge, systems, and processes [in relation to strategic asset management], it was clear that others did not. This was of concern across all asset classes but particularly prominent in relation to stormwater. Councils manage a wide variety of assets. Having a good understanding of asset condition, future asset supply and demand, and strategic financial plans is critical. Many councils indicated that they have assets that they potentially no longer require, while others had limited strategic direction to guide forward planning. The lack of capability and capacity across asset management (especially stormwater) could be a significant risk.”

SGS Economic and Planning (2023)

In surveys and workshops conducted with council staff as part of the capability analysis, the benefits of achieving greater operational scale in some functions were flagged, with the following being offered as functions or services that could be actively considered for consolidation at the regional or even state-wide level:

- regional planning for waste management infrastructure;
- regional stormwater planning and climate impact assessments;
- legislative changes across planning, building and plumbing;
- state-wide integrated statutory planning and building systems;
- outsourcing of building and plumbing services to a state-wide service via Consumer, Building and Occupational Services (CBOS); and
- standardisation of processes, systems, data collection and data storage to further support sharing of services.

We have also heard from ordinary Tasmanians that there are areas where they feel councils could significantly improve how they serve local communities, particularly when it comes to management of roads and other key infrastructure assets. Tasmanians' overall assessment of how well councils serve their local area showed that 30 per cent had a positive view, 50 per cent were neutral, and 20 per cent had a negative view of performance, with more people in rural and remote communities not feeling as though their council was doing a good job.

Our research also shows Tasmanians value local services but are more concerned about their quality rather than who provides them. 80 per cent of Tasmanians indicated they did not mind which level of government delivered their local services.

In summary, at the conclusion of Stage 2 the Board remains convinced that achieving greater scale is essential to unlocking and building improved – and more consistent – capability across the Tasmanian local government sector.

As we said in our Options Paper, if this 'joining up' is well designed, planned, and properly supported by the State Government we think the sector can improve the overall quality and range of services it provides to Tasmania. Further, it should be able to act as a more effective partner to support a range of important social, economic, and environmental outcomes.

We briefly discuss the reaction to our three pathways below, before laying out a version of the 'hybrid' approach we think has the best potential to deliver the outcomes needed.



Structural Reform Futures – Tasmanian Community Sentiment Survey

In February 2023, the Board commissioned the University of Newcastle to conduct a sentiment survey of 1,000 Tasmanians to understand their views on some of the ‘big questions’ about how they see local government working now, and into the future. The sampling approach that the University of Newcastle used means we can have a high level of confidence that the responses we received are representative of the views of the broader Tasmanian population, across existing LGAs.

As part of the survey, Tasmanians were asked the following questions about structural reform:

- “How well does your local council serve your local area?”
- “Thinking forward 20 to 30 years, if there was no change to how councils work, do you think that things would get better, worse, or stay about the same? And why do you say that?”
- “Thinking about your needs and the needs of your family and community over the next 20 to 30 years, do you agree or disagree with the following statement: “Local councils in Tasmania should share more services across regions or state wide.” And why do you say that?”
- “Tasmania has 29 councils. Do you think that is too many, too few, or about right? And why do you say that?”

The answers we received indicate that:

- Views on current council performance are generally split 30 per cent positive, 50 per cent neutral, and 20 per cent negative. People living in rural and remote council areas are more likely to have a negative assessment of council performance, particularly when it comes to infrastructure and financial management.
- With no change to Tasmania’s system of local government, only 14 per cent of Tasmanians feel as though things will get better, and almost half believe they will get worse. The main reasons for this pessimism included councils and councillors not being appropriately equipped to be ‘forward thinking’ and manage future issues, including challenges with population growth and ageing;
- Over 80 per cent of Tasmanians support councils sharing more services across regions or state-wide; and
- More than half of all Tasmanians think we have too many councils currently. The reasons people give for thinking we have too many councils include that our population is too small, it is too expensive and fewer councils would be more efficient, and that we should have council consolidation or greater resource sharing. Only around 30 per cent think the current number is ‘about right’.

The results of the full survey can be found in the University of Newcastle’s report, which is available on the [Future of Local Government Review website \[link\]](#).

Structural Reform Pathways - Sector and Community Reactions

For nine weeks after the release of our Options Paper, the Board invited written and online survey submissions on the reform options, including the three structural pathways. We summarise below what we heard across submissions from communities, councils, and peak bodies and organisations.

During February 2023, we also held a series of online and face to face regional meetings with communities to discuss our structural reform pathways. Appendix 2 contains a summary report on these meetings.

What we heard from communities

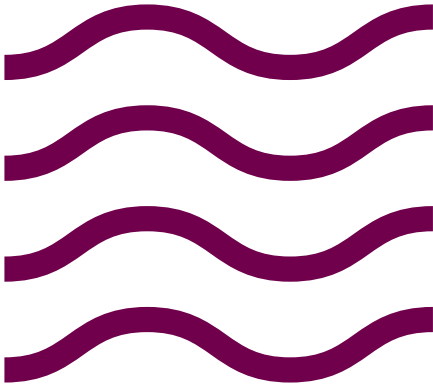
It was clear that some people who participated in the Stage 2 engagement are concerned about the potential negative impacts of any major structural change. Community members in rural and regional areas in particular are worried about being consumed by existing larger urban councils which they felt would not understand or value the contributions of their local communities. We respond to these concerns directly in the next section.

Notwithstanding these broad concerns, of the models presented, most written submissions from the public supported either boundary consolidation to achieve fewer, larger councils and / or a 'hybrid' model combining service consolidation with boundary reform.

Those who supported Pathway 2, boundary consolidation to achieve fewer, larger councils often cited the issues and inefficiencies that naturally occur with having 29 councils serving a relatively small population. Benefits identified included allowing councils to 'scale up' to deliver better services for communities, more effective strategic regional planning, providing a more powerful voice when advocating to the State or Federal Government on behalf of communities.

Those supporting Pathway 3, (the 'hybrid' model) broadly identified the need for fewer, more capable councils in Tasmania, but not at the cost of losing local identity and voice. Those who support this pathway argue that it allows a 'tailored approach' to structural reform – this means creating bigger councils that preserve and realign unique rural and urban communities of interest, while still allowing them to collaborate on shared issues and priorities.

We have also heard from a small number of voices that, while conceding that structural reform is needed, they are opposed to any forced amalgamations of councils. A number of these have noted the need to identify and articulate the benefits of consolidation, then have open and informative discussions with councils and communities.



What we heard from councils

The Board received submissions from 26 councils. At a high level, most councils believe reform Pathway 3 - a 'hybrid' model - is the best pathway for structural reform. We have heard broad acknowledgement the existing structure of our system of local government needs to better reflect the significant changes since the last reform efforts to how we live and work, so that our councils can better address the issues and opportunities that will face us over the next 30 years.

Sentiments were largely similar to what we heard from the public – existing council boundaries could be changed to better reflect contemporary Tasmanian communities but need to be carefully designed and delivered through an approach that considers local circumstances and manages and supports the transition process.

We also heard from a smaller number of councils that while they remain open to reform, they wish to see more detail on the Board's specific approach to consolidation, including how their communities will be impacted. Interestingly, only two councils identified that they are strongly opposed to any structural reform whatsoever.

Two councils - Devonport and Waratah-Wynyard - expressed support for Pathway 2, boundary consolidation, noting their desire to elevate the reform discussion from self-preservation to what is in the best interests of all of Tasmania. These councils have provided the Board with detailed views and proposals on scaling up. Another two councils, Kentish and Latrobe, also expressed a willingness (albeit only if the Board deems it necessary) to discuss voluntary consolidation. Launceston City Council provided a detailed submission on the need for structural change including a hybrid approach to boundary consolidation and shared services in its submission to Stage 1 of the Review.

What we heard from organisations and peak bodies

The Board received 21 submissions from peak bodies and organisations, covering both the specific reform options and structural pathways. While many submissions focused specifically on their areas of expertise and interest (such as wellbeing, road management, housing, waste management, planning etc.), there was, again, a broad acknowledgement and acceptance that some form of structural reform is needed to build the capability of councils to better deliver outcomes across these areas. But again, there was a view this change needed to be delivered through a sensitive tailored approach, considerate of local nuances.

An area of key concern for many organisations and peak bodies is the potential removal of statutory planning decisions from councils, although it was still broadly accepted that the role of councillors as both a planning authority and community representative needs to be reviewed to reduce potential (and actual) conflicts of interest and polarising debates around a small number of controversial development applications.

We also received submissions from a small number of organisations expressing opposition to forced amalgamations, claiming this will inevitably result in job losses from the sector.

Responding to Community Concerns: The Board's Approach to Managing Structural Change

During our Stage 2 engagement, the Board heard some consistent concerns and resistance to the idea of structural change generally, and council boundary consolidation specifically. These included fears from councils and communities about the loss of:

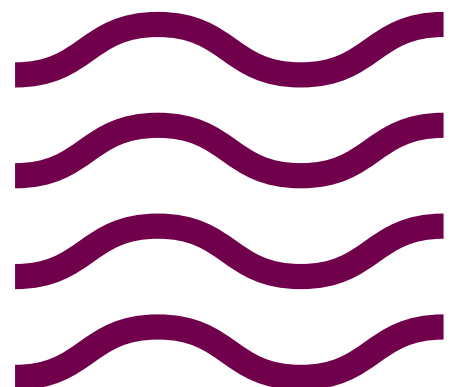
- local jobs and service presence outside major cities and townships as a result of 'cost cutting' and rationalisation;
- local voice and access to elected representatives who genuinely understand the local area; and
- local identity and community cohesion, particularly where rural councils are simply 'eaten up' or 'bolted onto' urban councils, but also where rural councils with incompatible interests or cultures are put together.

Other questions and concerns we heard frequently centred around the management of the transition processes to a new future structure, including how:

- transition is funded, and who pays (is it the State Government or councils themselves?);
- assets and liabilities (including cash holdings) are equitably distributed from existing councils to any new entities; and
- rates and charges are set for new councils, and how the transition is managed if rates go up for certain communities (even where this is to fund better or a wider range of services).

Finally, the Board heard there was scepticism about council consolidation based on unsuccessful or poorly implemented amalgamation processes in other states. Examples of moves elsewhere to 'de-amalgamate' were cited as evidence that creating larger councils does not always work.

All these concerns are valid. Communities are right to be wary of big changes, and naturally worry about what they stand to lose in any reform process. As a Board, we are committed to fully understanding these areas of concern, so that we can address the issues head-on and pro-actively manage them as part of the design process. Below, we explain the core guiding principles and approach we will be applying to the design of any change proposal (and supporting transition arrangements) to the Government in our Final Report at the end of Stage 3.



De-amalgamation – Recent Experience and Lessons for Tasmania

We have heard concerns that council consolidations often end up in costly, disruptive de-amalgamation.

This is not the case. Despite some prominent de-amalgamations in NSW and Queensland in recent years, the vast majority of merged councils have not sought to revert to their former status.

Between 1990 and 2023, there has been an overall reduction of 311 local government areas across Australia. Only five de-amalgamations have occurred over this time. When mergers have been unpopular, commentators have concluded that in most cases dissatisfaction arises not from the consolidation itself, but rather from the process. As one affected Victorian mayor noted, following mergers in Victoria, “the debate is not whether amalgamations should have happened. It’s about the way it happened.”

While de-amalgamations account for only a very small percentage of cases, we understand that poorly designed and managed consolidation processes are costly, impacting communities, individuals, and councils. That is why we have reflected deeply on earlier reform efforts and are determined to pursue a better pathway.

Having looked closely at these de-mergers and other unsuccessful reform efforts, a number of lessons can be drawn.

De-amalgamations have tended to be the result of:

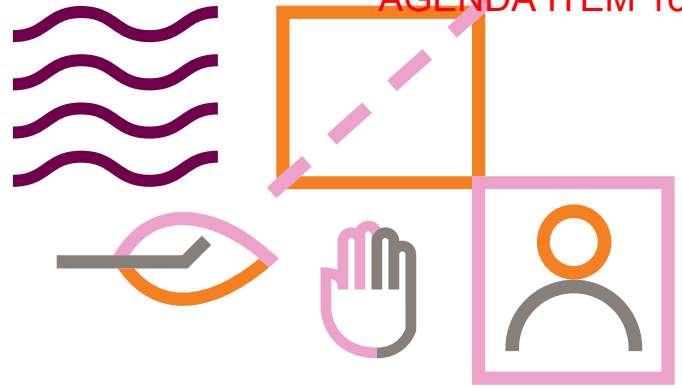
- Rushed reform timeframes that compromise the integrity of the process, leading to insufficient consultation and analysis, and contributing to uncertainty in the community and sector;

- a preoccupation with increasing the “size and scale” without making a clear case about how this will benefit communities;
- perceived inconsistency and a lack of transparency around the intentions and methods of the review;
- apparent policy reversals by state governments, ignoring earlier commitments of review recommendations;
- too much emphasis placed on financial and cost savings, ignoring other factors important to communities;
- no strong shared sense of community in amalgamated councils; and
- inadequate transition management and cultural change.

Inevitably, these failings have led to strong opposition from communities and the sector.

How the Board is working to deliver successful reform with these lessons in mind:

- Rather than a narrow focus on cost savings or financial efficiency, the Review began with a ‘first principles’ approach, seeking to establish how local governments could best serve their communities into the future;
- This has resulted in recognition that there is no ideal one-size-fits-all model. Successful reform requires an individualised and ‘place-based’ focus on distinctive community needs, with an emphasis on both ‘economies of scope’ and scale;
- The Review has, at all stages, sought to develop a shared vision, seeking out and listening to community and sector perspectives, providing extensive opportunities for community engagement;



- Transparency and openness in communication has been (and will continue to be) a key goal of the Review;
- Structural reform recommendations will be developed as a means to ensure councils can continue to support the communities they serve into the future, and not an end in themselves. Other reform options, such as implementing a workforce development strategy and increasing support for the implementation of revised regulatory processes, are considered equally important and will not be sidelined;
- Final recommendations for any proposed structural changes will be developed collaboratively (although, once agreed, implementation will need to be mandated); and
- These recommendations will be accompanied by a comprehensive transition plan, recognising the importance of careful and considered change management.

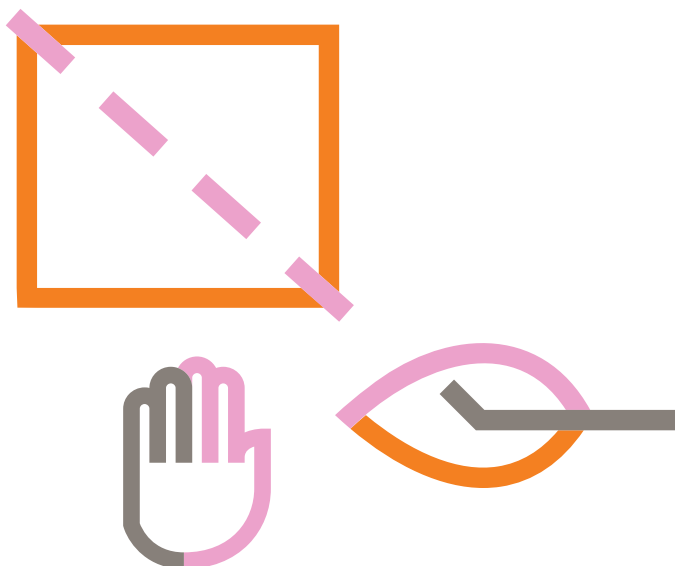
In 1993, Tasmania reduced its number of local governments from 46 to 29. In our extensive consultation there has not been any significant feedback to suggest that those reforms should not have occurred or that Tasmania now needs more councils again – on the contrary, we have heard widespread agreement that the status quo is no longer fit for purpose. Australian and Tasmanian local government boundaries have changed many times over the past 150 years to reflect changes in populations, technologies, and community priorities. We believe that such change is once again required here to ensure that councils can continue to serve the next generation of Tasmanians.

1. A focus on future community needs

'Traditional' council amalgamation approaches in other jurisdictions have tended to adopt an efficiency and financial sustainability lens, by looking at the historical performance of existing councils to identify candidates for amalgamation. While most amalgamations have ultimately endured, our research shows these types of processes can be unnecessarily acrimonious, divisive, and leave some (typically smaller rural) communities feeling ignored.

We are deliberately adopting a different approach that starts by looking at the current and future needs of local communities. This means not being bound to current council boundaries as the basis for future structures. We are in essence asking the Tasmanian community to adopt, at least in the first instance, a 'clean sheet of paper' approach to thinking about the overall future design of local government in this State.

Of course, efficiency, effectiveness, and sustainability must remain essential drivers for structural reform. But we think these need to be secondary considerations, after first considering how we might build councils that align with and support cohesive communities of interest.



2. Retaining jobs and service delivery locally

From the outset of the Review, the Board has said that the future prosperity of Tasmania relies on the strength and resilience of its local communities and, by extension, its councils. We also understand the importance of local government as a major employer, particularly in small, rural communities.

This Review presents a genuine opportunity to enhance councils' role as an employer, creating more supportive and rewarding environments for Tasmania's dedicated local government employees. Our view is that we need to design a package of reforms which build capability and capacity in the local government sector and communities more broadly, and will not come at the expense of local jobs or service delivery.

The Board has heard from stakeholders, including council staff, that structural reform, if done right, will deliver benefits for existing and future local government employees. For example, we heard from staff at Central Coast Council that structural reform could lead to more diverse career paths within the sector and improve the ability to attract desired skillsets. We also heard larger councils would naturally have larger departments and teams, and in turn, more support for staff. These sentiments were shared across our community meetings with council employees, and other submissions. In fact, 81 per cent of 157 council employees surveyed by the Australian Services Union said they would work for an amalgamated council, and 65 per cent of 232 council staff surveyed by LG Professionals agreed there needs to be structural reform of local government in Tasmania².

² <https://www.futurelocal.tas.gov.au/wp-content/uploads/2022/07/Local-Government-Professionals-Tasmania-Survey-Results.pdf>

The Board believes the design of our reforms will ensure there is no loss of jobs and services from local areas – consolidation does not need to come at the cost of local employment and, indeed, could actually enhance it. The local government sector is already relying on a strained and stretched workforce – it has been pointed out there is no reason why a reduction of council employees would be necessary in any reform, let alone one that, at its core, is about building a robust system of local government for the decades ahead.

We can look to the 1993 local government reforms where, instead of the ‘mass job losses’ some had expected, what was actually delivered was increased capacity through employment of a greater range of professional staff³. This is because councils at their core, were and are still focused on delivery of services to local communities.

Tasmania has changed significantly since 1993. Our population has grown and is dispersed differently. Our roads are better, our vehicles are more efficient, our technology enables us to communicate and work remotely. The suggestion that building scale through boundary consolidation will naturally come at the cost of local jobs and communities does not stack up – depots and shop fronts do not need to close or relocate to a central location, and staff can (and want to) utilise flexible working arrangements to suit their needs. A key lesson from COVID 19 is that teams can be formed from people working remotely. This trend continues despite the reduced risks from COVID-19. Understanding how remote and flexible working arrangements can improve regional employment will be a key area of enquiry for the Board in Stage 3 of the review.

3. Preserving and Enhancing Local Voice

The Board is committed to enhancing the ability of Tasmanians to participate in and contribute to decision making in their communities, as well as building the ability of our council’s to effectively listen to and consider local voices in shaping their communities. The Board believes councils have an important role in representing their communities in partnerships with other tiers of government, which highlights the need for systematic community engagement.

While we have heard that those who live in smaller councils feel they have better access to elected officials, this is only one aspect of community representation and engagement. Through the engagement and research undertaken during the Review, we have identified that effective community representation can and should be achieved through robust community engagement and good governance, while still leveraging the local knowledge inherently available to councils.

Larger councils typically have greater capability and are better resourced to undertake inclusive, systematic, and sustained community engagement to ensure local voices are heard. Under the status quo, many of our councils simply don’t have the resources to deliver meaningful opportunities for their communities to be genuinely involved in decision making – councils have told us that community engagement is “something we can do better”.

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3 Tilley, I and Dollery, B, “Historical Evolution of Local Government Amalgamation in Victoria, Tasmania and South Australia”, (2010), Working Paper Series, Centre for Local Government, University of New England, March 2010. https://www.une.edu.au/_data/assets/pdf_file/0019/17470/01-2010.pdf

Research undertaken by UTAS for the Review⁴ highlighted how broad citizen involvement in local government has a wide variety of benefits including:

- strengthening local democracy, trust and accountability;
- enhancing social capital and inclusion;
- improving outcomes by increasing constructive community dialogue and the raising of unanticipated issues; and
- improving community understanding of issues, challenges, and potential solutions.

Effective community engagement strengthens opportunities for more equal representation, allowing input from those with diverse knowledge and lived experience. Better reflecting the priorities of all community members who live in an LGA is needed now more than ever, as our communities grow more diverse, and face a broader set of issues and challenges. Enhancing local voice also helps build trust in government and the broader process of democratic renewal. This is especially critical for people in our communities who may face challenges or barriers in participating in public discussions.

Scaling up our councils will enhance their capacity to effectively represent their communities.

4. Smoothing Financial Impacts for Communities

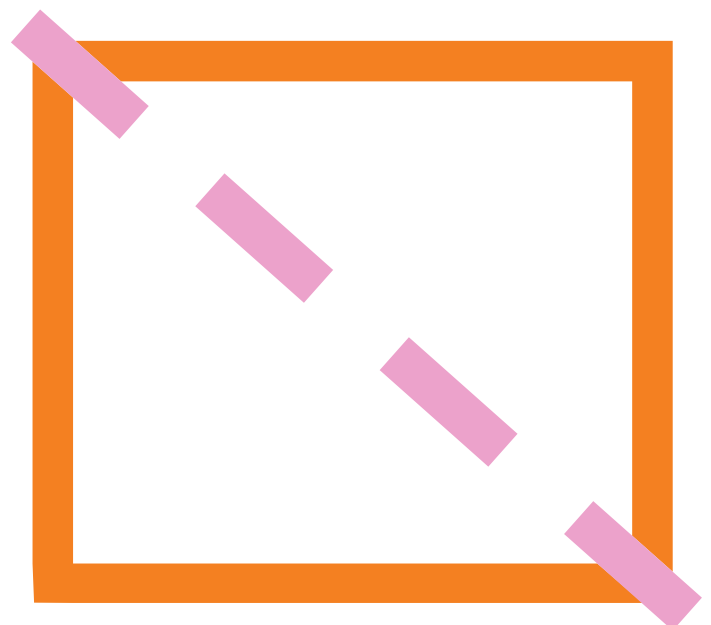
Clearly, any major structural change will need to be accompanied by significant design work around how new councils are funded. This could mean changes to the operation and application of rating and grant/transfer models. Inevitably, any changes would flow through to the community in terms of how the rating burden is distributed. Depending on the scale of changes, transition to new arrangements may need to extend over a period of time.

The Board also recognises that funding arrangements should reflect the distinctive needs and circumstances of regional and rural councils.

Whatever funding arrangements are put in place to support a new structural model, the Board believes they should be fundamentally underpinned by the principles of efficiency, simplicity, fairness, and transparency.

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4 Tasmanian Policy Exchange (2022). Place Shaping and the Future Role of Local Government in Tasmania: Evidence and Options: Future of Local Government Review Background Research Paper No.3. Research report prepared for the Future of Local Government Review, <https://www.futurelocal.tas.gov.au/wp-content/uploads/2022/06/FoLGR-UTas-Paper-3-Place-shaping-and-the-future-role-of-local-government-in-Tasmania.pdf>



5. Dedicated and Appropriate Resourcing for the Transition

To be successful, the transition to a new system of local government in Tasmania must be properly planned, resourced, and professionally managed. Experience in other jurisdictions shows us we need to be up front and realistic with the community: transition processes and the equitable management of existing council debt and capital outlays are likely to be complex, and transition costs may require significant investment from the State Government.

A central part of this resourcing effort will need to be investment by the State and councils in dedicated project management and coordination. The Board will need to consider what this support looks like (including, potentially, the governance and resourcing of a central structural transition team within the State Government) in Stage 3, as it develops and refines its structural reform recommendations.

It is crucial that any consolidation process does not simply result in one council or LGA being subsumed by another. Communities coming together in new LGAs need to have a shared sense of ownership in their new councils. This will likely mean creating entirely new council identities, with fresh elections as soon as possible once the necessary legislative and administrative structures have been established.

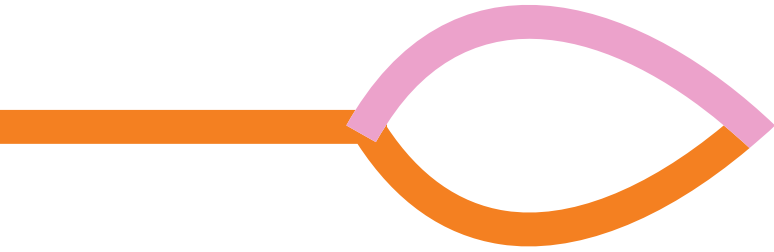
Successful transition also takes time and should not be rushed – a fundamental redesign of the local government sector of the kind being contemplated in Stage 3 would likely need to be staged over an extended period – something the Board continues to contemplate.

Moving Forward on a Structural Reform Pathway – Explaining the Board’s Preferred ‘Hybrid’ Model

Having carefully considered sector and community feedback on the three structural reform pathways, in Stage 3 the Board will be moving forward with further developing a version of the ‘hybrid’ approach.

The Board has made this decision based on the following assessment:

- The scope, scale, and sheer complexity of implementing mandatory shared services arrangements to serve the current 29 local government areas makes it an untenable and unpopular option. Even if it were technically feasible, the Board is not convinced adapting the design of any future consolidation model to the 29 LGA system is desirable or logical. We believe to do so would also be a wasted opportunity to reshape boundaries to better reflect the demographic, economic and environmental realities of Tasmania in the 21st century (we discuss our views on this topic in more detail in Section 3).
- Building new Tasmanian councils of a scale that would make any shared services unnecessary would likely result in an unacceptable trade-off in terms of local representation, voice, and service responsiveness/tailoring. In this scenario, councils would likely need to be so large as to serve entire regions, which we believe undermines the localism that we have heard is so central to the sector and to communities.
- Some combination of council boundary consolidation and shared services arrangements between new, larger, and more capable councils is the only pathway that provides the requisite flexibility to deliver necessary scale on the one hand, while still being able to create councils which meet the unique and diverse needs of local communities (particularly our rural and regional communities).



As we noted above, there is broad, in-principle support across the sector and the community for some form of hybrid approach (assuming transition is well managed and local community circumstances can be accommodated). However, the 'hybrid' pathway takes in an extremely broad continuum of potential approaches and 'mixtures' of boundary consolidation and mandated service sharing.

Some interpreted the hybrid model as potentially comprising only minor boundary adjustments with a much more comprehensive system of regional or state-wide service sharing for a broad range of functions, while others saw it as comprising major boundary consolidation with a limited range of services delivered through formal sharing arrangements. This is understandable and entirely legitimate, because the pathway as it was presented in the Options Paper was at a very high level and can, in theory, accommodate both these models.

Given this, the Board believes it needs to define the broad principles and parameters more precisely for the type of hybrid model it believes will best serve Tasmanian communities. We explain our current thinking in further detail in the next section of this Report.

However, in broad terms, the Board believes any hybrid model must:

- **Involve significant, mandated changes to existing council boundaries to create a smaller number of larger, more capable councils.** The total number of LGAs in Tasmania would be substantially reduced, but with boundaries drawn to reflect genuine communities of interest. In this scenario, most councils (particularly those with larger urban centres) should be of a sufficient scale to provide most core services and functions on a 'standalone' basis.
- **Provide flexibility to apply for different approaches to designing new councils that serve urban and rural communities, respectively.** This may mean, for example, scaling up our urban councils while preserving some smaller rural LGAs. In short, our future structure needs to be able to accommodate the (often very different) needs and circumstances of urban and rural communities – one size cannot fit all.
- **See the mandating of some shared services, but only for a relatively narrow range of services or functions.** This would not preclude further voluntary collaboration and service sharing between councils in areas of mutual interest or benefit. In fact, the Board also wants to explore how it can reduce barriers to allow more effective voluntary shared service arrangements. However, many potential mandated service sharing options would be contingent on new LGA boundaries and councils.

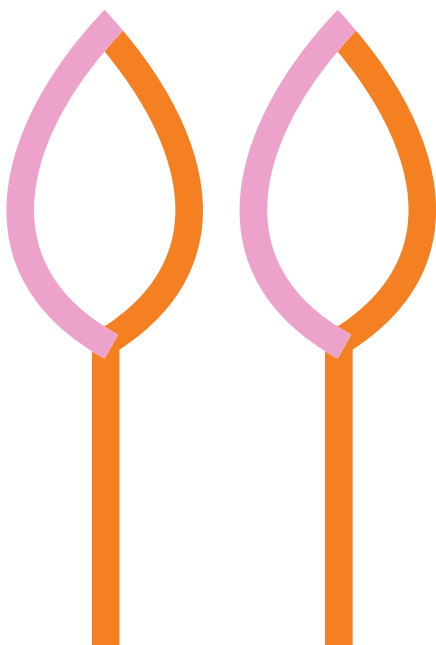


Figure 5 –The Board’s preferred approach to a ‘hybrid’ option anticipates more scale benefit from boundary consolidation than service sharing

As we said in our Options Paper, the solution to addressing the issues of scale is unlikely to be found through minor modifications to the current model of local government. It is almost certain system-wide reform will be required. This means redesigning Tasmania’s system of local government to ensure councils in the future have the requisite scale, resources, capability, and capacity to deliver on their critical functions.

We believe a well-considered structural reform package - underpinned by a program to explore consolidation of existing councils into new, larger local government areas that best support Tasmanian communities - represents the best pathway for delivering the future capability we think will be necessary to meet the future needs of our local communities.

In the next section we further explain our proposed approach to identifying genuine communities of interest that can be used to build our future councils around.





3. Consolidating around Communities – Building Cohesive, Strong, and Sustainable Future Councils

In Stage 3 of the Review, the Board wants to have a community conversation about sensible local government structural change proposals Tasmanians can support because they reflect and seek to strengthen genuine communities of interest. By ‘communities of interest’ we mean groups of Tasmanians whose common needs, geography, and connections to one another provide a logical scale for local governance.



We will do this by adopting what we are calling a ‘community-centred consolidation’ approach. This simply means looking at how new LGAs might evolve, develop, and shift from our existing council map to reflect how our local communities live and work, rather than trying to simply push two or more existing council areas together.

A community-centred consolidation approach starts with an understanding of how unique and diverse local Tasmanian communities operate and interact now, and how they are likely to evolve in the future based on expected trends. By understanding the economic, cultural, and geographical relationships between our places, we can start to develop future council boundaries at an appropriate scale, but which are also underpinned by a strong shared sense of community identity.

Once we have a good understanding of these things, we can shift our focus to the task of designing the necessary governance, funding and other supports needed to build new, community-focused future councils.

Tasmania has changed dramatically in 30 years

In building our understanding of how Tasmanian communities are evolving, it is also important to recognise how Tasmanian communities have changed since the last major round of local government reform in 1993. Overall, the last 30 years have seen patterns of settlement, commuting, and employment change significantly.

Major demographic changes have also taken place: the median age in Tasmania today is 42, eight years older than in 1993, and our population has grown by almost 100,000 people, with the majority settling either in urban areas or in nearby ‘lifestyle’ locations. Tasmania is also far more multicultural and diverse than in 1993. Thousands of new arrivals from countries like Nepal and India have enriched our cultural life and contributed to shifts in community-level preferences, needs, and aspirations.

Major new urban areas have developed, improved roads have reduced travel times, and the internet has revolutionised many aspects of the way people live and work. There is no reason to believe that council boundaries, which may have been relevant thirty years ago, are necessarily still relevant today.

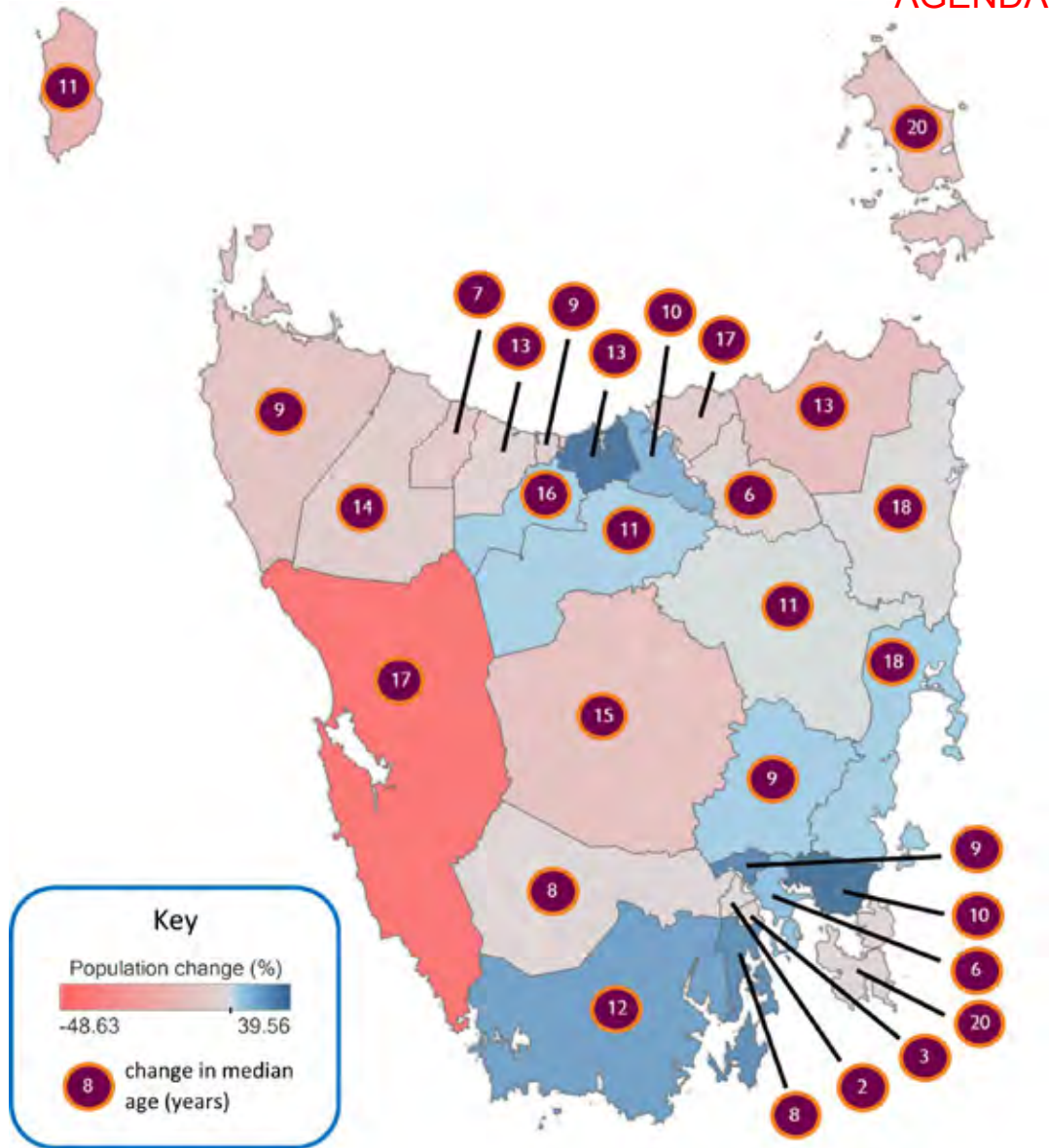


Figure 6 – Tasmania: then and now – average age and population changes since 1993

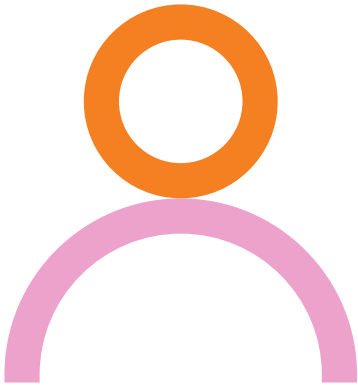
Foundations and Criteria for Structural Boundary Reform

With the above trajectory of Tasmanian communities in mind, in this section we briefly explain how the Board intends to, firstly, define a ‘community of interest’ and then, secondly, how we go about building structural reforms around them. There are two main elements to this process, and to help explain our approach the Board has developed the following:

- **Foundations for Structural Reform** (see Table 2) – this is the set of principles the Board is using to guide its overall approach to designing and considering structural reform proposals. Effectively, the Foundations are a core set

of beliefs or policy prescriptions about how we think we should be approaching the consolidation of our current councils into larger, more capable entities.

- **Criteria for Community-Centred Consolidation Proposals** (see Table 3 below) – these are the key elements that we need to assess and understand as we look to identify communities that could be served by larger, more capable councils. The primary criteria are all about making sure we understand places and communities, while the secondary criteria focus on the core features and capabilities (including financial and organisational capacity) we believe any future council would need.



Defining ‘Communities of Interest’

The Board has heard how Tasmanian communities have changed significantly. The ways in which we live, work and socialise have been transformed over the past generation and we are an increasingly multicultural and diverse society. These significant social, demographic and technological changes clearly have implications for the scale and organisation of local government.

Research conducted for the Review has highlighted how local government has evolved as the communities it serves have changed. When, in the late 19th century, towns were isolated and had to be relatively self-sufficient, Tasmania was governed by an estimated 366 local authorities of various kinds.

However, the increasing mobility and connectedness of modern-day Tasmanians means that such divisions no longer represent communities of interest. But what exactly is a community of interest?

The term ‘community of interest’ is widely used but seldom defined. Perhaps the most common and useful definition comes from the California Constitution: “A community of interest is a contiguous population which shares common social and economic interests that should be included within a single district for purposes of its effective and fair representation.”

In other words, a group of people whose common needs, geography, and connections to one another provide a logical scale for local governance.

Of course, this can be interpreted in a wide variety of ways according to different ideas about community itself. Some communities may be based on geography, while others are based on wider social, professional, and economic connections. In an age of instantaneous digital communication and online networks, some communities even span the globe.

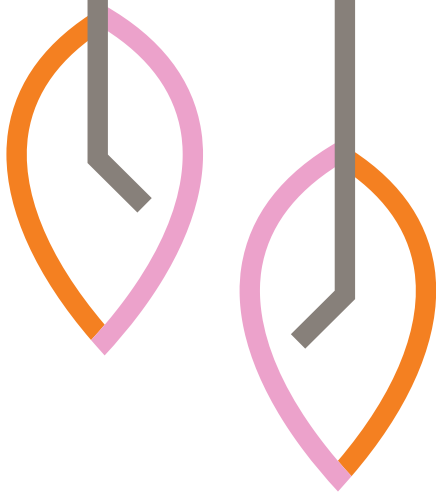
Despite this variety, the Board believes that connections to local physical space remain crucial to Tasmanians’ lives and sense of identity. For this reason, we think that discussions about the future scale and organisation of councils should be organised around the places in which Tasmanians live their day-to-day lives and in which business and local governments interact, purchase, and provide goods and services. Another way in which a community can be defined is in terms of the local area in which residents live, work, and go about their daily lives - this approach is based on the Productivity Commission’s method for establishing ‘functional economic regions’.⁵

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5 see *Transitioning Regional Economies (2017)* p. 5 <https://www.pc.gov.au/inquiries/completed/transitioning-regions/report/transitioning-regions-report.pdf>

<p>Community</p>	<ul style="list-style-type: none"> Local government areas work best when they are inclusive with strong social connections, and a shared sense of place. Strong community alignment makes local representation and advocacy more effective and powerful. It also supports the efficient and equitable collection of revenue to fund consistent service types, with fewer inequitable cross-subsidies.
<p>Capacity</p>	<ul style="list-style-type: none"> The capacity of councils to deliver a broader range of more sophisticated services increases with urbanisation, the organisational scale of the council, and the capacity of its residents to pay. These factors will typically determine the cost of homogenous services and the extent councils can invest in ‘higher order’ community amenities and services (i.e. beyond roads, waste, and community infrastructure/facilities). Differences in service levels between urban and rural councils are an inherent feature of our system of local government and will remain so. These differences are not in themselves undesirable or inefficient, but they should be made transparent. It is critical that small, regional, and other communities with many people experiencing disadvantage can and do receive an adequate and consistent agreed minimum service standard, including around infrastructure. It is more equitable and transparent to do this via deliberate and direct subsidisation (through the grants and transfers system) rather than establishing council boundaries which are intended to create internal cross-subsidisation.
<p>Strategic</p>	<ul style="list-style-type: none"> Our future administrative boundaries should support broader state-wide policy imperatives, including deliberate and efficient management of population growth/decline and settlement patterns, land use planning and future regional land use strategies. Subject to preserving and supporting communities of interest, council boundaries should maximise the self-sufficiency of councils, limiting the need for subsidisation by other spheres of government. Future administrative boundaries can and should align with existing service demands and growth expectations of places, and need not necessarily correspond to existing council areas.
<p>Workforce</p>	<ul style="list-style-type: none"> High-functioning rural local governments can and do operate successfully with regional or dispersed workforces and workforce hubs. Appropriately dispersed regional workforces support an equitable level of localised service delivery, responsiveness and community wellbeing. The size and distribution of the outdoor workforce is determined principally by the quantity, quality, and distribution of infrastructure assets, and not the location or scale of the administrative centre. Irrespective of any structural change, as local government services become increasingly complex and professionalised, future workforces should continue to leverage technologies and new work practices in order to ensure access to scarce professional and technical workers and the services they provide to regional communities.

Table 2 Foundations for Structural Reform



	Criteria	Types of data sources
Primary criteria	1. Place and Representation <ul style="list-style-type: none"> · Sense of place and alignment with local communities of interest · Established administrative, commercial and service hub/s · Defined natural/geographical region 	<ul style="list-style-type: none"> · ABS Census (e.g. population, age, dwellings, commuting patterns, socio-economic indexes) · NCH Land Use · LIST Catchments · Productivity Commission functional economic regions⁶
	2. Future Needs and Priorities <ul style="list-style-type: none"> · Demographic trends · Likely future service, infrastructure and land management needs · Emerging industries and ability to facilitate regional development · Strategic and regional planning · Capacity for whole of jurisdiction representation and engagement 	<ul style="list-style-type: none"> · Treasury Population Projections · LIST Tasmanian Planning Scheme · Tasmanian Climate Risk Assessment (to be completed in 2024) · State and regional industry plans · Regional and Council Strategic Plans
Secondary criteria	3. Financial Sustainability <ul style="list-style-type: none"> · Sustainability/diversity of revenue base · Operating result/position balance · Net financial liabilities · Working capital · Asset replacement/ renewal 	<ul style="list-style-type: none"> · Office of Valuer General Valuations · Council Rate Resolutions · State Grants Commission Distributions · State Growth Roads and Bridges · Local Govt Consolidated Data Collection
	4. Operational Capability <ul style="list-style-type: none"> · Service provision capacity · Quality and compatibility of administrative systems and infrastructure 	<ul style="list-style-type: none"> · LIST Authority Land · Local Govt Consolidated Data Collection

Table 3: Community-Centred Consolidation – Criteria to Assess Proposals

⁶ <https://www.pc.gov.au/inquiries/completed/transitioning-regions/report/transitioning-regions-report.pdf>, p.5

Stage 3 consultation on council consolidation and shared service options

To promote a genuine and open conversation about future council boundaries and service sharing opportunities, the Board has developed a series of 'community catchment' maps that we believe represent contemporary (and future) communities of interest in Tasmania. We have developed these 'catchments' based on a range of data and insights about how Tasmanians live, work, shop, travel, and play.

The community catchment maps identify areas of inherent 'connectedness' of Tasmanian communities that transcend current council boundaries. They do not represent final (or even preliminary) boundary recommendations.

The maps have been developed with the assistance of the University of Tasmania by applying a set of foundational principles and criteria, and we think they will allow for discussions to develop about robust councils serving cohesive communities. We have proposed nine distinct 'community catchments' that will be used to organise region-level discussions about how well our existing LGAs represent communities of interest. These areas are based on analysis of commuting patterns, geographical connections between settlements, and population growth. A similar method was used by the Productivity Commission in 2017 to identify 'Functional Economic Regions' representing the daily movements and connections of local communities all around Australia.

The maps and the data considered largely reflect our first two criteria: Place and Representation; and Future Needs and Priorities. Operational Capability and Financial Sustainability are 'supporting' considerations that will be carefully considered during Stage 3.

In the maps below, areas of dark shading represent the areas with the clearest and strongest functional economic connections to one another. Other considerations include geographical and identity connections as well as common challenges or opportunities, such as population change, growth, demographic change, or economic and industrial development trajectories. The areas of lighter shading indicate places that exhibit only some of these connections.

Some councils subject to lightly shaded areas are identified as members of more than one map and associated consultation group due to their connection with more than one functional economic region (for example, Burnie, Brighton and parts of the Meander Valley). Other areas are included in regional consultation groups for geographical regions, recognising they have distinctive local identities and weaker functional connections, for example Flinders and King Islands.

The maps are intended to act as a catalyst for constructive, future-focused conversations with and between councils and communities about how we potentially could reorganise our local government boundaries at a larger scale to deliver stronger capability, while simultaneously supporting and enhancing community cohesion, voice, and sense of place.

Councils' important role in structural reform discussions

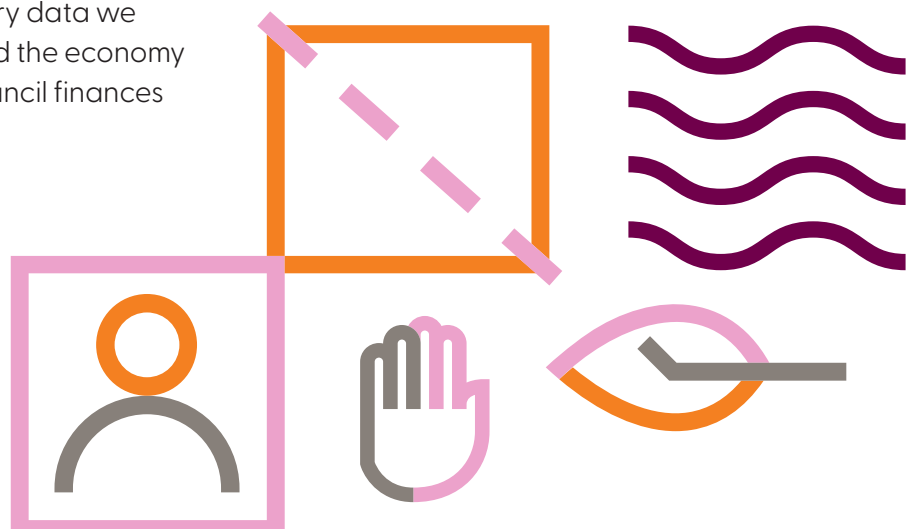
During Stage 3, we will invite the councils covered by each community catchment map to provide their views on the design of local government likely to deliver the best outcomes for their community catchments. This includes both ideal council boundaries, as well as opportunities for potential shared services initiatives.

We want to talk with councils in detail about the financial, operational, community, and geographic factors that need to be considered in designing a council or councils that can effectively serve their community catchment. To prompt that discussion, the Board will also publish its own proposals showing how one or more councils in that catchment could service the identified community. We will also invite any proposals developed and agreed by groups of councils in a region which are consistent with our foundation principles, consolidation criteria and approach to the 'hybrid model'.

To support councils in this process, the Board will be compiling 'Information Packs' for each region. These will include information on Financial Sustainability and Operational Sustainability criteria. We will provide the summary data we have about people, geography, and the economy of the region, as well as existing council finances and operations.

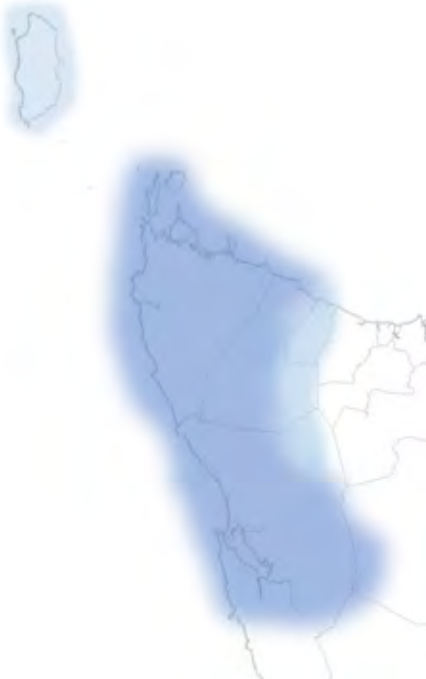
Consistent with our approach to the Review to date, we will make these Information Packs public and invite public comments.

In Section 5, the Board sets out its process and indicative timeframe for engaging with councils and communities during Stage 3.



Western Community Catchment

Rationale and evidence



Western Consultation Group

West Coast, Waratah-Wynyard, Circular Head, King Island, Burnie

Place and representation

Although a large and geographically dispersed area with significant distances between population centres, Western Tasmania has strong geographic, economic, and social connections. While tourism and service industries are emerging as important growth areas – notably clustered around the Tasmanian Wilderness World Heritage Area, the Tarkine, and new mountain biking trails – employment in this region remains driven primarily by resources and primary industries including mining, forestry, agriculture, and aquaculture.

Western Tasmania’s distinctive identity is captured in the innovative place-branding campaigns, which highlight the region’s relative isolation, unique history and culture, and vast wilderness areas as well as its ongoing agricultural strength in the north. The smaller local areas that make up this region also already enjoy the benefits of strong regional coordination and collaboration through, for example, shared service arrangements and the [Sustainable Murchison 2040](#) strategic planning initiative.

This area will include the Tasmanian Government’s first Regional Strategic Partnership. Western Tasmania faces a number of shared strategic opportunities and challenges in relation to potential energy and mining projects. [Recent research from the University of Tasmania](#) has highlighted the fact that the Western Tasmania region – and its mining centres in particular – hosts a very large number of drive-in/drive-out workers whose long-distance commuting patterns transcend existing local government boundaries and pose challenges to local government service provision. The result of this long-distance commuter movement is that the LGAs making up this region are actually considerably more closely connected than their geographical separation would suggest.

Future needs and priorities

Perhaps the most significant shared issue facing the Western Tasmania region is the combined challenge of population ageing and decline. While the State’s population as a whole has increased by nearly 18 per cent since the mid-1990s, the Western Tasmania region has shrunk by 4.5 per cent. In some areas, population has decreased by up to 50 per cent. Over the same period, the median age of the LGAs that make up this has increased by between 10 and 16 years. Together, these trends present considerable risk to the region’s long-term sustainability.

Cradle Coast Community Catchment

Rationale and evidence



Cradle Coast Consultation Group

Burnie, Central Coast,
Devonport, Latrobe, Kentish,
Waratah-Wynyard

Place and representation

The Cradle Coast is the area between the arc of the state's central north coast and the natural borders of Cradle Mountain and the Central Plateau, stretching from Sisters Beach to Port Sorell. Some of Tasmania's most significant rivers – such as the Mersey, Leven and Emu – connect the Cradle highlands to the coast.

While the Cradle Coast hosts several important regional centres – Wynyard, Burnie, Penguin, Ulverstone, and Devonport – analysis of resident movement data reveals that all are increasingly closely connected with one another. Residents of this area, connected by the Bass Highway, move frequently along the coast and its hinterland – close to 1000 workers commute between Burnie and Devonport daily. However, these connections are less clear in the broader Waratah-Wynyard and do not extend into the Meander Valley or the existing West Tamar LGA.

The north-west coast more broadly has long had a strong sense of connection and shared identity based on common geography and a shared industrial base, driven historically by manufacturing. Reflecting this shared sense of purpose, a number of organisations, services, and businesses are already organised at a regional scale, including the Cradle Coast Authority and WNW Working, for example.

While much of the western area of the Waratah-Wynyard LGA has more in common with Circular Head and the North-West Coast than the Cradle Coast per se, the township of Wynyard has relatively strong commuting connections with Burnie. For this reason, Waratah-Wynyard can make a valuable contribution to this consultation group.

Future needs and priorities

While the city of Burnie and the Latrobe area have bucked these trends to an extent, the broader Cradle Coast region faces considerable challenges associated with ageing and either slow population growth or even decline in some areas. Perhaps the most important trend shaping the future of this area, however, is a long-term decline in manufacturing employment. Across Tasmania, the share of the total population employed in the manufacturing sector has fallen by more than half since 1993, and even more precipitously on the Cradle Coast. The result of this change is that many smaller regional settlements that once hosted large and contained local manufacturing workforces are now more connected with the Coast's major population centres, particularly Burnie, Ulverstone, and Devonport.

Tamar Valley Community Catchment

Rationale and evidence



Tamar Valley Consultation Group
Launceston, West Tamar, George Town, Northern Midlands, Meander Valley

Place and representation

This grouping is primarily clustered around the Tamar Estuary, as well as its broader catchment zone, taking in the upper reaches of the North and South Esk rivers.

Launceston exerts a strong and wide-ranging pull as a regional employment and service centre, extending up both sides of the Tamar River and south to Longford, Perth, Evandale, and even the Hadspen/Carrick area. Currently, more residents of Longford, Perth, and Evandale commute to Launceston for work than stay in those communities (in other words, approximately 60 per cent of employed residents in these communities work in Launceston). Westbury has a strong commuter connection with Launceston (453 Westbury residents work in Launceston), but Deloraine does not (167 residents of Deloraine work in Launceston). These commuting connections also do not extend into the current Latrobe, Dorset, Break O’Day, or Central Highlands LGAs. The net result is that Greater Launceston is now a major service and employment centre for its broader region, and a large percentage of the residents of its surrounding LGAs travel there regularly, if not daily.

Geographically, George Town is part of the Tamar Regional Consultation group although, owing to its distinctive economic and industrial base, is to a much smaller extent within greater Launceston’s commuting zone. Roughly 1450 people both live and work in George Town, while some 615, or around 20 per cent of the local population, live in George Town but commute to Launceston.

Existing regional collaboration on issues most relevant to local governments in this area occurs primarily through the Launceston City Deal framework and the Launceston Chamber of Commerce among other groups.

Future needs and priorities

Over the past 15 years, it has become increasingly clear that parts of the West Tamar and Northern Midlands LGAs in particular have been evolving into ‘satellite’ commuter suburbs of Greater Launceston. The combination of the geography of the Tamar estuary with the frequency and scale of interaction between residents of this broader region suggests a strong community of interest. As noted above, this trajectory is also clearly evident in Longford, Perth and Evandale. The rapid growth and development in areas like Legana, Carrick, Hadspen, Dilston/Lilydale, Longford, Perth, St. Leonards, and Riverside provide compelling evidence that the connection of the wider Tamar Valley area to Launceston will only continue to grow in the coming decades.

North-East Community Catchment

Rationale and evidence



North-East Consultation Group

Dorset, Break O’ Day, Flinders,
George Town,
Glamorgan-Spring Bay

Place and representation

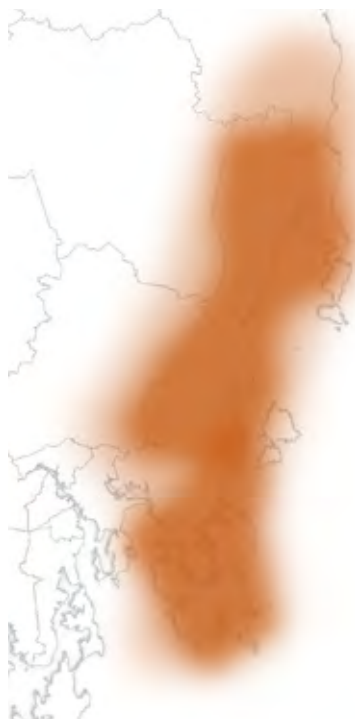
The North-East corner of Tasmania is predominantly agricultural but with several significant green energy and eco-tourism ventures, notably the Musselroe Bay and Cape Portland wind farms, the Blue Derby mountain bike trails, and a range of coastal holiday/tourist towns. While the sparse populations and large areas of these LGAs mean that their commuting connections are not quite as strong as for urban regions, the data clearly show that they are more closely connected to each other than to any other council areas. This relative isolation and shared geography also link these areas into a broader community of interest. While resident movement and identity links are not as strong between Flinders Island and Cape Barren Island and the mainland parts of this region, the importance of Bridport as a freight and transit link means that they would nevertheless be valuable contributors to the North-East Tasmania consultation group.

Future needs and priorities

This region faces a range of economic and demographic difficulties as well as important emerging opportunities. Like many of the state’s more rural areas, the first of these is population ageing and also population decline in some areas. All four council areas in this consultation grouping are ageing more quickly than the state average and growing more slowly. These issues pose clear but not insurmountable challenges to the region’s economic sustainability. They are compounded in many places by workforce shortages and high service provision costs arising from the small and dispersed nature of the region’s population.

South-East Community Catchment

Rationale and evidence



South-East Consultation Group

Glamorgan-Spring Bay,
Tasman, Sorell

Place and representation

The southern parts of the East Coast region, from the Tasman Peninsula to Orford, are united by their commuting and resident movement connections to Sorell. The region has common economic structure focused on tourism, agriculture, and coastal living. While Tasman and Glamorgan-Spring Bay do not currently share a boundary, rural eastern Sorell arguably has more in common with Tasman and Glamorgan-Spring Bay than with the remainder of its current municipal area. For this reason, Sorell has been included as a member of this consultation group and the Eastern Shore group below. Important connections are evident in the other direction too: a significant number of residents of Sorell, Lewisham, Primrose Sands, Dodges Ferry, and Dunalley move frequently between the Sorell, Tasman, and Glamorgan-Spring Bay LGAs.

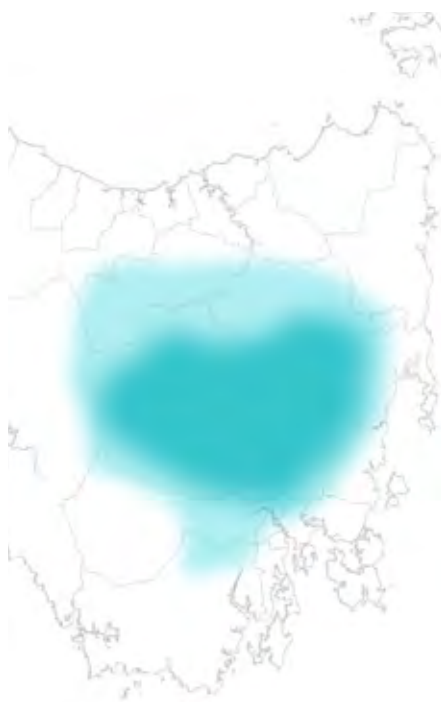
While Tasman, Sorell, and Glamorgan-Spring Bay have reasonably strong commuting connections with each other, they exhibit only relatively weak employment or commuting links with more northerly parts of the East Coast. These communities already engage in regional collaboration via, for example, the Southern Tasmanian Councils Authority and the South East Regional Development Association.

Future needs and priorities

In recent years, Sorell has emerged as one of Tasmania's most important growth areas. The rapid expansion of residential development, mostly on greenfield subdivisions in the western part of Sorell LGA, has brought both enormous economic opportunity and considerable growing pains to the broader region. Despite experiencing the most rapid population growth in the state since 1996 (just under 40 per cent) Sorell has also been ageing more quickly than the Tasmanian average. These changes mean that Sorell is increasingly becoming a key service and employment hub for much of the East Coast, while at the same time emerging as a booming 'satellite' commuter suburb of Hobart. It also has strong functional economic connections to the coastal and rural communities to the north and east, which face some of the economic and demographic difficulties of North-East Tasmania, particularly an ageing population ageing and workforce shortages.

Central and Midlands Community Catchment

Rationale and evidence



Central and Midlands Consultation Group

Central Highlands, Northern Midlands, Southern Midlands; Meander Valley, Derwent Valley, Brighton

Place and representation

The broader midlands and central plateau area is a large and sparsely populated region whose economy is based on agriculture, tourism, and energy generation. While this grouping contains several geographically distant regional population centres, commuting and employment data indicate that these five council areas have much stronger commuting links with each other than with any of their neighbours. Both Brighton and New Norfolk in the South have significant employment and resident movement connections to the Central Highlands and Southern Midlands (as well as to greater Hobart), while Deloraine is an important regional hub for the Northern Midlands and the upper half of the Central Highlands. As well as their economic and industrial connections, the Midlands and Central Plateau have strong historical and cultural similarities represented in physical links such as the ‘Tasmania’s Heartland’ road network and tourist route.

Future needs and priorities

While the Northern Midlands and Central Highlands continue to face service provision difficulties associated with population decline, other parts of this larger area are growing relatively strongly. In particular, Meander Valley, Southern Midlands, and Brighton have seen population growth above the state average in recent decades. Increasing agricultural productivity has also attracted major investment, including public investment in major irrigation infrastructure which, in combination with a temperature rise associated with global climate change, could drive further strong growth in this region’s agriculture industry. The main challenge confronting the Central and Midlands region is its population growth is concentrated in areas like Brighton, Perth, Evandale, Longford, and Westbury, whose functional economic connections are to Hobart and Launceston rather than Central Tasmania.

Western Shore Community Catchment

Rationale and evidence



Western Shore Consultation Group

Hobart, Glenorchy, Brighton, Kingborough, Derwent Valley

Place and representation

This community catchment takes in Brighton and the western shore of the Derwent River through North West Bay and down the D'Entrecasteaux Channel to Bruny Island. The dominant geographical features linking this region are kunanyi/Mount Wellington and the Derwent Estuary.

This grouping represents a strong and cohesive economic community. While settlements like Kingston function as regional centres to an extent, this area is characterised predominantly by its very strong employment and commuting connections with central Hobart. As is the case with once-rural areas around Greater Launceston, large parts of the Channel are rapidly developing 'satellite' outer-suburban connections with Greater Hobart, presenting considerable challenges for strategic land use and infrastructure planning.

The population growth and expanding urban footprint that have defined Greater Hobart in recent decades have steadily eroded the employment, identity, and cultural distinction between inner Hobart, the Northern Suburbs, Taroona, and Kingston. As a result, few residents of this greater urban area would today identify themselves as living in Glenorchy, Kingborough, or Brighton rather than Hobart.

Future needs and priorities

The existing Greater Hobart council areas, along with Clarence, enjoy some benefits of cooperation via mechanisms like the *Greater Hobart Act*. This integration has not yet mitigated urban and regional strategic planning trajectories leading to unmanageable urban sprawl and strained transit links. As this region's population continues to increase, and its functional economic connection to inner Hobart becomes ever more pronounced, it will be essential that growth and development can be managed in a more coherent way than has been the case to date.

Eastern Shore Community Catchment

Rationale and evidence



Eastern Shore Consultation Group

Clarence, Brighton, Sorell, Tasman

Place and representation

This area is characterised by a rapidly expanding eastern growth corridor from Midway Point and Sorell up the Coal River Valley to Richmond and its surrounds. It has strong commuting links to central Hobart, primarily via the Tasman Bridge, but also the Bowen and Bridgewater Bridges. It is separated geographically from inner Hobart by the Derwent River, but the Eastern Shore also retains an element of cultural and identity differentiation too. In addition, the strong economic and employment links between Clarence and the Southern Beaches, Tasman Peninsula, and East Coast mean that the Eastern Shore has become an important economic and service centre in its own right.

Future needs and priorities

As noted above in the discussion of Sorell, the most important issue facing the Eastern Shore is the rapid pace of growth occurring across the region but in Sorell and Midway Point especially. Research from the University of Tasmania has also highlighted some of the opportunities and risks posed by this area's industrial mix. Clarence and Sorell in particular have experienced strong services sector growth in recent years, particularly in the retail trade and accommodation and food services industries. However, this emerging area of specialisation has also meant that this part of Tasmania was hit very hard by the COVID-19 economic downturn and is highly vulnerable to emerging trends in automation, offshoring, and artificial intelligence, highlighting the urgent need for sophisticated, coherent, and coordinated regional strategic planning and economic development policy.


Southern Shore Community Catchment	
Rationale and evidence	
 <p style="text-align: center;">Southern Shore Consultation Group Kingborough, Huon Valley, Hobart</p>	<p>Place and representation</p> <p>This region connects the rapidly expanding southern growth corridor through the Kingston and Huonville areas to the rural hinterland west of the Huon Valley. It is separated from Hobart area by the Wellington Mountain range to the north-east, and from the west by the Southern Ranges. Despite strong commuting links to Hobart, primarily via the Southern Outlet, the D’Entrecasteaux Channel and Huon Valley in particular are both culturally and demographically distinct from Greater Hobart. The combination of faster than average population ageing with very rapid recent population growth highlights the prominence of retirees, tree-changers, and sea-changers in this area’s demographic mix. Historically a significant producer of apples and timber, high-value agricultural and aquacultural production as well as some forestry continue to be both culturally and economically significant to the area’s identity, as are more artisanal crafts like traditional wooden boat building. Southern Tasmania’s two primary administrative, commercial, and service hubs are Kingston and Huonville, but smaller settlements like Cygnet, Geeveston, Kettering and Dover remain important regional centres.</p> <p>Future needs and priorities</p> <p>As with all the other regions surrounding Greater Hobart, the challenges confronting Southern Tasmania relate primarily to urban sprawl, population growth, and strained commuting links with inner Hobart. The large recent influx of lifestyle-driven relocation south of Hobart has only further exacerbated these issues, with strong population growth likely to continue into the future. The demographic profile of this region’s population is also beginning to strain its limited health and aged care resources, highlighting the need for more coordinated provision of vital community services.</p>

Table 4 Maps of Tasmanian Community Catchments

Integrating Shared Service Arrangements with Broader Structural Boundary Reform

The Board has heard a range of views on shared services, including a strong view that shared services must support and not undermine broader capability improvements that might be delivered through boundary reform. In Stage 3, consistent with its interpretation of the ‘hybrid approach’, the Board will be developing an integrated suite of structural reform options that work together to deliver the best outcomes for all of Tasmania.

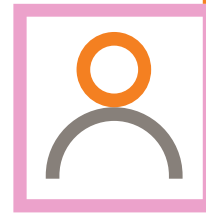
The Board has heard that, for many of the services councils deliver, creating larger councils with greater capacity can lead to improved capability to deliver a broader and more complex range of services and that this approach to consolidation is preferable to complex service sharing arrangements. Indeed, this is also consistent with our high-level findings that larger councils are typically able to deliver a broader range of more sophisticated services⁷.

For some services however, there may also be clear benefits in exploring shared service arrangements irrespective of any broader boundary reform. There may also be some shared service arrangements which have merit when tailored to a particular region or group of new, larger councils.

The Board has identified two main instances where shared services will form part of an overall structural change proposal:

- 1) state-wide or regional service sharing opportunities where there is broad consensus on benefits and opportunities, irrespective of any boundary consolidation (‘boundary reform agnostic’); and
- 2) other service sharing opportunities where benefits may be contingent on boundary adjustments, existing regional characteristics, or specific council service delivery models. This approach may help ensure that regional councils have access to and can tailor the capability to meet the future needs of their communities.

7 SGS Economics and Planning, Functional and Capability Analysis of Tasmanian Local Council Report, February 2023



Shared Services Opportunities – shortlisting potential services based on what we heard:

1. State-wide or regional service sharing opportunities with clear support ('boundary reform agnostic')

Through our engagement, some services were consistently raised as being suitable for a state-wide (or at a minimum, regional) sharing arrangement, regardless of the scale of any new councils created. Those potential services identified as the strongest candidates were typically 'back-office' activities, such as:

1. Finance systems
2. Rates, charges and permit payments,
3. ICT
4. Legal services
5. Human resource management
6. Procurement.

We heard that these could be well suited to state-wide or regional sharing arrangement, and believe that this is worth closer consideration. Many large organisations, both public and private, already provide these kinds of services in a consolidated way. Management requirements are broadly similar in all councils. "Off-the-shelf" systems for managing them are widely available, or have been developed in other jurisdictions. These could be readily adapted to meet the needs of the Tasmanian local government sector, and to the needs of individual councils, for any reform program. We would need to ensure any shared service implementation does not create another level of bureaucracy and additional costs in the sector.

2. Other service sharing opportunities – (boundary reform contingent)

A broad range of other services have been flagged during engagement as having potential for sharing at either a state or regional scale. These services generally fall into the following categories:

1. Full cycle waste management
2. Regulatory services
3. Asset construction and maintenance
4. Regional strategies and promotion

For these services, there is no clear agreement on the best scale for service delivery. This may also vary from region to region based on local differences and existing service successes and challenges. The marginal benefits of moving to service sharing for these services would be highly contingent on any potential boundary reform.

Ensuring successful shared service arrangements

During consultation on the Options Paper, we heard some concerns about whether service sharing arrangements could ever be effective, efficient or fair. That is why we will need to ensure any shared services processes will need to get the design right and ensure there is flexibility to respond to Tasmania's different communities' needs.

Taking account of all the feedback provided, shared services are more likely to deliver the best outcomes if the following conditions are met:

- Services are tailored to local needs where it matters, rather than just providing a 'standard' service.
- All local communities continue to have access to a range of services (e.g. local offices) as present.
- Accountability for service provision remains with local elected representatives.
- The sharing model is developed through consultation.
- There is a transparent model for funding and service levels with a strong governance framework.
- There is clear evidence adopting a shared services model will lead to tangible benefits and improved service delivery.
- Service sharing arrangements are not a pathway to privatisation (the Board is mindful of the risk in removing jobs from local communities or undermining broader scale benefits through council consolidation).
- Services continue to be provided by staff based in local communities (e.g. local workplaces).

Identifying viable mandated shared services in Stage 3

The Board has developed a set of assessment criteria to assess the viability of any future mandated shared service arrangements in Stage 3.

Criteria for identifying services for possible mandatory sharing arrangements

At least one of the following criteria:

1. Capital-intensive services;
2. Services requiring high levels of specific technical expertise; or
3. Services that are delivered in relatively uniform or homogeneous ways across many council areas.

Both these criteria:

4. Sharing arrangements lead to clearly defined benefits, such as by improving efficiency, service range or service quality; and
5. Acceptable transition costs to establish the sharing arrangements.

Councils will have an important role in providing detailed feedback on potential opportunities for shared services. We will be looking to councils to provide greater technical and implementation insights, including how any regional or council specific issues may influence mandatory shared services design, and how councils might more effectively 'unlock' enduring benefits of voluntary shared services. We also want to better understand how potential boundary adjustments may impact shared services opportunities and delivery for remote or structurally disconnected areas.

In Stage 3, the Board will work with councils to undertake an 'audit' of all current shared services arrangements to understand both how existing models are working and what opportunities there might be for extending or adapting these in the context of any broader structural changes to the sector.



4. Specific Reform Options – Feedback, Refinement, and Further Development

In its Options Paper, the Board outlined **33 specific reform options** across **eight reform outcomes** (see below). We proposed these options because we believe they had the potential – both individually and collectively – to improve the performance of Tasmania’s local councils and, in doing so, deliver better outcomes for the communities they serve.

The Future of Local Government in Tasmania – Reform Outcomes

1. Councils are clear on their role, focused on the wellbeing of their communities, and prioritise their statutory functions
2. Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities
3. The community is engaged in local decisions that affect them
4. Councils have a sustainable and skilled workforce
5. Regulatory frameworks, systems, and processes are streamlined, simple, and standardised
6. Councils collaborate with other councils and the State Government to deliver more effective and efficient services to their communities
7. The revenue and rating system funds council services efficiently and effectively
8. Councils plan for and provide sustainable public assets and services

We have since undertaken further analysis and considered stakeholder feedback on each of the specific reform options.

By and large, community and sector feedback on the specific reform options has been positive. This – along with its own research and analysis – has given the Board confidence that it has correctly identified the key areas that need to be targeted if we are going to improve the overall performance of the Tasmanian local government sector.

Having said that, many of the 33 options were framed in high level terms only to gauge initial views and reactions, with the expectation that further detailed design and implementation planning work would be needed in Stage 3. Stakeholder and sector support for many options was, therefore, in many cases offered subject to having a better understanding of how the proposals would be operationalised. This is understandable, and the Board appreciates that, as with most reform proposals, ‘the devil will be in the detail’.

It should also be noted that much of the community and sector engagement on the Options Paper centred around the potential structural reform pathways. Specific reforms attracted comparatively few detailed submissions, with the exception of options pertaining to the role of councils in regard to land use planning.

In this section of the Report, we explain our current (and still evolving) thinking on the specific reform options and set out the work we will be doing in Stage 3 to further test, develop and refine the options alongside the ‘big picture’ structural pathway conversation. In some areas, we have decided that options should not proceed into Stage 3, at least not in the form proposed in the December paper. Where we have made these decisions, our underlying thinking and rationale is clearly explained.

A more detailed summary of stakeholder feedback in response to the specific reform options is provided at Appendix 3.

It should be noted there are two highly complex reform areas in particular the Board believes warrant significantly deeper consideration, research, analysis and stakeholder input moving into Stage 3:

- The first is **Outcome 5** and, specifically, the options the Board put forward to better deal with the tension that exists between councillors' role as members of a planning authority on the one hand, and as a community representative and advocate on the other. It is clear this is a highly contested area and there are strongly held and divergent views on both the nature and extent of the 'problem' that exists currently, and the appropriate measures that might be put in place to address it.

- The second is **Outcome 7** in relation to ensuring that the Tasmanian local government sector is underpinned by an equitable, transparent, efficient, and sustainable rating, revenue, and transfer system. This is a highly technical area, and the nature of any final options will also be contingent to a significant extent on broader structural reform considerations. The Board will, therefore, need to develop the detail of rating and revenue reforms in parallel to its broader structural change recommendations.

Please note that, following receipt of this Stage 2 Interim Report on 31 March 2023, the Minister for Local Government has amended the Terms of Reference for the Review in relation to the specific issue of councils' role in assessing development applications under the *Land Use Planning and Approvals Act 1993*. The Minister has advised the Board the issue will no longer be included within the scope of the Review. He has instead referred the matter to the Minister for Planning for further consideration and consultation as part of the Government's ongoing planning reform agenda.

Specific Reform Options and Structural Reform Pathways – Developing a Comprehensive and Cohesive Reform Agenda in Stage 3

The Board explained in its Options Paper that "... targeted or specific reform initiatives can only take us so far in delivering a local government sector that is in the best possible position to meet our future needs and challenges. The Board believes we must also address the fundamental problems with the structure and design of the current Tasmanian local government system."

Specific reform proposals will deliver the best possible outcomes where they are developed and implemented in the context of a fundamental sector re-design aimed at lifting Tasmanian councils' overall capacity, capability, and sustainability.

This is not to say that specific reforms would not have a positive impact in the absence of structural change. But the extent to which they can drive substantially better outcomes will, in the Board's view, be severely curtailed unless the 'big picture' structural issues in the sector are tackled as the first order priority.

As the Board moves into Stage 3, it will be seeking to develop a cohesive and integrated package of reform recommendations which includes a combination of structural change and specific 'supporting reforms'.

In the Board's thinking, structural reform will serve as the fundamental platform for building a robust sector structure that is equipped to support contemporary Tasmanian communities for the next 30–40 years. In parallel, specific supporting components aimed at improving local representation, governance, transparency, performance management, funding will be crucial to maximising the quality and value of services delivered by councils to their communities.

The Board will adopt a careful and deliberate process to make sure, as best it can, the structural and specific reforms it recommends at the end of Stage 3 will work together to deliver the best overall outcomes for Tasmania.

Reform Outcome 1 – Councils are clear on their role, focussed on the wellbeing of their communities, and prioritising their statutory functions

Options under this Reform Outcome are focused on improving local government role clarity, genuinely embedding broader community wellbeing considerations into council strategic planning, and improving transparency in decision-making around significant service and infrastructure decisions.⁸

There was strong in-principle support for all of the Board's options, but some concerns that structures such as a Charter for local government and other processes could become onerous and overly complicated if not designed well and with the appropriate supports or local-level flexibility in mind.

The main take-away for the Board is that these options need to be further developed and designed to provide for a clear, simplified, and practical statutory framework for the sector.

Whatever a future Charter may look like, it needs to have a practical focus – to clearly guide and align with the governance, performance management, and regulatory compliance frameworks for the sector as part of an overall, integrated 'system' that drives continuous improvement. The Board notes that the development of the finer details of the Charter would be undertaken in collaboration with the sector and would be implemented in a way that retains councils' ability to be responsive to local needs or develop innovative solutions to local issues.

The Board will consider how community wellbeing may be meaningfully embedded as a core design element in the proposed Charter, and how that then flows through to councils' strategic planning and community engagement frameworks more generally. The Board will work with the Department of Premier and Cabinet to understand how this proposal can best align with and support the broader wellbeing framework currently under development.

The Board has decided that the Community Impact Assessment concept will not proceed to Stage 3 as a 'standalone' option but will instead be incorporated into the broader design work by the Board around improving the local government performance management and community engagement frameworks (Options 3.1 "Require consistent, contemporary community engagement strategies" and 3.2 "Establish a public-facing performance reporting, monitoring, and management framework"). The Board will look to models used globally to assess the community impact of major investment decisions to inform this design work.

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⁸ The role of local government is also discussed in more detail in Appendix 1 – Clarifying the role of local government.

Reform Outcome 2 - Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities

Options under this Outcome are focused on lifting the individual and collective skill and professionalism of elected members, ensuring the community is confident that bad behaviour will be dealt with appropriately and swiftly, and enhancing the overall representativeness of the systems and processes for electing local councillors.

There was strong support for all options aimed at improving elected member knowledge, skills, and conduct. There is broad consensus that Tasmanian councillors need to be supported with better training and should be better paid to reflect their responsibilities but must also be held more accountable for poor conduct, where it occurs.

All options identified under this Reform Outcome will be further developed and refined in Stage 3, noting that councillor number and remuneration reviews and consideration of new models of community representation will naturally need to be closely linked to - and informed by - the Board's recommendations on broader structural change.

While the idea of reintroducing wards or electoral districts received relatively broad support, the Board is also keen to better understand the potential of other more contemporary local governance and community participation models identified through its research. Wards may form a solution, but they are by no means the only one.

The overriding objective of any proposal flowing from this option will be to maximise broad-based community engagement and participation, while avoiding fragmentation and division within the communities councils are elected to serve.

The Board is also aware of work already underway and being led by the Tasmanian Government and LGAT, both on new councillor sanctions and the development of a new elected member learning and development program. The Board will monitor these developments and, wherever possible, seek to support and align its reform recommendations with positive initiatives already in train.

Reform Outcome 3 - The community is engaged in local decisions that affect them

Options under this Outcome are focused on improving transparency around council performance (particularly for service standards and quality), and ensuring councils engage frequently and genuinely with their communities on a range of important strategic, budget, and service level decisions.

Options aimed at improving transparency and community focused decision-making all received strong support. The need to build and maintain a comprehensive, contemporary performance monitoring and management framework is seen as particularly important.

The Board has observed the lack of this type of framework in Tasmania has made it difficult to undertake robust analysis on sectoral performance throughout the Review. A high-quality performance monitoring and management system will be critical in tracking performance in the context of any major reform process.

The development and prompt and effective implementation and oversight of a performance monitoring and management system will be an essential element to improve current reporting and monitoring deficits (particularly around service levels and quality), but also to allow for tracking of individual council and whole of sector performance, as part of any reform implementation process.

In Stage 3, the Board will further develop and refine its thinking on the essential core components of such a framework, and how it believes it should be implemented and supported. Careful consideration of the roles and resourcing of the office of local government, the Tasmanian audit office, and council audit panels in overseeing the framework will form part of this work.

The Board notes that a new statutory requirement for councils to consult on, establish, maintain, and regularly review community engagement strategies is already an agreed reform from the Local Government Legislation Review.

It is important that any statutory requirements strike the right balance between maintaining a minimum, consistent level of engagement across all councils, while at the same time providing local flexibility to meet genuine community differences and preferences. In Stage 3, the Board will develop a position on what that balance looks like in practice, and how community engagement processes and practices will align with the proposed new Charter and other key elements of councils' governance and performance management frameworks.

The Board will also consider further how any benchmarks established under the new framework should be used to inform regulatory and service performance oversight and/or interventions.

In Stage 3, the Board will also consider ways to ensure the intent of its Community Impact Assessment proposal is captured as part of any recommendation that flows from this reform outcome, but in a way which provides sufficient flexibility for local communities.

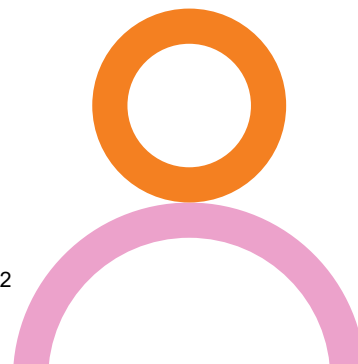
Reform Outcome 4 - Councils have a sustainable and skilled future workforce

Options under this Outcome are focused on addressing structural workforce challenges in the local government sector, including growing skills gaps and shortages (particularly in areas like planning and civil engineering). While these workforce challenges are not unique to local government, putting in place deliberate strategies and plans to address them will be essential to ensuring councils have the capabilities they need to continue to deliver high quality services to communities.

The workforce issues identified by the Board are universally acknowledged across the sector.

However, having reflected on feedback from our engagement, and acknowledging the different priorities and objectives of both tiers of government, the Board has determined that a shared local government and State government workforce strategy is likely to be simply too ambitious, unwieldy, and unfocused. Instead, the Board believes the focus should be on a dedicated local government workforce development strategy, with opportunities for partnerships and linkages with the State – as well as the community and private sectors – identified and pursued where it makes sense and there are clear benefits to doing so.

The Board has also determined, moving into Stage 3, Options 4.2 (“Target key skills shortages, such as planners, in a sector-wide or shared State/local government workforce plan”) and 4.3 (“Establish ‘virtual’ regional teams of regulatory staff to provide a shared regulatory capability”) might be better considered as potential components of a well-considered workforce strategy, but that the work of developing the guiding strategy itself should be a priority. Option 4.3 also needs to be considered alongside any proposal to develop shared services capabilities for specific regulatory functions at a regional level.



Reform Outcome 5 - Regulatory frameworks, systems and processes are streamlined, simplified, and standardised

Options under this Outcome are – first and foremost - focused on addressing perceived and actual tensions between councillors’ roles as community representatives and advocates on the one hand, and technical planning authorities on the other. They are also focused on improving the quality and consistency of other regulatory functions undertaken by councils, by addressing both issues with the frameworks councils must operate within, and the resourcing and performance of those functions generally.

The Board supports the important role of councillors in land-use planning and the development of local provision schedules incorporated into the Tasmanian Planning Scheme. This is central to a council’s role in enhancing the long-term wellbeing of the community through ‘place-shaping’, and the Board is not proposing any changes to this role.

The Options Paper included reform options for clarifying councillor’s role in the development approval process. Planning-related options can be highly contentious, both across the sector and in the general community. A significant number of councils have said they stridently oppose removing the planning authority status from councils, while others indicated they would welcome it. The Board has considered this range of views and revised its reform proposals (see breakout box next page), which it presents for further feedback. The approach the Board ultimately recommends will depend on the evidence it receives as to whether the conflict issue is sufficiently problematic or

otherwise structurally defective as to warrant major changes to councillors’ role in determining developments.

In other areas, as noted in the Options Paper, there is significant variability in council performance across a range of regulatory functions, including some areas where there is a concerning level of non-delivery of critical public health and safety functions. The Board considers these issues to be largely a function of structural capacity and capability challenges and will be central to the Board’s development of structural reform recommendations and a workforce strategy.

Additionally, the Board’s current view based on further engagement and analysis is that appropriate models for strategic regional governance on planning and infrastructure matters will also need to be developed alongside and in support of any new proposed structural design for the sector. It is therefore proposed that the development of regional governance models is integrated as part of that design work in Stage 3. This is discussed further under Reform Outcome 6, below.

Please note that, following receipt of this Stage 2 Interim Report on 31 March 2023, the Minister for Local Government has amended the Terms of Reference for the Review in relation to the specific issue of councils' role in assessing development applications under the *Land Use Planning and Approvals Act 1993*. The Minister has advised the Board the issue will no longer be included within the scope of the Review. He has instead referred the matter to the Minister for Planning for further consideration and consultation as part of the Government's ongoing planning reform agenda.

Councillors as Planning Authorities – The Board's Current View

There is a strong division between those who believe councillors have a legitimate role in directly making planning decisions, and those who believe the role of elected representatives is to shape local planning schemes and represent community views in the planning process but that decisions should be made by local professional planners or, in the case of complex applications, by independent planning panels.

This strength of feeling is partly driven by a poor understanding of Tasmanian planning law. When councillors act as a planning authority, they are required to make decisions consistent with the *Land Use Planning and Approvals Act 1993*, including any relevant planning scheme. The Local Government Code of Conduct requires councillors to bring an 'open and unprejudiced mind' to their decisions.

This becomes a problem for councillors who have expressed a strong public position on a development. Councillors who have publicly opposed a development in the past can find themselves unable to vote in a council decision on the very issue they have campaigned on. For example, when the Robbins Island Wind Farm went before Circular Head Council in February 2023, three councillors who had made representations on the development before being elected declared a conflict of interest and excluded themselves from the decision-making process.

Councils' impartiality can also come into question when considering development applications lodged by individual councillors, by the council itself, or for developments on council-owned land.

While the Board believes there is a tension between councillors' role as community advocates and their role as a member of the planning authority, it has heard mixed and conflicting evidence about whether this is a significant problem, or if the tension is being appropriately managed in most cases.

The high-profile cases of councillors making controversial decisions on development applications represent a small proportion of total developments. In a survey responded to by 18 of 29 councils, only seven per cent of all development applications were determined by elected representatives; the rest were determined by council officers acting under delegation. The proportion of discretionary determinations that went to appeal was very low – an average of about one per cent state-wide. Determinations made by elected representatives were no more likely to be appealed than those by council officers.

In response to the feedback and research to date, the Board has revised the options presented in the December 2022 Options Paper. It now presents three potential reforms for further feedback, while mindful that any reform should not introduce any undue regulatory burden, complexity, or inefficiency into the planning system.

As well as addressing the community advocate/ planning authority tension, the first two potential reforms address a related issue of councillors dealing with large and complex developments that have a significant technical component. These developments are often contentious and can require councillors to analyse and understand large volumes of information, which can be time consuming and require significant support from council staff. This increases the burden on both council staff and councillors.

If councillors' role in determining development applications is causing significant problems, or is creating a significant risk of a conflict between their role as community advocates and their role as a member of the planning authority, then the Board believes that Reform 1 may be an appropriate solution:

Reform 1: Remove councillors' responsibility for determining development applications entirely. All developments would be determined by council planning officers, or referred to an independent panel for determination.

Most development applications would be determined by council planning officers acting under delegation, as happens now. In defined circumstances (to be developed through further consultation), development applications would be referred to an independent panel for determination. The panel would comprise people with relevant knowledge and expertise, including knowledge of the regional conditions and issues. Referral to the panel could be initiated by the assessing council officer, by a vote of the council or by the proponent of the development. Councillors would have a formal opportunity to make representations to this panel, where they could more formally and legitimately represent the views of their communities. They would, of course, be free to advocate publicly on the development. Determination decisions by either the panel or the council's planning office could be appealed to the Tasmanian Civil and Administrative Tribunal (TASCAT), as currently occurs.

The advantage of this reform is that councillors would have a strong mechanism for representing the views of their community and advocating for the policies they support. The assessment of the development would be completed by the council planning staff in all cases, so the council's local knowledge would be integrated, and the additional cost of the panel would be minimal. Technical issues would be considered on their merits by people with the relevant professional expertise.

The disadvantage of this reform is that councillors may find themselves at odds with their own council planning officer, damaging the relationship between councillors and staff. In that case, they could appeal the council's planning officer's determination to TASCAT. This could bring council decisions into disrepute and cause confusion in the community. The other disadvantage is that planning determinations can involve judgements about subjective matters such as local public amenity. Persons on the panel would, however, be appointed for their knowledge skill and judgement, and would be expected to reflect community standards.

Councillors as Planning Authorities – The Board’s Current View (cont.)

If councillors’ role in determining development applications is only causing problems for some contentious developments, the Board believes that Reform 2 may be an appropriate solution:

Reform 2: Give councils a framework for the referral of development applications to an independent panel for determination.

Under this option, development applications would continue to be assessed by council officers or councils sitting as a planning authority. However, a council could choose to refer complex or contentious development applications to an independent panel for determination. Referral to the panel could be initiated by the assessing council officer or by a vote of the council. In a narrow set of defined circumstances, such as where there is a clear conflict of interest, referral to the panel could be triggered automatically. The panel would comprise people with relevant knowledge and expertise, including knowledge of the regional conditions and issues. As with Reform 1, councillors would have a formal opportunity to make representations to this panel.

The advantage of this reform is that councillors would have more flexibility for managing contentious development applications. Councillors would still have a strong mechanism for representing the views of their community and advocating for the policies they support.

The disadvantage of this reform, if referral was entirely voluntary, is that the decision to refer a development to the panel could itself become contentious. Implementation of this option would also have to assume that a reasonable volume of referrals will arise to justify the establishment of independent panels.

The Board considers the third reform is likely to improve clarity and consistency around development determinations, whether or not Reform 1 or 2 proceed.

Reform 3: Provide guidelines for the consistent delegation of development applications to council staff.

Depending on whether Reform 1 or 2 is pursued, guidelines would help councils to determine which decisions should be made by councillors, an independent panel or the council’s planning staff under delegation. The criteria in such a policy could be based on the nature of the development (e.g., capital value, location, activity proposed), the nature of the proponent (private individual, business, government agency, council, councillor) and/or the number of representations received.

This reform has the advantage of providing clarity to proponents and the community. It may also lead to more efficient decision-making, as proponents, council staff, councillors, and the broader community would be clearer on who will be making key decisions, and on what basis. Care would need to be taken to ensure that referral or otherwise to independent panels, council staff would not, in itself be ground for appeal.

Reform Outcome 6 - Councils collaborate with other councils and State Government to deliver more effective and efficient services to their communities

Options under this Reform Outcome recognise that a significant and increasing number of the major policy challenges councils face will be more effectively tackled through joint collaborative effort at a regional or even State-wide level, with councils partnering with each other and the State Government via robust, transparent, and valued governance frameworks.

Feedback revealed in-principle support for improving the way councils work together and with the State Government to address complex issues like climate change adaptation, population settlement planning, and natural disaster and emergency management responses. The Board has again heard there is a range of existing collaborative arrangements that work well, but some structures like the current regional authorities are vulnerable to individual councils withdrawing support and membership to 'go it alone', which can undermine their long-run effectiveness and viability.

The Board's current view is regional and state-wide collaboration will only become more important over time in response to the increasing complexity of the policy and regulatory challenges with which councils need to grapple. This fact has recently been recognised by the State Government, with its commitment to pursue Regional Strategic Partnerships to address identified planning and land use challenges and deliver tailored economic 'precinct plans', in partnership with local councils from the region acting as a 'cluster'.

The nature and shape of what the Board considers to be appropriate collaborative governance arrangements will, necessarily, depend heavily on the structural reform proposals it develops in Stage 3. What is clear is that – even in a future state with fewer, larger councils – the need for collaboration and partnership across council boundaries will remain.

As noted under Reform Outcome 5, the Board is proposing to deal with the future regional collaborative governance structures as part of its broader structural reform development process. The overriding focus must be on ensuring that any arrangements are well supported and resourced, and that member councils perceive (and receive) value from their participation. The question of whether membership needs to be mandated – at least with respect to certain matters of high-order strategic regional or state-wide importance – remains open at this time. Ideally, the benefits to councils of participating in such arrangements will be sufficiently clear to ensure parties remain active members. Collaboration will always be more effective when there is clear mutual benefit and participation is voluntary.

In relation to increasing the co-location of council and State Government 'front desk' services, the Board has become aware of work underway by Service Tasmania to look at increased integration opportunities and will be engaging with the Department of Premier and Cabinet to understand this further as it moves into Stage 3 (See box next page).

Council partnerships with Service Tasmania

Service Tasmania provides access to a wide range of State Government services, including:

- over-the-counter at 27 service centres;
- over-the-telephone through the Government Contact Centre; and
- over-the-internet through www.service.tas.gov.au/

As well as processing rates payments for all Tasmanian councils, Service Tasmania provides additional services for six of Tasmania's 29 councils. Residents can enter any Service Tasmania location to undertake a range of local government transactions, from dog registrations through to council venue hire. Service Tasmania also provides services for the Commonwealth's Services Australia. A significant number of residents transact outside of their local government area, indicating that people find the option of multiple payment points to be convenient.

Service Tasmania has service centres in 26 local government areas. Three of these are physically co-located alongside council staff in their premises. For residents, this means convenient access to multiple government services, and in many instances, people need not know which layers of government with which they should be dealing. Co-location can also reduce administrative costs for the participating organisations and allow staff to share knowledge, ideas and even certain tasks and activities.

The Independent Review of the Tasmanian State Service recommended that Service Tasmania further develops partnerships with local government and others. The Board sees great value in councils exploring these opportunities for in-person, phone and online delivery of services.

Reform Outcome 7 - The revenue and rating system efficiently and effectively funds council services

Options under this Reform Outcome focus on ensuring our system of local government is underpinned by a revenue and rating system that is equitable, efficient, transparent, and sustainable.

As with many of the specific reforms, the Board has put forward options where it considers there are aspects of the rating and revenue system that could be improved, even if our current system of 29 councils was retained.

Options that fall into this category are increasing transparency in rating changes, increasing the utilisation, consistency, and transparency of user charges for services where there is a strong case for them, and looking at the operation of our concession schemes. Sector and community feedback to these types of proposals was generally open and positive.

However, the Board also notes that the more significant decisions about how our system for the funding of councils should work in the future – both in terms of own-source revenue and grants and transfers – will all be fundamentally influenced by broader structural reform considerations. The equitable allocation of Australian Government Financial Assistance Grants, and the distribution of rating burden across the population, will need to hinge on and reflect the future structural design of the sector.

In other words, funding models, as with those for local governance and representation, will need to be designed in a way that deliberately and transparently supports successful and sustainable future councils and communities. A major part of that conversation is how we – as a state – ensure that councils supporting our economically crucial regional and rural communities have sufficient funding to provide adequate service levels to their communities.

These more fundamental considerations of financial sustainability, and the work the Board will need to undertake in Stage 3 to resolve them in the context of the structural reform discussion, are also

discussed above in Section 3.

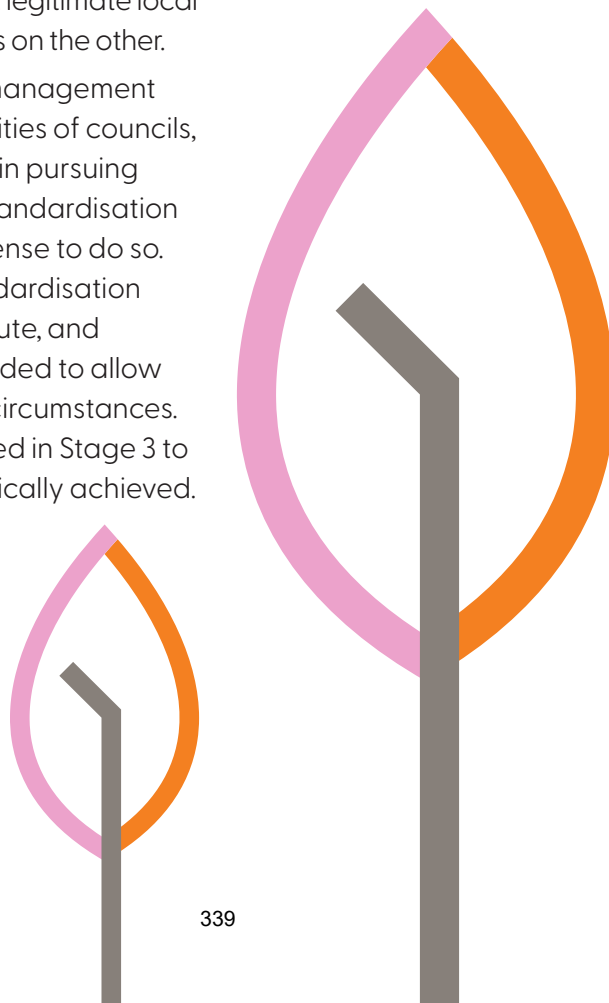
Reform Outcome 8 - Councils plan for and provide sustainable public assets and services

Options under this Reform Outcome seek to address the challenges many councils face in managing their substantial physical infrastructure assets. Councils have varying capabilities when it comes to the maturity of their strategic asset management processes and practices, and a lack of high quality and consistent systems and data across the sector can make it difficult to get a clear and true picture of existing and emerging asset renewal backlogs. At the same time, councils are under seemingly constant pressure from their communities to fund new infrastructure, and often this comes about when other tiers of government make commitments to fund or part fund new projects that councils then need to maintain into the future.

The response to the options indicated broad agreement with the issues the Board has identified, but there was a range of reservations raised in relation to proposed solutions, particularly from councils. These included the need to balance standardisation on one hand against legitimate local infrastructure variations and solutions on the other.

Given the centrality of good asset management practices to the role and responsibilities of councils, the Board still believes there is merit in pursuing asset life and system and process standardisation where it is reasonable and makes sense to do so. The Board acknowledges that standardisation cannot be completely rigid or absolute, and mechanisms would need to be included to allow for divergence in response to local circumstances. Further technical work will be needed in Stage 3 to understand how this might be practically achieved.

As with the response to all Reform Outcomes, there was strong support for measures to improve transparency in decision making as a way of improving community engagement and overall trust in councils. However, as the Board has further considered the options under this Reform Outcome, it has become clear that there are strong linkages between a number of proposals (such as the regular service reviews option) which are better conceptualised as sub-components of the new performance monitoring and management framework and/or proposed mandated community engagement mechanisms. Accordingly, those options will be further developed and refined in that broader context.





5. The Way Forward and Next Steps

While the Board is confident it has identified the key areas that need to be targeted to improve the overall performance of the Tasmanian local government sector, we now need to further develop and refine our options. Feedback from councils and the community is vital to this task.

We are inviting comment on all aspects of this report by 21 June 2023. In particular, the Board is interested in your ideas about how local government should be structured to best serve the community catchments we have identified, as well as our proposals for reforming decision-making on development applications.

As noted in section 3 above, we will release Information Packs for each community catchment including boundary options that show how one or more councils could serve that catchment. During the consultation period, the Board encourages groups of councils to work together to develop their own options they believe will serve the community catchments and align with our foundations and criteria.

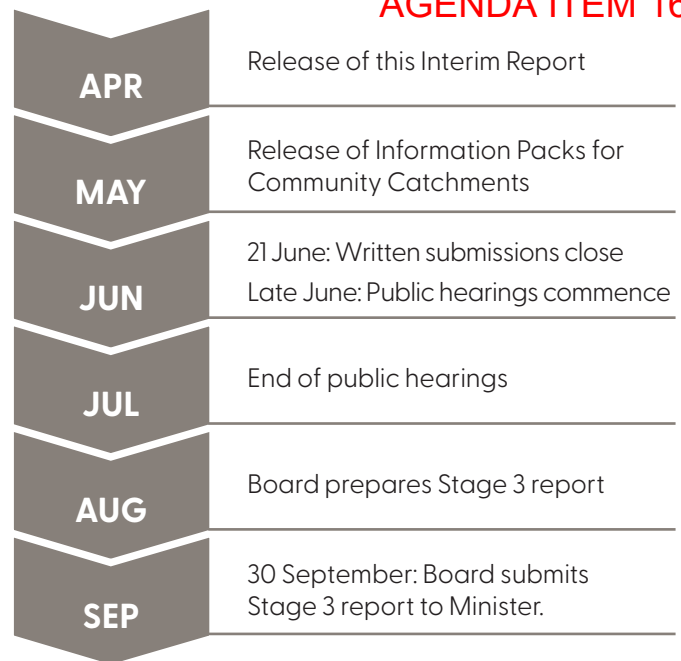
In parallel, the Board will work with councils to undertake an ‘audit’ of all current shared services arrangements to understand both how existing models are working and what opportunities there might be for extending or adapting these in the context of any broader structural changes to the sector.

After the close of written submissions, the Board will hold a series of formal hearings, where we will request all 29 councils to make presentations on how they see local government best serving our identified community catchments. Community members will also be able to make presentations during this process. These hearings will be open to the public and streamed live.

Timeline for the Stage 3 engagement process

The timeline for the Board’s engagement process is detailed below.

1. The publication of this Interim Report begins a nine-week period when we invite councils and communities to provide written submissions on any aspect of the Report (submissions close 21 June 2023).
2. To support the consultation process, in May 2023 the Board will publish Information Packs and potential boundary option maps for each community catchment identified in **Section 3**.
3. In late June and July the Board intends to hold hearings for councils and the community in each of the community catchment areas. Details of these hearings will be promoted in local papers and on social media. You can also subscribe to the [Review Newsletter](#) to receive updates on when and where these meetings will be held.



The Board will be publishing more information shortly about the further opportunities it is providing for the community, council staff, and other stakeholders to get involved and engaged in Stage 3.

Conclusion of Review

At the end of Stage 3, the Board will present its Final Report to the Minister outlining our reform recommendations. This will include a detailed suite of specific options across the eight reform outcomes, and preferred models and approaches for structural local government reform.

This will signal the end of the Board’s Review process. At this stage the Government will consider the Board’s recommendations and decide how it wants to respond. It will be up to the Government to decide whether it agrees with all, some, or none of what the Board recommends. Before deciding on the recommendations, under the provisions of the *Local Government Act 1993* the Minister for Local Government is required to consult with all impacted councils.

It is also important to understand that there will likely be a number of practical implementation considerations that will need to be managed in the final detailed design of any structural changes to local government, as recommended by the Board. It is likely that some of this technical detail will need to be resolved after the Board provides its final recommendations to the Minister for Local Government.



Appendix 1 - Clarifying the role of local government

Through the early stages of the Review, the Board heard a lack of clarity surrounding the current role of local government can result in unrealistic or confused expectations from communities – and at times from elected representatives – about what councils can or should be doing. This has created gradual ‘scope creep’ in the range of functions some councils perform.

It is broadly accepted that, in recent decades, the role of local government has changed, expanding constantly to meet the evolving needs of their communities, shifting from the traditional ‘services to property’ – that is, roads, rates, and rubbish – to ‘services to people.’ Importantly, as we discussed in our [December Options Paper](#), councils play different roles depending on the situation, issue, and community need (see Table 1, below).

Role	Description	Example(s) of function
Service Provider (or Purchaser)	Responsible and accountable for the delivery of a specific function and associated services	Waste collection, construction and maintenance of local roads and footpaths
Regulator	Enforce their own regulatory controls (by-laws) and enforce regulatory provisions under State legislative frameworks	Building control, food safety inspections, environmental health regulation, local by-laws
Facilitator, Coordinator, or Partner	Working with others to arrange and support the delivery of a particular function, service, or outcome	Emergency response and natural disaster management, economic development including City Deals, natural resource management
Advocate	Lobby on behalf of their constituencies to other levels of government responsible for services in their communities	Pushing for state or Commonwealth action on climate change or health services

Table 1: Contemporary Local Government Roles

We are of the view, supported by the sector and communities, that there is nothing manifestly wrong with the range and scope of current services services and functions councils are performing. We do not believe there is a convincing case to radically change local government's role in these areas, even if we move to establish fewer, larger councils.

However, there are areas where councils are now expected to take on a greater role, without formal recognition or supporting structures, and this needs to be addressed. These include supporting the wellbeing of communities and managing the local impacts of climate change.

Through our Stage 2 exploration of the role of local government, we also identified:

- Support for local government to play a carefully defined 'place-shaping' role. This includes providing high quality and increasingly sophisticated representation, engagement, and community advocacy, as well as facilitating and coordinating programs and projects at a community level. Place-shaping also includes vital economic and community development functions, strategic land-use planning, and targeted place-based wellbeing initiatives in response to distinctive community needs or preferences.
- Support for the idea that councils must have flexibility to provide 'optional' services (in addition to those statutory functions they should be prioritising), in response to clear community needs or demands. When councils do this, however, it should be with the support of their communities via a transparent and accountable process, and not at the cost of their sustainability. Councils should explain why they are proposing to provide a new service and how much it will cost ratepayers.
- A clear need to develop robust and properly supported frameworks and processes for more effective strategic partnerships between local, state, and federal governments, enabling better coordination of effort between neighbouring councils and among spheres of government.

We believe that, through our package of specific reform options, we can provide better clarity on the things councils should be doing and building the necessary frameworks and structures to enable them to work more collaboratively, while remaining flexible in responding to the unique needs of their communities.

What we heard in Stage 2 – our future challenges and the future role of councils.

As part of our Stage 2 engagement process, the Board undertook two targeted engagement activities, with Tasmanians aged 16–44, and Aboriginal communities. The aim of these engagement activities was to understand:

- How these groups feel engaged with, and represented by, their local councils;
- These groups' biggest challenges for the future of their local area/ community; and
- What they think local government should be doing to help address these challenges.

We decided to focus specifically on these groups for two main reasons. Firstly, those under 45 and Aboriginal Tasmanians have a significant stake in the long-term future of local government and, secondly, these groups had been underrepresented in the Board's earlier community engagement events.

Survey of Tasmanians aged 16–44 – [Link to full Report](#)

We surveyed 475 Tasmanians aged 16 to 44, to understand what they believe are the greatest challenges for the future of their local area, and how their councils can address these concerns.

Respondents' largest concerns for the future of their local area broadly fell into nine categories. Of these, four key issues made up 61 per cent of responses – climate change, (19 per cent), cost of living (17 per cent), housing and homelessness (14 per cent), and impacts from poorly managed population growth (11 per cent).

Across age groups, a range of issues were identified relating to poorly managed population growth. These primarily involved the negative impacts of poorly planned urban sprawl (in metropolitan LGAs) and greenfield development (in smaller LGAs) on liveability. Specific issues included a lack of transport options, services, green spaces, canopy coverage, and erosion of community connectedness resulting from poorly planned urbanisation. Transport was a key concern, frequently cited through a lack of access to buses and alternative measures, as well as through councils' perceived inability or unwillingness to provide alternative transport options to cars, such as bike lanes or footpaths.

Those from rural areas were more likely to identify access to essential services, including transport and health, as well as education and job opportunities for them and their families, as their biggest concerns for the future.

Those over 30 were more likely to identify poor or absent infrastructure as an issue for the future of their local area – particularly roads and transport infrastructure, stormwater, channels and “green” infrastructure (e.g. parks, EV chargers). There was also a concern expressed by a number of respondents that local infrastructure is currently not ‘future proofed’ from the impacts of climate change (e.g. natural disasters, the ‘urban heat island effect’, rising sea levels).

Broadly, there is a consensus that councils should more effectively engage with and listen to their communities to identify local issues, enabling them to tailor appropriate service delivery and/or advocate for services and action on issues from other levels of government.

Many submissions also identified that councils, through local leadership and policy actions, can support and facilitate individual behaviours which support environmental sustainability. Examples include supporting community gardens and providing FOGO and recycling options (and education).

A few responses, particularly across LGAs in the Greater Hobart region, also identified a key role for councils in collaborating with each other to provide efficient and cost-effective services.

Engagement with Aboriginal Communities – [Link to full Report](#)

We spoke with 61 members of Aboriginal communities across the State and heard their messages about feeling underrepresented and unheard by their councils. We heard that Aboriginal perspectives were not being listened to and considered in decision-making.

Participants said they often felt unwelcome, anonymous, or overlooked in council work. They felt that council structures did not meet their needs, and councils did not make any attempt to understand them.

We heard that local government could improve relations with Aboriginal people by proactively coming to them, meeting them on Country, providing an informal atmosphere for communication, and genuinely seeking to build ongoing relationships. Councils also need to allow people to identify and address the feelings that can arise when considering the colonial past.

There was a strong desire to see more Aboriginal people represented in local government positions, such as council staff or as councillors. This would allow for greater diversity in the views and priorities considered within councils, and lead to more effective services.

There was a strong desire to see well-supported Aboriginal Liaison Officers employed within local government, both to educate others within government and to improve consultation and communication with the Aboriginal community. Mentoring programs were also mentioned as an opportunity to get younger Aboriginal people involved in local government.

Symbolic and practical recognition of Aboriginal culture and history were seen as important. Examples included prioritising acknowledgements of Country, dual place names, flying the Aboriginal flag, and investing in infrastructure that facilitates Aboriginal cultural activities, such as fire pits. Cultural awareness training for councillors and staff was also seen as important to improve local government interactions with Aboriginal people.



Appendix 2 - Community workshop outcomes report

The future of Local Government in Tasmania: Potential Structural Reform Pathways

Stage 2 - Sector and community meetings across regional Tasmania on potential structural reform pathways

Prepared by Sue Costello for the Tasmanian Local Government Review Board

“We’ve got to work together better for the whole of Tasmania.”

Elected member, February 2023

Executive summary

Across sector and community meetings held during February and March 2023, there was consensus amongst stakeholders that:

- We can't keep the status quo, as some structural reform of the local government sector is needed to meet Tasmania's future challenges.
- Local government is a valued and important level of government, representing and advocating for local communities and townships across the state.
- Skill levels across elected members and council staff need to lift to support structural reform.
- To ensure equitable local representation and continuity in any structural change process, a ward or other alternative equitable representation system be adopted, and staggered election cycles should be explored.
- Open and transparent communication and engagement needs to improve to maintain the trust of residents, potentially through establishing systems or bodies that better support ratepayers/local voice.
- As community expectations rise, greater role clarity (and connectedness) between all levels of government is required and needs to be communicated widely.
- While this report highlights the strengths and weaknesses of the three structural reform pathways in the Options Paper, what came across in the sessions is that a 'one size fits all' approach to local government reform in Tasmania is not seen as appropriate or optimal, given that:
 - some mandated service sharing will be extremely costly and complex to implement regionally or statewide.
 - urban, rural, and remote local government areas vary in population, geography, culture, wellbeing, and economic circumstances.
- That is why, most session participants preferred option three - a 'hybrid model' combining a potential combination of boundary changes, as well as potential initial mandated shared servicing or coordination of areas of clear opportunity such as waste management, payroll, professionals (engineers), planning and climate change management.
- A set of assessment criteria for boundary changes, as well as broad measures for success, were suggested to assist in an open and transparent decision-making process around reform.
- For remote areas (King and Flinders Island) examine the benefits of establishing a corporation, regional authority or hub with state agencies and industry providers to share resources and skills.
- Participants thought that greater communication and clarity about the benefits of reform is needed as it progresses to the final stages, in order to test community support.

“We now use codesign, particularly where changes can be challenging to embrace. Talking to locals first before implementation as we recognise that it is important to obtain community acceptance.”

West Coast elected member, February 2023

Introduction

In December 2021, the State Government established the Local Government Review Board to examine all aspects of local government. In January 2022, the review commenced involving three main stages:

1. Stage 1 culminated in the release of an Interim Report to the minister for Local Government based on community consultation and evidence-based research.
2. Stage 2 (currently underway) involves the release of a Board Options Paper that seeks to test a broad range of reform options. This stage involves a broad consultation and submission process to gather further sector and community input into the future of local government. A further report with a more refined set of options will then be presented to the Minister at the end of March 2023.
3. Stage 3 will see a final Board report to the Minister with a set of reform recommendations and supporting implementation plan.

This report informs Stage 2 of the review process, focusing on the input provided from key stakeholders on the three potential structural reform pathways contained in the Options Paper, which could deliver greater capacity and capability across the Tasmanian local government sector.

The report aims to inform the Board on what people thought was the best structural reform option that addresses Tasmania's future challenges, without losing connection to the voice of our local community. It summarises the common key themes and issues raised across all sector and community sessions. To support Board deliberations, stakeholder views on areas of improvement to support reform, their ideas, and differing perspectives based on region are also included. The suite of 33 other 'specific reform options' in the Options paper were not the focus of the February Sector and Community meetings and are not reported on here in any detail.

What methodology did we use?

Over February 2023, the Board hosted regional community meetings around state supported by staff from the Department of Premier and Cabinet's Local Government review secretariat and Sue Costello, independent facilitator. In addition to two online sessions, community sessions were held at:

- Queenstown – 1 February 2023
- Ulverstone – 2 February 2023
- Kingston – 6 February 2023
- Sorell – 7 February 2023
- St Helens – 8 February 2023
- Bicheno – 9 February 2023
- Bothwell – 14 February 2023
- Longford – 15 February 2023
- Flinders Island – 22-23 February 2023
- King Island – 2 March 2023

In all cases, except St Helens, three sessions were held for elected representatives, council staff and the community on these. Over a two-week period, 28 face to face and 6 online sessions were conducted with over 470 people attending.

A series of questions were asked at each session (see Appendices). For all stakeholders, questions centered around three areas:

1. The voice of the community
2. The future challenges for Tasmanian communities
3. The structural reform option(s) that best meets these challenges.

While session discussions were wide-ranging, this report focuses on reporting against these topic areas. Depending on group size and location, a combination of facilitation methods was used - from workshop/codesign to question and answer forum style.



What were the key themes from the sessions?

“Connecting with community is our core business.”

Elected member, February 2023

1. The voice of the community

What did elected representatives say?

Elected members talked about being the most connected representatives of government to the Tasmanian community, recognising that compulsory voting has made them more accountable and accessible to the ratepayer. Many councils capture community voice through their strategic plan or implementing processes such as a community engagement strategy or framework, combined with exemplary servicing of highly invested passionate people through direct face to face conversation. Some councils such as Break O’Day and Southern Midlands noted they have invested heavily in creating a regional identity and brand that they fear will diminish as part of any reform.

Most elected members talked about adopting a broad range of communication strategies (council meetings, working groups, candidate forums, face to face, event attendance, formal and informal) but recognised it can be hard to reach the whole community due to lack of interest, challenges with engaging young people, literacy skill levels, access to information technology, health and wellbeing issues, and isolation.

The role of council and its elected members to listen and advocate for locals with other levels of government is seen as critically important. Elected members saw themselves as connectors and communicators between levels of government. However, few mentioned the benefits or power of operating as one local government voice across boundaries when advocating on a statewide or regional issue. COVID-19 was seen as an example where the State government led a Tasmania-wide

approach that was implemented by councils. Several participants mentioned delivering 'non-core' services that are the responsibility of other levels of government (e.g., health services as a state responsibility).

Strategic aspects of councillors' role can create tensions with operational aspects undertaken by council staff, particularly as they are accountable to the community ('they voted for us'). For the most part, elected members work strategically, leaving council staff to the operations and policy delivery. The structure of local government puts a lot of pressure on the General Manager as a conduit between councillors and staff. Hence, a positive, strong relationship between the mayor and General Manager is seen as critical to smooth council operations.

When asked what areas need changing or improving, elected representatives said:

- Building and leveraging off partnerships
- Induction and training programs for both elected members and staff around council governance and legislative requirements was regularly mentioned as an area of focus for improvement.
- Limitations on the number and length of councillor terms
- Review of the code of conduct
- Given the time to respond as local input is important – don't avoid community voice and needs.
- Review Federal Government Assistance grants, acknowledging the economic contribution the road network plays to the State as well using this as a mechanism for pursuing equity across councils.

“We are strong on representing our people and ensuring they are being heard”.

Tasman staff member, February 2023

What did council staff say?

Often seen as 'the face of council', council staff talked about being the main point of contact for the community, being accessible and transparent, receiving their feedback and communicating with them on a range of issues. Like elected members, they capture community voice through a range of communication channels, with one-on-one, over the counter interactions being valued by the community, particularly the elderly. Many mentioned that in rural and remote councils this is even more the case, being far more locally connected to the people they serve than urban areas. They are knowledgeable about their local community, undertaking research and identifying gaps in services. They are often the voice for community and see themselves as being part of 'the most trusted level of government' due to this direct access. They also noted that there are people within their community that don't engage until they are affected by a decision.

Staff said they are often seen as the only 'forward facing' deliverers of service in their community, a 'one stop shop' for all common issues, often a provider of last resort. On occasion, staff said they felt wedged when undertaking their role, as community

concerns often relate to a State or Commonwealth area of responsibility or policy decision of council (e.g., health, disaster recovery and cross over to other tiers of government). Related to this is their role in advocacy, with senior staff often facilitating meetings with State and Federal ministers and bureaucrats – often supported on a regional basis by Cradle Coast Authority (CCA) and Local Government Association of Tasmania (LGAT).

As with elected members, there is a tension between community needs and providing core services within councils' limited resources, particularly for rural communities compared with urban ones. For both urban and rural councils, managing raised community expectations of what local councils offer is becoming a concern as their demographics change. That is, visitors, new residents to Tasmania, and those moving from urban locations want the same level of infrastructure and services in rural and regional locations as in a city.

Already noted above, power imbalances can exist between elected members and council staff if role clarity is lacking, leading to potential conflict and dysfunction from time to time. Strengthening of the Code of Conduct and adequate training of candidates before being elected will ensure better understanding of their role and the practical and legal framework in which councils operate.

Additionally, in one session, staff noted that councillors have little influence or control over State government decisions.

When asked what areas need changing or improving, council staff said:

- Reinstating the 'half-in/half-out' system of electing councillors to build continuity on council.
- Better use of strategic planning to focus on servicing and engaging the community.
- Outreach to support community voice and avoid fragmentation with townships and hard to reach residents.
- Online meeting facility for remote community meetings
- Use of co-design for community services.
- Educating the community, clearly communicating council 'core' business and the non-negotiables.
- Implementation of a formal mechanism for community voices to be heard.
- Review planning scheme, retaining local input and knowledge with appropriate training.
- Through the code of conduct and training, better role clarity between elected members and staff around community engagement, ie. strategic communications by elected officials, operational matters by staff, decision making based on advice not politics.
-

What did the community say (their local voice)?

At each session, several community members were glad to see local government reform underway given the need to:

“Looking at local government, it’s a little broken – let’s make it better”.

Longford community session, February 2023

- improve sector capability.
- deliver on more strategic approach to service delivery.
- potentially encourage more innovation at the closest point to the community.

Community views on the actual reform process and outcomes on local voice were mixed, however, demonstrating a level of uncertainty, mistrust and anxiety. Stated concerns included:

- Difficulties commenting on options without knowing the final detail, ie. financial and community impact.
- assumption that there will be a loss of local towns/voice/place.
- Informed from the top down, rather than the ground up – the Review needs to listen to the voice of the people.
- Some previous amalgamations weren’t popular.
- Shifting council authority away from local planning.
- Fear of reduced service quality.
- Loss of accountability to the community – direct voice to elected members.
- It’s just a lack of resources – they (councils) need more money.
- Fear of diminished local workforce.
- Mergers of financially and non-financially viable councils.

“Amalgamations frighten me.”

Longford community session, February 2023

Despite local government being the closest level of government to the community, most community members did not feel their voice is being heard, or listened to, by elected members or council staff. Many community members mentioned the need for greater transparency by council around decision making, and not just when a decision has already been made. Some felt that their council is accessible and approachable, valuing its local knowledge and staying connected to the community and were afraid this would be lost in any reform.

Many members discussed the changing nature of council communication with the community. While the use of Information Technology is cost effective, a few noted that it doesn’t capture all residents. However, some councils are taking a more strategic approach to community facilitation, changing their culture from within.

A significant proportion of participants were confused (and frustrated) about what the roles and responsibilities of local government are compared with the State, mentioning:

- the disconnect between the two spheres of government around the state planning scheme.
- taking on State Government service delivery to fill gaps (e.g., local government involvement in supporting a general practitioner practice to stay in the town).
 - Many did think that their councillors should better advocate on these issues to other tiers of government.

When asked what areas need changing or improving, the community said:

- A better process or mechanism so that community voice is heard by council.
- Professionalism of councillors and staff – a higher level of integrity, transparency, and accountability particularly around reporting, service delivery and decision making
- Improved councillor relationship with ‘all’ residents, including the elderly, through outreach and investing in outlier township connections.
- Better communication and information exchange, including timely access to meeting schedules and agenda of council meetings.
- Local planning – this issue came up time and again through the sessions.
- Improved fairer representation (some townships have none) like a ward or precinct representative system.
- A community facilitation strategy that is linked to cultural change.
- A fifty/fifty turnover in the election of councillors.
- Electing mayors by popular vote is problematic.

2. What are the main challenges into the future?

“I worry about the future for our children and grandchildren.”

Community member, Sorell, February 2023

In discussing the main challenges Tasmanian communities will face over the next few decades, stakeholders consistently mentioned:

1. Waste management
2. Climate change and the environment
3. Housing
4. Planning (maintaining local knowledge and voice, land use, strategic coordinated support for large projects, building local expertise/ training, state accountability to improve the scheme, designing housing infrastructure that mitigates future climate change events such as flooding)
5. Infrastructure – maintenance, replacement, and new
6. Population changes (projected decline, ageing, sharp levels of regional growth, mobile workforce (drive in/and out))
7. Workforce and human resource issues (skill levels, job security, remuneration/ competitive industry wages, training, attracting staff)
8. Economic viability
9. Information Technology (changes and access to)
10. Cost of living
11. Wellbeing and recreation

Many of these challenges are interrelated, ie. population fluctuations mean a lack of housing stock that exasperates planning and infrastructure needs.

Several participants highlighted:

- the impact of tourism and visitor numbers on current infrastructure, ie. roads.
- the need for greater coordination across all tiers of government is warranted in addressing the impact of climate change, but also the service gaps mentioned below.

Worth noting is the capacity of urban versus rural councils to address some of these future issues. For example, staff at Hobart council are already changing their structures, while other councils thought they are not well placed to respond to the future challenges identified.

Several rural and remote elected members, staff and community members raised service gaps or perceived 'downgrades' in areas traditionally the responsibility of other levels of government:

- health care (due to ageing population)
- educational options (school closures etc.)
- childcare
- transport.

Many thought that greater local government advocacy is required to address these service gaps appropriately by the right level of government, ie. "Why can we get a GP to come to our town when the state government can't!"

3. Structural reform options

After discussing the importance of local government in serving its community and the future challenges our community faces over the next few decades, stakeholders were then asked to consider which of the three structural reform options best addressed them. They are:

1. Significant (mandated) sharing and consolidation of services across twenty-nine councils.
2. Boundary consolidation to create fewer, larger councils.
3. A 'hybrid model' model combining some targeted sharing of services and targeted boundary consolidation.

What did elected representatives, council staff and the community say?

Across the three groups, discussions focused mainly on the strengths and weaknesses of Options One and Two as the third is essentially a combination of both. Most views were similar across the options, and these are summarised below. Some notable differences of opinion/issues to consider in terms of some of Tasmania's rural and remote local government areas are reported separately.

- A few participants did feel that the options presented all required modelling based on financial, administrative systems and client impact. They thought it was difficult to provide substantive comment in the absence of that information.



“Is this about working state-wide or staying local with more state-wide support?”

Council staff member, 13 February 2023

Option one – mandated shared services.

For those councils already involved in a level of service consolidation or sharing, most elected representatives and staff say it works, particularly for the smaller councils like West Coast, ie. TasWater, engineers and King Island via the Cradle Coast Authority. Many noted that greater shared servicing could be of real benefit to staff, ie. training and professional development, remuneration, as well as reducing consultancy costs. There was clear support for consolidating ‘back end’ operational systems, such as:

- Payroll
- Auditing
- Finance
- Human resources
- Information technology, including cybersecurity.
- Specialist staff (engineers, planners, all professionals)
- Asset management, including infrastructure.
- Planning (strategic versus local activity)
- Legal services
- Purchasing/procurement, ie. car chargers, climate change initiatives
- Project work
- Compliance
 - People’s views varied on whether civil works should be included.

Table 1 provides a summary of the strengths and weaknesses expressed by stakeholders when discussing this option.

Table 1 – Mandated shared servicing – sector and community forum comments	
Strengths	Weaknesses
<ul style="list-style-type: none"> · Increased purchasing power. · Greater consistency. · Capability to put more services into the community. · Greater opportunities for staff development. · Builds a strategic workforce. · Reducing consultancy costs. · Capacity to benchmark performance. · Can adopt what is already there at the State government level. · Improved workforce/staff development opportunities. · Network of experts to build our people. · Better support for large scale cross boundary planning. · Development of standards, e.g., waste collection, bushfire etc. · Fill skill gaps – potentially through working groups or mentorships. 	<ul style="list-style-type: none"> · Reduced accessibility to the community. · Increased costs. · Dilution of accountability to the community. · Perceived or real job losses. · Loss of control and contact at local level. · Consolidating some systems, such as IT, will be complex and costly to implement. · Loss of innovation and diversity. · Service level agreements will dictate the level of service provided locally. · Local job losses. · Council culture. · Doesn’t solve governance issues. · Loss of agility and timeliness. · Staff turnover. · Unreliable internet limits remote service sharing.

In terms of shared client services on a regional or state basis, the following were regularly mentioned:

- Waste management (probably the most popular of suggestions)
- Emergency services.
- Environmental Health Officers (EHOs).
- Information technology functions
 - These were supported if the state government funds implementation.
 - Some participants did not support mandating of shared services, “we don’t want to sign up for arrangements if we don’t like them.”

To implement this option, a few mentioned the establishment of a regional authority:

- potentially set up as a corporation to share service delivery.
- develop minimum service standards.
- have up to eight councils working together but they can’t pull out.
 - Others thought that sharing of resources should not be regional but statewide, based on other criteria such as need or ‘like for like’.

“Rural and remote councils have lots to share, we just need to think differently. Not power over but power with.”

Elected member online, February 2023

Option two – Boundary consolidation

“I think we should have five local government areas in thirty years’ time.”

Sorell community session, February 2023

While plenty of the discussion centered around previous attempts (successful and unsuccessful) to amalgamate councils in Tasmania, as well as recent mainland state reform, many participants felt that there are benefits for Tasmania in some boundary changes. Some exceptions were expressed in relation to those that are already large or geographically isolated areas, e.g., West Coast, Flinders, and King Island. Some participants also avoided substantive discussion on option two altogether, discounting it early in terms of addressing future challenges, given the diverse types of existing councils and communities.

Mentioned often was that increasing scale doesn’t save money but does build capability and a stronger collective local government voice. A critical risk is merging councils/boundaries where one is not financially sustainable. Table two provides a summary of other strengths and weaknesses expressed by stakeholders when discussing this option.

Table two – boundary consolidation – sector and community forum comments	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Greater resources. • Finding common ground/ coordination. • Strategic regional focus. • Can be highly beneficial for urban areas. • Service profile changes with the state government. • Business redesign opportunity. • Larger more powerful advocacy voice. 	<ul style="list-style-type: none"> • Tyranny of distance for rural and our islands – the administrative reality of sharing staff and resources with a larger mainland council. • Perceived limit to benefit to the rural communities. • Loss of local, place and connection. • Less democratic – must ensure no reduction in local representation. • In other states this has failed. • Inequity in service delivery, e.g., transport costs to the islands will mean less services. • Impact based on other councils’ debt. • Political will. • Job losses.

To implement this option, people thought we need to:

- Get the scale right.
- Maintain local voice.
- Clearly respond to ‘capital debt’ differences between councils.
- Have full financial transparency.
- Plan for divergent rate bases.
- Deal with the drain of local elections on council budgets and staff.
- Maintain local jobs.
- A commitment to review the form and structure following implementation.

Option three – the ‘hybrid’ model

Generally, this is the preferred option for most participants, as it was seen as building the capability of regional areas and efficiencies in urban areas, retaining some flexibility and local voice.

People saw benefits in the purchasing power and strategic capability that local councils could have around key issues such as climate change, bulk ordering, fleet, or waste management. What they want to keep is a rural and regional focus and maintaining local services. In this respect, colocation or service sharing with other government services was suggested, ie. greater partnering arrangements with Service Tasmania.

Table three provides a summary of the strengths and weaknesses expressed by stakeholders when discussing this option. This information should also be read in conjunction with previous option summaries.

Table three – hybrid model – sector and community forum comments (read with Tables 1 & 2)

Strengths	Weaknesses
<ul style="list-style-type: none"> · Joint voice. · Benefits for things like emergency management. · Reducing wastage on IT and payroll across councils. · Increased partnership arrangements. · Improved employment conditions with scale. · Improved governance arrangements. 	<ul style="list-style-type: none"> · Potential loss of control and existing scale benefits if too many shared services. · Loose local connections if councils too big. · Resentment from community if ‘eaten up’ by bigger councils. · Complexity of sharing some services, e.g., IT. · Level of resourcing required to implement.

Key points:

For stakeholders, in addition to the strengths and weakness identified above, what came through across session discussions is that a ‘one size fits all’ approach to local government reform in Tasmania is not optimal, given that there was a view that:

- some mandated service sharing will be extremely costly and complex to implement regionally or statewide.
- urban, rural, and remote local government areas vary in population, geography, culture, wellbeing, and economic circumstances.

In terms of boundary changes, the most likely benefit would be around urban surrounds.

Initial key priority areas identified for shared servicing, coordination or strategic partnership arrangements are:

- waste management
- payroll
- professionals (engineers)
- planning
- Information technology functions

“We’ve got to work together better for the whole of Tasmania.”

Elected member, February 2023

Rural or regional perspectives to be aware of?

Through this round of forum discussion, the following rural and regional issues were raised:

- Boundary changes to incorporate urban with rural/regional areas were not well supported given the communities they serve.
 - Urban areas are generally better structured and resourced to address future challenges than rural/regional local government areas (mainly in the here and now, dealing with core services).
- Some West Coast, King Island, Central Highlands and Flinders Island participants thought that boundary changes to already large, or isolated, geographical areas wouldn't necessarily improve their circumstances.
 - King Island also noted that they need to increase capacity and that shared services on a regional basis through Cradle Coast Authority has been beneficial.
- Flinders Island has a large indigenous population and history that requires special attention.
- Equitable recompense for mining activity:
 - West Coast is seeking financial recognition for its contribution to the wealth of the state (e.g., mining royalties).
 - Under longstanding agreements, King Island receives an inconsistent mix of royalties:
 - a royalty for sand extraction
 - Stipend (not indexed) for its mine while the state government receives the royalties.
 - Regional areas (the Islands and Southern Midlands) believe they have invested heavily in creating a distinct brand.
 - Tasman community historically opposed amalgamation – 70% vote against it.
 - State government recognition of cost challenges on the islands are not consistent, e.g., Hydro charges a different rate for the islands compared with a flat rate charged across Tasmania by TasWater.
 - In terms of representation, seven councillors for King Island are sufficient.
 - Lack of skilled staff, a system of mentoring with other larger councils and agencies.
 - Not negotiable for all – retaining local voice.

Were there any ideas?

Already mentioned elsewhere in this report, elected members, council staff and the community suggested areas of improvement to local government governance and operations (see Voice of the Community). Key ideas suggested by stakeholders are:

- To ensure fair representation, establish a 'ward' or other equitable representational based system (but with more effective, modern tools and systems, noting that this may not work on the islands).
- Provide a definition of community.
- A good legislative backbone to support the reform.
- An induction package for elected representatives.
- Changes to the length of councillor terms as well as staggering their elections (half in/half out).

- Develop or preserve a:
 - mechanism or body for ratepayers, and
 - third-party appeal process for planning issues.
- In any structural reform, mandate the use of community plans to ensure rural and regional voices are still heard.
- Focus on the why? - a strategic approach to improving services to the community.
- A statewide award system to achieve consistency in wages offered.
- Develop partnerships arrangements with the Commonwealth Department of Human Services and Service Tasmania.
- Consider sharing skills and training not only across Councils but with multiple agencies.
- A central SharePoint site (coordinated by LGAT) to share common resources (e.g., templates, best practice guides, legal advice).
- Planning – option to refer to an expert independent panel.
- Develop reform **criteria or principles** (for boundary changes) based on:
 - Community of interests/commonalities
 - Sustainability
 - Culture
 - Resource sharing not profit sharing.
 - Based on need.
 - Maintaining local voice.
 - Equity.
- **Measures of success** need to be developed beyond just efficiencies/savings:
 - Capacity
 - Compliance
 - Community satisfaction
 - Capability – to undertake the work.
- **Other options:**
 - draw up new city councils and service outer regions to improve resourcing.
 - Regional model approach with one council and seven regions – essentially another level of state government
 - or supporting 3-4 councils
 - or regional council with 7 councillors and local wards at each township
 - or by 2030, have five councils.
 - or 3-5 regional councils like New Zealand
 - For King/Flinders Island, a formal and binding agreement, perhaps establishing a corporation with key state agencies and industry providers such as Telstra/Aurora to share resources and skills.
 - A hub for remote shared services or regional authority
 - Replacing a General Manager with an administrator for both islands, supported by local island advisory groups instead of councillors.
- **Giving reform a chance:**
 - Regardless of the chosen approach, all councils need to sign up to the reform and implementation agenda until 2030.

Appendices

Table Four: February 2023 sector and community meetings, number of participants by stakeholder group

Session date and location	Number of participants			
	Elected representatives	Council staff	Community members	Total
Wednesday 1 February - Queenstown	8	27	17	52
Thursday 2 February - Ulverstone	28	23	13	64
Monday 6 February - Kingston	14	15	31	60
Tuesday 7 February - Sorell	14	7	9	30
Wednesday 8 February - St Helens	NA	NA	7	7
Thursday 9 February - Bicheno	10	16	18	44
Tuesday 14 February - Bothwell	8	25	40	73
Wednesday 15 February - Longford	17	16	22	55
Monday 13 February - Online	16	16	3	35
Tuesday 14 February - Online	7	5	5	17
Wednesday & Thursday 22-23 February - Flinders Island	6	5	13	24
Thursday 2 March - King Island	6	6	0	12
Total	134	161	178	473


Key questions for elected representatives and council staff



The voice of the community:

- What are the main ways your council represents the community, such as to other spheres of government?**
- How does council ensure it is in touch with the whole community, not just the 'squeaky wheels'?**
- How do the roles of councillors and staff differ in engaging and representing the community?**


The future of local government review



The future:

- What are the main challenges your community will face over the next few decades?**
- What does the council need to do to respond to these challenges?**

The future of local government review



Structural reform options:

- Which structural option would best help local government meet the future challenges?**
- What are your greatest concerns about each option?**
- How do we manage the different needs of rural and urban communities?**

The future of local government review

Key questions for community members



Your local voice:

What is most important about how local councillors represent you?

Do you think your voice is being heard?

Is there anything you would change?



The future:

What are the main challenges your community will face over the next few decades?

What does the council need to do to respond to these challenges?



Structural reform options:

Which structural option would best help local government meet the future challenges?

What are your greatest concerns about each option?

How do we manage the different needs of rural and urban communities?



References

Tasmanian Department of Premier and Cabinet (2022), The future of local government review: Options Paper – Review Stage 2, December 2022: <https://www.futurelocal.tas.gov.au/wp-content/uploads/2022/12/FoLGR-Stage-2-Options-Paper-22.12.2022.pdf>

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Appendix 3 – Specific Reform Options – Details of Responses, Option Status and Further Work

Reform Outcome 1 – Councils are clear on their role, focussed on the wellbeing of their communities, and prioritising their statutory functions

Options under this Reform Outcome are focused on improving local government role clarity, genuinely embedding broader community wellbeing considerations into council strategic planning, and improving transparency in decision-making around significant service and infrastructure decisions.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
1.1	<p>Establish a Tasmanian Local Government Charter which summarises councils' role and obligations, and establishes a practical set of decision-making principles for councils</p>	<p>There was broad, in-principle support for the Charter concept, subject to ensuring that it acts to streamline and simplify the legislative framework the sector operates within (and does not amount to 'a new layer' of complexity).</p> <p>A number of submissions stated that a Charter would be beneficial for the sector in consolidating the multiple functions of councils spread across a complex suite of legislation into an overarching 'duty statement'.</p> <p>It is also recognised that a Charter could help create consistency across the sector and depoliticise local level decision making. Benefits of greater consistency include enhancing councils' performance, creating greater understanding and capability among elected representatives, and supporting the building of housing and operation of businesses.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
1.2	<p>Embed community wellbeing considerations into key council strategic planning and service delivery processes</p>	<p>There is broad and general support for both clearly acknowledging and deliberately accounting for local councils' crucial role in supporting community wellbeing.</p> <p>However, this support is subject to councils being properly funded to deliver the functions and services that will make the biggest impact to wellbeing outcomes.</p> <p>The Board heard councils' capacity is currently limited due to a lack of clear mandate and associated funding streams. Role delineation and clarity is seen as crucial, especially between levels of government.</p>
1.3	<p>Require councils to undertake Community Impact Assessments (CIAs) for significant new services or infrastructure</p>	<p>There was strong support for the principle of improving consultation on, and transparency around, major council decisions. However, concerns were raised that a mandated, prescriptive process could impose an unreasonable 'red tape' burden on councils.</p> <p>Further, it was identified that meaningful assessments would be contingent on high quality data and councils being genuinely committed to the process. Both elements require further capability development across the sector.</p>

Reform Outcome 2 - Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities

Options under this Outcome are focused on lifting the individual and collective skill and professionalism of elected members, ensuring the community is confident that bad behaviour will be dealt with appropriately and swiftly, and enhancing the overall representativeness of the systems and processes for electing local councillors.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
2.1	Develop an improved councillor training framework which will require participation in candidate pre-election sessions and, if elected, ongoing councillor professional development	This option received almost unanimous support across submissions. It is broadly accepted that the sector and communities would benefit from having councillors with stronger capability and a better understanding of their role, as well as the role of councils. The Board notes there have been significant developments in this area since commencement of Review, with the Office of Local Government (OLG) and the Local Government Association of Tasmania (LGAT) in discussions to establish a renewed training and education framework. The Board will maintain a dialogue with OLG and LGAT to understand the extent to which this option is already being progressed in advance of the Board handing down any formal recommendations, noting that mandating minimum training requirements for elected members will require legislative change to implement.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
2.2	<p>Review the number of councillors representing a council area and the remuneration provided</p>	<p>There was broad consensus among submissions that the current allowances for elected representatives are too low.</p> <p>There was also broad support for a review of councillor numbers. However, divergent views were expressed on whether this should look at an increase in councillor numbers, or a reduction.</p> <p>A number of submissions from the sector also identified the potential for councillor numbers to be increased to support representation in the event that larger councils are established.</p>
2.3	<p>Review statutory sanctions and dismissal powers</p>	<p>Again, this option received overwhelming support, with many citing recent high-profile media attention surrounding the behaviour of some councillors as justifying need for reform in this area.</p> <p>Many submissions also noted the need for reform of the Code of Conduct process, which is perceived as having insufficient weight in dealing with poor behaviour.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
2.4	<p>Establish systems and methods to support equitable and comprehensive representation of communities</p>	<p>There was broad support for looking at models that improve the overall representativeness of the system that is used to elect councillors, even where the current council boundaries are retained.</p> <p>There was a level of support for the formal re-introduction of 'ward' systems to address perceived imbalances in representation, both within current local government areas (LGAs) and in any future structural model.</p> <p>However, there was also a level of caution expressed by rural councils, that wards can fragment and factionalise councils and undermine decision-making that is based on improving 'whole of community' outcomes (and instead encourages 'own patch advocacy').</p>

Reform Outcome 3 - The community is engaged in local decisions that affect them

Options under this Outcome are focused on improving transparency around council performance (particularly for service standards and quality), and ensuring councils engage frequently and genuinely with their communities on a range of important strategic, budget, and service level decisions.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
3.1	<p>Require consistent, contemporary community engagement strategies</p>	<p>Most submissions from councils, community members, and peak organisations supported this option, with general agreement that engagement plans should be mandated, and that councils had significant room to improve in how they engage with their broader communities.</p> <p>Many did note, however, that smaller councils - due to their inherent capability challenges - may need to be better supported in developing and delivering their strategies.</p> <p>The Board notes that a new statutory requirement on councils to consult on, establish, maintain, and regularly review community engagement strategies is an agreed reform from the Local Government Legislation Review.</p> <p>In general terms, the Board believes that – despite some stakeholder concerns to the contrary – structural consolidation has the potential to improve the quality and reach of council engagement because of increased organisational capability. However, there is a need to ensure that any statutory requirements strike the right balance between ensuring a minimum, consistent level of engagement across all councils, and ensuring local flexibility is retained to meet genuine community differences and preferences.</p> <p>In Stage 3, the Board will develop a position on what that balance looks like in practice, and how community engagement processes and practices will align with the proposed Charter and other key elements of councils’ governance and performance management frameworks.</p> <p>In Stage 3, the Board will also consider ways to ensure the intent of option 1.3 (Community Impact Assessments) is captured as part of any recommendation that flows from this option, but in a way that provides sufficient flexibility for local communities.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
3.2	<p>Establish a public-facing performance reporting, monitoring, and management framework</p>	<p>There is broad consensus the existing suite of local government financial, asset management, and service metrics are inadequate and inhibit genuine scrutiny of councils' absolute and relative performance.</p> <p>The need for a new framework drawing on the substantial work that has been done in other jurisdictions has almost universal support (noting that this on the assumption that any new reporting arrangements must replace, and not simply be built on top of, existing obligations).</p> <p>The Board is firmly of the view that a contemporary, best practice local government performance reporting and monitoring framework is well overdue in Tasmania.</p> <p>Its development and prompt and effective implementation and oversight will be a critical centrepiece of any reform package to support continuous improvement in the sector. It is essential to improve current reporting and monitoring deficits (particularly around service levels and quality), but also to allow for tracking of individual council and whole of sector performance.</p> <p>In Stage 3, the Board will further develop and refine its thinking on the essential core components of such a framework, and how it believes it should be implemented and supported.</p> <p>Careful consideration of the roles and resourcing of OLG, the Tasmanian Audit Office (TAO), and council audit panels in overseeing the framework will form part of this work.</p> <p>The Board expects finer-grained detail - such as specific, appropriate metrics and benchmarks - would need to be developed by OLG and TAO, in consultation with the sector.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
3.3	<p>Establish clear performance-based benchmarks and review 'triggers' based on the public-facing performance reporting, monitoring, and management framework</p>	<p>There is broad support for the establishment of clear performance indicators and benchmarks as part of a new, contemporary performance reporting and monitoring framework under Option 3.2.</p> <p>The Board will consider further as part of its work to develop Option 3.2 how any benchmarks established under the new framework should be used to inform regulatory and service performance oversight and/or interventions.</p> <p>Therefore, the Board has determined that Option 3.3 will be 'rolled up' as part of the broader process of refining Option 3.2.</p> <p>The new performance framework should support a more efficient, risk-based set of regulatory oversight and intervention measures.</p> <p>In Stage 3, the Board will develop a clearer position on how that might work in practice, including in relation to the activation of new 'early intervention' measures already agreed under the Local Government Legislation Review (e.g. the appointment of financial supervisors).</p> <p>The Board is not inclined at this time to proceed with the concept of specific legislated 'trigger points' for intervention, noting that regulators should retain sufficient flexibility to respond to issues and risks as they emerge (as well avoiding the incentive to 'game' benchmark measures that such strict triggers might promote).</p>

Reform Outcome 4 - Councils have a sustainable and skilled future workforce

Options under this Outcome are focused on addressing structural workforce challenges in the local government sector, including growing skills gaps and shortages (particularly in areas like planning and civil engineering). While these workforce challenges are not unique to local government, putting in place deliberate strategies and plans to address them will be essential to ensuring councils have the capabilities they need to continue to deliver high quality services to communities.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
4.1	<p>Implement a shared State and local government workforce development strategy</p>	<p>Most public submissions supported this option, noting that it would help recruitment and career advancement in local government. It was cited that it may lift the standards of local government workforce, should support increased skill and training and would open up broader potential for developing new experience and skillsets. It was also noted that this option would support cost sharing for training and development.</p> <p>There was hesitancy about this option from some councils, noting that the option looks at workforce shortages too narrowly, and would not resolve the issue of council or State Government competing with the private sector for workers.</p> <p>The Board suggests that building the experience and skillsets of local government staff would allow councils to be more responsive to their communities.</p> <p>However, we also note that local and State Government have different workforce priorities and needs. The Board has determined that a shared local government and State government workforce strategy is likely to be simply too ambitious, unwieldy, and unfocused.</p> <p>Instead, the Board believes the focus should be on a dedicated local government workforce development strategy, with opportunities for partnerships and linkages with the State – as well as the community and private sectors – identified and pursued where it makes sense and there are clear benefits to doing so.</p> <p>In Stage 3, the Board will consider the high-level components that need to form part of a strategy, and a clear plan for how we believe it should be developed and implemented.</p> <p>This is likely to include recommendations on governance arrangements involving key industry, union, and state government representatives.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
4.2	Target key skills shortages, such as planners, in a sector-wide or shared State/local government workforce plan	Responses to this option were generally supportive, but were typically couched in terms of the broader workforce development strategy (which would be the vehicle for identifying the main focus areas for the targeting of specific skills shortages).
4.3	Establish 'virtual' regional teams of regulatory staff to provide a shared regulatory capability	Most submissions supported this option, noting that it had the potential to help smaller, under-resourced councils to obtain more objective, expert planning or building consultative services. However, there was a view expressed across several submissions that this option could also dilute capability at the individual council level and place shared regulatory staff under increased pressure and competing accountabilities/demands.

Reform Outcome 5 - Regulatory frameworks, systems and processes are streamlined, simplified, and standardised

Options under this Outcome are – first and foremost – focused on addressing perceived and actual tensions between councillors’ roles as community representatives and advocates on the one hand, and members of technical planning authorities on the other. They are also focused on improving the quality and consistency of other regulatory functions undertaken by councils, by both addressing issues with the frameworks councils must operate within, and the resourcing and performance of those functions generally.

Please note that, following receipt of this Stage 2 Interim Report on 31 March 2023, the Minister for Local Government has amended the Terms of Reference for the Review in relation to the specific issue of councils’ role in assessing development applications under the *Land Use Planning and Approvals Act 1993*. The Minister has advised the Board the issue will no longer be included within the scope of the Review. He has instead referred the matter to the Minister for Planning for further consideration and consultation as part of the Government’s ongoing planning reform agenda.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
5.1	Deconflict the role of councillors and planning authorities	
5.1a	<p>Refer complex planning development applications to independent assessment panels appointed by the Tasmanian Government</p> <p>Those who supported this option noted complex decisions must be based around professional opinion and compliance with planning schemes, to provide consistency and confidence for the community and proponents.</p> <p>Supporters of this option hold the view that the current system contains an irresolvable tension, where councillors are put in the difficult – in not impossible – position of having to set aside their role as a community advocate when making technical assessments under the planning scheme.</p> <p>A number of submissions pointed to the challenges inherent in consistently defining ‘complex or contentious’ development applications for referral. that, while the Options Paper identifies categories of complex DAs for referral, there needs to be robust metrics for consistently identifying and referring these kinds of applications.</p>	<p>The Board would like to test further the extent to which the current tension between councillors’ roles as advocates and planning authority is leading to undesirable, inconsistent or perverse planning outcomes. The assessment panel option remains as an option, but if it is to proceed will require significant technical design work to ensure processes are clear, transparent, and efficient.</p> <p>See section 4 of the Main report for detailed discussion on the Board’s approach to planning-related reforms</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
5.1b	<p>Remove councillors' responsibility for determining development applications</p>	<p>A number of submissions from community members considered that councils have 'too much power' over proposed developments. Many submissions cited larger urban councils in particular as acting as adversaries to development or innovation, as opposed to an independent planning authority, and demonstrating inconsistency in their planning decision making.</p> <p>It was also noted that councillors don't have the expertise or time to consider the complex documentation and criteria underpinning planning.</p> <p>A significant number of councils, and some interest groups and organisations, strongly oppose the removal of development application assessment from councils.</p>
5.1c	<p>Develop guidelines for the consistent delegation of development applications to council staff</p>	<p>This option received broad support generally and was not considered controversial, given it simply seeks to apply a greater level of consistency and transparency around where and when development applications are considered by elected members, rather than delegated to planning officers.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
5.2	<p>Greater transparency and consistency of councils' resourcing and implementation of regulatory functions</p>	<p>There was broad support for greater transparency and accountability and increasing community confidence in how regulatory decisions are being made. Inequity in service levels and provision, both between councils and within them, was raised as an issue that needs to be addressed.</p> <p>The need for better resourcing for councils to deliver these functions was also raised as a solution.</p>
5.3	<p>Increase support for the implementation of regulatory processes, including support provided by the State Government</p>	<p>Given this option is principally a reporting and transparency measure, the Board considers it is more appropriately consolidated into the broader work to the develop the contemporary performance management and improvement framework under Option 3.2.</p> <p>Resourcing of regulatory functions is principally a capacity and capability question and will be addressed in the context of the Board's broader structural reform design work.</p>
5.3	<p>Feedback given in support of this option noted that State and local government should work closely together, particularly as councils have had difficulty delivering regulation, and are expected to deliver increasingly more. This option would also support resourcing within councils.</p> <p>Some who were against this option suggested that regional communities find regulatory processes imposed by the state onerous, and that State Government support may fail to understand rural nuances applied to delivery of regulatory services.</p> <p>Others noted that 'support', may prove to be State Government taking control of council delivered regulatory processes.</p>	<p>The Board believes this option needs significantly more detailed consideration, and the nature of any recommended reform is also likely to be highly contingent on future structural design models.</p> <p>The Board will need to consider and form a view on what 'support' is necessary in the context of structural reform recommendations. For example, it may include training for council officers, better resourcing of advice/ support to councils from state agencies, simplified regulatory requirements or, potentially, a combination of all these elements.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
5.4	<p>Strengthen connections between councils' strategic planning and strategic land-use planning by working with State and Commonwealth Governments</p>	<p>It is agreed that 'big-picture' strategic land use planning and infrastructure development would benefit from input by all spheres of government.</p> <p>It was also accepted that greater consistency is needed on a regional and state-wide basis, as neighbouring councils work in isolation and inconsistently, generally at the expense and interests of the State as a whole.</p> <p>Those who argued against this option suggested it could potentially add cost and cause delays to land use planning processes.</p>

Reform Outcome 6 - Councils collaborate with other councils and State Government to deliver more effective and efficient services to their communities

Options under this Reform Outcome recognise that a significant and increasing number of the major policy challenges councils face will be more effectively tackled through joint collaborative effort at a regional or even State-wide level, with councils partnering with each other and the State Government via robust, transparent, and valued governance frameworks.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
6.1	<p>Require councils to collaborate with others in their region, and with State Government, on regional strategies for specific agreed issues</p>	<p>Most councils and stakeholders supported this option, signifying a desire for the sector to work more closely together, and in more structured and formal partnerships with the State Government.</p> <p>However, the concept of ‘compelling’ councils and others to work together was viewed as counterintuitive by some, noting that collaboration should be done voluntarily based on agreed mutual benefit.</p> <p>Some councils noted that the extent to which regional collaboration will be required is contingent on any structural reform outcomes</p>
6.2	<p>Establish stronger, formalised partnerships between State and local government on long-term regional, place-based wellbeing and economic development programs</p>	<p>See above</p>
6.3	<p>Introduce regional collaboration frameworks for planning and designing grant-dependent regional priorities</p>	<p>See above</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
6.4	<p>Support increased integration (including co-location) of 'front desk' services between local and state governments at the community level</p>	<p>There was general support for this concept for its potential to deliver more efficient user-friendly services.</p> <p>However, several submissions noted that the respective accountabilities of State and local government needed to remain clear, and that any shared service presence should not result in a 'cost shift' to local government from the State.</p>

Reform Outcome 7 - The revenue and rating system efficiently and effectively funds council services

Options under this Reform Outcome focus on ensuring our system of local government is underpinned by a revenue and rating system that is equitable, efficient, transparent, and sustainable.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
7.1	<p>Explore how councils are utilising sound taxation principles in the distribution of the overall rating requirement across their communities</p>	<p>There was general support for a review of rating requirements based on equity considerations and increasing transparency in rating changes. Some instances were cited of rating approaches being inconsistent, unfair and opaque, particularly when it comes to rates increases. One submission also noted concerns with the fairness and adequacy of current concessions scheme.</p> <p>There was minor concern raised that any review would be used to justify rate increases.</p>
7.2	<p>Enhance public transparency of rating policy changes</p>	<p>The Board will need to do further work in Stage 3 to develop and refine specific mechanisms and processes to deliver on this high-level objective.</p> <p>Potential components of a new framework could include more oversight and testing of rating changes by council audit panels (or potentially another, independent entity), and better public information about “who pays what” and how councils are allocating revenue to various services.</p> <p>The Board also notes that this option will align with and be supported by work to develop financial and service metrics as part of the new performance monitoring and management framework (Option 3.2).</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
7.3	<p>Examine opportunities for improving councils' use of cost-reflective user charges to reduce the incidence of ratepayers' subsidising services available to all ratepayers, but not used by them all</p> <p>There was broad, in-principle support for this proposal, but some submissions suggested that cost recovery for regulatory functions can be difficult and is currently done unevenly.</p> <p>For instance, it was stated that planning and plumbing is generally done well, but other regulatory functions are currently paid for mainly from general revenue and tend to be under resourced as a result.</p> <p>Cost recovery through user charges was generally accepted as fairer for certain services, because currently there are cross subsidies via general rates revenue being applied to services that benefit a relative few.</p> <p>Where cross subsidies remain, there was a view that they should be transparent and this information made publicly accessible, and not just via councils' financial statements.</p>	<p>The Board does not currently have a clear or comprehensive picture of the extent to which councils are underutilising user chargers for services where they may be appropriate.</p> <p>The Board will consider further in Stage 3 what if any changes may be needed to support councils adopting user charges approaches (e.g., principles and guidelines for identifying candidate services and technical advice and support for setting fees and charges).</p>
7.4	<p>Consider options for increasing awareness and understanding of the methodology and impacts of the State Grants Commission's distribution of Federal Assistance Grants</p> <p>Most submissions noted there is 'no harm' in raising awareness around grants allocation methodologies.</p> <p>There was also support for elected members having a better grasp of grant funding and financial matters more broadly (linked to support for elected member training and capacity building).</p>	<p>The implications of the current Financial Assistance Grant allocation methodology for proposed new boundary consolidation and shared services models will need to be considered in the context of the Board's broader structural reform design work in Stage 3.</p> <p>The Board will work closely with the State Grants Commission and Treasury as it seeks to understand these implications.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
7.5	<p>Investigate possible alternative approaches to current rating models, which might better support councils to respond to Tasmania's changing demographic profile</p>	<p>While generally supported, there were some reservations as to what alternative models might be and how 'fair' is defined.</p> <p>The objective of improving equity and efficiency was supported and recognised as a way of supporting councils' long term fiscal strategies.</p> <p>The Board will consider models in other jurisdictions – including deferred rating arrangements for pensioners – and whether they may have relevance to Tasmania. The Board will consult closely with Treasury on any matters relating to the existing pensioner concession scheme.</p>

Reform Outcome 8 - Councils plan for and provide sustainable public assets and services

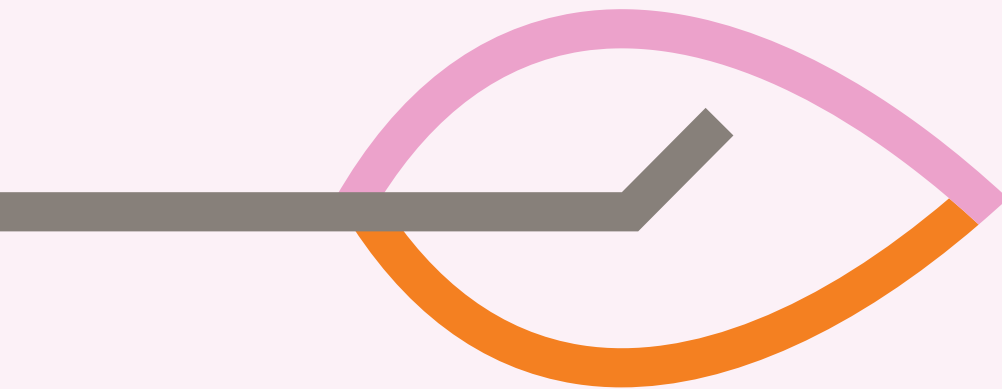
Options under this Reform Outcome seek to address the challenges many councils face in managing their substantial physical infrastructure assets. Councils have varying capabilities when it comes to the maturity of their strategic asset management processes and practices, and a lack of high quality and consistent systems and data across the sector can make it difficult to get a clear and true picture of existing and emerging asset renewal backlogs. At the same time, councils are under seemingly constant pressure from their communities to fund new infrastructure, and often this comes about when other tiers of government make commitments to fund or part fund new projects that councils then need to fund the maintenance for.

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
8.1	<p>Standardise asset life ranges for major asset classes and increase transparency and oversight of changes to asset lives</p> <p>There was a general view that some standardisation would be useful, but also that lifetime estimation of assets is ‘notoriously difficult’, and often only councils are in the position to make accurate asset life assessments based on local geography and demand and use patterns.</p> <p>There was significant resistance to this proposal from some councils for those reasons.</p> <p>There was also a strong view that councils would need to be supported (including through funding) in implementing any new processes.</p>	<p>The Board still believes there is merit in pursuing asset life and system and process standardisation where it is reasonable and makes sense to do so.</p> <p>The Board acknowledges that standardisation cannot be completely rigid or absolute, and mechanisms would need to be put in place to allow for divergence in response to local circumstances.</p> <p>Further technical work is needed in Stage 3 to understand how this might be practically achieved.</p>

Option	Sector and stakeholder response	Option Status and Further Work for Stage 3
8.2	Introduce a requirement for councils to undertake and publish 'full life cycle' cost estimates of new infrastructure projects	<p>This option received broad support from submissions, noting that it would help councils make infrastructure decisions in a transparent and structured manner (which some see as lacking currently).</p> <p>The Board notes that the <i>Local Government (Content of Plans and Strategies) Order 2014</i> already requires councils to adopt whole of life costings for assets in their asset management policies. The core objective of this option is to increase the overall level of transparency to the community of major infrastructure investment decisions and their long-run financial implications for councils.</p> <p>The Board's current view is that this objective is best addressed as part of the broader design work for developing recommendations around the mandating of contemporary community engagement strategies (Option 3.1), which will necessarily include guiding principles, and minimum standard processes/practices.</p>
8.3	Introduce a requirement for councils to undertake regular service reviews for existing services	<p>There was, again, broad support for this option, but some noted issues, such as councils facing push-back from communities for saying 'no' to any infrastructure, even if it could be a burden in the future.</p> <p>Any recommendation based on this option will need to consider matters of detail such as how often these reviews would take place, and how prescriptive any process would be. Again, the Board considers this option should be further developed as a component of the new performance monitoring and management framework and proposed mandated community engagement mechanisms (Options 3.1 and 3.2).</p>
8.4	Support councils to standardise core asset management systems, processes, and software	<p>There was general, in-principle support this option, but significant transition costs and complexity were noted, and the need for funding support to deliver standardisation was again raised.</p> <p>In terms of structural reform, transition to a new set of LGAs would naturally require adopting common systems, platforms etc. This will be a key plank in the transition planning, which will likely require funding support from State Government.</p>

The future of local government review

Attachment 1
AGENDA ITEM 16.1.2



Tasmanian
Government

Department of
Premier and Cabinet

More information?

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The future of local government review

Central and Midlands Community Catchment Information Pack

Review Stage 3 – May 2023

Let's All Shape the Future
of Local Government.



This information pack has been prepared by the Local Government Board with the assistance of the Tasmanian Policy Exchange at the University of Tasmania and the Department of State Growth.

It draws on ABS Census, council, and the Office of the Valuer General data.

The Local Government Board has prepared this information pack as a data source and conversation starter for the upcoming Stage 3 consultation.

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1. Introduction

During Stage 3 of the Review, the Board will be engaging with communities to look at how we might reshape Tasmania's local councils to increase scale and capability so they can better serve Tasmanian communities. The goal is to design local government in Tasmania in a way that allows all councils to develop and maintain the capability that communities need, while delivering services locally, keeping jobs in local communities, and ensuring that all Tasmanians have a strong voice in decisions being made on their behalf.

This information pack provides detailed insights into the Central and Midlands Community Catchment, outlining four possible structural reform scenarios. **These scenarios are not the only options for reform.** They are options designed to prompt a discussion about some of the possible pathways available to deliver a more capable and sustainable system of local government for the Central and Midlands community.

Communities and councils may have their own ideas about how local government could be better organised in their catchments. The Board welcomes alternative suggestions as part of the engagement process.

Where have these scenarios come from?

Each of the scenarios has been developed using the Board's structural reform principles (see text box on the following page) and the following four criteria.

1. **Place and Representation**
2. **Future Needs and Priorities**
3. **Financial Sustainability**
4. **Operational Capability.**

Scenario 1 – Establishing two separate councils to the north and south

Scenario 2 – Establishing a single Central and Midlands Council

Scenario 3 – Establishing three councils – a northern council encompassing the Meander Valley and Northern Midlands, a southern council encompassing Brighton and the Southern Midlands, and a western council encompassing the Derwent Valley and Central Highlands.

Scenario 4 – Establishing three councils: a northern council capturing the Meander Valley, Northern Midlands and the northern Central Plateau region; a south-western council incorporating the Derwent Valley and south-west of the Central Highlands; and a south-eastern council reaching into the Central Highlands

The Board – in collaboration with the University of Tasmania – has identified and applied a range of relevant data sets to assess the scenarios individually and in comparison to one another.

By doing this, we want to test how well the different scenarios meet the criteria. This should promote a conversation about various trade-offs and how these might be managed or addressed. For example, scenarios that propose a larger number of smaller councils may be construed as providing higher levels of representation and local connection but would need to be supported by more extensive shared services and partnership arrangements to achieve the operational scale necessary to deliver long-run capability and financial sustainability. On the other hand, scenarios that include council areas taking in much larger areas may require less in the way of service sharing and may be more 'self-sufficient'.

Structural Reform Principles

1. A Focus on Future Community Needs
2. Retaining Jobs and Service Delivery Locally
3. Preserving and Enhancing Local Voice
4. Smoothing Financial Impacts for Communities
5. Dedicated and Appropriate Resourcing for the Transition

The data and analysis presented in this Information Pack has been sourced from a range of authoritative sources, including councils, the Australian Bureau of Statistics, the Office of the Valuer General, the Department of State Growth and the University of Tasmania. The Pack also presents the results of modelling undertaken to estimate indicative rates for possible council areas presented in the scenarios. Detailed notes on the methods and assumptions used in this modelling are provided in the Supporting Paper (*Methods and Technical Background*).

The scenarios presented in this Information Pack, and the data and analysis that underpins them, are designed to inform community consultation about the future design of local government in Tasmania and are only one of multiple sources of information the Board will be considering when finalising its reform options.

What do we want councils and communities to tell us?

For each of the scenarios, we want councils and communities to consider four fundamental questions:

1. **What are the strengths?**
2. **What are the weaknesses or challenges?**

3. **Are there any adjustments that could be made to maximise the strengths and minimise the weaknesses?**
4. **Are there any other entirely different scenarios the Board should consider, which would still deliver against the Board's criteria and structural reform principles?**

Boundary changes are only one part of the equation. We also want councils and communities to think about options for complementary, supporting reforms, such as shared services and partnerships, options to improve local services and keep jobs in local communities, and new models of engagement and representation.

To support this conversation, we have prepared a number of *Supporting Papers*, which present a range of opportunities for councils and communities to consider. The Papers draw on research about new and evolving approaches in local government elsewhere, as well as the ideas that we have heard from talking with councils, state agencies, and the broader community, including from submissions we have received.

These papers focus on:

- **Supporting strong and empowered local communities (protecting and enhancing local voice and local services);**
- **State government partnership opportunities for local government; and**
- **Potential models, options, and key considerations for shared service opportunities in Tasmania.**

We want people to keep these opportunities in mind as they consider how they might work with or support the operation of new council boundaries and new models of service delivery. Some of the opportunities might only make sense or be effective under some scenarios, while others might work across the board.

At this stage, the Board wants to encourage creative thinking about how we build new council structures that are not just more capable, but which can deliver more equitable outcomes and access to services and technology for all of Tasmania, particularly in our rural and regional communities.

The intent here is consistent with the Board's approach to community centred consolidation - to more flexibly and genuinely reflect and support what communities will want and need into the future. Our aim is to look at how future councils can access the benefits of scale yet remain responsive to local needs. A large part of this is to consider how we reorient representation and services around citizens and the people who access services and build administrative structures that can deliver that flexibility.

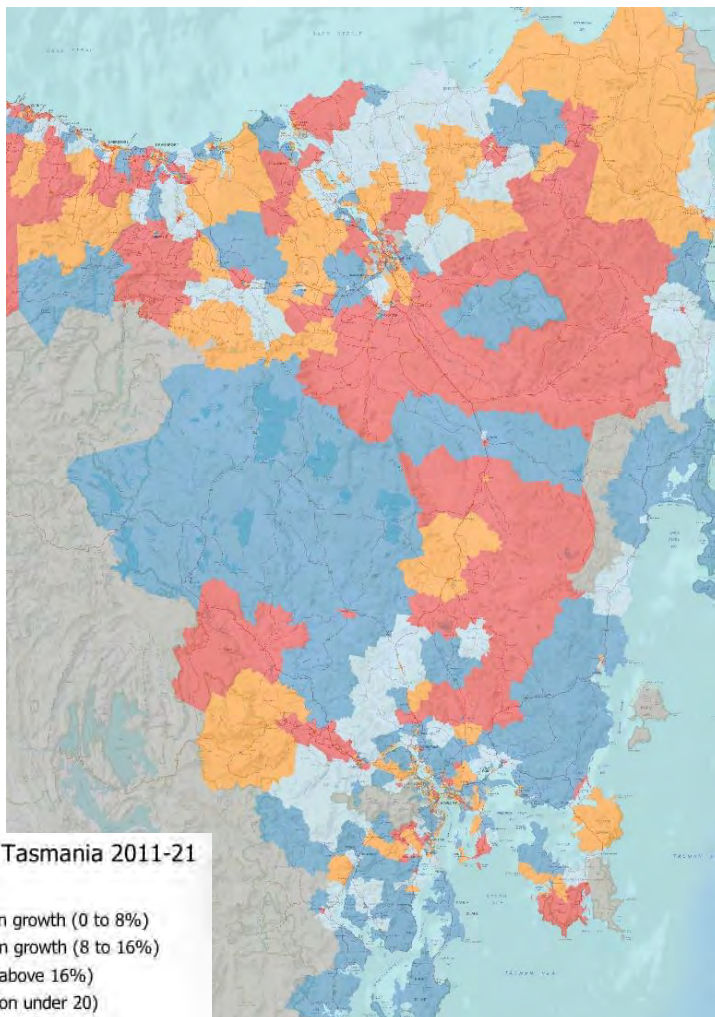
Please note: The Supporting Papers also include fact sheets which explain key data sets, data definitions and associated methodology.

Navigating the Information Pack

The Information Pack is divided into five main sections:

- 1. Introductory information about how to interpret and use the Information Pack (this section);**
- 2. An overview of the Central and Midlands catchment, including key demographic, economic, and geographic features;**
- 3. An explanation and analysis of each of the individual structural reform scenarios against evaluation criteria data;**
- 4. A comparative summary of all the scenarios against the evaluation criteria data; and**
- 5. An appendix, which presents analysis of existing councils within (or partially within) the catchment.**

2. An overview of the Central and Midlands Community Catchment



The broader midlands and central plateau area is a large and sparsely populated region. This Catchment area captures the Central Highlands Plateau with its many lakes, the agricultural land of the Midlands to the forested tiers that separate the area from the east coast. The western side largely consists of the mountainous Central Plateau Conservation Area and the eastern section of the Tasmanian Wilderness World Heritage Area. To the south, boundaries are formed by the limits of the existing Derwent Valley and Brighton LGAs. The north is bounded by the urban fringes of Launceston and the Tamar Valley, and Meander Valley's northern limits.

The region's economy is largely based on agriculture and tourism and the area also includes a number of hydro storages, wind farms and power stations. As well as their economic and industrial connections, the Midlands and Central Plateau have strong historical, demographic, and cultural similarities represented in physical links such as the 'Tasmania's Heartland' road network and tourist route.

While this grouping contains several geographically distant regional population centres, commuting and employment data indicate that these five current council areas have much stronger commuting links with each other than with any of their neighbours. Both Brighton and New Norfolk LGAs in the South have significant employment and commuting connections to the Central Highlands and Southern Midlands LGAs (as well as to greater Hobart), while Deloraine and Campbell Town are important regional hubs for the Northern Midlands and the upper half of the Central Highlands LGAs.

While parts of the Central Highlands and Northern Midlands LGAs are facing challenges serving ageing populations, other parts of the Catchment are growing relatively strongly. In particular, Meander Valley, Southern

Midlands, and Brighton LGAs have seen population growth above the state average in recent decades.

The main challenge confronting this grouping is that its population growth is concentrated in areas like Brighton, Perth, Evandale, Longford, and Westbury, whose functional economic connections are to Hobart and Launceston rather than to Central Tasmania.

Access to [healthcare](#), education, and transport are also issues. The area includes large [shack communities](#) – over [60% of private dwellings in the Central Highlands LGA were unoccupied on the 2021 census night](#) – with impacts for local governance. Part-time residents are of economic benefit to these communities, but also place stress on infrastructure and amenities during peak periods.

The recent [2022 floods and landslips](#), most notably in the north of the region, demonstrate the area's vulnerability to climate change related impacts, and the need for coordinated, cohesive action. As with other areas of the State, waste also presents challenges for the individual councils of this region, particularly given distances to appropriate landfill sites.

There are also important opportunities for the region, especially in tourism, energy and agriculture. Investment in major irrigation infrastructure and other innovative practices in particular is likely to support continuing growth in the agricultural output across the region making a significant contribution to the Tasmanian Government's goal of increasing the annual value of the sector to \$10 billion by 2050.

In this catchment, the Board is seeking to establish a system of local government that can:

- maximise the community benefit arising from the energy and tourism industries in the region
- deliver to residents and businesses the range of regulatory services expected of all councils
- advocate effectively to State and Commonwealth Governments to play their part in providing infrastructure and to partner on economic development and job opportunities
- provide services to both older and younger residents, given the concentrations of both cohorts
- provide fair and equitable services and representation to the many residents living in remote locations.

Tasmania's changing community dynamics

Tasmanians are much more mobile than a generation ago and a growing number of residents cross at least one local government boundary every day. One widely accepted way of defining a 'community of interest' that provides insights into the appropriate scale for local government is to identify the areas in which most residents live, work, and use government services (Productivity Commission 2017). Reflecting this approach, the Board has produced a series of maps which illustrate commuting to major employment centres as one possible tool to help inform community discussions around boundary consolidation options.

The Central and Midlands Community Catchment is large and features a diverse range of communities, from remote and relatively isolated rural and highland settlements to significant regional centres. As such, the degree to which the existing LGAs of this catchment are representative of their residents' daily movements varies considerably. On one hand, communities like Brighton, Bridgewater, New Norfolk, Perth, Evandale, and Longford are increasingly becoming 'satellite' outer suburbs of Greater Hobart and Launceston. Even some of the more traditionally regional areas of the Southern Midlands, such as Mangalore, Bagdad, Kempton, and Campania have developed strong commuting connections to Hobart and Clarence in recent years. On the other hand, settlements like Campbelltown, Ross, Bothwell, and Deloraine remain important hubs for their more dispersed and rural communities.

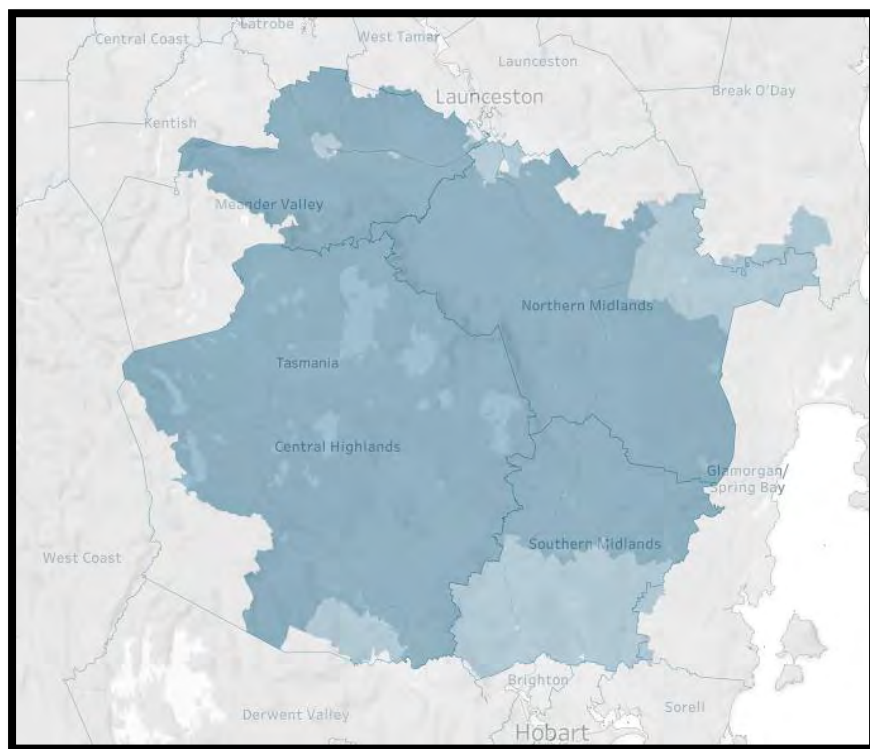
For this reason, special care must be taken to ensure that boundary changes in this Community Catchment accurately reflect the rapidly changing ways its residents live, work, and socialise.

One clear measure of the extent to which potential future council areas align with communities of interest is the proportion of workers in a council

area who also live in that area – the local workforce ratio. As already noted, this area is subject to considerable variability in this regard. Given their strong commuter links to a major urban centre, only a small proportion of the residents of Derwent Valley (34%), the Southern Midlands (29.4%), and Meander Valley (28.5%) both live and work in the same LGA. Central Highlands (49.5%) and Northern Midlands (41.6%) score slightly higher but still remain under 50%. However, the reasonably strong connection of these five areas to each other means that when combined, 62.2% of the catchment's workforce live locally. If the settlements of Perth, Evandale, and Longford were to be consolidated into a potential Tamar Valley council as is contemplated in one of the scenarios in the Tamar Valley Information Pack, this figure would be higher still.

		Place of work (SA2)										
		New Norfolk	Deloraine	Central Highlands	Upper Derwent Valley	Southern Midlands	Bridgewater	Brighton	Perth - Evandale	Longford	Greater Hobart	Launceston
Place of usual residence (SA2)	New Norfolk	878	0	39	66	8	123	32	0	0	2405	13
	Deloraine	0	1618	0	0	0	0	0	22	15	11	299
	Central Highlands	54	4	499	44	14	13	11	0	0	222	17
	Upper Derwent Valley	302	0	29	271	4	56	23	0	0	992	4
	Southern Midlands	60	0	23	5	892	153	91	4	0	1336	4
	Bridgewater	69	0	4	9	20	431	45	0	0	1684	11
	Brighton	74	0	8	10	50	266	411	0	0	2389	14
	Perth - Evandale	0	17	0	0	0	0	0	543	126	23	1626
	Longford	0	16	0	0	0	0	0	137	565	28	821
	Local workforce ratio	42%	66.6%	63%	51.5%	71.2%	18.6%	40.2%	20.3%	38.3%	-	-

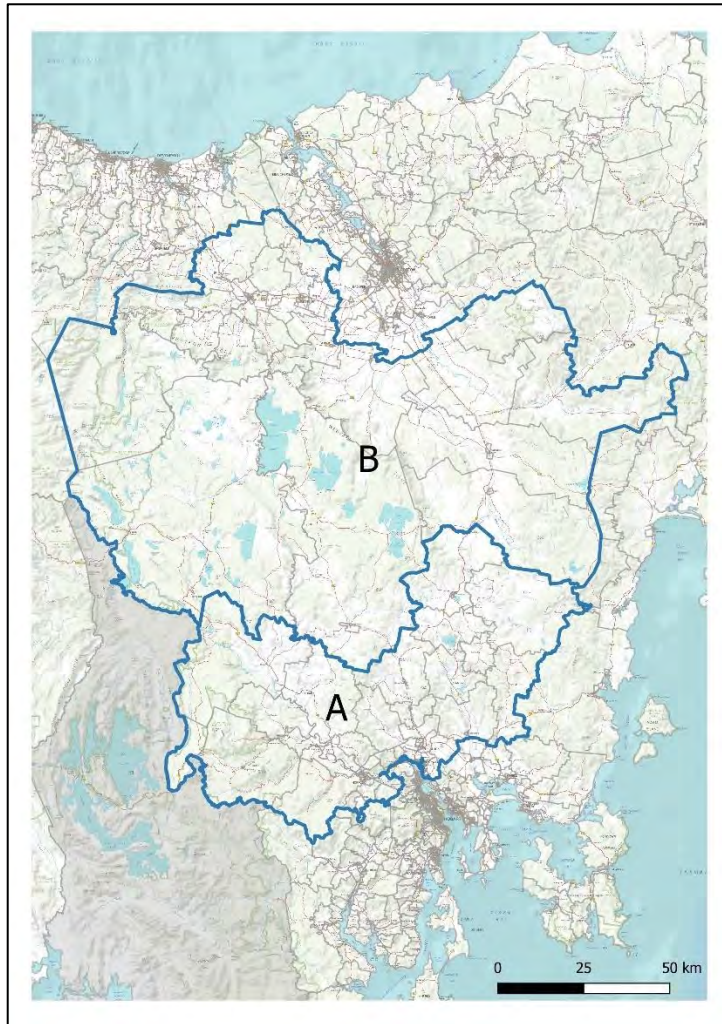
Commuting connections in the Central and Midlands region



Key

Unshaded – fewer than 30 workers (less than 13 %) work within the Central and Midlands community catchment
Light blue – between 30 and 100 (13%-40%) workers work within the Central and Midlands community catchment
Dark blue – more than 100 (40%) workers work within the Central and Midlands community catchment

Central and Midlands: Scenario 1



Overview

Scenario 1 establishes two new council areas within the Central and Midlands Community Catchment. The first (A) combines the existing Brighton, Southern Midlands, and Derwent Valley LGAs, and a proportion of the Central Highlands including Hamilton, Ouse and Wayatinah. The second (B) captures the remainder of the Central Highland LGAs, Meander Valley minus Hadspen, Carrick, Prospect Vale and Blackstone Heights, and the Northern Midlands (minus Perth, Evandale and Longford).

The two councils have been identified on the basis of communities of interest, demographics and geographic links. Council A has a younger population, many living in the rapidly growing urban areas of Brighton and New Norfolk and working locally or in the Greater Hobart area. Council B has an older population mostly in smaller towns, with more working outside the area.

Under this scenario, the satellite towns around Launceston currently within the Meander Valley and Northern Midlands LGA are incorporated into the Tamar Valley Community Catchment.

There is potential to maintain the customer service centres and works hubs in New Norfolk, Hamilton, Old Beach, Oatlands and Kempton for Council A, and Westbury and Bothwell for Council B. These hypothetical councils may be further supported by shared service arrangements.

Council Area	2021 Population	% Growth 2011-21
Area A	37,551	16.7%
Area B	15,439	2.0%

Rationale and evidence

Scenario 1 would benefit the Central and Midlands region by increasing the scale and capability of the two proposed councils serving these communities, when compared to the existing councils. Council A has an approximate population of 37,500, and Council B 15,500. This scenario would have the potential to deliver better outcomes relative to the reform criteria and the status quo, albeit to differing degrees. The two new councils would have larger workforces, enhancing recruitment offerings and enabling career development and progression.

Under this scenario, there is strong correlation between council boundaries with communities of interest and the geography of the region. Both councils include dispersed rural communities connected with significant regional centres, which should help with operational sustainability. While Brighton and New Norfolk have strong commuter connections to Hobart, these communities have strong historical connections with their rural hinterland.

Communities will also need to consider whether it is appropriate to allocate Perth, Evandale, Carrick, Hadspen, and Longford (combined population of approximately 7,000) to the Tamar Valley Community Catchment, given the impact it has on the population and rate base of Council B.

This scenario would improve the streamlining whole-of-region cooperation and service sharing as well as collaborations with other tiers of government.

Alignment with the principles for successful structural reform

Focus on future community needs: Both potential councils include a number of significant regional towns and rural communities. Under this scenario, 96% of residents in Council A would be within a 30-minute drive

of the larger service and administrative hubs of New Norfolk and Brighton, and 74% for Westbury and Bothwell in Council B. Maintaining these services hubs would ensure good access to services in what are geographically large councils while also highlighting the need to invest in digital services and other outreach and engagement strategies (especially in Council B).

Council A has experienced strong urban growth in recent years (16.7% 2011-21) and consolidation would support enhanced scope capabilities in areas such as strategic planning, development and environmental health assessment, and could help manage issues such as urban consolidation and infrastructure planning.

Retain local jobs and services: There is scope to retain council administrative and operations hubs in New Norfolk, Hamilton, Old Beach, Oatlands and Kempton, Westbury and Bothwell, thereby maintaining local employment while also supporting local engagement and service delivery. A potential model is provided by Devonport Council and Service Tasmania, which have fully integrated their customer service centres to make it simpler for residents to engage with state and local government services face to face (see Supporting Paper on *State Government Partnership Opportunities*).

Council A's scale would improve the prospects of recruiting and retaining technical and professional staff and improve the capacity to assess complex planning applications and address other technical challenges. There has been a history of service sharing arrangements in the southern part of this community catchment, particularly in regard to development and planning services, which suggests a strong collective capacity in the region. Brighton and Southern Midlands councils have provided services to each other, to Central Highlands Council, and to other councils outside the area. Given its

smaller size, Council B would need to continue to rely on external service sharing arrangements for some of its technical and regulatory services.

The integration of centralised or standardised corporate 'back-office' systems or services for council finance and administration may reduce staff time spent on administrative tasks, allowing them to focus on improving services to council staff and communities (see Supporting Paper on *Shared Services models*). In combination with the increased workforce size of these new entities, this is likely to lead to significant economies of scope.

While consolidated councils could lead to greater sharing of road maintenance teams and equipment, there would still be a need to maintain regional depots across the council area. Larger regulatory services teams should provide greater capacity to manage workloads, allow for business continuity during periods of leave, and help to attract and retain specialist staff – all of which currently present challenges to existing councils in this area.

Preserve and enhance local voice: The two new, larger councils would have the capacity to invest in new and more systematic approaches to community engagement to ensure all communities within the larger council areas are heard and represented, particularly those in the rural and remote highlands areas. If required, there would also be scope to introduce community advisory panels regularly consulted by council to ensure constituents enjoy enhanced formal representation and direct influence in the decision-making process, including community budget priorities (see Supporting Paper on *Supporting Strong and Empowered Local Communities*). Operations hubs could also be used for a program of scheduled regional council meetings in different locations.

Fair funding models: Applying existing rates and funding models to the new council areas, their total rates revenue in 2021 dollars would be an estimated \$22m for Council A and \$12.7m for Council B. The areas would have access to rates revenue from a mix of residential, commercial, industrial, and agricultural land, although both Councils would continue to rely on grant income given their scale and the road networks and other infrastructure they would have to manage. A range of approaches to rating are currently applied across the Catchment which would have to be considered in any transition. Brighton uses a flat, two-tier model for residential rates, while both Derwent Valley and Central Highlands Councils apply higher residential rates per capita than the other Councils in the Catchment. One option for enhancing the sustainability of both Councils in the Catchment would be to establish an alternative governance and funding model for the remote and sparsely populated highland communities reflecting the approach adopted in other Australian states. Further information is provided in the Supporting Paper on *Supporting Strong and Empowered Local Communities*.

Appropriate resourcing for transition: Transition arrangements for this scenario would need to consider how services provided by the Northern Tasmania Development Corporation and the Southern Tasmanian Councils Authority, both to member councils and other councils across the broader region, would be undertaken under the new arrangements. Similarly, the future status of the significant number of shared or joint arrangements would need to be considered, including any financial and staff commitments these councils have made to other councils. All of the Councils within the Catchment hold net financial assets which would have to be considered as part of any transition plan.

Community data and alignment with reform criteria

The table below presents demographic, household, employment and operational council data for hypothetical councils established under Scenario 1. These data have been produced by modelling 2021 ABS Census (SA1 level) and other relevant data sets to align with the hypothetical boundaries of the new areas proposed in each scenario.

As we have indicated, these data are indicative and are designed to inform community discussions about the merits of different structural reform options. Structural reforms adopted by the Tasmanian Government based on the Board’s recommendations will likely be subject to a detailed technical review and implementation plan. While every effort has been made to ensure consistency and accuracy, variation between SA1 and LGA boundaries may mean that some of the figures below may differ slightly from existing council statistics. Detailed methodological notes are presented in the *Methods and Technical Background* Supporting Paper.

Summary Data – Scenario 1

Category		Measure	Council A	Council B
Overview	Demographics	Population	37,551	15,439
		Median age	39.1	47.6
		SEIFA ¹ (decile)	1	3
	Housing	Total dwellings	13,832	6,140
		No. of single person households	3,376 (24.4%)	1,863 (30.3%)
		% dwellings vacant	8.1	14.8
		Indicator		
1. Place and Representation	Alignment with local communities of interest	% area workforce residing locally	69.4%	36.8%
	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	96%	74%

¹ SEIFA, or ‘Socio-Economic Indexes for Areas’, is an index developed by the Australian Bureau of Statistics which ranks areas in Australia according to relative socio-economic advantage or disadvantage.

Category		Measure	Council A	Council B
	Urbanisation	% of population in urban areas of population 10,000 or greater	42%	0%
	Mobility/Migration	% of population living at a different address 5 years ago	30.2	30.8
2. Future Needs and Priorities	Population growth	Population change 2011-21	5,384 (16.7%)	303 (2.0%)
	Housing supply and infrastructure demand	Change in total dwelling numbers (2011-21)	2,154	113
		% Change in total dwelling numbers (2011-21)	18.4%	1.9%
	Employment growth	Change in labour force 2011-21 by place of residence	26%	6%
	Older/ageing communities	% Population over 65	12%	19%
	Younger communities	% Population under 15	23%	19%
3. Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$6,644,900,000	\$2,645,200,000
		Value of rateable land - primary production	\$1,648,400,000	\$3,774,400,000
		Value of rateable land - industrial	\$243,200,000	\$76,100,000
		Value of rateable land - commercial	\$286,600,000	\$175,700,000
		Value of rateable land - vacant	\$474,000,000	\$227,000,000
		Value of rateable land - other	\$735,700,000	\$453,500,000
		Value of rateable land - total	\$10,032,926,300	\$7,351,766,000
	Estimation of theoretical rate	Estimated rate revenue - residential	\$15,100,000	\$5,800,000

Category	Measure	Council A	Council B	
revenue applying current rates ²	Estimated rate revenue - commercial	\$1,100,000	\$500,000	
	Estimated rate revenue - industrial	\$800,000	\$300,000	
	Estimated rate revenue - primary production	\$3,300,000	\$5,100,000	
	Estimated rate revenue - vacant	\$1,300,000	\$700,000	
	Estimated rate revenue - other	\$300,000	\$200,000	
	Estimated rate revenue - total	\$22,000,000	\$12,700,000	
	Road Infrastructure	Km of council roads - unsealed	935.2	1,014.2
		Km of council roads - sealed	544.0	900.6
4. Operational Sustainability	<ul style="list-style-type: none"> • Council A would have a relatively large population base and ongoing growth that should give it the capacity to service its community. • Council B would have a smaller rates and population base, as well as significant areas of low growth or population decline. It is more likely to need to rely more on external shared service arrangements for some specialist functions. 			

² There are limitations involved with this analysis, and it is acknowledged that the modelled revenues underestimate actual council revenues in some instances. The modelled revenues are a superior measure of relative fiscal capacity between council scenarios, and caution is advised for any comparison between modelled revenues for scenarios and existing councils. More information is provided in the Methods and Technical Background Supporting Paper.

Central and Midlands: Scenario 2



Overview

Scenario 2 establishes a single council for the Central and Midlands Community Catchment.

Under this scenario, the existing LGAs of Derwent Valley, Brighton, Southern Midlands, Central Highlands, Northern Midlands, and Meander Valley are combined, minus the Launceston satellite commuting towns of Carrick, Hadspen, Perth, Longford, and Evandale.

A single council model would maximise potential scale and capability benefits by incorporating central Tasmania into one consolidated council. The scenario would support higher and more consistent service delivery across central parts of rural Tasmania and would deliver more financially sustainable model of local government for these communities.

The primary challenge for this model, given the size of the LGA, would be ensuring local voices are heard with equal representation across the entire region.

This scenario would require the continuation of a number of customer service and administration centres with supporting works hubs in other areas to maintain regional employment opportunities.

2021 Population	% Growth 2011-21
52,990	14.1%

Rationale and evidence

Scenario 2 establishes one single council area, combining the current Derwent Valley, Brighton, Southern Midlands, Central Highlands, Northern Midlands and Meander Valley Councils, but without the commuting towns south of Launceston.

The council would be geographically large by Tasmanian standards, but less populous than some other councils in the State, with approximately 53,000 people. It would have a hypothetical revenue of \$34.7m. In addition to creating significant scale, a further rationale for establishing a whole-of-region council is that it would represent a significant portion of rural Tasmania and lessen the need for many regional organisations and structures to promote collaboration across councils.

The challenge for the single council model will be ensuring local representation, employment and service delivery across the entire area, although the consolidated council would have the resources to invest in community engagement and establishing administrative and service delivery hubs across the community. Consideration would also have to be given to balancing the needs of the fast-growing urban communities in the south of the Catchment with rural communities further north.

There are two specific issues that warrant further investigation and consideration by communities and councils under this scenario:

- Given the commuter links between Brighton, New Norfolk and Hobart, are these communities more oriented towards the more urban areas to their south, or do they identify more strongly and perform as service hubs for their rural hinterlands?

- In the north of the catchment, communities similarly should consider the allocation of Perth, Evandale, Carrick, Hadspen, and Longford (also given their commuter links to Launceston) to the Tamar Valley Community Catchment.

Alignment with the principles for successful structural reform

Focus on future community needs: The council established under this scenario would have better resources and capabilities to respond to emerging community needs. In terms of accessing services, if existing council offices across the Community Catchment were maintained as a part of a network model, then 85% of residents would be within a 30-minute drive of the major service and administrative hubs. The trade-off which the community will have to consider is whether a single council model is the most effective and sustainable model for providing local representation and services across the Central and Midlands.

As described in the overview of this *Information Pack*, areas of this region are experiencing significant urban growth. Other areas have seen, and will see, major infrastructure projects such as wind farms and irrigation. These changes will require further and increased strategic planning and infrastructure.

Under this model, there would be less of a need for regional shared services arrangements than for the status quo or under other scenarios included under this catchment. The necessity for the Southern Tasmanian Councils Authority (STCA) would need to be reconsidered given the capability of the resulting council, although it may have a clear ongoing role in areas not traditionally considered core to local government (e.g. natural resource management). A larger regional council will be well placed to advocate for the Central and Midlands community and rural interests more generally

and enter strategic partnerships with other spheres of government. Likewise, it will be well placed to deliver effective land use and strategic planning.

Retain local jobs and services: Establishing a single consolidated council to represent the Central and Midlands region would deliver scale benefits including the ability to attract and retain specialist staff and invest in productivity-enhancing equipment and 'back-office' systems. There would need to be a clear strategy of retaining jobs and teams across the region to maintain local employment and knowledge and provide community members with ready access to council services.

The Southern Midlands Council and Service Tasmania have integrated their customer service centres in Oatlands, making it simpler for residents to engage with state and local government services face to face. There is potential to expand this approach across the Catchment (see Supporting Paper on *State Government Partnership Opportunities*).

While a single council would facilitate greater sharing of road maintenance teams and equipment, there would still be a need to maintain several regional depots across the council area given the Council would be responsible for managing 3,500 km of roads – the most in Tasmania. A larger regulatory services team would likewise provide greater capacity to manage workloads, allow for business continuity during periods of leave, and help to attract and retain specialist staff.

While the new council would have significant scale, capacity and purchasing power, there would be benefits in it centrally sourcing some basic common services, such as cloud-based ICT systems, to support council finance and administration and enable employees to access systems from across this large LGA. (see Supporting Paper on *Shared*

Services Models). This would reduce staff time on administrative tasks and system management and help provide consistent and sustainable services across the region.

Preserve and enhance local voice: The greatest challenge under this scenario would be ensuring that a single regional council is able not only to preserve but also enhance local voice, representation, and engagement. Despite its increased size, a single consolidated council would, however, have the capacity to invest in new and more systematic approaches to community engagement to ensure all communities within the larger council areas are heard and represented, particularly those in the rural hinterland areas. In a local government area of this size, there would also be merit in considering mechanisms to ensure all areas were afforded localised representation by the new council.

If required, there would also be scope to introduce community advisory panels regularly consulted by council to ensure constituents enjoy enhanced formal representation and direct influence in the decision-making process, including community budget priorities (see Supporting Paper on *Supporting Strong and Empowered Local Communities*).

Fair funding models: Applying existing rates and funding models to the new council area, total rates revenue in 2021 dollars would be an estimated \$34.7m. The consolidated council would have access to a significant rate base drawn from a mix of residential, commercial, industrial, and agricultural land although the new Council would continue to rely on grant income to maintain its large road network and other infrastructure.

As noted in Scenario 1 above, a range of approaches to rating are currently applied across the Catchment which would have to be considered in any transition. Brighton uses a flat, two-tier model for residential rates, while

both Derwent Valley and Central Highlands Councils apply higher residential rates per capita than the other Councils in the Catchment. One option for enhancing the sustainability of this council would be to establish an alternative governance and funding model for the very remote and sparsely populated highland communities reflecting the approach adopted in other Australian states. Further information is provided in the Supporting Paper on *Supporting Strong and Empowered Local Communities*.

Appropriate resourcing for transition: As with other scenarios, transition arrangements would need to consider the need for existing regional structures and how best to adapt and integrate the systems across six

existing councils into an integrated framework to meet the future needs of the Central and Midlands community.

Areas of focus for transition would include:

- The ongoing role of the Southern Tasmanian Councils Authority, particularly the services it provides to other councils in Tasmania;
- treatment of the debts and surpluses held by all councils;
- IT systems, including Geographic Information Systems (GIS) and asset management platforms.

Community data and alignment with reform criteria

The table below presents demographic, household, employment and operational council data for hypothetical councils established under Scenario 2. These data have been modelled using 2021 ABS Census (SA1 level) and other relevant data sets to align with the hypothetical boundaries of the new areas proposed in each scenario.

As we have indicated, these data are indicative and are designed to inform community discussions about the merits of different structural reform

options. Structural reforms adopted by the Tasmanian Government based on the Board’s recommendations will be subject to a detailed technical review and implementation plan. While every effort has been made to ensure consistency and accuracy, variation between SA1 and LGA boundaries may mean that some of the figures below may differ slightly from existing council statistics. Detailed methodological notes are presented in the *Methods and Technical Background* Supporting Paper.

Summary Data - Scenario 2

Category		Measure	Council
Overview	Demographics	Population	52,990
		Median age	41.6
		SEIFA ³ (decile)	2
	Housing	Total dwellings	19,972
		No. of single person households	5,239 (26.2%)
		% dwellings vacant	10.3
		Indicator	
1. Place and Representation	Alignment with local communities of interest	% area workforce residing locally	51.6%

³ SEIFA, or ‘Socio-Economic Indexes for Areas’, is an index developed by the Australian Bureau of Statistics which ranks areas in Australia according to relative socio-economic advantage or disadvantage.

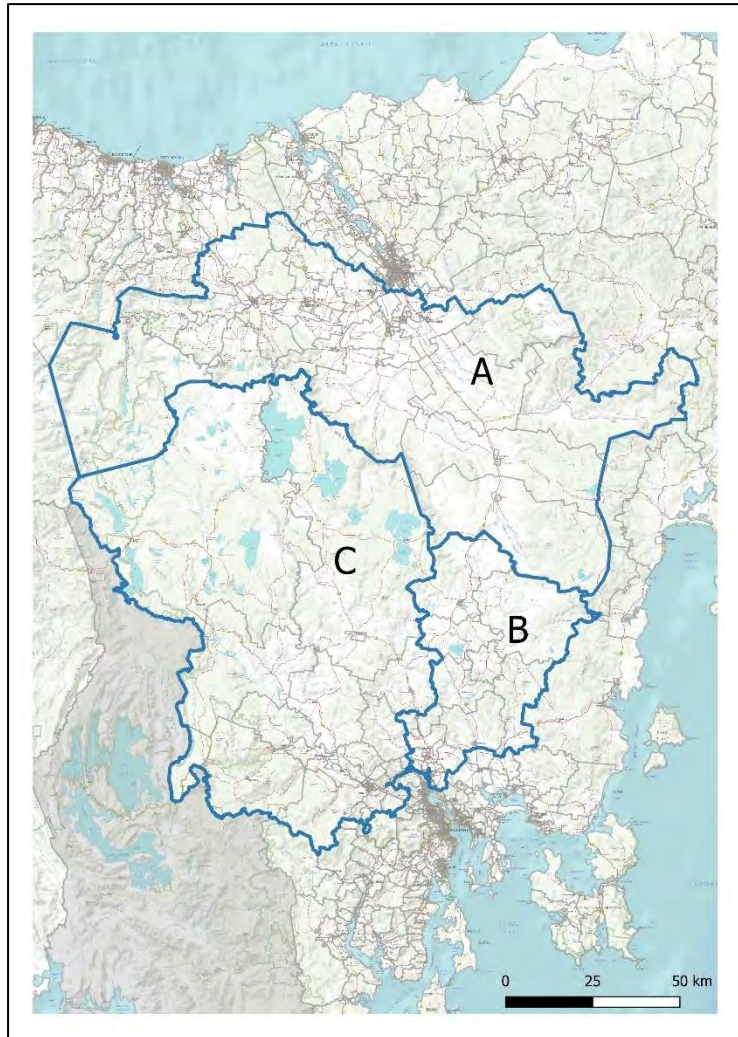
Category		Measure	Council
	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	85%
	Urbanisation	% of population in urban areas of population 10,000 or greater	30%
	Mobility/Migration	% of population living at a different address 5 years ago	30.4
2. Future Needs and Priorities	Population growth	Population change 2011-21	6,552 (14.1%)
	Housing supply and infrastructure demand	Change in total dwelling numbers (2011-21)	2,644 (15.3%)
		% Change in total dwelling numbers (2011-21)	15.3%
	Employment growth	Change in labour force 2011-21 by place of residence	21%
	Older/ageing communities	% Population over 65	14%
	Younger communities	% Population under 15	22%
	3. Financial Sustainability	Value of rateable land	Value of rateable land - residential
Value of rateable land - primary production			\$5,422,800,000

Category		Measure	Council
		Value of rateable land - industrial	\$319,300,000
		Value of rateable land - commercial	\$462,300,000
		Value of rateable land - vacant	\$701,000,000
		Value of rateable land - other	\$1,189,200,000
		Value of rateable land - total	\$17,384,692,300
	Estimation of theoretical rate revenue applying current rates ⁴	Estimated rate revenue - residential	\$21,000,000
		Estimated rate revenue - commercial	\$1,700,000
		Estimated rate revenue - industrial	\$1,100,000
		Estimated rate revenue - primary production	\$8,400,000
		Estimated rate revenue - vacant	\$2,000,000
		Estimated rate revenue - other	\$500,000
		Estimated rate revenue - total	\$34,700,000
	Road Infrastructure	Km of council roads - unsealed	1,949.4
		Km of council roads - sealed	1,444.6

⁴ There are limitations involved with this analysis, and it is acknowledged that the modelled revenues underestimate actual council revenues in some instances. The modelled revenues are a superior measure of relative fiscal capacity between council scenarios, and caution is advised for any comparison between modelled revenues for scenarios and existing councils. More information is provided in the Methods and Technical Background Supporting Paper.

Category	Measure	Council
<p>4. Operational Sustainability</p>	<ul style="list-style-type: none"> • This council would have a relatively large population base and ongoing growth that should give it the capacity to service its community. • Despite the capability that would come with scale, this council would have a large geographic area and dispersed community to service from different work hubs. • This council would need to invest in robust engagement processes to ensure that it was reflecting community priorities across the council area equitably. It would also need to invest in strong management systems to ensure community priorities were being delivered. 	

Central and Midlands: Scenario 3



Overview

Scenario 3 creates three new council areas for the Central and Midlands Community Catchment. Council A combines the existing Northern Midlands and Meander Valley LGAs, minus the suburbs of Prospect Vale and Blackstone Heights. Council B merges Brighton and the Southern Midlands LGAs, and Council C captures Derwent Valley and the Central Highlands LGAs.

This scenario establishes Councils with populations between 15,000 and 28,000 and aligns communities of interest with significant regional towns as important service hubs.

This proposal enhances possible scale capabilities and the scope for cohesive coordination in the region, although not to the same extent as Scenario 1 or 2 of this information pack. This scenario has the potential to host several administration and service centres and works hubs to maintain regional employment opportunities.

Council Area	2021 Population	% Growth 2011-21
Area A	27,831	11.3%
Area B	23,688	19.7%
Area C	14,996	12.7%

Rationale and evidence

The three council areas established under this scenario each combine two existing councils, almost entirely following existing local government boundaries. The exception is Meander Valley's boundary with Launceston, which has been adjusted to incorporate the continuously connected suburbs of Prospect Vale and Blackstone Heights into the Tamar Valley Community Catchment.

This scenario would benefit the Central and Midlands community by increasing the scale and capability of the three proposed councils although not to the extent of the first and second reform scenarios outlined in this *Information Pack*. The three new councils would each have larger workforces enhancing recruitment opportunities and enabling career development and progression although would still rely on a range of shared services and partnership arrangements.

Under this Scenario, Longford and Westbury could be retained as administrative, customer service and works hubs to service the communities in Council A.

While a three-council model would require greater regional coordination and cooperation relative to other reform scenarios, it represents an improvement on current council scale (and therefore capability) relative to the status quo. The existing Central Highlands and Southern Midlands communities would benefit from their connection to the fast-growing towns of New Norfolk and Brighton. The model will help coordinate development and services including the implementation of existing strategic planning initiatives, such as the Southern Tasmania Regional Land Use Strategy (STRLUS).

Alignment with the principles for successful structural reform

Focus on future community needs: The three councils established under this Scenario include at least one significant regional town connected to surrounding rural and highland communities. These towns host important services for their communities (such as healthcare, education, and retail).

In terms of accessing services, if existing council offices across the Community Catchment were maintained as a part of a network model, then between 87 and 97% of residents would be within a 30-minute drive of the major service and administrative hubs. The trade-off which the community will have to consider is whether a three-council model is the most effective and sustainable model for providing local representation and services to the Central and Midlands region.

As described in the other scenarios in this Community Catchment Information Pack, areas of this region are experiencing significant urban growth (most notably Councils A and B). Other areas have seen, and will see, major infrastructure projects such as wind energy and irrigation. These changes will require further and increased strategic planning and infrastructure.

Each of the three councils under the Scenario represent communities with a degree of demographic and economic diversity which should help ensure financial sustainability. However, these councils would likely still need to share services on a local or regional scale. For example, all three councils would have to cooperate to support existing or expanded shared services and regional emergency management committees. The three councils may also need to jointly advocate for their communities to other spheres of government. Likewise, they will need to collaborate to deliver effective land use and strategic planning. The coordination of regional strategy and

economic development, currently undertaken by the Southern Tasmanian Councils Authority, would be an ongoing need.

Retain local jobs and services: There is significant scope to retain multiple existing council administrative centres and operations hubs in the different councils to maintain local employment and to support local engagement and service delivery.

Southern Midlands Council and Service Tasmania have integrated their customer service centres in Oatlands, making it simpler for residents to engage with state and local government services face to face. There is potential to apply this in each council area (see Supporting Paper on *State Government Partnership Opportunities*).

Given the relatively small size of Council C in particular (serving a population of approximately 15 000), there would be an ongoing need to share specialist and technical staff with neighbouring councils at a regional level. Regulatory services (building, environmental health, plumbing) and asset construction and maintenance are prime candidates for this approach.

The integration of centralised or standardised corporate 'back-office' systems or services for council finance and administration may reduce staff time spent on administrative tasks, allowing councils to reallocate resources towards improving the scope and quality of service provision (see Supporting Paper on *Shared Services Models*).

Preserve and enhance local voice: The three new, larger councils in this scenario would have enhanced capacity to invest in new and more systematic approaches to community engagement, ensuring that all communities within the larger council areas are heard and represented. If

required, there would also be scope to introduce community advisory panels regularly consulted by council to ensure constituents enjoy enhanced formal representation and direct influence in the decision-making process, including community budget priorities (see Supporting Paper on *Supporting Strong and Empowered Local Communities*). Operations hubs could also be used for a program of scheduled regional council meetings in different areas of the municipality.

Fair funding models: Applying existing rates and funding models to the new council areas, their total rates revenue in 2021 dollars would be an estimated \$21.7 for Council A, \$12.5m for Council B, and \$11.6m for Council C. Establishing new funding models would be easier under this scenario as the two highest rating councils in the Catchment would be combined in the proposed Council C although all three councils would continue to rely on grant funding for a significant proportion of their revenue. One option for enhancing the sustainability of Council C would be to establish an alternative governance and funding model for the remote and sparsely populated highland communities reflecting the approach adopted in other Australian states. Further information is provided in the Supporting Paper on *Supporting Strong and Empowered Local Communities*.

Appropriate resourcing for transition: Given this scenario involves less change to council structures than other scenarios, the transition costs would be expected to be lower. Careful consideration would need to be given to the status of shared services arrangements, including any financial and staff commitments made to other councils (such as the provision of plumbing services by Brighton to the Tasman Council).

Transition arrangements for this scenario would need to consider the role of the Southern Tasmanian Councils Authority, both in relation to member councils and other councils across the broader region, under the new arrangements. As we have noted, variations in the financial assets held by councils would need to be considered as part of the transition arrangements when establishing new councils.

Community data and alignment with reform criteria

The table below presents demographic, household, employment and operational council data for hypothetical councils established under Scenario 3. These data have been modelled using 2021 ABS Census (SA1 level) and other relevant data sets to align with the hypothetical boundaries of the new areas proposed in each scenario.

As we have indicated, these data are indicative and are designed to inform community discussions about the merits of different

structural reform options. Structural reforms adopted by the Tasmanian Government based on the Board’s recommendations will likely be subject to a detailed technical review and implementation plan. While every effort has been made to ensure consistency and accuracy, variation between SA1 and LGA boundaries may mean that some of the figures below may differ slightly from existing council statistics. Detailed methodological notes are presented in the *Methods and Technical Background Supporting Paper*.

Summary Data - Scenario 3

Category		Measure	Council A	Council B	Council C
Overview	Demographics	Population	27,831	23,688	14,996
		Median age	46	37.1	43.3
		SEIFA ⁵ (decile)	4	1	2
	Housing	Total dwellings	10,998	8,644	5,662
		No. of single person households	3,074 (28.0%)	1,994 (23.1%)	1,593 (28.1%)
		% dwellings vacant	9.1	7.0	13.0
		Indicator			
1. Place and Representation	Alignment with local communities of interest	% area workforce residing locally	63.2%	58.4%	70.6%

⁵ SEIFA, or ‘Socio-Economic Indexes for Areas’, is an index developed by the Australian Bureau of Statistics which ranks areas in Australia according to relative socio-economic advantage or disadvantage.

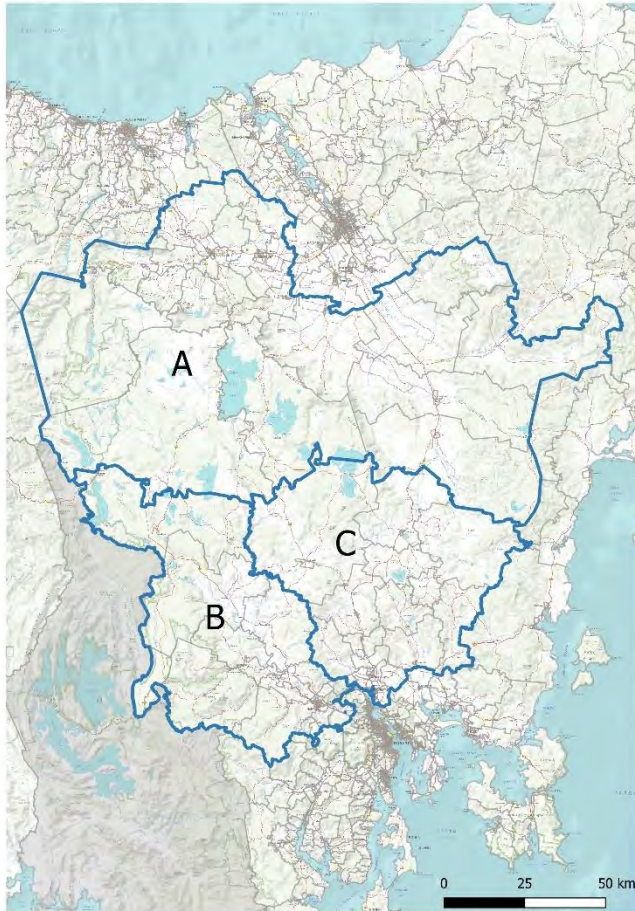
Category		Measure	Council A	Council B	Council C
	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	87%	97%	88%
	Urbanisation	% of population in urban areas of population 10,000 or greater	0%	67%	0%
	Mobility/Migration	% of population living at a different address 5 years ago	30.4	30.5	29.9
2. Future Needs and Priorities	Population growth	Population change 2011-21	2,819	3,897	1,685
		% population change 2011-21	11.3%	19.7%	12.7%
	Housing supply and infrastructure demand	Change in total dwelling numbers (2011-21)	1,291	1,654	566
		% change in total dwelling numbers (2011-21)	13.3%	23.7%	11.1%
	Employment growth	Change in labour force 2011-21 by place of residence	14%	31%	18%
	Older/aging communities	% Population over 65	17%	11%	15%
	Younger communities	% Population under 15	19%	25%	20%

Category		Measure	Council A	Council B	Council C
3. Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$4,943,474,800	\$4,296,673,200	\$2,806,583,700
		Value of rateable land - primary production	\$4,102,701,800	\$831,040,000	\$1,339,792,700
		Value of rateable land - industrial	\$338,533,500	\$166,926,500	\$77,413,400
		Value of rateable land - commercial	\$268,326,100	\$166,486,600	\$153,044,600
		Value of rateable land - vacant	\$350,453,500	\$254,611,700	\$269,237,300
		Value of rateable land - other	\$628,854,100.00	\$387,491,400.00	\$427,792,800.00
		Value of rateable land - total	\$10,632,343,800	\$6,103,229,400	\$5,073,864,500
	Estimation of theoretical rate revenue applying current rates ⁶	Estimated rate revenue - residential	\$12,278,171	\$8,770,506	\$7,516,107
		Estimated rate revenue - commercial	\$1,001,420	\$653,779	\$527,983
		Estimated rate revenue - industrial	\$1,813,926	\$528,275	\$300,713
		Estimated rate revenue - primary production	\$5,531,617	\$1,740,629	\$2,241,614
		Estimated rate revenue - vacant	\$841,827	\$604,457	\$893,065

⁶ There are limitations involved with this analysis, and it is acknowledged that the modelled revenues underestimate actual council revenues in some instances. The modelled revenues are a superior measure of relative fiscal capacity between council scenarios, and caution is advised for any comparison between modelled revenues for scenarios and existing councils. More information is provided in the Methods and Technical Background Supporting Paper.

Category		Measure	Council A	Council B	Council C
		Estimated rate revenue - other	\$275,361	\$183,892	\$151,085
		Estimated rate revenue - total	\$21,742,322	\$12,481,538	\$11,630,567
		Estimated rate revenue as a % of area total rateable property value	0.20%	0.20%	0.23%
	Road Infrastructure	Km of council roads - unsealed	630.0	478.5	884.2
		Km of council roads - sealed	1,090.3	309.3	277.2
4. Operational Sustainability	<ul style="list-style-type: none"> Councils A and B would have relatively large rates and population bases that should give them the capacity to service their communities. Council C would have a smaller rates and population base, as well as significant areas of low growth or population decline. It is more likely to need to access external shared service arrangements for some specialist functions. 				

Central and Midlands: Scenario 4



Overview

Scenario 4 also creates three new council areas, but with different boundaries to Scenario 3. Here, Council A combines: Meander Valley (minus Hadspen and Carrick areas), Northern Midlands (minus Perth, Evandale, and Longford), and Central Highlands, from just north of Derwent Bridge, the Steppes and Interlaken. Council B merges the Derwent Valley with the southwestern portions of the Central Highlands (retaining Derwent Bridge, Bronte Park and Waddamana, but excluding Bothwell and Interlaken). Council C combines Brighton, Southern Midlands and the south-eastern portion of the Central Highlands (Bothwell and Interlaken). The boundary between the three council areas in the Central Highlands is indicative because the proposed boundary doesn't align with ABS SA1 geography.

The three council areas attempt to more closely group communities of interest and regular travel/ mobility patterns. For example, in this scenario Bothwell is included in Council C reflecting the township's commuting links to Brighton and Hobart. Like Scenario 3, it also connects dispersed rural communities with larger regional service hubs. There is also the potential to strengthen existing coordination and shared service arrangements, and to identify a number of service, administrative and works hubs for the individual councils.

Council Area	2021 Population	% Growth 2011-21
Area A	15,060	6.9%
Area B	12,400	11.8%
Area C	25,894	20.6%

This scenario is designed to test the view that the community in the northern part of the Central Highlands is more closely connected to the Meander Valley and Northern Midlands regions. This scenario also recognises the commuter and service connections to Greater Hobart from the Southern Midlands and Brighton in Council C, and from the Derwent Valley in Council B.

Rationale and evidence

This scenario would establish three councils. Although this scenario is more complex than others in this Community Catchment as the proposed councils are largely independent of existing council boundaries, it merits consideration given it is the most tailored to communities of interest.

This model would increase the scale and capabilities of councils serving the Central and Midlands region, with approximate populations of 15 000, 12 500 and 26 000 for Councils A, B, and C respectively.

This scenario would help most closely connect rural communities with regional towns and accommodate the distinctive needs of the rural hinterlands. It recognises the close connections between Perth, Evandale and Longford and Launceston by allocating these towns to the Tamar Catchment. Despite their rural character, each of the proposed council areas has experienced population growth of between 7 and 20 percent over the past decade.

This Scenario would benefit the Central and Midlands community by increasing the scale and capability of the three proposed councils although not to the extent of Scenarios 1 and 2. The three new councils would each have larger workforces enhancing recruitment opportunities and enabling career development and progression.

Under this scenario, most administrative, customer service, administration and works hubs could be maintained to service the Catchment.

While a three-council model would require greater regional coordination and cooperation relative to other reform scenarios, it represents an improvement on current council scale (and therefore capability) relative to the status quo. It would assist in streamlining coordination in the implementation of strategic planning initiatives, such as the Southern Tasmania Regional Land Use Strategy (STRLUS).

Alignment with the principles for successful structural reform

Focus on future community needs: Under this scenario there is strong alignment between council boundaries and communities of interest. It observes the significant interaction and engagement between the urban centres of this region. This consolidation of councils would improve whole-of-region cooperation and service sharing as well as collaborations with other tiers of government.

Under this scenario, 76% of residents would be within a 30-minute drive of key service and administrative hubs for Council A, and 96% and 93% for Councils B and C respectively.

The trade-off which the community will have to consider is whether a three-council model is the most effective and sustainable model for providing local representation and services to the Central and Midlands Catchment.

Urban areas within this region are experiencing significant growth (most notably Councils B and C). Such changes will require further and increased strategic planning and infrastructure.

Under this model all three councils would need to cooperate to support existing or expanded shared services and regional emergency management committees. The coordination of regional strategy and economic development, currently undertaken by the Southern Tasmanian Councils Authority, would be an ongoing need.

Each of the three councils under the Scenario represent communities with a degree of demographic and economic diversity which should help support financial sustainability.

Retain local jobs and services: There is significant scope to retain multiple existing council administrative centres and operations hubs in the different councils to maintain local employment and to support local engagement and service delivery.

Southern Midlands Council and Service Tasmania have integrated their customer service centres in Oatlands, making it simpler for residents to engage with state and local government services face to face. There is potential to apply this in each council area (see Supporting Paper on *State Government Partnership Opportunities*).

There would be advantages in sharing specialist and technical staff with neighbouring councils at a regional level. Regulatory services (building, environmental health, plumbing) and asset construction and maintenance are prime candidates for this approach.

The integration of centralised or standardised corporate 'back-office' systems or services for council finance and administration may reduce staff time spent on repetitive transactional tasks, allowing councils to reallocate resources towards improving the scope and quality of service provision (see Supporting Paper on *Shared Services Models*).

Preserve and enhance local voice: The three new, larger councils in this scenario would have enhanced capacity to invest in new and more systematic approaches to community engagement, ensuring that all communities within the larger council areas are heard and represented. If required, there would also be scope to introduce community advisory panels regularly consulted by council to ensure constituents enjoy enhanced formal representation and direct influence in the decision-making process, including community budget priorities (see Supporting Paper on *Supporting Strong and Empowered Local Communities*). Operations hubs could also be used for a program of scheduled regional council meetings in different areas of the municipality.

Fair funding models: Applying existing rates and funding models to the new council areas, their total rates revenue in 2021 dollars would be an estimated \$12.5m for Council A, \$8.5m for Council B, and \$14.5m for Council C. Like Scenario 3, establishing new funding models would be easier under this scenario as the two highest rating councils in the Catchment would be combined in the proposed Council C although all three councils would continue to rely on grant funding for a significant proportion of their revenue. One option for enhancing the sustainability of the council A and B would be to establish an alternative governance and funding model for the remote and sparsely populated communities reflecting the approach adopted in other Australian states. Further information is provided in the Supporting Paper on *Supporting Strong and Empowered Local Communities*.

Appropriate resourcing for transition:

Careful consideration would need to be given to the status of shared services arrangements, including any financial and staff commitments made to other councils (such as the provision of plumbing services by Brighton to the Tasman Council).

Transition arrangements for this scenario would need to consider the role of the Southern Tasmanian Councils Authority, both in relation to member councils and other councils across the broader region, under the new arrangements. As we have noted, variations in the financial assets held by councils would need to be considered as part of the transition arrangements when establishing new councils.

Community data and alignment with reform criteria

The table below presents demographic, household, employment and operational council data for hypothetical councils established under Scenario 4. These data have been produced by analysing 2021 ABS Census (SA1 level) and other relevant data sets to align with the hypothetical boundaries of the new areas proposed in each scenario.

As we have indicated, these data are indicative and are designed to inform community discussions about the merits of different structural reform

options. Structural reforms adopted by the Tasmanian Government based on the Board’s recommendations will likely be subject to a detailed technical review and implementation plan. While every effort has been made to ensure consistency and accuracy, variation between SA1 and LGA boundaries may mean that some of the figures below may differ slightly from existing council statistics. Detailed methodological notes are presented in the *Methods and Technical Background Supporting Paper*.

Summary Data – Scenario 4

Category		Measure	Council A	Council B	Council C
Overview	Demographics	Population	15,060	12,400	25,894
		Median age	47.4	43	37.8
		SEIFA ⁷ (decile)	3	2	1
	Housing	Total dwellings	5,971	4,666	9,454
		No. of single person households	1,652	1,271	2,212
		% dwellings vacant	11.7	9.6	8.4
		Indicator			

⁷ SEIFA, or ‘Socio-Economic Indexes for Areas’, is an index developed by the Australian Bureau of Statistics which ranks areas in Australia according to relative socio-economic advantage or disadvantage.

Category		Measure	Council A	Council B	Council C
1. Place and Representation	Alignment with local communities of interest	% area workforce residing locally	35.2%	63.0%	58.7%
	Established administrative, commercial and service hub/s	% of population within 30 mins of administrative hub	76%	96%	93%
	Urbanisation	% of population in urban areas of population 10,000 or greater	0%	0%	61%
	Mobility/Migration	% of population living at a different address 5 years ago	30.7	30.0	30.1
2. Future Needs and Priorities	Population growth	Population change 2011-21	970 (6.9%)	1,309 (11.8%)	4,427 (20.6%)
	Housing supply and infrastructure demand	Change in total dwelling numbers (2011-21)	424	457	1,811
		% Change in total dwelling numbers (2011-21)	7.6%	10.9%	23.7%

Category		Measure	Council A	Council B	Council C
	Employment growth	Change in labour force 2011-21 by place of residence	11%	17%	32%
	Older/aging communities	% Population over 65	18%	14%	11%
	Younger communities	% Population under 15	19%	21%	24%
3. Financial Sustainability	Value of rateable land	Value of rateable land - residential	\$2,806,600,000	\$2,108,000,000	\$4,720,200,000
		Value of rateable land - primary production	\$1,339,800,000	\$643,200,000	\$1,378,600,000
		Value of rateable land - industrial	\$77,400,000	\$75,500,000	\$168,300,000
		Value of rateable land - commercial	\$153,000,000	\$111,500,000	\$182,700,000
		Value of rateable land - vacant	\$223,300,000	\$199,000,000	\$296,100,000
		Value of rateable land - other	\$427,800,000	\$318,400,000	\$453,800,000
		Value of rateable land - total	\$5,027,918,000	\$3,455,582,000	\$7,199,806,800
	Estimation of theoretical rate	Estimated rate revenue - residential	\$5,700,000	\$5,800,000	\$9,700,000

Category	Measure	Council A	Council B	Council C	
revenue applying current rates ⁸	Estimated rate revenue - commercial	\$500,000	\$500,000	\$700,000	
	Estimated rate revenue - industrial	\$300,000	\$300,000	\$500,000	
	Estimated rate revenue - primary production	\$5,100,000	\$1,200,000	\$2,500,000	
	Estimated rate revenue - vacant	\$700,000	\$600,000	\$700,000	
	Estimated rate revenue - other	\$200,000	\$100,000	\$200,000	
	Estimated rate revenue - total	\$12,500,000	\$8,500,000	\$14,500,000	
	Road Infrastructure	Km of council roads - unsealed	1,013.5	365.2	795.4
		Km of council roads - sealed	891.3	185.7	396.8
4. Operational Sustainability	<ul style="list-style-type: none"> Councils A and B would have relatively smaller rates and population bases. They are more likely to need to access external shared service arrangements for some specialist functions. Council C would have a relatively large rate and population base that should give it the capacity to service its community. 				

⁸ There are limitations involved with this analysis, and it is acknowledged that the modelled revenues underestimate actual council revenues in some instances. The modelled revenues are a superior measure of relative fiscal capacity between council scenarios, and caution is advised for any comparison between modelled revenues for scenarios and existing councils. More information is provided in the Methods and Technical Background Supporting Paper.

3. Comparison of Scenarios

Criteria and Indicator	Metric								
	Scenario 1 Council A	Scenario 1 Council B	Scenario 2	Scenario 3 Council A	Scenario 3 Council B	Scenario 3 Council C	Scenario 4 Council A	Scenario 4 Council B	Scenario 4 Council C
Place and Representation									
Alignment with local communities of interest % area workforce residing locally	69.4%	36.8%	51.6%	63.2%	58.4%	70.6%	35.2%	62.96%	58.7%
Established administrative, commercial and service hub/s % of population within 30 minutes of administrative hub	96%	74%	85%	87%	97%	88%	76%	96%	93%
Urbanisation % of population in urban settlements	42%	0%	30%	0%	67%	0%	0%	0%	61%
Mobility/Migration % of population who have moved in last 5 years	30.2	30.8	30.4	30.4	30.5	29.9	30.7	30.0	30.1
Future Needs and Priorities									
Population growth 2011-21 % growth and absolute number	5,384 (16.7%)	303 (2%)	6,552 (14.1%)	2,819 (11.3%)	3,897 (19.7%)	1,685 (12.7%)	970 (6.9%)	1,309 (11.8%)	4,427 (20.6%)

Criteria and Indicator	Metric								
	Scenario 1 Council A	Scenario 1 Council B	Scenario 2	Scenario 3 Council A	Scenario 3 Council B	Scenario 3 Council C	Scenario 4 Council A	Scenario 4 Council B	Scenario 4 Council C
Housing supply and infrastructure demand									
Ten-year change (2011-21) in dwelling numbers (absolute and per 1000 pop)	2,154 (57.4 per 1000)	113 (7.3 per 1000)	2,644 (49.9 per 1000)	1,291 (44.8 per 1000)	1,654 (69.8 per 1000)	566 (37.7 per 1000)	424 (28.3 per 1000)	457 (36.9 per 1000)	1,811 (69.9 per 1000)
Employment growth % growth in employment since 2011	26%	6%	21%	14%	31%	18%	11%	17%	32%
Older/ ageing communities population aged over 65 years (% of total)	12%	19%	14%	17%	11%	15%	18%	14%	11%
Younger communities population aged under 15 years (% of total)	23%	19%	22%	19%	25%	20%	19%	21%	24%
Financial Sustainability									
Value of rateable land Total \$ value within region	\$10,032,926,300	\$7,351,766,000	\$17,384,692,300	\$10,632,343,800	\$6,103,229,400	\$5,073,864,500	\$5,027,918,000	\$3,455,582,000	\$7,199,806,800

Criteria and Indicator	Metric								
	Scenario 1 Council A	Scenario 1 Council B	Scenario 2	Scenario 3 Council A	Scenario 3 Council B	Scenario 3 Council C	Scenario 4 Council A	Scenario 4 Council B	Scenario 4 Council C
Estimated total rate revenue⁹	\$21,983,200	\$12,691,300	\$34,674,600	\$21,742,300	\$12,481,500	\$11,630,500	\$12,514,900	\$8,511,400	\$14,463,300
Estimated rates as share land value. Report %	0.22%	0.17%	0.20%	0.20%	0.20%	0.23%	0.25%	0.25%	0.20%
Road infrastructure Length and type of council roads in new region									
<i>Kms by type</i>									
Unsealed	935.2	1,014.2	1,949.4	630.0	478.5	884.2	1,013.5	365.2	795.4
Sealed	544.0	900.6	1,444.6	1,090.3	309.3	277.2	891.3	185.7	396.8
Additional Key Metrics									
Population	37551	15439	52990	27831	23688	14996	15060	12400	25894
Median Age	39.1	47.6	41.6	46	37.1	43.3	47.4	43	37.8
SEIFA (decile)	1	3	2	4	1	2	3	2	1

⁹There are limitations involved with this analysis, and it is acknowledged that the modelled revenues underestimate actual council revenues in some instances. The modelled revenues are a superior measure of relative fiscal capacity between council scenarios, and caution is advised for any comparison between modelled revenues for scenarios and existing councils. More information is provided in the Methods and Technical Background Supporting Paper.

4. Implications for neighbouring Community Catchments

Community Catchments have been presented to facilitate discussions about options for council consolidation at a regional level. We are also mindful that the design of the reforms in one community catchment will have impacts on neighbouring regions and the local government system as a whole. Given this, it is important to note how the design of the Central and Midlands catchment may have implications for neighbouring Community Catchments and councils therein.

Specific observations and implications include:

- The far western and eastern boundaries of this catchment are comparatively clear, being primarily formed by/in national parks to the west and following forested tiers in parallel with the east coast. In comparison, the northern and southern boundaries

produce several implications for the neighbouring catchments, as detailed below.

- Although there are strong commuter links between Brighton, New Norfolk and Hobart, it will need to be established whether these communities are more oriented towards the more urban areas to their south, or whether they identify more strongly and perform as service hubs for/with their rural hinterlands.
- In the north of the Catchment, the relocation of Perth, Evandale, Carrick, Hadspen, and Longford (also given their commuter links to Launceston) to the Tamar Valley Community Catchment should also be considered.

5. Appendix

Analysis of existing Councils within (or partially within) community catchment¹⁰

Council	Population	No. of employees	Average Residential Rates & Annual Charges per Residential Property (\$)	Current ratio (10 yr average)	Cash Expense Cover Ratio	Own source revenue coverage ratio (10 yr average)	Underlying surplus ratio (10 yr average)	Debt service cover ratio (8 yr average)	Asset sustainability ratio (7 yr average)
Brighton	18995	68.7	1160.47	3.25	3	87%	0%	0.0	91%
Central Highlands	2520	28	821.52	6.93	22	62%	-5%	1.6	91%
Derwent Valley	10942	57.67	Not provided	1.44	3	75%	1%	11.8	137%
Meander Valley	20709	82.15	1094.4	8.54	13	79%	3%	5.0	126%
Northern Midlands	13745	64.5	1141.91	4.71	18	75%	-2%	6.0	101%
Southern Midlands	6662	42.1	918.34	5.35	20	64%	-3%	28.8	86%

¹⁰ Definitions of data items can be found *Existing Council Data Definitions Supporting Paper*.

Council	Asset renewal funding ratio (7 yr average)	Asset consumption ratio (7 yr average)	Cash and investments held (\$'000s)	Net Financial Liabilities Ratio (%)	Interest bearing liabilities (\$'000s)	No. of discretionary development applications received	Value of all development approvals (\$)	No. of councillors
Brighton	92%	87%	5,172	32%	720	293	69,389,023	9
Central Highlands	99%	81%	11,145	116%	-	47	5,919,850	9
Derwent Valley	104%	68%	4,853	-62%	3,864	167	298,166,440	8
Meander Valley	91%	79%	24,323	50%	3,600	278	85,081,713	9
Northern Midlands	115%	81%	26,152	5%	9,570	248	59,101,247	9
Southern Midlands	92%	70%	14,636	91%	4,415	124	38,781,622	7

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
NATIONAL FINALIST 2023

SOUTHERN MIDLANDS COUNCIL



Heritage & Bullock Festival August 2022

Submission compiled by
Andrew Benson
Deputy General Manager Southern Midlands Council
2023

TIDY TOWNS sustainable communities



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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
NATIONAL FINALIST 2023

SOUTHERN MIDLANDS COUNCIL



Agenda

Introductions	4 minutes
Preamble	8 minutes
Heritage & Culture	15 minutes
Community Spirit	15 minutes
Health & Wellbeing	15 minutes
Natural Resources & Environment	15 minutes
Resource Recovery	15 minutes
Sustainability	25 minutes
Wrap up / Close	8 minutes

Slide 2

INDIGENOUS, AUSTRALIA PLACE

LANGUAGE GROUPS

	PEERAPPER
	TOMMEGINNE
	PYEMMAIRRENER
	TYERRERNOTEPANNER
	LAIRMAIRRENER
	PAREDARERME
	TOOGÉE
	NUENONNE

WELL TRODDEN INDIGENOUS CORRIDOR

CONVICT BUILT ROAD - CIRCA 1810

Slide 3

NARRATIVE THROUGH LOCAL STORIES

TONGUE IN CHEEK

UNDERBELLY

CAUTIONARY TALES **RUGGED AND UNTAMED**

INVATE/ INHERENT BEAUTY

UNPRETENTIOUS

SECRETIVE

THE WILD AND WICKED

DEERHART

UNIQUE IDENTITY

MYSTERY AND INTRIGUE

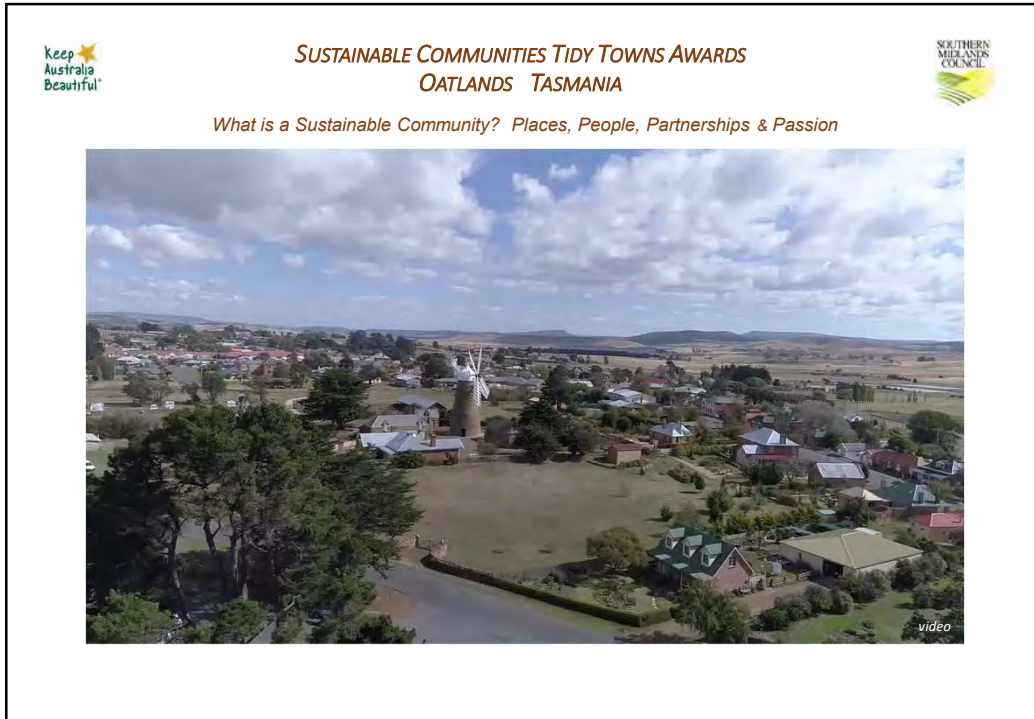
DARKNESS

OTHER WORLDLIENESS/ ESCAPISM

MYTHICAL

- 01 Mythical Stories of bunyips, lake monsters and yowles
- 02 Cautionary Tales linked to wild and wicked youths and dark underbelly histories
- 03 Black Swans of Lake Dulverton - "Black Swan Event" is a metaphor that describes an event that comes as a surprise, has a major effect, and is often inappropriately rationalized after the fact with the benefit of hindsight. The sighting of a single black swan would be the undoing of the logic of any system of thought.
- 04 Wild and rugged landscapes, untamed by colonial intervention, ominous
- 05 Unpretentious community

Slide 4




**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA**

Oatlands is in the Southern Midlands Local Government Area, in Tasmania
Population 728 in the 2021 Census

It is the largest intact Georgian Village in Australia and the whole Village was an entry in the Register of the National Estate as a Georgian Village with 83 heritage listed buildings in the High Street. The High Street in Oatlands is wide enough to turn a laden Bullock team around in its width. Oatlands is a living, working heritage village.

Oatlands is one of Tasmania's oldest settlements and was named by Governor Macquarie in 1821 after an English town in the county of Surrey.

It was developed as a military base for the control and management of convicts because of its central location between Hobart and Launceston.

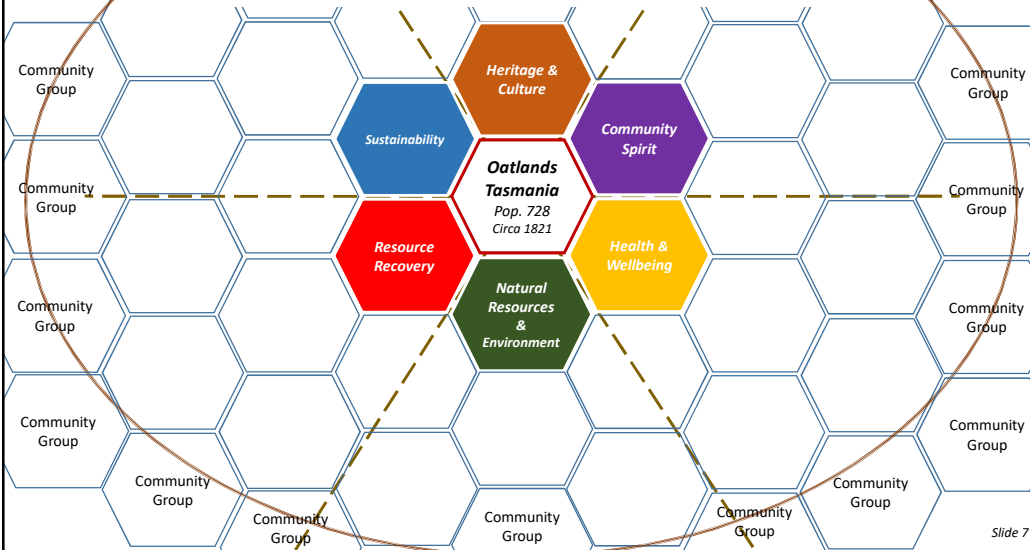


High Street Oatlands

Slide 6

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA**

WHAT IS THE ESSENCE OF A SUSTAINABLE COMMUNITY ?



Oatlands Tasmania
Pop. 728
Circa 1821

Sustainability

Heritage & Culture

Community Spirit

Health & Wellbeing

Natural Resources & Environment

Resource Recovery

Community Group

Slide 7

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HERITAGE & CULTURE

SOUTHERN MIDLANDS COUNCIL

Slide 10

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HERITAGE & CULTURE

SOUTHERN MIDLANDS COUNCIL

Council as:

- Planning Authority
- Property owner
- Facilitator
- Advocate

2.6 fte heritage staff
(the only rural council with any heritage staff)

What we *have* to do
and
What we *want* to do.....

Slide 11

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SOUTHERN MIDLANDS COUNCIL

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA**

COUNCIL AS A PROPERTY OWNER




Slide 12

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**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA**

COUNCIL AS A FACILITATOR – ARTIST IN RESIDENCE




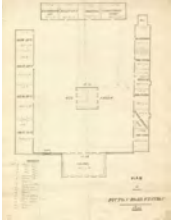



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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA

SOUTHERN MIDLANDS COUNCIL

COUNCIL AS A FACILITATOR – ARCHAEOLOGY PROGRAM

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA

SOUTHERN MIDLANDS COUNCIL

COUNCIL AS A FACILITATOR – HERITAGE COLLECTIONS






Wallpaper; c. 1850;
SMCW.2014.0069
From: Tasmanian Decorated Interiors





Slide 15

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SOUTHERN MIDLANDS COUNCIL

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA**

COUNCIL AS A FACILITATOR

EVENTS, EXHIBITIONS AND INTERPRETATION

Enlighten Festival
200+ years of Oatlands
Celebrating Culture & History
Commemorating the naming of Oatlands
Oatlands
Saturday 9th June 2024 3pm-7pm

Commissariat
OATLANDS

Oatlands
TASMANIA

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SOUTHERN MIDLANDS COUNCIL

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA**

COUNCIL AS A FACILITATOR

HERITAGE
EDUCATION & SKILLS CENTRE

HERITAGE
BUILDING SOLUTIONS

Sash Window
Repair and
Maintenance

This one-day course will teach participants the theory and basic practical functions of traditional sash windows and how to undertake maintenance and basic repairs to keep windows operating. Participants will gain windows that condition and have basic maintenance and undertake repairs to sashes and frames. In building maintenance they require repair and working on the window. Participants will also learn how energy efficiency features can be implemented to old windows.

Trainer: Paul Williams
Phone: 081 333 3333
Email: paul.williams@smc.tas.gov.au


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SOUTHERN MIDLANDS COUNCIL

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COUNCIL AS AN ADVOCATE**






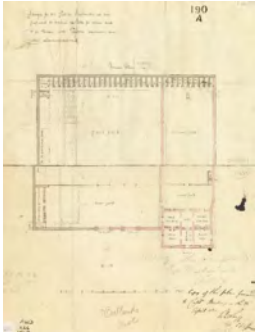


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SOUTHERN MIDLANDS COUNCIL

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
WATCH THIS SPACE.....**

Slide 19

Keep Australia Beautiful

SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
WATCH THIS SPACE.....

SOUTHERN MIDLANDS COUNCIL




Slide 20

Keep Australia Beautiful




SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HERITAGE & CULTURE

SOUTHERN MIDLANDS COUNCIL

Commercial Filming in Oatlands
'The Nightingale'

The filming in the Oatlands High Street, of 'The Nightingale' where the village was transformed with gravel road overlay, horse & carts, walls were constructed and the Village was transformed. Approximately twenty three actors in period costume, many production staff members and many accessories" from the era, circa 1835.

Things aren't always as they seem

Slide 21

SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HERITAGE & CULTURE

*Commercial Filming in Oatlands
'Rosehaven'*

TASMANIAN-made TV Comedy *Rosehaven* is coming back to our televisions for season three.

The former CT Fish shop (now Council owned) on the High Street in Oatlands featured as the Real Estate Agent location. The Oatlands site has been integrated into both series 2 and series 3.

Of the supporting roles, 48 of the 60 speaking roles have gone to local Tasmanian actors and 41 of the 75 crew are Tasmanian.

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HERITAGE & CULTURE

*Commercial Filming in Oatlands
'The First Fagin'*

Filming of the "The First Fagin" throughout Oatlands and the Southern Midlands

The principal character of the book is Ikey Solomon. Isaac 'Ikey' Solomon was an English criminal who found himself in Hobart Town in the late 1820s and soon became the 'principle crook of town', says local historian and journalist Michael Tatlow. Mr Tatlow says Ikey Solomon lived in the former Hobart slum of Wapping where he conducted his wheelings and dealings in stolen goods.

But before becoming one of Hobart's earliest and notoriously shady characters, Ikey was known as the 'Prince of Thieves' in London: it's thought Charles Dickens based the character Fagin in *Oliver Twist* on Isaac Solomon. Ikey is believed to have trained a whole tribe of boys in London to steal and pick pockets for him.

"He used to feed the boys, but that was about it," Mr Tatlow says. Isaac escaped arrest on numerous occasions, but fled England in the 1820s and made his way to Old Hobart Town when he heard his wife Ann had been transported to the convict colony for receiving stolen goods. He was soon recognised in Hobart and finally arrested in 1829; then sent back to England and tried in 1830 at the Old Bailey in London (a trial that caused a sensation).

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**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COMMUNITY SPIRIT**

SOUTHERN MIDLANDS COUNCIL

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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COMMUNITY SPIRIT**

SOUTHERN MIDLANDS COUNCIL

Local People who have Shaped the Community Spirit


Solomon Blay (1816-1897)
Hangman in Oatlands and later in Hobart. He was the British Empire's longest serving Hangman and delivered an Empire's judgment on 200 men and women, and who also endured his own noose of personal demons and demonisation in order to "survive".

Samuel Page (1810 - 1878) publican, coach proprietor and pastoralist, who ran the coaching service from his property in Oatlands. With three coaches daily each way, the service controlled most of the transport on the main road from Hobart to Launceston and required 300 horses and three main fodder stations. Fares ranged from 5s. for outside seats to £5 inside. Each mail coach carried an armed guard, and two when bullion was aboard.

Shadows of the Past


Shadows of the Past


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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COMMUNITY SPIRIT

Local People who have Shaped the Community Spirit





Nell Espie (1924 – 2016) Nell's initial five-year enlistment stretched into almost 30 years of service. She retired from the Army as **Matron in Chief of the RAANC**. After her return from Vietnam in 1969, and having seen service in three conflicts, Colonel Espie summed up her contribution to military nursing: "I joined the Army to nurse sick and wounded soldiers. I can think of no better way to serve my country."

Lieutenant Colonel John Hutton Bisdee VC OBE, (1869 – 1930) Tasmanian Imperial Bushmen and Australian Light Horse, was the first Tasmanian born, person to be awarded the Victoria Cross on 1 September 1900 in Transvaal.

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COMMUNITY SPIRIT

Local People who have Shaped the Community Spirit





Dr. Robert Simpson AM (Col. retired) (1949 -) was an Oatlands rural doctor. Pictured above in Northern Nigeria during a meningitis epidemic whilst on one of his many deployments with Medecins Sans Frontieres.

Dr Simpson, who has worked at Oatlands for 34 years, said the Hospital Auxiliary, had raised more than half a million dollars for the hospital, in Oatlands, over recent times.



CITATION AM. (MIL DIV.) FOR EXCEPTIONAL SERVICE TO THE ARMY AND, IN PARTICULAR, AS THE SENIOR MEDICAL OFFICER, 2ND DIVISION. AD 1996



Brian Fish (1947 -) was born in Oatlands and is a local farmer who has an amazing connection to the past. The Fish family have made a tremendous contribution in the establishment of Oatlands, being stonemasons of renown, retailers and farmers.

Brian has one the few working bullock teams in Tasmania, and indeed Australia. He travels to most of the country shows in Tasmania to demonstrate the abilities and the heritage connection of Bullocks to the early development of our country. He is Chairman of the Australian Bullock Drivers League, as well as being the Chairman of the Oatlands Heritage & Bullock Festival.

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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COMMUNITY SPIRIT
Heritage & Bullock Festival**

SOUTHERN MIDLANDS COUNCIL

The Heritage & Bullock Festival held in Oatlands on the 13th and 14th of August 2022 was a great success, albeit with some challenging weather conditions on the Saturday night and early Sunday morning. Approximately 5,100 people came along and enjoyed the Festival with all it had to offer. We estimate that there were over 750 hours contributed to the led up and over that weekend by volunteers that donated their time & effort to making this Festival the success that it is.

**HERITAGE & BULLOCK FESTIVAL
13 & 14 AUGUST 2022
OATLANDS TASMANIA**





video

video

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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COMMUNITY SPIRIT
The Village Streetscape**

SOUTHERN MIDLANDS COUNCIL




Privately Owned Buildings in the Streetscape

Privately Owned Buildings in the Streetscape



Publicly Owned Buildings in the Streetscape

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COMMUNITY SPIRIT
Communications in the Village





97.1 fm "The Voice of the Midlands"

Look how we have Grown !!!
Shows originating from our studios

2013 On-site presenters	1	Hours on air	2
Off-site presenters	0	Time on air	0
2020 On-site presenters	13	Hours on air	48
Off-site presenters	7	Hours on air	20
	20		68


Remaining 100 hours per week provided through the COMMUNITY RADIO NETWORK




Julia Jabour
Volunteer Editor
(former university lecturer in international law)




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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
COMMUNITY SPIRIT
Unique Activities





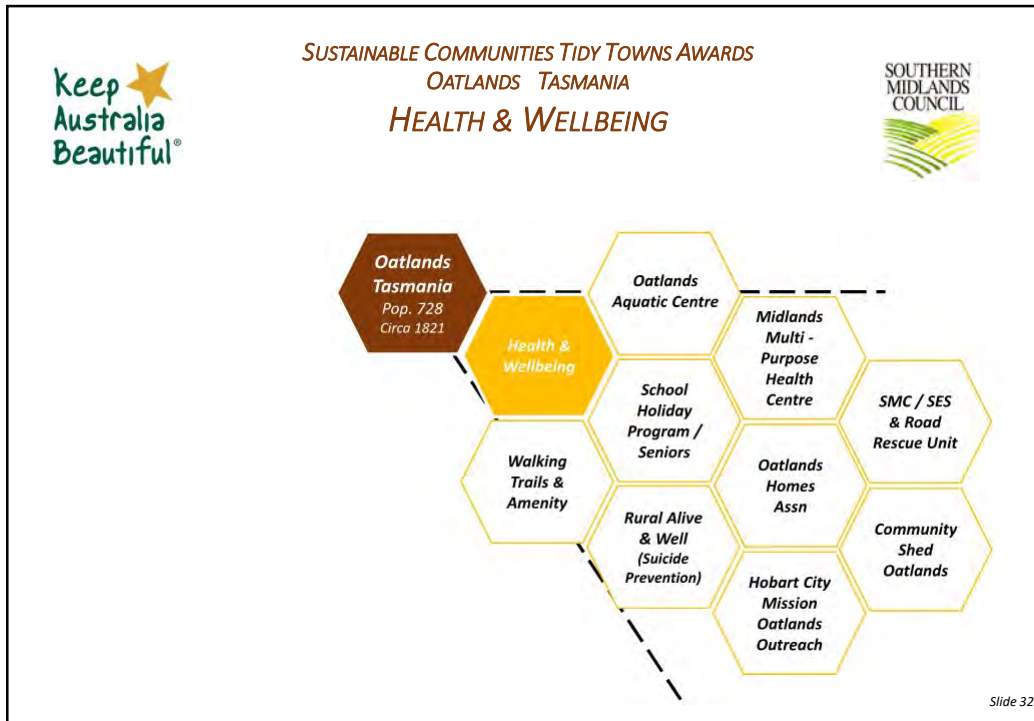
While thousands of people soaked up the sun on beaches around Australia, Aidan Copp was on a mission at Lovely Banks near Oatlands in Tasmania, sweating it out in a hot, dusty shearing shed. The 37-year-old pushed through pain to reclaim his world record for the number of crossbred lambs sheared in a single day — a record snatched off him last November.

He achieved the feat with ease on Saturday, shearing 605 lambs in eight hours — at the rate of one per 48 seconds -- to smash the previous record of 527. Copp said he was delighted, but exhausted, after his record-breaking feat.



Oatlands Annual Christmas Pageant

Slide 31



Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HEALTH & WELLBEING**

Council Supporting the Community

This project emanated from a grant application to DoHA by Southern Midlands Council. RAW started as part of SMC's Community & Corporate Development business unit and through energetic support from SMC, the Community, Government and the private sector, it continues to go from strength to strength in providing valuable support to our rural communities across Southern Midlands, Central Highlands as well as Glamorgan/Spring Bay.

RAW RURAL ALIVE & WELL Inc
Suicide Prevention - Community Wellbeing

Community Shed Oatlands

Community Garden






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Keep Australia Beautiful

SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HEALTH & WELLBEING

SOUTHERN MIDLANDS COUNCIL

Emergency Services

Tim Kirkwood - Emergency Services Medal

Jason Robins - Emergency Services Medal

As part of the Australia Day Awards, our Council General Manager, Tim Kirkwood, was announced as the recipient of a National Emergency Services Medal. This recognised his service to the various emergency organisations, including the State Emergency Service as the Municipal Emergency Management Coordinator and volunteer, and volunteer with the Tasmania Fire Service.

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Keep Australia Beautiful

SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HEALTH & WELLBEING

SOUTHERN MIDLANDS COUNCIL

The Midlands Multi-Purpose Health Centre at Oatlands has received a five-star rating for its aged care.

Our centre was among the one per cent of Australian care providers to receive five stars. In addition, it was the only Tasmanian facility to be awarded this prestigious rating.


Staff of MMPHC, and the wider community, are understandably very proud of this achievement and they must be congratulated for their hard work, dedication and commitment to providing an elite aged care service.

Julia Jabour, Volunteer Editor SMRN






Australian Government
Aged Care Quality and Safety Commission

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HEALTH & WELLBEING
Council Supporting the Community







School Holiday Programs



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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HEALTH & WELLBEING
Local Homes Association Inc. Supporting the Community



Oatlands District Homes Association built their first two units 46 years ago.


They have grown to 22 units, with the last two being completed in February 2021.

The Association also own 12 Church Street, "Hawthorn House", which is leased to Life Without Barriers. This is operated 24/7 by LWB for the care of several "special" people. This group employ 10 people from the Oatlands district.


The Associations 22 units are all occupied with residents from the SMC that are over 60. Most of our residents would be 75 - 90. They find their tenants form quite a "family group" in each of their areas. They look out for each other, especially when not feeling so good.


The Association employ a maintenance guy who mows all the lawns and fixes any problems that need solving. He even changes their light globes. One of the Committee Members said that she was talking to a daughter of one of our newest residents last week. She commented, "if only Mum had moved here 10 years ago". "It really feels like home to us, when we visit each week".

The Association's Committee are very proud of what they have and what they can offer ageing people of the Southern Midlands.



Feb 2021 Oatlands District Homes Association President Bridget Walch and Treasurer Cate Morrison accepting the keys from Beth and Gabe from Wilson Homes to the two new units in Church St.





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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
HEALTH & WELLBEING**

Oatlands Aquatic Centre



Official Opening on 15th March 2023
Funding
\$5,500,000 Council funds (including borrowings);
\$2,000,000 from the State Government;
\$2,000,000 from the Australian Government; and
\$ 80,533 from The Station Child Care Centre upon closure of the Childcare Centre.



The OAC is a new single storey indoor aquatic centre comprising:

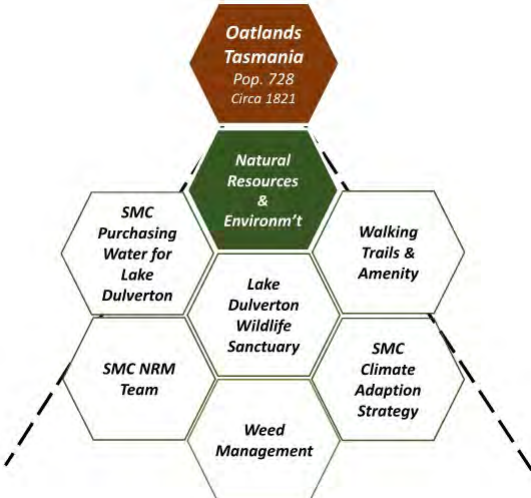
- 25 x 6 lane main pool
- 12 x 5m child pool
- Change amenities, including M/F / Parenting, Accessible / Carers
- Gym / Activities Room
- Administration area and associated facilities
- External recreational spaces and playgrounds
- 37 car parking spaces, including 2 accessible spaces, emergency vehicles and road access

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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
NATURAL RESOURCES & ENVIRONMENT**

SOUTHERN MIDLANDS COUNCIL



Oatlands Tasmania
Pop. 728
Circa 1821

Natural Resources & Environm't

SMC Purchasing Water for Lake Dulverton

Walking Trails & Amenity

SMC NRM Team

Lake Dulverton Wildlife Sanctuary

SMC Climate Adaption Strategy

Weed Management

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Keep Australia Beautiful

SOUTHERN MIDLANDS COUNCIL

SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA

NATURAL RESOURCES & ENVIRONMENT

Lake Dulverton and Council's NRM Team

A fish track at Fines Point

An easy walk or bike ride to Marulan

Lake Dulverton CONSERVATION AREA

For further information visit:
www.southernmidlands.tas.gov.au/lake-dulverton

ACKNOWLEDGEMENTS
Photographs: Kathy Purcell, Dennis 2009, Maria Worsley and
Tasmania Parks & Wildlife Services
Lake Brunton & Gullington Park Management Committee 2008

An easy walk, an expanse of water,
a place for wildlife to thrive.
Oatlands Tasmania

SOUTHERN MIDLANDS COUNCIL

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Keep Australia Beautiful

SOUTHERN MIDLANDS COUNCIL

SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA

NATURAL RESOURCES & ENVIRONMENT

Lake Dulverton and Council's NRM Team

White-bellied Sea Eagle
[*Haliaeetus leucogaster*]

The rare Great Crested Grebe
[*Podiceps cristatus*]

A sanctuary for birds since 1929

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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
NATURAL RESOURCES & ENVIRONMENT**

Council's NRM Team


A very nasty weed... (Regular Council Ratepayer Newsletter Article on Weeds by Council's Weeds Officer, Mary Smyth)

Chilean needle grass (*Nassella neesiana*) is a perennial tussock plant which can grow to 1m high. It is a Weed of National Significance and is regarded as one of Australia's worst weeds. Why?

- It is highly invasive and competitive,
- It spreads easily on machinery, clothing or livestock,
- It has high economic, animal welfare and environmental impacts.
- Its sharp, pointed seeds can penetrate wool, hides, eyes and mouths of livestock and pets.
- Viable seeds are not only produced on long flowering stems, but also within stems closer to the ground.
- It will tolerate drought and heavy grazing and seed banks can build up over time to levels of around 20,000 seeds per square meter.
- Stock (particularly sheep) are best excluded from heavily infested areas over summer.

Chilean needle grass can eventually form exclusive stands and it is good at blending in with other grasses whilst it is getting established. It is flowering at this time of the year (spring/summer) but looks rather like Brome grass (*Bromus diandrus*) and native spear grasses (*Austrostipa* species), both of which are also flowering and setting seed.

The Coal River Valley is a known hotspot for CNG in SMC. However, if you see it on a roadside somewhere, or suspect it is on your property, please get in touch.



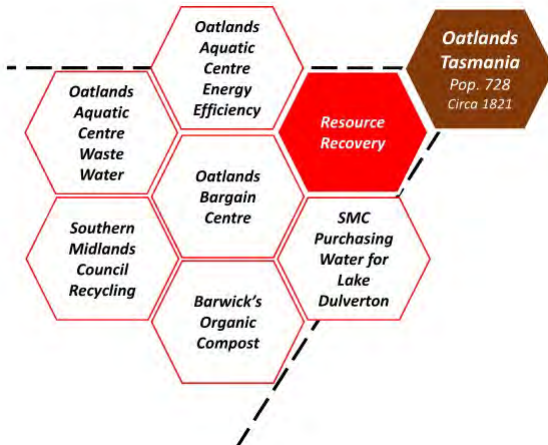
SOUTHERN MIDLANDS COUNCIL

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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
RESOURCE RECOVERY**


SOUTHERN MIDLANDS COUNCIL



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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
RESOURCE RECOVERY




Community Recyclables – Oatlands Bargain Centre

The Bargain Centre is an op-shop with a difference. They accept donations but also sell items on commission for customers. If the item sells, they keep 20% as commission. This commission goes back to the groups that are supported in the community.

The Bargain Centre is run by 17 volunteers and is open 7 days a week. Probably the only op-shop in Australia to do that!! There is a co-ordinator that over sees the day to day running of the business. That person prepares the rosters, helps with the fortnightly payouts for items on commission that have sold and most importantly prepares the large Community payout each June.


When a new volunteer starts with the Bargain Centre, they are asked to nominate a group within the district to donate their hours to. Of course, quite a few nominate the Midlands Multi Purpose Health Centre Auxiliary because most volunteers have an affinity with this wonderful Hospital. With the payout in 2022, there were 13 groups that benefitted from the profit sharing.

How does it work? - The balance in the bank at June 30 is divided by the total of hours that have been worked by all the volunteers. In 2022 it was 2704.5 hours. By using this method they achieve an hourly rate say \$10.22. If the ladies that nominate MMPHC work for 993.75 hrs, this is multiplied this by \$10.22 and a payout figure of \$10,156.12 is given to the Hospital Auxiliary. A grand total of \$27,661.41 was divided between the 13 groups in 2022. An excellent effort! They are the recycling centre of Oatlands. In fact people from all over Tassie bring items to the Bargain Centre. They have an established name as a must "drop in" shop of Oatlands.




Bargain Centre Payout Figures					
Community Group Recipient	Hours	Dollars	Community Group Recipient	Hours	Dollars
Midlands Multi-Purpose Health Centre Auxilery	993.75	\$ 10,756.12	Uniting Church	425.50	\$ 4,348.61
Oatlands Historical Society	301.50	\$ 3,081.33	Anglican Church	287.25	\$ 2,935.69
Mt Pleasant Football Club	256.00	\$ 2,616.32	Oatlands Mid FM Community Radio	125.00	\$ 1,277.50
7120 Gardeners	86.25	\$ 881.47	Oatland Learn to Swim	76.50	\$ 781.83
Hawthorne House	71.75	\$ 733.28	Bonarong Wildlife Hospital	49.50	\$ 505.89
Leukaemia Foundation	12.00	\$ 122.64	Tunnack Hall Committee	10.50	\$ 107.31
Oatlands Community Shed	9.00	\$ 91.98			

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
RESOURCE RECOVERY




The Private Sector in the Resource Recovery Space

Pure Living Soil is a Tasmanian owned and operated company run in a joint venture between Pure Foods & Barwick's Landscape Supplies. We provide sustainable inputs for both the agricultural and home gardening industries. We also provide sustainable waste management solutions for companies throughout Tasmania, by taking their problem wastes and turning them into a valuable product.


Foundation Aerobic Compost is produced from carefully selected inputs which would normally go to land fill. We take in a large variety of putrescible organic material, for example fish waste, chicken litter, food scraps and organic sludges and we combine these with green waste, which is mulched and removed by Pure Living Soil from your local transfer stations.

Using a precise formula and special turning equipment the inputs are placed into windrows and transformed into compost. Throughout the production run of approximately 12 weeks the compost is tested for carbon dioxide and temperature readings. In the latter stages of production samples are taken for testing, which indicates if the compost has completed transformation. Once the composting cycle is complete, the product contains a minimum of 25% active humus and is rich in nutrient as shown by this typical analysis on the right.



We currently produce over 10,000 tonnes of compost per annum.

Our composting site is located 8km out of Oatlands on Interlaken Road, once the compost has been produced the product is delivered across Tasmania. It is used widely throughout many agricultural industries, and is trucked as far as Circular Head and to the Huon Valley.



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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
RESOURCE RECOVERY




Functional description of the OAC System


- Backwash water will flow from the pool at 4lps.
- Water will pass past a mag flow meter that will provide a signal to back to the Centurio controller.
- Coagulant will be dosed proportionally to the flow into a static mixer this will provide good mixing. The Coagulant pump will be controlled by the Centurio controller.
- Coagulant dosing will neutralise the surface charges on the particulate matter in the water, encouraging the formation of larger Floccs. Which will help remove TSS in the Settling tanks.
- Water will enter the first conical tank.
- Solids will be Settle to the bottom of the conical tank. Any floating scum will be captured in the first tank.
- Water will overflow from the second conical tank to the clean water holding tank.
- Water will be collected in the clean water holding tank, the level will be monitored by a radar level sensor.
- When the level hits a predetermined level pump 1 will start and pump water through 2 bag filters to the 90kl holding tanks
- A water meter will activate a chlorine dosing pump to provide a low residual chlorine dose to provide protection for bacteria.
- Water will be held in the 5 x 90kl holding tanks.
- The water in the holding tanks will be recirculated slowly to provide mixing.
- The side stream of the recirculating water will be drawn off to allow measurement of pH and Free chlorine levels.
- The controller will control the free chlorine level at 0.5mg/L to provide bacteria control in the system.
- Water will be drawn off on an as needed basis for firefighting or road watering.
- The holding tanks level will be monitored using a radar level sensor.
- The recirculation will be isolated if the level hits a low level.
- The chlorine, pH, tank levels, water flow into the system and filter inlet pressure will be monitored with remote alarming set up if any parameters are out of specification




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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
RESOURCE RECOVERY



Design Concept of the OAC System

The Oatlands pool creates backwash from the pool filters as part of normal operations. The pool is expected to produce approximately 32kl every 7-10 days. Suspended solids levels need to be removed before water is able to be reused as Fire Fighting and road wetting water.



The below table is the estimated water quality of the pool backwash system

pH	7-8.5
TSS	100-500mg/L
BOD	100 – 500mg/L
Free Chlorine	0.2 -1.0mg/L
Conductivity	1-3mS/cm
Bacteria	100-1000cfu/mL

A clarification system will be installed to allow the reduction in backwash solids from the system before the water is held in the 450kl holding tank system.

The below table is the estimated water quality of the clarified and disinfected water. The pH, and chlorine levels in the water are in the normal range expected in potable water. Bacteria levels are what is expected in Potable water supplies.

pH	7-8
TSS	<50mg/L
BOD	<50mg/L
Free Chlorine	0.2 -1.0mg/L
Conductivity	1-3mS/cm
Bacteria	<1cfu/mL





At 5 NTU, water still appears clear; it is cloudy at 55 NTU and opaque at 515 NTU.
Photo Credit: USGS


NTU stands for Nephelometric Turbidity unit, i.e. the unit used to measure the turbidity of a fluid or the presence of suspended particles in water. ... The relation between NTU and suspended solids is as follows: 1 mg/l (ppm) is equivalent to 3 NTU.

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*These are estimates only, Jar testing and water chemistry analysis would be needed to confirm values that can be achieved



SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
RESOURCE RECOVERY



Waste Management at Southern Midlands Council

Change in Quantities

WASTE	2016	2020	PERCENTAGE CHANGE
Roadside Collection (tonnes per year)	840	700	-17%
Waste Transfer Station (tonnes per year)	760	1664	119%
Total Volume Sent to Land Fill	1600	2364	48%


Change in Volumes of Recyclables

RECYCLABLES	2016	2020	PERCENTAGE CHANGE
Roadside Collection (tonnes per year)	160	249	55%
Waste Transfer Station (tonnes per year)	90	108	20%
Total Volume Sent to Recycling	250	357	42.8%


Council manages recyclables as part of its roadside collection service and at each of its three waste transfer stations. The volume of recyclables managed by council and its contractors is variable - in the vicinity of 30 tonnes per month. At a current annual amount of 357 tonnes, recyclables are approximately 15% by weight compared to the waste stream generated by Council (2,364 tonnes). This amount compares to the southern Tasmanian regional recycling rate of 22%, suggesting that there is potential for greater resource recovery from the waste stream by improving participation in recycling. Although the recyclables industry is problematic in terms of:

- lack of local processing; questionable end usage for some products;
- logistics difficulties with sorting co-mingled products;
- issues related to contamination and broken glass


the value of community participation and waste stream reduction cannot be understated.

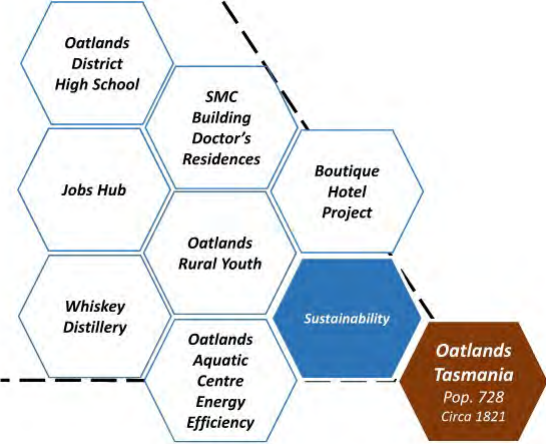


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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY







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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY






*Local Jobs
for Local People*

Jobs Hub Funding


- \$ 20,000 from Southern Midlands Council
- \$ 20,000 from Brighton Council
- \$ 20,000 from Derwent Valley Council
- \$ 20,000 from Central Highlands Council
- \$ 395,000 from the Tasmanian Community Fund
- \$1,625,000 from the Tasmanian Government




Outcomes Since September 2020

Activity	Target	Feb 23	Project Total	Remarks
Industry & Employer Meetings	30/mth	21	907	
Jobseeker Registrations		70	1049	
Roles Filled During Feb 2023	3.4/mth	9	286	
Referrals to Partner Organisations		10	79	
Traineeships & Apprenticeships- New Workers		0	30	
Industry, Career Awareness and/Pre-Employment sessions		1	75	
Training Courses:		0	52	Completed
Resumes sent out to employers		25	998	

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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY



Callington Mill Distillery

The whole distillery was made in Tasmania which means the fabrication to delivery is 1.5 hours away which is a very efficient way to locally bring a distillery to life instead of shipping everything from overseas.

We operate the distillery using electric boiler where the power is hydrogenated which makes the distillery a green energy powered to turn barley into whisky. Furthermore, we are lucky to have rich pristine water resource from the Blackman River to achieve sustainable source of water which is critical to make the water of life.


The barley is grown and malted in Tasmania.


In addition, we do have an absolute state of the art Tasmanian technology where exchanging heat is the foundation of sustainability to retain heat and re-use instead of generate. eg, the hot water from the stills condensation runs the floor heating system to keep the concrete slab warm while losing energy to cool itself down. The hot water from cooling down the wort is kept aside for next mashing. When filling the stills, we use the hot pot ale to heat the still up to 80 degree using no energy.

The left over of grain and yeast is fed to the local cattle.

The pot ale and spent lease which are so rich in nutrients like phosphate, phosphare, nitrogen is treated on site using natural lime to adjust the ph and then we fertilize the local farm land with rich organic matter to help grow hay and feed sheep.

Our Malted Barley is Tasmanian and our casks are stored in Oatlands to get the DNA of the region.





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**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY**

*Community Engagement with
Oatlands District High School*



Oatlands 'Destination Playground' in Callington Park, a great hit with the young folk.

Designed by the young community members at the Oatlands District High School and facilitated by the SMC NRM team.

A \$500,000 project funded by the Australian Government.



LOCAL COMMUNITY STRATEGIC ALLIANCE
CHARTER

BETWEEN OATLANDS DISTRICT HIGH SCHOOL AND SOUTHERN MIDLANDS COUNCIL.




Joint sports activities, with students from the Oatlands District High School and includes two local police officers, a member of Rural Youth and other adults who play basketball against the older students fortnightly on Tuesdays.

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**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY**

Rural Youth in Oatlands



The following is correspondence that was initiated by Andrew Benson, Deputy General Manager at Southern Midlands Council: "In November 2022, Council had a 'soft opening' of the Oatlands Aquatic Centre, a \$M10 development in Oatlands which will cost the Council over \$500,000 pa to operate. This is a very big commitment by Council. This is driven by the needs of the Community. I note that in the 2022 Royal Lifesaving Report on Drownings in Australia states, 'Rivers and creeks were the leading location for drowning (34%), followed by beaches (21%) and ocean/harbour locations (13%)' in fact '339 people lost their lives in Australian waterways'. If we are able to ensure that even one precious life is saved by having our OAC then that will have made an amazing difference to the family, with the ripple effect have more benefits. It is so important in rural communities.

Life guards are very hard to find in Tassie with most small towns having a swimming pool of some description, we have three full time life guards, with one being a gym instructor as well as five casuals that fill the breach when required. Even that is challenging to schedule a roster with peoples commitments and leave. I know that Bothwell is struggling for lifeguards and so is Campbelltown. how can we, collectively meet that need, as if there are no life guards the swimming pools are not able to open.

The proposal was if Rural Youth Oatlands and across RY Tasmania took a proactive step with a statement that 'We will save lives' and adopt a stance that in every individual RY club there would be a commitment of say five or six people who would be trained and offer themselves as casual lifeguards in their home patch. We could provide the training and I am sure get some funds from somewhere out there. I am unsure of how many clubs are in the RY operation but a commitment like that would make a power of difference in our rural communities. As an extension of that that we could have a get together with all RY lifeguards from around the State and run some competitions in the Oatlands Aquatic Centre. Maybe something like kayak training and other competitive actives, every six months."



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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY
Energy Use at the Oatlands Aquatic Centre



	VALUE	UNIT	Comment
Installed Solar Capacity	78.4	kW	238 x 330W Suntech Panels.
Predicted Annual Solar Yield	84,032	kWh	Based on 2019 BOM data for Oatlands.
Annual Power Cost Savings			Calculated with TAS88 Tariff 2020/2021. Accounts for peak rates during solar hours & Tariff increase over the payback period. Savings will vary with Tariff used.
Solar Array Cost (inc GST)	\$ 17,743	\$	Includes installation cost and rebates.
	\$ 78,000	\$	
Est. Payback period	4.4	Year	



Stronger Together





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SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY





Oatlands Underground Power Project
Jointly funded by the Australian Government and Council, around the Heritage Precinct of Oatlands
Project Length 550m





Before



After

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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY**

SOUTHERN MIDLANDS COUNCIL

Greenhill Observatory – Heavens above

Just south of Oatlands, in the Southern Midlands is now the home of one of Australia's most advanced space tracking and communications facilities. The Australian Government has supported the upgrade of the University of Tasmania's orbital tracking and communication facility at Greenhill Observatory, with a grant of \$M1.2 under the Australian Space Agency's Space Infrastructure Fund. This will support the ongoing research and commercial partnerships, including with international space agencies.



Pictured l – r Brian Mitchell MP, Simon Ellingham, (Observatory Director), Enrico Palermo (Head of the Australian Space Agency) and Rufus Black (Vice Chancellor UTAS)



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Keep Australia Beautiful

**SUSTAINABLE COMMUNITIES TIDY TOWNS AWARDS
OATLANDS TASMANIA
SUSTAINABILITY**

SOUTHERN MIDLANDS COUNCIL

Propose 43 Bed Boutique Accommodation in the Heritage Precinct

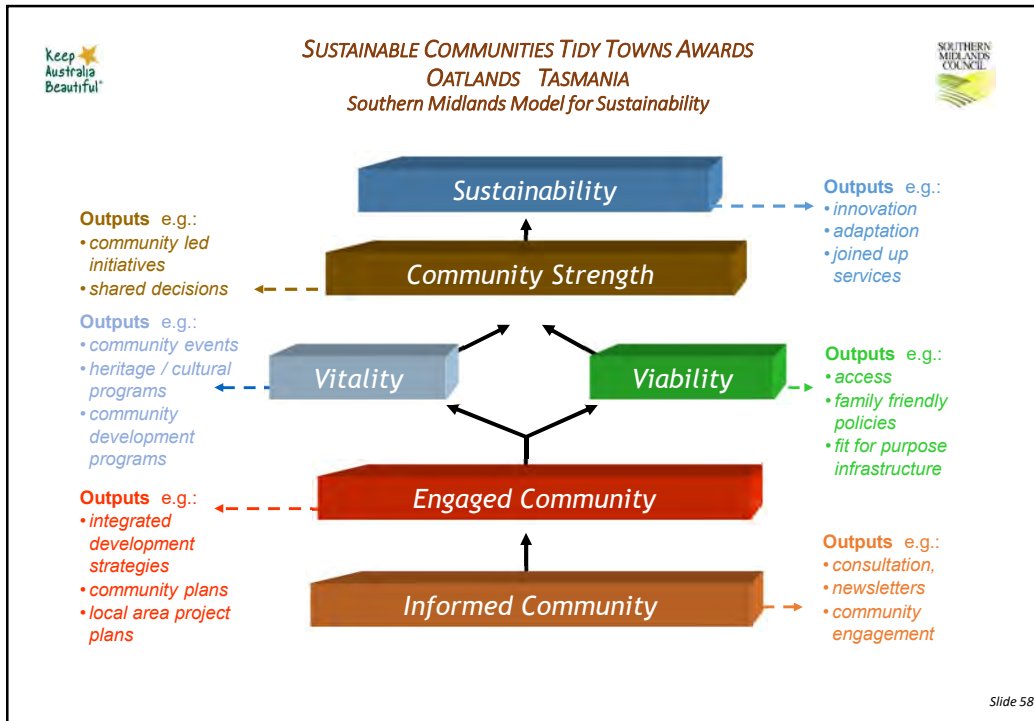



VIEW LOOKING SOUTHWEST TOWARDS SITE FROM BARRACK ST & SPLANDIDE INTERSECTION

OATLANDS BOUTIQUE HOTEL ARTIST'S IMPRESSION NOT TO SCALE 11/06/2023 V03

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Keep Australia Beautiful **SOUTHERN MIDLANDS COUNCIL**

SOUTHERN MIDLANDS COUNCIL AND THE COMMUNITY WORKING TOGETHER
Carpe Diem – Seize the Day

Teamwork

Community Event - Southern Midlands

"Never doubt that a small group of thoughtful, committed people can change the world. Indeed it is the only thing that ever has."

Margaret Mead

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Council Policy
ISSUE RESOLUTION POLICY

Approved by: Council
Approved date: September 2015
Review date: May 2023

1. AUTHORITY & APPLICATION

Related Council Documents

This Policy should be considered in conjunction with the following policies and procedures:

- *Code of Conduct*
- *Communications*
- *Disciplinary*
- *Fitness for Work*
- *Performance Management*
- *Work Health & Safety*
- *Workplace Behaviour*

Previous policies replaced by this Policy

Complaints and Grievances Policy

Applicable Laws

All laws in connection with the carrying out of work or the Workplace including:

- *Age Discrimination Act 2004 (Cth)*
- *Anti-Discrimination Act 1998 (TAS)*
- *Australian Human Rights Commission Act 1986 (Cth)*
- *Disability Discrimination Act 1992 (Cth)*
- *Fair Work Act 2009 (Cth)*
- *Local Government Act 1993 (TAS)*
- *Racial Discrimination Act 1975 (Cth)*
- *Sex Discrimination Act 1984 (Cth)*
- *Work Health & Safety Act 2012 (TAS)*
- *Workers Rehabilitation & Compensation Act 1988 (TAS)*

Definitions

Contact Officer

An Employee of Council who is appointed in writing after receiving and completing appropriate training to perform the role of Contact Officer.

Council

Southern Midlands

Councillor

An elected member of Council known as a Councillor or Alderman or otherwise meeting the definition of a 'councillor' as defined under section 3 of the *Local Government Act 1993* (TAS)

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Council Policy
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Employee

A person who carries out work for Council as an employee of Council.

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General Manager

The general manager of Council as appointed under section 61 of the *Local Government Act 1993* (TAS).

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Infringing Workplace Behaviour

Any act or omission, which amounts to a breach of any Council policy, contractual obligation or misconduct at common law.

Industrial Instrument

An instrument recognised under the Fair Work Act 2009 that has legal application with respect to minimum entitlements to those Employees covered within its scope (eg Award or Enterprise Agreement).

Issues

Any grievances, disputes, issues, complaints or concerns that a Worker or other Persons at the Workplace may have against Council, Councillor, Workers or Other Persons at the Workplace.

Manager/Supervisor

A person at Workplace who is appointed to a position that has management/supervisory responsibilities for others or their appropriately nominated or authorised delegate.

Other Persons at the Workplace

Any person, other than a Councillor, at the Workplace who is not a Worker including visitors and ratepayers.

Policy

This Issue Resolution Policy including the 'Authority and Application'.

Procedure

This Issue Resolution Procedure including the 'Authority and Application'.

Worker

A person, other than a Councillor, who carries out work in any capacity for Council, including work as:

- (a) an Employee;
- (b) a contractor or subcontractor;
- (c) an employee of a contractor or subcontractor;
- (d) an employee of a labour hire company who has been assigned to work at Council;
- (e) an outworker;
- (f) an apprentice or trainee;

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Council Policy
ISSUE RESOLUTION POLICY

Approved by: Council
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Review date: May 2023

- (g) a student gaining work experience; or
- (h) a volunteer.

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Workplace

A place where work is carried out for Council.

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Training

Council will provide all persons covered by this Policy with appropriate training so they are made aware of their responsibilities and obligations under the Policy.

Amendment

~~Council retains the sole discretion to reasonably vary, terminate or replace this Policy from time to time. Council will consult before amendments are made and will notify and train those the amendments apply to.~~

Interpretation of Policy

- (a) The singular includes the plural and vice versa.
- (b) A reference to any legislation includes all delegated legislation made under it and amendments, consolidations, replacements or re-enactments of any of them.
- (c) A reference to policy or procedure means any approved policies or procedures of Council unless otherwise stated.
- (d) 'Including' and similar expressions are not words of limitation.
- (e) A reference to a document (including this document) is to that document as amended, novated or replaced unless otherwise stated.
- (f) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (g) Examples used in this Policy are for illustrative purposes only and are not intended to be exhaustive.
- (h) Unless expressly provided for this Policy is not in any way incorporated as part of any enterprise agreement and does not form part of any employee's contract of employment and any applicable enterprise agreement or contract of employment will prevail over this Policy to the extent of any inconsistency.
- (i) It is not intended that this Policy impose any obligations on the Council or those covered by it that are unreasonable or contrary to the operation of Applicable Laws. Any obligation, direction, instruction or responsibility imposed by this Policy must be carried out in a manner that an objective
- (j) third party would consider to be fair and reasonable taking into account and in the context of all the relevant Applicable Laws, operational and personal circumstances.

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Council Policy
ISSUE RESOLUTION POLICY

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Questions relating to the interpretation, application or enforcement of this Policy should be directed to a person's Manager/Supervisor.

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Reporting of Breaches

Persons covered under [the definition of 'Worker' paragraph 0 \(Coverage\)](#) must reasonably report breaches of Infringing Workplace Behaviour as follows:

For breaches by

- (a) an Employee (other than the General Manager), or other Workers, the report must go to the reporting person's applicable Manager/Supervisor;
- (b) an Other Person at the Workplace, to the General Manager; and/or
- (c) the General Manager the report must go to the Mayor (or if unavailable to the next appropriately delegated Councillor) and
- (d) as otherwise required or permitted by Applicable Laws.

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Breach of Policy

Persons covered under [the definition of 'Worker' paragraph 0 \(Coverage\)](#) who engage in Infringing Workplace Behaviour may (as is appropriate and as applicable) be subject to appropriate disciplinary action in accordance with Disciplinary Policy and Procedure (Employees), or removal from the Workplace or termination of services (Workers [other than Employees] and Other Persons at the Workplace). Infringing Workplace Behaviour may also amount to breaches of Applicable Laws:

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- (a) exposing individuals to legal proceedings; and
- (b) making Council vicariously liable for the conduct of others.

2. PURPOSE

The aims of this Policy are to:

- (a) recognise Council's commitment to the providing a fair and supportive working environment for all Workers and a safe workplace for all Workers and Other Persons at the Workplace;
- (b) provide a flexible approach for Issue resolution which takes into consideration the individual, operational and environmental circumstances;
- (c) recognise that Issues are best dealt with at the individual level, as soon as is practicable and without unnecessary formality to prevent unnecessary escalation and to promote fairness all round for all parties;
- (d) provide a reference and framework for the Issue Resolution Procedure; and



Council Policy
ISSUE RESOLUTION POLICY

Approved by: Council
Approved date: September 2015
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- (e) operate in conjunction with Applicable Laws and Related Council Documents.

3. COVERAGE

- (a) This Policy covers and applies to Workers and Other Persons at the Workplace regarding Issues in relation to:
- (i) behaviour at the Workplace;
 - (ii) the performance of work for or in connection with Council; and
 - (iii) conduct outside the Workplace or working hours if the acts or omissions:
 - (A) are likely to cause serious damage to the relationship between Council, Councillors, Workers or Other Persons at the Workplace; or
 - (B) are incompatible with a Worker's or Other Person at the Workplace's duty to Council; or
 - (C) damage or are likely to damage Council's interests or reputation.
- (b) This Policy does not cover or apply to Issues that are covered by a specific policy, procedure or process including a dispute settlement procedure under an applicable Industrial Instrument.
- (c) For the avoidance of doubt this Policy does not cover or apply to a Councillor.

4. REQUIREMENTS

- (a) Workers and Other Persons at the Workplace must comply with this Policy.
- (b) Managers/Supervisors must communicate and implement this Policy within their area of responsibility.

5. ROLE RESPONSIBILITIES

5.1 What are the Manager/Supervisor's Responsibilities?

Managers/Supervisors are responsible for:

- (a) ensuring appropriate management of Issues under the Issue Resolution Procedure;
- (b) making appropriate records relating to Issues;
- (c) taking reasonable steps to ensure Workers and Other Persons at the Workplace



Council Policy
ISSUE RESOLUTION POLICY

Approved by: Council
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are not victimised or subjected to other Infringing Workplace Behaviour because they have made, are respondent to or otherwise involved in an Issue legitimately raised;

- (d) making reasonable resources available to assist Workers and Other Persons at the Workplace in relation to raising or responding to and resolving Issues; and
- (e) advising Employees of reasonable internal and external support to raise or respond to and resolve Issues.

5.2 What are the Worker's and Other Person's at the Workplace Responsibilities?

Workers and Other Persons at the Workplace are responsible for:

- (a) their own behaviours, including reasonably raising or responding to and resolving Issues;
- (b) not raising or responding to Issues to be dealt with or participating in any process under the Issue Resolution Procedure not in good faith, vexatiously, falsely, frivolously, or without reasonable grounds;
- (c) participating appropriately in issue resolution processes under the Procedure; and
- (d) identifying the appropriate support, training or experience and opportunities to raise or respond to and resolve Issues.

6. ENGAGING IN AN ISSUE RESOLUTION PROCEDURE

6.1 What is an issue resolution procedure?

An issue resolution procedure consists of an appropriate process to make and respond to and resolve Issues.

6.2 When may Council utilise the Issue Resolution Procedure?

Council may utilise the Issue Resolution Procedure where an Issue has been raised by a Worker or Other Person at the Workplace or when a Manager/Supervisor becomes aware of an Issue or reasonably considers an Issue exists where it is appropriate to utilise the Issue Resolution Procedure.

6.3 What is the process?

The Issue Resolution Procedure provides for Guidelines containing a number of different processes that may be utilised to make or respond to or resolve Issues.

6.4 Is there a requirement to use a particular process?

Council may use a particular issue resolution process that a Manager/Supervisor considers reasonable in the circumstances. This may involve utilising a process that is



Council Policy
ISSUE RESOLUTION POLICY

Approved by: Council
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requested by the Worker or Other Person at the Workplace raising an Issue (if applicable) or using a different process without their agreement.

6.5 Who conducts an issue resolution process?

- (a) An issue resolution process is conducted by a Manager/Supervisor at the lowest possible level.
- (b) Despite this, Council may decide, taking into consideration the relevant circumstances, to utilise instead or in addition to a Manager/Supervisor at the lowest possible level:
 - (i) a more senior Manager/Supervisor; or
 - (ii) an external person.



Council Policy
FITNESS FOR WORK POLICY

Approved by: Council
Approved date: September 2015
Review date: May 2023

1. AUTHORITY AND APPLICATION

Related Council Documents

This Policy should be considered in the context of the following policies and procedures:

- *Code of Conduct*
- *Communications*
- *Disciplinary*
- *Issue Resolution*
- *Performance Management*
- *Work Health & Safety*
- *Workplace Behaviour*

Applicable Laws

All laws in connection with the carrying out of work or the Workplace including:

- *Age Discrimination Act 2004 (Cth)*
- *Anti-Discrimination Act 1998 (TAS)*
- *Australian Human Rights Commission Act 1986 (Cth)*
- *Disability Discrimination Act 1992 (Cth)*
- *Fair Work Act 2009 (Cth)*
- *Local Government Act 1993 (TAS)*
- *Racial Discrimination Act 1975 (Cth)*
- *Sex Discrimination Act 1984 (Cth)*
- *Work Health & Safety Act 2012 (TAS)*
- *Workers Rehabilitation & Compensation Act 1988 (TAS)*

Definitions

Assessor

The medical practitioner or allied health professional appointed by Council to examine and assess the Employee's fitness for work.

Council

Southern Midlands

Councillor

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Council Policy
FITNESS FOR WORK POLICY

Approved by: Council
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An elected member of Council known as a Councillor or Alderman or otherwise meeting the definition of a 'councillor' as defined under section 3 of the *Local Government Act 1993* (TAS)

Employee

A person who carries out work for Council as an employee of Council.

General Manager

The general manager of Council as appointed under section 61 of the *Local Government Act 1993* (TAS).

Infringing Workplace Behaviour

Any act or omission, which amounts to a breach of any Council policy, contractual obligation or misconduct at common law.

Manager/Supervisor

A person at the Workplace who is appointed to a position that has management/supervisory responsibilities for others or their appropriately nominated or authorised delegate.

Other Persons at the Workplace

Any person at the Workplace who is not a Worker including visitors and ratepayers.

Policy

This Fitness for Work Policy including the 'Authority and Application'.

Procedure

The Fitness for Work Procedure including the 'Authority and Application'.

Worker

A person who carries out work in any capacity for Council, including work as:

- (a) an Employee;
- (b) a contractor or subcontractor;
- (c) an employee of a contractor or subcontractor;
- (d) an employee of a labour hire company who has been assigned to work at Council;
- (e) an outworker;
- (f) an apprentice or trainee;
- (g) a student gaining work experience;

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Council Policy
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- (h) a volunteer; or
- (i) Councillor.

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Workplace

A place where work is carried out for Council.

Training

Council will provide all persons covered by this Policy with appropriate training so they are made aware of their responsibilities and obligations under the Policy.

Amendment

~~Council retains the sole discretion to vary, terminate or replace this Policy from time to time. Council will consult before amendments are made and will notify and train those the amendments apply to.~~

Interpretation of Policy

- (a) The singular includes the plural and vice versa.
- (b) A reference to any legislation includes all delegated legislation made under it and amendments, consolidations, replacements or re-enactments of any of them.
- (c) A reference to policy or procedure means any approved policies or procedures of Council unless otherwise stated.
- (d) 'Including' and similar expressions are not words of limitation.
- (e) A reference to a document (including this document) is to that document as amended, novated or replaced unless otherwise stated.
- (f) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (g) Examples used in this Policy are for illustrative purposes only and are not intended to be exhaustive.
- (h) Unless expressly provided for this Policy is not in any way incorporated as part of any enterprise agreement and does not form part of any Employee's contract of employment and any applicable enterprise agreement or contract of employment will prevail over this Policy to the extent of any inconsistency.
- (i) It is not intended that this Policy impose any obligations on the Council or those covered by it that are unreasonable or contrary to the operation of Applicable Laws. Any obligation, direction, instruction or responsibility imposed by this Policy must be carried out in a manner that an objective third party would consider to be fair and reasonable taking into account and in the context of all the relevant Applicable Laws, operational and personal circumstances.

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Council Policy
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Questions relating to the interpretation, application or enforcement of this Policy should be directed to a person's Manager/Supervisor.

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Council Policy
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Approved by: Council
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Reporting of Breaches

Persons covered under [the definition of 'Worker' paragraph Error! Reference source not found. \(Coverage\)](#) must reasonably report breaches of Infringing Workplace Behaviour as follows:

For breaches by

- a) an Employee (other than the General Manager), the report must go to the reporting person's applicable Manager/Supervisor; and/or
- b) the General Manager the report must go to the Mayor (or if unavailable to the next appropriately delegated Councillor) and

as otherwise required or permitted by Applicable Laws.

Breach of Policy

Persons covered under [the definition of 'Worker' paragraph Error! Reference source not found. \(Coverage\)](#) who engage in Infringing Workplace Behaviour may (as is appropriate) be subject to appropriate disciplinary action in accordance with Disciplinary Policy and Procedure. Infringing Workplace Behaviour may also amount to breaches of Applicable Laws:

- (a) exposing individuals to legal proceedings; and
- (b) making Council vicariously liable for the conduct of others.

2. PURPOSE

The aims of this Policy are to:

- (a) ensure that Council provides a safe and healthy Workplace and all Employees are fit for work;
- (b) direct and guide Employees at the Workplace to achieve and maintain fitness for work and not to expose Workers or Other Persons at the Workplace to unreasonable risks to their health and safety;
- (c) provide a fair and flexible approach to work, health and safety which takes into consideration individual, operational and environmental circumstances;
- (d) provide a reference and framework for the Fitness for Work procedure;
- (e) where reasonable, encourage return to work at the earliest opportunity after or despite illness or injury; and
- (f) comply with Applicable Laws through implementing:
 - (i) appropriate plans, policies and programs to support and implement this

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Council Policy
FITNESS FOR WORK POLICY

Approved by: Council
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Policy;

- (ii) assessment, rehabilitation and return to work resources; and
- (iii) monitoring, reviewing and verification of systems.

3. SCOPE

- (a) This Policy covers and applies to Employees in relation to capacity for work where the illness or injury is not compensable under the *Workers Rehabilitation & Compensation Act 1988* (TAS).
- (b) This Policy does not cover or apply to behaviours that amount to or are dealt with by Council as:
 - (i) performance, which is dealt with under Council's Performance Management Policy; or
 - (ii) disciplinary matters, which are dealt with under Council's Disciplinary Policy.
- (c) For the avoidance of doubt this Policy does not cover or apply to a Councillor.

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4. REQUIREMENTS

- (a) Employees must comply with this Policy.
- (b) Managers/Supervisors must communicate and implement this Policy within their area of responsibility.

5. ROLE RESPONSIBILITIES

What are the Manager/Supervisor's Responsibilities?

Managers/Supervisors are responsible for:

- (a) taking steps to ensure the health, safety and welfare at work of Workers and Other Persons at the Workplace;
- (b) identifying and responding to concerns regarding an Employee's ability to safely perform the requirements of their role;
- (c) treating all Employee matters that relate to an employee's health and fitness for work, seriously, respectfully, impartially and confidentially;
- (d) ensuring consultation with Employees in injury, incapacity and illness management, rehabilitation and return to work planning;
- (e) providing Employees with access to information about their entitlements, rights and responsibilities regarding their capacity for work;



Council Policy
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Approved by: Council
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- (f) considering practicable adjustments to the Workplace to enable Employees to perform the inherent requirements of their role;
- (g) considering alternative duties where practicable on either a temporary or permanent basis; and
- (h) follow the Fitness for Work Procedure to manage Employee's fitness for work.

What are the Employee's Responsibilities?

Employees are responsible for:

- (a) performing the requirements of their position;
- (b) not attending for work if they are not fit to perform the requirements of their position;
- (c) not performing any work-related tasks that creates an unreasonable risk to the health and safety of themselves, Workers or Other Persons at the Workplace;
- (d) notifying their Manager/Supervisor of any matter (which may include the medication they are taking) that may affect their ability to meet the requirements of their role or places the health and safety of themselves, Workers or Other Persons at the Workplace at risk;
- (e) managing individual factors which may adversely affect their fitness for work, such as ensuring adequate rest between periods of work;
- (f) complying with any reasonable and lawful directions that are reasonably necessary to assess or manage risks to safety which arise from or relate to fitness for work. This may include for example attending assessments to determine fitness for work and providing information in reasonable time frames to Council; and
- (g) notifying their Manager/Supervisor if they have any concerns regarding the fitness for work of another Worker or Other Persons at the Workplace.

6. SEEKING ADVICE

Council and/or the Employee may seek advice from a medical or allied health practitioner to ensure compliance with this Policy.

7. EMPLOYEE ASSISTANCE PROGRAM (EAP)

- (a) Council will provide wellbeing support through the provision of counselling and other relevant assistance where reasonable and appropriate.
- (b) Access to the EAP is either by self-referral or referral by Council's nominated appropriate person.

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Council Policy
FITNESS FOR WORK POLICY

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8. CONFIDENTIALITY

- (a) All information related to fitness for work is considered sensitive and should be treated as strictly confidential.
- (b) Access to this information is provided only to those persons who need to know in order to manage the Employee or the Fitness for Work Procedure.
- (c) Disclosure of this information to others without the Employee's permission, or which is otherwise not permitted by the Applicable Laws is not permitted.

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9. MANAGING FITNESS FOR WORK

9.1 What is the procedure?

The Fitness for Work Procedure provides for appropriately managing fitness for work.

9.2 Is there a requirement to use a particular process?

Council may implement the Fitness for Work Procedure in a manner that a Manager/Supervisor considers reasonable in the circumstances to ensure compliance with this Policy.

9.3 Who manages a fitness for work procedure?

- (a) Fitness for work is managed by an Employee's immediate Manager/Supervisor.
- (b) Despite this, Council may decide, taking into consideration the relevant circumstances, to utilise instead or in addition to the Employee's immediate Manager/Supervisor:
 - (i) a more senior Manager/Supervisor; or
 - (ii) an external person.

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Council Policy
**FRAUD CONTROL & CORRUPT CONDUCT PREVENTION
POLICY**

Approved by: Council
Approved date: 25th November 2020
Review date: June 2024

1. PURPOSE

Southern Midlands Council is committed to the prevention, deterrence and investigation of all forms of fraud and/or corrupt conduct. Fraud and corrupt conduct can be damaging to the Council through financial loss, bad publicity and loss in public confidence

This policy covers guidelines and responsibilities regarding appropriate actions that must be followed to increase the awareness of, and, for the investigation of fraud and/or corrupt conduct. Management of the risk of exposure is an important area to monitor and the Council needs to be assured that appropriate and transparent procedures are in place.

The objective of the policy is to:

- Protect Council's assets and reputation;
- Ensure a sound ethical culture of the Council;
- Ensure Senior Management commitment to identifying risk exposures to fraud and corrupt conduct as well as establishing procedures for prevention and detection;
- Ensure Councillors and staff are aware of the responsibilities in relation to ethical conduct.

2. DEFINITIONS

Fraud is defined as 'Inducing a course of action by deceit or other dishonest conduct, involving acts or omissions or the making of false statements, orally or in writing, with the object of obtaining money or other benefit from, or evading a liability to, the Council'.

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Corrupt is defined as 'having or showing a willingness to act dishonestly in return for money or personal gain'.

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Some examples of fraud and corrupt conduct include:

- Unauthorised use of Council's plant, furniture and equipment;
- Unauthorised use of information or services for private use
- Any misappropriation of funds;
- Accepting gifts from contractors, consultants and customers;
- Falsification of records, including timesheets;
- Inappropriate use of position to obtain goods and services.
- Theft of assets.

A number of these issues are specifically covered in the 'Southern Midlands Council – Code of Conduct Policy' (covering Employees, Contractors, Sub Contractors, Employees of Contractors and Sub Contractors, Employees of Labour Hire Companies that have assigned to work at Council, Outworkers, Apprentices and Trainees, Work Experience Students and Volunteers) and the Southern Midlands Council – Code of Conduct (Elected Members).



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FRAUD CONTROL & CORRUPT CONDUCT PREVENTION POLICY

Approved by: Council
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3. ELEMENTS OF THE POLICY

- 1 Applicability
- 2 Education and Awareness
- 3 Roles and Responsibilities
- 4 Procedures
- 5 Consequences of Engaging in Fraudulent or Corrupt Conduct
- 6 Risk Management
- 7 Fraud and Corrupt Conduct Control Program
- 8 Linked Documentation

1. Applicability

This policy applies to all Councillors, Employees, Contractors, Sub Contractors, Employees of Contractors and Sub Contractors, Employees of Labour Hire Companies that have been assigned to work at Council, Outworkers, Apprentices and Trainees, Work Experience Students and Volunteers.

2. Education and Awareness

The likelihood and impact of fraudulent or corrupt conduct will be minimised by promoting a sound ethical environment.

It is the responsibility of all applicable persons to set an example through ethical and prudent use of Council assets and resources. All have a duty to advise management of any concerns they have about the conduct of Council affairs or the use of Council assets and resources.

The Fraud Control and Corrupt Conduct Prevention Policy will be brought to the attention of all relevant persons and will be included in the induction program, as well as being included in the Request for Tender documentation. Staff with particular responsibilities such as cash handling, purchasing authority and account payment, will be given specific training in approved cash handling, purchasing and accounts payment procedures.

3. Roles and Responsibilities

3.01 Councillors

Councillors have a responsibility to abide by its Code of Conduct.

Councillors need to keep in mind the Code of Conduct when considering reports, making decisions and scrutinising Council's activities.

Council will support all policies and measures taken to prevent, deter, detect and resolve suspected instances of fraud or corrupt conduct.



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3.02 Senior Management

Senior Management is responsible for ensuring there are adequate internal controls to provide reasonable assurance for the prevention and detection of fraud and corruption.

Achievement of this is assisted by:

- Compliance with Council policies, rules and regulations;
- Ensuring Councillors are aware of their obligations as included in the “Southern Midlands Council – Code of Conduct (Elected Members)”;
- Ensuring all other personnel are aware of their responsibilities through adequate induction, training, supervision and written procedures;
- Responding to issues raised by and external auditors.

All suspected cases or incidents of fraud or corrupt conduct are to be reported to the General Manager. The General Manager will promptly appoint a Manager/Supervisor to investigate such cases or incidents in accordance with the Fraud Control and Corrupt Conduct Investigation Procedure (attached).

If the reporting party is not satisfied with the Manager/Supervisor investigation or response, the matter should be referred to the General Manager. The General Manager can choose to investigate the matter or appoint an independent third party (from outside the organisation) to review the reported breach.

If the reporting party is not satisfied with the General Manager’s investigation or response, the matter should be referred to the Mayor. The Mayor can choose to investigate the matter appoint an independent third party (from outside the organisation) to review the reported breach.

Appoint an independent third party (from outside the organisation) in the event of actual or perceived conflict of Interest (eg related parties).

3.03 Employees / Contractors / Sub Contractors, Employees of Contractors and Sub Contractors, Employees of Labour Hire Companies that have been assigned to work at Council, Outworkers, Apprentices and Trainees, Work Experience Students and Volunteers

All of the above persons have a duty to make management aware of any concerns they have about the conduct of Council affairs or the use of Council assets and resources. Any issues raised by them should be promptly investigated. Confidentiality of issues raised must also be maintained.



Council Policy
FRAUD CONTROL & CORRUPT CONDUCT PREVENTION POLICY

Approved by: Council
Approved date: 25th November 2020
Review date: June 2021

4. Procedures

The Fraud Control & Corrupt Conduct Investigation Procedure (attached) must be followed for all investigations of fraud and corrupt conduct

5. Consequences of Engaging in Fraudulent or Corrupt Conduct

Council's disciplinary procedures will apply to any staff member (employee) involved in fraudulent or corrupt conduct in accordance with HR disciplinary procedures.

Any issue involving conduct of this kind and pertaining to a Councillor will be subject to the procedures set out in the Code of Conduct for Elected Members or referred to an appropriate external authority for investigation and further action.

Where fraudulent or corrupt conduct is believed to have been undertaken by a contractor, sub-contractor, an employee of a contractor or sub-contractor, an employee of a labour hire company that has been assigned to work with Council, apprentice or trainee, work experience student or volunteer, the matter will be referred to the appropriate internal process or external authority for investigation and further action.

6. Risk Management

The measures required to satisfactorily address the risk of fraud or corrupt conduct depend on the nature and extent of risks faced. It is therefore necessary to undertake a risk assessment on an annual basis of the organisation's activities. The outcome of these assessments will then be used to formulate appropriate controls to mitigate any identified risks.

The following fraud or corrupt conduct minimisation procedures are to be followed:

- 1 Accountability of Managers for the results and deviations from budget in the monthly management reporting for departments. Further independent detailed reviews of significant variances that may arise will be arranged by the General Manager or the relevant Manager.
- 2 Periodic review of Council operations and an assessment of the Council's exposure to the risk of fraud.
- 3 An ongoing review process. Internal controls supported by internal reviews on a regular basis will minimise the exposure to fraud risk and minimise the occurrence of new frauds or corrupt conduct arising.
- 4 External audit review with the focus on accountability of financial systems and reporting processes.
- 5 Maintain strict recruitment practices, including the confirmation of all relevant employees details and thorough checking of references, in addition including police checks on applicants successfully applying for [senior-all](#) positions, and the promotion of this policy to all new Council employees.



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FRAUD CONTROL & CORRUPT CONDUCT PREVENTION POLICY

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- 6 All assets are properly recorded and regular checks are performed to ensure that significant items are present.
- 7 Set a standard of conduct for suppliers and contractors.
- 8 Review work practices open to collusion or manipulation.
- 9 There are penalties in place should a staff member be found guilty of fraud or corrupt conduct.
- 10 Ensure that Council management have been trained in identifying indicators of fraud or corrupt conduct.

7. Early Warning Signs

The following are some behavioural warning signs all staff and managers need to be aware of relating to potential fraudulent behaviour:

- Refusing to take leave.
- Resigning suddenly or failing to attend work for no apparent reason.
- Gambling, drugs or alcohol abuse.
- A Manager/staff member who over rides internal controls.
- Persistent anomalies in work practices.
- Obvious lifestyle changes that are in conflict with employees normal financial position.

4. RELATED DOCUMENTS

- Fraud Control and Corrupt Conduct Investigation Procedure (Appendix A).
- Fraud Prevention Strategy (Appendix B).
- Fraud Detection and Risk Management Strategy (Appendix C).

5. DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed bi-annually or as directed by the General Manager.

~~This document is Version 1.1 effective 26 February 2019. The document is maintained by the General Managers Unit, for the Southern Midlands Council.~~

Approval Process

<i>First Council Meeting Date:</i>	<i>24th October 2012</i>	<i>Decision No.</i>	<i>C/12/10/070/19195</i>
<i>Final Council Meeting Date:</i>	<i>28th November 2012</i>	<i>Decision No.</i>	<i>C/12/11/072/19219</i>
<i>Updated Council Meeting Date:</i>	<i>26th February 2019</i>	<i>Decision No.</i>	<i>Item 17.2.5</i>
<i>Updated Council Meeting Date:</i>	<i>25th November 2020</i>	<i>Decision No.</i>	<i>Item 16.1.3</i>



Council Policy
**FRAUD CONTROL & CORRUPT CONDUCT PREVENTION
POLICY**

Approved by: Council
Approved date: 25th November 2020
Review date: June 2024

APPENDIX A

**FRAUD CONTROL AND CORRUPT CONDUCT
INVESTIGATION PROCEDURE**

This procedure covers appropriate actions and responsibilities that must be followed for the investigation of fraud and corrupt conduct.

Process

1. Any employee; contractor; sub-contractor; employee of a contractor or sub-contractor; an employee of a labour hire company that has been assigned to work at Council; Outworker; Apprentice; Trainee; Work Experience Student or Volunteer who has reason to suspect that a fraud or corrupt conduct has occurred shall immediately notify his / her Manager. If the person has reason to believe that the person's Manager may be involved, the person is to immediately notify the General Manager. The person who provides notification to his/her Manager shall keep this information confidential.)
2. If the person has reason to believe that the General Manager may be involved, the matter should be reported immediately to the Mayor or in his/her absence, to the Deputy Mayor.
3. Any Councillor who has reason to suspect that a fraud or corrupt conduct has occurred shall immediately notify the General Manager. The Councillor shall keep this information confidential.
4. The Manager, when receiving notification of suspected fraud or corrupt conduct, will immediately contact the General Manager..
5. The General Manager will promptly appoint a Manager to investigate the fraud or corrupt conduct upon notification of the details. If the reporting party is not satisfied with the Manager's investigation or response the matter should be referred to the General Manager. The General Manager can choose to investigate the matter or appoint an independent third party (from outside the organisation) to review the reported breach,
6. If the reporting party is not satisfied with the General Manager's investigation or response, the matter should be referred to the Mayor. The Mayor can choose to investigate the matter or appoint an independent third party (from outside the organisation) to review the reported breach
7. Appoint an independent third party (from outside the organisation) in the event of actual or perceived conflict of interest (eg related parties).
8. At the conclusion of the initial investigation of a Councillor, the General Manager will determine what further action may be required which may include the need to refer to an external authority.
9. At the conclusion of an investigation of an employee; contractor; sub-contractor; employee of a contractor or sub-contractor; an employee of a labour hire company that has been assigned to work at Council; Outworker; Apprentice; Trainee; Work Experience Student or Volunteer the General Manager will prepare a record.



Council Policy
FRAUD CONTROL & CORRUPT CONDUCT PREVENTION POLICY

Approved by: Council
Approved date: [25th November 2020](#)
Review date: [June 2021](#)

The record will contain:

- The allegation/s
- An account of all relevant information received, and, if the General Manager has rejected the evidence as being unreliable, the reasons for this opinion being formed.
- The conclusions reached and the basis for them, and
- Any recommendation arising from the conclusions.

Following the completion of the record the General Manager will determine what further action might be required.

Related Documents

- Fraud Control and Corrupt Conduct Prevention Policy
- Code of Conduct Policy
- Code of Conduct (Elected Members)

Review of Procedure

The Fraud Control and Corrupt Conduct Investigation procedure will be reviewed bi-annually.



Council Policy
FRAUD CONTROL & CORRUPT CONDUCT PREVENTION POLICY

Approved by: Council
Approved date: 25th November 2020
Review date: June 2024

APPENDIX B

**FRAUD CONTROL & CORRUPT CONDUCT
PREVENTION STRATEGY**

Council's fraud and corrupt conduct prevention strategy involves:

Organisational Integrity and Leadership

The most effective form of fraud and corrupt conduct prevention is the establishment of an organisational culture that rejects fraudulent and corrupt practices. Commitment from Senior Management and Councillors is essential in establishing a behaviour model for all staff, committee members and volunteers.

Council will establish and maintain a fraud-resistant culture by:

- (a) employing managers and supervisors who will be positive role models for ethical behaviour;
- (b) adopting and enforcing policies that emphasise the importance of ethical behaviour;
- (c) issuing clear standards and procedures to minimise opportunities for fraudulent and corrupt behaviour, and enhance detection mechanisms; and
- (d) ensuring all staff are accountable for their own actions.

Employee Education and Awareness

Employees will be made aware of Council's ethical conduct expectations by:

- (a) the inclusion of ethical conduct requirements in inductions for new employees;
- (b) an ongoing program of inclusion of ethical behaviour expectations within all position descriptions for new and existing positions; and
- (c) ~~develop and implement a staff~~ [being provided a copy of the](#) Code of Conduct.

Staff with particular responsibilities, such as cash handling and purchasing authority, will be given specific training in approved cash handling and purchasing procedures.

Customer and Community Awareness

Fraudulent activity may be detected as a result of complaints from Council customers or other members of the public. It is essential that the community understands the impact of fraudulent and corrupt conduct and the importance of exposing such behaviour. In order to increase community awareness and encourage the reporting of fraudulent and corrupt conduct, Council will:

- (a) publish the Code of Conduct on Council's website; and
- (b) provide feedback to all persons who report suspected corrupt or fraudulent conduct.

Regular Review of Policies and Procedures

In addition to ongoing policy development directed at emphasising ethical behaviour and fraud prevention and detection, Council is committed to the ongoing review of existing policies and procedures.



Council Policy
**FRAUD CONTROL & CORRUPT CONDUCT PREVENTION
POLICY**

Approved by: Council
Approved date: 25th November 2020
Review date: June 2024

APPENDIX C

FRAUD DETECTION & RISK MANAGEMENT STRATEGY

Council's fraud and corrupt conduct detection strategy involves:

Encouraging Disclosure

It is recognised that most fraudulent activity and corrupt conduct is detected by employees of Council, and to a lesser extent, by members of the public. Council will encourage the reporting of fraudulent conduct by:

- (a) The inclusion of training on fraud awareness and reporting procedures in induction of new employees;
- (b) Awareness training for all staff on Council's Code of Conduct and reporting of fraudulent and corrupt activity on a bi-annual basis;
- (c) Advertising on Council's website of the various methods by which members of the public can report instances of fraudulent and corrupt conduct that they may become aware of; and
- (d) Providing feedback to people who report suspected fraud or corrupt conduct.

Internal Review

Council will minimise opportunities for undetected fraudulent activity via a robust internal review program. The General Manager shall establish and implement a detailed strategy and procedures, incorporating internal review guidelines in order to give this policy effect. Such a program shall include:

- (a) monthly reviews of purchasing and disposal transactions;
- (b) annual reviews of financial system security;
- (c) annual reviews of cash float and petty cash balances;
- (d) bi-annual stock takes of Council inventory;
- (e) annual reviews of physical asset security;
- (f) appropriate separation of duties identified;
- (g) annual reviews of compliance with adopted cash handling procedures; ~~and~~
- (h) implementation and monitoring of recommendations by Council's external auditors; and

Reports and investigations may be requested from time to time by the Audit Panel.

**SOUTHERN
MIDLANDS
COUNCIL**



2023/24

ANNUAL PLAN

AND

BUDGET DOCUMENTS


2023-2024 BUDGETED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

		LTFMP	VARIANCE
RECURRENT INCOME			
RATES AND CHARGES	\$ 6,971,704	\$ 6,501,000	\$ 470,704
USER FEES	\$ 1,332,917	\$ 1,109,000	\$ 223,917
GRANTS - RECURRENT	\$ 3,990,758	\$ 3,831,000	\$ 159,758
INTEREST	\$ 435,000	\$ 261,000	\$ 174,000
COMMERCIAL REVENUE	\$ -	\$ -	\$ -
GOVERNMENT SUBSIDIES	\$ 56,807	\$ 76,000	\$ (19,193)
OTHER INCOME	\$ 50,000	\$ 50,000	\$ -
INVESTMENT REVENUE FROM WATER CORPORATION	\$ 182,400	\$ 182,000	\$ 400
	<u>\$ 13,019,586</u>	<u>\$ 12,010,000</u>	<u>\$ 1,009,586</u>
NET CAPITAL INCOME			
GRANTS - CAPITAL	\$ 3,200,746	\$ 666,000	\$ 2,534,746
CONTRIBUTIONS	\$ -	\$ -	\$ -
NET GAIN/(LOSS) ON DISPOSAL OF ASSETS	\$ -	\$ -	\$ -
	<u>\$ 3,200,746</u>	<u>\$ 666,000</u>	<u>\$ 2,534,746</u>
TOTAL INCOME	<u>\$ 16,220,332</u>	<u>\$ 12,676,000</u>	<u>\$ 3,544,332</u>
EXPENSES FROM CONTINUING OPERATIONS			
EMPLOYEE COSTS	\$ 5,534,107	\$ 4,802,000	\$ 732,107
MATERIALS AND CONTRACTS	\$ 3,711,309	\$ 3,484,000	\$ 227,309
DEPRECIATION & AMORTISATION	\$ 3,723,000	\$ 3,723,000	\$ -
CONTRIBUTIONS	\$ 272,238	\$ 272,000	\$ 238
FINANCE COSTS	\$ 52,997	\$ 55,000	\$ (2,003)
COMMERCIAL EXPENSES	\$ -	\$ -	\$ -
OTHER EXPENSES	\$ 169,955	\$ 133,000	\$ 36,955
	<u>\$ 13,463,606</u>	<u>\$ 12,469,000</u>	<u>\$ 994,606</u>
TOTAL EXPENSES FROM CONTINUING OPERATIONS	<u>\$ 13,463,606</u>	<u>\$ 12,469,000</u>	<u>\$ 994,606</u>
RESULT FROM CONTINUING OPERATIONS	<u>\$ 2,756,726</u>	<u>\$ 207,000</u>	<u>\$ 2,549,726</u>
<i>Less Net Capital Income Section</i>	\$ (3,200,746)	\$ (666,000)	\$ (2,534,746)
	<u>\$ (444,020)</u>	<u>\$ (459,000)</u>	<u>\$ 14,980</u>

SOUTHERN
MIDLANDS
COUNCIL

2023-2024 BUDGETED STATEMENT OF CASH FLOWS

CASH FLOWS FROM OPERATING ACTIVITIES

Payments

Employee Costs	\$ (5,534,107)	
Materials and Contracts	\$ (3,711,309)	
Interest	\$ (52,997)	
Other	\$ (442,193)	
	<u>\$ (9,740,606)</u>	

Receipts

Rates	\$ 6,971,704	
User Charges	\$ 1,332,917	
Interest Received	\$ 435,000	
Government Subsidies	\$ 56,807	
Other	\$ 50,000	
Grants - Recurrent	\$ 3,990,758	
Investment Revenue from Water Corporation	\$ 182,400	
	<u>\$ 13,019,586</u>	

Net Cash from operating activities **\$ 3,278,980**

CASH FLOWS FROM INVESTING ACTIVITIES

Payments for Property, Plant and Equipment (subject to confirmation of Carry Forwards)	\$ (7,705,374)
Payments for Investments	\$ -
Proceeds from Sale of Property, Plant and Equipment	\$ 312,000
Capital grants (Less Grants received in Advance)	\$ 3,200,746

Net Cash used in investing activities **\$ (4,192,628)**

CASH FLOWS FROM FINANCING ACTIVITIES

Repayment of Borrowings	\$ (4,023,023)
Proceeds from Borrowings	\$ -

Net cash used in financing activities **\$ (4,023,023)**

Net increase / (decrease) in cash held **\$ (4,936,671)**

Cash at beginning of reporting year \$ -

Cash at end of reporting year **\$ (4,936,671)**

SOUTHERN
MIDLANDS
COUNCIL

OPERATING BUDGET - PROGRAM CLASS SUMMARY

PROGRAMS:	REVENUE	EXPENDITURE	(SURPLUS) / DEFICIT
INFRASTRUCTURE	4,335,814	6,058,624	-1,722,810
GROWTH	638,484	439,134	199,350
LANDSCAPES	521,420	1,894,241	-1,372,821
COMMUNITY	505,937	1,708,020	-1,202,083
ORGANISATION	10,218,677	3,363,584	6,855,093
TOTALS:	16,220,332	13,463,603	2,756,729

SOUTHERN
MIDLANDS
COUNCIL

PROGRAM SUMMARY

	REVENUE	EXPENDITURE	(SURPLUS)/DEFICIT
INFRASTRUCTURE			
Roads	2,826,216	3,695,183	-868,967
Bridges	0	459,620	-459,620
Walkways	135,000	243,503	-108,503
Lighting	0	84,790	-84,790
Buildings (Public Toilets)	0	96,102	-96,102
Sewer / Water	0	0	0
Drainage	0	85,679	-85,679
Waste	1,374,598	1,373,747	851
Information, Communication Technology	0	20,000	-20,000
INFRASTRUCTURE TOTAL:	4,335,814	6,058,624	-1,722,810
GROWTH			
Residential	0	0	0
Tourism	6,500	47,718	-41,218
Business	631,984	391,416	240,568
Industry	0	0	0
GROWTH TOTAL:	638,484	439,134	199,350
LANDSCAPES			
Heritage	0	471,708	-471,708
Natural	10,700	206,318	-195,618
Cultural	0	25,000	-25,000
Regulatory - Development	307,500	1,050,887	-743,387
Regulatory - Public Health	124,020	20,220	103,800
Regulatory - Animals	79,200	115,108	-35,908
Environmental Sustainability	0	5,000	-5,000
LANDSCAPES TOTAL:	521,420	1,894,241	-1,372,821
COMMUNITY			
Community Health & Wellbeing	0	313,472	-313,472
Recreation	345,107	1,212,693	-867,586
Access	0	0	0
Volunteers	0	51,000	-51,000
Families	100,000	10,000	90,000
Education	0	0	0
Capacity & Sustainability	0	49,605	-49,605
Safety	60,830	33,950	26,880
Consultation & Communication	0	37,300	-37,300
COMMUNITY TOTAL:	505,937	1,708,020	-1,202,083
ORGANISATION			
Improvement	0	80,289	-80,289
Sustainability	148,423	2,928,057	-2,779,634
Finances	10,070,253	355,238	9,715,015
ORGANISATION TOTAL:	10,218,677	3,363,584	6,855,093
OPERATING BUDGET DEFICIT :			2,756,729

Program: **INFRASTRUCTURE**Sub Program: **ROADS****Program Objectives:****Strategic Theme: Infrastructure***The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.***Strategic Plan Reference:**

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

Description & Level of Service:

Council has responsibility for 609 kms of unsealed and 209 kms of sealed road. These roads have been classified into a hierarchy - UA, UB, UC, & UD and SA, SB & SC (where "A" is the higher design standard), based on the use/traffic and the economic and social importance of each road. Maintenance of the road network is undertaken by the Council workforce in conjunction with external Contractors as necessary and appropriate. Maintenance is undertaken in accordance with clear specifications adopted by Council.

Strategies / Action Plans:

- 1.1.1.1 Continue to seek opportunities to increase funding for road maintenance and construction from Australian and State Government, whilst incorporating appropriate design outcomes for public infrastructure in heritage areas where practicable
- 1.1.1.2 Assess new, cost effective sources and methods of road construction / materials suitable for road maintenance
- 1.1.1.3 Continue to work with the Department of State Growth (DSG) to improve the safety and standard of the Midland Highway and other State Roads along with road junctions
- 1.1.1.4 Continue to focus on road drainage and road improvements as key elements of road maintenance
- 1.1.1.5 Ensure that appropriate sight distances are maintained, for key transport routes, through effective roadside vegetation management / road realignment
- 1.1.1.6 Continue a program of regular safety audits of roads in conjunction with Department of State Growth
- 1.1.1.7 In partnership with the State Government address the issue of reserved roads and their impact on fire and weed management
- 1.1.1.8 Continue the program of dust suppression on gravel roads in accordance with Council's policy
- 1.1.1.9 Provide road infrastructure appropriate to industry demand
- 1.1.1.10 Use design and material finishes appropriate to the local context
- 1.1.1.11 Incorporate the use of recyclable materials (eg tyres/glass) into road pavements and pathways
- 1.1.1.12 Update Long-Term Strategic Asset Management Plan to reflect condition assessment
- 1.1.1.13 Establishment of appropriate trees and related streetscapes elements in our villages
- 1.1.1.14 Government investment in the Bagdad-Mangalore Bypass as a major component in the State road network
- 1.1.1.15 Explore the viability of creating a road link from Southern Midlands to the Tasman Highway on the East Coast north of Triabunna
- 1.1.1.16 Pursue the further development of the road link from the Southern Midlands to the East Coast by upgrading the existing Buckland Road link
- 1.1.1.17 Implement the outputs from the Oatlands Structure Plan

Performance Indicators:

Average cost per tonne of material placed for resheeting of gravel roads. Average cost per klm per grader for maintenance grading of gravel roads. Average cost per square metre of area repaired for bitumen patching. Average cost per kilometre of roadside slashing. No. of complaints per klm of sealed/unsealed road per year.

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Heavy Vehicle Licence Fees	11,700	11,658	11,700
Sale of Road Materials	3,000	20	0
Developer Contributions - Woodsdale Quarry	0	1,380	9,600
Grant - Rural Remote Roads Program (Total \$5,346,180 - Year 2 - 30%)	1,069,236		1,603,854
Grant(s) - Safer Rural Roads	0	0	205,000
Local Roads and Comm Infrastructure Program (Phase 3 - Total \$1,331,062)	985,277	792,987	0
Local Roads and Comm Infrastructure Program (Phase 4 - Total \$665,531)	0	0	330,531
Roads to Recovery Program	665,531	35,000	665,531
Total Revenue:	2,734,744	841,045	2,826,216
EXPENDITURE:			
Pavement Maint.	767,941		800,034
Shoulder Maint.	73,081		78,407
Drainage	253,870		277,837
Traffic Facilities	54,377		56,336
Verges	273,029		276,569
Depreciation	2,040,000		2,240,000
Budget Reduction/Adjustment (Capital Wages)	-145,000		-34,000
Total Expenditure:	3,317,298	0	3,695,183
(Surplus)/Deficit:	582,554	-841,045	868,967

Program: **INFRASTRUCTURE**

Sub Program: **BRIDGES**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

1.2.1 Maintenance and improvement of the standard and safety of bridges in the municipal area.

Description & Level of Service:

Council has responsibility to maintain 154 Bridge structures (includes major culverts) with a total deck area of 7,260 m2. Maintenance of bridges is generally undertaken by the Council workforce and replacement / renewal of Bridges is done by suitability qualified Contractors. Major renewal / replacements projects go through a tender process. All Bridge structures are inspected on a quarterly basis by AusSpan (Total Bridge Management).

Strategies / Action Plans:

1.2.1.1 Continue the current program of bridge maintenance and replacement including the monitoring and consideration of new construction methods for the

replacement of timber bridges and related structures, with the exception of bridges having heritage significance, which shall be maintained in an appropriate manner consistent with their original character

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Natural Disaster Relief Fund (Subsidy)	80,000	0	0
Total Revenue:	80,000	0	0
EXPENDITURE:			
Maintenance	22,487		33,047
AusSpan Inspections	21,576		22,573
Special Purpose Vehicles Network Inspection	0		0
Interest Charges - Bridges			
Depreciation	404,000		404,000
Budget Reduction/Adjustment	0		0
Total Expenditure:	448,063	0	459,620
(Surplus)/Deficit:	368,063	0	459,620

Program: **INFRASTRUCTURE**Sub Program: **WALKWAYS, CYCLEWAYS & TRAILS****Program Objectives:****Strategic Theme: Infrastructure**

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

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

Description & Level of Service:

To pro-actively undertake strategic asset management for the long-term construction as well as reconstruction of walkways and related infrastructure.

Actively seek sources of funding for high priority infrastructure projects.

To apply a balanced engineering / technical view to issues that demands such an approach.

Strategies / Action Plans:

1.3.1.1 Determine through consultation, the priorities for extensions to existing walkways and pedestrian areas

1.3.1.2 In consultation with the community identify and develop new cycle ways, walkways and pedestrian areas based on identified need

1.3.1.3 Investigate options for the accessibility of horse trails within the municipal area

1.3.1.4 Inter-connect walkways/cycleways with neighbouring Council areas (eg linkage with Campania to Richmond or Pontville to Bagdad)

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Comm Dev Grant Program - Kempton Streetscape Project	0		0
Comm Dev Grant Program - Broadmarsh Streetscape Project	0		0
Department of State Growth - Midland/Mood Food Pathway	0	147,565	0
Local Roads and Comm Infrastructure Program (Phase 3)	60,000		0
Local Roads and Comm Infrastructure Program (Phase 4 - Total \$665,531)	0		135,000
Total Revenue:	60,000	147,565	135,000
EXPENDITURE:			
Footpath Maintenance	43,974		44,910
Township Verges & Nature Strips (Mowing/Spraying etc)	132,713		137,862
Street Cleaning	62,923		65,731
Budget Reduction/Adjustment	0		-5,000
Total Expenditure:	239,610	0	243,503
(Surplus)/Deficit:	179,610	-147,565	108,503

Program: **INFRASTRUCTURE**

Sub Program: **LIGHTING**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

- 1.4.1a Ensure adequate lighting based on demonstrated need
- 1.4.1b Contestability of energy supply

Description & Level of Service:

- * Council manages lighting in built up areas for residents and visitors to enjoy a safe and ready access to roads, streets and Council buildings.
- * Aurora provides the installation and maintenance service for street lighting

Strategies / Action Plans:

- 1.4.1.1 Develop a program for upgrading lighting in areas of community safety need in accordance with the Australian Lighting Standard
- 1.4.1.2 Continue the undergrounding of power in Oatlands
- 1.4.1.3 Adopt new technology as it arises to reduce lifecycle costings; for example energetically pursue the implementation of LED (Light Emitting Diode) for replacement of street lighting

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Comm Dev Grant Program - Oatlands U/Ground Lighting	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Street Lighting	81,506		84,790
Total Expenditure:	81,506	0	84,790
(Surplus)/Deficit:	81,506	0	84,790

Program: **INFRASTRUCTURE**

Sub Program: **BUILDINGS (PUBLIC TOILETS)**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

- 1.5.1.1 Enhance the program for building management and maintenance across the municipality
- 1.5.1.2 Develop and maintain public amenities to meet community and visitor needs, including continuing to upgrade public amenities with a focus on toilet facilities to meet community and visitor needs with regard to possible future use as well as current use
- 1.5.1.3 Ensure sustainable use of Council buildings is maximised for Community benefit
- 1.5.1.4 Update Long-Term Strategic Asset Management Plan to reflect condition assessment of buildings
- 1.5.1.5 Improve the quality, safety and fit-for-purpose of community halls and facilities
- 1.5.1.6 Address community needs with well-targeted, focused and strategic approaches to facility supply

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Mobile Toilet Hire	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Maintenance - Public Toilets	80,478		96,102
Depreciation			
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	80,478	0	96,102
(Surplus)/Deficit:	80,478	0	96,102

Program: **INFRASTRUCTURE**

Sub Program: **SEWER / WATER**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

1.6.1 Increase the capacity of access to reticulated sewerage services

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

Description & Level of Service:

Strategies / Action Plans:

1.6.1.1 Monitor the future demand for sewerage services in areas zoned for future residential, commercial and industrial development in partnership with the Water Authority

1.6.1.2 Advocate for Developers and the Community to the Water Authority in respect of service level equity

1.6.2.1 Investigate the future demand for water services in area zoned for future residential, commercial and industrial development in partnership with the Water Authority

1.6.2.2 Advocate for Developers and the Community to the Water Authority in respect of service level equity

1.6.2.3 Investigate the future demand for energy services in areas zoned for future residential, commercial and industrial development in partnership with the Energy Authorities

1.6.2.4 Advocate for Developers and the Community to the Energy Authorities in respect of service level equity

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
	0	0	0
Depreciation			
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	0	0	0
(Surplus)/Deficit:	0	0	0

Program: **INFRASTRUCTURE**

Sub Program: **DRAINAGE**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

1.7 Maintenance and improvement of the town storm-water drainage system

Description & Level of Service:

* To pro-actively undertake strategic asset management for the long-term construction, reconstruction and maintenance of stormwater reticulation and related infrastructure.

* Actively seek sources of funding for high priority infrastructure projects.

* To apply a balanced engineering/technical view to issues that demands such an approach.

Strategies / Action Plans:

1.7.1.1 Continue to program capital works that improve the effectiveness of the storm-water drainage systems in the towns of the municipality

1.7.1.2 Research best practice methods for the disposal of Stormwater, that is applicable to country towns and rural living

1.7.1.3 Adopt 'Water Sensitive Urban Design Principles' where appropriate

1.7.1.4 Research and monitor forecasts in relation to critical weather events (eg design/specifications)

1.7.1.5 - Undertake hydraulic assessment of the municipal area (i.e. the provision of flood mapping and assess the interaction of stormwater with existing and potential future land uses). Includes investigating the availability of external funding support. The initial focus being the main population and transit areas around Bagdad and Mangalore

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Inspection & Connection Fees	0	0	0
Local Roads and Comm Infrastructure Program (Phase 2 - Total \$609,032)	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Maintenance	27,948		29,679
Interest Charges	0		0
Depreciation	54,000		56,000
Budget Reduction/Adjustment	0		
Total Expenditure:	81,948	0	85,679
(Surplus)/Deficit:	81,948	0	85,679

Program: **INFRASTRUCTURE**Sub Program: **WASTE****Program Objectives:****Strategic Theme: Infrastructure***The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.***Strategic Plan Reference:**

1.8 Maintenance and improvement of the provision of waste management services to the community

Description & Level of Service:**Strategies / Action Plans:**

1.8.1.1 Continue to review the ongoing operational arrangements for waste management including co-operation with other local government authorities

1.8.1.2 Undertake a review of the whole waste management service delivery system regularly

1.8.1.3 Explore the opportunities to promote/facilitate a reduction of waste to landfill

1.8.1.4 Support and participate in the activities of the newly established 'Southern Tasmanian Regional Waste Authority

1.8.1.5 Investigate the introduction of a 'user pays' system at the Waste Transfer Stations (in lieu of the charging the standard Waste Management Levy)

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Waste Transfer Stations - Disposal Fees / Sale of Recyclables	32,500	18,727	32,500
Waste Transfer Stations - Sale of Recyclables	0	409	0
Rates (Est Rates based on \$232 per collection point - prev \$207)	370,339	371,297	422,456
Waste Management Levy (Est based on \$274 & \$100 - prev \$245 & \$90)	814,355	816,842	919,642
Total Revenue:	1,217,194	1,207,275	1,374,598
EXPENDITURE:			
Household Collection Service	347,308		401,364
Operating Expenses - Oatlands WTS	282,316		314,297
Operating Expenses - Campania WTS	265,859		298,918
Operating Expenses - Dysart WTS	288,310		325,068
Other Expenditure	0		0
Waste Management Plan (incls. Regional Group etc)	6,400		6,600
Land Tax Payable	0		0
Interest Charges	0		0
Depreciation	27,500		27,500
Budget Reduction/Adjustment	0		0
Total Expenditure:	1,217,693	0	1,373,747
(Surplus)/Deficit:	499	-1,207,275	-851

Program: **INFRASTRUCTURE**

Sub Program: **INFORMATION COMMUNICATIONS TECHNOLOGY**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

1.9.1 Improve access to modern communications infrastructure

Description & Level of Service:

Strategies / Action Plans:

1.9.1.1 Seek opportunities to facilitate the provision of cost effective broadband and mobile telecommunications access across the municipality

1.9.1.1 Support the establishment of telecommunication infrastructure at Mt Hobbs

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Total Revenue:	0	0	0
EXPENDITURE:			
Investigation	0	0	20,000
Total Expenditure:	0	0	20,000
(Surplus)/Deficit:	0	0	20,000

Program: **GROWTH**

Sub Program: **RESIDENTIAL**

Program Objectives:

Strategic Theme: Growth

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

- 2.1.1.1 Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme
- 2.1.1.2 Investigate the potential of under-utilised Australian, State and Local Government owned land for use and/or development
- 2.1.1.3 Investigate and pursue innovative responses to residential developments whilst maintaining an appropriate townscape context including rural and heritage character where appropriate
- 2.1.1.4 Investigate options pertinent to affordable housing
- 2.1.1.5 Lobby for increased transport services within the municipality and explore alternative transport options
- 2.1.1.6 Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
	0	0	0
Budget Reduction/Adjustment			
Total Expenditure:	0	0	0
(Surplus)/Deficit:	0	0	0

Program: **GROWTH**Sub Program: **TOURISM****Program Objectives:****Strategic Theme: Growth**

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services

Strategic Plan Reference:

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

Description & Level of Service:**Strategies / Action Plans:**

- 2.2.1.1 Seek opportunities to support the development, growth and promotion of a wide range of tourism in the Southern Midlands
- 2.2.1.2 Seek opportunities to further develop and link heritage tourism opportunities both within and outside the region, including convict sites, the Oatlands Military Precinct and Callington Mill Precinct
- 2.2.1.3 Pursue appropriate development of Council's Heritage buildings for tourism e.g. Court house and Gaol in Oatlands
- 2.2.1.4 Support the development of tourism products
- 2.2.1.5 Work in partnership with tourism organisations including Destination Southern Tasmania and the Heritage Highway Tourism Region Association
- 2.2.1.6 Encourage local tourism operators to establish and maintain exposure on the Australian Tourism Data Warehouse website, which allows local tourism operators to easily promote their business or events on numerous digital platforms that connect directly to consumers
- 2.2.1.7 Embrace and implement the Heritage Highway Destination Action Plan along with associated initiatives
- 2.2.1.8 Implement the outputs from the Oatlands Structure Plan

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Misc. Income (Event Income / Lake Dulverton Showers)	2,000	2,260	2,500
Kempton Roadside Stopover	3,000	3,389	4,000
Grant(s)	0		0
Total Revenue:	5,000	5,649	6,500
EXPENDITURE:			
Tourism (Promotion & Other Council activities) Welcome to Oatlands Brochures	18,400		23,400
Contributions (HHTRA)	12,000		12,000
Contributions (Destination South)	6,800		7,318
Special Projects (incl. Marketing Plan)	5,000		5,000
Grant Expenditure			
Budget Reduction/Adjustment			
Total Expenditure:	42,200	0	47,718
(Surplus)/Deficit:	37,200	-5,649	41,218

Program: **GROWTH**Sub Program: **BUSINESS****Program Objectives:****Strategic Theme: Growth**

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services

Strategic Plan Reference:

- 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)

Description & Level of Service:**Strategies / Action Plans:**

- 2.3.1.1 Continue to facilitate and actively promote the development of new business opportunities
 2.3.1.2 Continue to provide support to businesses within the municipality to help ensure their long-term viability and to support them to actively work co-operatively together
 2.3.1.3 Further develop economic opportunities of equine activities and services in respect of the former Oatlands racecourse
 2.3.1.4 Seek opportunities to support the development of affordable temporary accommodation for seasonal and other workers
 2.3.1.5 Pursue the establishment of regional or state-wide facilities that can take advantage of the municipality's central location, accessibility to the State's major road and rail facilities and/or the presence of very large titles affording opportunities for industries requiring large attenuation distances
 2.3.1.6 Develop and promote incentives for businesses to establish and expand
 2.3.1.7 Develop and maintain infrastructure critical for the establishment and retention of business
 2.3.1.8 Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the area
 2.3.1.9 Complete the transition and transfer of the Council owned business 'Heritage Building Solutions Pty Ltd' into Council's organisational structure
 2.3.1.10 Assess future governance and management options for the Council owned business 'Heritage Education and Skills Centre Ltd'
 2.3.1.11 Target niche high end food/wine outlets to establish businesses within the Southern Midlands

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Sale of Water (TasWater)	0	0	0
Private Works - Income	224,833	176,149	370,550
Private Works - Stornoway Contract	74,613	60,983	79,034
Private Works - Building Services Unit	0	418,324	0
TasWater - Distributions	182,400	114,000	182,400
Callington Mill - Operations (Sale of Bulk Flour product - old Stock)	0	455	0
Subsidiaries (HBS & HESC)	0		0
Total Revenue:	481,846	769,910	631,984
EXPENDITURE:			
Filler Stations - Water Payments (TasWater)	0		0
Incentives	0		0
Private Works - Expenditure	187,361		308,792
Stornoway Contract	66,267		69,189
Subsidiaries (HBS & HESC)	0		0
Callington Mill - Operations (includes property maintenance)	12,850		12,850
MEDALS (prev. Oatlands Develop Strategy) - trf to Capacity & Sustainability	0		0
SCSR Workforce Development Coordinator	5,000		0
Interest Charges	585		585
Budget Reduction/Adjustment			
Total Expenditure:	272,063	0	391,416
(Surplus)/Deficit:	-209,783	-769,910	-240,568

Program: **GROWTH**

Sub Program: **INDUSTRY**

Program Objectives:

Strategic Theme: Growth

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

- 2.4.1.1 Develop opportunities that enhance Southern Midlands role as a focal point for rural activity
- 2.4.1.3 Continue implementation of the Southern Midlands Weed Management Strategy as it related to agricultural land/crown land/roads.
- 2.4.1.4 Facilitate the development of 'value adding' opportunities in the rural sector through high production agriculture
- 2.4.1.5 Continue playing a leadership role with the Southcentral Jobs Hub Network and other stakeholders to advocate/facilitate for changes that are beneficial to the region
 - i. Develop programs that will improve literacy levels and business skills for people in the agricultural industry;
 - ii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and
 - iii. Develop improved approaches to optimising Vocation Education & Training (VET) and DoE programs
- 2.4.1.6 Understand and maximise the economic enablers in the region
- 2.4.1.7 Encourage and facilitate innovation in the rural sector
- 2.4.2.1 Encourage and promote, development as well as production opportunities associated with irrigation schemes
- 2.4.2.2 Support the implementation of irrigation schemes that service locations in the local government area
- 2.4.2.3 Support the State Governments Economic Development Plan in the growth of services to support the rural and regional economies

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Tunbridge Dam - Water Lease	2,655	2,655	0
Total Revenue:	2,655	2,655	0
EXPENDITURE:			
Operating Expenses	0	0	0
Total Expenditure:	0	0	0
(Surplus)/Deficit:	-2,655	-2,655	0

Program: **LANDSCAPES**Sub Program: **HERITAGE****Program Objectives:****Strategic Theme: Landscapes***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

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

Description & Level of Service:**Strategies / Action Plans:**

- 3.1.1.1 Manage the heritage values of Council owned heritage buildings according to affordable best practice
- 3.1.1.2 Work in partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites
- 3.1.1.3 Continue to implement and review the Oatlands Commissariat and Gaol Master Plans
- 3.1.1.4 Seek to establish the Oatlands gaol site as an historic/archaeological interpretation centre
- 3.1.2.1 Support and monitor the ongoing development of the Heritage Skills Centre in Oatlands
- 3.1.2.2 Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage
- 3.1.3.1 Undertake and encourage research & publications on the heritage values of the Southern Midlands
- 3.1.3.2 Undertake effective heritage interpretation, education and communication programs
- 3.1.3.3 Continue to manage and utilise Council's heritage resource and collections
- 3.1.3.4 Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts
- 3.1.3.5 Support the creation of centralised initiatives for online accessibility to information relevant to heritage sites/buildings
- 3.1.3.6 Recognition and ensuring the maintenance of the significance of trees in the landscape especially along the Heritage Highway (Midland Highway) and the revegetation where trees have been removed

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Oatlands Gaol - Rental Income / Donations	0	0	0
Oatlands Court House - Rental Income / Donations	0	57	0
Grant - NSRF (Commissariat)	0	0	0
Heritage Volunteer Program / Archaeological Digs	0	0	0
Total Revenue:	0	57	0
EXPENDITURE:			
Staffing / General Operating	359,034		381,581
Court House (incl. gen funds for displays/interps etc)	21,329		21,395
Gaolers Residence	27,999		28,065
Parattah Railway Station	3,490		3,490
73 High Street (Roche Hall)	13,547		13,547
79 High Street (Commissariat)	16,575		16,630
Heritage Volunteer Program / Archaeological Digs	12,000		16,000
Budget Reduction			-9,000
Interest Charges	0	0	0
Depreciation	0	0	0
Total Expenditure:	453,974	0	471,708
(Surplus)/Deficit:	453,974	-57	471,708

Program: **LANDSCAPES**Sub Program: **NATURAL****Program Objectives:****Strategic Theme: Landscapes***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

- 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

Description & Level of Service:**Strategies / Action Plans:**

- 3.2.1.1 Continue implementation of the Southern Midlands Weed Management Strategy
- 3.2.1.2 Implement and monitor the Lake Dulverton Management Strategy and Water Operational Plan
- 3.2.1.3 Continue to work co-operatively with the Tasmanian Land Conservancy to add value to the Chauncy Vale Wildlife Sanctuary and to develop a new management document reflecting current best practice
- 3.2.1.4 Facilitate and encourage voluntary native vegetation conservation agreements to conserve & protect high priority native vegetation communities
- 3.2.1.5 Use a collaborative approach (through the planning scheme) to recognise and protect values on private land only where:
 - i. the land contains natural values Council has deemed to be of high conservation value at the local level;
 - ii. existing spatial information provides a reasonable level of surety as the presence of those values;
 - iii. the values are not already afforded a reasonable degree of protection by higher levels of government; and
 - iv. the patch size is sufficiently large to ensure long term environmental sustainability.
- 3.2.2.1 Actively pursue grant opportunities & projects in relation to preservation of bushland remnants, weed management, vegetation, and regenerative agricultural techniques
- 3.2.2.2 Maintain collaborative partnerships with NRM South, DPIPW, and other relevant organisations to deliver on-ground projects

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Chauncy Vale - Gate Donations	4,500	3,185	4,500
Lake Dulverton - Donations & Signage Charges	0	261	0
Rental - Chauncy Vale Cottage / Aurora Reimbursements	0	778	6,200
Rental - Railway Station Building	0		0
Comm Dev Grant Program - Campania Bush Reserve	0		0
Comm Dev Grant Program - Chauncy Vale Pedestrian Bridge	0		0
Comm Dev Grant Program - Lake Dulverton Walkways	0		0
Department of Health - Chauncy Vale (Wombat Walk)	0		0
Total Revenue:	4,500	4,225	10,700
EXPENDITURE:			
Campania Bush Reserve	2,360		2,360
Chauncy Vale Reserve	10,000		10,000
Weed Management Program	52,677		52,843
Landcare Facilitator (incl New Grant Application allocation)	91,884		101,765
Lake Dulverton (Aquatic Club)	0		0
Committee (incl. Dulverton Corridor)	18,550		18,550
Lake Dulverton (Midlands Water Scheme)	25,800		25,800
Depreciation	0	0	0
Budget Reduction/Adjustment	0	0	-5,000
Total Expenditure:	201,271	0	206,318
(Surplus)/Deficit:	196,771	-4,225	195,618

Program: LANDSCAPES

Sub Program: **CULTURAL****Program Objectives:****Strategic Theme: Landscapes***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

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

Description & Level of Service:**Strategies / Action Plans:**

3.3.1.1 Identify, and promote the Cultural identity of the Southern Midlands through festivals and events

3.3.1.2 Continue to implement and update the Southern Midlands Arts Strategy

3.3.1.3 Develop an Events and Festivals Strategy

3.3.1.4 Support the establishment and development of large scale culturally diverse developments and institutions in appropriate locations in the Southern Midlands and encourage the State Government to declare such projects as Projects of Regional Significance recognising their scale, importance and the far reaching nature of their potential benefits and impacts

3.3.1.5 Continue to promote and develop the Artist in Residence Program using Council owned heritage buildings

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Community Donations	0		
Heritage Hub (79 High Street)	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Arts Advisory Committee	10,000	0	10,000
Heritage Garden (Callington Mill)	1,500	0	0
Commissariat HUB (transfer to Heritage Program)	0	0	0
Artist in Residence Program	8,000	0	15,000
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	19,500	0	25,000
(Surplus)/Deficit:	19,500	0	25,000

Program: **LANDSCAPES**Sub Program: **REGULATORY (DEVELOPMENT)****Program Objectives:****Strategic Theme: Landscapes***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

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

Description & Level of Service:**Strategies / Action Plans:**

- 3.4.1.1 Continue to support the State Government's State-wide Planning Initiative and to work in co-operation within the Southern Tasmanian region to finalise the Local Provisions Schedule for the Tasmanian Planning Scheme
- 3.4.1.2 Encourage the State Government to provide more direction to the planning system through the introduction of more State Planning Policies, State Planning Directives and common state-wide planning scheme provisions
- 3.4.1.3 Make use of the Joint Land Use Planning Initiative (JLUPI) outcomes to develop the local content for the new planning scheme
- 3.4.1.4 Actively participate in the review of the Southern Tasmania Regional Land Use Strategy
- 3.4.1.5 Process planning, building and plumbing applications in a timely manner and monitor compliance with the relevant legislation
- 3.4.1.6 Review systems and procedures to ensure that "best value" is being provided in the delivery of customer services
- 3.4.1.7 Ensure staff are adequately resourced and supported to apply consistent, transparent and procedural fairness in pursuing enforcement action in matters of non-compliance
- 3.4.1.8 Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas
- 3.4.1.9 Ensure staff are adequately resourced and supported to apply consistent, transparent and procedural fairness in pursuing enforcement action in matters of non-compliance

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Subdivision & Development App Fees	90,000	116,190	120,000
Env Health - PPE's, Septic Tank & Food Premises	7,500	523	7,500
Building / Plumbing Application Fees	120,000	109,705	130,000
Public Open Space Contributions	50,000	74,913	50,000
Total Revenue:	267,500	301,331	307,500
EXPENDITURE:			
Salaries (incl. On-Costs)	712,826		819,025
Office - Operating Expenses (incl Legal Fees)	86,460		88,828
Advertising	15,000		15,000
Vehicle Costs	42,000		42,000
Consultancy Costs - EHO; Engineering & Building Surveying	87,619		95,214
Planning Scheme Development	7,500		7,500
Regional Planning Project	10,000		10,000
Interest Charges	819		820
Depreciation			
Budget Reduction/Adjustment	0		-27,500
Total Expenditure:	962,224	0	1,050,887
(Surplus)/Deficit:	694,724	-301,331	743,387

Program: **LANDSCAPES**

Sub Program: **REGULATORY (PUBLIC HEALTH)**

Program Objectives:

Strategic Theme: Lifestyle

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.

Strategic Plan Reference:

3.5.1 Monitor and maintain a safe and healthy public environment

Description & Level of Service:

Strategies / Action Plans:

3.5.1.1 Continue to provide school immunisation programs

3.5.1.2 Encourage members of the Community to actively participate in immunisation programs

3.5.1.3 Continue to register and monitor food premises

3.5.1.4 Continue to ensure that on-site waste water disposal is effective

3.5.1.5 Encourage health professionals, including doctors and nurses, to move to the Southern Midlands

3.5.1.6 Provide continuing support to the Midlands Multi-Purpose Health Centre

3.5.1.7 Continually raise the awareness of Notifiable Diseases in the Community

3.5.1.8 Maintain an Emergency Management Plan for the Southern Midlands local government area that will provide safeguards for the health & safety of the Community

3.5.1.9 Support Council owned cemetery services so they continue to be provided

3.5.1.8 Maintain the Kempton Community Health Centre and encourage health professionals along with other community service providers to use the premises as a base for the provision of services

3.5.1.9 Work with the State Government and our neighbouring Councils in the implementation of responses to epidemics and/or pandemics to keep our Comm

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Cemetery Income	6,000	227	6,000
Immunisation	500	633	500
Grant - Kempton Health Facility	0		0
Kempton Community Health Centre - Rental Income	17,520	10,052	17,520
Local Roads and Comm Infrastructure Program (Phase 4 - Total \$665,531)			100,000
Total Revenue:	24,020	10,912	124,020
EXPENDITURE:			
Immunisation Costs	735		735
Medical Officer of Health	4,780		2,500
Cemeteries - Maintenance	6,685		8,860
Community Health Centre	8,125		8,125
Budget Reduction/Adjustment	0		
Total Expenditure:	20,325	0	20,220
(Surplus)/Deficit:	-3,695	-10,912	-103,800

Program: LANDSCAPES

Sub Program: **REGULATORY (ANIMALS)****Program Objectives:****Strategic Theme: Lifestyle***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

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

Description & Level of Service:**Strategies / Action Plans:**

3.6.1.1 Continue dog control, regulatory, licensing and educational programs

3.6.1.2 Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources

3.6.1.3 Encourage the State Government to recognise the feral cat problem as distinct from the escaped/released/straying domestic cat problem and to develop and resource a strategy to meaningfully reduce the number of feral cats that now form a self-sustaining and very large population in rural areas

3.6.1.3 Review the endorsed 'Southern Tasmania Regional Cat Management Strategy 2021-2026' recognising that the Strategy is based on an 'opt-in' approach which would be reliant on available resources, and taking into account the extent of the problem within each municipal area

BUDGET:	2022/23	CURRENT	PROPOSED
	Est.	2022/23 Actual	2023/24 Budget
REVENUE:			
Dog Registration Fees	67,500	37,901	70,200
Infringement Notices	7,500	7,515	7,500
Impounding & Complaint Fees	1,500	1,086	1,500
Local Roads and Comm Infrastructure Program (Phase 3 - Total \$0000)	43,125		0
Total Revenue:	119,625	46,502	79,200
EXPENDITURE:			
Animal Control Services	115,386		115,108
Budget Reduction/Adjustment			
Total Expenditure:	115,386	0	115,108
(Surplus)/Deficit:	-4,239	-46,502	35,908

Program: **LANDSCAPES**

Sub Program: **ENVIRONMENTAL SUSTAINABILITY**

Program Objectives:

Strategic Theme: Landscapes

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.

Strategic Plan Reference:

3.7.1 Implement strategies to address the issue of environmental sustainability in relation to its impact on Council's corporate functions and on the Community

Description & Level of Service:

Strategies / Action Plans:

- 3.7.1.1 Implement priority actions defined in Council's corporate Climate Change Adaption Plan
- 3.7.1.2 Continue implementation of Council's Climate Change Action Plan
- 3.7.1.3 Continually improve energy efficiency and assist the Community in energy efficiency initiatives
- 3.7.1.4 Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to climate change
- 3.7.1.5 Investigate options to potentially develop alternate energy sources, including but not limited to Solar Array Panel/bank to generate power to be used at the community level and excess back to the grid
- 3.7.1.6 Facilitate the installation of recharging stations for battery operated vehicles in key geographic locations

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Commissions - Solar Units	0	0	0
Home Energy Audits	0	0	0
Grants (EV Charging Station)	0	36,000	0
Total Revenue:	0	36,000	0
EXPENDITURE:			
Salaries (incl. On-Costs)	0		0
Climate Change Grant Expenditure (Grant rec'd 2011/12) (Grant received 2011/12 - \$20934 - 90%)	0	0	0
Sundry Allocation	10,000		5,000
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	10,000	0	5,000
(Surplus)/Deficit:	10,000	-36,000	5,000

Program: **COMMUNITY**Sub Program: **COMMUNITY HEALTH & WELLBEING****Program Objectives:****Strategic Theme: Community**

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of the Community

Strategic Plan Reference:

4.1.1 Support and improve the independence, health and wellbeing of the community

Description & Level of Service:**Strategies / Action Plans:**

4.1.1.1 Partner with Governments, adjoining Councils and non-government organisations to improve the safety, health and well-being of the Community

4.1.1.2 Review our play grounds / community spaces in recognising the importance to our Community of inclusive play & universal design for broadest possible user catchment

4.1.1.3 Promote the importance of regular exercise as part of Community health & wellbeing

4.1.1.4 Explore opportunities for community members to engage with animals in a public space e.g off-lead dog exercise areas

4.1.1.5 Improve the quality, safety and fit-for-purpose of community sport and active recreation facilities

4.1.1.6 Address community needs with well-targeted, focused and strategic approaches to facility supply

4.1.1.7 Work with the State Government in implementing the Tasmanian Community Sport and Active Recreation Infrastructure Strategy

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Drop-In-Centre (Aquatic Centre)	0	0	0
Rental - Sumo Suits	0	0	0
Communities for Children	0	0	0
Grant - Healthy Comm Initiative	0	0	0
Rural Primary Health / Grants - School Holiday Program	0	4,166	0
Total Revenue:	0	4,166	0
EXPENDITURE:			
Salaries (incl. On Costs)	300,178		298,972
Operating Costs (incl. Vehicle Costs)	9,000		18,000
Holiday Program	6,000		6,000
School Community Garden	0		0
Communities for Children	0		0
Budget Reduction/Adjustment	0		-9,500
Total Expenditure:	315,178	0	313,472
(Surplus)/Deficit:	315,178	-4,166	313,472

Program: **COMMUNITY**Sub Program: **RECREATION****Program Objectives:****Strategic Theme: Community**

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

4.2.1 Provide a range of recreational activities and services that meet the reasonable needs of the community

Description & Level of Service:**Strategies / Action Plans:**

4.2.1.1 Review and implement the Southern Midlands Recreation Plan

4.2.1.2 Identify opportunities to work in partnership with the Community and the State Government to improve recreational services and activities

4.2.1.3 Maximise the potential use and benefits of the Oatlands Aquatic Centre

4.2.1.4 Facilitate additional recreational facilities for Lake Dulverton (e.g wetland walks and other passive recreation pursuits)

4.2.1.5 Review our play grounds / spaces in recognising the importance to our Community of inclusive play & universal design

4.2.1.6 Undertake recreation space/ground development that facilitates drought tolerant recreation/playing surfaces

4.2.1.7 Address recreation grounds long-term & large-scale maintenance issues, including future upgrades and facility renewal strategies, to address in terms

of cost, ongoing monitoring and triggers for change

4.2.1.8 Address community needs with well-targeted, focused and strategic approaches to facility supply

4.2.1.9 Construct a single unisex accessible toilet facility at Callington Park to encourage continued visitation as well as enhancing visitor experiences in the area

4.2.1.10 Further develop Callington Park as a family friendly recreation space

BUDGET:	2022/23	CURRENT	PROPOSED
	Est.	2022/23 Actual	2023/24 Budget
REVENUE:			
Pool - Admission Fees	262,167	165,602	286,000
Recreation Facilities - User Charges (incl. Aurora reimbursements)	5,500	3,921	5,500
Hall Facilities - User Charges (incl. Aurora reimbursements)	6,000	6,511	6,000
Grant(s) - State (Final Instalment) and Aust Government	500,000		0
Management Committee - Reimbursements	2,500	3,076	2,500
Dept of Communities Tas (Levelling the Playing Field)	234,000		0
Aust Govt - Black Summer Bushfire Recovery Grant	238,821	238,821	0
Dept Treasury & Finance - Local Gov't Loans Program (23/24 - year 3 of 3)	49,638	23,976	45,107
Total Revenue:	1,298,626	441,906	345,107
EXPENDITURE:			
Recreation Grounds (incl. Land Tax Payable)	139,606		147,141
Swimming Pool	0		0
Aquatic Centre	486,785		749,633
Council Halls	48,600		63,100
Community Halls	11,210		11,210
Community Centre - Oatlands	7,410		7,700
Community Centre - Levendale	6,260		0
Topiaries	3,250		3,250
Parks & Reserves	173,799		184,887
Tree Removal	6,000		6,000
Interest Payments	55,964		50,772
Recreation Plan	16,000		16,000
Budget Reduction/Adjustment			-27,000
Total Expenditure:	954,884	0	1,212,693
(Surplus)/Deficit:	-343,742	-441,906	867,586

Program: **COMMUNITY**

Sub Program: **ACCESS**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

- 4.3.1a Continue to explore transport options for the Southern Midlands community
- 4.3.1b Continue to meet the requirements of the Disability Discrimination Act (DDA)

Description & Level of Service:

Strategies / Action Plans:

- 4.3.1.1 Be an advocate for improving transport services for those in need within the Community
- 4.3.1.2 Continue the implementation of Council's Disability Access and Inclusion Plan in meeting the requirements of the DDA
- 4.3.1.3 Encourage organisations to adopt the inclusivity principle (if a person has a Carer with them then entry is only charged for one person, not two) for entry into events and facilities
- 4.3.1.4 Further explore the viability of a lift in the Oatlands Town Hall / Council Chambers

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Access Committee	0	0	0
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	0	0	0
(Surplus)/Deficit:	0	0	0

Program: **COMMUNITY**

Sub Program: **VOLUNTEERS**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

4.4.1 Encourage community members to volunteer

Description & Level of Service:

Strategies / Action Plans:

4.4.1.1 Ensure that there is support and encouragement for volunteering

4.4.1.2 Facilitate training programs aimed at providing volunteers with the necessary skills

4.4.1.3 Continue to support volunteers and their respective Community Groups through the Southern Midlands Community Small Grants Program

4.4.1.4 Work with Volunteering Tasmania to refine policies and frameworks that support volunteering throughout the Southern Midlands

4.4.1.5 Continue to provide the SMC Community Small Grants Program to support Community groups and their volunteers

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Community Grants Program	30,000		36,000
Partnership - Bagdad Community Club	15,000		15,000
Budget Reduction/Adjustment	0		
Total Expenditure:	45,000	0	51,000
(Surplus)/Deficit:	45,000	0	51,000

Program: **COMMUNITY**

Sub Program: **FAMILIES**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

- 4.5.1 Ensure that appropriate childcare services as well as other family related services are facilitated within the community
- 4.5.2 Increase the retention of young people in the municipality
- 4.5.3 Improve the ability of seniors to stay in their communities

Description & Level of Service:

Strategies / Action Plans:

- 4.5.1.1 Monitor the adequacy of current childcare facilities (i.e location, accessibility and number of placements)
- 4.5.1.2 Take appropriate action with supporting partner organisations to address any shortfalls/deficiencies identified in the provision of family related services
- 4.5.2.1 Facilitate mentoring and leadership programs in partnership with the schools in the Southern Midlands (eg. encourage school attendance at Council meetings and engagement in projects relating to Council)
- 4.5.2.2 Develop youth programs that cover employment and training as well as being linked to social, recreational and entertainment activities
- 4.5.2.3 In partnership with the State Government and not-for-profit organisations, investigate ways to enhance the delivery of youth services in the Southern Midlands
- 4.5.2.4 Monitor and respond to the recreation needs of the young people of the Southern Midlands
- 4.5.2.5 Work with community groups to facilitate meaningful youth engagement and support
- 4.5.3.1 Provide continuing support to the Midlands Multi-Purpose Health Centre (MMPHC)
- 4.5.3.2 Facilitate assistance for the seniors to stay in their own homes, or with the assistance of Carer & Support organisations in independent living units
- 4.5.3.3 Provide support for & where appropriate, facilitate the meaningful social engagement and social inclusion of older members of our Community
- 4.5.3.4 Provide continuing support for the Community Shed Oatlands as well as the Carriage House at Kempton and similar initiatives

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Contributions	0		0
Local Roads and Comm Infrastructure Program (Phase 4 - Total \$665,531)	0	0	100,000
Total Revenue:	0	0	100,000
EXPENDITURE:			
Operating Grants (Child Care Centres)	2,500		2,500
Operating Grant (FDC)	4,000		0
Seniors	5,000		7,500
Budget Reduction/Adjustment	0		
Total Expenditure:	11,500	0	10,000
(Surplus)/Deficit:	11,500	0	-90,000

Program: **COMMUNITY**

Sub Program: **EDUCATION**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

4.6.1.1 Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community

4.6.1.2 Identify and implement the preferred management and operating model for Heritage and Education Skills Ltd.

4.6.1.3 Facilitate/provide heritage learning opportunities through public engagement, via Heritage and Education Skills Ltd, in partnership with universities and schools, wherever opportunity arises

4.6.1.4 Continue to work with the schools in the Southern Midlands to address and respond to reform initiatives in a positive manner together

4.6.1.5 Continue playing a leadership role with the Southcentral Jobs Hub Network and other stakeholders to advocate/facilitate changes that are beneficial to the region

i. Develop programs that will improve literacy levels and business skills for people in the agricultural industry;

ii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and

iii. Develop improved approaches to optimising Vocation Education & Training (VET) and DoE programs

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Total Revenue:	0	0	0
EXPENDITURE:			
Budget Reduction/Adjustment			
Total Expenditure:	0	0	0
(Surplus)/Deficit:	0	0	0

Program: **COMMUNITY**

Sub Program: **CAPACITY, SUSTAINABILITY & RESILIENCE**

Program Objectives:
Strategic Theme: Community
The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.
Strategic Plan Reference:
 4.7.1 Build, maintain and strengthen the capacity of the Community to help itself whilst embracing social inclusion to achieve sustainability

Description & Level of Service:

Strategies / Action Plans:
 4.7.1.1 Support Community groups who wish to run and/or develop Community based facilities & events
 4.7.1.2 Continue to provide funding opportunities for Community Groups through the Southern Midlands Community Small Grants Program
 4.7.1.3 Provide support to Community groups in their establishment and on-going development as well as assist those groups to access grants from a wide range of sources
 4.7.1.4 Provide support to the Community in addressing major impacts that affect the ability of the Community to work cohesively together
 4.7.1.5 Increase opportunities for the ability of the aging population to remain in their Communities
 4.7.1.6 Increase the opportunities for young people to remain in or return to their local Communities
 4.7.1.7 Facilitate meaningful engagement with Business and Traders Groups
 4.7.1.8 Prepare and support Communities in anticipation of future focused events to address and reduce their disaster risk and increase resilience to future natural hazards
 4.7.1.9 Implement the outputs from the Oatlands Structure Plan

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Special Events - Recoveries (Aust Day & ANZAC Centenary)	0	1,514	0
Men's Shed Income	0	6,600	0
Total Revenue:	0	8,114	0
EXPENDITURE:			
Special Events (Festivals etc)	30,525		30,525
Donations	8,500		8,500
Grant - Oatlands District Historical Assoc. (Rates equivalent)	900		1,100
Regional Development Campaign (SCSR)	3,000		0
Community Shed	6,480		6,480
Grant Exp - Special Events - Aust Day & ANZAC Centenary	0		0
Volunteer Recognition Program	0		0
Oatlands Structure Plan	5,000		5,000
Budget Reduction/Adjustment	0		-2,000
Total Expenditure:	54,405	0	49,605
(Surplus)/Deficit:	54,405	-8,114	49,605

Program: **COMMUNITY**Sub Program: **SAFETY****Program Objectives:****Strategic Theme: Community**

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

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

Description & Level of Service:**Strategies / Action Plans:**

4.8.1.1 Work in partnership with the Police to maintain and create a safer Communities

4.8.1.2 Maintain the Southern Midlands Emergency Management Plan and review every two years

4.8.1.3 Convene the Southern Midlands Emergency Management Committee twice per year

4.8.1.4 Continue to support the Road Accident Rescue Unit (as well as in incidents more generally besides those on roads) in partnership with the State Emergency Service

4.8.1.5 In partnership with the Community, develop Community Safety Initiatives

4.8.1.6 Work in partnership with the Tasmania Fire Service to keep the Southern Midlands 'fire safe'

4.8.1.7 Undertake hydraulic assessment of the municipal area (i.e. the provision of flood mapping and assess the interaction of stormwater with existing and potential future land uses). Includes investigating the availability of external funding support. The initial focus being the main population and transit areas around Bagdad and Mangalore

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
MAIB Reimbursements	8,500	750	0
Donations	0		0
Natural Disaster Risk Reduction Grant Program (NDRRGP)	0	20,000	60,830
- Bagdad-Mangalore Hydraulic Assessment (Total Grant \$80,830)			
Total Revenue:	8,500	20,750	60,830
EXPENDITURE:			
Emergency Service Unit	12,175		12,175
Fire Protection - General	5,350		5,350
Emergency Management Plan	2,425		2,425
Ambulance Service	19,750		14,000
	0		0
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	39,700	0	33,950
(Surplus)/Deficit:	31,200	-20,750	-26,880

Program: **COMMUNITY**

Sub Program: **CONSULTATION & COMMUNICATION**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

4.9.1 Improve the effectiveness of consultation and communication with the community

Description & Level of Service:

Strategies / Action Plans:

- 4.9.1.1 Continue to schedule Council meetings in the various districts of the Municipality and continue to make available recordings of Council meetings through the Council website, to enhance the community consultation process
- 4.9.1.2 Monitor emerging trends in Community engagement
- 4.9.1.3 Continue to issue the quarterly Council Newsletter for residents and ratepayers
- 4.9.1.4 Continue to develop and maintain an 'up-to-date' website as well as an effective Social Media presence
- 4.9.1.5 Embrace innovative approaches to improving communications

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Community Consultation	0		20,000
Radio Station	4,800		4,800
Council Newsletters & Reports	12,500		12,500
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	17,300	0	37,300
(Surplus)/Deficit:	17,300	0	37,300

Program: **ORGANISATION**

Sub Program: **IMPROVEMENT**

Program Objectives:

Strategic Theme: Organisation

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community

Strategic Plan Reference:

- 5.1.1 Improve the level of responsiveness to Community & Developer needs
- 5.1.2 Improve communication within Council
- 5.1.3 Improve the accuracy, comprehensiveness and user friendliness of the Council Asset Management System
- 5.1.4 Increase the effectiveness, efficiency and use-ability of Council ICT systems
- 5.1.5 Maintain the Business Process Improvement & Continuous Improvement framework

Description & Level of Service:

Strategies / Action Plans:

- 5.1.1.1 Maintain a comprehensive automated work order/public enquiry system as well as a complaints system
- 5.1.1.2 Maintain an up to date profile of the Municipal Area to assist in identifying Community & Developer needs
- 5.1.2.1 Maintain an effective team member performance/development review system that provides employees with recognition for their achievements
- 5.1.3.1 Continue to develop and implement Council's Asset Management System
- 5.1.4.1 Identify training needs of staff & elected members and seek opportunities to enhance their skills
- 5.1.5.1 Maintain continual improvement processes across the organisation
- 5.1.5.2 Complete the implementation of the new ICT system (Magiq) and integration from existing systems

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Enterprise Bargaining Unit	1,740		1,740
Work Practices Review	3,900		3,900
Corporate Compliance etc.	67,002		74,649
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	72,642	0	80,289
(Surplus)/Deficit:	72,642	0	80,289

Program: **ORGANISATION**Sub Program: **SUSTAINABILITY****Program Objectives:****Strategic Theme: Organisation**

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

Strategic Plan Reference:

- 5.2.1 Retain corporate and operational knowledge within Council
- 5.2.2 Provide a safe and healthy working environment
- 5.2.3 Ensure that staff and elected members have the training and skills they need to undertake their roles
- 5.2.4 Increase the cost effectiveness of Council operations through resource sharing with other organisations
- 5.2.5 Continue to maintain and improve the level of statutory compliance of council operations
- 5.2.6 Ensure that suitably qualified and sufficient staff are available to meet the communities need
- 5.2.7 Work cooperatively with State and Regional organisations
- 5.2.8 Minimise Councils exposure to risk
- 5.2.9 Ensure that exceptional Customer Service continues to be a hallmark of Southern Midlands Council

Description & Level of Service:**Strategies / Action Plans:**

- 5.2.1.1 Provide efficient, effective and transparent governance, accountability and representation throughout all levels of the organisation
- 5.2.1.2 Provide regular updates in respect of legislation and best practice WH&S to all Council team members
- 5.2.2.1 Ensure that the Council is a safe and healthy, worker friendly environment
- 5.2.3.1 Provide access to education and training in order to support elected members and staff in their roles
- 5.2.3.2 Provide access to training for employees to ensure that they have the training, skills and knowledge that they need to undertake their jobs in a professional and 'Customer focused' manner
- 5.2.4.1 Continue to provide shared services to other LGAs for Council officers to work in an outreach manner
- 5.2.4.2 Continue to identify opportunities for resource sharing with other Councils at a project level
- 5.2.4.3 Identify and implement working relationships with the Councils in our sub region across a wide range of operational and support areas
- 5.2.5.1 Maintain the structure and rigor of the Audit Committee in reviewing Council's compliance obligations
- 5.2.6.1 Review staffing levels at development review time
- 5.2.6.2 Ensure that a rigorous recruitment and selection process is undertaken prior to new team members being appointed
- 5.2.7.1 Continue to participate in State and Regional forums, including the LGAT, as well as other appropriate organisations/structures
- 5.2.8.1 Continue to refine Council's Risk Management Strategy/Practices and work within the framework of the MAV Insurance risk management model and ISO 31000 - 2018
- 5.2.9.1 Commit to and achieve 'best practice' service level targets throughout the organisation
- 5.2.9.2 Review the Strategic Plan including an evaluation of Community expectations, every two years

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
Rental - Kempton Depot (TasWater)	11,371	8,528	12,156
Rental - 73 High Street, Oatlands	9,000	7,935	15,000
Aurora Reimbursements - 73 High Street, Oatlands	3,400	3,457	3,800
Rental - 'Watchouse' Kempton	0	2,600	2,600
Rental - Oatlands Racecourse	0	0	0
Rental - Tunnack Mail Centre	400	424	450
Rental - Erskine Street, Cemetery	20	18	20
Rental - Town Hall (Misc Uses)	0	0	0
Rental - Radio Tower (Glamorgan / Spring Bay)	601	625	668
Rental - Service Tasmania	16,737		18,536
Rental - NBN Co, Vodafone, Optus (Campania)	32,818	19,934	33,193
Rental - Barrack Street House	2,727	6,000	0
Labour On-Costs - Recoveries	500	0	500
Works - Minor Reimbursements	0	309,725	0
General Income Photocopies, Incl. Section 132 & 337 Certificates	60,000	42,662	60,000

Program: ORGANISATION

Sub Program: **SUSTAINABILITY**

Corporate - Minor Reimbursements	1,500	16	1,500
Total Revenue:	139,074	401,926	148,423
EXPENDITURE:			
Staff Training	27,100		27,100
Housing (Roche Hall; 16 Church; 16 Barrack)	19,372		19,372
Risk Management	6,000		6,000
Council Services	370,487		356,218
Administration	1,291,822		1,446,124
Asset Management	49,072		50,981
Engineering	297,190		304,493
Strategic Planning	14,450		14,450
Depreciation (Buildings, Computer & Minor Plant)	733,500		733,500
Loan Interest Charges - C/Chamber, Depot & Cap Works Gen	819		819
Budget Reduction / Adjustment			-31,000
Total Expenditure:	2,809,812	0	2,928,057
(Surplus)/Deficit:	2,670,738	-401,926	2,779,634

Program: ORGANISATION

Sub Program: FINANCES

Program Objectives:**Strategic Theme: Organisation**

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

Strategic Plan Reference:

5.3.1 Community's finances will be managed responsibly to enhance the wellbeing of residents

5.3.2 Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation

5.3.3 Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses

Description & Level of Service:**Strategies / Action Plans:**

5.3.1.1 Implementation of the Financial Management Strategy, incorporating the long-term Financial Management Plan

5.3.1.2 Continue to support the Audit Panel to monitor financial risks and the potential impacts on Council's financial position

5.3.1.3 Council's resources are managed in an efficient, effective and transparent manner

5.3.2.1 Decisions in relation to borrowing are to be consistent with the Southern Midlands Council Financial Management Strategy

5.3.3.1 Financial risk management is built into the Financial Management Strategy

BUDGET:	2022/23 Est.	CURRENT 2022/23 Actual	PROPOSED 2023/24 Budget
REVENUE:			
State Fire Commission - Collection Fee (4%)	10,326	7,745	10,890
Fire Service Contributions	257,452	259,284	272,238
Debt Collection Recoveries	4,000	0	4,000
Insurance Claim Recoveries	0	12,868	0
Interest on Investments	48,000	392,502	435,000
Interest & Penalties (Rates)	85,000	87,473	85,000
General Rates	4,877,858	4,864,854	5,272,368
Australian Gov't - FAGS Grant	3,785,930	3,764,866	3,990,758
FBT Refund	0	0	0
LRCI - Grant Funded Projects (Grants Rec'd in Advance)	0	0	0
Total Revenue:	9,068,566	9,389,592	10,070,253
EXPENDITURE:			
State Levies & Charges - State Fire Commission	258,156		272,238
State Levies & Charges - Land Tax (3% Inc)	10,000		10,000
Bank Fees	20,000		20,000
Debt Collection Costs	10,000		10,000
Agency Commission Costs	5,000		5,000
Rate Discounts (Early Payment)	35,000		35,000
Rate Remissions	3,000		3,000
Interest Charges - Misc	732		0
Depreciation			
Budget Reduction/Adjustment			
Total Expenditure:	341,888	0	355,238
(Surplus)/Deficit:	-8,726,678	-9,389,592	-9,715,015

CAPITAL EXPENDITURE PROGRAM 2023-24		DEPRECIATION		EXPENDITURE TYPE		SOURCE OF FUNDS										TOTAL PROJECT COST		
		ASSET VALUE	ASSET RENEWAL/REPLACEMENT	ASSET RENEWAL/REPLACEMENT PROJECTS	NEW ASSET PROJECTS	COUNCIL FUNDED RENEWAL	COUNCIL FUNDED NEW / PREVIOUSLY COMMITTED EXPENDITURE	R2R	SPECIFIC PURPOSE GRANTS	LRCI PHASE 2	LRCI PHASE 3	LRCI PHASE 4	GRANT FUNDED PROJECTS	EXTERNAL / PRIVATE CONTRIBUTIONS	LOAN/RESERVE FUNDED PROJECTS		BUDGET CARRIED FORWARD FROM 2022/23	
INFRASTRUCTURE						\$665,531												
ROAD ASSETS		WDV Asset Value - 30/6/22	\$ 58,229,244															
		Est Annual Depreciation	\$ (2,240,000)	\$ 2,240,000														
		WDV Asset Value - 30/6/23	\$ 55,989,244															
Resheeting Program	Roads Resheeting			500,000		500,000											500,000	
Reseal Program	Roads Resealing (as per agreed program)			450,000		450,000											450,000	
Reconstruct & Seal	Roads - As per following:			1,400,000		644,469		665,531			90,000						1,400,000	
	- Campania - Climie Street (200 metres from Reeve Street to Water Lane) - \$60K																	
	- Colebrook - Arthur Street (500 metres) - \$90K																	
	- Dysart - Church Lane & Ely Sreet (approx. 500 metres combined) - \$100K																	
	- Elderslie - Pelham Road (1.0 klm) - \$180K																	
	- Mangalore - Blackbrush Road (1.0 klm from Midland Hwy to M/Ford Dr) - \$180K																	
	- Oatlands - York Plains Road (1.00 klm) - \$180K																	
	- Woodsdale - Woodsdale Road (2.0 klms) - \$360K																	
	- Drainage (Reset Drains - various Roads) - \$250K																	
Construct & Seal (Unsealed Roads)	Colebrook - Yarlington Road (1.0 klm)			45,000	135,000						180,000						180,000	
	Oatlands - Interlaken Road (full length)			718,273	2,154,818	100,000		1,603,854								1,169,236	2,873,090	
	(Year 2 of 3 - total contribution \$300K)																	
	Whitefoord - Stonehenge Road (approx. 1 klm) - connect dust seals			-	-	-											-	
	Woodsdale - Buckland Road																-	
Minor Seals (New)	Oatlands - Bentwick Street			9,444	28,333					17,777						20,000	37,777	
Junction / Road Realignment / Other	Tunbridge - Main Street (Kerb & Gutter Renewal)			40,000		40,000											40,000	
	Woodsdale Road - Guard Rail (Safer Rural Roads)				100,000	5,000		95,000									100,000	
	Bagdad - Green Valley Road - Guard Rail / Line mark. & Sign. (Safer Rural Roads)				110,000	10,000		100,000									110,000	
				\$ 2,240,000	\$ 3,162,717	\$ 2,318,150	\$ 1,734,469	\$ -	\$ 665,531	\$ 1,603,854	\$ -	\$ 17,777	\$ 270,000	\$ -	\$ -	\$ -	\$ 1,189,236	\$ 5,480,867
BRIDGE ASSETS		WDV Asset Value - 30/6/21	\$ 20,100,560															
		Est Annual Depreciation	\$ (404,000)	\$ 404,000														
		WDV Asset Value - 30/6/22	\$ 19,696,560															
	Jones Road (Bridge 5083 - Flood Damage) Broadmarsh			130,000		130,000											\$ 130,000	
				\$ 404,000	\$ 130,000	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000
WALKWAYS		Footpaths - General Streetscapes		40,000		40,000											\$ 40,000	
	Bagdad - Midland Highway Walking / Riding Path			145,840		50,000										95,840	\$ 145,840	
	Kempton - Main Street (Footpath renewal - southern end)			60,000							60,000					-	\$ 60,000	
	Oatlands - Campbell Street (scope of works expanded to include kerb/gutter)			-	85,000			40,000								45,000	\$ 85,000	
	Oatlands - Church Street (Sth Parade to William St - north. side - Footpath - 130 m)				30,000			30,000									\$ 30,000	
	Oatlands - Stanley Street (High Street to Nelson - 280 metres - kerb & footpath)				75,000						75,000						\$ 75,000	
				\$ -	\$ 245,840	\$ 190,000	\$ 90,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ -	\$ -	\$ -	\$ 140,840	\$ 435,840
LIGHTING		Nil															\$ -	
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CAPITAL EXPENDITURE PROGRAM 2023-24		DEPRECIATION		EXPENDITURE TYPE		SOURCE OF FUNDS											TOTAL PROJECT COST
		ASSET VALUE	ASSET RENEWAL/ REPLACEMENT	ASSET RENEWAL/ REPLACEMENT PROJECTS	NEW ASSET PROJECTS	COUNCIL FUNDED RENEWAL	COUNCIL FUNDED NEW / PREVIOUSLY COMMITTED EXPENDITURE	R2R	SPECIFIC PURPOSE GRANTS	LRCI PHASE 2	LRCI PHASE 3	LRCI PHASE 4	GRANT FUNDED PROJECTS	EXTERNAL / PRIVATE CONTRIBUTIONS	LOAN/RESERVE FUNDED PROJECTS	BUDGET CARRIED FORWARD FROM 2022/23	
BUILDING & LAND IMPROVEMENTS		WDV Asset Value - 30/6/22	\$ 22,657,994														
		Est Annual Depreciation	\$ (655,000)	\$ 655,000													
		WDV Asset Value - 30/6/23	\$ 22,002,994														
Public Toilets	Oatlands - Callington Park				158,000		18,000									140,000	\$ 158,000
Heritage	Callington Mill - Structural Repair & External painting)			20,000		20,000											\$ 20,000
	Oatlands Gaolers Residence (Ceiling Reinstatement)			5,000		5,000											\$ 5,000
	Oatlands - Heritage Buildings (Security Upgrades)			10,000		10,000											\$ 10,000
Development	Property Purchase - 9 Barrack Street, Oatlands (Police Residence)				519,490		29,490								490,000		\$ 519,490
Public Health	Unit(s) - GP Accommodation				500,000			200,000			100,000		200,000				\$ 500,000
Community Health & Wellbeing	Tunbridge Community Club - Accessible Toilets				115,000.00			40,000					45,000	10,000	20,000		\$ 115,000
Recreation	Campania - Hall (LED Lighting)(alternate quote \$1582)			4,250		4,250											\$ 4,250
	Mt Pleasant Rec Ground - Building Improvements			279,000		20,000									259,000		\$ 279,000
	Oatlands - Gay Street, Hall (Air Lock)			10,000		10,000											\$ 10,000
	Woodsdale Recreation Ground																\$ -
Sustainability	Oatlands Council Chambers - Fire Detection & Security System			18,000		18,000											\$ 18,000
	Oatlands - Council Chambers - Internal Toilets Upgrade				100,000.00										100,000		\$ 100,000
	Oatlands - Council Chambers - Floor Coverings			-													\$ -
			\$ 655,000	\$ 346,250	\$ 1,392,490	\$ 67,250	\$ 67,490	\$ -	\$ 240,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 245,000	\$ 500,000	\$ 519,000	\$ 1,738,740
DRAINAGE		WDV Asset Value - 30/6/22	\$ 4,148,299														
		Est Annual Depreciation	\$ (56,000)	\$ 56,000													
		WDV Asset Value - 30/6/23	\$ 4,092,299														
	Bagdad / Mangalore - Hydraulic Assessment				161,660		40,830	80,830							40,000		\$ 161,660
	Oatlands - Callington Park (Well - piped overflow system)			20,000		20,000											\$ 20,000
			\$ 56,000	\$ 20,000	\$ 161,660	\$ 20,000	\$ 40,830	\$ -	\$ 80,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000		\$ 181,660
WASTE		WDV Asset Value - 30/6/22	\$ 218,908														
		Est Annual Depreciation	\$ (27,500)	\$ 27,500													
		WDV Asset Value - 30/6/23	\$ 191,408														
	Wheelee Bins and Crates			12,500		12,500											\$ 12,500
	WTS Safety & Operational Improvements			25,000		25,000											\$ 25,000
			\$ 27,500	\$ 37,500	\$ -	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,500
GROWTH TOURISM		Kempton - Heritage Interpretation Panel renewal		1,800		1,800											\$ 1,800
			\$ -	\$ 1,800	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
LANDSCAPES HERITAGE		Nil															\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NATURAL		Nil															\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CULTURAL		Oatlands - Aquatic Centre (Forecourt - Art Installation)		20,000		20,000											\$ 20,000
			\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000

CAPITAL EXPENDITURE PROGRAM 2023-24		DEPRECIATION		EXPENDITURE TYPE		SOURCE OF FUNDS										TOTAL PROJECT COST			
		ASSET VALUE	ASSET RENEWAL/REPLACEMENT	ASSET RENEWAL/REPLACEMENT PROJECTS	NEW ASSET PROJECTS	COUNCIL FUNDED RENEWAL	COUNCIL FUNDED NEW / PREVIOUSLY COMMITTED EXPENDITURE	R2R	SPECIFIC PURPOSE GRANTS	LRCI PHASE 2	LRCI PHASE 3	LRCI PHASE 4	GRANT FUNDED PROJECTS	EXTERNAL / PRIVATE CONTRIBUTIONS	LOAN/RESERVE FUNDED PROJECTS		BUDGET CARRIED FORWARD FROM 2022/23		
REGULATORY - DEVELOPMENT	Master / Structure Plans (Bagdad / Mangalore / Campania)				50,000		50,000												\$ 50,000
		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
REGULATORY - PUBLIC HEALTH	Nil																		\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REGULATORY - ANIMAL CONTROL	Nil																		\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COMMUNITY RECREATION	Facilities & Recreation Committee				52,000		52,000												\$ 52,000
	Bagdad - Iden Road Park Development				75,000											25,000	50,000		\$ 75,000
	Campania - Justitia Court POS - Shelter Hut					16,000		16,000											\$ 16,000
	Campania - Recreation Ground (Centre Pitch/Wicket & Nets)				12,004		12,004												\$ 12,004
	Kempton - Recreation /Skate Park/ Dog Park					31,000		31,000											\$ 31,000
	Kempton - Recreation Ground (Irrigation)				60,000		60,000												\$ 60,000
	Oatlands - Aquatic Centre (CO2 Gas Monitoring)					7,649		7,649											\$ 7,649
	Oatlands - Aquatic Centre (Gymnasium (Mirror & Equipment)					4,400		4,400											\$ 4,400
	Runnymede Recreation Ground - Play Equipment					20,000						20,000							\$ 20,000
		\$ -	\$ -	\$ 199,004	\$ 79,049	\$ 124,004	\$ 59,049	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 25,000	\$ 50,000	\$ -	\$ 278,053
ACCESS	Nil																		\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FAMILIES	Bagdad Child Care - Building Project				237,314		37,314					100,000				100,000			\$ 237,314
		\$ -	\$ -	\$ -	\$ 237,314	\$ -	\$ 37,314	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 237,314
CAPACITY & SUSTAINABILITY	Nil																		\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SAFETY	Nil																		\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ORGANISATION SUSTAINABILITY	ADMINISTRATION Office Furniture & Equipment																		
	WDV Asset Value - 30/6/22	\$	218,995																
	Est Annual Depreciation	\$	(27,500)	\$	27,500														
	WDV Asset Value - 30/6/23	\$	191,495																
	Kempton Council Chambers - Office Furniture & Equipment				5,000		5,000												\$ 5,000
	Oatlands - Town Hall (General - Incl. Office Equip/Furniture)				5,000		5,000												\$ 5,000
	Computer Hardware / Software																		
	WDV Asset Value - 30/6/22	\$	88,744																
	Est Annual Depreciation	\$	(37,500)	\$	37,500														
	WDV Asset Value - 30/6/23	\$	51,244																
	Computer Monitor(s)				8,000		8,000												\$ 8,000
	PC's; Keyboards & UPS's				14,000		14,000												\$ 14,000
	Fund over two years? Is that \$10K each Council Website - Upgrade				20,000		20,000												\$ 20,000
		\$ 65,000	\$ 52,000	\$ -	\$ -	\$ 52,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,000

CAPITAL EXPENDITURE PROGRAM 2023-24	DEPRECIATION		EXPENDITURE TYPE		SOURCE OF FUNDS											TOTAL PROJECT COST
	ASSET VALUE	ASSET RENEWAL/ REPLACEMENT	ASSET RENEWAL/ REPLACEMENT PROJECTS	NEW ASSET PROJECTS	COUNCIL FUNDED RENEWAL	COUNCIL FUNDED NEW / PREVIOUSLY COMMITTED EXPENDITURE	R2R	SPECIFIC PURPOSE GRANTS	LRCI PHASE 2	LRCI PHASE 3	LRCI PHASE 4	GRANT FUNDED PROJECTS	EXTERNAL / PRIVATE CONTRIBUTIONS	LOAN/RESERVE FUNDED PROJECTS	BUDGET CARRIED FORWARD FROM 2022/23	
WORKS																
Minor Plant																
WDV Asset Value - 30/6/22	\$	49,661														
Est Annual Depreciation	\$	(13,500)	\$	13,500												
WDV Asset Value - 30/6/23	\$	36,161														
Minor Plant Purchases				9,500		9,500										\$ 9,500
Quickspray Unit (c/w Pump etc)					12,670		12,670									\$ 12,670
Radio System				50,000		50,000										\$ 50,000
Plant Replacement Program																
WDV Asset Value - 30/6/22	\$	2,941,184														
Est Annual Depreciation	\$	(262,000)	\$	262,000												
WDV Asset Value - 30/6/23	\$	2,679,184														
Heavy Vehicles - Refer separate Schedule (Trade Allowance - \$334)	Gross Amount			678,867		678,867										\$ 678,867
Light Vehicles (Net Changeover) (Trade Allowance - \$132)	Gross Amount			249,639		249,639										\$ 249,639
		\$ 275,500	\$ 988,006	\$ 12,670	\$ 988,006	\$ 12,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,676
GRAND TOTALS		\$ 3,723,000	\$ 5,183,116	\$ 4,461,333	\$ 3,245,029	\$ 357,353	\$ 665,531	\$ 1,924,684	\$ -	\$ 17,777	\$ 625,000	\$ -	\$ 245,000	\$ 625,000	\$ 1,939,076	\$ 9,644,450

2023/2024 Schedule of Fees & Charges



2023-2024

Details	Description	Charge
BUILDING FEES (BUILDING AUTHORITY)		
Building Permit & demolition work Category 4 Works - Class 1 OR Class 10 OR Class 7B	Per application	\$280.00
Building Permit and demolition work Category 4 Works - Class 2 -9 (excluding Class 7B)	Per application	\$280.00 Or 0.1% V.O.W. whichever is greater
Building Permit Category 4 Works - Staged development	Per stage	\$270.00 Or 0.1% V.O.W. whichever is greater
Building Permit Category 4 Works - Multiple Dwellings (2 or more)	Per application	\$350.00 Or 0.1% V.O.W. whichever is greater
Lodgement of Notifiable Building Works Category 3 Works	Per lodgement	\$60.00 per tenement unit \$280.00 Or 0.1% V.O.W. whichever is greater
Lodgement of Amended Certificate of Likely Compliance for Notifiable Works Category 3 Works	Per lodgement	\$140.00
Lodgement of Low Risk Notifiable Work Category 1 and 2 Works	Per lodgement	Nil
Certificate of Completion		\$150.00
Permit of Substantial Compliance	Illegal Work Minimum 3 x Building Permit Fee	\$1,050.00
Variation to a Building Permit	Per amendment	\$175.00
Extension of duration of Building Permit - all years		\$400.00
Cancellation of Building Permit Refundable component		50% of the Permit Fee & 100% Inspection not carried out
Building Plan - Search Fee	Per property	\$125.00

STATE GOVERNMENT LEVY		
Tasmanian Building & Construction Industry Levy As prescribed under Part 3 of the Building & Construction Industry Training Fund Act 1990 which applies to value of work more than \$20,000 – 0.2% of estimated costs of works		0.2% Value of works completed
Building Administration Fee Building Administration Fee as prescribed under Part 21 of the <i>Building Act 2016</i> which applies to value of works more than 20,000 – 0.1% of estimated cost of works		0.1% Value of works completed

COUNCIL BUILDING SURVEYING SERVICES		
Category 3 (Notifiable Works) for 10a works 7b and 10b works (farm buildings) <i>Includes Certificate of Completion & up to two inspections</i>	Per application	\$1,325.00
Category 4 (Permit works) for 10a, 10b and 7b works (farm buildings) <i>Includes Certificate Final Inspection & up to two inspections</i>	Per application	\$1,325.00
Notifiable Works (all categories) with bathroom facilities <i>Includes inspections and Final Certificate</i>	Per application	\$1,500.00
Inspection by Councils Building Surveyor	Per inspection	\$ 250 + GST per hour plus \$1.50 per klm
Amended Certificate of Likely Compliance (Category 3 and Category 4)	Per Amendment	\$450.00
Extension of Certificate of Likely Compliance (12 months) <i>Only if Council is Building Surveyor</i>	Per application	\$250.00
Occupancy Permit (where no other building approvals) <i>Includes one inspection</i>	Per application	\$750 plus \$1.50 per klm
Application for a Building Certificate to the General Manager	Per application	\$2,500.00
Temporary Occupancy Permit <i>Includes one inspection</i>	Per application	\$600.00
Schedule of Essential Safety Health Features & Measures <i>This fee may be varied and is at the discretion of the Building Surveyor</i>		\$600.00
Caravan Licence <i>Refer to Council policy</i>	Minimum fee for 6 months, renewable up to 24 months	\$ 235.00 per 6 months

Details	Description	Charge
PLUMBING / DRAINAGE FEES		
Certificate of Likely Compliance - Class 1a & 1b (Category 3 or 4 Works)		\$350.00
Certificate of Likely Compliance - Category 4 - Class 1a; 1b; 7b and Garage 10a with wastewater		\$495.00
Certificate of Likely Compliance - Category 3 - Multiple Dwellings - Class 1a; 1b; and 10a with no wastewater		\$350.00 plus \$60 per extra Dwelling or Garage
Certificate of Likely Compliance - Category 4 - Multiple Dwellings - Class 1a; 1b; and 10a with wastewater		\$495.00 plus \$100 per extra Dwelling or Garage
Certificate of Likely Compliance - Class 2 to 9 (Class 7b exempt) Commercial	Total Building Cost < \$500,000	\$550.00
Certificate of Likely Compliance - Class 2 to 9 (Class 7b exempt) Commercial	Total Building Cost > \$500,000	\$950.00
Plumbing Permit (Category 4 Works)	Per application	\$350.00
Plumbing Permit (Category 4 Works) – Other Backflow, Swimming Pools incl. of Plumbing Permit (which requires a CLC Plumbing)	Per application	\$350.00
Lodgement of Notification of Plumbing Works (Category 2B Works)	Per lodgement	Nil
Inspections	Per inspection	\$250.00
Certificate of Completion all categories	Per certificate	\$150.00
Variation to Plumbing Permit / Certificate of Likely Compliance		\$175.00
Extension of Duration of Plumbing Permit - All Years		\$400.00
As Constructed Plans - Search Fee (Archived) (non-Archived / Electronic)	Per property Per property	\$55.00 \$25.00
Cancellation of Plumbing Permit or Certificate of Likely Compliance before Assessment	<i>Refundable component</i> 50% of the Permit Fee & 100% of Inspections not carried out	
Cancellation of Plumbing Permit or Certificate of Likely Compliance after issued <i>Refundable component</i>	100% of Inspections not carried out	
Form 46 essential building services schedule of maintenance plumbing matters	Per application/request	\$125.00
Commercial Waste Water (Fertigation) Assessment		\$950.00
Undertaking of Illegal Works		200% applicable application fee

LAND USE FEES (PLANNING PERMITS, SEALING, SUBDIVISION)		
PLANNING PERMIT		
Application for a Planning Permit (Permitted Activity - s58)	Per application	\$350 min or 0.15% value of works (whichever is greater)
Discretionary Application (s57)	Per application	\$500 min or 0.15% value of works (whichever is greater) + advt
Application for a Minor Amendment to an existing Planning Permit (s56)		\$250.00
Visitor Accommodation (where change of use = Permitted Activity)		\$500.00
Planning Certification (where developer wants formal assessment of NPR or exempt works)		\$150.00
Illegal Development		200% applicable fee + 2 x advertising fee
Pre-application discussion		\$125.00
Refund of Fees (withdrawn prior to determination)		20% of base fee (refund of advertising fee is not notified)
Application for Signage only		\$85.00
Application for Extractive Industry (quarries and mining) – level 1 or level 2	Per application	\$1200 or 0.15% value of works (whichever is greater)
Application for Level 2 Activities	Per application	\$1500 min or 0.15% value of works (whichever is greater)

Details	Description	Charge
Application for a Planning Scheme amendment		\$5000 or 0.15% value of works (whichever is greater) + 2 x advertising
Application for a Section 43A Planning Scheme amendment (permit and amendment to scheme)	Price inclusive of two adverts in local paper	\$6000 or 0.15% value of works (whichever is greater) + 2 x advertising
Application for Mobile Food Vendor Permit (3 month Permit)		SMC resident - \$100 Non-residents - \$150
Application for Mobile Food Vendor Permit (1 year Permit)		SMC business - \$250 Non-residents - \$300
Application for an Extension of time to a Planning Permit		\$250.00
Advertising - Discretionary Use/Development		\$350.00
Planning Certification (where developer wants formal assessment of no permit required works or exempt works)		\$150.00
Tas. Heritage Council DA (Only)		\$150.00 <i>Plus advertising fee</i>
Review of Part V Agreements (s71)	Per agreement	\$350.00
Preparation of Part V Agreement (s71)	Per request	\$500.00
Scanning of application documentation (where submitted in hardcopy)		\$2 per page
Monitoring/Inspection Fee (post approval)	Per visit	\$150.00
Administration/search fee	Per request	\$125.00
Miscellaneous		\$500.00

SUBDIVISION		
Application for Boundary Adjustment (Lot incl. road)	Per application	\$450.00 \$50.00 per lot Advertising Fee \$350.00
Permitted Subdivision Application		\$450 + \$100 per new lot
Discretionary Subdivision Application		\$700 + \$100 per new lot
Application for an Adhesion Order	Per application	\$350 + sealing fee
Sealing Fee (approved final seal plans and schedule of easements and strata certificates)	Per request for seal of plans or certificates	\$325.00
Amendment to a Sealed Plan	Per request	\$400 + sealing fee
Amendment to Sealed Plan Hearing (if objections)		\$1,000.00
Exemption Certificate <i>Local Government (Building & Miscellaneous Provisions) Act 1993</i>	Per request	\$350.00
Stratum Plans (Certification & Inspection)		\$350 + 50 per lot
Strata Title for Units		\$350 + \$125 per unit
Strata Title inspection	Per Request	\$175.00

ENGINEERING SERVICES ASSESSMENT OF SUBDIVISION OR OTHER APPLICATIONS		
Engineering Assessment of Plans (Min fee or % whichever is the greater)		\$ 500.00 min or 1.0% value of works
Additional Inspections by Engineer		\$250.00
Inspections by Works Management (no Engineering Plans)		\$160.00

Details	Description	Charge
ENVIRONMENTAL HEALTH FEES		
REGISTRATION & LICENCE FEES		
P1 Classification Food Licence	Per application & per annual renewal	\$286.00
P2 Classification Food Licence	Per application & per annual renewal	\$176.00
P3 Classification Food Licence	Per application & per annual renewal	\$93.50
P3-N Classification Food Licence	Per application (once only fee)	\$55.00
P4 Classification Food Licence	Per application (once only fee)	\$55.00
Food Licence for sporting club canteens, food vans etc (P1, P2 or P3)	Per application & per annual renewal	\$93.50
Temporary Food Licence Certificate of Registration (<i>food stalls etc</i>)	Per application	\$44.00
Temporary Food Licence Certificate of Registration (<i>Local Not-For-Profit Community Organisation etc</i>)	Per application	\$0.00
Food Business Inspection	Per notification	\$132.00
Place of Assembly Licence	Per year	\$165.00
Special Event Place of Assembly Licence (over 1000 people)	Per application	\$154.00
Special Event Place of Assembly Licence (over 1000 people) <i>Local Not-For-Profit Community Organisation</i>	Per application	Nil
Water Carrier Licence	Valid 3 years	\$242.00
Water Carrier Licence Renewal (every year after expiry)	Per renewal	\$121.00
Private Water Supply Licence		\$121.00
Registration of Premises / Licence (e.g. body piercing, tattoo studio)		\$93.50 + \$60.50 for licence per person
Air & Water Systems (Legionella)		\$121.00
Non Standard Inspection Fee		\$132.00
Supply of Sharps Container 1.4lt	Per container	\$6.00

ANIMAL CONTROL		
REGISTRATION FEES		
Dog desexed	(Vet Certificate or Stat Dec Required)	\$34.00
Dog Non-desexed		\$44.00
Greyhound/Working Dog/Purebred Dog for breeding	Certificate required, TCA, or GRT membership or ABN	\$34.00
Dangerous Dog/Restricted Breed/Guard Dog	Declared by General Manager	\$100.00
Pension Card Holder (one dog per property)	Pension Concession Card & Health Care Card	50% off scheduled fee (one dog only)
Guide Dogs/Hearing Dogs		Nil
Replacement Tag (metal lifetime tag)		\$12.00
Formal Notice of Complaint		\$66.00
KENNEL LICENCE		
Application for a Licence under the <i>Dog Control Act 2000</i>	Per application	\$132.00 (+Advertising Fee)
Advertising of Application for Licence		\$280.00
Annual Licence renewal fee		\$56.00
IMPOUNDING		
Impound Fee (for all animals)		\$34.00
Feed/Care Fee for impounded animals (daily charge)	Per day	\$12.00
Dogs Home of Tasmania Fee for impounding	Paid direct to Dogs Home	Refer Dogs Home of Tasmania

Details	Description	Charge
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CEMETERIES - CAMPANIA		
Reserved Cemetery Plot (non-refundable)	GST incl.	\$2,000.00
Wall of Remembrance	GST incl.	\$250.00
Exhumation		Cost recovery basis

STORMWATER		
Price on application		Price on application

ROAD AND FOOTPATH REINSTATEMENT		
Price on application		Price on application

FOOTPATH AND CROSSOVER CONSTRUCTION		
Price on application		Price on application

RECREATION GROUNDS & CLUB FACILITIES - USAGE		
The fees and charges for recreation ground usage have been developed to reflect costs incurred for maintenance, facility management, irrigation and general ground maintenance		
Oatlands Recreation Ground (not including Club Room hire)		Price on application
Oatlands Recreation Ground – Club Rooms Casual users to book through Oatlands Football Club	Oatlands Football Club	
Kempton Recreation Ground (not including Club Room hire)	Council	Price on application
Kempton Recreation Ground – Club Rooms Casual users to book through Council	Council	Price on application
Campania Recreation Ground Casual users to book through Management Committee	Management Committee	
Colebrook Recreation Ground Casual users to book through Management Committee	Management Committee	
Mangalore Recreation Ground Casual users to book through Council	Council	Price on application
Woodsdale Recreation Ground Casual users to book through Management Committee	Management Committee	
Tunnack Recreation Ground Casual users to book through Management Committee	Management Committee	
Parattah Recreation Ground Casual users to book through Management Committee	Management Committee	
Mt Pleasant Recreation Ground Casual users to book through Management Committee	Management Committee	

Details	Description	Charge
OATLANDS AQUATIC CENTRE		
Pool - Casual Passes		
Infant Casual - 4 Years & Under		Free
Child Casual - 5 to 16 years		\$ 5.00
Casual Other - 0 - 17 Years & Over		\$ 6.50
Pass (4 persons) - maximum of 2 Adults		\$ 20.00
Concession Casual Health Care / Pensioner Conc		\$ 5.00
Pool - Session Passes		
10 Sessions; 17 years and over		\$ 60.00
10 Sessions - Child & Concession		\$ 45.00
Note: Session passes have a 4 month expiry date.		
Pool - 6 Month Membership		
17 Years & Over		
Direct Debit	Fortnightly payment	\$ 24.00
Upfront Payment		\$ 312.00
5 to 16 Years & Concession Card Holders		
Direct Debit	Fortnightly payment	\$ 20.00
Upfront Payment		\$ 260.00
Pass (4 Persons) - Maximum 2 Adults		
Direct Debit	Fortnightly payment	\$ 50.00
Upfront Payment		\$ 650.00
Pool Hire; Group Bookings & Birthday Parties		
Pool Hire - 1 Lane	Per Hour	\$ 28.00
Pool Hire - whole Pool	Per Hour	\$ 150.00
Birthday Parties - Room Hire	Per Hour (min 2 hrs)	\$ 50.00
Birthday Parties - Kids & Parent Entry Fee (per person)	Per Person	\$ 4.00
Fitness Classes		
Casual - 16 years & Under		\$ 10.00
Casual - 17 years & Over		\$ 15.00
Session Passes (5 sessions)		\$ 65.00
Session Passes (10 sessions)		\$ 120.00
Note: Session passes have a 6 month expiry date.		
Personal Training		
30 Minute Personal Training Session		\$ 25.00
1 Hour Personal Training Session		\$ 45.00
Gym Use		
Casual - 17 years & Over		\$ 6.50
Concession Casual Health Care / Pensioner Conc		\$ 10.00
Pool & Gym Use		
Casual - 17 years & Over		\$ 10.00
Concession Casual Health Care / Pensioner Conc		\$ 5.00
Direct Debit		
Gym Access Only	Per week	\$ 10.00
Gym & Class Access	Per week	\$ 15.00
Class & Pool Access	Per week	\$ 15.00
Pool & Gym Access	Per week	\$ 15.00
Pool, Gym and Class Access	Per week	\$ 25.00

HALLS		
Oatlands Town Hall (former Court Room)		
Local Organisation		\$ 16.50 per day
Other Organisation		\$ 33.00 per day
Gay Street Hall, Oatlands		
Casual users to book through Management Committee	Management Committee	
Victoria Memorial Hall, Kempton		
Casual user to book through Brighton Green Ponds RSL	Brighton/Green Ponds RSL	Booking contact: Joy Smith Ph: 0458 501198
Campania Community Hall & Campania War Memorial Hall		
Casual users to book through Management Committee	Management Committee	
Colebrook Memorial Hall		
Casual users to book through Management Committee	Management Committee	
Woodsdale Hall		
Casual users to book through Management Committee	Management Committee	

Details	Description	Charge
WASTE MANAGEMENT		
WASTE TRANSFER STATION DISPOSAL FEES – Campania, Dysart & Oatlands		
Car Boot/Station Wagon		\$16.00
Utility/Single Axle Trailer		\$40.00
Double Axle Trailer		\$80.00
Light Truck (up to 3m3)		\$110.00
TYRES:		
Tyres - Car / Motor Bike		\$10.00
Tyres - Car / Motor Bike (with Rim)		\$20.00
Tyres - 4WD / Light Truck		\$18.00
Tyres - 4WD / Light Truck (with Rim)		\$40.00
Tyres - Heavy Truck		\$40.00
Tyres - Heavy Truck (with Rim)		\$90.00
Tyres - Other		POA
Whitegoods	per item	\$10.00
Car Bodies	per item	\$55.00
Large Construction Material	per m3	\$40.00
ROADSIDE COLLECTION WHEELIE BIN REPLACEMENT		
Replacement Wheelie Bin	240 litre	\$80.00
USED GARBAGE BINS AND CRATES (FOR PRIVATE USE ONLY)		
140 litre Wheelie Garbage Bin (used) <i>Used green plastic wheelie bin with Council logo removed. Axle and wheels damaged and removed. The wheels and axle are included if required by customer.</i>	140 litre	\$15.00
55 litre Black Crate (used) <i>Used black 55 litre recycling crate with Council logo removed.</i>	55 litre	\$10.00

GENERAL		
PHOTOCOPYING - A4 OR A3 DOCUMENTS		
A4 Single copy		\$0.40
A4 Single 1 - 20		\$0.40
A4 Single 21 to 50		\$0.35
A4 Single 51 +		\$0.30
A4 Double 1 to 20		\$0.65
A4 Double 21 to 50		\$0.55
A4 Double 51 +		\$0.45
A3 Single copy		\$0.50
A3 Single 1 – 20		\$0.50
A3 Single 21 to 50		\$0.45
A3 Single 50 +		\$0.40
A3 Double 1- 20		\$0.85
A3 Double 21 to 50		\$0.75
A3 Double 50 +		\$0.65
COLOURED COPIES		
A4 Single copy		\$1.40
A4 Single 1 – 20		\$1.40
A4 Single 21 to 50		\$1.35
A4 Single 51 +		\$1.30
A4 Double 1 to 20		\$2.65
A4 Double 21 to 50		\$2.55
A4 Double 51 +		\$2.45
A3 Single copy		\$2.55
A3 Single 1 - 20		\$2.55
A3 Single 21 to 50		\$2.45
A3 Single 50 +		\$2.35
A3 Double 1- 20		\$5.10
A3 Double 21 to 50		\$5.00
A3 Double 50 +		\$4.90
LAMINATING - A4 OR A3 DOCUMENTS		
A4		\$1.25
A3		\$1.70

Details	Description	Charge
PROPERTY & RATES CERTIFICATES		
132 Certificate of Liabilities (set by Regulation)	Statutory Fee	\$53.40
337 Land Information Certificate (set by Regulation)	Statutory Fee	\$235.85
CODE OF CONDUCT		
Complaint - Lodgement - 50 units	Unit Fee \$1.78	\$89.00
COPY OF DOCUMENTS		
Request for information under the <i>Right to Information Act 2009</i> - 25 fee units	Unit Fee \$1.78	\$44.50
Copy of Council Minutes or Agenda		Nil
Copy of Council By-Law		N/A
Copy of Council Policy		\$2.00 (plus \$0.20 per page)
FACSIMILE		
Processing faxes for the Public Transmitted or receiving	per page	\$1.30



Grant deed

Grant program: Safer Rural Roads Program (SRRP) 2022–23
Round 1

The Crown in Right of Tasmania
(represented by the Department of State Growth)
(Grantor)

and

Southern Midlands Council
(Recipient)

OCS NS PRECEDENTS
Grant Docs-Grant deed (short form) template-3-2014
(December 2014)

REFERENCE AND CONTACT DETAILS

Department: State Growth
Contact officer: Sarah Simpfendorfer
Telephone: (03) 6166 3218
Email: SRRP@stategrowth.tas.gov.au

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Grant deed

Details and recitals

Parties:

Name	The Crown in Right of Tasmania (represented by the Department of State Growth)
Short form name	Grantor
Notice details	C/- Department of State Growth, GPO Box 536 Hobart TAS 7001 Email: SRRP@stategrowth.tas.gov.au Attention: Alan Rushworth

Name	Southern Midlands Council
ACN/ARBN/ABN	68 653 459 589
Short form name	Recipient
Notice details	71 High Street, Oatlands, TAS 7120 Telephone: (03) 6254 5000 Email: drichardson@southernmidlands.tas.gov.au Attention: David Richardson

Recitals:

- A. The Grantor has agreed to provide a monetary grant to the Recipient upon the terms and conditions set out in this Deed.
- B. The Recipient has agreed to accept the Grant on the terms and conditions set out in this Deed.

Information Table

Item 1 (clause 1.1):	Approved Purpose for which the Grant is provided
To assist the Recipient with the infrastructure treatments at Woodsdale Road in accordance with its Application and Finalized Designs submitted under the Safer Rural Roads Program 2022–23 Round 1.	
Item 2 (clause 2.1):	Grant Amount
\$95,000 (ninety-five thousand dollars), GST exclusive, is payable in accordance with Item 3.	
Item 3 (clause 3.1):	Payment method for the Grant
The Grant is payable in instalments as follows: Instalment 1: \$47,500; and Instalment 2: \$47,500. Payment of the grant is subject to the Recipient satisfying all applicable Conditions precedent set out in Item 4.	
Item 4 (clause 3.2 (a))	Conditions precedent to payment of the Grant
With respect to, a) Instalment 1: execution of this Deed; and b) Instalment 2: the submission of Final Report and financial acquittal not later than twenty (20) business days after the Date for completion of the Approved Purpose. Once each Condition precedent has been met to the satisfaction of the Grantor, payment of the related Instalment will be made on receipt of a valid invoice from the Recipient.	
Item 5 (clause 4.2):	Date for commencement of the Approved Purpose
The date of this deed.	
Item 6 (clause 4.3):	Date for completion of the Approved Purpose
29 February 2024	
Item 7 (clause 7.2):	Reporting requirements
The Recipient must provide to the Grantor: a) Quarterly Progress Updates submitted no later than twenty (20) business days after the end of each quarterly period; b) a Final Report no later than twenty (20) business days after the Date for Completion of the Approved Purpose, and which includes photographs evidencing completion of the Approved Purpose; and c) an acquittal of funds, to be submitted by the date of the final report, that includes:	

- i. a detailed statement of income and expenditure in respect of Funding, showing the Recipient's cash and/or in-kind contribution to the combined value of \$50,000;
- ii. a definitive statement as to whether the accounts are true and fair, attested by the Chief Financial Officer or equivalent.

All other information and reports requested by the Grantor of the Recipient must be provided within ten (10) business days.

All information, submissions and reports must be in a form and of a substance satisfactory to the Grantor.

Item 8 (clause 10): Special terms and conditions

The Recipient agrees:

- a) to complete the Approved Purpose by the Date for Completion of the Approved Purpose. In the event that the Recipient is unable to complete all of the Approved Purpose by the Date for Completion of the Approved Purpose, the Recipient must make an application to the Grantor requesting an extension of time at least three (3) months prior to the Date for Completion of the Approved Purpose. The application must be in writing, detail the reasons why an extension to the Date for Completion of the Approved Purpose is being sought, and provide any further or supplementary information as the Grantor may reasonably request in relation to the Recipient's application;
- b) to be responsible for the ongoing maintenance of the Approved Purpose pursuant to any law including, but not limited to, those contained in the *Roads and Jetties Act 1935* (Tas);
- c) that, in the event that the Recipient desires a Significant Change to the Approved Purpose, then it must first make a written application to the Grantor. The application must include detailed revised plans and a schedule of work. The Recipient must obtain the written approval of the Grantor before undertaking the Significant Change to the Approved Purpose;
- d) that the Grantor may, at its discretion, pay an early advance of the Grant amount upon the Recipient's written request prior to the completion of the Approved Purpose. The early advance amount may not exceed fifty per cent (50%) of the total grant value;
- e) that, in the event the Recipient requires additional funds from the Grantor in order to complete the Approved Purpose, the Recipient must make a written application to the Grantor prior to undertaking or continuing the Approved Purpose but provided always that nothing in this clause requires or obligates the Grantor to provide any additional funds other than the Grant or otherwise derogates from the operation of clause;
- f) to notify the Grantor of any changes to the scope of the Approved Purpose, application for cost increases, apply for timeline adjustments, submit milestone and final reports (if requested by the Grantor), and submit of interim and final invoices in accordance with Clause 12;
- g) to obtain, at its own cost, any and all necessary approvals from any relevant Government Body required to undertake the Approved Purpose including those relating to environmental, cultural, flora, fauna and heritage matters;
- h) to ensure that the design of the Approved Purpose is in accordance with the latest technical advice as set out in the Australian Standards and Austroads Guides;

- i) to ensure that the design and installation of the Approved Purpose is in accordance with any applicable Australian Standards;
- j) to participate in any funding evaluation that may be undertaken by the Grantor;
- k) that any interest received and/or accrued on the Grant is to be used for the Approved Purpose;
- l) to give to the Grantor or an Authorised Officer of the Grantor, reasonable access to any premises for the purposes of carrying out a site visit to monitor the Recipient's compliance with this Deed;
- m) without limiting anything in Clause 5, to recognize the Grantor's assistance if and when promoting the project, including but not limited to information placed on the Recipient's website and social media accounts, media releases, media launches and in media interviews. In such instances the phrase "*the Safer Rural Roads Program/Vulnerable Road Users Program*" must be adopted; and
- n) without limiting anything in Clause 5, agrees that the Grantor reserves the Right to make public (including media) announcements in relation to, and otherwise report upon the Grant, the awarding of the Grant and any Relevant Matter; and
- o) to allow photos taken and information gathered for the purpose of auditing and completing the Approved Purpose, to be used by the Grantor in both internal and publicly available databases and other publications.

GLOSSARY

"Application" means the Recipient's Application submitted using the SRRP Application Form under the Safer Rural Roads Program 2022–23 Round 1 and as approved by the Grantor.

"Australian Standards" means a standard published by Standards Australia Limited.

"Austroads Guides" means a guide published by Austroads.

"Austroads" means the peak organisation representing Australian and New Zealand road authorities.

"Finalized Designs" means the Recipient's finalized designs submitted using the SRRP Finalised Plans Submission Form under the Safer Rural Roads Program 2022–23 Round 1 and as approved by the Grantor.

"Government Body" means any body politic, any government (federal, state or local), or any governmental, administrative or judicial body, department, authority, commission, tribunal, delegate, instrumentality or agency.

"Quarterly Progress Updates" means a report that details the Recipient's progress in delivering the Approved Purpose, expenditures to date, and any Relevant Matter or adverse matters that may affect or materially delay the Recipient carrying out the Approved purpose, or the performance by the Recipient of its obligations under this Deed.

"Significant Change" means a material change to any of the scope, program or cost of the Approved Purpose from that approved by the Grantor; including the use of different infrastructure treatments from those detailed in the Application.

Agreed terms and conditions

The parties agree as follows:

1 Definitions and interpretation

1.1 Definitions

In this Deed, unless the context otherwise requires:

Approved Purpose means the purpose for which the Grant is provided as set out in 0.

Authorised Officer means:

- (a) if a party is the Crown or a Minister of the Crown, each of the Secretary of the department responsible for the administration of the Grant, an Acting Secretary of that department, a Deputy Secretary of that department, and a nominee of any of them; or
- (b) for any other party, a person authorised in writing by that party.

Business Day means a day that is not a Saturday, a Sunday, Easter Tuesday or a statutory holiday (as defined in the *Statutory Holidays Act 2000* (Tas)) generally observed in Hobart.

Crown means the Crown in Right of Tasmania.

this Deed means this deed and includes all its annexures, appendices, attachments and schedules (if any).

Default Event means each of the events specified in clause 9.1.

Details means the details and recitals set out above.

Government Body includes a body politic, a government (federal, state or local), a governmental, judicial or administrative body, a tribunal, a commission, a department or agency of any government, and a statutory authority or instrumentality.

Grant means the grant paid, or to be paid, by the Grantor to the Recipient pursuant to clause 2.1.

Grantor means the person or entity named above as Grantor and, where the context requires, includes the employees, authorised contractors and agents of that person. If the Grantor is a Minister of the Crown, a reference to the Grantor includes that Minister's predecessors and successors in office (as applicable).

GST means any goods and services tax or similar tax imposed by the Commonwealth of Australia (but excluding any penalty, fine, interest or similar payment).

GST Laws means applicable Laws relating to GST.

Information Table means the table titled 'Information Table' set out above.

Item means an item in the Information Table.

Law means:

- (c) principles of law or equity established by decisions of courts;

- (d) legislation and subordinate legislation; and
- (e) requirements, approvals (including conditions) and guidelines of any Government Body that have force of law.

month means calendar month.

Recipient means the person named above as the Recipient and, where the context requires, includes the officers and employees of the Recipient.

Relevant Matter means any matter or thing related to any of the following:

- (f) the performance by the Recipient of its obligations under this Deed;
- (g) the receipt, use or expenditure of the Grant;
- (h) the carrying out of the Approved Purpose (including the effectiveness of the Recipient's carrying out of the Approved Purpose);
- (i) any report provided, or to be provided, by the Recipient to the Grantor in accordance with this Deed;
- (j) any information provided by the Recipient to the Grantor in connection with any application for the Grant;
- (k) any breach of this Deed by the Recipient;
- (l) the occurrence, or possible occurrence, of any Default Event.

Right includes a right, a power, a remedy, a discretion or an authority.

1.2 Interpretation

In this Deed, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words importing a gender include all genders;
- (c) other parts of speech and grammatical forms of a word or phrase defined in this Deed have a corresponding meaning;
- (d) a reference to a thing (including property or an amount) is a reference to the whole and each part of that thing;
- (e) a reference to a group of persons includes a reference to any one or more of those persons;
- (f) a reference to an annexure, an appendix, an attachment, a schedule, a party, a clause or a part is a reference to an annexure, an appendix, an attachment, a schedule or a party to, or a clause or a part of, this Deed;
- (g) a reference to any legislation or legislative provision includes subordinate legislation made under it and any amendment to, or replacement for, any of them;
- (h) writing includes marks, figures, symbols, images or perforations having a meaning for persons qualified to interpret them;
- (i) a reference to a document includes:
 - (i) any thing on which there is writing;

- (ii) any thing from which sounds, images or writings can be reproduced with or without the aid of any thing else;
- (iii) an amendment or supplement to, or replacement or novation of, that document; or
- (iv) a map, plan, drawing or photograph;
- (j) a reference to an agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding, whether or not in writing;
- (k) a reference to a 'person' includes a natural person, a partnership, a body corporate, a corporation sole, an association, a Government Body, or any other entity;
- (l) a reference to a party includes that party's executors, administrators, successors and permitted assigns and substitutes;
- (m) a reference to a Minister includes, as applicable, that Minister's predecessors and successors in office;
- (n) a reference to a Government Body or other body or organisation that has ceased to exist, or that has been renamed, reconstituted or replaced, or the powers or functions of which have been substantially transferred, is taken to refer respectively to the Government Body or other body or organisation as renamed or reconstituted, or established or formed in its place, or to which its powers or functions have been substantially transferred;
- (o) a reference to an office in a Government Body or other body or organisation includes any person acting in that office, and if the office is vacant, the person who for the time being is substantially responsible for the exercise of the duties, functions or powers of that office;
- (p) mentioning any thing after the words 'includes', 'included' or 'including' does not limit the meaning of any thing mentioned before those words;
- (q) a reference to a day is to be interpreted as the period of time in Tasmania commencing at midnight and ending 24 hours later;
- (r) reference to a time or date in connection with the performance of an obligation by a party is a reference to the time or date in Hobart, Tasmania, even if the obligation is to be performed elsewhere; and
- (s) references to '\$' and 'dollars' are to Australian dollars.

1.3 Headings

Headings are included for convenience only and do not affect the interpretation of this Deed.

1.4 No rule of construction applies to disadvantage party

In relation to the interpretation of this Deed, no rule of construction is to apply to the disadvantage of a party because that party was responsible for the preparation of this Deed or any part of it.

1.5 Information Table

- (a) An Item that has not been completed will be taken to be 'not applicable'.
- (b) Unless the context otherwise requires, expressions defined in the Information Table have the same meanings when used in other parts of this Deed.

2 Grant

2.1 Agreement to provide Grant

Subject to the terms of this Deed, the Grantor will provide to the Recipient the monetary grant set out in 0 for use by the Recipient for the Approved Purpose in accordance with this Deed.

2.2 Acknowledgments

The Recipient acknowledges and agrees that:

- (a) the Grantor's financial assistance to the Recipient in respect of the Approved Purpose is limited to the Grant;
- (b) nothing in this Deed requires the Grantor to provide any further financial assistance to the Recipient in respect of the Approved Purpose; and
- (c) the Grantor is not responsible for any liabilities incurred by the Recipient, or any obligations entered into by the Recipient, as a result of or arising out of, the Recipient's obligations under this Deed or in respect of the Approved Purpose.

3 Payment of Grant to Recipient

3.1 Method of Grant payment

Subject to clause 3.2, the Grantor will pay the Grant to the Recipient in the manner specified in Item 3. If no method of payment is specified in Item 3, the method of payment will be as determined by the Grantor.

3.2 Conditions affecting Grant payment

- (a) **(Conditions precedent):** If 0 includes any conditions precedent to the payment of the Grant, then the obligation of the Grantor to pay the Grant or part of the Grant is subject to the prior and continuing satisfaction of those conditions precedent (except for any of those conditions precedent waived in writing by the Grantor).
- (b) **(Default Events):** The Grantor is not required to pay the Grant (or if the Grant is payable by instalments, any instalment of the Grant) to the Recipient if a Default Event has occurred and has not been remedied to the satisfaction of the Grantor.
- (c) **(Requirement for tax invoice):** If the Grant, or any instalment of the Grant, is subject to GST, the Grantor is not required to pay the Grant (or the relevant instalment) until the Grantor has received from the Recipient a correctly rendered tax invoice in accordance with clause 11.

4 Application of Grant and related matters

4.1 Application of Grant for Approved Purpose

- (a) The Recipient must only use the Grant to undertake the Approved Purpose.
- (b) The Recipient must not change the Approved Purpose without the prior written approval of the Grantor, which approval may be given or withheld in the Grantor's absolute discretion.

- (c) The Recipient must undertake the Approved Purpose exercising reasonable skill, care and attention.

4.2 Commencement of Approved Purpose

The Recipient must substantially commence (to the Grantor's satisfaction) the Approved Purpose by the date shown in Item 5 or such later date, if any, approved in writing by the Grantor.

4.3 Completion of Approved Purpose

The Recipient must complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor.

4.4 Compliance with Law

The Recipient must comply with all applicable Laws in expending the Grant and in carrying out the Approved Purpose.

4.5 Financial records

- (a) The Recipient must keep and maintain proper accounts, records and financial statements showing, the receipt, use and expenditure of the Grant and the carrying out of the Approved Purpose.
- (b) The Recipient's financial statements must show, as separate items, the receipt, use and expenditure of the Grant.
- (c) The Recipient must allow the Auditor-General of Tasmania (or his or her nominee) to audit, inspect, and to take copies of, the Recipient's accounts, records and financial statements relating to the receipt, use and expenditure of the Grant.

4.6 Notice by Recipient of adverse matters

The Recipient must immediately notify the Grantor in writing of:

- (a) the occurrence of any matter, event or thing, occurring after the date of this Deed, that adversely affects or materially delays the Recipient carrying out the Approved Purpose in accordance with, or the performance by the Recipient of its obligations under, this Deed;
- (b) any breach of this Deed by the Recipient; or
- (c) the occurrence of any Default Event.

5 Publicity concerning Grant and Approved Purpose

The Recipient must include in any correspondence, promotional material, public (including media) announcement, advertising material, or other publication concerning the Approved Purpose, an acknowledgement that the Approved Purpose is assisted by a grant from the Grantor. The acknowledgement must be in a form and substance approved in writing by the Grantor.

6 Repayment of Grant by Recipient

6.1 Repayment obligation

The Recipient must repay to the Grantor on demand in writing by the Grantor:

- (a) any part of the Grant that is not required by the Recipient to carry out the Approved Purpose;
- (b) any part of the Grant that is used by the Recipient for a purpose that is not an Approved Purpose; and
- (c) the Grant (or such part of the Grant as may be determined by the Grantor in its absolute discretion) if:
 - (i) the Recipient does not complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor;
 - (ii) this Deed is terminated by the Grantor in accordance with clause 9; or
 - (iii) a Default Event occurs.

7 Review, monitoring, audit, reports and related matters

7.1 Review, monitoring or audit of Relevant Matters

The Grantor may from time to time review, monitor or audit any Relevant Matter. The Recipient must in connection with any such review, monitoring or audit by the Grantor comply with any reasonable directions of the Grantor.

7.2 Reporting

- (a) The Recipient must provide to the Grantor the reports and other documents (if any) specified in Item 7.
- (b) The Recipient must provide to the Grantor such other reports and documents as required by the Grantor from time to time in connection with any Relevant Matter. Unless otherwise stated in Item 7, nothing in that Item limits the reports or frequency of reports that the Grantor may require under this clause 7.2(b).

8 Representations and warranties

8.1 Warranties

The Recipient represents and warrants to the Grantor that all information given, and each statement made, to the Grantor by the Recipient or its agents concerning any application for the Grant, is true, correct and not misleading in any way.

8.2 No reliance by the Recipient

The Recipient acknowledges that it has not entered into this Deed in reliance on any representation, warranty, promise, statement or undertaking made by the Grantor or any person on behalf of the Grantor.

9 Default Events and termination

9.1 Default Events

Each of the following events is a Default Event for the purposes of this Deed:

- (a) **(Breach not capable of being remedied):** If the Recipient breaches any of its obligations under this Deed and the breach is not capable of being remedied.

- (b) **(Failure to remedy breach):** If:
 - (i) the Recipient breaches any of its obligations under this Deed;
 - (ii) the breach is capable of being remedied; and
 - (iii) the Recipient fails to remedy the breach within the period (being a period of not less than five Business Days) specified by the Grantor in a notice given to the Recipient detailing the breach.
- (c) **(Repudiation):** If the Recipient repudiates this Deed.
- (d) **(Natural person):** If the Recipient is a natural person, at any time before the Recipient has performed all of its obligations under this Deed, the Recipient:
 - (i) dies;
 - (ii) becomes an insolvent under administration (as defined in section 9 of the *Corporations Act 2001* (Cwlth)), or any action is taken which could result in that event; or
 - (iii) ceases to be of full legal capacity.
- (e) **(Body corporate related events):** If the Recipient is a body corporate, at any time before the Recipient has performed all of its obligations under this Deed:
 - (i) the Recipient becomes an externally administered body corporate (as defined in section 9 of the *Corporations Act 2001* (Cwlth));
 - (ii) the Recipient is dissolved, wound-up or its registration is cancelled;
 - (iii) any process or action is commenced or taken which could lead to an event mentioned in clause 9.1(e)(ii); or
 - (iv) in the opinion of an Authorised Officer for the Grantor, the corporate governance or administration of the Recipient is materially deficient or unsatisfactory.
- (f) **(Representation):** If any representation or warranty by the Recipient in this Deed is untrue, false or misleading when made or repeated.

9.2 Termination - Default Events

In addition to any other Rights, if a Default Event occurs, the Grantor may terminate this Deed by notice in writing to the Recipient. The termination takes effect when the Grantor's notice is taken to have been received by the Recipient in accordance with clause 12.3 (or any later date specified in the notice).

10 Special terms and conditions

- (a) The special terms and conditions (if any) in Item 8 form part of this Deed.
- (b) If there is any inconsistency between the special terms and conditions in Item 8 and another provision of this Deed, the special terms and conditions override the other provision to the extent of the inconsistency.
- (c) A special term or condition in Item 8 is taken not to be inconsistent with another provision of this Deed if the special term or condition and the other provision of this Deed are both capable of being complied with.

- (d) To avoid doubt and without limiting the operation of clause 13.14, any Right contained in Item 8 is in addition to any other Rights provided for in this Deed or at Law.

11 GST

- (a) Unless otherwise stated in this Deed, all amounts payable by one party to another party are exclusive of GST.
- (b) If GST is imposed or payable on any supply made by a party under this Deed, the recipient of the supply must pay to the supplier, in addition to the GST exclusive consideration for that supply, an additional amount equal to the GST exclusive consideration multiplied by the prevailing GST rate. The additional amount is payable at the same time and in the same manner as the consideration for the supply.
- (c) A party that makes a taxable supply under this Deed must provide a valid tax invoice to the recipient of the supply.
- (d) A party's right to payment under clause 11(b) is subject to a valid tax invoice being delivered to the party liable to pay for the taxable supply.
- (e) If the consideration for a supply under this Deed is a payment or reimbursement for, or contribution to, any expense or liability incurred by the supplier to a third party, the amount to be paid, reimbursed or contributed in respect of the expense or liability will be the amount of the expense or liability net of any input tax credit to which the supplier is entitled in respect of the expense or liability.
- (f) Where any amount payable under this Deed is paid by being set-off against another amount, each amount must be calculated in accordance with this clause 11 as if it were an actual payment made pursuant to this Deed.
- (g) Unless the context otherwise requires, expressions used in this clause 11 that are defined in the GST Laws have the meanings given to those expressions in the GST Laws.

12 Notices

12.1 Notice requirements

- (a) A notice, certificate, consent, application, waiver or other communication (each a **Notice**) under this Deed must be:
 - (i) in legible writing in the English language;
 - (ii) subject to clauses 12.1(b) and 12.1(c), signed by or on behalf of the sender or by a lawyer for the sender;
 - (iii) marked for the attention of the person or position (if any) specified in the Details applicable to the intended recipient of the Notice or, if the intended recipient has notified otherwise, marked for attention in the way last notified; and
 - (iv) left or sent in accordance with clause 12.2.

- (b) A printed or copy signature is sufficient for the purposes of sending any Notice by facsimile.
- (c) A Notice sent by email is taken to have been signed by the sender.
- (d) A Notice must not be given orally.

12.2 Method and address for delivery

- (a) Subject to clause 12.2(b), a Notice must be:
 - (i) left at the intended recipient's address set out in the Details;
 - (ii) sent by prepaid ordinary mail (or prepaid airmail, if from one country to another country) to the intended recipient's address set out in the Details;
 - (iii) sent by facsimile to the intended recipient's facsimile number (if any) set out in the Details; or
 - (iv) sent by email to the intended recipient's email address (if any) set out in the Details.
- (b) If the intended recipient of a Notice has notified the sender of another address, facsimile number or email address for the purposes of receiving Notices, then subsequent Notices to that intended recipient must be left at or sent to the address, facsimile number or email address (as applicable) last notified by that intended recipient.

12.3 Time of receipt

- (a) Subject to clause 12.3(b), a Notice is taken to have been received by the intended recipient:
 - (i) if left at the intended recipient's address, at the time of delivery;
 - (ii) if sent by prepaid ordinary mail, on the third Business Day after the day of posting, or if sent by prepaid airmail from one country to another country, on the tenth Business Day after the day of posting;
 - (iii) if sent by facsimile, at the time shown in the transmission report as the time when the whole Notice was sent; and
 - (iv) if sent by email, four hours after the time the email was sent (as recorded by the device from which the email was sent) provided that the sender has not received an automated message that the email has not been delivered.
- (b) If a Notice is received by a recipient on a day that is not a Business Day or after 4.00pm on a Business Day, the Notice is taken to be received at 9.00am on the next Business Day.
- (c) A Notice is effective from the time it is taken to have been received in accordance with clauses 12.3(a) and 12.3(b) (unless a later time is specified in the Notice, in which case the notice takes effect from that time).

13 Miscellaneous

13.1 Governing law

This Deed is governed by the Laws applying in Tasmania.

13.2 Dispute jurisdiction

The parties submit to the non-exclusive jurisdiction of courts with jurisdiction in Tasmania, and any courts that may hear appeals from those courts, in respect of any proceedings in connection with this Deed.

13.3 Entire agreement clause

- (a) This Deed forms the entire agreement of the parties in respect of its subject matter. The only enforceable obligations of the parties in relation to the subject matter of this Deed are those that arise out of the provisions contained in this Deed. All prior agreements in relation to the subject matter of this Deed are merged in and superseded by this Deed unless expressly incorporated in this Deed as an annexure, an appendix, an attachment or by reference.
- (b) Nothing in clause 13.3(a) affects the Grantor's Rights in connection with this Deed in relation to any information given, or statement made, to the Grantor by the Recipient, its employees or agents concerning any application for the Grant.

13.4 Liability

An obligation of, or a representation, a warranty or an indemnity by, two or more parties (including where two or more persons are included in the same defined term) under or in respect of this Deed, binds them jointly and each of them severally.

13.5 Benefit

An obligation, a representation, a warranty or an indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and each of them severally.

13.6 Severance

If a provision of this Deed is or at any time becomes illegal, prohibited, void or unenforceable for any reason, that provision is severed from this Deed and the remaining provisions of this Deed:

- (a) continue to be enforceable; and
- (b) are to be construed with such additions, deletions and modifications of language as are necessary to give effect to the remaining provisions of this Deed.

13.7 Counterparts

- (a) This Deed may be entered into in any number of counterparts.
- (b) A party may execute this Deed by signing any counterpart.
- (c) All counterparts, taken together, constitute one instrument.

13.8 Further assurance

The parties agree to do or cause to be done all such acts, matters and things (including, as applicable, passing resolutions and executing documents) as are necessary or reasonably required to give full force and effect to this Deed.

13.9 No partnership or agency

- (a) Nothing contained or implied in this Deed will:
 - (i) constitute, or be taken to constitute, a party to be the partner, agent or legal representative of another party for any purpose;

- (ii) create, or be taken to create, a partnership or joint venture; or
 - (iii) create, or be taken to create, an agency or trust.
- (b) The Recipient must not represent or hold itself out to be a partner, joint venturer, agent or representative of the Grantor.

13.10 Legal costs

Each party must bear their own costs in preparing and negotiating this Deed.

13.11 Amendment

This Deed may only be amended or supplemented in writing signed by the parties.

13.12 Waiver

- (a) A failure or delay in exercising a Right does not operate as a waiver of that Right.
- (b) A single or partial exercise of a Right does not preclude any other exercise of that Right or the exercise of any other Right.
- (c) A Right may only be waived in writing, signed by the party to be bound by the waiver. Unless expressly stated otherwise, a waiver of a Right is effective only in the specific instance and for the specific purpose for which it was given.

13.13 Successors and assigns

This Deed is binding on and benefits each party and, unless repugnant to the sense or context, their respective administrators, personal representatives, successors and permitted assigns.

13.14 Rights cumulative

Each Right of the Grantor provided for in this Deed:

- (a) operates independently of any other Right of the Grantor provided for in this Deed; and
- (b) is cumulative with, and does not exclude or limit, any other Right of the Grantor, whether at Law or pursuant to any other agreement, deed or document.

13.15 Set-off

The Grantor may set-off against any moneys payable by the Grantor to the Recipient under this Deed any debt or other moneys from time to time due and owing by the Recipient to the Grantor. This right of set-off does not limit or affect any other right of set-off available to the Grantor.

13.16 No assignment

The Recipient must not assign any of its Rights and obligations under this Deed except with the prior written consent of the Grantor.

13.17 Disclosure

- (a) Despite any confidentiality or intellectual property right subsisting in this Deed, a party may publish all or any part of this Deed without reference to another party.
- (b) Nothing in this clause derogates from a party's obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1988* (Cwlth).

13.18 Determination

Where the Grantor is required or entitled to form or hold an opinion or view under or in relation to this Deed, that opinion or view may be formed or held by an Authorised Officer for the Grantor. This clause does not limit any other way in which the Grantor may otherwise form or hold an opinion or view under or in relation to this Deed.

13.19 Consent and approvals

- (a) This clause applies to any consent or approval which the Recipient must obtain from the Grantor in accordance with this Deed. For the avoidance of doubt, this clause does not apply to any consent or approval to be given under any legislation.
- (b) A request for consent or approval must be made in writing.
- (c) A consent or approval for the purposes of this Deed is not effective unless given in writing.
- (d) A consent or approval may be given subject to reasonable conditions.
- (e) A Recipient must comply with any conditions subject to which the consent or approval is given. To the extent that the Recipient fails to comply with the condition, that failure is taken to be a breach of this Deed.

13.20 Doctrine of merger

The doctrine or principle of merger does not apply to this Deed or to anything done under or in connection with this Deed. Accordingly, no Right or obligation of a party is merged in any thing done pursuant to this Deed.

13.21 No interference with executive duties or powers

Nothing in this Deed is intended to prevent, is to be taken to prevent, or prevents, the free exercise by the Governor, by any member of the Executive Council, or by any Minister of the Crown, of any duties or authorities of his or her office. Any provision of this Deed that is inconsistent with this clause is of no legal effect to the extent of the inconsistency.

13.22 Surviving provisions and termination

- (a) The termination of this Deed does not affect or limit the operation or effect of clauses or parts of this Deed:
 - (i) that are expressed to survive the termination of this Deed;
 - (ii) that, at Law, survive the termination of this Deed; or
 - (iii) that are necessary to survive the termination of this Deed:
 - (A) to give full force and effect to the parties' respective Rights, obligations and liabilities on or after the termination of this Deed;
 - (B) to enable a party to make, enforce or defend any claims related to this Deed; or
 - (C) to give full force and effect to the operation of clause 13.22(b) or clause 13.22(c).
- (b) The termination of this Deed does not affect any claims related to, or any Rights, releases, obligations or liabilities accrued or incurred under, this Deed before the date on which this Deed is terminated.

- (c) Nothing in this clause 13.22 affects or limits the operation of another provision of this Deed which gives a party Rights, or imposes obligations on a party, on or after the termination of this Deed.

Executed as a deed

Signing

Execution by the Grantor

Executed as a deed on behalf of **The Crown in Right of Tasmania** by the person named below in the presence of the witness named below:

Signature:
→

Being a person who has authority to sign this
Deed on behalf of the Grantor

*Print
name and
position:

Witness'
signature:
→

*Witness
print
name and
position:

Public Servant

*Use BLOCK LETTERS

*Witness
print address:

4 Salamanca Place
Hobart Tas 7000

Date - to be inserted at the point of execution by the Grantor

Execution by the Recipient

The common seal of **Southern Midlands Council** has been hereunto affixed this _____ day of _____ pursuant to a resolution of Council delegating authority to the General Manager to affix the Corporation's Seal:

General
Manager's
signature:
→

Seal:
→

*Print
name:

*Use BLOCK LETTERS



Grant deed

Grant program: Safer Rural Roads Program (SRRP) 2022–23
Round 1

The Crown in Right of Tasmania
(represented by the Department of State Growth)
(Grantor)

and

Southern Midlands Council
(Recipient)

OCS NS PRECEDENTS
Grant Docs-Grant deed (short form) template-3-2014
(December 2014)

REFERENCE AND CONTACT DETAILS

Department: State Growth
Contact officer: Sarah Simpfendorfer
Telephone: (03) 6166 3218
Email: SRRP@stategrowth.tas.gov.au

Doc Ref: SRRP-22/23-R1-00003

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Grant deed

Details and recitals

Parties:

Name	The Crown in Right of Tasmania (represented by the Department of State Growth)
Short form name	Grantor
Notice details	C/- Department of State Growth, GPO Box 536 Hobart TAS 7001 Email: SRRP@stategrowth.tas.gov.au Attention: Alan Rushworth

Name	Southern Midlands Council
ACN/ARBN/ABN	68 653 459 589
Short form name	Recipient
Notice details	71 High Street, Oatlands, TAS 7120 Telephone: (03) 6254 5000 Email: drichardson@southernmidlands.tas.gov.au Attention: David Richardson

Recitals:

- A. The Grantor has agreed to provide a monetary grant to the Recipient upon the terms and conditions set out in this Deed.
- B. The Recipient has agreed to accept the Grant on the terms and conditions set out in this Deed.

Information Table

Item 1 (clause 1.1): Approved Purpose for which the Grant is provided
To assist the Recipient with the infrastructure treatments at Green Valley Road in accordance with its Application and Finalized Designs submitted under the Safer Rural Roads Program 2022–23 Round 1.
Item 2 (clause 2.1): Grant Amount
\$110,000 (one hundred and ten thousand dollars), GST exclusive, is payable in accordance with Item 3.
Item 3 (clause 3.1): Payment method for the Grant
The Grant is payable in instalments as follows: Instalment 1: \$55,000; and Instalment 2: \$55,000. Payment of the grant is subject to the Recipient satisfying all applicable Conditions precedent set out in Item 4.
Item 4 (clause 3.2 (a)) Conditions precedent to payment of the Grant
With respect to, a) Instalment 1: execution of this Deed; and b) Instalment 2: the submission of Final Report and financial acquittal not later than twenty (20) business days after the Date for completion of the Approved Purpose. Once each Condition precedent has been met to the satisfaction of the Grantor, payment of the related Instalment will be made on receipt of a valid invoice from the Recipient.
Item 5 (clause 4.2): Date for commencement of the Approved Purpose
The date of this deed.
Item 6 (clause 4.3): Date for completion of the Approved Purpose
8 January 2024
Item 7 (clause 7.2): Reporting requirements
The Recipient must provide to the Grantor: a) Quarterly Progress Updates submitted no later than twenty (20) business days after the end of each quarterly period; b) a Final Report no later than twenty (20) business days after the Date for Completion of the Approved Purpose, and which includes photographs evidencing completion of the Approved Purpose; and

- c) an acquittal of funds, to be submitted by the date of the final report, that includes:
- i. a detailed statement of income and expenditure in respect of Funding, showing the Recipient's cash and/or in-kind contribution to the combined value of \$10,000;
 - ii. a definitive statement as to whether the accounts are true and fair, attested by the Chief Financial Officer or equivalent.

All other information and reports requested by the Grantor of the Recipient must be provided within ten (10) business days.

All information, submissions and reports must be in a form and of a substance satisfactory to the Grantor.

Item 8 (clause 10): Special terms and conditions

The Recipient agrees:

- a) to complete the Approved Purpose by the Date for Completion of the Approved Purpose. In the event that the Recipient is unable to complete all of the Approved Purpose by the Date for Completion of the Approved Purpose, the Recipient must make an application to the Grantor requesting an extension of time at least three (3) months prior to the Date for Completion of the Approved Purpose. The application must be in writing, detail the reasons why an extension to the Date for Completion of the Approved Purpose is being sought, and provide any further or supplementary information as the Grantor may reasonably request in relation to the Recipient's application;
- b) to be responsible for the ongoing maintenance of the Approved Purpose pursuant to any law including, but not limited to, those contained in the *Roads and Jetties Act 1935* (Tas);
- c) that, in the event that the Recipient desires a Significant Change to the Approved Purpose, then it must first make a written application to the Grantor. The application must include detailed revised plans and a schedule of work. The Recipient must obtain the written approval of the Grantor before undertaking the Significant Change to the Approved Purpose;
- d) that the Grantor may, at its discretion, pay an early advance of the Grant amount upon the Recipient's written request prior to the completion of the Approved Purpose. The early advance amount may not exceed fifty per cent (50%) of the total grant value;
- e) that, in the event the Recipient requires additional funds from the Grantor in order to complete the Approved Purpose, the Recipient must make a written application to the Grantor prior to undertaking or continuing the Approved Purpose but provided always that nothing in this clause requires or obligates the Grantor to provide any additional funds other than the Grant or otherwise derogates from the operation of clause;
- f) to notify the Grantor of any changes to the scope of the Approved Purpose, application for cost increases, apply for timeline adjustments, submit milestone and final reports (if requested by the Grantor), and submit of interim and final invoices in accordance with Clause 12;
- g) to obtain, at its own cost, any and all necessary approvals from any relevant Government Body required to undertake the Approved Purpose including those relating to environmental, cultural, flora, fauna and heritage matters;

- h) to ensure that the design of the Approved Purpose is in accordance with the latest technical advice as set out in the Australian Standards and Austroads Guides;
- i) to ensure that the design and installation of the Approved Purpose is in accordance with any applicable Australian Standards;
- j) to participate in any funding evaluation that may be undertaken by the Grantor;
- k) that any interest received and/or accrued on the Grant is to be used for the Approved Purpose;
- l) to give to the Grantor or an Authorised Officer of the Grantor, reasonable access to any premises for the purposes of carrying out a site visit to monitor the Recipient's compliance with this Deed;
- m) without limiting anything in Clause 5, to recognize the Grantor's assistance if and when promoting the project, including but not limited to information placed on the Recipient's website and social media accounts, media releases, media launches and in media interviews. In such instances the phrase "*the Safer Rural Roads Program/Vulnerable Road Users Program*" must be adopted; and
- n) without limiting anything in Clause 5, agrees that the Grantor reserves the Right to make public (including media) announcements in relation to, and otherwise report upon the Grant, the awarding of the Grant and any Relevant Matter; and
- o) to allow photos taken and information gathered for the purpose of auditing and completing the Approved Purpose, to be used by the Grantor in both internal and publicly available databases and other publications.

GLOSSARY

"Application" means the Recipient's Application submitted using the SRRP Application Form under the Safer Rural Roads Program 2022–23 Round 1 and as approved by the Grantor.

"Australian Standards" means a standard published by Standards Australia Limited.

"Austroads Guides" means a guide published by Austroads.

"Austroads" means the peak organisation representing Australian and New Zealand road authorities.

"Finalized Designs" means the Recipient's finalized designs submitted using the SRRP Finalised Plans Submission Form under the Safer Rural Roads Program 2022–23 Round 1 and as approved by the Grantor.

"Government Body" means any body politic, any government (federal, state or local), or any governmental, administrative or judicial body, department, authority, commission, tribunal, delegate, instrumentality or agency.

"Quarterly Progress Updates" means a report that details the Recipient's progress in delivering the Approved Purpose, expenditures to date, and any Relevant Matter or adverse matters that may affect or materially delay the Recipient carrying out the Approved purpose, or the performance by the Recipient of its obligations under this Deed.

"Significant Change" means a material change to any of the scope, program or cost of the Approved Purpose from that approved by the Grantor; including the use of different infrastructure treatments from those detailed in the Application.

Agreed terms and conditions

The parties agree as follows:

1 Definitions and interpretation

1.1 Definitions

In this Deed, unless the context otherwise requires:

Approved Purpose means the purpose for which the Grant is provided as set out in 0.

Authorised Officer means:

- (a) if a party is the Crown or a Minister of the Crown, each of the Secretary of the department responsible for the administration of the Grant, an Acting Secretary of that department, a Deputy Secretary of that department, and a nominee of any of them; or
- (b) for any other party, a person authorised in writing by that party.

Business Day means a day that is not a Saturday, a Sunday, Easter Tuesday or a statutory holiday (as defined in the *Statutory Holidays Act 2000* (Tas)) generally observed in Hobart.

Crown means the Crown in Right of Tasmania.

this Deed means this deed and includes all its annexures, appendices, attachments and schedules (if any).

Default Event means each of the events specified in clause 9.1.

Details means the details and recitals set out above.

Government Body includes a body politic, a government (federal, state or local), a governmental, judicial or administrative body, a tribunal, a commission, a department or agency of any government, and a statutory authority or instrumentality.

Grant means the grant paid, or to be paid, by the Grantor to the Recipient pursuant to clause 2.1.

Grantor means the person or entity named above as Grantor and, where the context requires, includes the employees, authorised contractors and agents of that person. If the Grantor is a Minister of the Crown, a reference to the Grantor includes that Minister's predecessors and successors in office (as applicable).

GST means any goods and services tax or similar tax imposed by the Commonwealth of Australia (but excluding any penalty, fine, interest or similar payment).

GST Laws means applicable Laws relating to GST.

Information Table means the table titled 'Information Table' set out above.

Item means an item in the Information Table.

Law means:

- (c) principles of law or equity established by decisions of courts;

- (d) legislation and subordinate legislation; and
- (e) requirements, approvals (including conditions) and guidelines of any Government Body that have force of law.

month means calendar month.

Recipient means the person named above as the Recipient and, where the context requires, includes the officers and employees of the Recipient.

Relevant Matter means any matter or thing related to any of the following:

- (f) the performance by the Recipient of its obligations under this Deed;
- (g) the receipt, use or expenditure of the Grant;
- (h) the carrying out of the Approved Purpose (including the effectiveness of the Recipient's carrying out of the Approved Purpose);
- (i) any report provided, or to be provided, by the Recipient to the Grantor in accordance with this Deed;
- (j) any information provided by the Recipient to the Grantor in connection with any application for the Grant;
- (k) any breach of this Deed by the Recipient;
- (l) the occurrence, or possible occurrence, of any Default Event.

Right includes a right, a power, a remedy, a discretion or an authority.

1.2 Interpretation

In this Deed, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words importing a gender include all genders;
- (c) other parts of speech and grammatical forms of a word or phrase defined in this Deed have a corresponding meaning;
- (d) a reference to a thing (including property or an amount) is a reference to the whole and each part of that thing;
- (e) a reference to a group of persons includes a reference to any one or more of those persons;
- (f) a reference to an annexure, an appendix, an attachment, a schedule, a party, a clause or a part is a reference to an annexure, an appendix, an attachment, a schedule or a party to, or a clause or a part of, this Deed;
- (g) a reference to any legislation or legislative provision includes subordinate legislation made under it and any amendment to, or replacement for, any of them;
- (h) writing includes marks, figures, symbols, images or perforations having a meaning for persons qualified to interpret them;
- (i) a reference to a document includes:
 - (i) any thing on which there is writing;

- (ii) any thing from which sounds, images or writings can be reproduced with or without the aid of any thing else;
- (iii) an amendment or supplement to, or replacement or novation of, that document; or
- (iv) a map, plan, drawing or photograph;
- (j) a reference to an agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding, whether or not in writing;
- (k) a reference to a 'person' includes a natural person, a partnership, a body corporate, a corporation sole, an association, a Government Body, or any other entity;
- (l) a reference to a party includes that party's executors, administrators, successors and permitted assigns and substitutes;
- (m) a reference to a Minister includes, as applicable, that Minister's predecessors and successors in office;
- (n) a reference to a Government Body or other body or organisation that has ceased to exist, or that has been renamed, reconstituted or replaced, or the powers or functions of which have been substantially transferred, is taken to refer respectively to the Government Body or other body or organisation as renamed or reconstituted, or established or formed in its place, or to which its powers or functions have been substantially transferred;
- (o) a reference to an office in a Government Body or other body or organisation includes any person acting in that office, and if the office is vacant, the person who for the time being is substantially responsible for the exercise of the duties, functions or powers of that office;
- (p) mentioning any thing after the words 'includes', 'included' or 'including' does not limit the meaning of any thing mentioned before those words;
- (q) a reference to a day is to be interpreted as the period of time in Tasmania commencing at midnight and ending 24 hours later;
- (r) reference to a time or date in connection with the performance of an obligation by a party is a reference to the time or date in Hobart, Tasmania, even if the obligation is to be performed elsewhere; and
- (s) references to '\$' and 'dollars' are to Australian dollars.

1.3 Headings

Headings are included for convenience only and do not affect the interpretation of this Deed.

1.4 No rule of construction applies to disadvantage party

In relation to the interpretation of this Deed, no rule of construction is to apply to the disadvantage of a party because that party was responsible for the preparation of this Deed or any part of it.

1.5 Information Table

- (a) An Item that has not been completed will be taken to be 'not applicable'.
- (b) Unless the context otherwise requires, expressions defined in the Information Table have the same meanings when used in other parts of this Deed.

2 Grant

2.1 Agreement to provide Grant

Subject to the terms of this Deed, the Grantor will provide to the Recipient the monetary grant set out in 0 for use by the Recipient for the Approved Purpose in accordance with this Deed.

2.2 Acknowledgments

The Recipient acknowledges and agrees that:

- (a) the Grantor's financial assistance to the Recipient in respect of the Approved Purpose is limited to the Grant;
- (b) nothing in this Deed requires the Grantor to provide any further financial assistance to the Recipient in respect of the Approved Purpose; and
- (c) the Grantor is not responsible for any liabilities incurred by the Recipient, or any obligations entered into by the Recipient, as a result of or arising out of, the Recipient's obligations under this Deed or in respect of the Approved Purpose.

3 Payment of Grant to Recipient

3.1 Method of Grant payment

Subject to clause 3.2, the Grantor will pay the Grant to the Recipient in the manner specified in Item 3. If no method of payment is specified in Item 3, the method of payment will be as determined by the Grantor.

3.2 Conditions affecting Grant payment

- (a) **(Conditions precedent):** If 0 includes any conditions precedent to the payment of the Grant, then the obligation of the Grantor to pay the Grant or part of the Grant is subject to the prior and continuing satisfaction of those conditions precedent (except for any of those conditions precedent waived in writing by the Grantor).
- (b) **(Default Events):** The Grantor is not required to pay the Grant (or if the Grant is payable by instalments, any instalment of the Grant) to the Recipient if a Default Event has occurred and has not been remedied to the satisfaction of the Grantor.
- (c) **(Requirement for tax invoice):** If the Grant, or any instalment of the Grant, is subject to GST, the Grantor is not required to pay the Grant (or the relevant instalment) until the Grantor has received from the Recipient a correctly rendered tax invoice in accordance with clause 11.

4 Application of Grant and related matters

4.1 Application of Grant for Approved Purpose

- (a) The Recipient must only use the Grant to undertake the Approved Purpose.
- (b) The Recipient must not change the Approved Purpose without the prior written approval of the Grantor, which approval may be given or withheld in the Grantor's absolute discretion.

- (c) The Recipient must undertake the Approved Purpose exercising reasonable skill, care and attention.

4.2 Commencement of Approved Purpose

The Recipient must substantially commence (to the Grantor's satisfaction) the Approved Purpose by the date shown in Item 5 or such later date, if any, approved in writing by the Grantor.

4.3 Completion of Approved Purpose

The Recipient must complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor.

4.4 Compliance with Law

The Recipient must comply with all applicable Laws in expending the Grant and in carrying out the Approved Purpose.

4.5 Financial records

- (a) The Recipient must keep and maintain proper accounts, records and financial statements showing, the receipt, use and expenditure of the Grant and the carrying out of the Approved Purpose.
- (b) The Recipient's financial statements must show, as separate items, the receipt, use and expenditure of the Grant.
- (c) The Recipient must allow the Auditor-General of Tasmania (or his or her nominee) to audit, inspect, and to take copies of, the Recipient's accounts, records and financial statements relating to the receipt, use and expenditure of the Grant.

4.6 Notice by Recipient of adverse matters

The Recipient must immediately notify the Grantor in writing of:

- (a) the occurrence of any matter, event or thing, occurring after the date of this Deed, that adversely affects or materially delays the Recipient carrying out the Approved Purpose in accordance with, or the performance by the Recipient of its obligations under, this Deed;
- (b) any breach of this Deed by the Recipient; or
- (c) the occurrence of any Default Event.

5 Publicity concerning Grant and Approved Purpose

The Recipient must include in any correspondence, promotional material, public (including media) announcement, advertising material, or other publication concerning the Approved Purpose, an acknowledgement that the Approved Purpose is assisted by a grant from the Grantor. The acknowledgement must be in a form and substance approved in writing by the Grantor.

6 Repayment of Grant by Recipient

6.1 Repayment obligation

The Recipient must repay to the Grantor on demand in writing by the Grantor:

- (a) any part of the Grant that is not required by the Recipient to carry out the Approved Purpose;
- (b) any part of the Grant that is used by the Recipient for a purpose that is not an Approved Purpose; and
- (c) the Grant (or such part of the Grant as may be determined by the Grantor in its absolute discretion) if:
 - (i) the Recipient does not complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor;
 - (ii) this Deed is terminated by the Grantor in accordance with clause 9; or
 - (iii) a Default Event occurs.

7 Review, monitoring, audit, reports and related matters

7.1 Review, monitoring or audit of Relevant Matters

The Grantor may from time to time review, monitor or audit any Relevant Matter. The Recipient must in connection with any such review, monitoring or audit by the Grantor comply with any reasonable directions of the Grantor.

7.2 Reporting

- (a) The Recipient must provide to the Grantor the reports and other documents (if any) specified in Item 7.
- (b) The Recipient must provide to the Grantor such other reports and documents as required by the Grantor from time to time in connection with any Relevant Matter. Unless otherwise stated in Item 7, nothing in that Item limits the reports or frequency of reports that the Grantor may require under this clause 7.2(b).

8 Representations and warranties

8.1 Warranties

The Recipient represents and warrants to the Grantor that all information given, and each statement made, to the Grantor by the Recipient or its agents concerning any application for the Grant, is true, correct and not misleading in any way.

8.2 No reliance by the Recipient

The Recipient acknowledges that it has not entered into this Deed in reliance on any representation, warranty, promise, statement or undertaking made by the Grantor or any person on behalf of the Grantor.

9 Default Events and termination

9.1 Default Events

Each of the following events is a Default Event for the purposes of this Deed:

- (a) **(Breach not capable of being remedied):** If the Recipient breaches any of its obligations under this Deed and the breach is not capable of being remedied.

- (b) **(Failure to remedy breach):** If:
 - (i) the Recipient breaches any of its obligations under this Deed;
 - (ii) the breach is capable of being remedied; and
 - (iii) the Recipient fails to remedy the breach within the period (being a period of not less than five Business Days) specified by the Grantor in a notice given to the Recipient detailing the breach.
- (c) **(Repudiation):** If the Recipient repudiates this Deed.
- (d) **(Natural person):** If the Recipient is a natural person, at any time before the Recipient has performed all of its obligations under this Deed, the Recipient:
 - (i) dies;
 - (ii) becomes an insolvent under administration (as defined in section 9 of the *Corporations Act 2001* (Cwlth)), or any action is taken which could result in that event; or
 - (iii) ceases to be of full legal capacity.
- (e) **(Body corporate related events):** If the Recipient is a body corporate, at any time before the Recipient has performed all of its obligations under this Deed:
 - (i) the Recipient becomes an externally administered body corporate (as defined in section 9 of the *Corporations Act 2001* (Cwlth));
 - (ii) the Recipient is dissolved, wound-up or its registration is cancelled;
 - (iii) any process or action is commenced or taken which could lead to an event mentioned in clause 9.1(e)(ii); or
 - (iv) in the opinion of an Authorised Officer for the Grantor, the corporate governance or administration of the Recipient is materially deficient or unsatisfactory.
- (f) **(Representation):** If any representation or warranty by the Recipient in this Deed is untrue, false or misleading when made or repeated.

9.2 Termination - Default Events

In addition to any other Rights, if a Default Event occurs, the Grantor may terminate this Deed by notice in writing to the Recipient. The termination takes effect when the Grantor's notice is taken to have been received by the Recipient in accordance with clause 12.3 (or any later date specified in the notice).

10 Special terms and conditions

- (a) The special terms and conditions (if any) in Item 8 form part of this Deed.
- (b) If there is any inconsistency between the special terms and conditions in Item 8 and another provision of this Deed, the special terms and conditions override the other provision to the extent of the inconsistency.
- (c) A special term or condition in Item 8 is taken not to be inconsistent with another provision of this Deed if the special term or condition and the other provision of this Deed are both capable of being complied with.

- (d) To avoid doubt and without limiting the operation of clause 13.14, any Right contained in Item 8 is in addition to any other Rights provided for in this Deed or at Law.

11 GST

- (a) Unless otherwise stated in this Deed, all amounts payable by one party to another party are exclusive of GST.
- (b) If GST is imposed or payable on any supply made by a party under this Deed, the recipient of the supply must pay to the supplier, in addition to the GST exclusive consideration for that supply, an additional amount equal to the GST exclusive consideration multiplied by the prevailing GST rate. The additional amount is payable at the same time and in the same manner as the consideration for the supply.
- (c) A party that makes a taxable supply under this Deed must provide a valid tax invoice to the recipient of the supply.
- (d) A party's right to payment under clause 11(b) is subject to a valid tax invoice being delivered to the party liable to pay for the taxable supply.
- (e) If the consideration for a supply under this Deed is a payment or reimbursement for, or contribution to, any expense or liability incurred by the supplier to a third party, the amount to be paid, reimbursed or contributed in respect of the expense or liability will be the amount of the expense or liability net of any input tax credit to which the supplier is entitled in respect of the expense or liability.
- (f) Where any amount payable under this Deed is paid by being set-off against another amount, each amount must be calculated in accordance with this clause 11 as if it were an actual payment made pursuant to this Deed.
- (g) Unless the context otherwise requires, expressions used in this clause 11 that are defined in the GST Laws have the meanings given to those expressions in the GST Laws.

12 Notices

12.1 Notice requirements

- (a) A notice, certificate, consent, application, waiver or other communication (each a **Notice**) under this Deed must be:
 - (i) in legible writing in the English language;
 - (ii) subject to clauses 12.1(b) and 12.1(c), signed by or on behalf of the sender or by a lawyer for the sender;
 - (iii) marked for the attention of the person or position (if any) specified in the Details applicable to the intended recipient of the Notice or, if the intended recipient has notified otherwise, marked for attention in the way last notified; and
 - (iv) left or sent in accordance with clause 12.2.

- (b) A printed or copy signature is sufficient for the purposes of sending any Notice by facsimile.
- (c) A Notice sent by email is taken to have been signed by the sender.
- (d) A Notice must not be given orally.

12.2 Method and address for delivery

- (a) Subject to clause 12.2(b), a Notice must be:
 - (i) left at the intended recipient's address set out in the Details;
 - (ii) sent by prepaid ordinary mail (or prepaid airmail, if from one country to another country) to the intended recipient's address set out in the Details;
 - (iii) sent by facsimile to the intended recipient's facsimile number (if any) set out in the Details; or
 - (iv) sent by email to the intended recipient's email address (if any) set out in the Details.
- (b) If the intended recipient of a Notice has notified the sender of another address, facsimile number or email address for the purposes of receiving Notices, then subsequent Notices to that intended recipient must be left at or sent to the address, facsimile number or email address (as applicable) last notified by that intended recipient.

12.3 Time of receipt

- (a) Subject to clause 12.3(b), a Notice is taken to have been received by the intended recipient:
 - (i) if left at the intended recipient's address, at the time of delivery;
 - (ii) if sent by prepaid ordinary mail, on the third Business Day after the day of posting, or if sent by prepaid airmail from one country to another country, on the tenth Business Day after the day of posting;
 - (iii) if sent by facsimile, at the time shown in the transmission report as the time when the whole Notice was sent; and
 - (iv) if sent by email, four hours after the time the email was sent (as recorded by the device from which the email was sent) provided that the sender has not received an automated message that the email has not been delivered.
- (b) If a Notice is received by a recipient on a day that is not a Business Day or after 4.00pm on a Business Day, the Notice is taken to be received at 9.00am on the next Business Day.
- (c) A Notice is effective from the time it is taken to have been received in accordance with clauses 12.3(a) and 12.3(b) (unless a later time is specified in the Notice, in which case the notice takes effect from that time).

13 Miscellaneous

13.1 Governing law

This Deed is governed by the Laws applying in Tasmania.

13.2 Dispute jurisdiction

The parties submit to the non-exclusive jurisdiction of courts with jurisdiction in Tasmania, and any courts that may hear appeals from those courts, in respect of any proceedings in connection with this Deed.

13.3 Entire agreement clause

- (a) This Deed forms the entire agreement of the parties in respect of its subject matter. The only enforceable obligations of the parties in relation to the subject matter of this Deed are those that arise out of the provisions contained in this Deed. All prior agreements in relation to the subject matter of this Deed are merged in and superseded by this Deed unless expressly incorporated in this Deed as an annexure, an appendix, an attachment or by reference.
- (b) Nothing in clause 13.3(a) affects the Grantor's Rights in connection with this Deed in relation to any information given, or statement made, to the Grantor by the Recipient, its employees or agents concerning any application for the Grant.

13.4 Liability

An obligation of, or a representation, a warranty or an indemnity by, two or more parties (including where two or more persons are included in the same defined term) under or in respect of this Deed, binds them jointly and each of them severally.

13.5 Benefit

An obligation, a representation, a warranty or an indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and each of them severally.

13.6 Severance

If a provision of this Deed is or at any time becomes illegal, prohibited, void or unenforceable for any reason, that provision is severed from this Deed and the remaining provisions of this Deed:

- (a) continue to be enforceable; and
- (b) are to be construed with such additions, deletions and modifications of language as are necessary to give effect to the remaining provisions of this Deed.

13.7 Counterparts

- (a) This Deed may be entered into in any number of counterparts.
- (b) A party may execute this Deed by signing any counterpart.
- (c) All counterparts, taken together, constitute one instrument.

13.8 Further assurance

The parties agree to do or cause to be done all such acts, matters and things (including, as applicable, passing resolutions and executing documents) as are necessary or reasonably required to give full force and effect to this Deed.

13.9 No partnership or agency

- (a) Nothing contained or implied in this Deed will:
 - (i) constitute, or be taken to constitute, a party to be the partner, agent or legal representative of another party for any purpose;

- (ii) create, or be taken to create, a partnership or joint venture; or
 - (iii) create, or be taken to create, an agency or trust.
- (b) The Recipient must not represent or hold itself out to be a partner, joint venturer, agent or representative of the Grantor.

13.10 Legal costs

Each party must bear their own costs in preparing and negotiating this Deed.

13.11 Amendment

This Deed may only be amended or supplemented in writing signed by the parties.

13.12 Waiver

- (a) A failure or delay in exercising a Right does not operate as a waiver of that Right.
- (b) A single or partial exercise of a Right does not preclude any other exercise of that Right or the exercise of any other Right.
- (c) A Right may only be waived in writing, signed by the party to be bound by the waiver. Unless expressly stated otherwise, a waiver of a Right is effective only in the specific instance and for the specific purpose for which it was given.

13.13 Successors and assigns

This Deed is binding on and benefits each party and, unless repugnant to the sense or context, their respective administrators, personal representatives, successors and permitted assigns.

13.14 Rights cumulative

Each Right of the Grantor provided for in this Deed:

- (a) operates independently of any other Right of the Grantor provided for in this Deed; and
- (b) is cumulative with, and does not exclude or limit, any other Right of the Grantor, whether at Law or pursuant to any other agreement, deed or document.

13.15 Set-off

The Grantor may set-off against any moneys payable by the Grantor to the Recipient under this Deed any debt or other moneys from time to time due and owing by the Recipient to the Grantor. This right of set-off does not limit or affect any other right of set-off available to the Grantor.

13.16 No assignment

The Recipient must not assign any of its Rights and obligations under this Deed except with the prior written consent of the Grantor.

13.17 Disclosure

- (a) Despite any confidentiality or intellectual property right subsisting in this Deed, a party may publish all or any part of this Deed without reference to another party.
- (b) Nothing in this clause derogates from a party's obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1988* (Cwlth).

13.18 Determination

Where the Grantor is required or entitled to form or hold an opinion or view under or in relation to this Deed, that opinion or view may be formed or held by an Authorised Officer for the Grantor. This clause does not limit any other way in which the Grantor may otherwise form or hold an opinion or view under or in relation to this Deed.

13.19 Consent and approvals

- (a) This clause applies to any consent or approval which the Recipient must obtain from the Grantor in accordance with this Deed. For the avoidance of doubt, this clause does not apply to any consent or approval to be given under any legislation.
- (b) A request for consent or approval must be made in writing.
- (c) A consent or approval for the purposes of this Deed is not effective unless given in writing.
- (d) A consent or approval may be given subject to reasonable conditions.
- (e) A Recipient must comply with any conditions subject to which the consent or approval is given. To the extent that the Recipient fails to comply with the condition, that failure is taken to be a breach of this Deed.

13.20 Doctrine of merger

The doctrine or principle of merger does not apply to this Deed or to anything done under or in connection with this Deed. Accordingly, no Right or obligation of a party is merged in any thing done pursuant to this Deed.

13.21 No interference with executive duties or powers

Nothing in this Deed is intended to prevent, is to be taken to prevent, or prevents, the free exercise by the Governor, by any member of the Executive Council, or by any Minister of the Crown, of any duties or authorities of his or her office. Any provision of this Deed that is inconsistent with this clause is of no legal effect to the extent of the inconsistency.

13.22 Surviving provisions and termination

- (a) The termination of this Deed does not affect or limit the operation or effect of clauses or parts of this Deed:
 - (i) that are expressed to survive the termination of this Deed;
 - (ii) that, at Law, survive the termination of this Deed; or
 - (iii) that are necessary to survive the termination of this Deed:
 - (A) to give full force and effect to the parties' respective Rights, obligations and liabilities on or after the termination of this Deed;
 - (B) to enable a party to make, enforce or defend any claims related to this Deed; or
 - (C) to give full force and effect to the operation of clause 13.22(b) or clause 13.22(c).
- (b) The termination of this Deed does not affect any claims related to, or any Rights, releases, obligations or liabilities accrued or incurred under, this Deed before the date on which this Deed is terminated.

- (c) Nothing in this clause 13.22 affects or limits the operation of another provision of this Deed which gives a party Rights, or imposes obligations on a party, on or after the termination of this Deed.

Executed as a deed

Signing

Execution by the Grantor

Executed as a deed on behalf of **The Crown in Right of Tasmania** by the person named below in the presence of the witness named below:

Signature:
→

Being a person who has authority to sign this Deed on behalf of the Grantor

*Print name and position:

Witness' signature:
→

*Witness print name and position:

Public Servant

*Use BLOCK LETTERS

*Witness print address:

4 Salamanca Place
Hobart Tas 7000

Date - to be inserted at the point of execution by the Grantor

Execution by the Recipient

The common seal of **Southern Midlands Council** has been hereunto affixed this day of pursuant to a resolution of Council delegating authority to the General Manager to affix the Corporation's Seal:

General Manager's signature:
→

Seal:
→

*Print name:

*Use BLOCK LETTERS

