



# ATTACHMENTS

## ORDINARY COUNCIL MEETING

---

Oatlands Council Chambers, 71 High Street, Oatlands  
Wednesday 24<sup>th</sup> August 2022  
10.00 a.m.

Public Copy

- |                    |  |
|--------------------|--|
| <b>Item 5.1</b>    | Draft Council Meeting Minutes (Open) – 22 <sup>nd</sup> June 2022                      |
| <b>Item 12.1.1</b> | Development Application Documents – (DA2021/180)                                       |
| <b>Item 15.1.1</b> | Planning Submission by Tasmanian Council Heritage Officers                             |
| <b>Item 17.3.3</b> | <b>Attachment 1:</b> Southern Midlands Council Financial Statements 2021/2022          |
|                    | <b>Attachment 2:</b> Heritage Building Solutions Financial Statements 2021/2022        |
|                    | <b>Attachment 3:</b> Heritage Education & Skills Centre Financial Statements 2021/2022 |

SOUTHERN  
MIDLANDS  
COUNCIL



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

---

Wednesday, 27<sup>th</sup> July 2022  
10.00 a.m.

Kempton Municipal Offices  
85 Main Street, Kempton

## INDEX

<b>1. PRAYERS</b> .....	<b>4</b>
<b>2. ACKNOWLEDGEMENT OF COUNTRY</b> .....	<b>4</b>
<b>3. ATTENDANCE</b> .....	<b>4</b>
<b>4. APOLOGIES</b> .....	<b>4</b>
<b>5. MINUTES</b> .....	<b>4</b>
5.1 ORDINARY COUNCIL MEETING.....	5
5.2 SPECIAL COMMITTEES OF COUNCIL MINUTES .....	5
5.2.1 <i>Special Committees of Council - Receipt of Minutes</i> .....	5
5.2.2 <i>Special Committees of Council - Endorsement of Recommendations</i> .....	6
5.3 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)7	
5.3.1 <i>Joint Authorities - Receipt of Minutes</i> .....	7
5.3.2 <i>Joint Authorities - Receipt of Reports (Annual &amp; Quarterly)</i> .....	7
15.7.1 <i>Reviewed &amp; Updated Chauncy Vale &amp; Flat Rock Reserve Joint Management Plan</i> .8	
<b>6. NOTIFICATION OF COUNCIL WORKSHOPS</b> .....	<b>9</b>
<b>7. COUNCILLORS – QUESTION TIME</b> .....	<b>10</b>
7.1 QUESTIONS (ON NOTICE) .....	10
7.2 QUESTIONS WITHOUT NOTICE .....	11
<b>8. DECLARATIONS OF PECUNIARY INTEREST</b> .....	<b>13</b>
<b>9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA</b> .....	<b>14</b>
<b>10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)</b> .....	<b>15</b>
10.1 PERMISSION TO ADDRESS COUNCIL.....	15
<b>11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015</b> .....	<b>16</b>
<b>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</b> .....	<b>17</b>
12.1 DEVELOPMENT APPLICATIONS .....	17
12.1.2 <i>Development Application (DA2022/51) for Demolition of Outbuilding at 86 High Street, Oatlands owned by S R Weeding</i> .....	21
12.2 SUBDIVISIONS.....	24
12.2.1 <i>Development Application (SA2022/8) for Subdivision (3 lots) at 2 Hylands Road, Bagdad, owned by A Bone</i> .....	24
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY) .....	31
12.4 PLANNING (OTHER).....	31
<b>13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)</b> ..	<b>32</b>
13.1 ROADS .....	32
13.1.1 <i>Deed of Transfer - Old Midland Highway, Pontville (Brighton Road) – From Municipal Boundary to Roundabout (Distance of 0.70 klm)</i> .....	32
13.1.2 <i>Dust Suppressant (Application of a Road Seal) Policy - Review</i> .....	33
13.2 BRIDGES .....	34
13.3 WALKWAYS, CYCLE WAYS AND TRAILS .....	34
13.4 LIGHTING .....	34
13.5 BUILDINGS.....	34
13.6 SEWERS / WATER .....	34
13.7 DRAINAGE .....	35
13.8 WASTE .....	35
13.9 INFORMATION, COMMUNICATION TECHNOLOGY .....	35
13.10 OFFICER REPORTS – INFRASTRUCTURE & WORKS .....	36
13.10.1 <i>Manager – Infrastructure &amp; Works Report</i> .....	36
<b>14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)</b> .....	<b>38</b>
14.1 RESIDENTIAL .....	38
14.2 TOURISM .....	38

14.3	BUSINESS.....	38
14.4	INDUSTRY.....	38
<b>15.</b>	<b>OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....</b>	<b>39</b>
15.1	HERITAGE.....	39
15.1.1	<i>Heritage Project Program Report</i> .....	39
15.2	NATURAL.....	39
15.2.1	<i>NRM Unit – General Report</i> .....	39
15.3	CULTURAL.....	40
15.4	REGULATORY (DEVELOPMENT).....	40
15.5	REGULATORY (PUBLIC HEALTH).....	40
15.6	REGULATORY (ANIMALS).....	40
15.6.1	<i>Animal Management Report</i> .....	41
15.7	ENVIRONMENTAL SUSTAINABILITY.....	41
<b>16.</b>	<b>OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY).....</b>	<b>41</b>
16.1	COMMUNITY HEALTH AND WELLBEING.....	41
16.2	RECREATION.....	41
16.3	ACCESS.....	42
16.3.1	<i>Bagdad Online Access Centre – Request for Donation / Rate Remission</i> .....	42
16.4	VOLUNTEERS.....	43
16.5	FAMILIES.....	43
16.6	EDUCATION.....	43
16.7	CAPACITY & SUSTAINABILITY.....	44
16.7.1	<i>Levendale Community Centre – Future of the Former Levendale School Site</i> .....	44
16.7.2	<i>Homeless Persons Protocol</i> .....	45
16.8	SAFETY.....	45
16.9	CONSULTATION & COMMUNICATION.....	45
<b>17.</b>	<b>OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....</b>	<b>46</b>
17.1	IMPROVEMENT.....	46
17.1.1	<i>Asset Management Strategy – May 2022 Revision</i> .....	46
17.2	SUSTAINABILITY.....	46
17.2.1	<i>Tabling of Documents</i> .....	46
17.2.2	<i>Elected Member Statements</i> .....	47
17.2.3	<i>Local Government Shared Services – Quarterly Update – Information Only</i> .....	48
17.2.4	<i>SMC External Grant Projects – Quarterly Update</i> .....	49
17.3	FINANCES.....	50
17.3.1	<i>Monthly Financial Statement</i> .....	50
17.3.2	<i>Monthly Oatlands Aquatic Centre Capital Expenditure Report</i> .....	50
<b>18.</b>	<b>MUNICIPAL SEAL.....</b>	<b>51</b>
<b>19.</b>	<b>CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....</b>	<b>52</b>
<b>20.</b>	<b>BUSINESS IN “CLOSED SESSION”.....</b>	<b>54</b>
20.1	CLOSED COUNCIL MINUTES - CONFIRMATION.....	54
20.2	APPLICATIONS FOR LEAVE OF ABSENCE.....	54
20.3	AUDIT PANEL MINUTES.....	54
<b>21.</b>	<b>CLOSURE.....</b>	<b>55</b>

# OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD  
ON WEDNESDAY 27<sup>TH</sup> JULY 2022 AT KEMPTON MUNICIPAL OFFICES  
COMMENCING AT 10.00 A.M.

## 1. PRAYERS

Reverend Dennis Cousens recited prayers.

## 2. ACKNOWLEDGEMENT OF COUNTRY

Deputy Mayor E Batt recited acknowledgement of country.

## 3. ATTENDANCE

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

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr D Richardson (Manager, Infrastructure & Works), Mrs W Young (Manager Community & Corporate Development), Mrs J Tyson (Senior Planning Officer), Mrs A Burbury (Finance Officer).

## 4. APOLOGIES

Mayor A O Green.

### DECISION

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

**THAT the apology from Mayor A O Green be received and leave of absence granted.**

### CARRIED

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

## 5. MINUTES

**5.1 Ordinary Council meeting****DECISION***Moved by Clr D Fish, seconded by Clr K Dudgeon***THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 22<sup>nd</sup> June 2022, as circulated, be confirmed.****CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**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 – 20<sup>th</sup> June 2022
- Oatlands Community Shed Meeting Minutes – 30<sup>th</sup> May 2022
- Woodsdale Community Memorial Hall Special Committee Meeting Minutes – 30<sup>th</sup> June 2022

**RECOMMENDATION****THAT the minutes of the above Special Committees of Council be received.****DECISION***Moved by Clr AE Bisdee (OAM), seconded by Clr R Mc Dougall***THAT the Minutes of the above Special Committees of Council be received.****CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**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 – 20<sup>th</sup> June 2022
- Oatlands Community Shed Meeting Minutes – 30<sup>th</sup> May 2022
- Woodsdale Community Memorial Hall Special Committee Meeting Minutes – 30<sup>th</sup> June 2022

**RECOMMENDATION**

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

**DECISION**

*Moved by Cllr AE Bisdee OAM), seconded by Cllr K Dudgeon*

**THAT the Minutes of the above Special Committees of Council be endorsed.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Cllr A Bantick	✓	
Cllr A E Bisdee OAM	✓	
Cllr K Dudgeon	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	

**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)**

Report for the following Joint Authority, as circulated, is submitted for receipt:

- Southern Tasmanian Councils Authority Quarterly Report – June 2022

**RECOMMENDATION****THAT the report from the above Joint Authority be received.****DECISION***Moved by Clr R McDougall, seconded by Clr A E Bisdee OAM***THAT the Report from the above Joint Authority be received.****CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**DECISION***Moved by Clr K Dudgeon, seconded by Clr A E Bisdee OAM***THAT Agenda Item 15.7.1 ‘Reviewed and Updated Chauncy Vale & Flat Rock Reserve Joint Management Plan’ be brought forward on the Agenda for consideration.****CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	



**15.7.1 Reviewed & Updated Chauncy Vale & Flat Rock Reserve Joint Management Plan**

**DECISION**

*Moved by Cllr A E Bisdee OAM, seconded by Cllr K Dudgeon*

**THAT Council endorse the updated Chauncy Vale Wildlife Sanctuary and Flat Rock Joint Management Plan 2022.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Cllr A Bantick	✓	
Cllr A E Bisdee OAM	✓	
Cllr K Dudgeon	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	

**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.

No workshops have been held since the last Ordinary Meeting.

Note: The workshop scheduled for 11<sup>th</sup> July 2022 was cancelled due to unforeseen circumstances.

**RECOMMENDATION**

**THAT the information be received.**

**DECISION**

*Moved by Clr D Fish, seconded by Clr K Dudgeon*

**THAT the information be received.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

## 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 R McDougall** – Is there a timeframe for displaying signs signifying the source of funding for capital works projects, e.g. Roads to Recovery Program?

*General Manager – Yes there is a timeframe for displaying signs which is stipulated in the grant program guidelines. Council endeavours to remove them when appropriate.*

**Deputy Mayor E Batt** - Raised ongoing issues regarding parking in the proximity of the Kempton Post Office and enquired whether there is an option of limited time parking or an alternative solution to address the problem.

*General Manager – Council can make a decision to impose limited time parking but it would need to be during week days only and Council doesn't have the resources to monitor and enforce the rule. Council staff will talk to residents in the vicinity of the Post Office to investigate possible solutions.*

**Deputy Mayor E Batt** – Enquired about the progress of the Bagdad Community Club Master Plan.

*General Manager – The timeframe given for the ‘user-groups’ to provide feedback has concluded and minor changes are to be made to the Master Plan as a result. The Master Plan will then be referred for broader community consultation once the minor amendments have been made. A feedback form has been developed for this purpose.*

**Deputy Mayor E Batt** – Query regarding Council’s responsibility in the event of a Foot and Mouth outbreak.

*General Manager – Council does have a reference in our Emergency Management Plan to serious notifiable diseases such as Foot and Mouth Disease, but local government will not be required to take a lead role in the management of such an incident.*

## 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.

Nil.

## 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

Public Question Time – Two (2) members of the community were in attendance.

No questions from members of the public.

### 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

#### DECISION

*Moved by Clr AE Bisdee OAM, seconded by Clr K Dudgeon*

**THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2021/171) for a Dwelling & Studio at 1185 Native Corners road, Campania, owned by J McRoss and C Sasaki and that a permit be issued with the following conditions:**

#### CONDITIONS

##### **General**

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

##### **Approved Use**

- (3) The existing Studio is to be used for the purposes detailed within the approved plans only. It must not be used for habitable, industrial, commercial or other purposes without the prior written consent of Council.

##### **Amenity**

- (4) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Manager Development and Environmental Services.

##### **Services**

- (5) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

##### **Parking and Access**

- (6) At least two (2) car parking spaces must be provided on the land at all times for the use of the development, in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.

- (7) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
- a) Constructed with a durable all weather pavement;
  - b) The driveway access to the dwelling must be located over existing tracks or along natural contours to reduce visual impact through excavation and filling and erosion from water run-off.
  - c) Minimum carriageway width of 4 metres;
  - d) Drained to an approved stormwater system; and
  - e) Vehicular passing areas 6 metres wide (total) x 20 metres long every 200 metres.
- or as otherwise required by an approved Bushfire Plan.
- (8) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's Municipal Engineer.

#### ***Crown Roads***

- (9) The owner is to maintain a licence from the Crown to use the reserved road from Native Corners Road for access, as the reserved road is not a public road maintained by Council.

#### ***Stormwater***

- (10) Stormwater drainage from the proposed development must be retained on site to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

#### ***Wastewater***

- (11) The Wastewater system for the existing studio must receive a Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.
- (12) Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

#### ***Soil and Water Management***

- (13) Before any work commences install temporary run-off, erosion and sediment controls and maintain these at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

#### ***Construction amenity***

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

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

- (15) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - The transportation of materials, goods and commodities to and from the land.
  - Obstruction of any public footway or highway.
  - Appearance of any building, works or materials.
- (16) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager Development and Environmental Services.
- (17) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- (18) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

#### **THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:**

- This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 may be required prior to works commencing. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: Director's Determination - Categories of Building and Demolition Work (PDF, 504.4 KB) or for Low Risk Building Work information go to: Consumer Guide to Low Risk Building and Plumbing Work.
- The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for the building approval.
- This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.
- Appropriate temporary erosion and sedimentation control measures during construction include, but are not limited to, the following -
  - Minimise site disturbance and vegetation removal;

- b. Diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council’s storm water system, a watercourse or road drain);
- c. Sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the land;
- d. Sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking the drains; and
- e. Rehabilitation of all disturbed areas as soon as possible.

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**12.1.2 Development Application (DA2022/51) for Demolition of Outbuilding at 86 High Street, Oatlands owned by S R Weeding**

**DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Clr K Dudgeon*

**THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA 2022/51) for Demolition of Outbuilding at 86 High Street, Oatlands owned by S R Weeding.**

**CONDITIONS**

**General**

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

**Heritage Conditions**

- 3) That the sandstone toilet building be re-roofed as soon as practicable following demolition of the shed. The new roof must:
  - a. Be corrugated galvanised iron (CGI), or shingles if desired.
  - b. If CGI, it must have rolled ridges.
  - c. Utilise ogee, quad mould or half-round guttering profile.
  - d. Have round galvanised downpipes with brackets fixed into mortar joints.
  - e. Retain viable shingle battens beneath.
  - f. Include making good of any associated timberwork, including roof framing, fascias, eaves etc.

*Reason for condition: To ensure that the significant sandstone toilet building is preserved, noting that the shed does provide some weather protection.*

- 4) That the sandstone wall on the eastern side of the shed be re-pointed in a lime-based mortar as soon as practicable after demolition of the shed.

*Reason for condition: To ensure that the wall is weatherproofed as best as possible after removal of the shed and to repair damage caused by faulty rainwater goods on the shed.*

- 5) That if any cobblestones, flagstones or other significant flooring/paving is found within the shed, that this is retained in-situ. This may only be removed if Council's Manager Heritage Projects is satisfied that any such features are not of archaeological value.

*Reason for condition: To ensure that any archaeological remains currently obscured are preserved if necessary.*

**Services**

- 6) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

**Construction/Demolition Amenity**

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

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

- 8) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
  - b) The transportation of materials, goods and commodities to and from the land.
  - c) Obstruction of any public footway or highway.
  - d) Appearance of any building, works or materials.
  - e) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council’s Manager of Development and Environmental Services.
- 9) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 10) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council’s Manger of Works and Technical Services.

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

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, change or use or plumbing work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#)
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	



## 12.2 Subdivisions

### 12.2.1 Development Application (SA2022/8) for Subdivision (3 lots) at 2 Hylands Road, Bagdad, owned by A Bone

#### DECISION

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

**THAT, in accordance with the provisions of the *Tasmanian Planning Scheme – Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (SA 2022/08) for Subdivision (3 lots) at 2 Hylands Road, Bagdad owned by A Bone.**

#### CONDITIONS

##### General

1. The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*.

##### Staged development

3. The subdivision development must not be carried out in stages except in accordance with a staged development plan submitted to and approved by Council's General Manager.

##### Public open space

4. In accordance with the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the land being subdivided in the plan of subdivision at the date of lodgement of the Final Plan of Survey. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developers' expense.
5. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect.

#### Easements

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

#### **Endorsements**

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

#### **Covenants**

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

#### **Final plan**

9. A final approved plan of survey and schedule of easements as necessary, together with two (2) copies, must be submitted to Council for sealing for each stage. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
10. A fee of \$250.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey for each stage.
11. Prior to Council sealing the final plan of survey for each stage, security for an amount clearly in excess of the value of all outstanding works and maintenance required by this permit must be lodged with the Southern Midlands Council. The security must be in accordance with section 86(3) of the *Local Government (Building & Miscellaneous Provisions) Council 1993*. The amount of the security shall be determined by the Council's Municipal Engineer.
12. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.
13. The subdivider must pay any Titles Office lodgment fees direct to the Recorder of Titles.

#### **Weed management**

14. Prior to the carrying out of any works approved or required by this approval, the subdivider must provide a weed management plan detailing measures to be adopted to limit the spread of weeds listed in the *Weed Management Act 1999* through imported soil or land disturbance by appropriate water management and machinery and vehicular hygiene to the satisfaction of Council's Manager Environment & Development Services and of the Regional Weed Management Officer, Department of Primary Industries Water and Environment.

### Water quality

15. A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences.
16. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.
17. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
18. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

### Property Services

19. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Manager Environment & Development Services or responsible authority.
20. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

*Advice: Any redundant services under the subject land are to be removed.*

21. Property services to internal lots must be extended to the lot proper to the satisfaction of Council's General Manager.

### Telecommunications, electrical and gas reticulation

22. Electrical and telecommunications services (including fibre ready pit and pipe) must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
23. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's General Manager.
24. Prior to sealing the final plan of survey the developer must submit to Council:
  - a) An Exemption from the installation of fibre ready pit and pipe, A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co.
  - b) Written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with.

### Stormwater

25. Prior to sealing the final plan the developer must submit a Stormwater Management Plan to Council for approval with the engineering design plans. The Stormwater Management Plan prepared by a suitably qualified engineer must address site specific stormwater flows (to include catchment modelling) of the immediate area.

### Rural Access

26. A separate vehicle access must be provided from the road carriageway to each lot. Accesses must be sealed with a minimum width of 3 metres at the property boundary and located and constructed in accordance with the standards shown on standard drawings SD-1009 Rural Roads - Typical Standard Access and SD-1012 Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) (attached) and the satisfaction of Council's Municipal Engineer.
27. The subdivider must provide not less than 48 hours written notice to Council's Works Manager before commencing access works in order to arrange an onsite meeting to finalise the required works.

### Bushfire Hazard Management

28. The development must be in accordance with the recommendations of the approved Bushfire Hazard Management Plan, prepared by GES May 2022 J6507v1 and must continue to be maintained to the satisfaction of Council's Manager of Development and Environmental Services.

### Engineering

29. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 (attached), or as otherwise agreed by Council's General Manager.
30. The subdivision must be carried out, designed and constructed in accordance with the:
- a) *Tasmanian Subdivision Guidelines*
  - b) *Tasmanian Municipal Standard – Specifications*
  - c) *Tasmanian Municipal Standard – Drawings*

as published by the Local Government Association of Tasmania and to the satisfaction of Council's General Manager, or as otherwise required by this permit.

31. Engineering design drawings, to the satisfaction of the Council's General Manager, must be submitted to and approved by Council before any works associated with development of the land commence.

*Advice: Engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.*

32. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, and must show –
- a) all existing and proposed services required by this permit;
  - b) all existing and proposed roadwork required by this permit;
  - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
  - d) measures to be taken to limit or control erosion and sedimentation;
  - e) any other work required by this permit.

33. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.
34. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

#### **Traffic management**

35. A Traffic Management Plan prepared by a suitably qualified person in accordance with Section G2.6 of DIER (February 2005): *General Specifications*, Department of Infrastructure, Energy and Resources, Hobart and the referenced document DIER (June 2004): *Traffic Control at Work Sites Code of Practice*, Department of Infrastructure, Energy and Resources, Hobart or the current replacements must be submitted to the council's Municipal Engineer prior to the commencement of any work within a public road reserve. All traffic control is required to be performed and certified by accredited traffic control personnel and all works within the road reserve to comply with all relevant occupational health and safety regulations.

#### **Construction**

36. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
37. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
38. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

#### **'As constructed' drawings**

39. Prior to the works being placed on the maintenance and defects liability period an "as constructed" drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's General Manager. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council's *Guidelines for As Constructed Data*.

#### **Maintenance and Defects Liability Period**

40. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
41. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.

**Construction amenity**

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

- |   |                     |
|---|---------------------|
| • Monday to Friday                      | 7:00 AM to 6:00 PM  |
| • Saturday                              | 8:00 AM to 6:00 PM  |
| • Sunday and State-wide public holidays | 10:00 AM to 6:00 PM |

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

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

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

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

**THE FOLLOWING ADVICE APPLIES TO THIS PERMIT: -**

- A. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- B. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- C. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval unless the development for which the approval was given has been substantially commenced or extension of time has been granted. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development may be treated as a new application.
- D. The owner is advised that an engineering plan assessment and inspection fee of 1% of the value of the approved engineering works, or a minimum of \$335.00, must be paid to Council in accordance with Council's fee schedule.
- E. All approved engineering design drawings will form part of this permit on and from the date of approval.

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**12.3 Municipal Seal (Planning Authority)**

Nil.

**12.4 Planning (Other)**

Nil.

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

**DECISION**

*Moved by Clr K Dudgeon, seconded by Clr A E Bisdee OAM*

**THAT the meeting be adjourned for morning tea at 10.50 a.m.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**DECISION**

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

**THAT the meeting reconvene at 11.07 a.m.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	



## 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.*

#### 13.1.1 Deed of Transfer - Old Midland Highway, Pontville (Brighton Road) – From Municipal Boundary to Roundabout (Distance of 0.70 klm)

#### DECISION

*Moved by Clr A E Bisdee OAM, seconded by Clr K Dudgeon*

#### THAT:

- A. The information be received; and
- B. Council accept the terms and conditions contained in the Deed of Transfer and execute accordingly.

#### CARRIED

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

**13.1.2 Dust Suppressant (Application of a Road Seal) Policy - Review****DECISION**

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

**THAT:**

1. The information be received;
2. Council determine that Option 2 being the preferred option, that being retention of the Policy but amend to allow for the property owner to commit to a financial contribution of 50% towards the dust suppressant seal in cases where they feel that no alternatives exist; and
3. The Policy be re-drafted to include this ‘in-principle’ decision and be re-submitted to Council at the August Meeting for endorsement.

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

### 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**

**Clr A E Bisdee OAM / Clr K Dudgeon (related questions)** – Enquired whether Council met the required timeframes for grant funded projects (i.e. 30<sup>th</sup> June 2022).

*Manager Infrastructure and Works confirmed that all projects were completed within the required timeframe. As a general comment, it was added that delays are still being experienced due to availability of contractors.*

**Clr K Dudgeon** – Commented that the Southern Midlands section of the Buckland Road is in good condition, in comparison to the sections within the GSB Council that were recently constructed and sealed.

**Clr K Dudgeon** – Nala Road Bridge (vicinity of Mt Pleasant Recreation Ground) – approaches to the bridge require filling.

*Manager Infrastructure and Works to inspect and address.*

**Clr K Dudgeon** – Enquired whether the Runnymede Quarry owners have completed the road maintenance they are required to carry out.

*Manager Infrastructure and Works advised that they have completed edge break and asphaltting work but are yet to complete a reseal. Contractors and weather may have been a factor.*

**Clr K Dudgeon** – Requested a replacement lock for the storeroom at the Woodsdale Hall.

*Manager Infrastructure and Works to action.*

**Deputy Mayor E Batt** – Climie Street Subdivision and impact on neighbouring property owner. Works required to rectify and reinstate the required infrastructure.

*Manager Infrastructure and Works provided background information and confirmed that it is the responsibility of the Subdivision developer to undertake the works. Further inspection and follow-up required.*

**Clr R McDougall** – Commented that work carried out by the Department of State Growth widening a section of Tunnack Road at Baden has improved the condition of the road.

**Clr R McDougall** – Oatlands Community Centre – removal of the ivy on the southern side of the building.

*The Deputy General Manager advised that with the agreement of the neighbour we will be removing plants and foliage in that area in the near future and it will resolve the issue. We will also be replacing the roof on the building next week.*

**RECOMMENDATION**

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

**DECISION**

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

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

## 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 Clr R McDougall, seconded by Clr D Fish*

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**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 Clr K Dudgeon, seconded by Clr R McDougall*

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	



**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*

## 15.6.1 Animal Management Report

### DECISION

*Moved by Clr K Dudgeon, seconded by Clr A E Bisdee OAM*

**THAT the Animal Management Report be received and the information noted.**

**CARRIED**

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

## 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.*

## 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.*

Nil.

### 16.2 Recreation

#### Strategic Plan Reference 4.2

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

Nil.

**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.*

**16.3.1 Bagdad Online Access Centre – Request for Donation / Rate Remission****DECISION**

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

**THAT:**

- A. The information be received; and**
- B. Council, in accordance with section 77 of the *Local Government Act 1993* provide a donation to the Bagdad Online Access Centre for an amount equivalent to the annual cost of the Household Collection Service for the rating period 1/7/2022 to 30/6/2025. This will be provided in the form of a rate remission to the Bagdad Community Club Inc.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

## 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.*

### 16.7.1 Levendale Community Centre – Future of the Former Levendale School Site

#### DECISION

*Moved by A E Bisdee OAM, seconded by Clr A Bantick*

#### THAT:

1. The information be received;
2. Council to advise the State Government (Property Services, formerly known as Crown Land Services) that the property is no longer being used for “Community Purposes’ as defined in the Transfer Deed which transferred ownership from the State to the Southern Midlands Council;
3. based on the reversionary clause that was included in the Transfer Deed, it be recognised that ownership of the property should revert to the State Government; and
4. That Council approach the State Government to negotiate the possibility of pursuing the following proposal:
  - a. Seek to have the reversionary cause removed on the understanding that Council will sell the property and the net proceeds from sale be returned to the State Government;
  - b. Seek ‘approval-in-principle’ from the State Government to undertake a boundary adjustment prior to sale, which would transfer the netball/basketball court and an area of the playground to the community owned Levendale Hall. This would effectively expand the area contained within the Title of the Levendale Hall.

**Note:** If approval in principle is granted, then formal consent would be required from the Levendale Hall Management Committee.

- c. As part of the process, Council negotiate to recoup at the least the amount of ‘capital funds’ that has been expended at the property.

#### CARRIED

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

## 16.7.2 Homeless Persons Protocol

### DECISION

Resolved that:

1. The information be received; and
2. Council supports the ongoing process of forming a ‘reference group’ of relevant stakeholders to address the issue in conjunction with the South Central Sub-region of Councils.

### CARRIED

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

## 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 Asset Management Strategy – May 2022 Revision****DECISION**

*Moved by Clr K Dudgeon, seconded by Clr A E Bisdee OAM*

**THAT:**

- a) the information be received; and
- b) Council adopt the Asset Management Strategy (May 2022).

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**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**

Nil.

### **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 E Batt** – Attended an “ringing of the bell” event at St Marys Church in Kempton hosted by the St Marys Church and Cemetery Inc. to mark the handover of the property to community. The Church is now Ecumenical They are hosting the next Artlands Exhibition.



**17.2.3 Local Government Shared Services – Quarterly Update – Information Only**

**DECISION**

*Moved by Clr R McDougall, seconded by Clr K Dudgeon*

**THAT the information be received.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**17.2.4 SMC External Grant Projects – Quarterly Update**

**DECISION**

*Moved by Cllr K Dudgeon, seconded by Cllr D Fish*

**THAT Council receive and note the report.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Cllr A Bantick	✓	
Cllr A E Bisdee OAM	✓	
Cllr K Dudgeon	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	

**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 June 2022)****DECISION**

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

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**17.3.2 Monthly Oatlands Aquatic Centre Capital Expenditure Report  
(Period ending 30 June 2022)****DECISION**

*Moved by Clr D Fish, seconded by Clr K Dudgeon*

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**18. MUNICIPAL SEAL**

Nil.

## **19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA**

**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 Clr K Dudgeon*

**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.**

**CARRIED**

<b>Matter</b>	<b>Local Government (<i>Meeting Procedures</i>) Regulations 2015 Reference</b>
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Audit Panel Minutes</i>	15(2)

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**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 A E Bisdee OAM, seconded by Clr D Fish*

**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**

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

## 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) 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)(h) of the Local Government (Meeting Procedures) Regulations 2015.*

#### 20.3 Audit Panel Minutes

*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) of the Local Government (Meeting Procedures) Regulations 2015.*

### RECOMMENDATION

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

### DECISION

*Moved by Clr K Dudgeon, seconded by Clr A E Bisdee OAM*

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

### CARRIED

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

## OPEN COUNCIL MINUTES

### 21. CLOSURE

The meeting closed at 12.30 p.m.



Enclosure - Development Application Documents

DA2021/180 475 Sugarloaf Road

SMC - KEMPTON  
RECEIVED  
21/12/2021

## APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT Commercial, Industrial, Forestry and other Non- Residential development

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

Applicant / Owner Details:

Owner / s Name

KENT MICHAEL NOBLE and ANITA LOUISE WEDD

Postal Address

74 HOWRAH RD

Phone No:

0407 901 000

HOWRAH TAS

7018

Fax No:

Email address

Applicant Name

(if not owner)

Postal Address

Phone No:

Fax No:

Email address:

[kent@nobleconcretepumping.com.au](mailto:kent@nobleconcretepumping.com.au) [anita.w@bigpond.net.au](mailto:anita.w@bigpond.net.au)

Description of proposed use and/or development:

Address of new use  
and development:

475 SUGARLOAF RD DYSART TAS 7030

Certificate of Title  
No

Volume No

169546

Lot No:

5

Description of Use

Extractive Industry

Development on site

Extractive Industry - extraction of up to 11,000 cubic metres per annum (17,600 tonnes)

Up to 5,000 cubic metres crushed/screened

Ripping, crushing, screening, etc but no blasting

current use of land  
and building

Residence (single residence)

Agriculture

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

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

Is the property  
Heritage Listed

Please tick ✓ answer

Yes

No

X

Signage

Is any signage proposed?

Please tick ✓ answer

Yes

No

X

Business Details	Existing hours of operation				Proposed hours of new operation				
	Hours	am	to	pm	Hours	am	to	pm	
	Weekdays				Weekdays	7		7	
	Sat				Sat	8		4	
	Sun				Sun	--		-	
Number of existing employees	0				Number of proposed new employees :	1			
Traffic Movements	Number of commercial vehicles servings the site at present		NA		Approximate number of commercial vehicles servicing the site in the future		40 movements per day (average)		
Number of Car Parking Spaces	How many car spaces are currently provided		0		How many new car spaces are proposed		0		

Please tick ✓ answer

Is the development to be staged:     Yes     No     x

Is the development to be staged, If yes	Described proposed stages	Described period of proposed stages
---	---------------------------	-------------------------------------

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

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

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

Signed Declaration	
--------------------	--

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

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

Applicant Signature 	Applicant Name (print) Kent Noble	Date 13/12/2021
Land Owner(s) Signature 	Land Owners Name (please print) Kent Noble	Date 13/12/2021
Land Owner(s) Signature 	Land Owners Name (please print) Anita Wedd	Date 13/12/2021

SMC - KEMPTON

RECEIVED

21/12/2021

## DEVELOPMENT – Information & Checklist sheet

Use this check list for submitting your application

### Submitting your application ✓

1. All plans and information required per Part 8.1 Application Requirements of the Planning Scheme
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices)
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code.
4. Prescribed fees payable to Council

### Information

If you provide an email address in this form then the Southern Midlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick ✓** the box

### Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email [enquires@heritage.tas.gov.au](mailto:enquires@heritage.tas.gov.au))

### TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

### PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

**Collection of Personal Information:** The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

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

SMC - KEMPTON  
RECEIVED  
21/12/2021

# DEVELOPMENT APPLICATION

## SUPPORTING INFORMATION – EXTRACTIVE INDUSTRY

**KNAW QUARRY**  
**FOSTERS ROAD, DYSART**





**CONTENTS**

**PART A - BACKGROUND INFORMATION..... 6**

A.1 PROPONENT DETAILS.....6

A.2 LAND AND QUARRY DETAILS.....6

A.3 GEOLOGY AND CONTOURS.....6

A.4 WATERCOURSES .....7

**PART B - PROJECT DESCRIPTION ..... 11**

B.1 OVERVIEW .....11

B.2 VOLUME EXTRACTED .....11

B.3 EXTRACTION METHODS .....11

B.4 TIMEFRAME AND LONGEVITY OF USE AND DEVELOPMENT .....11

B.5 LAYOUT AND EXTRACTION DESIGN.....12

    B.5.1 Proposed Layout and Initiation of Development .....12

    B.5.2 Extraction Staging Plan .....12

    B.5.3 Vegetation Removal and Management.....13

    B.5.4 Topsoil Removal and Management.....14

B.2 OPERATING HOURS .....15

B.3 QUARRY EQUIPMENT .....15

B.4 QUARRY ACCESS ROAD AND TRAFFIC GENERATION.....15

B.5 DRAINAGEAND STORMWATER.....15

    B.5.1 Drainage.....15

    B.5.2 Sediment pond .....15

**PART C – PLANNING INFORMATION ..... 24**

C.1 CATEGORISATION OF USE/DEVELOPMENT .....24

C.2 ZONING .....24

C.3 SCHEME USE STANDARDS .....24

C.4 DEVELOPMENT STANDARDS .....25

C.5 CODES .....29

    C.5.1 Bushfire prone areas .....29

    C.5.2 Potentially contaminated land .....29

    C.5.3 Landslide .....29

    C.5.4 Road and Railway Asset Code.....31

    C.5.5 Parking and Access .....33

    C.5.6 Stormwater Management .....38

    C.5.7 Electricity Transmission Infrastructure Protection.....40

    C.5.8 Attenuation .....40

    C.5.9 Waterway and Coastal Protection.....40

    C.5.10 Historic Heritage .....40

    C.5.11 Scenic Landscapes.....40

**SMC - KEMPTON**  
**RECEIVED**  
 21/12/2021

C.5.12 Inundation Prone Areas .....41

C.5.13 Signs .....41

C.5.14 Wind and solar energy.....41

C.5.15 Telecommunications .....41

C.5.16 Dispersive Soils .....41

C.5.17 Acid Sulfate Soils .....41

C.5.18 On-site Wastewater Management .....41

**ATTACHMENTS..... 42**

**FIGURES**

- Figure A-1**      Location of Knaw Quarry (Mining Lease)
- Figure A-2**      Location of Knaw Quarry Development Area and Land Titles
- Figure A-3**      Topography (m AHD) at the Knaw Quarry Development Area
- Figure B-1**      Access to Knaw Quarry
- Figure B-2**      Mine Plan – Initial Quarry Access Development (0 to 3 months)
- Figure B-3**      Mine Plan (3 months to 1 Year)
- Figure B-4**      Mine Plan (to Year 2)
- Figure B-5**      Mine Plan (to Year 3)
- Figure B-6**      Mine Plan (to Year 5)
- Figure B-7a**      Cross section of Knaw Quarry – Initial Quarry Access Development (0 to 3 months)
- Figure B-7b**      Cross section of Knaw Quarry – 3 months to 1 Year
- Figure B-7c**      Cross section of Knaw Quarry – To Year 2
- Figure B-7d**      Cross section of Knaw Quarry – To Year 3
- Figure B-7e**      Cross section of Knaw Quarry – To Year 5
- Figure C-1**      Zone Map – *Southern Midlands Interim Planning Scheme 2015*
- Figure C-2**      Overlay Map – *Southern Midlands Interim Planning Scheme 2015*

**ATTACHMENTS**

- Attachment 1**    Land Title Information



Van Diemen Consulting Pty Ltd

PO Box 1  
New Town, Tasmania

T: 0438 588 695 E: [rwbarnes73@gmail.com](mailto:rwbarnes73@gmail.com)

This document has been prepared in accordance with the scope of services agreed upon between Van Diemen Consulting (VDC) and the Client.

To the best of VDC’s knowledge, the report presented herein represents the Client’s intentions at the time of completing the document. However, the passage of time, manifestation of latent conditions or impacts of future events may result in changes to matters that are otherwise described in this document. In preparing this document VDC has relied upon data, surveys, analysis, designs, plans and other information provided by the client, and other individuals and organisations referenced herein. Except as otherwise stated in this document, VDC has not verified the accuracy or completeness of such data, surveys, analysis, designs, plans and other information.

No responsibility is accepted for use of any part of this document in any other context or for any other purpose by third parties.

This document does not purport to provide legal advice. Readers should engage professional legal advisers for this purpose.

**Document Status**

Revisi	Author	Review	Date
1	R Barnes C McCoull	R Barnes	18-12-2021
1	R Barnes C McCoull	K Noble and A Wedd	19-12-2021



**SMC - ABBREVIATIONS**

RECEIVED  
21/12/2024

DPIDWE	Department of Primary Industries, Parks, Water and Environment
EMPCA	<i>Environmental Management and Pollution Control Act 1994 (Tas)</i>
LUPAA	<i>Land Use Planning and Approvals Act 1993 (Tas)</i>
ML	Mining Lease (2114P/M)
QCP	<i>Tasmanian Quarry Code of Practice 2017</i>
SMC	Southern Midlands Council

**GLOSSARY**

[the] Land	that area identified as 'Mining Lease' in Figure A-2.
Mining Lease	Mining Lease 2114 P/M
[the] Scheme	Southern Midlands Interim Planning Scheme 2015

**SMC - PART A BACKGROUND INFORMATION**

RECEIVED

**A.1 PROPONENT DETAILS**

The proponents are Kent Noble and Anita Wedd who own the land upon which the use is proposed.

The contact person is Kent Noble:

Mailing Address	74 Howrah Road, Howrah TAS 7018
Mobile	0407 901 000
Email	<a href="mailto:kent@nobleconcretepumping.com.au">kent@nobleconcretepumping.com.au</a>

**A.2 LAND AND QUARRY DETAILS**

Physical address – 475 SUGARLOAF RD DYSART TAS 7030

PID – 3377110

Land Titles – Certificate of Title 169546 Folio 5

Planning Zone (Southern Midlands Interim Planning Scheme) – Rural Resource

Mining Lease – 2114P/M (pending)

**A.3 GEOLOGY AND CONTOURS**

The quarry is located on a resource of fractured Jurassic dolerite (see **Plate 1**). The contours of the Mining Lease are shown in Figure A-3.

**Plate 1. Geological landform at Knaw Quarry**

The bedrock is dolerite (fractured) with overlaying coarse gravels and fractured rocks and boulders.

The soil is a shallow clay loam.



SMC - A-4 WATER COURSES

RECEIVED

21/7/2018

The Mining Lease sits in the upper catchment of Astronomers Creek (drains to Little Quoin Creek) where there are no permanent watercourses.

The Mining Lease supports three drainage depressions – one flows to the south-west and two to the north where they report to tributaries of Astronomers Creek (see **Plate 2, Figure C-2**). None of the drainage depressions run all year round, their catchments are predominantly the top of the hill within the Mining Lease and immediately adjoining areas.

**Plate 2. Drainage features in the Mining Lease**

View from farm track looking south-westwards.

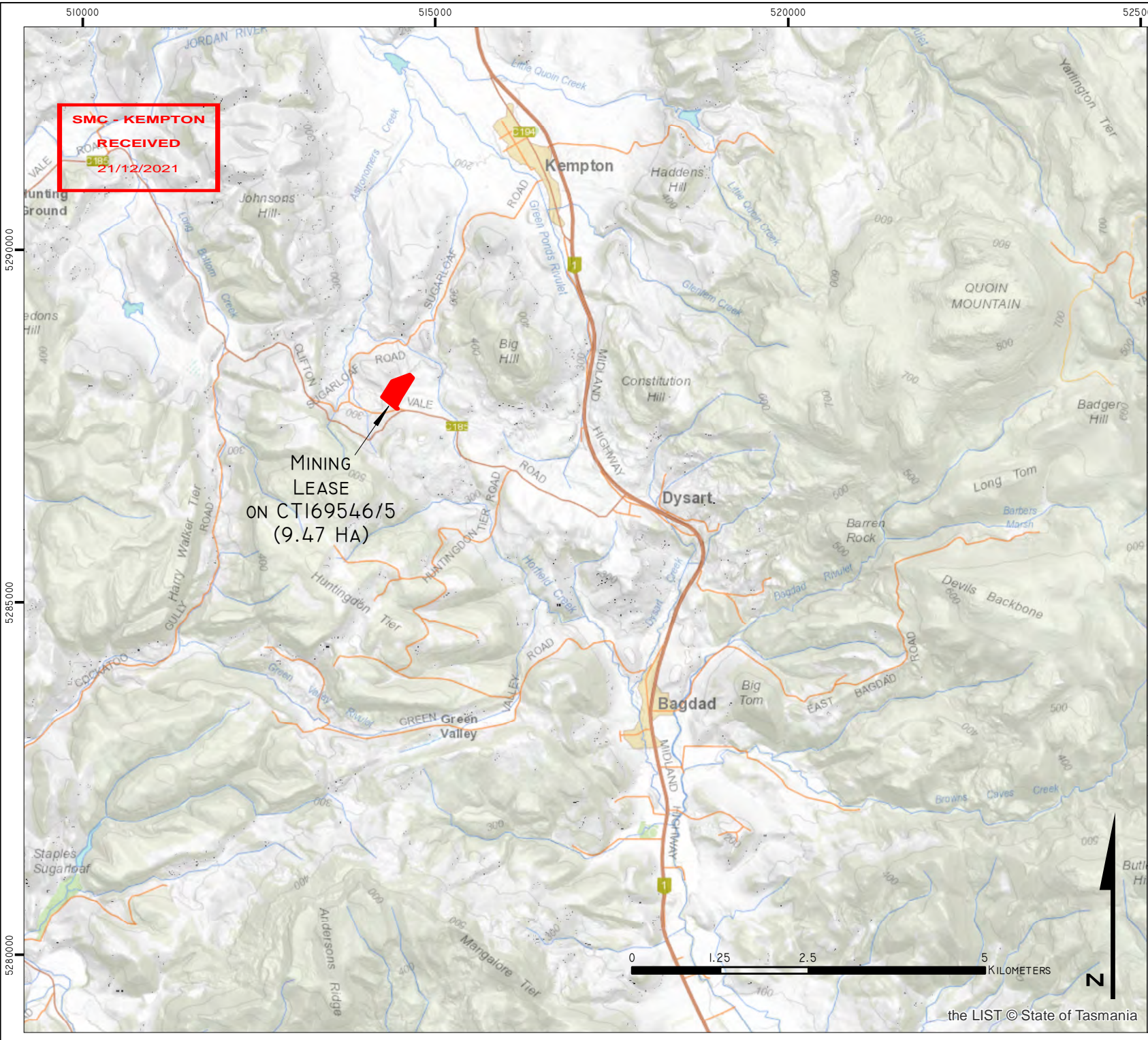
A drainage depression that flows to the south-west where it joins Astronomers Creek.



Area north of the quarry showing the drainage depressions flowing northwards to a series of dams (all on the property owned by K Noble and A Wedd).

Arrows show approximate location of the drainage depressions that report to dams on the property and then into Astronomers Creek.





**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

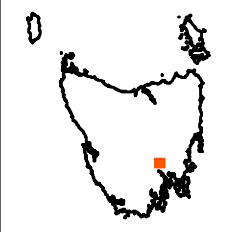
**DEVELOPMENT  
APPLICATION**

**FIGURE A-I: LOCATION OF KNAW QUARRY (MINING LEASE)**

TASMAP:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021

**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

DEVELOPMENT  
APPLICATION

FIGURE A-2: LOCATION OF  
KNAW QUARRY DEVELOPMENT  
AREA AND LAND TITLES

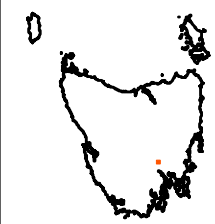
TASMAP:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



**an Diemen CONSULTING**  
PO Box 1 New Town TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021

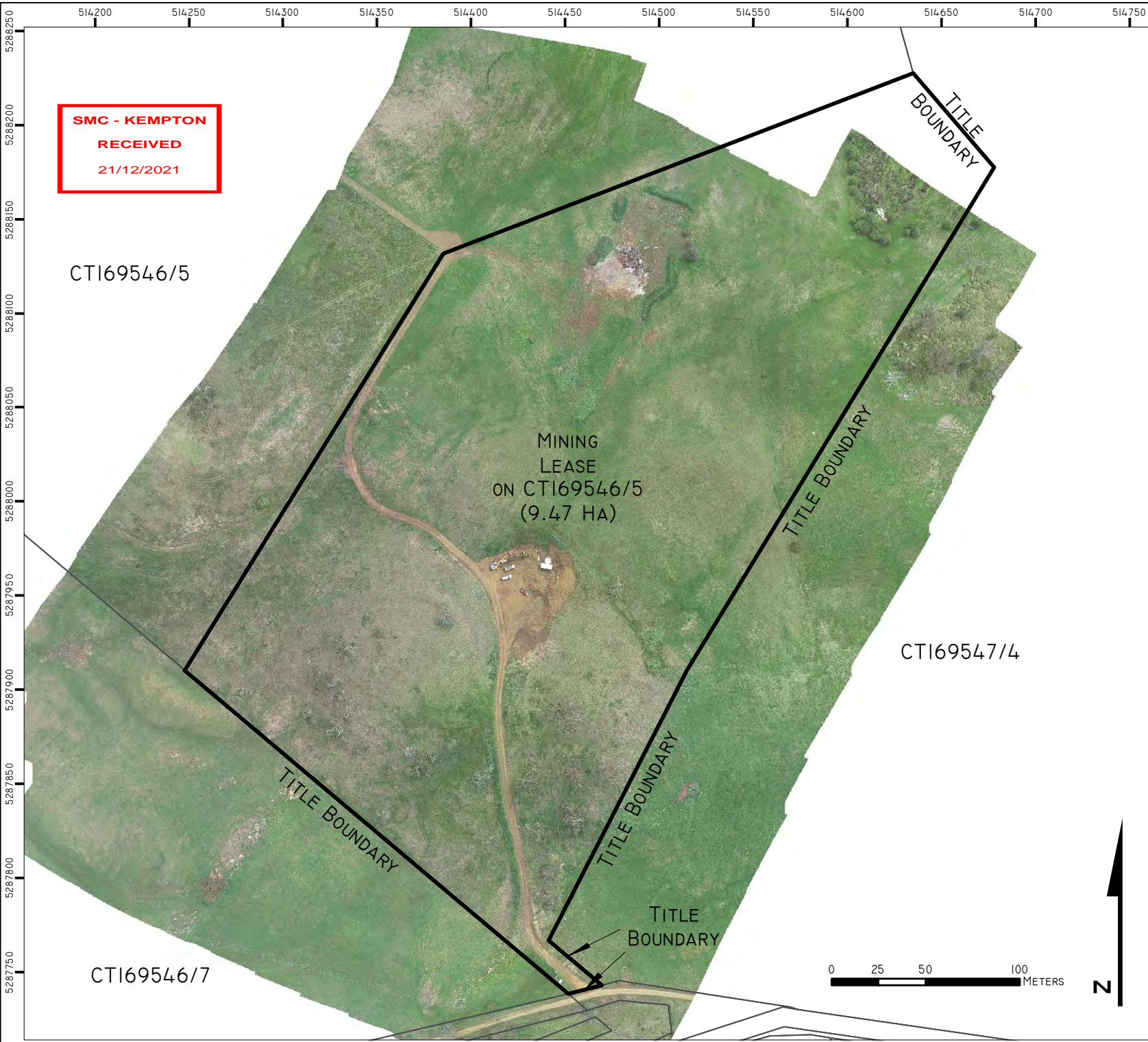
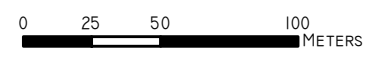
**SMC - KEMPTON  
RECEIVED  
21/12/2021**

CT169546/5

MINING  
LEASE  
ON CT169546/5  
(9.47 HA)

CT169547/4

CT169546/7





**SMC - KEMPTON**  
**RECEIVED**  
 21/12/2021

MINING  
 LEASE

**Attachment**  
**AGENDA ITEM 12.1.1**  
**KNAW QUARRY**

DEVELOPMENT  
 APPLICATION

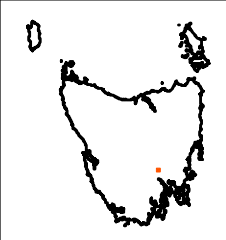
FIGURE A-3: TOPOGRAPHY  
 (M AHD) AT THE KNAW QUARRY  
 DEVELOPMENT AREA

TASMAP:  
 ELDESLIE  
 5028

LGA:  
 SOUTHERN  
 MIDLANDS

BASE DATA BY TASMAP. © STATE OF TASMANIA  
 BASE IMAGE BY © VAN DIEMEN CONSULTING

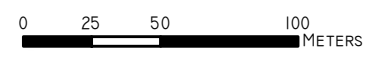
**Van Diemen CONSULTING**  
 PO Box 1 NEW TOWN TAS 7008



DATUM: GDA94  
 GRID: MGA ZONE 55  
 SCALE: NA

CLIENT:  
 NOBLE  
 CONCRETE  
 PUMPING

DATE: 18 DEC 2021



SMC - PART B PROJECT DESCRIPTION

RECEIVED

21/12/2021  
B.1 OVERVIEW

This application is to seek approval for an extractive industry (quarry) accessed from Fosters Road, Dysart. At full operational capacity, the quarry should employ 1 person on the site. Material will be delivered by the sole operator or by trucks from the purchaser of the material.

The Development includes two activities defined within Schedule 2 of the Environmental Management and Pollution Control Act 1994 (Tas) (EMPCA) –

- ‘5. Extractive Industries. (a) Quarries: the extraction of any rock or gravel and producing 5 000 cubic metres or more of rock or gravel per year’ [ie. Maximum 11,000 cubic metres per annum]; and
- ‘6. Materials Handling. (a) Crushing, Grinding or Milling: processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or in any other manner) of ... (ii) rock, ores or minerals at a rate in excess of 1 000 cubic metres per year’ [ie. Maximum 5,000 cubic metres per annum].

Level 2 Activities must be referred by the Planning Authority (in this case, Southern Midlands Council) to the Environment Protection Authority (the EPA), for assessment under EMPCA.

#### B.2 VOLUME EXTRACTED

The Development is to extract up to 11,000 cubic metres per annum of product – equates to approximately 17,600 tonnes. Of this volume, up to 5,000 cubic metres per annum may be crushed/screened.

#### B.3 EXTRACTION METHODS

The extraction of material will include ripping, crushing, vibratory screening and transportation of material.

The Development will include the following activities:

- surface site preparation by tree-felling and stockpiling/mulching;
- soil and overburden removal and stockpiling;
- excavation and ripping of material;
- crushing and/or screening of material (up to 5,000 cubic metres per annum);
- stockpiling of material (processed and unprocessed); and the
- loading of trucks with processed material from the stockpile area.

#### B.4 TIMEFRAME AND LONGEVITY OF USE AND DEVELOPMENT

It is anticipated that extraction will commence in the fourth quarter of the 2021-22 financial year (i.e. April to June 2022). At this extraction rate, the quarry is expected to have a lifespan of at least 30 years owing to the high volume of material available in the Mining Lease.

**SMC - B-5 LAYOUT AND EXTRACTION DESIGN**

RECEIVED

**B.5.1 Proposed Layout and Initiation of Development**

The approximate layout of the quarry, including the crushing/screening and stockpiling areas for the first few years of operation is shown in **Figures B-2 to B-6**. Cross-sections are shown in **Figures B-7a to B-7e**.

The initial 3 months of the Development will see the completion of an internal road to access the extraction pit (see **Plate 3**). The crushing and screening of material extracted from the embankment during road construction will be conducted in the existing on-farm pit – the activity will be brief in terms of volume processed and time to process.

A new pad area, shielded by an earthen bund formed by topsoil and sub-soils, will also be constructed in the 3 months from initiation of the Development (see **Figure B-2**) for all future crushing/screening, stockpile management, and loading of trucks (see **Figure B-3**).

Topsoil and sub-soils stripped from the working area will be used to enhance the height of the bund initially constructed (see **Figure B-3**).

**B.5.2 Extraction Staging Plan**

The extraction of material up to Year 5 is to be based on the plans in **Figures B-2 to B-6**.

Cross-sections are shown in **Figures B-7a to B-7e**.

Benches will be self-draining with each bench structured to act as a table drain, carrying water along the bench to a suitable discharge point where it will flow and report to the sediment pond. The methods outlined in the QCP for bench/slope form will be implemented at the quarry – these methods are well described in the QCP (mainly within sections 7.6), so they are not repeated here.

**Plate 3. Initial crushing/screening location and internal access road to be constructed**

Initial crushing/screening location while road access to pit is fully constructed (arrow)





SMC - KEMPTON  
RECEIVED  
21/12/2021

Existing farm borrow pit showing the 'to be completed' internal access road (arrow) to the quarry pit.



### B.5.3 Vegetation Removal and Management

The removal of vegetation will only occur as the area is required for quarry expansion or the maintenance of specific infrastructure, such as cut-off drains. The vegetation present is agricultural land dominated by exotic herbs and grasses, pasture weeds (e.g., capeweed) and some areas of native herbs and grasses. Only one tree will be felled for the Development (a *Eucalyptus viminalis*) with the vegetation present being agricultural land (see **Plate 4**). Aspects of section 7.7 of the QCP (vegetation clearing and topsoil stripping) will be applied where relevant and practical.

#### Plate 4. Vegetation at the Knaw Quarry site

Pasture formed by exotic herbs and grasses with occasional native herbs and grasses dominate the area to be extracted.



SMC - KEMPTON  
RECEIVED  
21/12/2021

Existing internal property fence to be removed also showing the single white gum (*Eucalyptus viminalis*) to be removed.



The slope where initial extraction will occur is dominated by exotic herbs (clover mainly), exotic grasses, pasture weeds (mainly capeweed) and robust native herbs and grasses.



#### B.5.4 Topsoil Removal and Management

Stripped soil will be used to create bunding along the western side of the quarry area – located on a slope to maximise the landscape height of the bund. The bund will be vegetated with pasture grass/herb species and maintained for the life of the quarry.

The bunding will provide a –

- means to direct surface water flows to the sediment pond and away from the quarry (for water originating outside the quarry area),
- visual screening and noise attenuation service to properties to the south-west of the quarry, and
- a means to store overburden and topsoil for final rehabilitation works.

SMC - Other aspects of section 7.7 of the QCP (vegetation clearing and topsoil stripping) will be applied where relevant and practical.  
RECEIVED  
21/12/2021

## B.2 OPERATING HOURS

Operating hours are outlined in Table 1 and are consistent with the *Quarry Code of Practice 2017*.

**Table 1. Operating hours for the quarry and specific time periods for quarry associated activities**

Activity	Days and Hours of Activity
Clearing, ripping, stockpiling and associated works	Monday to Friday, 0700 to 1900 hrs
Crushing and/or vibratory screening	Saturday, 0800 to 1600 hrs
Loading and carting of product	No crushing on Sunday and public holidays

## B.3 QUARRY EQUIPMENT

The equipment used at the quarry will be an excavator, crusher, and vibratory screen, and a 5,000L capacity water cart truck. Trucks for haulage and light vehicles.

## B.4 QUARRY ACCESS ROAD AND TRAFFIC GENERATION

The quarry (and Mining Lease) activity has an existing access onto Fosters Road which connects to Clifton Vale and Sugarloaf Roads. Trucks would only access Clifton Vale Road via Foster Road (see **Figure B-1**).

## B.5 DRAINAGE AND STORMWATER

### B.5.1 Drainage

Drainage from the -

- (i) active quarry face and associated disturbed area; and
  - (ii) crushing/screening and stockpiling pad,
- will be managed by the installation of drains and sediment pond(s).

The location of the pit means that gravity can be used to direct water to drains on either side of the open pit, and to have a cut-off spoon drain along the top of the active working face. Water can be directed to the sediment pond further downslope.

### B.5.2 Sediment pond

The sediment pond (see **Figure B-3**) will capture and treat for sediment removal the water that may flow from the quarry during sustained or heavy rainfall events. The overflow will be directed downslope where it would drain through agricultural land prior to entering a natural watercourse. The size and shape of the pond will

SMC - SECTION  
RECEIVED  
21/12/2021

be determined by a suitably qualified engineer. Other aspects of section 7.9 of the QCP (drainage and erosion control) will be applied where relevant and practical.

**Attachment**  
**AGENDA ITEM 12.1.1**  
**KNAW QUARRY**

**DEVELOPMENT**  
**APPLICATION**

**FIGURE B-I: ACCESS TO**  
**KNAW QUARRY**

TASMAP:  
 ELDERSLIE  
 5028

LGA:  
 SOUTHERN  
 MIDLANDS

BASE DATA BY TASMAP. © STATE OF TASMANIA  
 BASE IMAGE BY © VAN DIEMEN CONSULTING

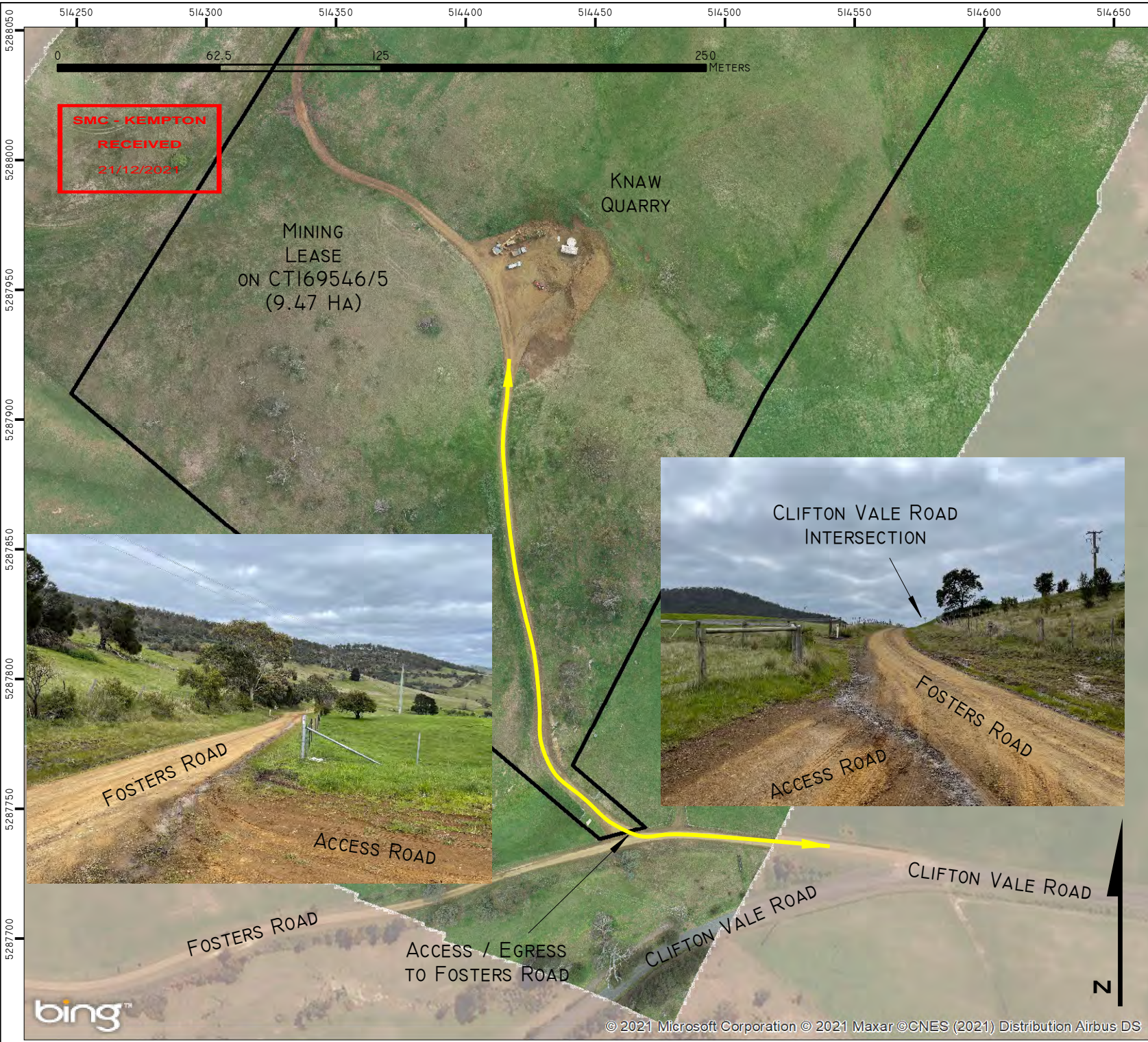
**Van Diemen CONSULTING**  
 PO Box 1 New Town TAS 7008



DATUM: GDA94  
 GRID: MGA ZONE 55  
 SCALE: NA

CLIENT:  
 NOBLE  
 CONCRETE  
 PUMPING

DATE: 18 DEC 2021



**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

**DEVELOPMENT  
APPLICATION**

**FIGURE B-2: MINE  
PLAN (INITIAL QUARRY  
ACCESS DEVELOPMENT)  
(0 TO 3 MONTHS)**

TASMAR:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M<sup>3</sup> PA

BASE DATA BY TASMAR. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



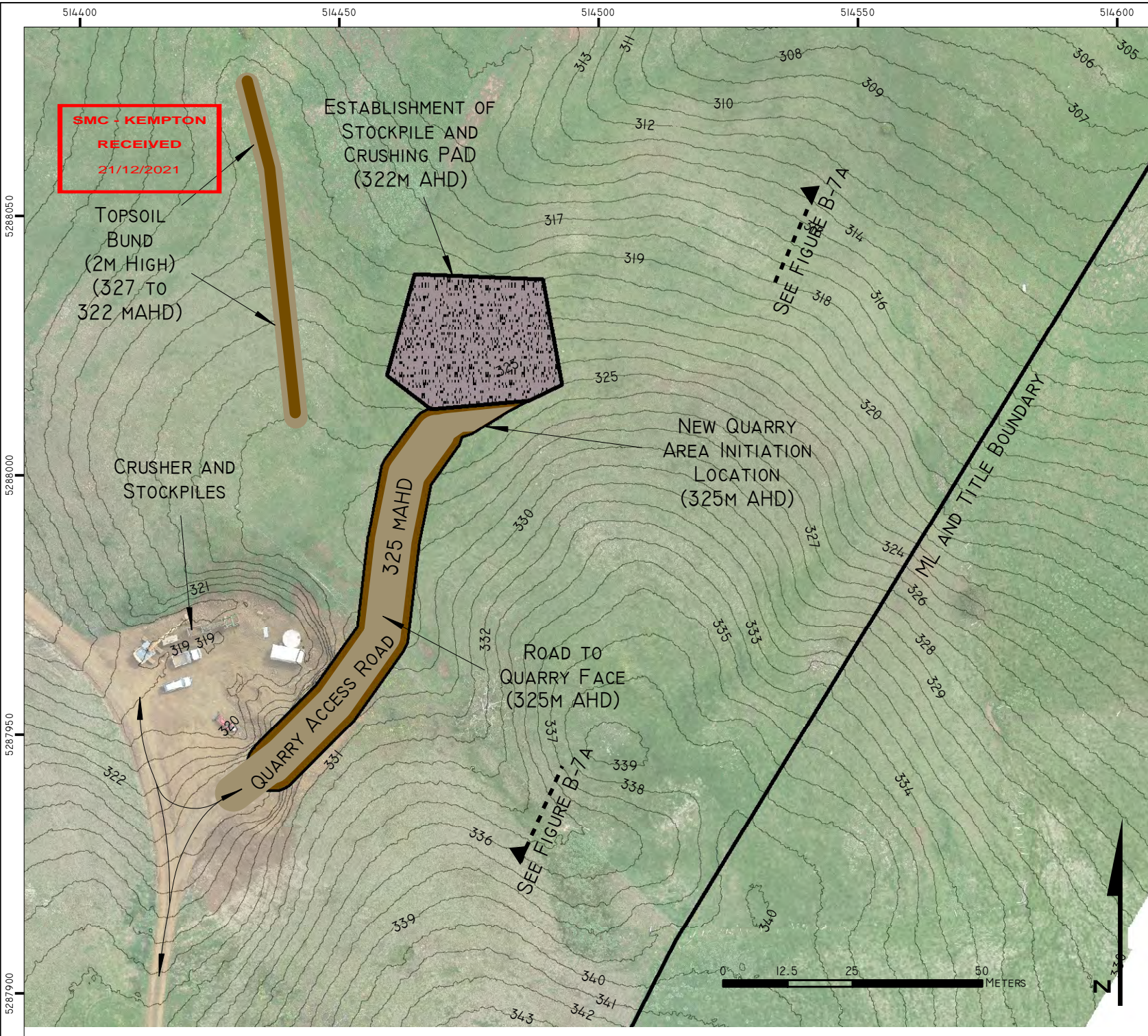
**an Diemen CONSULTING**  
PO Box 1 New Town TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021



**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

DEVELOPMENT  
APPLICATION

FIGURE B-3: MINE  
PLAN  
(3 MONTHS TO YEAR 1)

TASMAP:  
ELDERSLIE  
5028

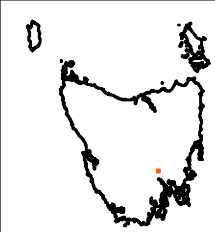
LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M3 PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



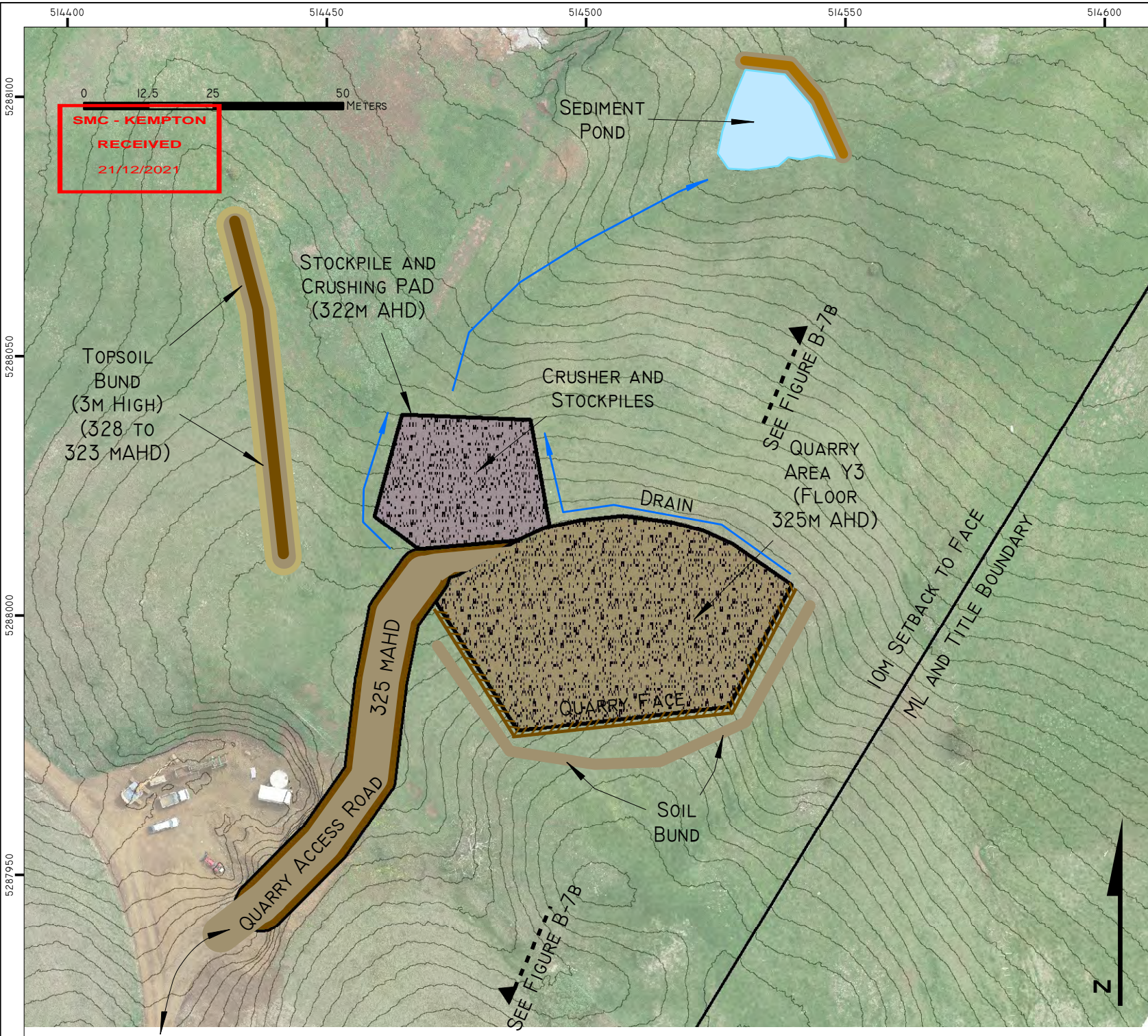
**an Diemen CONSULTING**  
PO Box 1 New Town TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021



**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

DEVELOPMENT  
APPLICATION

FIGURE B-4: MINE  
PLAN  
(TO YEAR 2)

TASMAP:  
ELDERSLIE  
5028

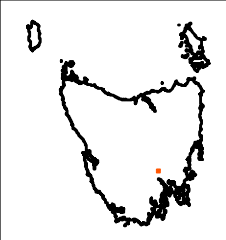
LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M3 PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



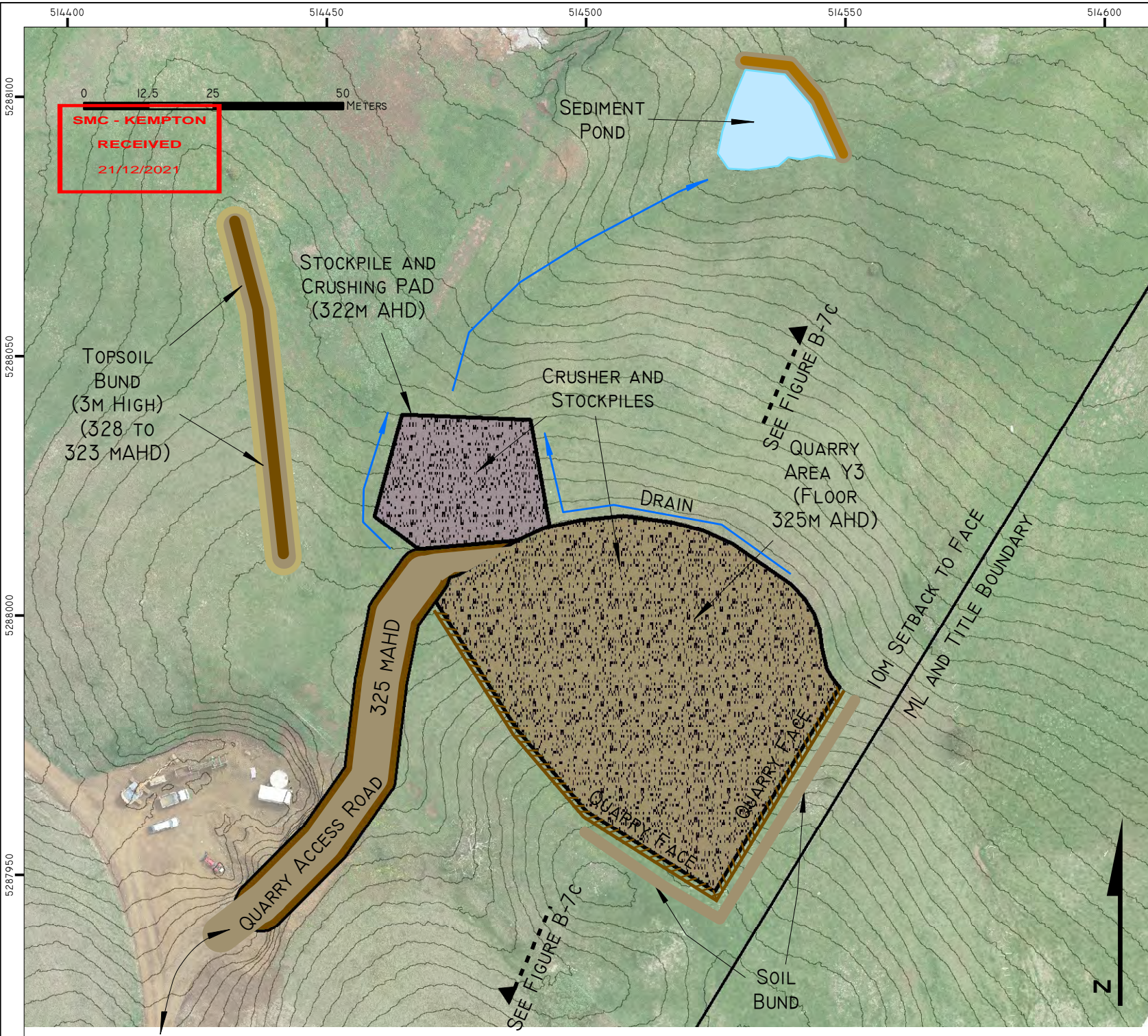
**an Diemen CONSULTING**  
PO Box 1 New Town TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021





**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

DEVELOPMENT  
APPLICATION

FIGURE B-5: MINE  
PLAN  
(TO YEAR 3)

TASMAP:  
ELDERSLIE  
5028

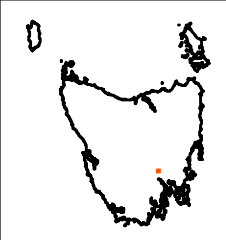
LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M3 PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



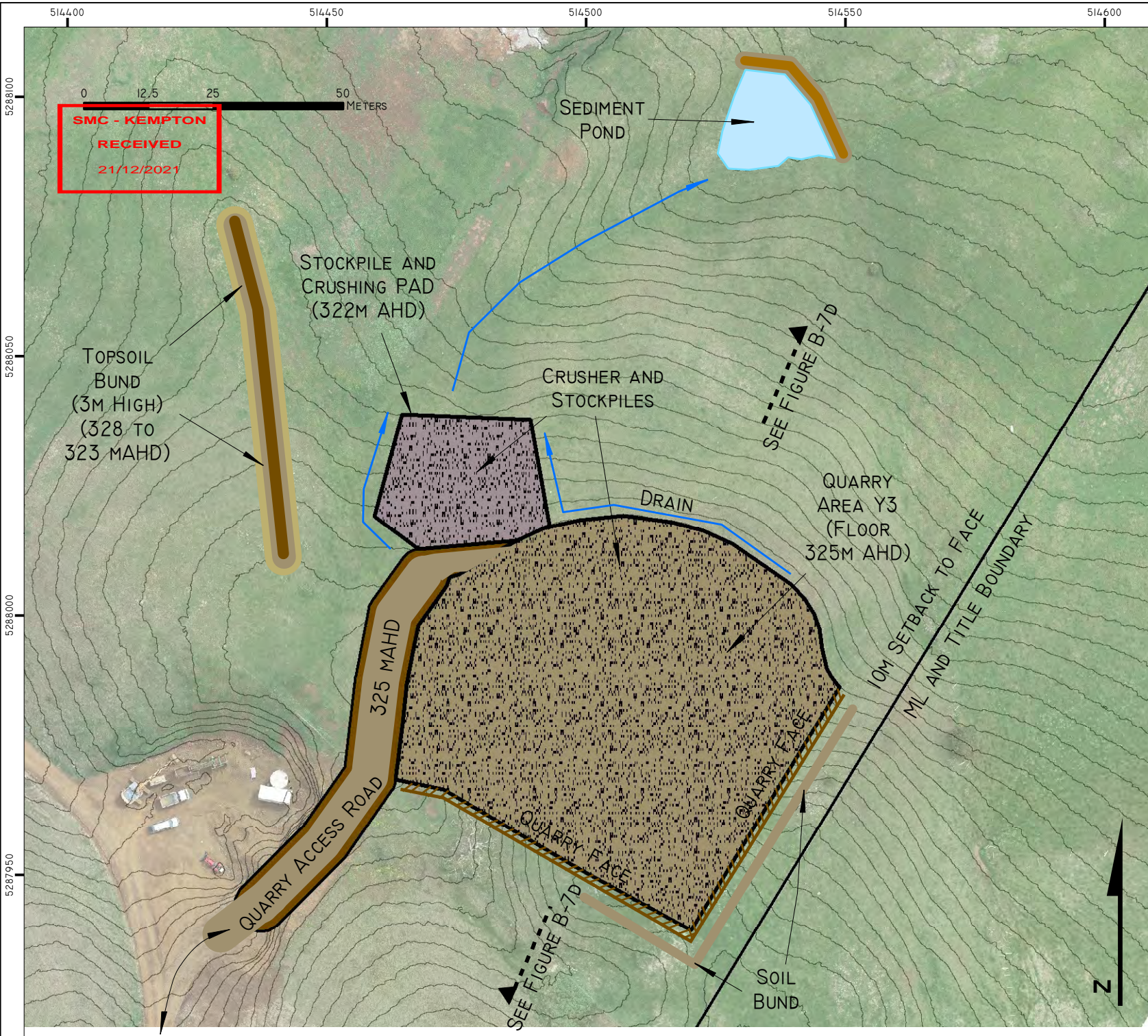
**an Diemen CONSULTING**  
PO Box 1 New Town TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021



**SMC - KEMPTON  
RECEIVED  
21/12/2021**

**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

**DEVELOPMENT  
APPLICATION**

**FIGURE B-6: MINE  
PLAN  
(TO YEAR 5)**

TASMAP:  
ELDERSLIE  
5028

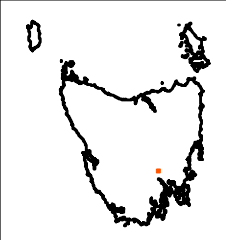
LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M3 PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



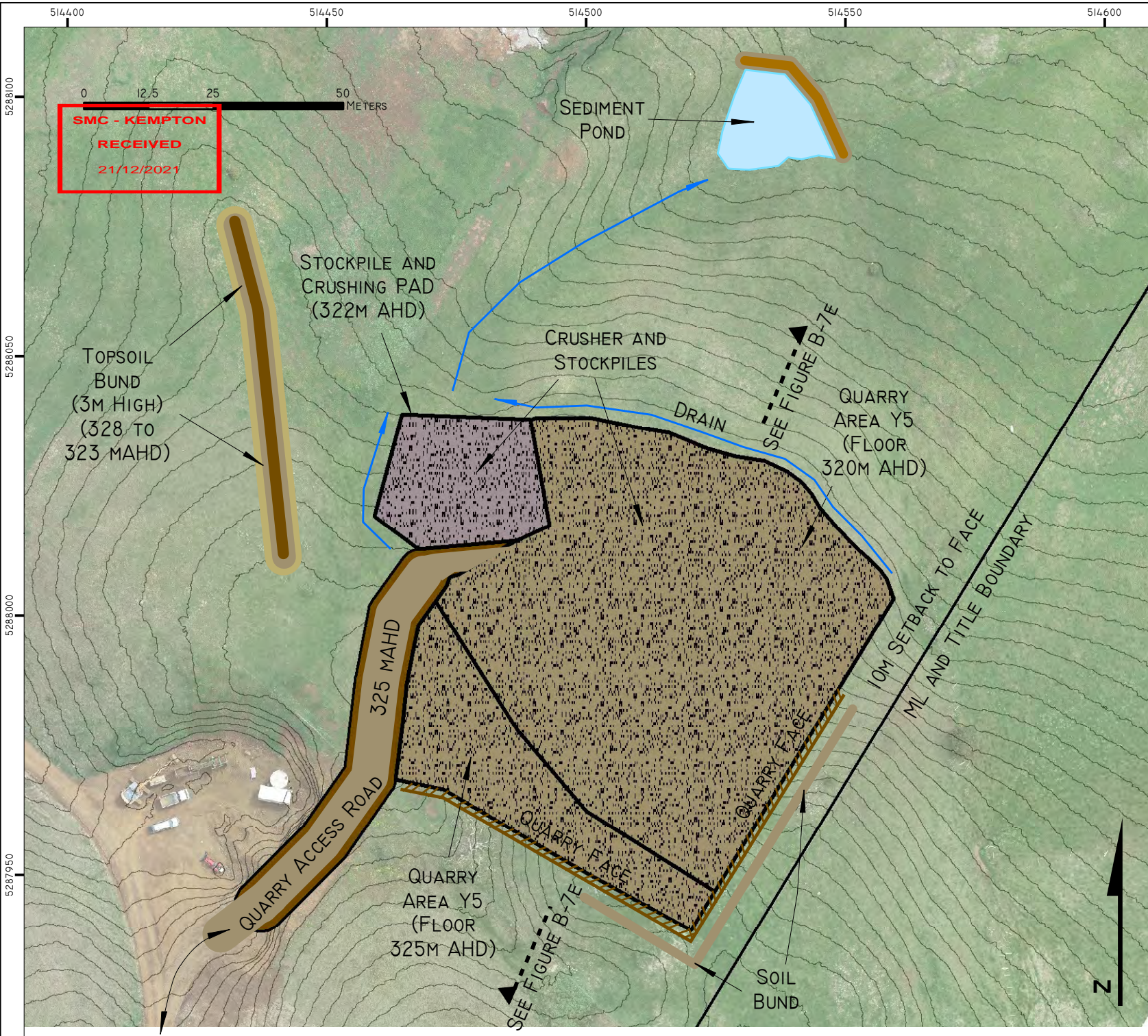
**an Diemen CONSULTING**  
PO Box 1 NEW TOWN TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

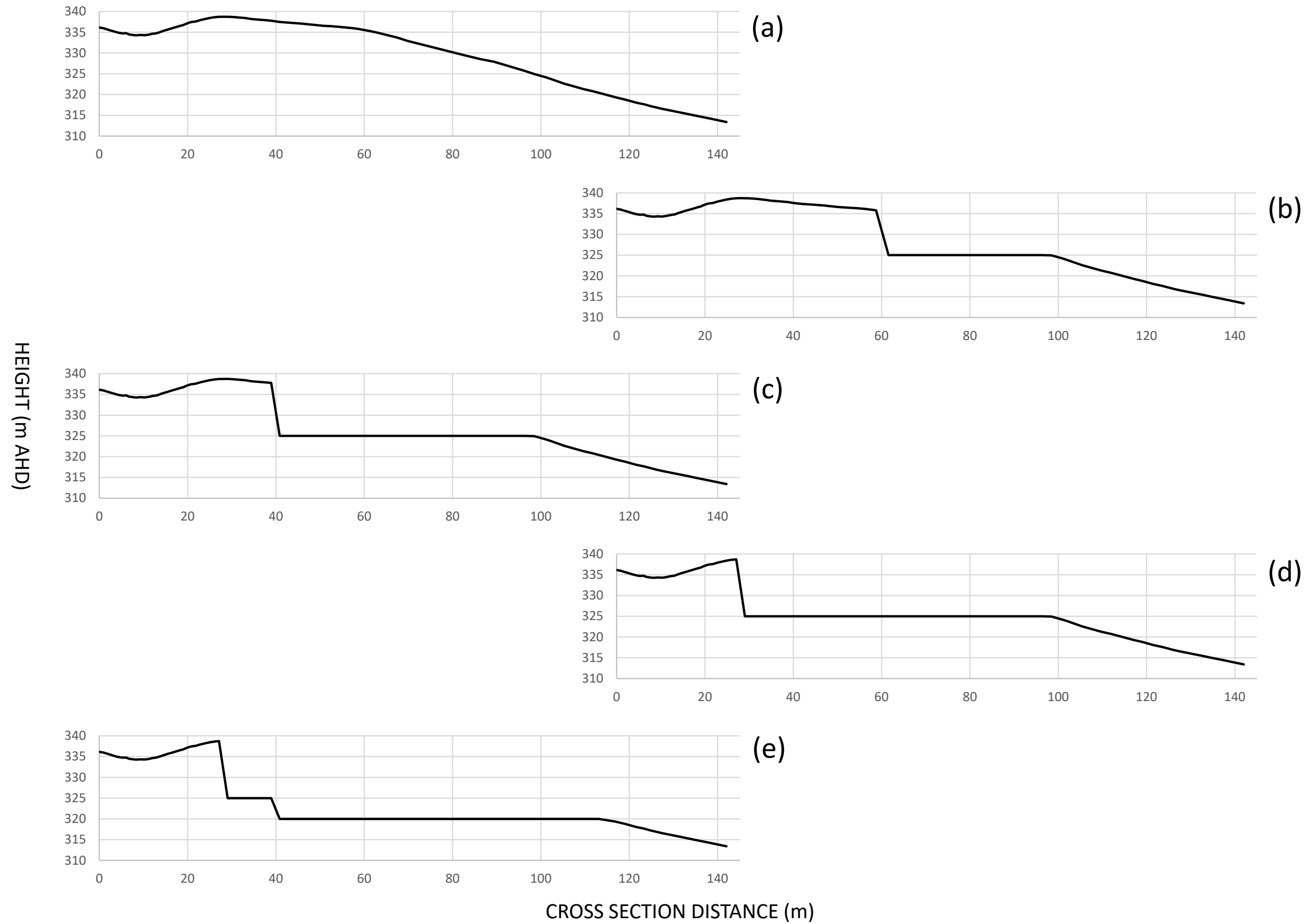
CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021



SMC - KEMPTON  
RECEIVED  
21/12/2021

FIGURE B7: CROSS SECTIONS OF KNAW QUARRY ((a) to (e))



**SMC - PART C PLANNING INFORMATION**

RECEIVED

**C.1 CATEGORISATION OF USE/DEVELOPMENT**

The development and use are consistent with the definition of Extractive Industry –

‘... use of land for extracting or removing material from the ground, other than Resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.’

**C.2 ZONING**

The land upon which the quarry and access road occurs is zoned Rural Resource (**Figure C-1**) and there are several Scheme overlays (**Figure C-2**). A quarry is defined as an *Extractive Industry* in the *Southern Midlands Interim Planning Scheme 2015* which is a Discretionary use within the Rural Resource zone.

**C.3 SCHEME USE STANDARDS**

The following notes and comments are made about each Use Standard relevant to the development. The numbers used to label each table below is the same as for the Scheme.

**26.3.3 Discretionary Use**

Objective –

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

Performance Criterion	Comments
<p><b>P1</b></p> <p>A discretionary non-agricultural use<sup>1</sup> must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the proposed non-agricultural use;</li> <li>(b) the characteristics of the existing or likely agricultural use;</li> <li>(c) setback to site boundaries and separation distance between the proposed non-</li> </ul>	<p><b>Development complies with P1.</b></p> <p>The subject site and all surrounding land is in agricultural use – pasture (improved, degraded) and remnant native vegetation (livestock grazing) and some weed infestations (mainly gorse thickets).</p> <p>The area to be quarried has limited agricultural potential (livestock) due to slope and shallow soils (the growing of food crops would be almost impossible).</p> <p>The rehabilitation program for the quarry is to re-establish pasture for livestock grazing on the worked-out areas.</p>

<sup>1</sup> *Agricultural use* means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture, intensive tree farming and plantation forestry.

<p>SMC - KEMP RECEIVED 21/12/2021</p>	<p>agricultural use and existing or likely agricultural use; (d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use.</p>	<p>The Mining Lease and adjoining lands are not part of an irrigation district. Setbacks are enough to prevent fettering or any impact to adjacent or nearby agricultural lands.</p>
---	---	--

**C.4 DEVELOPMENT STANDARDS**

The following notes and comments are made about relevant Development Standard. The numbers used to label each table below is the same as for the Scheme.

**Clause 26.4.1** is not applicable as no buildings are proposed.

**Clause 26.5** is not applicable because subdivision is not proposed.

**26.4.2 Setback**

Objective –

To minimise land use conflict and fettering of use of rural land from residential use, maintain desirable characteristics of the rural landscape and protect environmental values in adjoining land zoned Environmental Management.

Acceptable Solution (A)	Comments
<p><b>A1</b> Building setback from frontage must be no less than: 20 m.</p>	<p><b>Not applicable</b>, no buildings are proposed.</p>
<p><b>A2</b> Building setback from side and rear boundaries must be no less than: 40 m.</p>	<p><b>Not applicable</b>, no buildings are proposed.</p>
<p><b>A3</b> Building setback for buildings for sensitive use must comply with all of the following:                       (a) be sufficient to provide a separation distance from a plantation forest, Private Timber Reserve or State Forest of 100 m;                       (b) be sufficient to provide a separation distance from land zoned Significant Agriculture of 200 m.</p>	<p><b>Not applicable</b>, no buildings are proposed.</p>

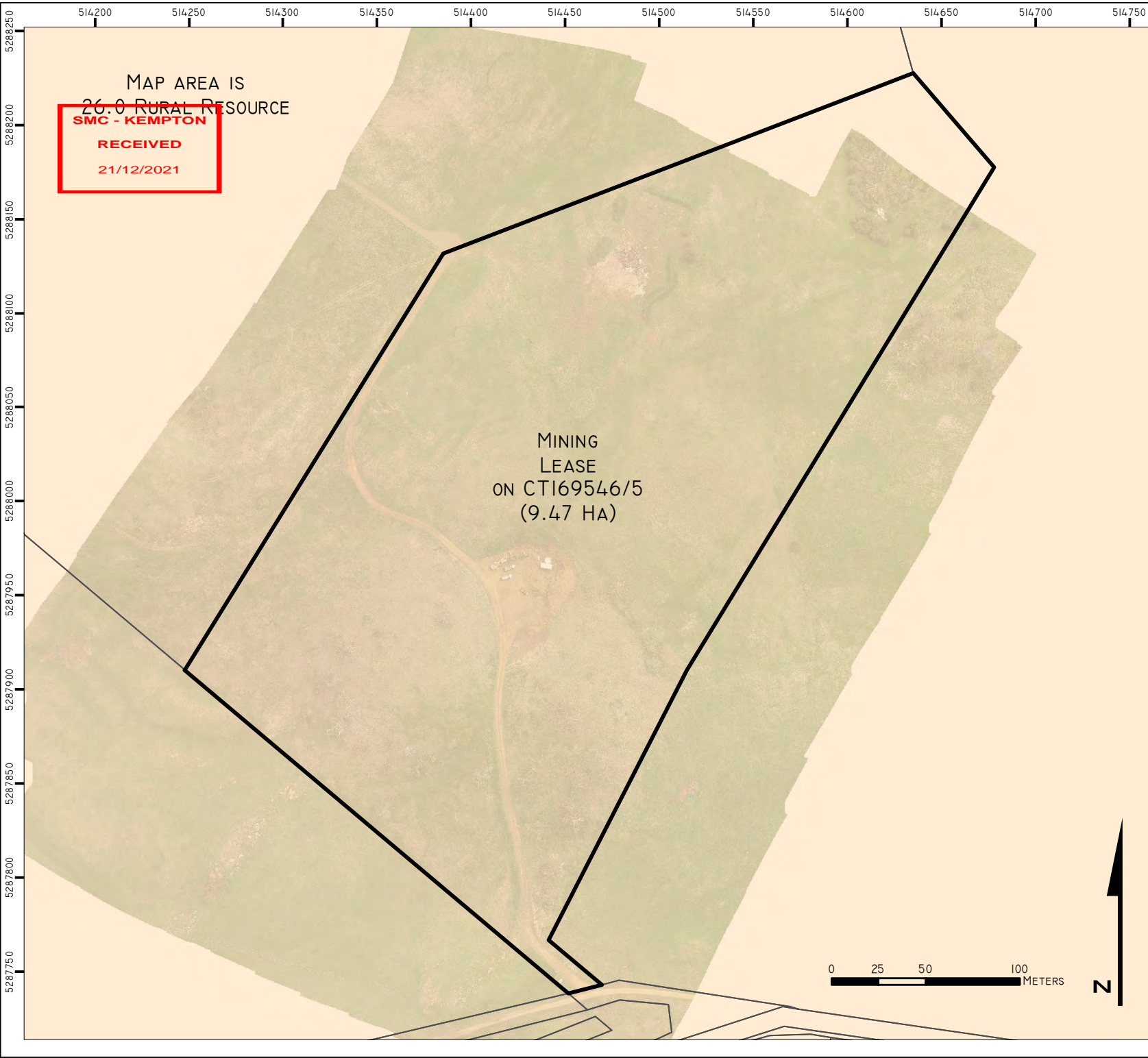
<p>SMC - KEMPTON A4 RECEIVED 21/11/2021</p>	<p>Buildings and works must be setback from land zoned Environmental Management no less than: 50 m.</p>	<p><b>Satisfies A4</b> Works are setback at least 50m from land zoned Environmental Management.</p>
---	---	---

### 26.4.3 Design

Objective –

To ensure that the location and appearance of buildings and works minimises adverse impact on the rural landscape.

Performance Criterion (P) or Acceptable Solution (A)	Comments
<p><b>A1</b> The location of buildings and works must comply with any of the following:</p> <ul style="list-style-type: none"> <li>(a) be located within a building area, if provided on the title;</li> <li>(b) be an addition or alteration to an existing building;</li> <li>(c) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline.</li> </ul>	<p><b>Satisfies A1(c).</b> Native vegetation will not be cleared, and the activity is not skyline or ridgeline.</p>
<p><b>A2</b> Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p><b>Not applicable</b>, no buildings are proposed.</p>
<p><b>P3</b> The depth of any fill or excavation must be kept to a minimum so that the development satisfies all of the following:</p> <ul style="list-style-type: none"> <li>(a) does not have significant impact on the rural landscape of the area;</li> <li>(b) does not unreasonably impact upon the privacy of adjoining properties;</li> <li>(c) does not affect land stability on the lot or adjoining areas.</li> </ul>	<p><b>Satisfies P3(c).</b> Native vegetation will not be cleared, and the activity is not skyline or ridgeline. Excavations will be partly shielded from Clifton Vale and Fosters Roads by a soil bund that will be grassed once formed (bunds to be created from stripped topsoil for final rehabilitation works). The excavation will not impact the privacy of adjoining properties. The excavation will not affect land stability on adjoining lots – this is regulated under the <i>Mineral Resources Development Act 1995</i> by Mineral Resources Tasmania.</p>



MAP AREA IS  
26.0 RURAL RESOURCE  
**SMC - KEMPTON**  
**RECEIVED**  
21/12/2021

MINING  
LEASE  
ON CT169546/5  
(9.47 HA)

**Attachment**  
**AGENDA ITEM 12.1.1**  
**KNAW QUARRY**

DEVELOPMENT  
APPLICATION

FIGURE C-1: ZONE MAP  
SOUTHERN MIDLANDS INTERIM  
PLANNING SCHEME 2015

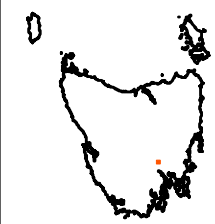
TASMAP:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



PO Box 1 New Town TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021

0 25 50 100 METERS



Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY

DEVELOPMENT  
APPLICATION

FIGURE C-2: OVERLAY MAP  
SOUTHERN MIDLANDS INTERIM  
PLANNING SCHEME 2015

TASMAP:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING

 **an Diemen CONSULTING**  
PO Box 1 New Town TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 18 DEC 2021

**SMC - KEMPTON**  
**RECEIVED**  
21/12/2021

WATERWAY AND COASTAL  
PROTECTION AREAS

MINING  
LEASE  
ON CT169546/5  
(9.47 HA)

LANDSLIDE HAZARD  
AREA (LOW)

ENTIRE MAP AREA IS  
BUSHFIRE PRONE AREAS

0 25 50 100 METERS







The following notes and comments are made about relevant Codes in the Scheme.

**C.5.1 Bushfire prone areas**

The Code is not applicable to the development; the use is not a vulnerable or hazardous use, and residential use is not proposed.

**C.5.2 Potentially contaminated land**

The Code is not applicable to the development.

**C.5.3 Landslide**

The purpose of this provision is to ensure that use and development is appropriately designed, located, serviced, constructed or managed to reduce to within tolerable limits the risk to human life and property and the cost to the community, caused by landslides.

This Code applies to:

- (a) Development for buildings and works or subdivision on land within a Landslide Hazard Area;
- (b) Use of land for vulnerable use or hazardous use within a Landslide Hazard Area.

The quarry will be **exempt** from this Code when the mining lease (2114 P/M) under the *Mineral Resources Development Act 1995* comes into force, a hazardous use is not proposed. The mining lease is likely to be issued prior to the planning authority determining the application.

If this is not the case, the following relevant Use and Development Standards of this Code have been considered.

Clause E3.6 Use Standards

Use Standard is not applicable – no hazardous or vulnerable use is proposed.

Clause E3.7 Development Standards

*Clause E3.7.1 Buildings and Works, other than Minor Extensions*

Objective –

To ensure that landslide risk associated with buildings and works for buildings and works, other than minor extensions, in Landslide Hazard Areas, is:

- (a) acceptable risk; or
- (b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.

Performance Criterion	Comments
-----------------------	----------

<p style="color: red; border: 1px solid red; padding: 2px;">SMC - KEMPTON P1<sup>2</sup> RECEIVED</p> <p>21 Buildings and works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) no part of the buildings and works is in a High Landslide Hazard Area;</li> <li>(b) the landslide risk associated with the buildings and works is either:             <ul style="list-style-type: none"> <li>(i) acceptable risk; or</li> <li>(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.</li> </ul> </li> </ul>	<p><b>Development complies with P1.</b></p> <p>No works are to occur within a High Landslide Hazard Area.</p> <p>No buildings are proposed.</p> <p>The activity is a quarry which requires excavation – the areas to be extracted overlap with Low Landslide Hazard Areas only.</p> <p>Extraction will be appropriately planned and managed in accordance with the Tasmanian <i>Quarry Code of Practice 2017</i> and regulated by the MRT (Mining Lease) and the EPA. Hence, the risk is acceptable.</p>
---	--

Clause E3.7.2 *Minor Extensions* is not applicable as a *minor extension* is not proposed.

Clause E3.7.3 *Major Works*

Objective –

To ensure that landslide risk associated with major works in Landslide Hazard Areas, is:

- (a) acceptable risk; or
- (b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.

Performance Criterion	Comments
<p><b>P1<sup>3</sup></b></p> <p>Major works must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) no part of the buildings and works is in a High Landslide Hazard Area;</li> <li>(b) the landslide risk associated with the buildings and works is either:             <ul style="list-style-type: none"> <li>(i) acceptable risk; or</li> <li>(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.</li> </ul> </li> </ul>	<p><b>Satisfies P1(a).</b></p> <p>The quarry is in a Low Landslide Hazard Area.</p> <p><b>Satisfies P1(b)(ii).</b></p> <p>The activity is a quarry which requires excavation – the areas to be extracted overlap with Low Landslide Hazard Areas only.</p> <p>Extraction will be appropriately planned and managed in accordance with the Tasmanian <i>Quarry Code of Practice 2017</i> and regulated by the MRT (Mining Lease) and the EPA. Hence, the risk is acceptable.</p>

<sup>2</sup> There is no Acceptable Solution.

<sup>3</sup> There is no Acceptable Solution.

~~SMC - Clause E3.8~~ Clause E3.8 is not applicable because subdivision is not proposed.

RECEIVED

21/12/2021

**C.5.4 Road and Railway Asset Code**

The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

This Code applies as the development and use will intensify the use of an existing access.

The following terms from the Scheme are used in this section –

Access	means land over which a vehicle enters or leaves a road from land adjoining a road.
Access strip	means land, the purpose of which is to provide access to a road.
Road	means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.
Road authority	means for State highways or subsidiary roads, within the meaning of the Roads and Jetties Act 1935, the Minister administering that Act and in relation to all other roads, the Council having the control of such road.

Clause E5.5 Use Standards

The following relevant Use Standards of this Code have been considered in this application.

*Clause E5.5.1 Existing road access and junctions*

Objective –

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

Performance Criterion (P) OR Acceptable Solution (A)	Comments
<p><b>A1</b></p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/hr, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p>	<p><b>Not applicable to the development</b></p> <p>Site does not access a Category 1 or 2 road.</p>

<p>SMC - KEMPTON P2 RECEIVED 21/11/2021</p>	<p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature and efficiency of the access or the junction;</li> <li>(d) the nature and category of the road;</li> <li>(e) the speed limit and traffic flow of the road;</li> <li>(f) any alternative access to a road;</li> <li>(g) the need for the use;</li> <li>(h) any traffic impact assessment; and</li> <li>(i) any written advice received from the road authority.</li> </ul>	<p><b>Satisfies P2.</b></p> <p>The use will increase traffic on Fosters and Clifton Vale Roads.</p> <p>The access has appropriate line-of-sight distances onto Fosters Road (a very low traffic road) and to the distant junction of Fosters Road and Clifton Vale Road (<b>Figure B-1</b>).</p> <p>Traffic will be of low volume generation by the Development. Fosters Road is a very low traffic use road so conflict with trucks using the short section from the access to the junction of Clifton Vale and Fosters Roads is very unlikely to occur.</p> <p>There is no alternative practical access to the quarry from a road.</p>
<p><b>A3</b></p>	<p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>	<p><b>Not relevant to the development – speed limit is 80 km/hr.</b></p>

*Clause E5.5.2 Existing Level Crossings*

Use Standard is not applicable – there is no access over a level crossing.

Clause E5.6 Development Standards

The following Development Standards have been considered in this application.

*Clause E5.6.1 Development adjacent to roads and railways*

Development Standard is not applicable – there is no access near a railway line, level crossing or a category 1 or 2 road.

*Clause E5.6.2 Road accesses and junctions*

Objective –

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.

<p><b>SMC - KEMPTON RECEIVED 21/12/2021</b></p>	<p><b>Performance Criterion (P) OR Acceptable Solution (A)</b></p>	<p><b>Comments</b></p>
	<p><b>A1</b></p> <p>For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and frequency of the traffic generated by the use;</li> <li>(b) the nature of the road;</li> <li>(c) the speed limit and traffic flow of the road;</li> <li>(d) any alternative access;</li> <li>(e) the need for the access or junction;</li> <li>(f) any traffic impact assessment; and</li> <li>(g) any written advice received from the road authority.</li> </ul>	<p><b>Satisfies A1.</b></p> <p>There is no new access or junction in an area subject to a speed limit of more than 60km/h.</p> <p>The access has appropriate line-of-sight distances onto Fosters Road (a very low traffic road) and to the distant junction of Fosters Road and Clifton Vale Road (<b>Figure B-1</b>).</p> <p>Traffic will be of low volume generation by the Development.</p>
	<p><b>A2</b></p> <p>No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.</p>	<p><b>Satisfies A2.</b></p> <p>One access provides entry and exit to the Development.</p>

*Clause E5.6.3 New level crossings*

Development Standard is not applicable.

*Clause E5.6.4 Sight distances at accesses, junctions and level crossings*

The development complies with the Acceptable Solution A1 – sight distance onto the access road are more than those stipulated in Table E.5.1 of the Scheme.

**C.5.5 Parking and Access**

The purpose of this provision is to:

- (a) ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists;
- (b) ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities;
- (c) ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network;

SMC - KEITH  
RECEIVED  
21/12/2021

- (d) ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places;
- (e) ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour;
- (f) ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards;
- (g) recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking;
- (h) provide for safe servicing of use or development by commercial vehicles.

Clause E6.6 Use Standards

The following relevant Use Standards have been considered in this application.

One car space (**Clause E6.6.1**) will be constructed in the quarry site. **Clause E6.6.3** and **Clause E6.6.4** are not applicable.

Clause E6.7 Development Standards

The following relevant Development Standards have been considered in this application.

The development and use comply with **Clause E6.7.1** as there is only one access.

*Clause E6.7.2 Design of Vehicular Accesses*

Objective –

To ensure safe and efficient access for all users, including drivers, passengers, pedestrians and cyclists by locating, designing and constructing vehicle access points safely relative to the road network.

Performance Criterion (P)	Comments
<p><b>A1</b></p> <p>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.</p>	<p><b>Satisfies A1.</b></p> <p>The existing number of vehicle access points is 2. No new accesses are proposed.</p>

*Clause E6.7.3 Vehicular passing areas along an access*

Objective –

To ensure that:

- (a) the design and location of access and parking areas creates a safe environment for users by minimising the potential for conflicts involving vehicles, pedestrians and cyclists;

SMC - KEITH  
RECEIVED  
21/12/2021

(b) use or development does not adversely impact on the safety or efficiency of the road network as a result of delayed turning movements into a site.

Performance Criterion (P)	Comments
<p><b>P1</b></p> <p>Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) avoidance of conflicts between users including vehicles, cyclists and pedestrians;</li> <li>(b) avoidance of unreasonable interference with the flow of traffic on adjoining roads;</li> <li>(c) suitability for the type and volume of traffic likely to be generated by the use or development;</li> <li>(d) ease of accessibility and recognition for users.</li> </ul>	<p><b>Satisfies P1.</b></p> <p>No passing bays along the access road are proposed as they are not needed in the Development – the access road will be constructed to enable trucks to pass without the need for pulling over to the side of the road or passing bay built for this purpose.</p> <p>The quarry development will not open to the public, there will be no direct sales to the public from the quarry and inspection of the quarry material by prospective customers will be by inspection only.</p> <p>The access is suitable for the type and volume of traffic proposed to utilise the access.</p> <p>The entrance is already clearly demarcated by prominent front fencing and a gate.</p>

*Clause E6.7.4 On-site turning*

Objective –

To ensure safe, efficient, and convenient access for all users, including drivers, passengers, pedestrians and cyclists, by generally requiring vehicles to enter and exit in a forward direction.

Acceptable Solution (A)	Comments
<p><b>A1</b></p> <p>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:</p> <ul style="list-style-type: none"> <li>(a) it serves no more than two dwelling units;</li> <li>(b) it meets a road carrying less than 6,000 vehicles per day.</li> </ul>	<p><b>Satisfies A1.</b></p> <p>Vehicles, including trucks, will be able to turn within the quarry to exit in a forward direction.</p> <p>The access serves no more than 2 dwelling units and it meets a road carrying less than 6,000 vehicles per day.</p>

*Clause E6.7.5 Layout of parking areas*

Objective –

To ensure that parking areas for cars (including assessable parking spaces), motorcycles and bicycles are located, designed and constructed to enable safe, easy and efficient use.

<p><b>SMC - KEMPTON</b> <b>RECEIVED</b> 21/12/2021</p>	<b>Performance Criterion (P)</b>	<b>Comments</b>
	<p><b>P1</b> The layout of car parking spaces, access aisles, circulation roadways and ramps must be safe and must ensure ease of access, egress and manoeuvring on-site.</p>	<p><b>Satisfies P1.</b> Vehicles, including trucks, will be able to turn within the quarry to exit in a forward direction.  Car parking (1) will be formalised near the stockpile area. The layout of the quarry will establish efficient and safe roads and accessways and areas for parking/turning.</p>

*Clause E6.7.6 Surface treatment of parking areas*

Objective –

To ensure that parking spaces and vehicle circulation roadways do not detract from the amenity of users, adjoining occupiers or the environment by preventing dust, mud and sediment transport.

<b>Performance Criterion (P)</b>	<b>Comments</b>
<p><b>P1</b> Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following: (a) the suitability of the surface treatment; (b) the characteristics of the use or development; (c) measures to mitigate mud or dust generation or sediment transport.</p>	<p><b>Satisfies P1.</b> Vehicles, including trucks, will be able to turn within the quarry to exit in a forward direction.  Car parking will be formalised in a safe area near the bunding.  The layout of the quarry will establish efficient and safe roads and accessways and areas for parking/turning.</p>

*Clause E6.7.7 Lighting of parking areas*

Objective –

To ensure parking and vehicle circulation roadways and pedestrian paths used outside daylight hours are provided with lighting to a standard which:

- (a) enables easy and efficient use;
- (b) promotes the safety of users;
- (c) minimises opportunities for crime or anti-social behaviour; and
- (d) prevents unreasonable light overspill impacts.



SMC - KEMPTON RECEIVED 21/12/2021 A1	Acceptable Solution (A)	Comments
	Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting 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.	<b>Satisfies A1.</b> Only 1 car park will be provided so lighting provisions are not relevant.

*Clause E6.7.8 Landscaping of parking areas*

Objective –

To ensure that large parking and circulation areas are landscaped to:

- (a) relieve the visual impact on the streetscape of large expanses of hard surfaces;
- (b) screen the boundary of car parking areas to soften the amenity impact on neighbouring properties;
- (c) contribute to the creation of vibrant and liveable places;
- (d) reduce opportunities for crime or anti-social behaviour by maintaining clear sightlines.

Acceptable Solution (A)	Comments
<b>A1</b> Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	<b>Satisfies A1.</b> Only 1 car park will be provided so landscaping provisions are not relevant.

**Clauses E6.7.9** (Design of Motorcycle Parking Areas), **E6.7.10** (Design of Bicycle Parking Facilities) and **E6.7.11** (Bicycle End of Trip Facilities) are not applicable.

*Clause E6.7.12 Siting of Car Parking*

Objective –

To ensure that the streetscape, amenity and character of urban areas is not adversely affected by siting of vehicle parking and access facilities.

Acceptable Solution (A)	Comments
<b>A1</b>	<b>Not applicable.</b>

<p><b>SMC -</b> <b>REQUIREMENT</b> <b>21.10</b></p>	<p><b>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.</b></p>	<p>The site is in the Rural Resource zone.</p>
---	--	--

*Clause E6.7.13 Facilities for Commercial Vehicles*

Objective –

To ensure that facilities for commercial vehicles are provided on site, as appropriate.

Performance Criterion (P)	Comments
<p><b>P1</b> Commercial vehicle arrangements for loading, unloading, or manoeuvring must not compromise the safety and convenience of vehicular traffic, cyclists, pedestrians, and other road users.</p>	<p><b>Not applicable.</b> The loading, unloading, and manoeuvring of trucks and other commercial vehicles will occur <b>on</b> the site, not on or adjacent to a road.</p>

*Clause E6.7.14 Access to a road*

Objective –

To ensure that access to the road network is provided appropriately.

Performance Criterion (P)	Comments
<p><b>A1</b> Access to a road must be in accordance with the requirements of the road authority.</p>	<p><b>Can satisfy A1.</b> No new access is required.</p>

**C.5.6 Stormwater Management**

The purpose of this provision is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy. This code applies to development that requires the management of stormwater. This code does not apply to use.

The following relevant Development Standards have been considered in this application.

**SMC - E7.1 Stormwater disposal and management**

RECEIVED  
Objective –  
21/12/2021

To ensure that stormwater quality and quantity is managed appropriately.

Performance Criterion (P) OR Acceptable Solution (A)	Comments
<p><b>P1</b></p> <p>Stormwater from new impervious surfaces must be managed by any of the following:</p> <ul style="list-style-type: none"> <li>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</li> <li>(b) collected for re-use on the site;</li> <li>(c) disposed to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.</li> </ul>	<p><b>Satisfies P1.</b></p> <p>A sediment pond (Figure B-3) will be constructed to capture and treat stormwater for sediment removal prior to its discharge to the environment. The sediment pond to which water flowing from the development will be designed to cater for an ARI of 20 years.</p> <p>Sediment will be cleaned from the pond for re-use in the quarry for rehabilitation works.</p> <p>Water collected may be used in the development to dampen the material when crushed (to maintain a 5-10% water component to minimise dust) and the internal road and quarry pit during periods of dry weather.</p>
<p><b>P2</b></p> <p>A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.</p>	<p><b>Satisfies P2.</b></p> <p>The sediment pond will be sized by an engineer based on an ARI of 1 in 20 years.</p>
<p><b>A3</b></p> <p>A minor stormwater drainage system must be designed to comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;</li> <li>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.</li> </ul>	<p><b>Satisfies A3.</b></p> <p>The sediment pond will be sized by an engineer based on an ARI of 1 in 20 years.</p>

<p>SMC - KEMPTON A4 RECEIVED 21/12/2022</p>	<p>A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>	<p><b>Not relevant to the development.</b></p>
---	---	--

**C.5.7 Electricity Transmission Infrastructure Protection**

The Code is not applicable to the development.

**C.5.8 Attenuation**

The purpose of this provision is to:

- (a) minimise adverse effect on the health, safety and amenity of sensitive use from uses with potential to cause environmental harm; and
- (b) minimise likelihood for sensitive use to conflict with, interfere with or constrain uses with potential to cause environmental harm.

The development and use is a Level 2 activity as defined by Schedule 2 the *Environmental Management and Pollution Control Act 1994* so it is exempt from this Code.

**C.5.9 Waterway and Coastal Protection**

The purpose of this provision is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to:

- (a) minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;
- (b) minimise impact on coastal and foreshore values, native littoral vegetation, natural coastal processes and the natural ecological function of the coast;
- (c) protect vulnerable coastal areas to enable 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.
- (d) minimise impact on water quality in potable water supply catchment areas.

The development and use is a Level 2 activity defined by the *Environmental Management and Pollution Control Act 1994* so it is **exempt** from this Code.

**C.5.10 Historic Heritage**

The Code is not applicable to the development.

**C.5.11 Scenic Landscapes**

The Code is not applicable to the development.

**SMC - C.5.12** ***Flood Prone Areas***

RECEIVED

21/12/2024

The Code is not applicable to the development.

***C.5.13 Signs***

There will be no signage erected at the frontage of the property associated with the development.

***C.5.14 Wind and solar energy***

The Code is not applicable to the development.

***C.5.15 Telecommunications***

The Code is not applicable to the development.

***C.5.16 Dispersive Soils***

The Code is not applicable to the development.

***C.5.17 Acid Sulfate Soils***

The Code is not applicable to the development.

***C.5.18 On-site Wastewater Management***

The Code is not applicable to the development.

SMC - ATTACHMENTS  
RECEIVED  
21/12/2021  
Attachment

Land Title Information

**SMC - KEMPTON**  
**RECEIVED**  
 21/12/2021

SEARCH OF TORRENS TITLE

VOLUME 169546	FOLIO 5
EDITION 3	DATE OF ISSUE 14-Apr-2016

SEARCH DATE : 13-Nov-2021

SEARCH TIME : 07.52 PM

DESCRIPTION OF LAND

Parish of HUNTINGDON Land District of MONMOUTH  
 Lot 5 on Sealed Plan 169546  
 Derivation : Part of 990 Acres Gtd. to Gamaliel Butler and  
 Part of 320 Acres Gtd. to J.Foster.  
 Prior CTs 149494/1 and 228883/1

SCHEDULE 1

E20157 TRANSFER to KENT MICHAEL NOBLE and ANITA LOUISE WEDD  
 Registered 24-Sep-2015 at 12.01 PM

SCHEDULE 2

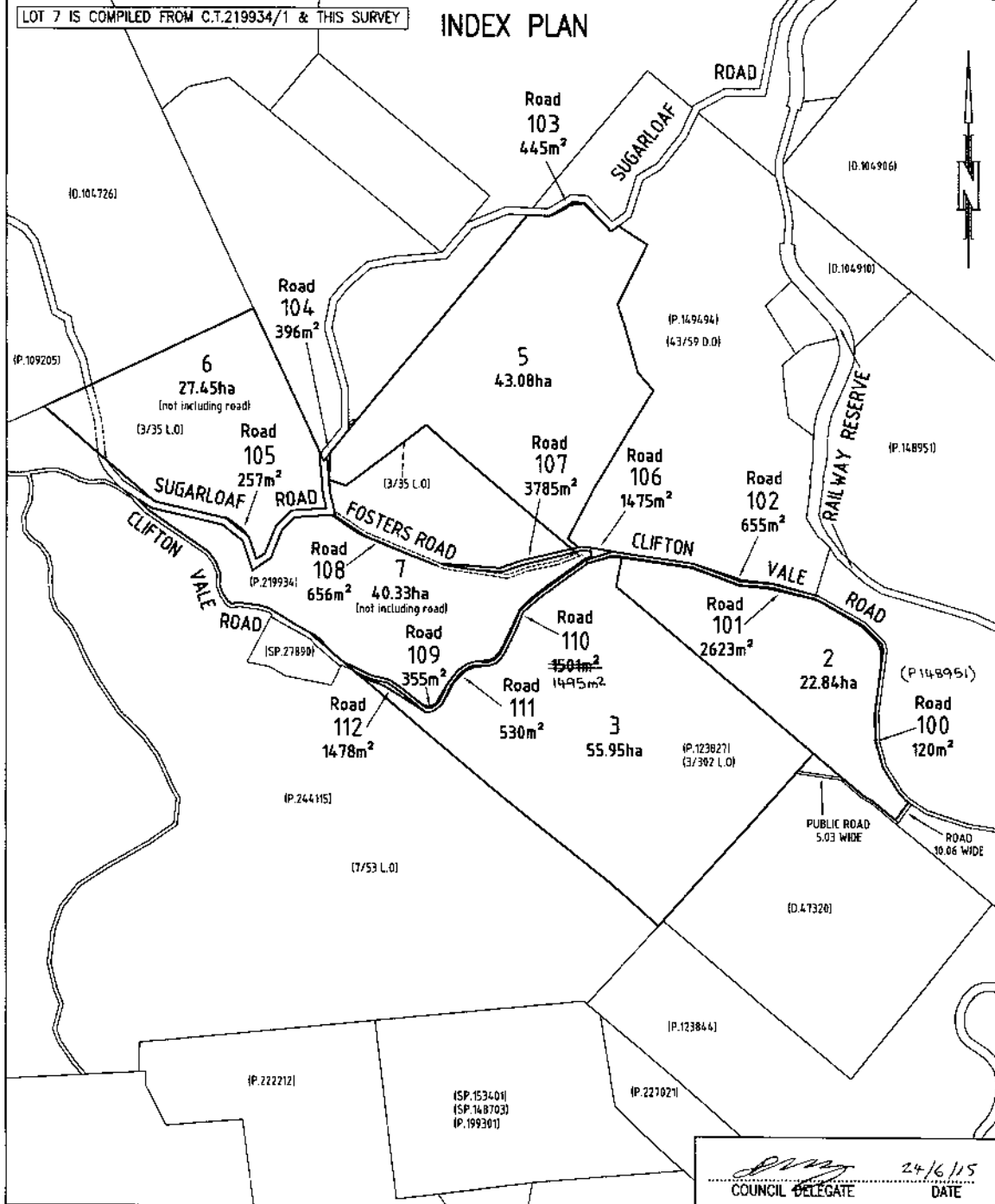
Reservations and conditions in the Crown Grant if any  
 SP169546 FENCING COVENANT in Schedule of Easements  
 E27055 BENEFITING EASEMENT: an electricity infrastructure  
 easement over the land marked Electricity Easement 2.  
 00 Wide on Sealed Plan 169546 (Subject to provisions)  
 Registered 14-Apr-2016 at noon  
 E9856 BENEFITING EASEMENT: a right of carriageway over the  
 land marked Right of Way 6.00 Wide on Sealed Plan  
 169546 Registered 14-Apr-2016 at 12.02 PM  
 E20158 MORTGAGE to Westpac Banking Corporation Registered  
 24-Sep-2015 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**SMC - KEMPTON**  
**RECEIVED**  
21/12/2021

OWNER <b>MARTIN HUGH BECK &amp; AMMI BECK</b> FOLIO REFERENCE C.T.123827/1, C.T.219934/1 C.T.228883/1, C.T.149494/1	<b>PLAN OF SURVEY</b> BY SURVEYOR ANDREW STEPHEN BIRCH <b>BROOKS LARK &amp; CARRICK SURVEYORS</b> UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898	REGISTERED NUMBER <b>SP169546</b>
GRANTEE PART OF 320 ACRES GTD TO JAMES FOSTER PART OF LOT 2045 GTD TO JOHN JONES PART OF 990 ACRES GTD TO GAMALIEL BUTLER	LOCATION <b>LAND DISTRICT OF MONMOUTH PARISH OF HUNTINGDON</b> SCALE 1: 10000      LENGTHS IN METRES	APPROVED EFFECTIVE FROM <b>30 JUL 2015</b> <i>Glenn Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 125 (5028)	LAST UPI No.	LAST PLAN P123827 No. P149494, P219934, P22883
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		





**SMC - KEMPTON**  
**RECEIVED**  
21/12/2015

**PLAN OF SURVEY**  
ANNEXURE SHEET  
SHEET 1 OF 5 SHEETS

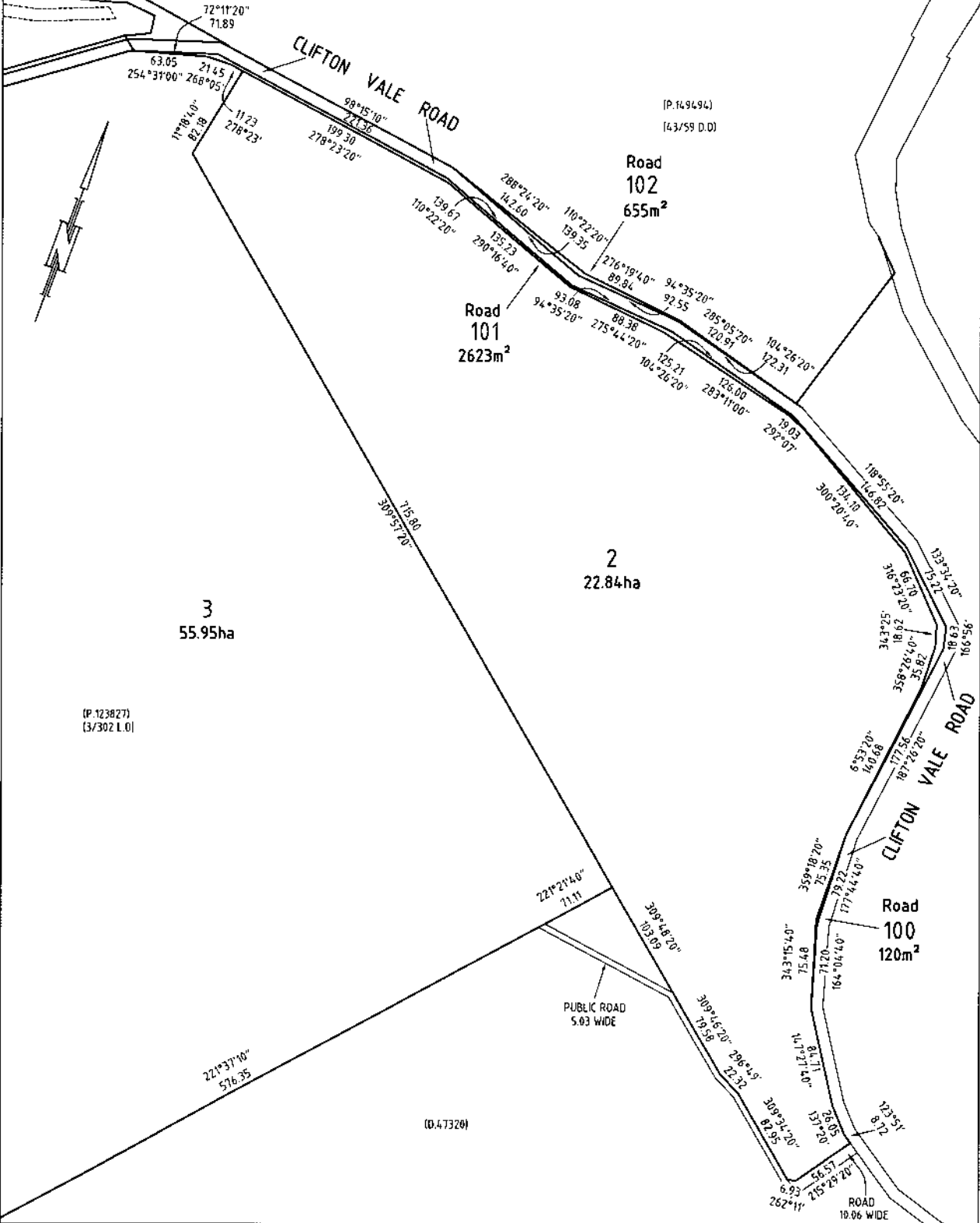
OWNER MARTIN HUGH BECK & AMMI BECK  
FOLIO REFERENCE C.T.123827/1, C.T.219934/1  
C.T.228883/1, C.T.149494/1  
SCALE 1: 3000 LENGTHS IN METRES

Registered Number  
**5 169546**

SIGNED FOR IDENTIFICATION PURPOSES  
*[Signature]*  
Council Delegate  
24/6/15  
Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN  
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  
*[Signature]*  
Registered Land Surveyor  
7-5-2015  
Date

~~APPROVED~~  
EFFECTIVE FROM 30 JUL 2015  
*[Signature]*  
Recorder of Titles



SMC - KEMPTON  
RECEIVED  
21/12/2015

PLAN OF SURVEY

ANNEXURE SHEET

SHEET 2 OF 5 SHEETS

OWNER MARTIN HUGH BECK & AMMI BECK  
FOLIO REFERENCE C.T.123827/1, C.T.219934/1  
C.T.228883/1, C.T.149494/1  
SCALE 1: 4000 LENGTHS IN METRES

Registered Number

SP 181546

SIGNED FOR IDENTIFICATION PURPOSES

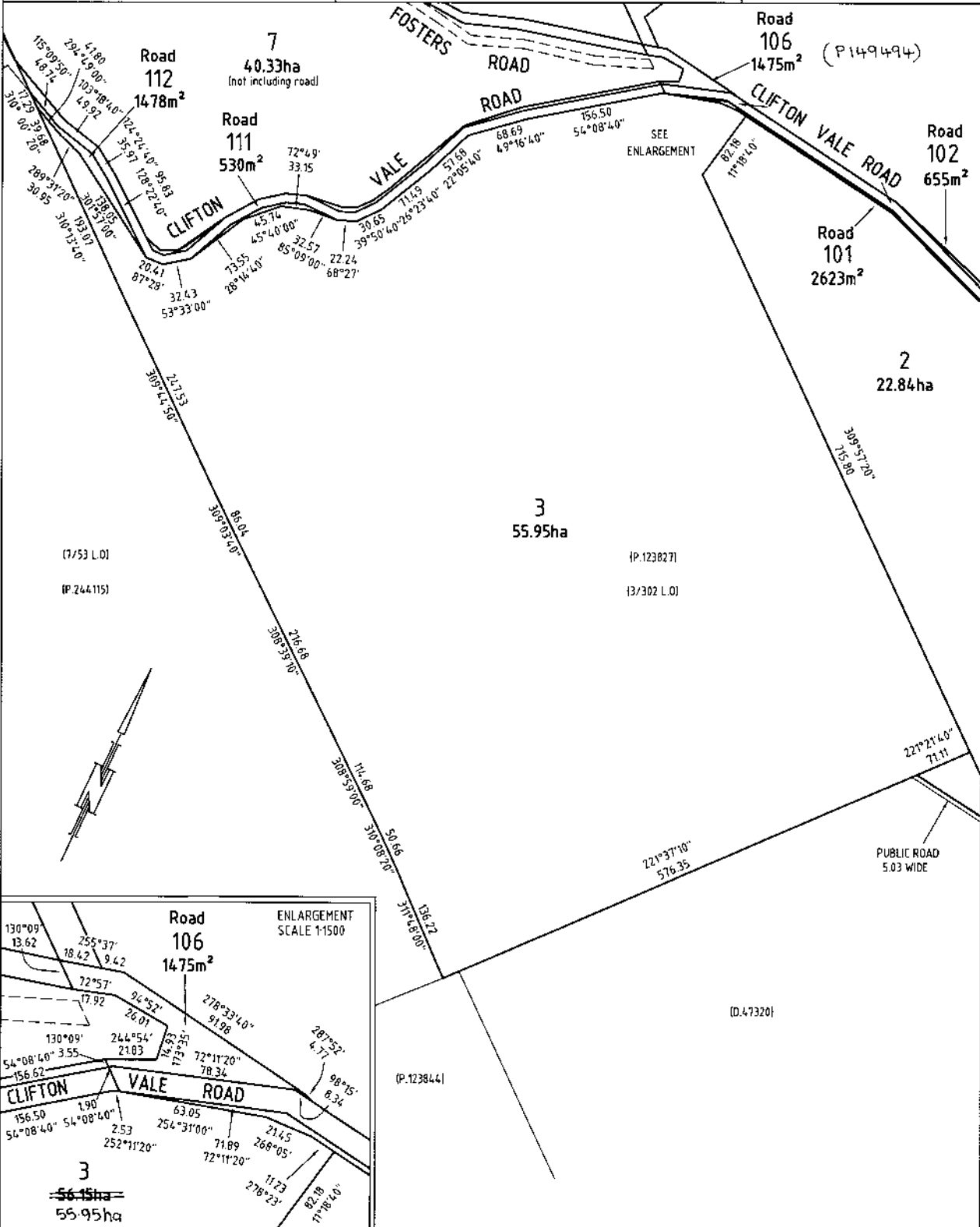
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN  
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

APPROVED EFFECTIVE FROM 30 JUL 2015

*[Signature]*  
Council Delegate  
24/6/15  
Date

*[Signature]*  
Registered Land Surveyor  
7-5-2015  
Date

*[Signature]*  
Recorder of Titles



**SMC - KEMPTON**  
**RECEIVED**  
21/12/2011

**PLAN OF SURVEY**  
ANNEXURE SHEET  
SHEET 3 OF 5 SHEETS

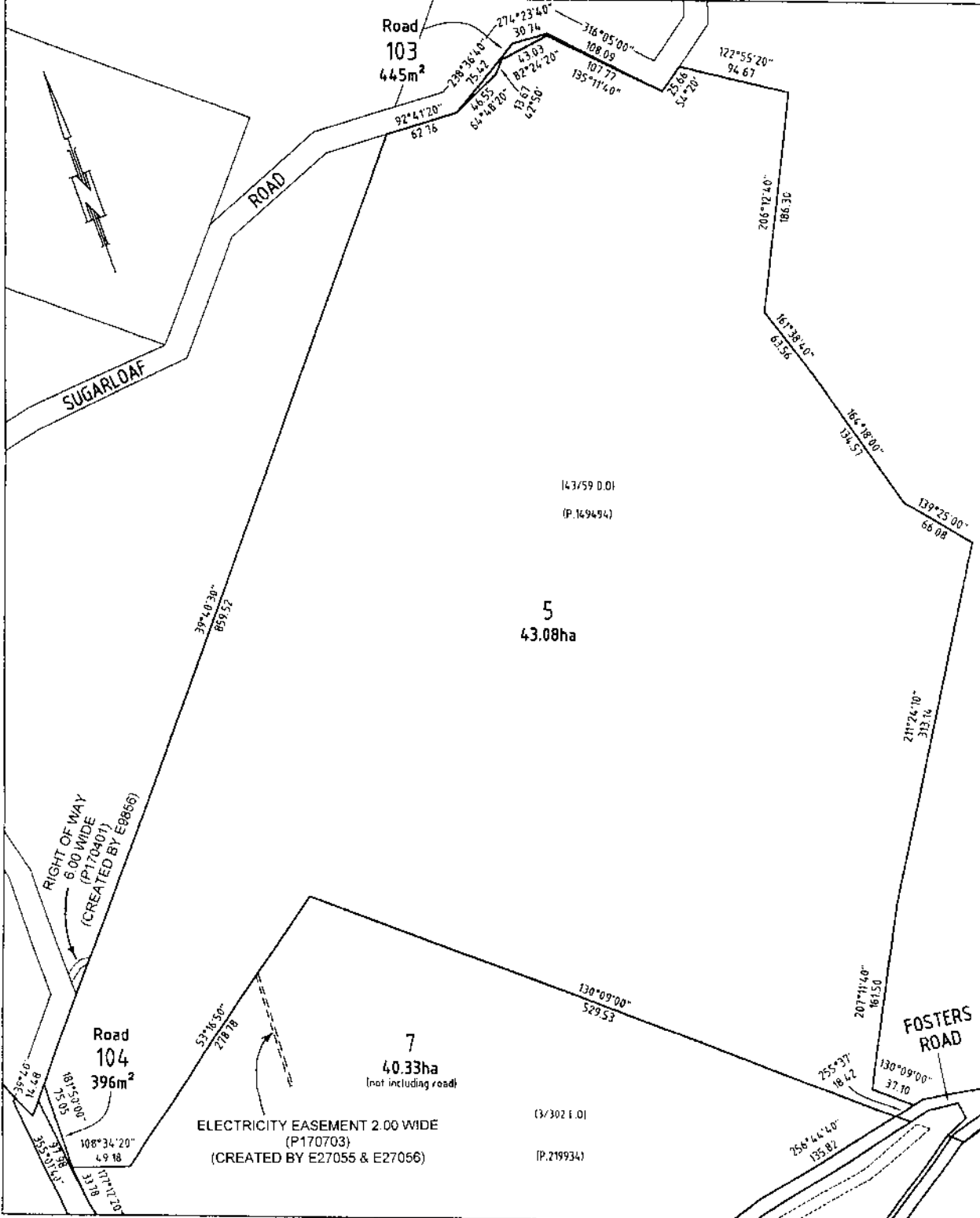
OWNER MARTIN HUGH BECK & AMMI BECK  
FOLIO REFERENCE C.T.123827/1, C.T.219934/1  
C.T.228883/1, C.T.149494/1  
SCALE 1: 3000 LENGTHS IN METRES

Registered Number  
**SP 169546**

SIGNED FOR IDENTIFICATION PURPOSES  
*[Signature]* 24/6/15  
Council Delegate Date

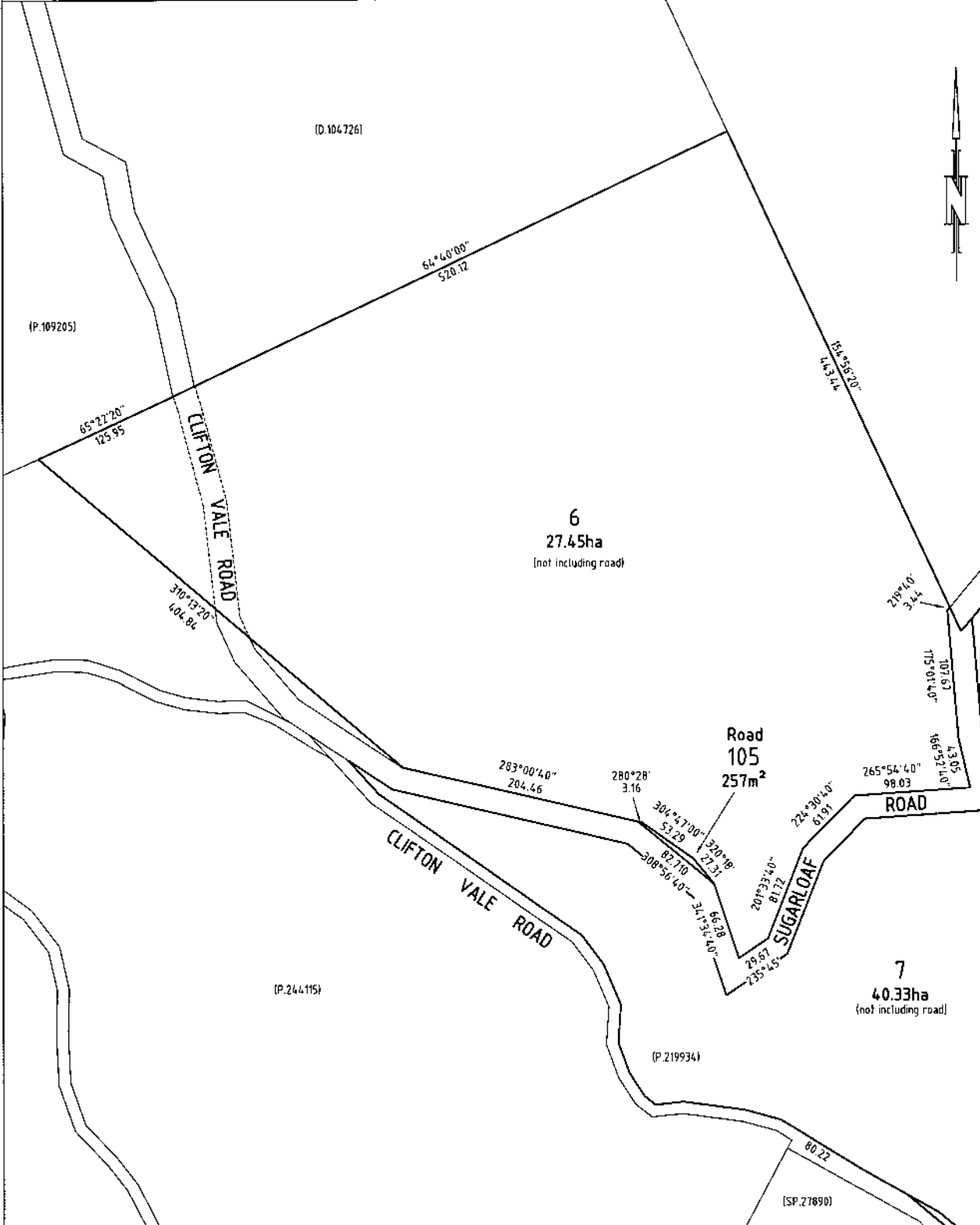
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN  
THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  
*[Signature]* 7-5-2015  
Registered Land Surveyor Date

APPROVED  
EFFECTIVE FROM 30 JUL 2015  
*[Signature]*  
Recorder of Titles



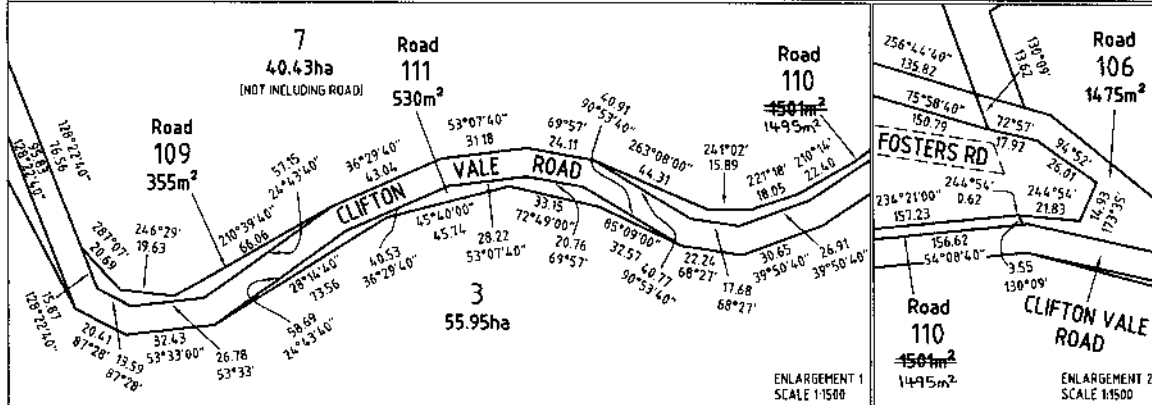
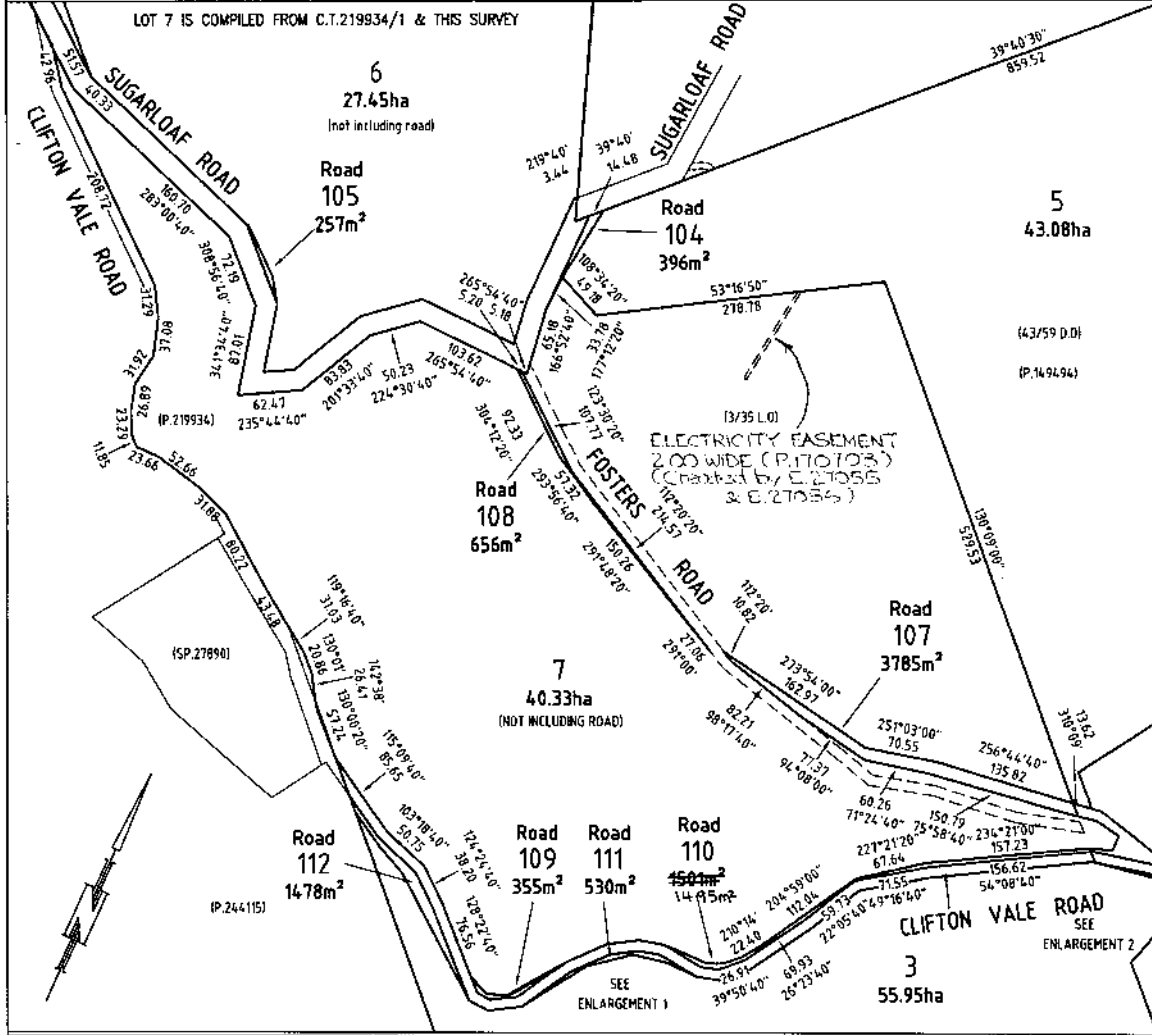
SMC - KEMPTON  
RECEIVED  
PLAN OF SURVEY  
ANNEXURE SHEET  
21/12/2011  
SHEET 4 OF 5 SHEETS

OWNER MARTIN HUGH BECK & AMMI BECK FOLIO REFERENCE C.T.123827/1, C.T.219934/1 C.T.228883/1, C.T.149494/1 SCALE 1: 3000 LENGTHS IN METRES	Registered Number SP 12 2 36
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate Date 24/6/15	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor Date 7-5-2015
APPROVED EFFECTIVE FROM 30 JUL 2015  Recorder of Titles	



**SMC - KEMPTON**  
**RECEIVED**  
21/12/2021

<p><b>PLAN OF SURVEY</b> ANNEXURE SHEET SHEET 5 OF 5 SHEETS</p>	<p>OWNER MARTIN HUGH BECK &amp; AMMI BECK FOLIO REFERENCE C.T.123827/1, C.T.219934/1 C.T.226883/1, C.T.149494/1 SCALE 1: 4000 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 169546</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate: <i>[Signature]</i> Date: 24/6/15</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor: <i>[Signature]</i> Date: 7-5-2015</p>	<p>APPROVED EFFECTIVE FROM 3.0 JUL 2015  Recorder of Titles: <i>[Signature]</i></p>



SMC - KEMPTON  
RECEIVED  
21/12/2021

<p><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p><b>SF 16 95 46</b></p>
---	--

**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.


**NEW EASEMENTS**

No easements are intended to be created to benefit or burden any of the Lots shown on the Plan.

**NEW COVENANTS**

The owner of each Lot on the Plan covenants with the Vendor (Martin Hugh Beck and Ammi Beck) that the Vendor shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

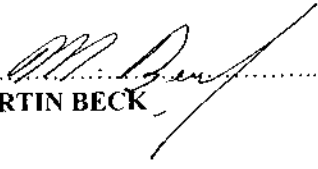
<p>SUBDIVIDER: MARTIN HUGH BECK AND AMMI BECK</p> <p>FOLIO REF: 123827/1, 219934/1, 228883/1 and 149494/1</p> <p>SOLICITOR &amp; REFERENCE: MURDOCH CLARKE (PK1420848)</p>	<p>PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL</p> <p>DATE: <u>24 JUNE 2015</u></p> <p><u>5461324</u></p> <p>REF NO. </p> <p>Council Delegate</p>
--	--

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.

**SMC - KEMPTON**  
**RECEIVED**  
21/12/2021

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number  <b>SP 169346</b>
SUBDIVIDER: MARTIN HUGH BECK AND AMMI BECK FOLIO REFERENCE: 123827/1, 219934/1, 228883/1 and 149494/1	

**SIGNED by MARTIN BECK**  
in the presence of:

  
.....  
**MARTIN BECK**

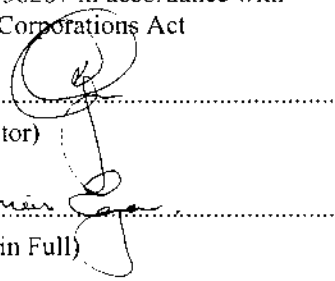
Signature of Witness .....  
 Name of Witness ..... Luke Nicholas Golding  
 Address of Witness ..... Solicitor  
 Occupation of Witness ..... 10 Victoria Street, Hobart, 7000

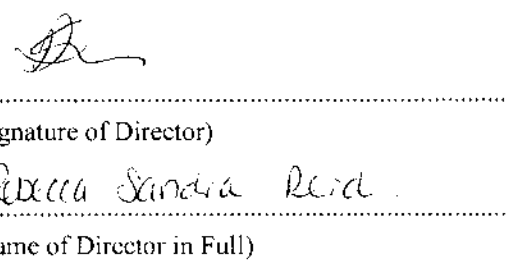
**SIGNED by AMMI BECK**  
in the presence of:

  
.....  
**AMMI BECK**

Signature of Witness .....  
 Name of Witness ..... Luke Nicholas Golding  
 Address of Witness ..... Solicitor  
 Occupation of Witness ..... 10 Victoria Street, Hobart, 7000

**EXECUTED by MURDOS NOMINEES  
PTY LTD (ACN 009 584 543)** as mortgagee  
under mortgage D136267 in accordance with  
Section 127 of the Corporations Act

  
.....  
(Signature of Director)  
  
 .....  
 (Name of Director in Full)

  
.....  
(Signature of Director)  
  
 .....  
 (Name of Director in Full)

**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.

# **KNAW QUARRY, FOSTERS ROAD, DYSART**

## **SUPPLEMENT TO THE EER**



**APPLICANT: KENT NOBLE AND ANITA WEDD**





**TABLE OF CONTENTS**

**PART A – BACKGROUND ..... 3**

**PART B – ADDITIONAL OR NEW INFORMATION..... 4**

    B.1 REPLACEMENT AND NEW FIGURES ..... 4

    B.2 REPLACEMENT MANAGEMENT MEASURES ..... 4

**ATTACHMENTS ..... 9**

    ATTACHMENT 1      REPLACEMENT AND NEW FIGURES..... 10

Van Diemen Consulting Pty Ltd

PO Box 1  
New Town, Tasmania

T: 0438 588 695 E: [rwbarnes73@gmail.com](mailto:rwbarnes73@gmail.com)

This document has been prepared in accordance with the scope of services agreed upon between Van Diemen Consulting (VDC) and the Client.

To the best of VDC’s knowledge, the report presented herein represents the Client’s intentions at the time of completing the document. However, the passage of time, manifestation of latent conditions or impacts of future events may result in changes to matters that are otherwise described in this document. In preparing this document VDC has relied upon data, surveys, analysis, designs, plans and other information provided by the client, and other individuals and organisations referenced herein. Except as otherwise stated in this document, VDC has not verified the accuracy or completeness of such data, surveys, analysis, designs, plans and other information.

No responsibility is accepted for use of any part of this document in any other context or for any other purpose by third parties.

This document does not purport to provide legal advice. Readers should engage professional legal advisers for this purpose.

**Document Status**

REV	Author	Review	Date
1	R Barnes C McCoull	R Barnes	20-7-2022
1	R Barnes C McCoull	K Noble and A Wedd	20-7-2022

## PART A – BACKGROUND

A Supplement was formally requested by the Environment Protection Authority for DA2021/180 on 6 July 2022.

The EPA advised in the Supplement request

‘...that the proposed activity may not meet daytime noise limits at R2 unless the proposed noise barriers are suitably located and the minimum bund height of 3m is met to screen the main noise generating equipment and operations at all stages of the mining plan period. Ensuring this matter is adequately addressed will be essential before the Board can consider approving this proposed development.

Revised figures were requested to demonstrate all noise barriers (bunds) will extend at least 3m horizontally beyond noise generating equipment and are 3m above each noise source height at all stages of the quarry development.’

This Supplement provides revised figures, and a new figure, to address the noise attenuation services required by bunds at the Quarry.

A replacement Table 5 is also provided here to reflect a change management measure that relates to noise attenuation bunds.

**PART B – ADDITIONAL OR NEW INFORMATION**

**B.1 REPLACEMENT AND NEW FIGURES**

The following figures have been replaced or are new from the EER dated 10 May 2022.

Figure Number	Nature of change or alteration
Figure B-5	Shows altered bunding for noise attenuation, shows cross-section through bund relative to the Stockpile and Crushing Pad.
Figure B-6	
Figure B-7	
Figure B-8	
Figure B-9	
Figure B-16A	Renumbered figure. Was Figure B-16 in the EER. No changes made to figure content
Figure B-16B	New figure. Shows additional bund size, Stockpile and Crushing Pad and the Mining Lease relative to the sensitive use referred to as R2 by the EPA.

**B.2 REPLACEMENT MANAGEMENT MEASURES**

**Table 5** attached replaces the Table 5 in the EER dated 10 May 2022. The green highlighted cell indicates the modified management measure.

**Table 1. Management Measures for Knew Quarry**

No.	Description	Timeframe	EER Reference
1	Roads within the boundary of the premises will be watered or sealed to minimise the risk of environmental nuisance. Trucks will utilise proven dust control measures such as tarpaulins, load dampening when travelling by public roads and carrying loads containing a significant quantity of material that passes a 4-millimetre sieve.	Ongoing from project commencement	C.1 AIR EMISSIONS - DUST
2	Standard industry practice for dust control will be applied – <ul style="list-style-type: none"> <li>Raw material to have a suitable water content level prior to crushing and/or to utilise the installed sprayers on the output chute to minimise dust emissions from an otherwise dry product. Water will be accessed from the sediment basin or obtained with a dedicated water tanker.</li> <li>Establish grass/vegetative cover on bare soil areas to minimise wind erosion.</li> </ul>		
3	A sediment pond of 200 m <sup>3</sup> capacity (a pond surface area of at least 270 m <sup>2</sup> ) will be established to receive all surface water flows from the Quarry disturbed area. The pond will be cleaned out every 5 years to maintain capacity.	Prior to the opening of the extraction face	C.2 WATER QUALITY (SURFACE, DISCHARGE AND GROUNDWATER)
4	No chemicals, fuels or oils will be stored within the pit overnight and refuelling of equipment will be carried out using a mobile tank on a trailer or by a fuel pod transported in a 4WD utility.	Ongoing from project commencement	
5	Cut-off drains and drains around and internal to the Quarry will be maintained and additional drains constructed where required to direct catchment runoff around the Quarry.		
6	Access road drains, culverts, spoon-drains, and other water shedding devices will be checked quarterly and maintained as required to minimise sediment release into stormwater.		



Knaw Quarry, Fosters Road, Dysart – Supplement to the Environmental Effects Report

7	Sediment accumulation rates in the sediment ponds will be monitored and the maintenance program revised as required – conducted quarterly. Accumulated sediment will be reused as part of the saleable product or for application onto disused areas as part of site rehabilitation.		
8	Hours of operation are to be restricted to 0700 to 1900 hours, Monday to Friday, 0800 to 1600 hours, Saturdays, and No operations on Sundays or public holidays (those gazetted statewide).	Ongoing from project commencement	
9	Noise attenuating bunds will be installed using soil and other earth-based materials sourced from the Land. All noise barriers (bunds) will extend at least 3m horizontally beyond noise generating equipment and are 3m above each noise source height at all stages of the quarry development– see <b>Figures B5-B-9, Figure B-16B.</b>  The bund will be covered in pasture grass and maintained for the life of the Quarry.	Within the first 3 months of the activity	C.3 NOISE EMISSIONS
10	Access tracks and haul roads will be well maintained to prevent corrugation that contributes to truck noise, and truck drivers should be encouraged, where possible, to use access roads which have the least impact on the community.	Ongoing from project commencement	
11	No machinery servicing, except for emergency repairs or service requirements, will be conducted within the quarry. Wastes generated from machinery repairs will be disposed of at a permitted refuse disposal site.		
12	General refuse (e.g., food wrappers) will be collected in waste bins provided on-site for general refuse.	Ongoing from project commencement	C.4 WASTE
13	Redundant crushing consumables (e.g., screens, miscellaneous parts) will be removed for disposal/recycling.		
14	Weed spraying chemicals will be handled, used, and disposed of in accordance with the manufacturer’s directions and relevant regulations.		
15	When in the Quarry, fuel and oil containers will be contained in double skinned/bunded pods fitted with a trigger hose with automatic shut off function to avoid a large spillage. They will be located at least 10 m from any drain and the sediment pond and will be bunded (moveable bunds) to a capacity at least 1.5 times the volume of the container.	Ongoing from project commencement	C.5 ENVIRONMENTALLY HAZARDOUS GOODS



Knaw Quarry, Fosters Road, Dysart – Supplement to the Environmental Effects Report

16	One hydrocarbon spill kit will be stored at the Quarry to use in the event of a spillage and will be replaced as and when required.		
17	The management approach for <b>internal road use</b> is – <ul style="list-style-type: none"> <li>• Undertake education and awareness training for truck drivers accessing the Quarry, and</li> <li>• Limit internal road speed to 20 km/hr from dusk to dawn.</li> </ul>	Ongoing from project commencement	C.7 NATURAL VALUES
18	A Weed and Pathogen Management Plan will be developed and implemented as part of the quarry operation guided by the Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania (Department of Primary Industries, Parks, Water and Environment, 2015).	WPMP submitted to EPA within 60 days of permit being granted	C.6 WEEDS, PESTS AND PATHOGENS
19	A Weed Spraying Program will be developed in consultation with a weed spraying contractor who will implement the program.	Ongoing from the EPA approval of the WPMP	
20	Heavy machinery will be brought into the quarry in a clean condition; free of weed propagules, clods of dirt and vegetative matter.	Ongoing from project commencement	
21	If dust is observed to be creating a nuisance, the Proponent will use dust suppression techniques until such time as the adverse weather conditions subside.	Ongoing from project commencement	C.9 MONITORING
22	Sediment traps will be monitored to ensure the total capacity of the impoundment is not reduced by more than half. If accumulated sediment is excessive, the trap will be cleared out and the spoil set aside with overburden to be blended with product or used in future rehabilitation works.		
23	'Progressive rehabilitation' will apply at the quarrying operation for those areas that have been quarried and are no longer needed or used for the operation of the quarry.	Ongoing from project commencement	C.10 DECOMMISSIONING



*Knaw Quarry, Fosters Road, Dysart – Supplement to the Environmental Effects Report*

24	In the event of permanent closure of the facility prior to complete extraction of the resource a detailed Decommissioning and Rehabilitation Plan (DRP) will be developed and submitted to the EPA for approval.	DRP submitted to EPA for approval within 60 days of scheduled permanent closure	AND REHABILITATION
----	--	---	-----------------------





**ATTACHMENTS**



**ATTACHMENT 1      REPLACEMENT AND NEW FIGURES**

**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

**ENVIRONMENTAL EFFECTS  
REPORT (EER)**

**FIGURE B-5: MINE  
PLAN (INITIAL QUARRY  
ACCESS DEVELOPMENT)  
(0 TO 3 MONTHS)**

TASMAP:  
ELDERSLIE  
5028

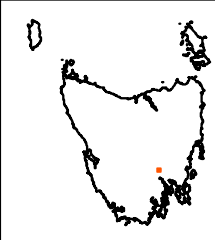
LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M3 PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING



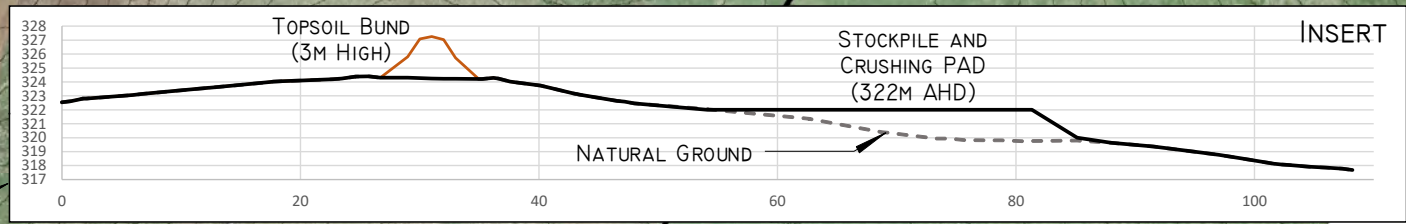
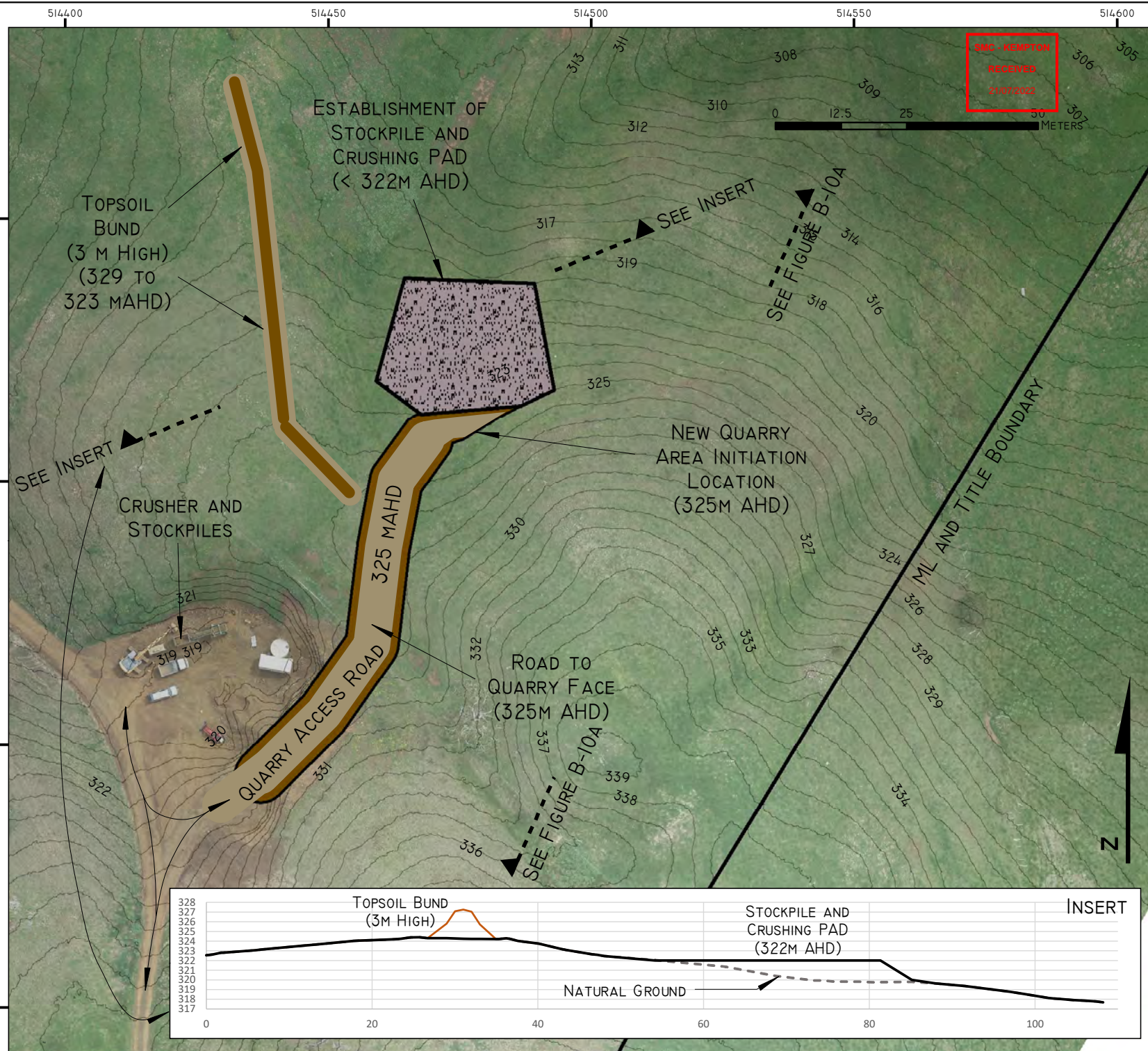
**an Diemen CONSULTING**  
PO Box 1 NEW TOWN TAS 7008

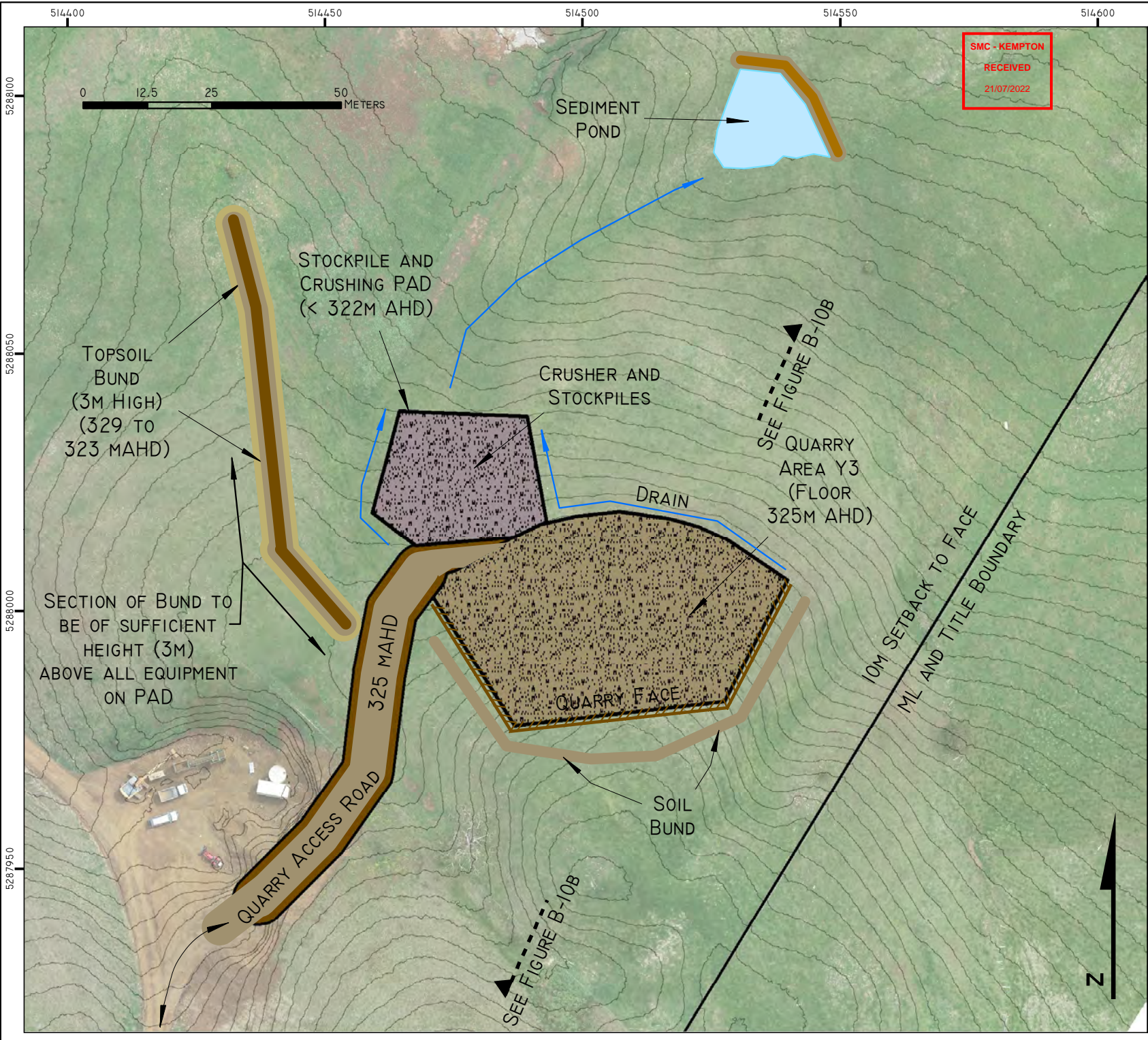


DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 5 MARCH 2022





**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

**ENVIRONMENTAL EFFECTS  
REPORT (EER)**

**FIGURE B-6: MINE  
PLAN  
(3 MONTHS TO YEAR 1)**

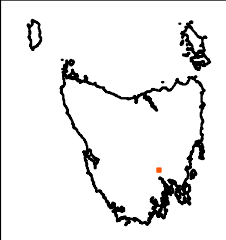
TASMAP:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M3 PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING

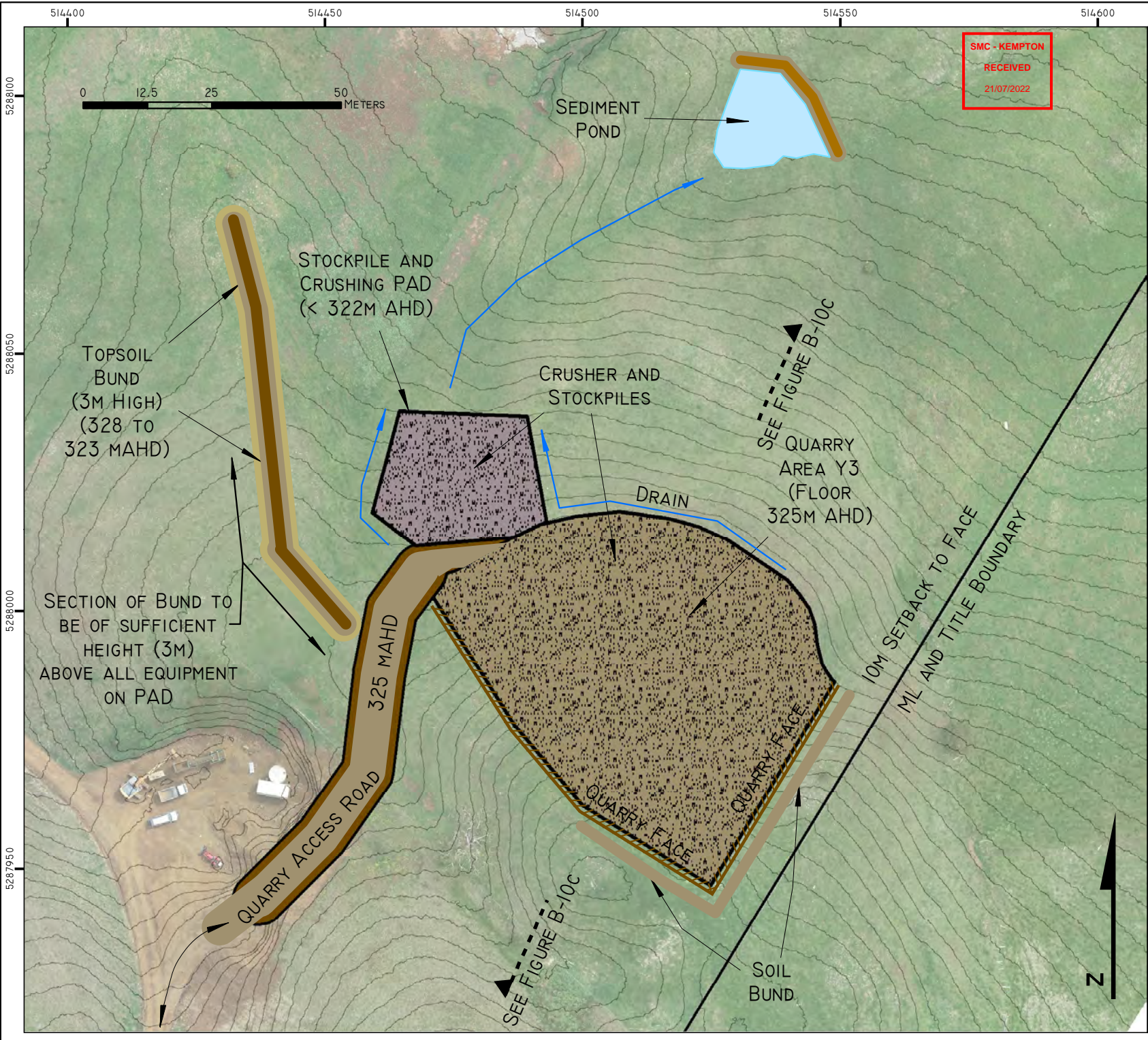
**Van Diemen CONSULTING**  
PO Box 1 NEW TOWN TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 5 MARCH 2022



**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

**ENVIRONMENTAL EFFECTS  
REPORT (EER)**

**FIGURE B-7: MINE  
PLAN  
(TO YEAR 2)**

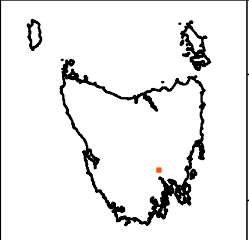
TASMAP:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M3 PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING

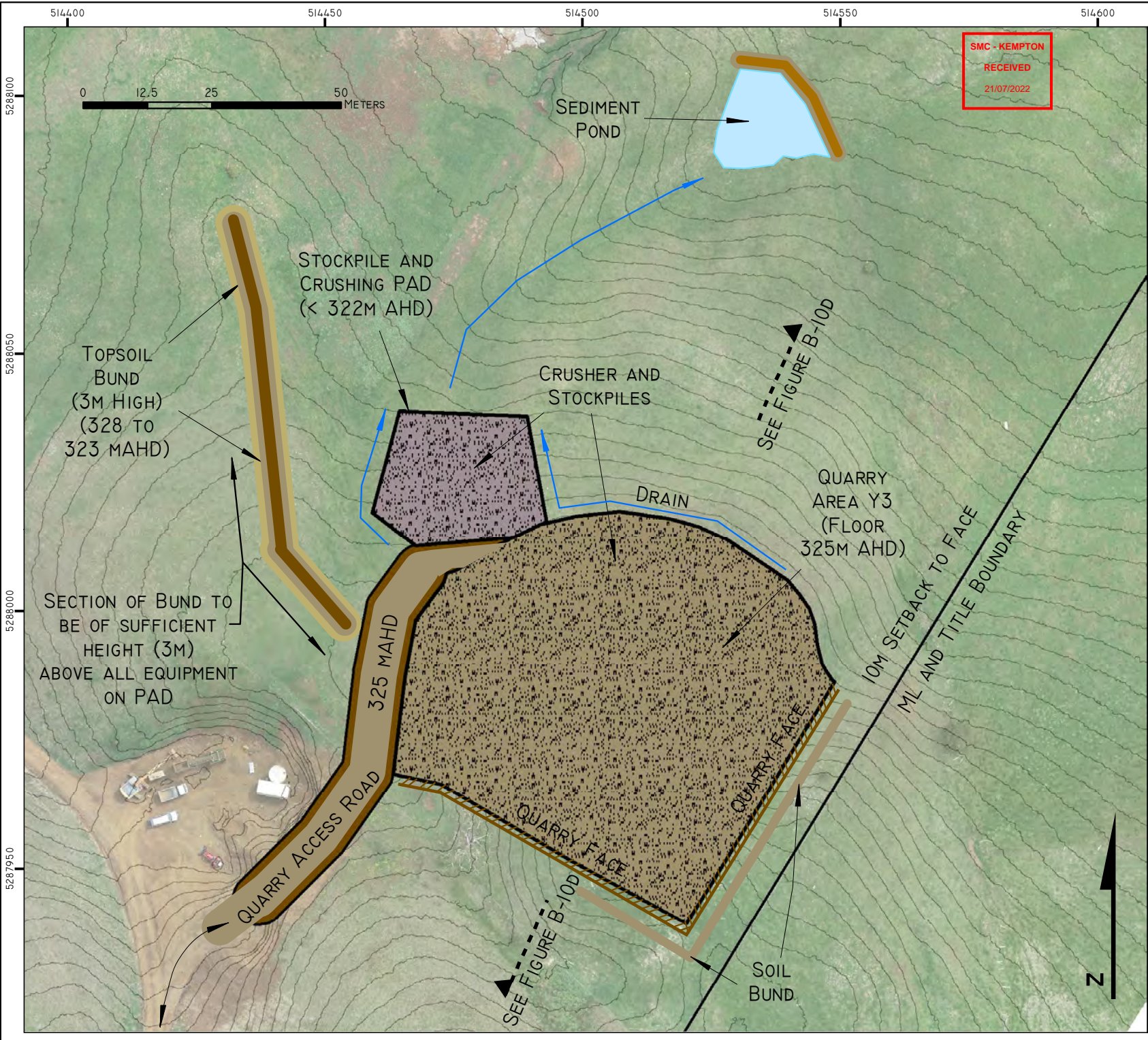
**Van Diemen CONSULTING**  
PO Box 1 NEW TOWN TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 5 MARCH 2022



**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

ENVIRONMENTAL EFFECTS  
REPORT (EER)

FIGURE B-8: MINE  
PLAN  
(TO YEAR 3)

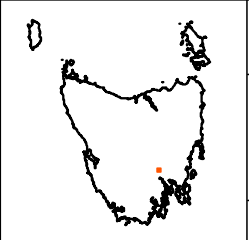
TASMAP:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

NOTE:  
QUARRY VOLUME  
11,000M3 PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
BASE IMAGE BY © VAN DIEMEN CONSULTING

**Van Diemen CONSULTING**  
PO Box 1 NEW TOWN TAS 7008



DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

DATE: 5 MARCH 2022

Attachment  
 AGENDA ITEM 12.1.1  
 KNAW QUARRY

ENVIRONMENTAL EFFECTS  
 REPORT (EER)

FIGURE B-9: MINE  
 PLAN  
 (TO YEAR 5)

TASMAP:  
 ELDERSLIE  
 5028

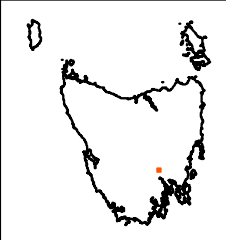
LGA:  
 SOUTHERN  
 MIDLANDS

NOTE:  
 QUARRY VOLUME  
 11,000M<sup>3</sup> PA

BASE DATA BY TASMAP. © STATE OF TASMANIA  
 BASE IMAGE BY © VAN DIEMEN CONSULTING



an Diemen CONSULTING  
 PO Box 1 NEW TOWN TAS 7008

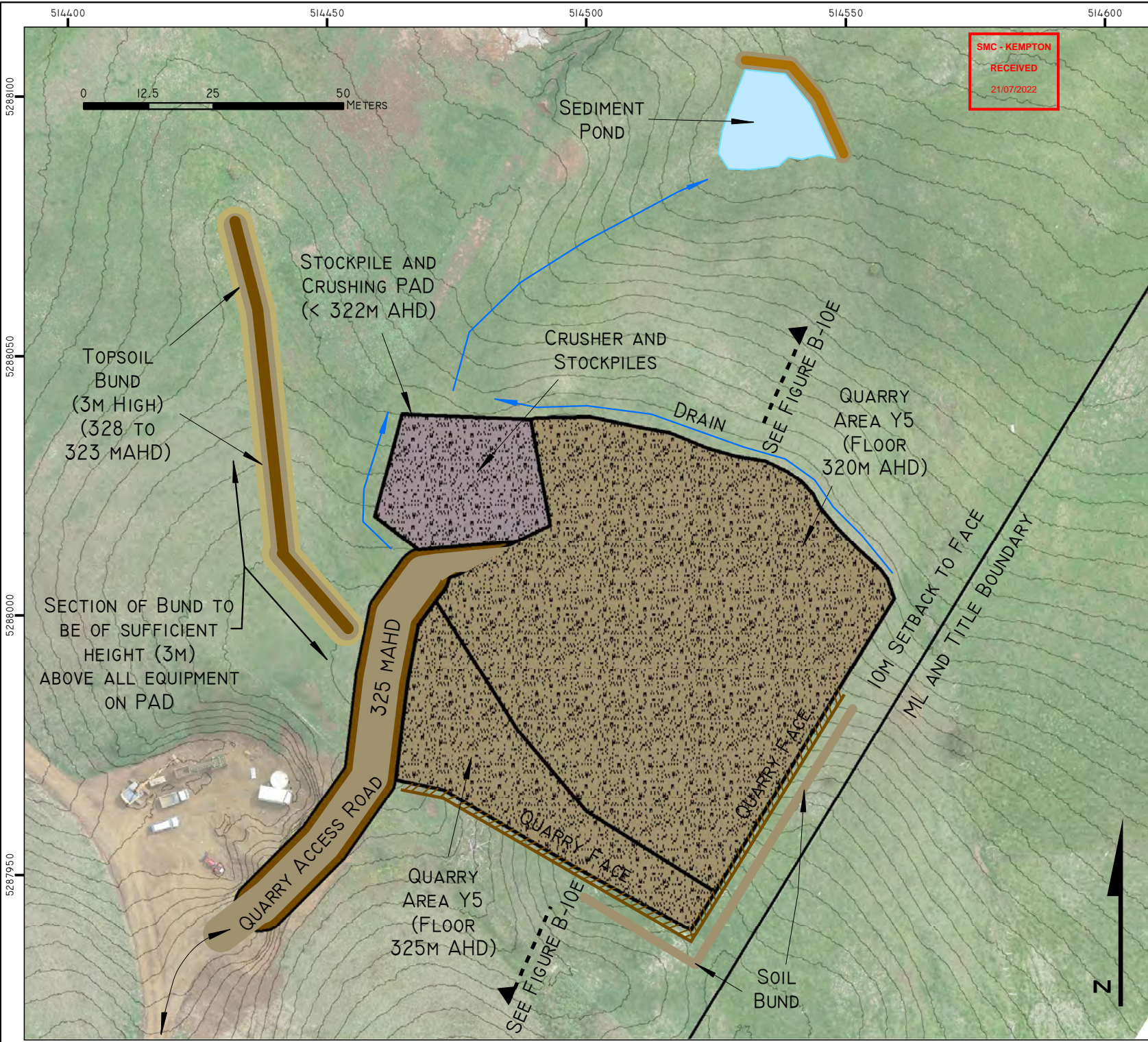


DATUM: GDA94  
 GRID: MGA ZONE 55  
 SCALE: NA

CLIENT:  
 NOBLE  
 CONCRETE  
 PUMPING

DATE: 5 MARCH 2022

SMC - KEMPTON  
 RECEIVED  
 21/07/2022



Attachment  
 AGENDA ITEM 12.1.1  
 KNAW QUARRY

ENVIRONMENTAL EFFECTS  
 REPORT (EER)

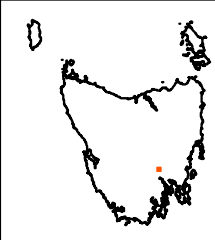
FIGURE B-16A: NEAREST  
 RESIDENCES FROM ACTIVITIES AT  
 KNAW QUARRY

TASMAP:  
 ELDERSLIE  
 5028

LGA:  
 SOUTHERN  
 MIDLANDS

BASE DATA BY TASMAP. © STATE OF TASMANIA  
 BASE IMAGE BY © ESRI

**Van Diemen CONSULTING**  
 PO Box 1 NEW TOWN TAS 7008

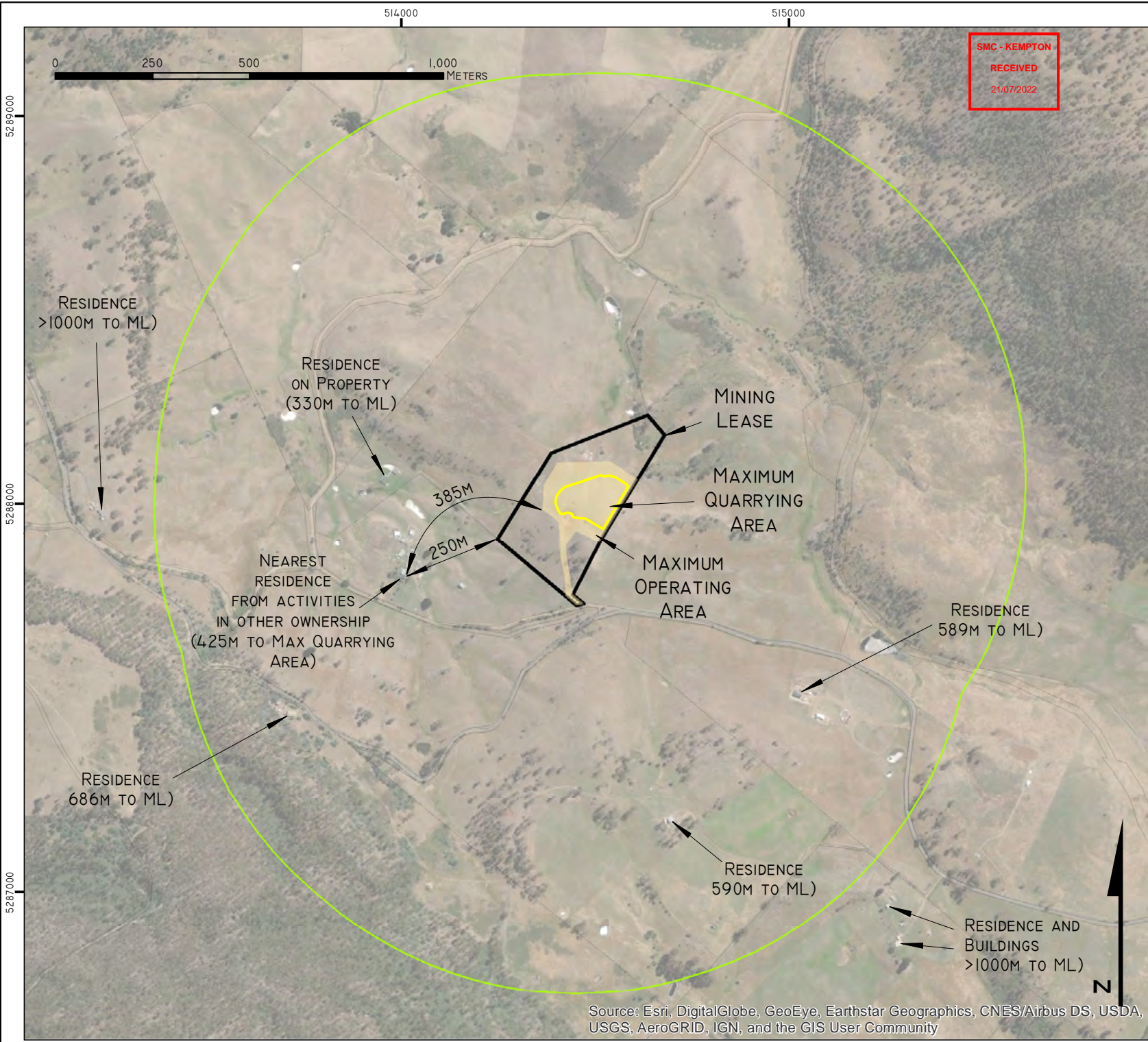


DATUM: GDA94  
 GRID: MGA ZONE 55  
 SCALE: NA

CLIENT:  
 NOBLE  
 CONCRETE  
 PUMPING

DATE: 5 MARCH 2022

SMC - KEMPTON  
 RECEIVED  
 21/07/2022





**Attachment  
AGENDA ITEM 12.1.1  
KNAW QUARRY**

**ENVIRONMENTAL EFFECTS  
REPORT (EER)**

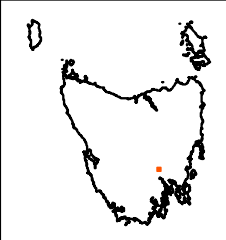
**FIGURE B-16B: NEAREST  
RESIDENCES FROM ACTIVITIES AT  
KNAW QUARRY**

TASMAR:  
ELDERSLIE  
5028

LGA:  
SOUTHERN  
MIDLANDS

BASE DATA BY TASMAR. © STATE OF TASMANIA  
BASE IMAGE BY © ESRI

**Van Diemen CONSULTING**  
PO Box 1 NEW TOWN TAS 7008

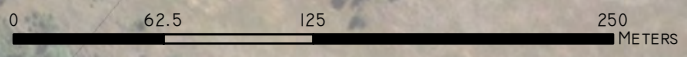


DATUM: GDA94  
GRID: MGA ZONE 55  
SCALE: NA

CLIENT:  
NOBLE  
CONCRETE  
PUMPING

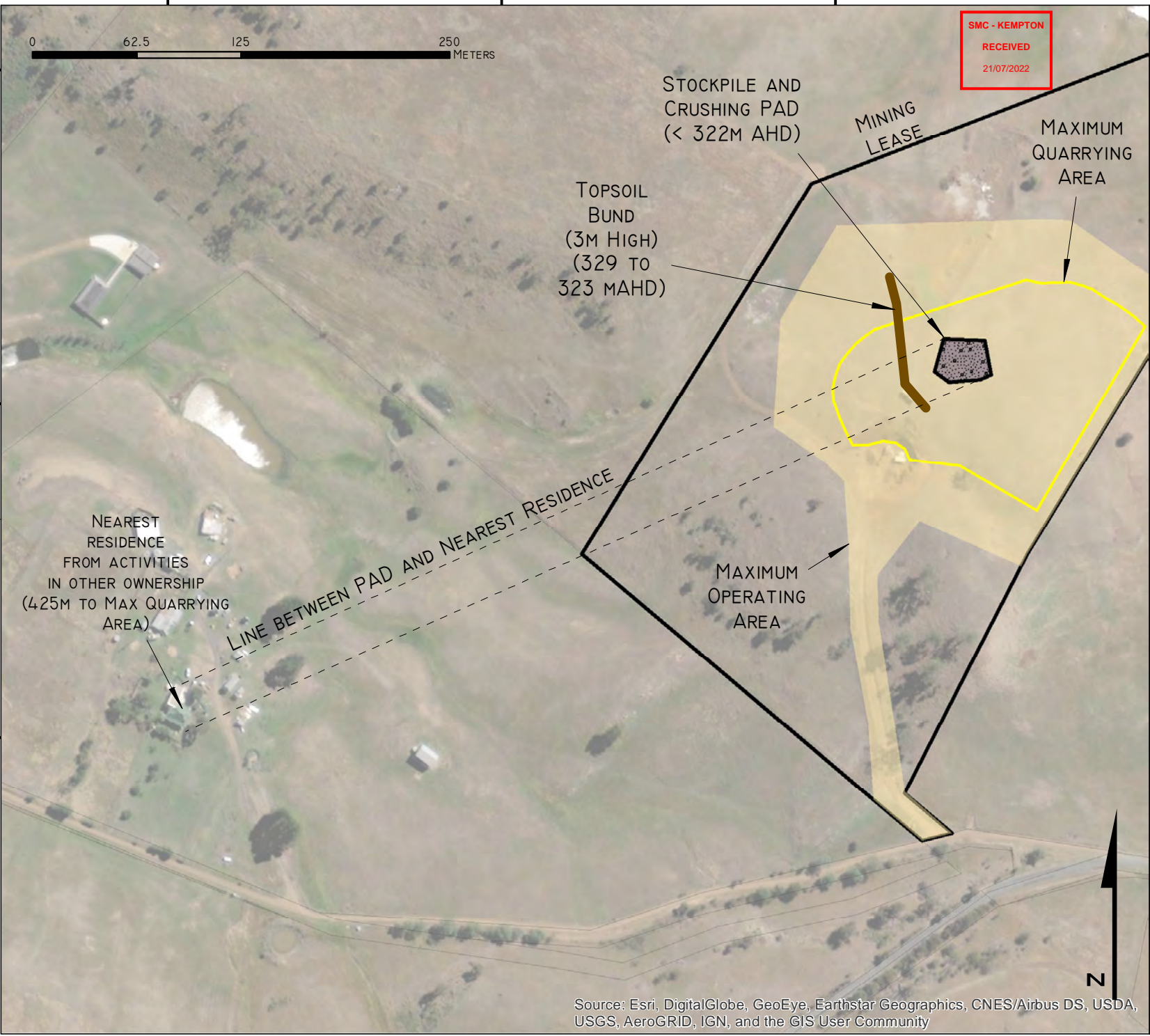
DATE: 5 MARCH 2022

SMC - KEMPTON  
RECEIVED  
21/07/2022

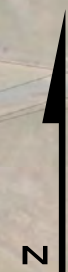


5288200  
5288000  
5287800

514000 514200 514400



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Enclosure - Environmental Protection Authority  
Environmental Assessment Report

DA2021/180 475 Sugarloaf Road

SMC - KEMPTON

RECEIVED

05/08/2022

Attachment  
AGENDA ITEM 12.1.1

Environmental Assessment  
Report  
**Knaw Quarry**  
*Dysart*  
K Noble & A Wedd

*July 2022*



ENVIRONMENT PROTECTION AUTHORITY

## Environmental Assessment Report

Proponent	Kent Noble & Anita Wedd
Proposal	Knaw Quarry
Location	Dysart
Class of Assessment	2A
PCE no.	11112
Permit Application No.	DA 2020/180 (Southern Midlands Council)
MyDAS Folder No.	21/3381
MyDAS Document No.	D22-400809

## Assessment Process Milestones

21 December 2021	Permit Application submitted to Council
11 January 2022	Referral received by the Board
22 February 2022	Guidelines Issued
16 May 2022	Case for assessment accepted
27 May 2022	Start of public consultation period
10 June 2022	End of public consultation period
20 July 2022	Additional information (Supplement) submitted to the Board
25 July 2022	Date draft conditions issued to proponent
3 August 2022	Statutory period for assessment ends

**Glossary/Acronyms**

AHD	Australian Height Datum
Board	Board of the Environment Protection Authority
CAS	Conservation Assessments Section, NRE
EER	Environmental Effects Report
EIA	Environmental impact assessment
EMPC Act	<i>Environmental Management and Pollution Control Act 1994</i>
EMPCS	Environmental management and pollution control system
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
LUPA Act	<i>Land Use Planning and Approvals Act 1993</i>
NC Act	<i>Nature Conservation Act 2002</i>
NOI	Notice of Intent
NRE	Department of Natural Resources and Environment Tasmania
QCP	<i>Quarry Code of Practice (EPA 2017)</i>
RMPS	Resource Management and Planning System of Tasmania
SD	Sustainable development
SWL	Sound power level
TASVEG	Digital vegetation map of Tasmania
TSP Act	<i>Threatened Species Protection Act 1995</i>

---

## Report Summary

This report provides an environmental assessment of Knaw Quarry proposed by Kent Noble and Anita Wedd.

The proposal is for a new level 2 quarry located on agricultural land, extracting up to 11,000 cubic metres (17,600 tonnes) per annum gravel. Of this volume up to 5,000 cubic metres may be crushed and screened. Blasting is not proposed.

This report has been prepared based on information provided in the permit application, Environmental Effects Report (EER) and Supplement to the EER. Relevant government agencies and the public were consulted, and their submissions considered as part of the assessment.

**Appendix 1** contains details of matters raised by the public and referral agencies during the consultation process.

**Appendix 2** contains a table of the proponent's proposed management measures.

**Appendix 3** contains the environmental permit conditions for the proposal.

SMC - KEMPTON  
RECEIVED  
05/08/2022

## Contents

1	Approval Process .....	6
2	SD Objectives and EIA Principles.....	7
3	The Proposal .....	8
4	Project Rationale and Alternatives .....	12
5	Public and Agency Consultation .....	13
6	Evaluation of Environmental Issues.....	14
7	Issues not assessed by the Board.....	26
8	Report Conclusions.....	27
9	Report Approval .....	28
10	References.....	29
11	Appendices.....	30
	Appendix 1: Summary of public representations and agency submissions.....	31
	Appendix 2: Proponent management measures.....	39
	Appendix 3: Permit conditions – Environmental No: 11112.....	1

## Approval Process

An application for a permit under the *Land Use Planning and Approvals Act 1993* (LUPA Act) for this proposal was submitted to Southern Midlands Council on 21 December 2021.

This proposal is defined as a 'level 2 activity' under clauses 5a(i) and 6a(ii), Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPC Act), being a quarry extracting up to 11,000 cubic metres rock or gravel and subject of a mining lease and, of that quantity, up to 5,000 cubic metres may be crushed and screened.

Section 25(1) of the EMPC Act required Council to refer the application to the Board of the Environment Protection Authority (the Board) for assessment under the Act. The application was received by the Board on 11 January 2022.

The Board required that information to support the proposal be provided in the form of an Environmental Effects Report (EER) prepared in accordance with the Guidelines issued by the Board on 22 February 2022. Two drafts of the EER were submitted to EPA for review against the Guidelines before it was finalised and accepted on behalf of the Board on 16 May 2022.

The EER was released for public inspection for 14 days on 27 May 2022. Advertisements were placed in *The Mercury* and on the EPA website. The EER was also referred to relevant government agencies for comment. One representation was received.

On 6 July 2022, the Executive Director, Environmental Assessments requested that the proponent submit additional information to address matters raised during the public consultation period. Satisfactory additional information, in the form of a Supplement to the EER, was submitted by the proponent on 20 July 2022.

The Executive Director, Environmental Assessments, has undertaken determination of the assessment under delegation from the Board.



## SD Objectives and EIA Principles

The proposal must be considered by the Board in the context of the objectives of the Resource Management and Planning System of Tasmania (RMPS), and the Environmental Management and Pollution Control System (EMPCS). Both sets of objectives are specified in Schedule 1 of the EMPC Act.

The functions of the Board are to administer and enforce the provisions of the EMPC Act, and to use its best endeavours to further the RMPS and EMPCS objectives. The Board must assess the proposal in accordance with the Environmental Impact Assessment Principles defined in Section 74 of the EMPC Act.

## The Proposal

The main characteristics of the proposal are summarised in Table I. A detailed description of the proposal is provided in Part B of the EER.

**Table I: Summary of the main characteristics of the proposal**

Activity	
Extraction of a maximum of 11,000 cubic metres of rock gravel per annum. Crushing and screening of up to 5,000 cubic metres of that volume.	
Location and planning context	
<b>Location</b>	475 Sugarloaf Road, Dysart, Tasmania 7030, as shown in Figure I. Portion of Certificate of Title 169546/5.
<b>Land zoning</b>	Agriculture ( <i>Southern Midlands Local Provisions Schedule, Tasmanian Planning Scheme</i> )
<b>Land tenure</b>	Private Freehold. Proponent is the landowner.
<b>Mining lease</b>	2114P/M (in application)
<b>Lease area</b>	9.47 hectares
<b>Bond</b>	To be determined. Mining lease application not finalised at time of writing.
Activity site	
<b>Land Use</b>	Agricultural grazing. Land capability of Class 5, being land unsuited to cropping and with slight to moderate limitations to pastoral use.
<b>Topography</b>	Undulating hills 300 – 350 metres elevation AHD with quarry face situated on north and north-west facing slopes.
<b>Geology</b>	Jurassic dolerite
<b>Soils</b>	Shallow clay loam
<b>Hydrology</b>	Site drains to unnamed tributaries of Astronomers Creek to the north and west of the site. The northern tributary has several in-stream agricultural dams.
<b>Natural Values</b>	The site is highly modified agricultural land (TASVEG 4.0 – FAG). No threatened flora or fauna have been recorded on the land, but several declared weed species listed in the <i>Tasmanian Weed Management Act 1999</i> and Weeds of National Significance listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) are present, including slender thistle ( <i>Carduus pycnocephalus</i> ) and horehound ( <i>Marrubium vulgare</i> ).
Local region	
<b>Climate</b>	Cold winters and warm to hot dry summers. Frosts common. Rainfall occurs predominantly through winter months with approximately 500 – 900 mm per annum. Wind direction predominantly northerly with north westerly to westerly subdominant. Site is protected from southerly and easterly winds.

<b>Surrounding land zoning, tenure and uses</b>	Predominantly agricultural grazing and scattered residential premises occur in the land zoned as Agriculture surrounding the proposal. Land zoned as Rural is located to the west and southwest of the proposed development, and Rural Living approximately 1.3km directly to the south.
<b>Species of conservation significance</b>	Two sightings of the Tasmanian devil ( <i>Sarcophilus harrisii</i> ) are recorded within 1,000 metres to the southwest of the site. The nearest recorded raptor nests are more than 2,000 metres from the site.
<b>Proposed infrastructure</b>	
<b>Major equipment</b>	The machinery and equipment include (with sound power level - SWL - provided): <ul style="list-style-type: none"> <li>• Crusher (jaw), likely Terex Pegson – (SWL: 120 (LAeq))</li> <li>• Vibratory screen, likely Chieftain 1700 – (SWL: 120 (LAeq))</li> <li>• CASE excavator CX240B (SWL: 102 (LAeq))</li> <li>• Dozer D7 (SWL: 109 (LAeq))</li> <li>• Front-wheel loader (SWL: 98 (LAeq))</li> <li>• Water pump (petrol driven) (SWL: 91-95 (LAeq))</li> <li>• Transport trucks (medium combination truck) – approx. SWL: 90-100 (LAeq)</li> <li>• A 5,000L capacity water cart truck</li> </ul>
<b>Other infrastructure</b>	Stockpile and crushing pad, earthen bunds, drains, stormwater basin, 20,000 litre water tank. Figure 2 below shows a proposed site plan for up to Year 5 of production.
<b>Inputs</b>	
<b>Water</b>	To be sourced from stormwater system or tankered to site, if required.
<b>Energy</b>	Diesel powered equipment will be used on site.
<b>Wastes and emissions</b>	
<b>Liquid</b>	Stormwater runoff from extraction and stockpile areas.
<b>Atmospheric</b>	Dust from crusher, screen, internal and external traffic, and blow-off from stockpiles.
<b>Solid</b>	General refuse including food scraps, paper, and packaging. General inert wastes such as metal waste to be collected periodically.
<b>Noise</b>	From crushing and screening equipment, excavator, loader and dozer on site, and vehicles on site and going to and from the site.
<b>Construction and operations</b>	
<b>Proposal timetable</b>	Activity will commence as soon as all required approvals obtained. Cited in EER as fourth quarter of 2021-22 financial year.
<b>Operating hours (ongoing)</b>	0700 to 1900 hours Monday to Friday 0800 to 1600 hours Saturday

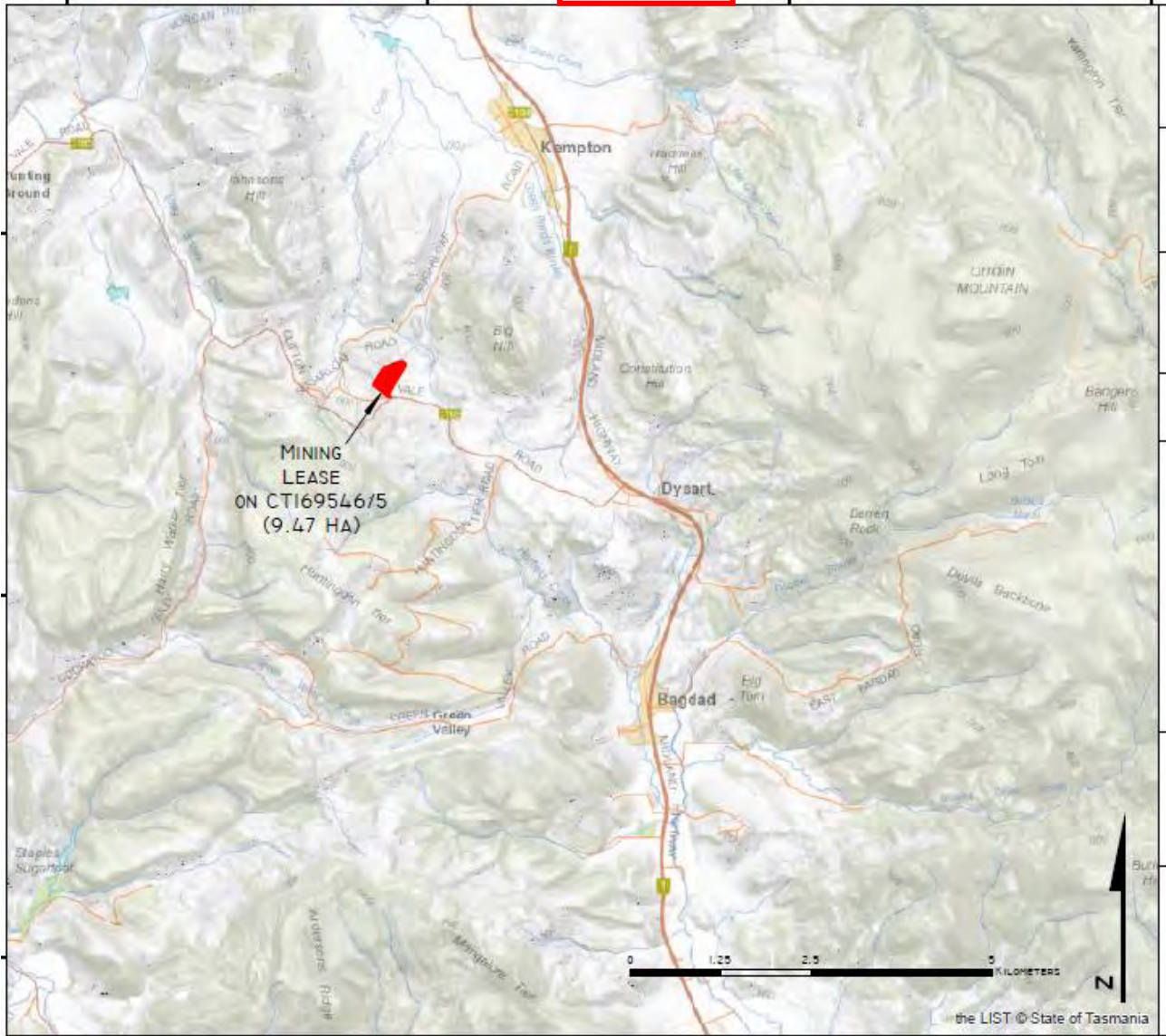


Figure 1: Proposed location (Figure B-I of the EER)

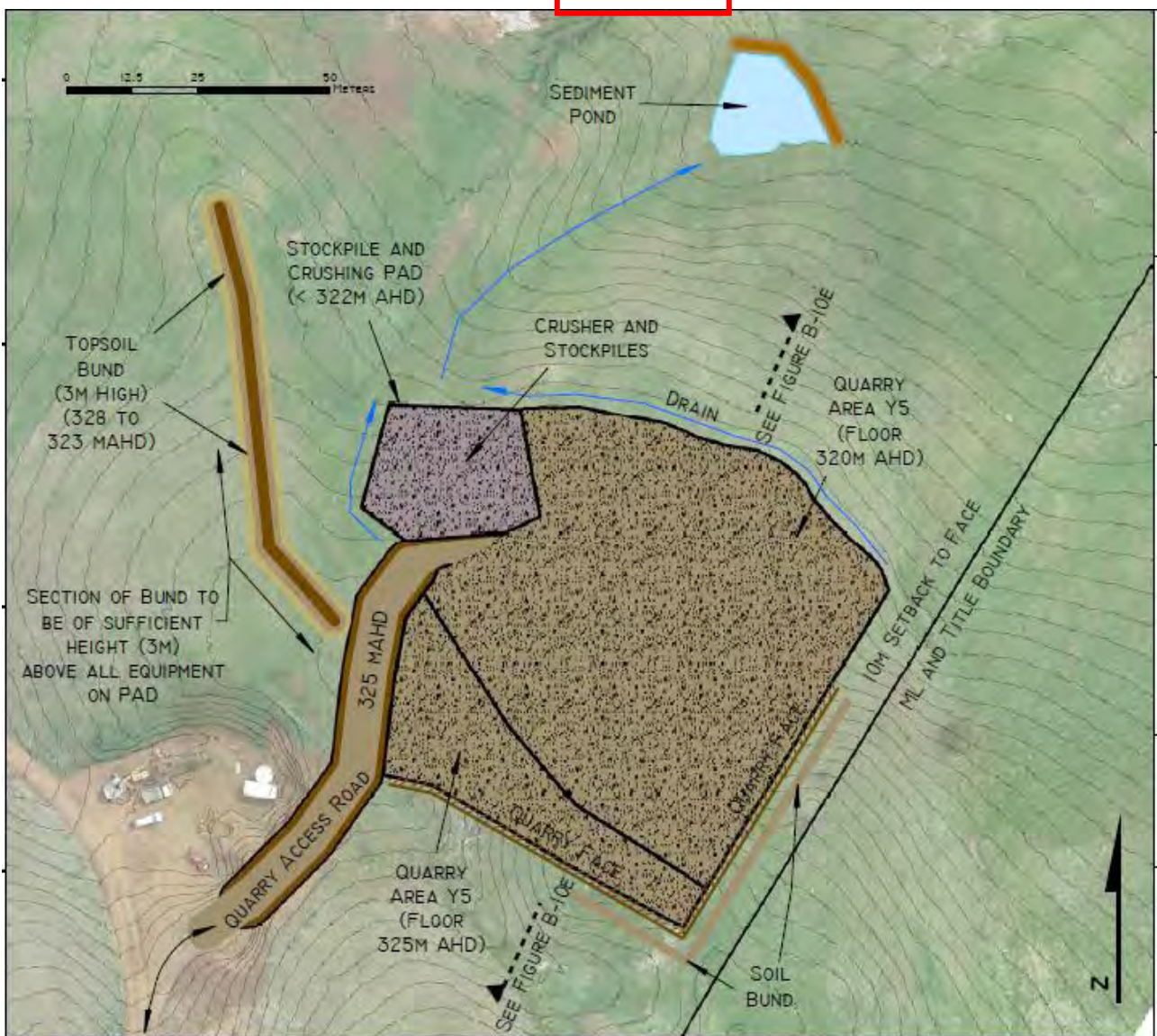


Figure 2: Site plan to Year 5 of mining plan (Figure B-9 of the EER Supplement)

---

## Project Rationale and Alternatives

The quarry site was selected as it provides a source of dolerite product suitable for local use on farms and driveways. Being located on land previously cleared for agricultural grazing, there are few local natural values of significance. The landowner is the proponent and there is an existing formed access to the site.

No alternative locations were considered by the proponent.

## Public and Agency Consultation

One public submission was received during the public consultation period. The main issues raised were:

- Noise emissions from the proposed development to impact on their daily lives and the health of their children.
- Dust emissions from the proposed development to impact on air quality in the vicinity of their dwelling.
- General site management such as storage of hydrocarbons and other liquids, general waste and refuelling etc to cause contamination.

The EER was also referred to several government agencies with an interest in the proposal. Submissions were received from the following:

- Department of State Growth, Mineral Resources Tasmania.
- Department of Natural Resources and Environment Tasmania:
  - Conservation Assessments and Wildlife Services, Policy, Advice and Regulatory Services.

The following individuals also provided specialist advice on the EER:

- Regulatory Officer, Environment Protection Authority
- Scientific Officer (Air), Environment Protection Authority
- Scientific Officer (Water), Environment Protection Authority
- Scientific Officer (Noise), Environment Protection Authority

Appendix I of this report contains a summary of the public and government agency submissions received.

## Evaluation of Environmental Issues

The following environmental issues are considered relevant to the proposal and have been evaluated in this section:

1. Air quality
2. Surface water quality
3. Noise emissions
4. Waste management and environmentally hazardous materials
5. Biodiversity and natural values
6. Weed and disease management
7. Decommissioning and rehabilitation

### General conditions

The following general conditions will be imposed on the activity:

- G1** Access to and awareness of conditions and associated documents
- G2** Incident response
- G3** No changes without approval
- G4** Change of responsibility
- G5** Change of ownership
- G6** Complaints register
- G7** Quarry Code of Practice



<b>Issue 1: Air quality</b>
<b>Potential impacts</b>
<p>Dust may be created by multiple sources during quarry operations, such as vegetation clearing, excavation, crushing, screening, from stockpiles, and from loading product on to trucks. Dust may also be created by vehicle movements on unsealed roads.</p> <p>Dust can be a nuisance to neighbours and a health hazard, particularly to quarry workers. The quarry operating area site is located on a slope facing north and north-west. The nearest residences to the quarry are 250m to the southwest of the mining lease boundary and 385m from the quarry operating area. Other residences are located more than 600m from the mining lease boundary to the south-east and south-west and in excess of 800m from the quarry operating areas (refer to Figure B-16 of EER). The maximum open area without rehabilitation at any time is proposed to be 2 hectares.</p>
<b>Management measures proposed in EER</b>
<p>The EER states the following measures will be provided to minimise dust emissions:</p> <ul style="list-style-type: none"> <li>• Unsealed road on the site will be watered or sealed to minimise dust generated by transport on site.</li> <li>• Trucks will use tarpaulins and load dampening as needed to reduce dust being blown from loads.</li> <li>• Raw material will be dampened as necessary prior to crushing.</li> <li>• Water sprays will be used on the screening machinery chutes to minimise dust from the product.</li> </ul>
<b>Public and agency comment</b>
<p>The representor raised concerns that their dwelling had not been correctly located in the EER and that due to it being closer to the proposed quarry than indicated in the EER, that the impacts of dust emissions on air quality would be greater than described. As the representor requested they not be identified, the precise location of their residence is not included in this report. The representation also raised concerns that dust deposition may adversely impact hay crops they grow on their property.</p>
<b>Evaluation</b>
<p>The representor's residence is several hundred metres from the boundary of the mining lease. Other residences are located in closer proximity (385m) to the southwest of the proposal site. The EER proposes sufficient management measures to ensure dust generation is minimised. Standard conditions have been included to reinforce the proposed management measures. Standard condition <b>A1</b> requires the control of dust blowing or spilling from vehicles by use of such measures as dampening loads or covering with tarpaulins. Condition <b>A2</b> is included to ensure dust management is undertaken such that dust is contained within the boundaries of the mining lease. Condition <b>A3</b> is included in relation to dust management measures from plant such as crushing and screening equipment. The requirement for compliance with the Quarry Code of Practice (QCP) (Condition <b>G7</b>) is also relevant as this specifies requirements for dust management.</p>

**Conditions**

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

**G7** Quarry Code of Practice

**A1** Covering of vehicles

**A2** Control of dust emissions

**A3** Control of dust emissions from plant

Issue 2: Surface water quality
<b>Potential impacts</b>
<p>Sediment and contaminants from disturbed and unvegetated quarry surfaces may be entrained in water flowing across the surface of The Land, including the access road, entering waterways, and impacting water quality downstream of the site boundary.</p> <p>Surface water from the site drains to two separate unnamed tributaries of Astronomers Creek. Astronomers Creek flows through agricultural land and with a series of instream farm dams ultimately joins the Jordan River.</p>
<b>Management measures proposed in EER</b>
<p>The EER states the following measures will be provided to minimise water quality impacts:</p> <ul style="list-style-type: none"> <li>• Cut-off drains around the quarry to be constructed to divert clean surface water away from the disturbed quarry area and thus minimise the water requiring treatment.</li> <li>• A sediment pond of 200m<sup>3</sup> capacity to be constructed to treat all potentially contaminated surface water from the disturbed quarry area.</li> <li>• The stormwater system to be regularly inspected and necessary maintenance undertaken to ensure the system operates as intended and ensure ongoing minimisation of sediment release into stormwater.</li> <li>• Sediment accumulation rates in the sediment pond to be monitored quarterly or as required and sediment removed at least every 5 years to maintain functional capacity of the pond.</li> <li>• To reduce the risk of spills and contamination of surface waters chemicals, fuels and oils will not be stored overnight on site and refuelling will be conducted using suitably designed mobile equipment.</li> </ul>
<b>Public and agency comment</b>
<p>No public comment was raised with respect to surface water quality.</p>
<b>Evaluation</b>
<p>Controls proposed in the EER align with the requirements of the QCP, which states that total suspended solids in run-off discharged to inland waters should not exceed 30 mg/L. The person responsible for the activity is required by Condition <b>G7</b> to comply with the QCP. Calculations provided in the EER demonstrate appropriate design consideration has been given to the sizing of the sediment pond and ensure a generous capacity to adequately capture sediment. The sediment pond will be constructed offline and an acceptable distance from the nearest tributary, offering a further sediment barrier. The EPA water specialist concluded, based on the geology and distance to waterways, that there were no significant water quality risks. The proposed use of diversions for clean stormwater and settling ponds to treat stormwater contaminated by sediments on site are considered appropriate sediment controls. Standard conditions are considered sufficient to manage water quality impacts from the proposed development. Condition <b>SW1</b> requires construction and maintenance of perimeter cut-off drains or bunds with sufficient capacity to retain run-off from a 1 in 20-year rainfall event. Condition <b>SW2</b> specifies design and maintenance requirements for settling ponds. Condition <b>SW3</b> requires collection and treatment of polluted stormwater to the extent necessary to prevent serious or material harm, or environmental nuisance.</p> <p>The potential for water quality to be impacted is also mitigated by Condition <b>DC1</b>, which requires topsoil to be separated and protected from erosion and disturbance, and Condition <b>DC2</b>, which requires progressive rehabilitation such that open surfaces vulnerable to erosion are minimised (see also Issue 7).</p>

**Conditions**

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

**SW1** Perimeter drains or bunds

**SW2** Design and maintenance of settling ponds

**SW3** Stormwater

**DC1** Stockpiling of surface soil

**DC2** Progressive rehabilitation

### Issue 3: Noise emissions

#### Potential impacts

Excavation and vegetation removal, drilling, ripping, crushing, vibratory screening, material carting, truck movements and other use of ancillary equipment associated with quarry operations may cause noise and vibration to be emitted beyond the boundary of The Land causing nuisance and/or impacts on public health.

The nearest residences within 1,000m of the site are located approximately 385m to the south-west, 650m and 700m to the south-east of the of the proposed quarrying area. Another residence approximately 400m to the west of the site is on the same property as the mining lease and under the ownership of the proponent.

Quarrying activities are to be located on the northern facing slopes of the site. The topography of the site offers significant screening of the main quarrying activities to the residences to the south and east.

#### Management measures proposed in EER

The EER states the following measures will be provided to minimise noise impacts:

- Hours of operation of the quarry will be limited to the daytime hours specified in the QCP: 0700 to 1900, Monday to Friday, 0800 to 1600 hours Saturdays and no operations on Sundays or public holidays.
- A 3m high bund will be constructed within the first 3 months of the activity commencing to provide a barrier to deflect noise from those nearest residences located to the southwest (see figure 2 above).
- Access tracks and haul road will be well maintained to prevent corrugations that contribute to truck noise.

#### Public and agency comment

The representation raised concerns with respect to noise disturbance from the proposal, particularly with respect to their children's health. They are concerned that continual operation of the site Monday to Saturday will have an impact on being able to hear landscape noises and request operating hours be reduced or the days of operation reduced. They note that the proposal for continual operation of the quarry is causing them distress. They also believe it would be advantageous to undertake a site-specific noise assessment of the equipment on site.

## Evaluation

The proposal involves crushing and screening of up to 5,000m<sup>3</sup> of the rock and gravel extracted. While the QCP recommends a separation distance of 300m for extraction activities, this increases to 750 metres from residences and sensitive uses where crushing of material occurs. The QCP also advises that variations to these distances may be considered where the nature or manner of the operation can justify this.

As noted, this is a small quarry operation and will operate on a campaign basis. Quarrying activities will be limited by the maximum extraction quantities being applied for and will therefore not be a continuous operation. When operating, all activities will be restricted to the day-time hours specified in the QCP.

The topography of the site and the chosen orientation of the quarry face and layout of the site provides significant natural noise attenuation to the residences located to the east and south. The proposal for a 3m topsoil bund to offer attenuation to the residences to the southwest is supported. Sound power levels of the equipment to be used on site are provided in the EER. A review of this information and the proposed mitigation measures indicate the quarry can comply with the daytime noise limits specified in the QCP of 45 dB(A) at the residences located in the vicinity of the quarry. The location of the representor's residence further away and to the south and east of the site affords it noise attenuation by the local topography.

However, analysis of this information also indicates that any future proposal to expand operations on the site would need to be carefully considered with respect to noise emissions and would need to be supported by a site-specific noise assessment, likewise for any proposal to operate the activity outside of daytime hours. Quarry operations during evening and night-time hours may not be compliant with the noise limits specified in the QCP for those times.

The proposed bund is considered essential to attenuate noise from the residences located to the southwest. Condition **N1** requires the construction of this bund within 3 months of the commencement of operations of the activity as committed to in the EER.

Condition **N2** specifies standard QCP daytime noise limits in relation to noise measured at noise sensitive premises. Given the location of residences in proximity to the quarry, it is not considered appropriate to provide evening or night-time noise limits as quarry operations during these hours is not permitted. Condition **N3** stipulates operating hours and are restricted to the day-time hours specified in the QCP.

Condition **N4** requires the Director to be notified of any noise complaints. Conditions **N5** and **N6** specify when a noise survey must be completed including within 12 months of the permit being issued, and the method and reporting requirements which must be complied with in the event a noise survey is undertaken. Condition **N7** confirms that blasting is not permitted.

## Conditions

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

- N1** Noise attenuation bund
- N2** Noise emission limits
- N3** Operating hours
- N4** Noise complaints
- N5** Noise survey requirements
- N6** Noise survey method and reporting requirements
- N7** No blasting without approval

#### Issue 4: Waste and environmentally hazardous substances

##### Potential impacts

Solid waste may escape into the surrounding environment, causing environmental nuisance or harm. Inappropriate storage, handling and disposal of environmentally hazardous substances including fuels and oils, may contaminate soil, surface water, groundwater, or other media. No controlled waste will be produced by the activity.

The EER advises that waste generation by the activity will be minimised, likewise fuels and oils will not be stored on site.

##### Management measures proposed in EER

The EER states the following measures will be provided to minimise risk of harm from wastes or environmentally hazardous substances:

- No machinery servicing will occur on-site, except for emergency repairs or service requirements. Any waste from undertaking emergency repairs will be stored in a utility and taken off site each day.
- Appropriate bins for collection of general refuse will be provided.
- Redundant crushing consumables such as screens will be removed for disposal or recycling as they are replaced.
- Use of accumulated sediment from ponds as saleable product or in site rehabilitation.
- Handling, use and disposing of weed-spraying chemicals will occur in accordance with manufacturer directions and regulatory requirements.
- Oil and fuel containers will be fitted with automatic shut-off trigger hoses and the containers held in double-layered bunds of at least 1.5 times the volume of the container, at least 10m from any drain or the sediment pond.
- A hydrocarbon spill kit will be stored and maintained at the quarry.
- Chemicals, fuels, and oils will not be stored at the quarry overnight and refuelling will occur using a mobile tanker.
- There is no public water supply for the activity and the operator will need to use offsite amenities.

##### Public and agency comment

The representation raised concerns regarding potential contamination from liquids being brought onto and stored on site, fuel and oil spills, and the lack of toilet amenities.

##### Evaluation

The EER management measures are considered appropriate for managing wastes and environmentally hazardous substances. No specific waste management conditions are warranted. In relation to the comment regarding a lack of toilet facilities on the Land, the quarry is very small and will not be operated continuously. As is typical with such operations, the operator will need to go offsite for toilet facilities. Standard hazardous material conditions are included. Condition **H1** requires appropriate spill kits to be kept on The Land and maintained in a functional condition. Conditions **H2** and **H3** require hazardous materials to be contained and managed to prevent contamination of soil, groundwater, waterways or any other medium. Standard information items **LO2** and **O11** are included to ensure the proponent is aware of legislation relating to storage and handling of dangerous good and substances, and best practice in relation to waste management.

**Conditions**

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

**H1** Spill kits

**H2** Storage and handling of hazardous materials

**H3** Handling of hazardous materials – mobile

Other information included in the permit:

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

**OII** Waste management hierarchy



## Issue 5: Biodiversity and natural values

### Potential impacts

Land clearing and quarry operations may disturb, injure, kill rare and threatened flora and fauna or compromise sensitive native communities. Vehicle and machinery movements associated with quarry operations increase the risk of native roadkill.

A natural values assessment was undertaken to inform the EER. This included:

- a desktop review of records with respect to recorded observations of threatened flora and fauna species and the use of government databases to determine the presence or potential presence, of protected species and communities in the vicinity of the site; and
- field surveys to verify the findings of the desktop assessment.

This concluded no rare or threatened communities and species listed under the EPBC Act, the TSP Act or the NC Act were observed or likely to occur on the Land.

The EER notes the Tasmanian devil, eastern quoll and spotted-tail quoll are known to occur in the area.

### Management measures proposed in EER

The EER states the following measures will be provided to minimise risk of harm to native wildlife:

- Undertake education and awareness training for drivers accessing the quarry.
- Limit internal road speed to 20 km/hr from dusk to dawn.

### Public and agency comment

The representation raised concerns with respect to the potential impact of quarry transport on threatened fauna species, particularly the Tasmanian devil, eastern quoll, and spotted-tail quoll.

Conservation Assessments Section (CAS) advised there were no issues of concern in relation to the proposed quarry and threatened flora and fauna and that no further action is required. CAS noted that transport will occur predominantly during daylight hours, but that should an increase in night-time traffic occur on the nearest main access roads, Sugarloaf Road and Fosters Road, that roadkill mitigation measures be implemented in accordance with the Tasmanian Devil Survey Guidelines and Management Advice for Development Proposals (the Devil Guidelines) available at <http://dpiwwe.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessments>.

### Evaluation

Given the conclusions of the natural values assessment and advice from CAS, the management measures proposed in the EER are considered sufficient to manage impacts on natural values. No specific conditions are imposed in the permit.

### Conditions

No conditions are imposed.

## Issue 6: Weed and disease management

### Potential impacts

Weeds, pests, and pathogens can disrupt environmental, agricultural, and silvicultural ecosystems. Ground disturbance associated with quarry operations may facilitate weed propagation across The Land and beyond its boundaries. Vehicle and machinery movements associated with the quarry may import weeds to The Land. Vehicle and machinery movements or contamination of quarry products may cause weeds to spread from The Land to other locations.

Five plant species listed as a Declared Weed in the *Weed Management Act 1999* or a Weed of National Significance in the EPBC Act were recorded on The Land, including blackberry, slender thistle, fennel, boxthorn, and horehound. A number of additional weeds were recorded across The Land including spear thistle, wild teasel, great mullein, wild mignonette, variegated thistle, and briar rose.

### Management measures proposed in EER

The EER states the following management measures to minimise weed impacts:

- A weed and disease management plan will be developed and implemented as part of the quarry operation, in accordance with the *Weed and Disease Planning and Hygiene Guidelines* (DPIPWE 2015).
- A weed spraying program will be developed in consultation with accordance with the *Weed and Disease Planning and Hygiene Guidelines* (DPIPWE 2015).
- Heavy machinery will be brought into the quarry in a clean condition, free of weed propagules, clods of dirt and vegetative matter.

### Public and agency comment

The representation commented that weed infestation on The Land is due to poor management of the property. The representation raised concerns there was no weed management plan for the site.

CAS supported the proposal to develop a weed management plan.

### Evaluation

A number of environmentally significant weeds are present on The Land and the risk of spreading weeds from The Land must be controlled. The management measures proposed in the EER are supported and considered adequate to control this risk. Condition **OPI** requires machinery being brought onto The Land to be in a clean condition. Condition **OP2** requires the preparation, approval, and implementation of a weed management plan.

### Conditions

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

**OPI** Machinery washdown

**OP2** Weed management

**Issue 7: Decommissioning and rehabilitation****Potential impacts**

Quarry extraction activities will disturb up to 2 hectares of land. Rehabilitation of the site is necessary to stabilise extraction areas, prevent ongoing erosion and ensure the site is safe and suitable for future land uses. The quarry is situated on private agricultural land.

**Management measures proposed in EER**

The EER states the following management measures with respect to rehabilitation:

- Progressive rehabilitation will occur of areas no longer used for quarry operations to re-establish agricultural pasture. This will include preparing disused quarry surfaces to allow water to infiltrate, applying topsoil, overburden, and sediment, and planting seed. Monitoring and remedial works are required to address issues such as weeds, germination control, and landform stability.
- Development of a Decommissioning and Rehabilitation Plan in the event of permanent closure. This will include processes to ensure the orderly and safe removal of machinery and equipment, establishment of sufficient and suitable vegetation to minimise risk of dust generation and soil erosion and a monitoring program to review the efficacy of the rehabilitation.

**Public and agency comment**

No public or agency comment was raised with respect to decommissioning and rehabilitation.

**Evaluation**

The measures proposed in the EER align with the QCP and are considered sufficient to manage risks associated with site decommissioning and rehabilitation. Stockpiling of surface soil for rehabilitation is required by Condition **DC1**. Progressive rehabilitation is required by Condition **DC2**, which also limits the maximum disturbed area to 2 hectares at any time. Condition **DC3** requires the person responsible to notify the Director of temporary suspension of the activity and imposes care and maintenance requirements. Condition **DC4** requires the proponent to notify the Director of permanent cessation. Condition **DC5** requires rehabilitation to be carried out in accordance with the QCP and within 12 months of cessation and monitored for at least three years.

**Conditions**

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

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

---

## Issues not assessed by the Board

The following issues have been raised during the assessment process but are not the Board's responsibility under the EMPC Act. These may be issues which are more appropriately addressed by another regulatory agency.

### Planning issues

The representation raised a variety of planning issues relating to the proposal, including in relation to illegal operation of the quarry, misrepresentation of the zoning of the surrounding land use and that the correct zoning does not allow for extractives industries such as this proposal. These are matters for determination by Southern Midlands Council.

## Report Conclusions

This assessment has been based on the information provided by the proponent, Kent Noble and Anita Wedd, in the permit application, the case for assessment (the EER), and additional information provided (Supplement).

This report incorporates specialist advice provided by EPA scientific and regulatory staff, the Department of Natural Resources and Environment Tasmania, and other government agencies, and considers issues raised in public submissions.

It is concluded that:

1. the RMPS and EMPCS objectives have been duly and properly pursued in the assessment of the proposal; and
2. the assessment of the proposal has been undertaken in accordance with the Environmental Impact Assessment Principles; and
3. the proposal is capable of being managed in an environmentally acceptable manner such that it is unlikely that the RMPS and EMPCS objectives would be compromised, provided that the Permit Conditions - Environmental No. 11112 appended to this report are imposed and duly complied.

## Report Approval

**Environmental Assessment Report and conclusions, including environmental conditions, adopted:**



Martin Read

**EXECUTIVE DIRECTOR, ENVIRONMENTAL ASSESSMENTS**

**Acting under delegation from the Board of the Environment Protection Authority**

Date: 3 August 2022

---

## References

Van Diemen Consulting (2022) *Knaw Quarry, Fosters Road, Dysart Environmental Effects Report* (dated 10 May 2022) for Kent Noble and Anita Wedd; New Town, Tasmania.

Van Diemen Consulting (2022) *Knaw Quarry, Fosters Road, Dysart Supplement to the EER* (dated 20 July 2022) for Kent Noble and Anita Wedd; New Town, Tasmania.

DPIPWE *Weed and Disease Planning and Hygiene Guidelines – Preventing the spread of weeds and disease in Tasmania* (March 2015), Department of Primary Industries, Parks, Water and Environment, Hobart, Tasmania.

Environment Protection Authority (2017) *Quarry Code of Practice* 3rd Edition; Hobart, Tasmania.

---

## Appendices

- Appendix 1 Summary of public and agency submissions
- Appendix 2 Table of proponent management measures
- Appendix 3 Permit Conditions – Environmental No. 11112



## Appendix I: Summary of public representations and agency submissions

Table I: Matters raised during public consultation period

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
I	1. Representation claims the applicant has been operating the quarry illegally and has no regard for the environmental impact of his operation.	No	The EPA does not have information to substantiate this claim.
	2. The EER is overstating the prevalence of weeds to put question the prime agricultural value of the land. Weed infestation on the land is due to poor management. There is no weed management plan to control spread of weeds from the site.	No	The land has a land capability classification of 5 meaning it is unsuitable for cropping and has some limitations for grazing. This is likely in part due to the steep topography. Section 7 of the EER describes the weed species observed on site during surveys and outlines a proposed weed management plan for the site.
	3. The EER has misrepresented the annual figure of anticipated truck movements stating 850 movements rather than 860 per year.	No.	The difference highlighted by the representation is 10 truck movements over a year period. While this is noted, it is also noted that these figures are an estimate and depends on the transport options used (e.g. truck vs truck and trailer). The difference is considered minor in terms of the potential for increased noise and wildlife impacts.
	4. The EER misrepresents the proximity of the of representors current dwelling. The representation cites imagery sources to show their dwelling. The representation states that the quarry is 460m from the proposed quarry and that their house overlooks the quarry operation. The representor is	No	The representors residence precise location, as indicated in the submission, does not appear on LIST Map, nor on the sources cited (Daftmap and Google Maps). The representors residence is located on the eastern side of a hillside at approximately 385m AHD. This hill rises to 415m and will partially

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	concerned about the potential noise impacts on their daily life.		obstruct line of sight towards the quarry. The quarry itself is located on the north-western side of another small rise between the properties at approximately 325m. The topography will obstruct views of the quarry from the representor's residence. While this residence is approximately 460m from the entry to the quarry site, the proposed active quarry area is a further 200m away. Noise impacts are discussed in comment 8. below.
	5. There are no proposed amenities, and the representor is concerned about potential pollution from excrement.	No	The quarry is very small and will not be operated continuously. As is typical with such operations, the operator will need to go offsite for amenity facilities. Truck operators are unlikely to remain onsite for any length of time and likewise would need to find alternative facilities.
	6. The representation contests the measurement of the distance to their dwelling and indicates that the impact of dust would be greater.	No	The representor's residence is 460m from the entrance to the quarry site. Given this distance, the topography described in comment 4. above and the scale of the proposed quarry operation, the residence is unlikely to be impacted by dust emissions.
	7. The representation raises concerns about dust impacts in relation to hay cropping they undertake on their property.	No	Similarly, to above comment, given the distance, topography and scale of the quarry operation, dust generated by the proposal will have little to no impact on hay cropping. Management measures to be implemented on the site will limit generation of dust.

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	8. The representation raises concerns with respect to noise disturbance from the proposal, particularly with respect to their children's health who have a mental health condition. They are concerned that continual operation of the site Monday to Saturday will have an impact on being able to hear landscape noises and request operating hours be reduced or the days of operation reduced. They note that the proposal for continual operation of the quarry is causing them distress. They also believe it would be advantageous to undertake a site-specific noise assessment of the equipment on site.	No	The proposal is for a small quarry which will operate on a campaign basis and not continuously every day and every week. The maximum quantities being applied for will naturally limit the operations of the site. Noise emissions, their impacts and this concern raised by the representation are discussed in Section 6 of this report.
	9. The representation raises concerns of potential contamination from liquids being brought onto and stored on site and liquid wastes (e.g., oil spills, fuel spills etc).	No	This is addressed in the EER. There will be no servicing of machinery on-site. Machinery will be refuelled using suitable mobile refuelling facilities to minimise spillage risks. A hydrocarbon spill kits will be stored on site for use in the event of spillage.
	10. The representation raises concerns onsite storage of general refuse will attract wildlife causing this waste to be spread into the surrounding environment.	No	The on-site generation of general waste will be minimal. This issue can be easily prevented through onsite management to seal bins and regular removal of general waste.
	11. The representation raises concerns on the potential impact of transport on threatened fauna species, particularly the Tasmanian devil, eastern quoll and spotted-tailed quoll.	No	There is minimal suitable habitat on the site for these species and limited records of sightings within 5km of the site. given the scale of the proposed activity and the operating hours transport to and from the site

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
			will be predominantly during daylight hours thus minimising roadkill risks to these species.
	12. The representation raises concerns with respect to the stated zoning of the site in the EER identifying that the EE incorrectly states the area is zoned 'rural resource' when it is zoned 'agricultural'.	No	This is a matter for Southern Midlands Council.
	13. The representation contests the measurement of the distance to their dwelling and indicates that the impact of dust would be greater.	No	The representor's residence is 460m from the entrance to the quarry site. Given this distance, the topography described in comment 4. above and the scale of the proposed quarry operation, the residence is unlikely to be impacted by dust emissions.
	14. The representation raises concerns on dust impacts in relation to hay cropping they undertake on their property.	No	Similarly, to above comment, given the distance, topography and scale of the quarry operation, dust generated by the proposal will have little to no impact on hay cropping. Management measures to be implemented on the site will limit on site generation of dust.
	15. The representation raises concerns with respect to noise disturbance from the proposal, particularly with respect to their children's health who have a mental health condition. They are concerned that continual operation of the site Monday to Saturday will have an impact on being able to hear landscape noises and request operating hours be reduced or the days of operation reduced. They note that the	No	The proposal is for a small quarry which will operate on a campaign basis and not continuously every day and every week. The maximum quantities being applied for will naturally limit the operations of the site. Noise emissions, their impacts and this concern raised by the representation are discussed in Section 6 of this EAR.

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	proposal for continual operation of the quarry is causing them distress. They also believe it would be advantageous to undertake a site-specific noise assessment of the equipment on site.		
	16. The representation raises concerns of potential contamination from liquids being brought onto and stored on site and liquid wastes (e.g., oil spills, fuel spills etc).	No	This is addressed in the EER. There will be no servicing of machinery on-site. Machinery will be refuelled using suitable mobile refuelling facilities to minimise spillage risks. A hydrocarbon spill kits will be stored on site for use in the event of spillage.
	17. The representation raises concerns onsite storage of general refuse will attract wildlife causing this waste to be spread into the surrounding environment.	No	The on-site generation of general waste will be minimal. This issue can be easily prevented through onsite management to seal bins and regular removal of general waste.
	18. The representation raises concerns on the potential impact of transport on threatened fauna species, particularly the Tasmanian devil, eastern quoll and spotted-tailed quoll.	No	There is minimal suitable habitat on the site for these species and limited records of sightings within 5km of the site. given the scale of the proposed activity and the operating hours transport to and from the site will be predominantly during daylight hours thus minimising roadkill risks to these species.
	19. The representation raises concerns with respect to the stated zoning of the site in the EER identifying that the EE incorrectly states the area is zoned 'rural resource' when it is zoned 'agricultural'.	No	This is a matter for Southern Midlands Council.

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
Mineral Resources Tasmania, Department of State Growth	<p>Mineral Resources Tasmania (MRT) has reviewed the information contained within the Environmental Effects Report – K Noble and A Wedd, Knaw Quarry, Dysart and wish to advise we have no comment on the proposal at this time.</p> <p>Please note that under the <i>Mineral Resources Development Act 1995</i> (MRDA) MRT is currently working through its own assessment process regarding the application for a mining lease which, at the time of writing has not yet been finalised.</p>	No	Noted.
Conservation Assessments Section, NRET	<p><b>Threatened Flora and Fauna</b></p> <p>CAS notes that no threatened flora and fauna was observed within the mining lease and limited habitat potential. There are very limited records within 5000 m of the mining lease, CAS considers that there are no issues of concern in relation to the proposed Knaw quarry and threatened flora and fauna and no further action is currently recommended.</p> <p><b>Native Vegetation Communities</b></p> <p>There are no threatened vegetation communities within or adjacent to the proposed development, CAS understands that the remnant native vegetation in the southwest corner of the property, mapped as <i>Eucalyptus viminalis</i> grassy forest and woodland, will not be impacted.</p> <p><b>Roadkill</b></p>	No	CAS comments are incorporated into the evaluation on potential impacts on biodiversity and natural values (Issue 5) and weed and disease management (Issue 6).

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	<p>CAS notes the <i>Knaw Quarry, Fosters Road, Dysart - Environmental Effects Report (2022)</i> (EER) states daily truck movements at 40 per day, this is considered significant in regard to likely impacts on the Tasmanian devil (<i>Sarcophilus harrisi</i>). The EER states that daily operating hours are to be 0700 to 1900 Monday to Friday and 0800 to 1600 Saturdays. The EER states that 90% of truck movements will be during daylight hours. The Devil Guidelines constitutes night-time as the hours between one hour before dusk and hour after dawn. CAS supports the education and awareness training, and the 20 km speed limits for internal roads for roadkill management.</p> <p>If the proposal will generate an increase of night-time traffic on the nearest main access roads Sugarloaf and Fosters CAS recommends that roadkill mitigation measures be implemented in accordance with the Tasmanian Devil Survey Guidelines and Management Advice for Development Proposals (the Devil Guidelines) available at <a href="http://dpiwwe.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessments">http://dpiwwe.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessments</a>.</p> <p><b>Weeds, Pests and Diseases</b></p> <p>There are numerous weeds declared under the <i>Weeds Management Act 1999</i> recorded within 5km of the mining lease boundary. CAS supports the commitment on page 67 of the EER to develop A weed an pathogen</p>		

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	<p>management plan will be developed guided by the <i>Weed and disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tas</i> (Department of Primary Industries, Parks Water and Environment, 2015.) Information about practical hygiene measures to implement can be found in Appendix 2 of the <u><a href="https://nre.tas.gov.au/invasive-species/weeds/weed-hygiene/weed-and-disease-planning-and-hygiene-guidelines">DPIPWE (2015) Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania</a></u> found here: <a href="https://nre.tas.gov.au/invasive-species/weeds/weed-hygiene/weed-and-disease-planning-and-hygiene-guidelines">https://nre.tas.gov.au/invasive-species/weeds/weed-hygiene/weed-and-disease-planning-and-hygiene-guidelines</a>.</p>		
Aboriginal Heritage Tasmania, NRET	<p>Search of the Aboriginal Heritage Register concluded there is no known Aboriginal heritage recorded within or close to the proposed works area and due to the area being highly disturbed there is a low likelihood of Aboriginal heritage being present. AHT recommends a copy of the Unanticipated Discover Plan be kept on hand during ground disturbing works.</p>	No	Noted and the legal obligations with respect to Aboriginal relics are noted in Schedule 3 of PCE 11112.



## Appendix 2: Proponent management measures

Table 1: Proponent management measures (Table 5 of EER)

No.	Description	Timeframe	EER Reference
1	Roads within the boundary of the premises will be watered or sealed to minimise the risk of environmental nuisance. Trucks will utilise proven dust control measures such as tarpaulins, load dampening when travelling by public roads and carrying loads containing a significant quantity of material that passes a 4-millimetre sieve.	Ongoing from project commencement	C.1 AIR EMISSIONS - DUST
2	Standard industry practice for dust control will be applied – <ul style="list-style-type: none"> <li>Raw material to have a suitable water content level prior to crushing and/or to utilise the installed sprayers on the output chute to minimise dust emissions from an otherwise dry product. Water will be accessed from the sediment basin or obtained with a dedicated water tanker.</li> <li>Establish grass/vegetative cover on bare soil areas to minimise wind erosion.</li> </ul>		
3	A sediment pond of 200 m <sup>3</sup> capacity (a pond surface area of at least 270 m <sup>2</sup> ) will be established to receive all surface water flows from the Quarry disturbed area. The pond will be cleaned out every 5 years to maintain capacity.	Prior to the opening of the extraction face	C.2 WATER QUALITY (SURFACE, DISCHARGE AND GROUNDWATER)
4	No chemicals, fuels or oils will be stored within the pit overnight and refuelling of equipment will be carried out using a mobile tank on a trailer or by a fuel pod transported in a 4WD utility.	Ongoing from project commencement	
5	Cut-off drains and drains around and internal to the Quarry will be maintained and additional drains constructed where required to direct catchment runoff around the Quarry.		
6	Access road drains, culverts, spoon-drains, and other water shedding devices will be checked quarterly and maintained as required to minimise sediment release into stormwater.		

7	Sediment accumulation rates in the sediment ponds will be monitored and the maintenance program revised as required – conducted quarterly. Accumulated sediment will be reused as part of the saleable product or for application onto disused areas as part of site rehabilitation.		
8	Hours of operation are to be restricted to 0700 to 1900 hours, Monday to Friday, 0800 to 1600 hours, Saturdays, and No operations on Sundays or public holidays (those gazetted statewide).	Ongoing from project commencement	
9	Noise attenuating bunds will be installed using soil and other earth-based materials sourced from the Land. All noise barriers (bund) will extend at least 3m horizontally beyond noise generating equipment and are 3m above each noise source height at all stages of the quarry development– see Figures B5-B-9, Figure B-16B in EER Supplement. The bund will be covered in pasture grass and maintained for the life of the Quarry.	Within the first 3 months of the activity	C.3 NOISE EMISSIONS
10	Access tracks and haul roads will be well maintained to prevent corrugation that contributes to truck noise, and truck drivers should be encouraged, where possible, to use access roads which have the least impact on the community.	Ongoing from project commencement	
11	No machinery servicing, except for emergency repairs or service requirements, will be conducted within the quarry. Wastes generated from machinery repairs will be disposed of at a permitted refuse disposal site.		
12	General refuse (e.g., food wrappers) will be collected in waste bins provided on-site for general refuse.	Ongoing from project commencement	C.4 WASTE
13	Redundant crushing consumables (e.g., screens, miscellaneous parts) will be removed for disposal/recycling.		
14	Weed spraying chemicals will be handled, used, and disposed of in accordance with the manufacturer's directions and relevant regulations.		
15	When in the Quarry, fuel and oil containers will be contained in double skinned/bunded pods fitted with a trigger hose with automatic shut off function to avoid a large spillage. They will be located at least 10 m from any drain and the sediment pond and will be bunded (moveable bunds) to a capacity at least 1.5 times the volume of the container.	Ongoing from project commencement	C.5 ENVIRONMENTALLY HAZARDOUS GOODS

16	One hydrocarbon spill kit will be stored at the Quarry to use in the event of a spillage and will be replaced as and when required.		
17	The management approach for <b>internal road use</b> is – <ul style="list-style-type: none"> <li>• Undertake education and awareness training for truck drivers accessing the Quarry, and</li> <li>• Limit internal road speed to 20 km/hr from dusk to dawn.</li> </ul>	Ongoing from project commencement	C.7 NATURAL VALUES
18	A Weed and Pathogen Management Plan will be developed and implemented as part of the quarry operation guided by the Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania (Department of Primary Industries, Parks, Water and Environment, 2015).	WPMP submitted to EPA within 60 days of permit being granted	C.6 WEEDS, PESTS AND PATHOGENS
19	A Weed Spraying Program will be developed in consultation with a weed spraying contractor who will implement the program.	Ongoing from the EPA approval of the WPMP	
20	Heavy machinery will be brought into the quarry in a clean condition; free of weed propagules, clods of dirt and vegetative matter.	Ongoing from project commencement	
21	If dust is observed to be creating a nuisance, the Proponent will use dust suppression techniques until such time as the adverse weather conditions subside.	Ongoing from project commencement	C.9 MONITORING
22	Sediment traps will be monitored to ensure the total capacity of the impoundment is not reduced by more than half. If accumulated sediment is excessive, the trap will be cleared out and the spoil set aside with overburden to be blended with product or used in future rehabilitation works.		
23	'Progressive rehabilitation' will apply at the quarrying operation for those areas that have been quarried and are no longer needed or used for the operation of the quarry.	Ongoing from project commencement	C.10 DECOMMISSIONING

SMC - KEMPTON

RECEIVED

05/08/2022

24	In the event of permanent closure of the facility prior to complete extraction of the resource a detailed Decommissioning and Rehabilitation Plan (DRP) will be developed and submitted to the EPA for approval.	DRP submitted to EPA for approval within 60 days of scheduled permanent closure	AND REHABILITATION
----	--	---	-----------------------

SMC - KEMPTON  
RECEIVED  
05/08/2022

Attachment  
AGENDA ITEM 12.1.1



ENVIRONMENT PROTECTION AUTHORITY

Enclosure - Environmental Protection Authority Decision & Permit

DA2021/180 475 Sugarloaf Road

---

**PERMIT PART B**  
**PERMIT CONDITIONS - ENVIRONMENTAL No. 11112**

---

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

Activity:           **The operation of a quarry and materials handling (ACTIVITY TYPE:  
Crushing, grinding, milling or separating into different sizes (rocks, ores or  
minerals))  
KNAW QUARRY, 475 SUGARLOAF ROAD  
DYSART TAS 7030**

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

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

Municipality:                           **SOUTHERN MIDLANDS**  
Permit Application Reference:       **DA 2021/180**  
EPA file reference:                   **21/3381**

Date conditions approved:           03 August 2022

---

Signed:



---

DELEGATE FOR THE BOARD OF THE ENVIRONMENT  
PROTECTION AUTHORITY



**DEFINITIONS**

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

**ENVIRONMENTAL CONDITIONS**

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

**INFORMATION**

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





**Table Of Contents**

Schedule 1: Definitions..... 5

Schedule 2: Conditions.....7

    Maximum Quantities..... 7

        Q1 Regulatory limits .....7

    General.....7

        G1 Access to and awareness of conditions and associated documents..... 7

        G2 Incident response.....7

        G3 No changes without approval.....7

        G4 Change of responsibility..... 7

        G5 Change of ownership..... 7

        G6 Complaints register..... 8

        G7 Quarry Code of Practice.....8

    Atmospheric.....8

        A1 Covering of vehicles..... 8

        A2 Control of dust emissions.....8

        A3 Control of dust emissions from plant..... 8

    Decommissioning And Rehabilitation.....8

        DC1 Stockpiling of surface soil.....8

        DC2 Progressive rehabilitation..... 9

        DC3 Temporary suspension of activity..... 9

        DC4 Notification of cessation.....9

        DC5 Rehabilitation on cessation.....9

    Hazardous Substances.....9

        H1 Spill kits..... 9

        H2 Storage and handling of hazardous materials..... 9

        H3 Handling of hazardous materials - mobile..... 10

    Noise Control..... 10

        N1 Noise attenuation bund.....10

        N2 Noise emission limits..... 10

        N3 Operating hours..... 11

        N4 Noise complaints..... 11

        N5 Noise survey requirements..... 11

        N6 Noise survey method and reporting requirements..... 11

        N7 No blasting without approval..... 12

    Operations..... 12

        OP1 Machinery washdown..... 12

        OP2 Weed management ..... 12

    Stormwater Management..... 12

        SW1 Perimeter drains or bunds..... 12

        SW2 Design and maintenance of settling ponds..... 13

        SW3 Stormwater..... 13

Schedule 3: Information..... 14

    Legal Obligations..... 14

        LO1 EMPCA..... 14

        LO2 Storage and handling of dangerous goods, explosives and dangerous substances..... 14

        LO3 Aboriginal relics requirements..... 14

    Other Information..... 14

        OI1 Waste management hierarchy..... 14



OI2 Notification of incidents under section 32 of EMPCA ..... 14

*Attachments*

Attachment 1: Plan of Activity (modified: 30/06/2022 13:51)..... 1 page

Attachment 2: Noise Attenuation Bund (modified: 27/07/2022 13:25)..... 1 page

**Schedule 1: Definitions**

In this Permit Part B:-

**11,000 cubic metres** is considered equivalent to 17,600 tonnes.

**5,000 cubic metres** is considered equivalent to 8,000 tonnes.

**Aboriginal Relic** has the meaning described in section 2(3) of the *Aboriginal Heritage Act 1975*.

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

**Control Location (Noise)** means a location chosen to represent the general ambient sound without contribution from noise sources at the activity.

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

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

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

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

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

**Noise Sensitive Premises** means residences and residential zones (whether occupied or not), schools, hospitals, caravan parks and similar land uses involving the presence of individual people for extended periods, except in the course of their employment or for recreation.

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

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

**Stormwater** means water traversing the surface of The Land as a result of rainfall.

**Tasmanian Noise Measurement Procedures Manual** means the document titled *Noise Measurement Procedures Manual*, by the Department of Environment, Parks, Heritage and the Arts, dated July 2008, and any amendment to or substitution of this document.

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

- 1 Mining Lease 2114P/M;

- 2 portion of Certificate of Title 169546/5; and
- 3 as further delineated at Attachment 1.

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

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

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

- 1 The activity must not exceed the following limits :
  - 1.1 5,000 cubic metres per year of rocks, ores or minerals processed.
  - 1.2 11,000 cubic metres per year of rocks, ores or minerals extracted.

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

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

**G2 Incident response**

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

**G3 No changes without approval**

- 1 The following changes, if they may cause or increase the emission of a pollutant which may cause material or serious environmental harm or environmental nuisance, must only take place in relation to the activity if such changes have been approved in writing by the EPA Board following its assessment of an application for a permit under the *Land Use Planning and Approvals Act 1993*, or approved in writing by the Director:
  - 1.1 a change to a process used in the course of carrying out the activity; or
  - 1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
  - 1.3 a change in the quantity or characteristics of materials used in the course of carrying out the activity.

**G4 Change of responsibility**

If the person responsible for the activity intends to cease to be responsible for the activity, that person must notify the Director in writing of the full particulars of any person who will become the person responsible for the activity, before such cessation.

**G5 Change of ownership**

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

**G6 Complaints register**

- 1 A public complaints register must be maintained. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:
  - 1.1 the date and time at which the complaint was received;
  - 1.2 contact details for the complainant (where provided);
  - 1.3 the subject matter of the complaint;
  - 1.4 any investigations undertaken with regard to the complaint; and
  - 1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.
- 2 Complaint records must be maintained for a period of at least 3 years.

**G7 Quarry Code of Practice**

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

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

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

**A2 Control of dust emissions**

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

**A3 Control of dust emissions from plant**

- 1 Dust produced by the operation of all crushing and screening plant must be controlled by the use of one or more of the following methods to the extent necessary to prevent environmental nuisance:
  - 1.1 the installation of fixed water sprays at all crushers and at all points where crushed material changes direction due to belt transfer;
  - 1.2 the installation of dust extraction equipment at all crushers and at all points where crushed material changes direction due to belt transfer, and the incorporation of such equipment with all vibrating screens;
  - 1.3 the enclosure of the crushing and screening plant and the treatment of atmospheric emissions by dust extraction equipment; or
  - 1.4 any other method that has been approved in writing by the Director.

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

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

**DC2 Progressive rehabilitation**

Worked out or disused sections of The Land must be rehabilitated concurrently with extractive activities on other sections of The Land. Progressive rehabilitation must be carried out in accordance with the relevant provisions of the *Quarry Code of Practice*, unless otherwise approved in writing by the Director. The maximum disturbed area of land which may remain, at any time, without rehabilitation is 2 hectares.

**DC3 Temporary suspension of activity**

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

**DC4 Notification of cessation**

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

**DC5 Rehabilitation on cessation**

- 1 Unless otherwise approved in writing by the Director, rehabilitation upon permanent cessation of the activity must be undertaken in accordance with relevant provisions of the *Quarry Code of Practice* and in accordance with the following:
  - 1.1 rehabilitation earthworks must be substantially completed within 12 months of cessation of the activity; and
  - 1.2 rehabilitated areas must be monitored and maintained for a period of at least three years after rehabilitation works have been substantially completed, after which time the person responsible for the activity may apply in writing to the Director for a written statement that rehabilitation has been successfully completed.

**Hazardous Substances****H1 Spill kits**

Spill kits appropriate for the types and volumes of materials handled on The Land must be kept in appropriate locations and maintained in a functional condition to assist with the containment of spilt environmentally hazardous materials.

**H2 Storage and handling of hazardous materials**

- 1 Unless otherwise approved in writing by the Director, environmentally hazardous materials held on The Land must be:

- 1.1 stored within impervious banded areas, spill trays or other containment systems; and
- 1.2 managed to prevent unauthorised discharge, emission or deposition of pollutants:
  - 1.2.1 to soils within the boundary of The Land in a manner that is likely to cause serious or material environmental harm;
  - 1.2.2 to groundwater;
  - 1.2.3 to waterways; or
  - 1.2.4 beyond the boundary of The Land.

### **H3 Handling of hazardous materials - mobile**

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

### **Noise Control**

#### **N1 Noise attenuation bund**

- 1 Unless otherwise approved in writing by the Director, a topsoil bund, at least three (3) metres high and positioned on the western side of the site consistent with the site diagram provided at Attachment 2, must be installed within three (3) months of the date on which these conditions take effect.
- 2 The three (3) metre bund must be maintained throughout the period the quarry is in operation.

#### **N2 Noise emission limits**

- 1 Noise emissions from the activity at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed 45 dB(A) between 0700 hours and 1900 hours (Day time)(notwithstanding any limits to operating hours specified elsewhere in these conditions).
- 2 Where the combined level of noise from the activity and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the background noise levels by at least 5 dB(A).
- 3 The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Director.
- 4 Measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the Tasmanian Noise Measurement Procedures Manual.
- 5 All methods of measurement must be in accordance with the Tasmanian Noise Measurement Procedures Manual.



**N3 Operating hours**

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

**N4 Noise complaints**

In the event that a noise complaint is received in relation to the activity, the complaint must be reported to the Director within 24 hours.

**N5 Noise survey requirements**

- 1 Unless otherwise approved in writing by the Director, a noise survey must be completed:
  - 1.1 within 12 months of these conditions taking effect; and
  - 1.2 prior to any change to the activity which is likely to substantially alter the character or increase the volume of noise emitted from The Land; and
  - 1.3 where the Director is of the opinion that a noise survey must be completed within a specified timeframe.

**N6 Noise survey method and reporting requirements**

- 1 Noise surveys must be undertaken in accordance with a survey method approved in writing by the Director, as may be amended from time to time with written approval of the Director.
- 2 Without limitation, the survey method must address the following:
  - 2.1 measurements must be carried out at day, evening and night times (where applicable) at each location;
  - 2.2 simultaneous source measurements must be taken in order to compare with the noise emissions results measured at noise sensitive premises during the same time period;
  - 2.3 source noise levels and characteristics of each item of equipment of concern; and
  - 2.4 measurement locations, and the number thereof, must be specified, with one location established as a control location (noise).
- 3 Measurements and data recorded during the survey must include:
  - 3.1 operational status of noise producing equipment and throughput of the activity;
  - 3.2 subjective descriptions of the sound at each location;
  - 3.3 details of meteorological conditions relevant to the propagation of noise;
  - 3.4 the equivalent continuous ( $L_{eq}$ ) and  $L_1$ ,  $L_{10}$ ,  $L_{50}$ ,  $L_{90}$  and  $L_{99}$  A-weighted sound pressure levels measured over a period of 10 minutes or an alternative time interval approved by the Director;
  - 3.5 a data set containing periods capturing the normal and the worst case operating conditions;
  - 3.6 A and C weighted one-third octave spectra (including low frequency) over suitably representative period of not less than 1 minute presented in tabulated and graph format; and
  - 3.7 narrow-band spectra over suitably representative periods of not less than 1 minute.

- 4 A noise survey report must be forwarded to the Director within 30 days from the date on which the noise survey is completed.
- 5 The noise survey report must include the following:
  - 5.1 the results and interpretation of the measurements required by these conditions;
  - 5.2 a map of the area surrounding the activity with the boundary of The Land, measurement locations, and noise sensitive premises clearly marked on the map;
  - 5.3 if and where required, predicted noise levels at the noise sensitive premises based on the completed commissioning source noise measurements;
  - 5.4 any other information that will assist with interpreting the results and whether the activity is in compliance with these conditions and EMPCA; and
  - 5.5 recommendations of appropriate mitigation measures to manage any noise problems identified by the noise survey.

**N7 No blasting without approval**

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

**Operations****OP1 Machinery washdown**

Prior to entering The Land, machinery must be washed in accordance with the Weed and Disease Guidelines, or any subsequent revisions of that document.

**OP2 Weed management**

- 1 Within 3 months of the date on which these conditions take effect, or by a date otherwise specified in writing by the Director, a Weed & Disease Management Plan must be submitted to the Director for approval. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition to the Director's satisfaction.
- 2 The plan must be consistent with the Weed and Disease Guidelines, or any subsequent revisions of that document.
- 3 The person responsible must not implement the Weed Management Plan until the Director has approved the Plan. Once approved the person responsible must act in accordance with the approved Plan.
- 4 In the event that the Director, by notice in writing to the person responsible, either approves a minor variation to the approved plan or approves a new plan in substitution for the plan originally approved, the person responsible must implement and act in accordance with the varied plan or the new plan, as the case may be.

**Stormwater Management****SW1 Perimeter drains or bunds**

- 1 Perimeter cut-off drains, or bunds, must be constructed at strategic locations on The Land to prevent surface run-off from entering the area used or disturbed in carrying out the activity. All reasonable measures must be implemented to ensure that sediment transported along these drains, or bunds, remains on The Land. Such measures may include provision of strategically located sediment fences, appropriately sized and maintained sediment settling ponds, vegetated swales, detention basins and other measures designed and operated in accordance with the principles of Water Sensitive Urban Design.

- 2 Drains, or bunds, must have sufficient capacity to contain run-off that could reasonably be expected to arise during a 1 in 20 year rainfall event. Maintenance activities must be undertaken regularly to ensure that this capacity does not diminish.

## SW2 Design and maintenance of settling ponds

- 1 Sediment settling ponds must be designed and maintained in accordance with the following requirements:
  - 1.1 ponds must be designed to successfully mitigate reasonably foreseeable sediment loss which would result from a 1 in 20 year storm event;
  - 1.2 discharge from ponds must occur via a stable spillway that is not subject to erosion;
  - 1.3 all pond walls must be stable and treated with topsoil and vegetated or otherwise treated in such a manner as to prevent erosion; and
  - 1.4 sediment settling ponds must be periodically cleaned out to ensure that the pond design capacity is maintained. Sediment removed during this cleaning must be securely deposited such that sediment will not be transported off The Land by surface run-off.

## SW3 Stormwater

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

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

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

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

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

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

**1.2** *Explosives Act 2012* and subordinate regulations; and

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

**LO3 Aboriginal relics requirements**

**1** Aboriginal relics, objects, sites, places and human remains regardless of whether they are located on public or private land, are protected under the *Aboriginal Heritage Act 1975*.

**2** Unanticipated discoveries of Aboriginal heritage must be reported to Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible.

**Other Information****OI1 Waste management hierarchy**

**1** Wastes should be managed in accordance with the following hierarchy of waste management:

**1.1** waste should be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;

**1.2** waste should be re-used or recycled to the maximum extent that is practicable; and

**1.3** waste that cannot be re-used or recycled must be disposed of at a waste depot site or treatment facility that has been approved in writing by the relevant planning authority or the Director to receive such waste, or otherwise in a manner approved in writing by the Director.

**OI2 Notification of incidents under section 32 of EMPCA**

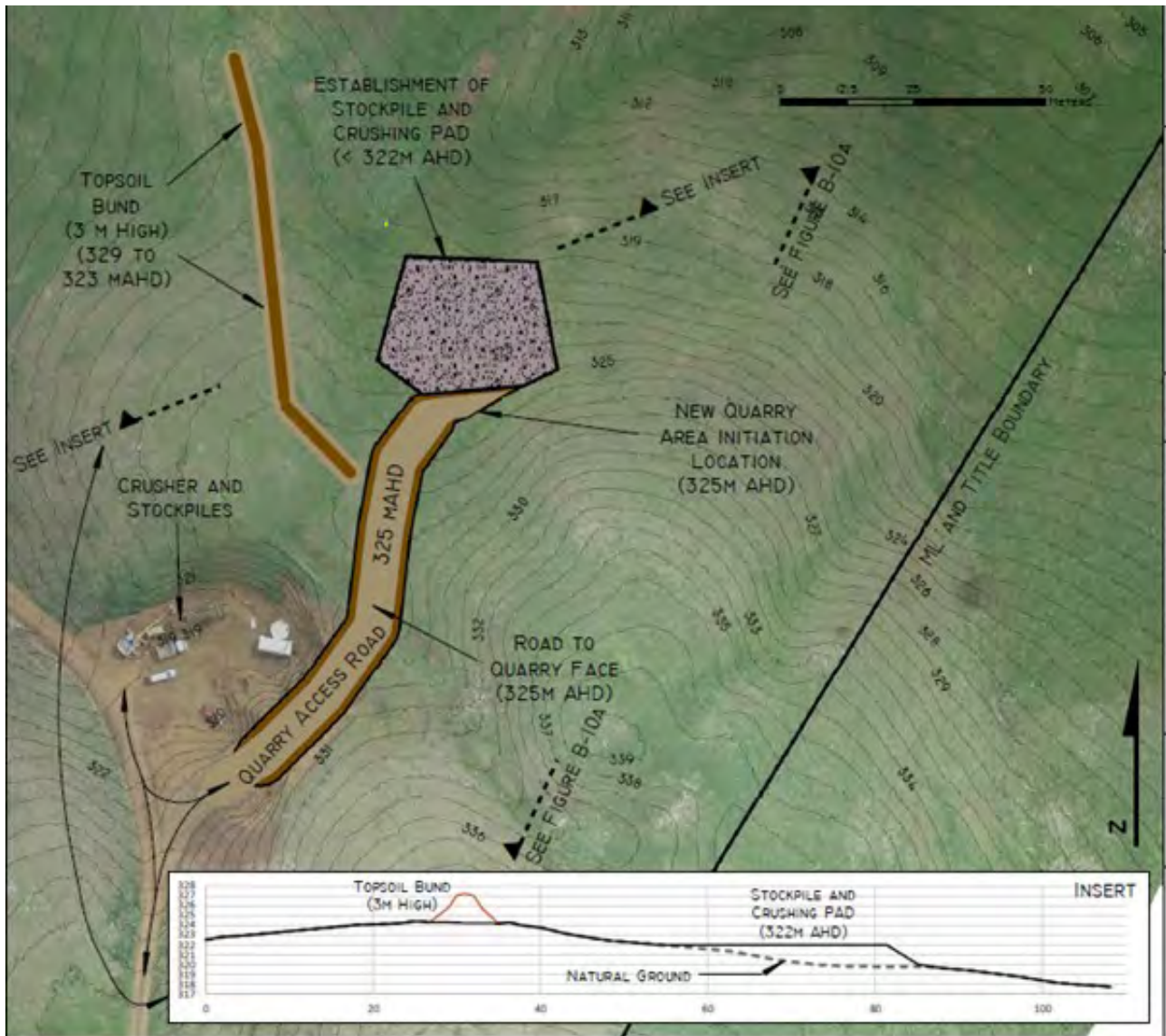
Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning **1800 005 171** (a 24-hour emergency telephone number).

# Attachment 1: Plan of Activity



SMC - KEMPTON  
RECEIVED  
05/08/2022


### Attachment 2: Noise Attenuation Bund



Enclosure - Representation Received

DA2021/180 475 Sugarloaf Road

8th June 2022



To the General Manager

We [REDACTED] are writing to you to express our objection to planning application number DA 2021 / 00180 at 475 Sugarloaf Road, Dysart.

Application Description: Extractive industry - Level 2 gravel quarry

Applicant Name (s) K Noble, A Wedd.

Our objection to the planning application is based on several factors impacting the immediate community in the area and our own situation in relation to the proposed development, these are as follows:

- The current planning scheme states that the property is zoned Agricultural and not Rural Resource Zone as depicted in the applicant's documentation.
- The impact on infrastructure and roads due to extra heavy truck/trailer traffic.
- The lack of signage and adequate line of sight to the Foster's Road - Clifton Vale Road intersection, which is directly adjacent to the existing access to our property on our boundary. Creating a very unsafe environment for traffic movement.
- The lack of economic value to the community. It will provide no new employment opportunities to local residents and the environmental and economic impact will be at a significant cost to the community in relation to the benefits it would produce for the community.
- The environmental impact on agricultural land and resources in an area zoned for agricultural use. Noise and dust pollution causing a significant impact on residents of the neighbouring properties in relation to the proposed quarry. Current levels of noise in the environment are minimal compared to heavy machinery running for 12 hours 5 days per week and 6 hours on Saturday's.
- Existing on farm quarry pit and quarrying operation undertaken by applicant illegally raises concerns that the quarry operation would not be run in accordance with the Quarry Code of Practice guidelines and corners would be cut to benefit the operator and not the environment.
- Loss of agricultural land and the impacts on neighbouring properties undertaking small business agricultural activity in the form of grazing and cropping.

I will endeavour to address each one of these points in further detail in the paragraphs to follow to support our objection to the application number DA 2021 / 00180 at 475 Sugarloaf Road, Dysart.

## **PLANNING AND ZONING**

The applicant has submitted a document with the incorrect planning scheme and zone for the property location. The planning scheme used to prepare the document for submission was the Southern Midlands Interim Planning Scheme 2015, but the scheme that should have underpinned the application should be the Tasmanian Planning Scheme – Rural and Agriculture. The application has quoted the property as being in the Rural Resource zone, which is incorrect as the Rural Resource Zone was recalibrated via the Planning Directive No.1 to be known as Rural Zone or Agricultural Zone. The property actually sits within the Agricultural zone as evidenced on Map 15 within the Tasmanian Planning Scheme



Zones – Sothern Midlands Local Provisions Schedule 17<sup>th</sup> June 2021. The Tasmanian Government Department of Justice Tasmanian Planning Scheme – Rural and Agriculture Fact sheet 4 publication states that the recalibration of the Rural Resource zone and the Significant Agriculture Zone enhances the protection of our important agricultural areas. The Rural Resource and Significant Agriculture zones were no longer fit for purpose and there was a need to more broadly identify and protect agricultural land. The Agriculture zone, which this property and our own property fall into, provides a broader scope for the identification and protection of agricultural land in Tasmania. This document goes on to state that *Priority is given to agricultural uses in this zone. The Rural Zone provides for all agricultural uses to occur in conjunction with a range of rural businesses and industries. The rural zone acknowledges that significant areas of Tasmania's rural land provides a variety of other activities beyond agriculture.* This information supports our claim that it is not appropriate for a quarry to be operated within an agricultural zone, there are many Rural zones throughout the nearby area which do allow for the operation of extractive industry, but the property at 475 Sugarloaf Road does not as it is definitely within the Agricultural zone as are the properties surrounding it, therefore it should be preserved and protected for agricultural use. The Agricultural Land Mapping project utilises the most contemporary and sophisticated state-wide analysis on the suitability of land for a range of agricultural enterprises, and the data provided via this should be respected and used to underpin decisions for assessing and accepting any proposed development of agricultural land. The Tasmanian Planning Scheme is designed to protect our key agricultural area through the Agriculture Zone and to remove barriers to other activities in other rural areas through the Rural Zone, this information alone is a significant indicator that a extractive industry operation not be allowed to be undertaken on the proposed site and that council declines the application. I will provide photographs taken by myself to depict the actual current condition of the land and the properties surrounding it later in this document.

#### **IMPACT ON ROADS**

The current condition of the roads that the trucks servicing the proposed quarry will use are narrow with no hard verges only grassed verges and culverts or drains. Fosters Road is a gravel surface and the width of the road at the access point to the proposed quarry would be unlikely to allow a vehicle and heavy truck to pass if they interact in this area. The impact of heavy vehicles moving onto the verges to allow for passing would degrade the already delicate and deteriorated roads even further creating an unstable and unsafe surface for the local vehicle traffic. Maintenance and upgrading of the roads would be a burden of cost to the ratepayers in the area and would outweigh any economic benefit to the community from the proposed development. For the safety of the public and community using the roads it would be necessary to install signage to warn of possible interaction with slow moving heavy vehicles, this would be a further cost to the ratepayer. Slow moving loaded heavy vehicles accelerating up the steep gradient of Foster's Road to the Clifton Vale Road intersection would cause corrugation and damage to the gravel surface as would unloaded vehicles going into the quarry as they would have to apply significant brake to slow down from the 80km zone to enter the quarry access. It is widely accepted that the towing of trailers causes severe corrugation, and this is the suggested method for carting the product from the proposed quarry by the applicant, this would impact local road users as Foster's Road is a well-used route for locals to access Sugarloaf Road so they may drive through to the township of Kempton, this is considered to be a safer route to Kempton without using the busy Midland Highway. Residents of the township of Kempton also use this route to access the Waste Transfer Station at Huntingdon Tier Road, as this is also considered a safer way to travel when taking a load of refuse to the waste transfer station.

#### **SIGNAGE AND LINE OF SIGHT**

I will include photos at the end of this document to provide a visual reference to the safety concerns when trucks leaving the quarry enter the intersection to Clifton Vale Road. The applicant has stated that there will be no signage installed which is of great concern as the safety of the junction at Clifton Vale Road and Foster's Road is already known to be questionable and the likely hood of a significant incident occurring in this area if extra traffic, especially heavy vehicle traffic is to be encountered in this area. The steep gradient and drop off from Clifton Vale to Fosters Road has a very poor line of sight due to the crest of the junction when travelling south on Fosters Road. There is also very little opportunity to asses any oncoming traffic travelling along Clifton Vale Road in a southward direction when attempting to move from the junction of Fosters Road. The speed limit here is 80km/h which also impedes the ability to see any traffic

in a timely and safe manner. Directly adjacent to this junction is a pre-existing access gate to our property which predates the installation of an access road to the proposed quarry. There is also an access gate on Fosters Road in close proximity to this junction for the property abounding the proposed development site to access their property. This adds to the safety concerns as the possibility of negative interactions between vehicles is more likely to occur as landowners open and close gates to access their property and livestock.

#### **ECONOMIC VALUE TO THE COMMUNITY**

The proposed development does not offer any economic benefit to the community in terms of employment or value adding to the area, in fact we would argue that the impact is a negative one in that the trucks used to cart product from the quarry are unlikely to be local operators. The cost to ratepayers to enable the council to maintain the roads in a safe condition and install adequate signage for safety purposes should this proposed development be allowed to go ahead would inevitably be significant and ongoing due to the already ageing and deteriorated condition of the roads to be used. The applicant proposes to be the only employee of the quarry therefore the only actual economic benefit will be his own and it will not make any positive contribution to the community or the environment. Therefore, it seems likely that the only impact this development would have to the area would be negative.

#### **ENVIRONMENTAL IMPACT AND POLLUTION**

We have prepared a document which addresses all of our concerns relating to the EER prepared by Van Diemen Consulting and the environmental impact that the proposed development would have on the surrounding properties and environment, which has been submitted to council in conjunction with this document. The applicant has clearly stated that there is no intention to install or build any amenities, buildings or septic tanks, therefore it is of great concern as to where truck drivers and the machinery operator will be going to the toilet without any onsite facilities. The applicant has proposed a possible 20 loads per day which equates to 40 truck movements daily to and from the extraction site in order to cart the product so it is not unreasonable to think that at some point during this 12-hour period of daily operation that a person or people on the quarry site would need to use the toilet. There are no public toilets available in the near vicinity to the quarry site so an explanation as to how the applicant intends to handle the matter of human excreta during operating hours is of great importance to other landowners in the area. Noise pollution to the environment is also of great concern and we have addressed this in great detail in the document we have submitted which relates to the information contained in the EER prepared by Van Diemen consulting, currently the noise levels relating to traffic and heavy machinery from agricultural undertakings in the area is minimal, this will change significantly if the proposed development is approved. The current level of environmental noise is minimal and comes mostly from local livestock, native wildlife and insect species, very little heavy machinery or heavy vehicle noise is encountered on any given day. The impact of excessive prolonged loud vibratory and machinery noise will have a detrimental negative impact on the community surrounding the proposed development and it will most certainly impede on the health, well being and lifestyle of the members of the community in the area surrounding the quarry. The noise pollution generated is likely to impact the occupants of nine houses in the direct area of the proposed development.

#### **EXISTING ON FARM QUARRY PIT**

There has been a quarrying operation previously undertaken by the applicant illegally. Mr Noble had verbally stated this to be the case when speaking to Sam Oates on a visit he made to our property. It raises concerns that the quarry operation would not be run in accordance with the Quarry Code of Practice guidelines as the applicant has shown no regard or respect for legislation and proper planning and procedure required to operate a mining lease and extraction business. It is feared that corners would be cut to benefit the operator and not the environment, as his past practices have shown him to be deceitful and dishonest in operating a quarry illegally.

#### **LOSS OF AGRICULTURAL LAND**

The Midlands Economic Development and Land Use strategy published by SGS Economics and Planning stated that “*The economy of the Southern Midland relies heavily on the agriculture.*”

*“Compared to Tasmania’s economy, the Southern Midlands economy is strongly specialised in agriculture.”*

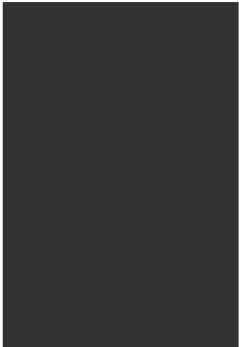
*“The agriculture sector is by far the most important industry in terms of employment.”*

The report found fourteen initiatives for economic development and number one was *“effective planning provisions for agricultural land.”*

Given the information and data contained in the report supports preserving agricultural land for agricultural purposes and the finding that effective planning would play an integral part in successfully undertaking protection of agricultural land, it must be seriously taken into consideration that the proposed development of an extraction operation lies solely with an Agricultural Zone and any undertaking that deviates from using the land for agricultural practices would put in jeopardy the safety of the land for future agricultural purposes, which contradicts the Tasmanian Planning Scheme – Rural and Agriculture intent to protect the right to farm in Tasmania’s key agricultural areas and avoid conflicts with other uses, provide a clear delineation between the Rural and Agricultural Zones ensuring rural developments avoid conflict with farming activities, providing practical planning rules that recognise that land size is not the key to success of agricultural industries. The Tasmanian Planning Scheme – Rural and Agriculture recognises that the Rural Zone provides for the protection of agricultural land and agricultural uses by ensuring that discretionary uses minimise the conversion of agricultural land and are compatible with agricultural use. Therefore, land zoned Rural is to be used for the resource processing and extractive industries and not land zoned Agriculture. Given that the proposed development is on land zoned specifically for agriculture we are asking the council to decline the application for the proposed development as the use of the land, regardless of its size should be protected and limited to an agricultural undertaking.

In closing we would appreciate if all the arguments set out in our objection documents would be considered when undertaking the decision process to review the application number DA 2021 / 00180 at 475 Sugarloaf Road, Dysart. We thank the council for their time taken to inspect the information we have provided, and we appreciate that it will be considered before settling on a decision.

Kind regards



- Photos depicting safety of intersection and road condition are in the pages to follow.










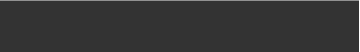






8<sup>th</sup> June 2022



We  are making a submission regarding the EER for the Knaw Quarry development application by Kent Noble and Anita Wedd. We feel that there are some inconsistencies and misrepresentations which may mislead readers of the document in regards to describing the project and the existing environment, environmental issues relating to dust and noise pollution, proposed management measures not providing adequate control on environmental impacts. We feel that the document submitted has incorrect, misleading, missing and outdated information and feel that there could be some alternative solutions that could be made in order to minimise the environmental impacts of the proposed development of a mining lease and extraction operation in an agricultural zone where agriculture is the main source of land used and income. I will address each issue in the following paragraphs.

We would also like the EPA Board to consider keeping our personal details of names and addresses confidential, as we feel that the applicants may take our submission as a personally motivated undertaking rather than a concern on the impact of our environment and living conditions. It could fracture any future possibility of having a good neighbourly relationship between all parties if their development is altered or modified due to information contained in our submission. Currently we have met Mr Noble in the past and have no ill will against him or Miss Wedd but feel the environmental impact of their proposal has not taken into account community input before planning.

We would suggest that the submitted document prepared by Van Diemen consulting does not clearly describe the project or the existing environment. We claim that significant important information has been understated and contradicts information supplied in the document submitted to the Southern Midlands Council for planning approval. The EER submitted does not identify some of the environmental issue that we consider important and management measures proposed by the applicant are not adequate to control some of the likely environmental impacts. Evidence to support this claim is as follows:

1. There is an existing on farm pit which was agricultural land that has been excavated illegally by the applicant and he has undertaken quarry operations and delivery of product without the proper approval, planning or permits. This quarry pit does not predate his ownership of the property and the applicant has verbally stated that he had been “caught operating the quarry and council had shut him down.” The owner had no regard for the environmental impact of his illegal operation and did not respect the legislation in relation to undertaking the development. He has not disclosed any of this information when describing the existing environment of the proposed site.
2. **FIGURE B 21 DECLARED WEEDS**

The applicant has mentioned the removal of weeds such as gorse bush and capeweed in his application to council but there is no evidence of gorse infestation in any of his photographs depicting his proposed quarry site and his EER makes no mention of these weeds. The inclusion of gorse seems to be a misrepresentation to downplay the impact of the proposal to council on existing land and surrounding neighbouring land. The image depicts the only weeds as

Horehound and slender thistle, these are shown to occur predominantly beside or within the road. The land is predominantly prime agricultural grazing land with fertile topsoil and the weed burden on the property is due to a lack of landowner care and management, as neighbouring properties like ours undertake weed management control measures to minimise the invasion of weeds and weed spread in the environment. There is no weed management plan to effectively control the spread of weeds removed from his property or contamination to other properties via the traffic movement or airborne transfer. Contamination of surrounding properties which are under agricultural use through livestock grazing and hay production is highly likely without an appropriate plan in place to manage this.

3. **TRANSPORT Fig b-4 (page9)**

He has misrepresented the figures for the movement of heavy trucks and trailers. The figures included in the document do not add up accurately and misrepresent the traffic impact on the wildlife and surrounding environment. This in turn underestimates the impact of noise pollution in the environment which has a detrimental effect on residents in the close vicinity of the operation. The document stated that there would be a minimum of 850 loads of truck and trailer if there were 20 loads per day over 43 days of carting annually, yet 20 loads per day over 43 days equates to 860 loads. This only details the loads and not the total truck movements, yet again incorrect information which downplays the impact on the environment and the impact on wildlife.

4. **PAGE 27 LAND USE INCLUDING SENSITIVE USES FIG B-16**

The document misrepresents the proximity of his proposed quarry site in relation to our current dwelling. There is no valid reason for our house to be omitted from the photograph for the purpose of assessing measurements, an existing hay shed has been depicted as a dwelling instead. A simple google map or daftmap search would have given an accurate aerial depiction of our dwelling. Mr Noble as been on our property in recent times and is fully aware of where our house is situated, it is also visible from Clifton Vale Road and overlooks his proposed quarry operation our house is also only 460m as the crow flies from his proposed site. The noise created by Mr Noble currently when he is running his machinery is funnelled up to our property/house. I have attached an accurate measurement of our dwelling in relation to the proposed quarry. We are concerned with the noise created and the impact this will have on our daily life.

5. **AMENITIES PAGE 41** There are no proposed amenities on the site yet a minimum 20 truck loads per day of cartage and a 12 hour time frame of daily operation is documented in the proposed development. Where are truck drivers and quarry operator using the toilet if there are no facilities." There is to be no septic system installed." (page 54). We are concerned with the possible pollution of the environment by effluent or excrement.

6. **PAGE 46**

"Dust emissions caused by northerly winds would be carried southwards – the nearest dwelling is 590m south south-east of the Mining Lease(**Figure B-16**)."

This quote is commenting on the impact of dust on our residence which is inaccurately depicted given that the measurement is taken from a hay shed which is more than 100m away from our house, therefore the dust emission in relation to our home would be of greater impact in polluting our direct environment.

7. **POTENTIAL DUST GENERATION BY TRANSPORT RELATED ACTIVITIES PAGE 46** "The impact of dust on agricultural activities is unlikely to have any significant effect to crop yield or pasture

growth.” Evidence or scientific data to support this claim would be beneficial as we crop hay from our property and dust contamination during cutting drying and baling could be significant to our income.

Environment Protection Policy (Air Quality) 2004

The environmental values to be protected under the Air Quality EPP are:

- the life, health and well-being of humans at present and in the future,
- the life, health and wellbeing of other forms of life, including the present and future health,
- wellbeing and integrity of ecosystems and ecological processes,
- visual amenity

#### 8. C.3.2 EXISTING LANDSCAPE NOISE SOURCES

- Noise sources in the landscape where the activity will occur have been identified as follows:
- farm machinery and associated activities (including livestock) on the property and adjacent properties,
- forestry related activities (mainly firewood harvesting) including the user of chainsaws, and trucks,
- vehicles and trucks using nearby roads,
- winds in shelterbelts and remnant trees, and
- bird and insect life

The majority of noises listed above are commonly related to a rural agricultural area and being able to hear and enjoy these noises is one of the main reasons we chose to move to the area with our two children as they are both diagnosed with ASD level 2 and have sensory processing issues with loud or ongoing environmental noises and living within the metro region was becoming a serious cause for dysregulation in their daily life and impacting their mental health and general wellbeing. The peaceful pleasant sounds of the surrounding wildlife and nature's hum is very important to their daily wellbeing and ability to function. The impact of heavy machinery, vibratory machinery, heavy trucks and trailers water pumps and excavation equipment running 460 m from our home for 12 hours a day 5 days a week and 6 hours on a Saturday will have a significant impact on the ability for anyone to hear the landscape noises. If the daily operating hours could be reduced or the number of days per week of operation was to be reduced, then this could achieve a balance between the needs of the applicant and the needs of the surrounding community.

Given that the applicant has already undertaken quarry mining and extraction activity onsite prior to submitting an EER, an application to local council and a mining lease application it would be possible to test noise levels. All machinery is present and onsite, it would be advantageous to undertake a site-specific noise assessment to ensure levels are within guidelines and to assess actual impact of noise pollution to surrounding properties in the area as noise travel can be difficult to estimate without data.

#### 9. C.4 WASTE

- The activity will not generate Controlled waste, nor will it generate rock/soil/overburden 'solid wastes' as all of the material excavated will be used in the product sold or for the rehabilitation of benches, slopes etc.
- Machinery related 'solid wastes', such as oil filters, will generally not be produced as machinery servicing will not occur in the quarry (except for emergency repairs or service requirements).

This does not make mention of potential environmental contamination from machinery failures such as oil spills, coolants leaking, fuel spill when refueling machinery. It also does not mention the capacity for storage of chemicals related to operating machinery such as fuel, and oils, and there are no proposed buildings on site. If Machinery is to be moved off site regularly for fueling and chemical replacement, then this traffic movement should also be noted as a possible source for environmental impact.

**10. C.4.1 MATERIAL SOURCES**

The Quarry will operate as a campaign style operation so mobile machinery will be serviced before being floated to site. Spares or waste generated through breakdowns or routine lubrication will be retained in vehicles (e.g., the flat tray of a utility) and taken off-site at the end of each day. It is of concern that waste from breakdown and lubrication will be left in the tray of a ute where it has the potential to drip onto the ground and flow into nearby water in the environment. Would on site storage be a better option to contain chemical movement?

**11. C.4.2 MITIGATION MEASURES**

General refuse (e.g., food wrappers) will be collected in waste bins provided on-site for general refuse. The potential for wildlife such as possums or forest ravens to invade waste bins and spread rubbish into the surrounding environment and inappropriate items being ingested by wildlife is highly likely unless measures are taken to secure waste bins to prevent possible invasion and scavenging from wildlife.

**12. C.5.1 MATERIAL SOURCES**

Fuel and oil will be used in the Quarry to operate and maintain functional machinery. There will be no permanent storage of fuels, oils, lubricants, or any other environmentally hazardous goods in the Quarry. Does this mean that chemicals will be transported to and from the quarry on a regular basis? Fuel would likely need to be transported daily, where and how will this occur as the potential for chemicals to enter the environment and waterways through spilling is at greater risk if being transported regularly. Would onsite storage in an appropriate building be a better option to minimize contamination to the environment?

**13. C.6.4 THREATENED FAUNA SPECIES**

Tasmanian devil, eastern quoll, and spotted-tailed quoll. These species are known to occur in the region and may occur in the Mining Lease given they are territorial and have large home ranges. Given the low volume of material per annum that can be removed from the Quarry and that it is to be operated by the property owner, most (at least 90%) truck movements will be within daylight hours so the potential for undesirable 'truck – native animal interactions' is very low. The applicant has stated that "material is more likely to be transported in greater volumes in spring and summer". Roadkill also peaks during this time due to young mammals leaving dens and pouches to begin dispersing so the interactions between heavy vehicles and wildlife will have a greater impact as this is stated to be production at peak volume which therefore means traffic movement will also be at a maximum. There is no proposed signage or speed limit for vehicles, perhaps if signage and speed limits were installed the impact on the wildlife in the surrounding environment could be minimized.

We are concerned with the misrepresentation of the zoning, as the applicant has stated that the proposed extraction operation is in a Rural Resource Zone but it is actually within an Agricultural Zone, his use of the incorrect and outdated planning scheme previously allowed for extraction operations within this zone. The current zoning for this property is Agricultural zone

which does not allow for extraction operations and has the sole purpose of preserving agricultural zoned land for agricultural activity alone.

In conclusion we do not oppose the operation of a quarry in the area, we have serious concerns with the impact of noise and dust on the environment and the impact that this will have on our family as high levels of noise are unpleasant and can have health implications, in our case this is especially true given that both our children have a diagnosis where continuous unpleasant noise can impact their health and ability to function and complete ordinary everyday tasks. We disagree with the applicant's interpretation of the location being remote given that there are at least 8 homes within close proximity to the proposed operation, and the majority of these dwellings are at a higher elevation than the proposed quarry which is in the basin of the surrounding properties, this would surely not constitute the area as being remote. Any excessive noise would have an impact on all houses and occupants within the area, especially if the noise is emitted over long periods of time. People generally dislike loud, ongoing, excessive noise and make arrangements to move away from the source of the noise and annoyance. They move to quieter more rural areas, to enjoy the peace and tranquility and the environmental noises that come with living in a rural landscape. This is the reason that we purchased our property and relocated to the area with our children, to now have a quarry within 460m of our home which has the potential to operate 6 days per week and for 5 of those days the operating hours are 12 hours long is a source of distress.

We also have concerns for the preservation of wildlife in the area due to the proposed length of time that the quarry would be allowed to emit noise and dust as well as the high likelihood for animal and heavy truck interaction which would lead to wildlife decline.

Contamination of the surrounding soil, water and landscape is also a concern to us as we run a small farm grazing and cropping operation within very close proximity to the proposed operation.

We would greatly appreciate if you would consider the points that we have raised and the impact on health, well-being and ability to enjoy our environment that this operation could potentially cause when making your decision to approve the proposed development under the guidelines stated in the document.

Kind regards

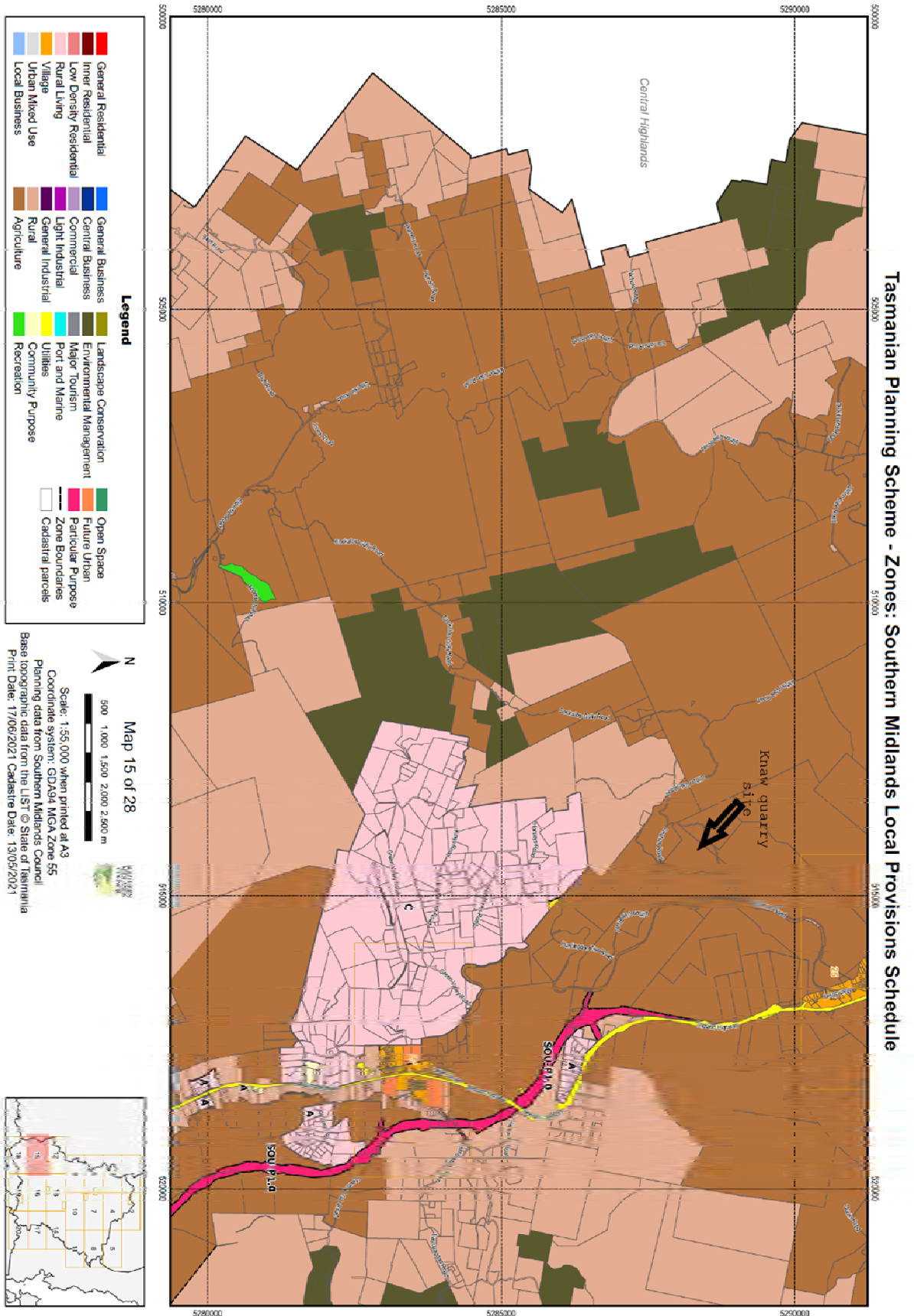


**See below for attached pictures.**

Depicts distance from our residence to applicant's quarry site.



Depicts current actual zoning boundaries in relation to existing property boundaries.





Department of Premier and Cabinet

State Planning Office

GPO Box 123 HOBART TAS 7001

Via email: [yoursay.planning@dpac.tas.gov.au](mailto:yoursay.planning@dpac.tas.gov.au)

12<sup>th</sup> August 2022

Dear Minister Ferguson

This submission is made as a collective by several Tasmanian Council heritage officers with assistance from some private sector heritage professionals and aims to provide the review with some broad commentary as to several fundamental issues we see in regard to the operation of the Local Historic heritage Code in the Tasmanian Planning Scheme.

This submission has been facilitated by Brad Williams, Manager Heritage Projects at Southern Midlands Council, whom can be contacted by your office should further explanation be required, or if further discussion is desired with the group on any matter. Note that several of the contributors have been involved with their respective Council's overall submissions, so are not signatories to this submission – but have contributed to the discussion. Similarly, Southern Midlands Council has made submission on other matters regarding the SPP's and this document may be read as in addition to that submission (noting that this is submitted from Council officer level).

Overall, we (i.e. the 'working group') see the system of statutory heritage management facilitated via the SPP's of the TPS as taking a step backwards several decades to a system where 'gaps' will result in adverse heritage outcomes – in situations that the IPS (and indeed some earlier planning schemes) allowed greater rigour in assessment and more appreciate heritage outcomes.

Frankly, we see the heritage provisions of the TPS as an archaic step backwards – and note that the recently released *Australia, State of the Environment 2021* (Heritage) report (p145)<sup>1</sup> made the following observations in regard to statutory planning at a local government level:

- *Heritage protections are being reduced, often as part of planning reform, through more restrictive definitions, greater exemptions and more lenient performance criteria.*
- *An example of this erosion is seen in Tasmania, where the new Tasmanian Planning Scheme will significantly reduce protections.*

The tenor of this submission concurs with that finding.

---

<sup>1</sup> McConnell A, Janke T, Cumpston Z & Cresswell I (2021). Australia state of the environment 2021: heritage, independent report to the Australian Government Minister for the Environment, Commonwealth of Australia, Canberra.

I provide the following tables as individual issues (although some are connected) which detail the key differences between the IPS and the TPS for that equivalent provision or outcome (note that some of these issues could also be discussed further in the evolution from pre-IPS schemes). These are presented here in no particular order:

<b>C6.2.3 – Application of the Local Historic Heritage Code – Code does not apply to THR listed places.</b>	
<b>IPS</b>	<p>Under the IPS, the inclusion of a Local Heritage Place on the Tasmanian Heritage Register had no effect on the application of the code.</p> <p>Whilst this did result in dual assessments of heritage place provisions, it did not inhibit assessment of a place within a heritage precinct or cultural landscape precinct, nor did it prevent planning authorities from merely agreeing to default to accepting the THC assessment if appropriate.</p>
<b>TPS</b>	<p>The TPS (Clause C6.2.3) states that the Local Historic Code does not apply to a place entered on the Tasmanian Heritage Register.</p> <p>This means that if a place is THR listed that <u>all</u> Local Heritage provisions are no longer applicable (including Local Heritage Precinct, Local Heritage Landscapes, Place of Archaeological Potential and Subdivision).</p>
<b>Discussion</b>	
<p>'Dual assessments' were undertaken on places that were listed both on the local heritage schedule of the IPS and the THR. Whilst this is somewhat anti-the 'tiered heritage management system' as espoused by most Australian jurisdictions, it allowed for collaboration between local/state heritage assessments and for local values to be identified which may not be apparent at a state level.</p> <p>Whilst the ability for the Planning Authority to assess developments to a local heritage place (that is also THR listed) has now been removed in favour of a single assessment by the THC, that is not the primary concern here. It is generally supported that the THC assessment is adequate on a place-by-place basis – particularly given that Section 39 of the HCHA allows the THC to <i>consult with the relevant planning authority</i>. The planning authority therefore has the ability to provide input on the assessment, particularly if there are local values that may need consideration.</p> <p>The key concern is that the THR listing removes <b>all</b> applicability of the local historic heritage code, including precincts, cultural landscapes, subdivision and archaeology (the latter is less of a concern).</p>	
<b>Example of a consequent issue</b>	
<p>For example, the THC can only assess impact upon that particular registered place. Often it is the case that a proposed development may have acceptable/no impact upon a place itself, but unacceptable impact upon an adjacent place, precinct, pattern of development etc.</p> <ul style="list-style-type: none"> <li>- The construction of an outbuilding at the rear of a heritage place may not have impact upon that place (for example, if the lot is large), however depending on the pattern of development, that outbuilding may have impact upon an <i>adjacent</i> place. A lack of ability to consider precinct provisions may prevent adequate scrutiny of such a building.</li> <li>- Subdivision of a heritage place may not result in impact upon that place – but may impact wider intact patterns of development.</li> <li>- Generally no concerns about archaeology in this instance – HCHA considered equipped to deal with such.</li> </ul>	
<b>Suggestion</b>	

That C6.2.3 be re-worded as such:

*Clause C6.6 does not apply to a Local Heritage Place that is also entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.*

This would mean that all other provisions would be withstanding (i.e. Local Heritage Precinct, Local Historic Landscape Precinct, Places of Archaeological Potential, Subdivision. If a place is solely listed as a Local Heritage Place and registered on the THR – then only one assessment against place-based provisions will be required.

<b>C6.2.2 – Application of the Local Historic Heritage Code – Heritage ‘Place’ overriding ‘Precinct’ provisions.</b>	
<b>IPS</b>	Under the IPS, the inclusion of a Local Heritage Place also within a Heritage Precinct resulted in assessment against the provisions of both the Place and Precinct (i.e. E.13.7 and E.13.8). This allowed consideration of impact both upon the place, and upon the values of the wider precinct (as articulated in the precinct statements of significance and (where included) design criteria/conservation policy.
<b>TPS</b>	The TPS (Clause C6.2.2) states that: <i>If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.</i>
<b>Discussion</b>	
<p>There is a difference between considering impact upon a ‘place’ and a ‘precinct’. Proposals may have no impact upon a place as such but may have impact upon the values of a precinct.</p> <p>It is prudent to be able to consider impacts upon both place and precinct – particularly given that precinct values have in many instances have been very clearly and diligently articulated.</p>	
<b>Example of a consequent issue</b>	
<p>For example, a Local Heritage Place may be large, and that place may also be in a Local Heritage Precinct. Development on that place distant to the main heritage feature may not necessarily have impact upon that feature and its setting, curtilage etc. therefore may be deemed acceptable from a Local Heritage Place perspective.</p> <p>It may however have an impact from a precinct perspective, if it is near another heritage place where proximity may have an impact but the limitation to consideration of the Local Heritage Place upon which the development is proposed would not allow that wider consideration (beyond ‘surrounding area’ which is mentioned in C6.6.3P1, C6.6.4P1, and ‘setting’ mentioned in C6.6.5, C6.6.6, C6.6.7 – note concerns about this terminology below).</p> <p>Further, a site feature (such as an outbuilding) which may be comparatively less significant than the main building on that listed place, therefore demolition may be acceptable – however if that type of outbuilding was a distinctive and significance feature of the wider precinct, then that precinct-wide importance may not be considered.</p>	
<b>Suggestion</b>	

That Application qualifier C6.2.2 be removed so that assessment can occur against Heritage Place and Heritage Precinct provisions where applicable.

<b>6.1 and/or C6.0 - Application Requirements, lack of explicit heritage requirements</b>		
<b>IPS</b>	Clause E.13.5 of the IPS had certain explicit application requirements for works on places affected by the Local Historic Heritage Code.	<p><b>E13.5 Application Requirements</b></p> <p>E13.5.1 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:</p> <ul style="list-style-type: none"> <li>(a) a conservation plan;</li> <li>(b) photographs, drawings or photomontages necessary to demonstrate the impact of the proposed development on the heritage values of the place;</li> <li>(c) a statement of significance;</li> <li>(d) a heritage impact statement;</li> <li>(e) a statement of compliance;</li> <li>(f) a statement of archaeological potential;</li> <li>(g) an archaeological impact assessment;</li> <li>(h) an archaeological method statement;</li> <li>(i) a report outlining environmental, social, economic or safety reasons claimed to be of greater value to the community than the historic cultural heritage values of a place proposed to be demolished or partly demolished, and demonstrating that there is no prudent and feasible alternative;</li> <li>(j) for an application for subdivision, plans showing : <ul style="list-style-type: none"> <li>(i) the location of existing buildings; and</li> <li>(ii) building envelopes on the relevant lots, including the balance lot.</li> </ul> </li> </ul>
<b>TPS</b>	The TPS (Clause 6.1 or C6) has no explicit application requirements for places affected by the Local Historic Heritage Code.	
<b>Discussion</b>		
<p>Although several of the Clauses in C6.6 (etc) call for ‘a report prepared by a suitably qualified person’ – this is within the Performance Criteria, not the Application Requirements, so is arguably too late in the process.</p> <p>The ‘report by a suitably qualified person’ is not opposed, given that in many/most cases individual place listings and heritage precincts may not have comprehensive (or even adequate) assessments/descriptions supporting that listing – this allows a more rigorous understanding of values where appropriate.</p> <p>However, explicit application requirements imply that the documentation is required as part of the application – not only as a means by which the assessor will be informed during the assessment process and may therefore prompt the inclusion of that documentation with the application – potentially avoiding the need for RFI’s etc.</p> <p>The explicit nature of the application requirements in the IPS has been lost for a vaguer Clause as per above.</p>		
<b>Suggestion</b>		
That the equivalent of Clause E.13.5 of the IPS re inserted into the front-end of C6.0 and/or into 6.1.3.		

<b>Discretion for subdivision of THC/Local listed places in Rural/Agricultural Zone</b>	
<b>IPS</b>	<p>The IPS had the ability for the Planning Authority to consider ordinarily prohibited subdivision of a heritage listed place off a larger title in the rural resource zone (26.5.3) where it could be demonstrated that the subdivision had the potential for positive heritage outcomes through adaptive reuse or ongoing use of an otherwise underutilised heritage place.</p> <p>This required any urgent works on the fabric of the place to be undertaken within 12 months of issue of title and that heritage values will be restored and maintained into the future.</p>
<b>TPS</b>	<p>Clause 20.5.1 (Lot Design, Subdivision in the Rural Zone – also 21.5.1 Lot Design, Subdivision in the Agriculture Zone) do not explicitly mention heritage places as a consideration in lot design, but subject to a suite of considerations appears not to prohibit the excision of a heritage place off a larger rural title. Whilst this end result probably is not detrimental, the explicit ability for rural subdivision for a heritage place was an obvious ‘incentive’ for heritage listing, which now falls somewhat more silent.</p> <p><i>However</i>, the TPS does not include provision for urgent works to be undertaken to maintain heritage values, nor does it explicitly allow for mechanisms on the title to ensure that such works are undertaken.</p>

**P1**

The subdivision of a lot for the purposes of excising a Local Heritage Place listed in the Heritage Code to this planning scheme or a place listed on the Tasmanian Heritage Register must satisfy all of the following:

- (a) the place no longer contributes to, or supports, the agricultural use and commercial operation of the property;
- (b) the subdivision will ensure that the heritage values of the place will be restored and maintained into the future through appropriate mechanisms on the title;
- (c) any urgent works on the heritage fabric of the place are undertaken within 12 months of the issue of title;
- (d) the heritage curtilage of the place is contained within the lot;
- (e) the loss of the land to the remainder of the property will not significantly reduce its agricultural use and commercial operation;
- (f) setback from a dwelling on the lot to new boundaries satisfy clause 26.4.2;
- (g) serviceable frontage is provided;
- (h) safe vehicular access arrangements are provided.

**Performance Criteria**

**P1**

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that:
  - (i) requires the rural location for operational reasons;
  - (ii) minimises the conversion of agricultural land for a non-agricultural use;
  - (iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and
  - (iv) is appropriate for a rural location; or
- (b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following:
  - (i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to:
    - a. not materially diminishing the agricultural productivity of the land;
    - b. the capacity of the balance lot for productive agricultural use; and
    - c. any topographical constraints to agricultural use;
  - (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;
  - (iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 in relation to setbacks to new boundaries;
  - (iv) it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and
- (c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:
  - (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
  - (ii) the topography of the site;
  - (iii) the functionality and useability of the frontage;
  - (iv) the anticipated nature of vehicles likely to access the site;
  - (v) the ability to manoeuvre vehicles on the site;
  - (vi) the ability for emergency services to access the site; and
  - (vii) the pattern of development existing on established properties in the area.

**Discussion**

Clause 26.5.3 of the IPS (and its predecessor in the SMPS97) have had many successful heritage outcomes, where redundant rural buildings were excised from a rural title which stimulated adaptive reuse and/or use by new owners whose interests were more focussed on the maintenance of heritage values. Ceres, Kenmore Arms, Woodbury House and Rose Cottage Jericho are examples where this clause has been used to excellent heritage outcomes. In each case a Part 5 Agreement was attached to the title, requiring implementation of certain recommendations of conservation management plans (or at least engineering recommendations).

**Example of a consequent issue**

Heritage is now no longer an explicit consideration in rural subdivisions and a foothold to require urgent works is no longer possible.

Whilst it appears to still be possible to excise a heritage place from a larger rural/agricultural title (whereas it was previously prohibited without the use of Clause 26.5.3) heritage is not an explicit consideration under the TPS.

The planning authority therefore has no firm ability to require that conservation works be undertaken to the heritage place involved in the subdivision.

**Suggestion**

That an equivalent of 26.5.3 P1 be reinstated to the TPS (in Rural and Agriculture Zones) so that there is an explicit incentive for the subdivision of heritage places in the rural and agricultural zones and also so that the planning authority can ensure adequate measures are taken to conserve those places.

<b>C6.6 – Concern as to creation of ‘quasi-heritage precincts’ within the Local Heritage Place provisions.</b>	
<b>IPS</b>	<p>The IPS gave a clear distinction between the provisions applicable to a Heritage Place and a Heritage Precinct. A place was subject only to the place provisions (i.e. E.13.7) unless it was in a precinct, in which case E.13.8 also applied.</p> <p>E.13.7 clearly and succinctly limited the consideration/application of the provisions only to the place, without regard to the wider area unless the place was within a heritage precinct.</p> <p>The application of E.13.8 (heritage precinct provisions) was backed up by statements of significance and in some cases conservation policy and design guidelines, to a clearly defined area (i.e. the precinct).</p>
<b>TPS</b>	<p>Clause C.6.6 (Development Standards for Local Heritage Places) uses terminology such as ‘surrounding area’ and ‘setting’ to be considered.</p> <p>‘Surrounding area’ is not defined in the scheme.</p> <p>‘Setting’ is defined as: <i>the surroundings or environment of a local heritage place.</i></p>
<b>Discussion</b>	
<p>The use of ‘surrounding area’ and ‘setting’ with no tight definitions or spatial qualities is considered haphazard, in that it seeks to impose a quasi-precinct listing and/or proximity/adjacency provisions on every Local Heritage Place.</p> <p>This provides a level of uncertainty which is not equitable to proponents as there is no definition nor any definition of values of such ‘settings/surrounding areas’. How far does the ‘setting’ extend? How big is the ‘surrounding area’? What are the values of the setting/surrounding area?</p> <p>It would be interesting to see how an interpretation of this stacks up in the Tribunal as it is so loose.</p>	
<b>Suggestion</b>	
<p>Subjective words such as ‘setting’ and ‘surrounding area’ should be removed from C6.2 so that the provisions clearly only relate to the place itself. If there are setting and surrounding area values, these should therefore be within a Local Heritage Precinct.</p> <p>This would need to occur in unison with the above suggestion that Application qualifier C6.2.2 be removed so that assessment can occur against Heritage Place <u>and</u> Heritage Precinct provisions where applicable.</p>	



<b>C6.6 – Lack of ability to consider internal works on Local Heritage Places</b>	
<b>IPS</b>	<p>Whilst some IPS's differed in their wording on whether internal works were exempt, it is noted that (for example) the Hobart IPS Scheme and the Southern Midlands IPS exempted internal works where those works did not impact upon 'original/significant fabric' or 'original plan layout'.</p> <p>Whilst there is some debate as to whether 'Development' (as defined by LUPAA) includes internal modification – the inclusion in the Exemptions (E.13.4) for some internal works implies that others are not exempt.</p>
<b>TPS</b>	<p>The TPS does not include any such exemption which mentions 'original/significant fabric' nor 'original plan form' – thereby not implying that any internal works may require approval. Note however that it does not explicitly exclude internal works.</p>
<b>Discussion</b>	
<p>It is firmly the view of the group that internal works which may impact upon the integrity of a heritage building must require a DA so as to assess the impact of such.</p> <p>Whilst it was considered whether such significant interiors out be specifically mentioned in the LPS schedule – it was agreed that the task of assessing interiors for such inclusion would be overly onerous (not to mention unpalatable by property owners). The ability to consider interiors therefore ought be allowed on a case-by-case basis at the time of proposed development.</p> <p>It is acknowledged that there is a raft of internal works which should not require a DA, which is why there is support for the IPS wording of 'significant' (or even 'original') fabric and 'alterations to original plan form' are sound and broad qualifiers.</p> <p>It was also discussed as to whether significant interiors need merely be left to the THC – where the HCHA95 has the power to consider interior works. This was not concluded as desirable – as some places are only of local significance, but that significance does not necessarily stop at the exterior.</p> <p>Note that this may be a systemic issue with LUPAA not being clear on internal works – noting that Part 1 (3) (1) includes the word 'exterior alteration' as development. Sub-clause (b) of the definition of 'Development' under that clause includes 'the demolition or removal of a building or works' – which may be construed that any demolition requires approval, unless explicitly exempt (i.e. by E.13.4 of the IPS).</p>	
<b>Suggestion</b>	
<p>This requires further consideration as to whether LUPAA may require amendment, or whether internal works may be assessed where required by including a similar exemption as exists in E.13.4 of the LPS into the TPS.</p>	

<b>C6.6.1(P1)(h), C6.7.1(P1)(h) – ‘Economic Considerations’ for demolition.</b>	
<b>IPS</b>	<p>The only mention of ‘economic reasons’ in the demolition Performance Criteria of the IPS is in E.13.7.1 and E.13.7.2 where</p> <p>Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</p> <ul style="list-style-type: none"> <li>a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</li> <li>b) there are no prudent and feasible alternatives;</li> <li>c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</li> <li>d) significant fabric is documented before demolition.</li> </ul> <p>This does allow economic considerations to be assessed, but with <u>all</u> of the other qualifiers in that Performance Criterion.</p>
<b>TPS</b>	<p>‘<b>Economic Considerations</b>’ as named as a sub-clause of this Performance Criterion introduces a standalone sub-criterion which in this instance may be utilised as the sole means of supporting demolition due to the words ‘all of the following’ being omitted.</p>
<b>Discussion</b>	
<p>Noting that ‘economic considerations’ are present in the IPS, however the qualifier of such being considered amongst a raft of other matters does safeguard this somewhat.</p> <p>There is nothing explicitly within this Performance Criterion of the TPS which requires <u>all</u> of the qualifiers to be demonstrated.</p> <p>Furthermore (see below) the Performance Criterion only calls for the assessor to ‘<i>have regard to</i>’ – not necessarily calling for ‘demonstration of’.</p> <p><b>This is a fundamental flaw in the TPS which could result in substantial loss of heritage values.</b></p>	
<b>Suggestion</b>	
<p>The standalone qualifier of ‘<i>economic considerations</i>’ must be removed from these Performance Criteria.</p> <p>As per below, the term ‘<i>have regard to</i>’ throughout the Local Heritage Code is opposed, in favour of a more robust ‘must demonstrate’. The ‘economic considerations’ qualifier may be less firmly opposed if the term ‘have regard to’ and the explicit statement that <u>all</u> qualifiers must be demonstrated is included in the Performance Criteria.</p>	

<b>C6.6.2. Site Coverage</b>	
<b>IPS</b>	Site coverage was not an explicit or measurable Performance Criterion in the IPS for wither Heritage Places or Heritage Precincts (although it is noted that the Battery Point Heritage Precinct under the HIPS15 has explicit site coverage provisions).
<b>TPS</b>	The TPS at Clause C6.6.2 includes an explicit Performance Criterion for site coverage.
<b>Discussion</b>	
<p>The inclusion of an explicit provision for site coverage is not opposed.</p> <p>However, the group concluded that the opportunity for this proposition to provide a measurable Acceptable Solution that any extension to a Local Heritage Place, or an outbuilding on a Local Heritage Place must not exceed the floor area of the heritage building(s) on that place (including total floor area of all outbuildings). Noting that acceptable siting, form etc. would still need to be demonstrated through other Performance Criteria.</p> <p>Note that this should not apply in the Rural or Agricultural Zones.</p> <p>This is considered to address the issue of overtly large extensions to Local Heritage Places and be much more measurable approach than the IPS wording of 'subservient' etc.</p>	
<b>Suggestion</b>	
<p>That C6.6.2 include an Acceptable Solution that any addition (including previous additions) to a main building included as a Local Heritage Place does not exceed the floor area of the main heritage building. Also that any new outbuilding not (collectively with existing outbuildings) exceed the floor area of the main heritage building.</p> <p>The Performance Criteria should allow discretion for larger outbuildings and extensions in the Rural and Agriculture Zones as per the current Performance Criterion wording. .</p>	

<b>The Term 'in the surrounding area' e.g. C6.6.3.(P1)(c) Height and Bulk, C6.6.4(P1)(d) Setbacks and C6.7.3 (P1.1) b-d) Building and Works (Heritage and Cultural Landscape Precincts)</b>	
<b>IPS</b>	<p>Local Heritage Place provisions do not require consideration of 'the surrounding area'. There are no quasi-precinct provisions for heritage places (see comments above).</p> <p>If 'the surrounding area' is a measure, then these are included in Heritage Precincts, however there is appropriate discretion within the consideration of the form of precincts to not use previous inappropriate development as a precedent or measure of appropriateness.</p>
<b>TPS</b>	<p>The TPS at Clause C6.6.3(P1)(c) requires 'regard to' the height and bulk of other buildings in the surrounding area.</p> <p>The TPS at Clause C6.6.4(P1)(d) requires 'regard to' the setback of other buildings in the surrounding area.</p> <p>The TPS at Clause C6/7/3(P1.1)(b-d) requires 'regard to' the character, appearance, height &amp; bulk of buildings and setback of buildings in the surrounding area.</p>
<b>Discussion</b>	
<p>These clauses do not take into consideration whether the height/bulk, setbacks or appearance of buildings in the surrounding area are actually <i>compatible</i> to the values of the place or precinct.</p>	
<b>Example of a consequent issue</b>	
<p>It is not uncommon that a Local Heritage Place has adjacent incompatible development (e.g. blocks of flats as mid-late c20th infill in Battery Point). With the wording of the TPS Performance Criterion, such incompatible development may be used as a measure for accepting more of that type of development.</p>	
<b>Suggestion</b>	
<p>C6.6.3(P1)(c) should be re-worded to read: <i>the height and bulk of other heritage (or contributory) buildings in the surrounding areas.</i></p>	

<b>Removal of E24 (Significant Trees Code) from the IPS and replacement with Performance Criteria within the C6 SPPs of the TPS.</b>	
<b>IPS</b>	The IPS had a standalone code for Significant Trees (E24).
<b>TPS</b>	In the IPS the Significant Trees Code (E.24.0) was a standalone code. In the TPS it has been included in the Local Heritage Code as a single Performance Criterion (C6.6.10) that assumes a significant tree is associated with a Local Heritage Place.
<b>Discussion</b>	
It is an obvious fact that some trees may be significant for reasons other than historic heritage. To merge the Significant Trees Code with the Local Heritage Code implies a restriction upon the merits of listing significant trees.	
<b>Suggestion</b>	
Reinstate the Significant Trees Code (an equivalent of IPS E24.0) as a standalone code in the TPS.	

Other issues that the group see with the TPS Local Heritage Code:

Clause(s)	Issue	Suggestion
Throughout the Local Heritage Code	The term <b>'having regard to'</b> . This is vague, challengeable and immeasurable. You can 'have regard' to something, then totally dismiss it. This term is not used in the IPS.	Substitute 'having regard to' with 'must demonstrate'.  In the case of demolition <u>all</u> of the sub-clauses of P1 need to be demonstrated satisfactorily (as per above).
General Definitions	Overall, the definitions in relation to historic heritage used in the SPP's are somewhat ad-hoc and not considered comprehensive. We note the submissions from Hobart City Council and Planning Matters Alliance Tasmania has gone into some detail on definitions – we support those positions.	Adopt the definitions relating to historic heritage as defined in the ICOMOS Australia <i>Burra Charter</i> . This provides a rigorous and nationally accepted suite of definitions.
Definition of 'Demolition'.	The need for a 'sliding scale' for demolition – noting that some demolition may occur without impact upon historic heritage (e.g. modern accretions) but the SPP's do not provide for an exemption for demolition where that scenario is clearly obvious. This requires a clear definition of what would constitute demolition of 'non-contributory' fabric.	Provide a well-articulated definition for 'Demolition' which allows for a more cursory treatment of demolition where it is clearly obvious that the fabric proposed for demolition makes no contribution to the place and that its removal would not threaten any values.
Substantial issues with population of LPS Heritage Schedules, Precincts etc.	A number of substantial issues were identified by members of the working group as they relate to how Local heritage Place, Precinct (etc.) tables are populated, the associated information, non-mandatory population of tables, disparity of affected area (in light of THR listed places exempt, which may have a different spatial definition) etc.	That the Minister pursues a round of consultation regarding the effectiveness of the LPS process, further to the current enquiry into the SPP's as soon as practicable.

	<p>It is noted however that the current enquiry relates to the SPP's, and not the LPS, so these are not elaborated here. – but merely flagged as another serious issue associated with planning reforms.</p>	
--	--	--

We thank you for your time in considering this submission.

Please contact the undersigned if you wish to discuss further.



Brad Williams

**Manager – Heritage Projects, Southern Midlands Council**

71 High Street  
OATLANDS TAS 7120  
[bwilliams@southernmidlands.tas.gov.au](mailto:bwilliams@southernmidlands.tas.gov.au)  
0418 303184

Southern Midlands Heritage Office  
Oatlands Gaoler's Residence  
Mason Street  
OATLANDS TAS 7120  
[www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)

Contributors to this submission include:

Danielle Gray – **Principal Consultant, Gray Planning**

John Wadsley – **John Wadsley Planning and Heritage Consultancy**



# SOUTHERN MIDLANDS COUNCIL



## **COMPLETE SET OF FINANCIAL STATEMENTS**

**2021 | 22 FINANCIAL YEAR**

---

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

## Contents

	<b>Page</b>
General Manager's Declaration	2
Financial Statements	
Consolidated Statement of Comprehensive Income	3
Consolidated Statement of Financial Position	4
Consolidated Statement of Changes in Equity	5
Consolidated Statement of Cash Flows	6
Notes to the Financial Report	
1 About the Financial Statements	7
2 Financial Performance	9
3 Asset Base	23
4 People	37
5 Debt and Risk Management	45
6 Other Information	52
Independent Audit Report	55

## General Manager's Declaration

The financial report presents fairly the financial position of the Southern Midlands Council as at 30 June 2022 and the results of its operations and cash flows for the year then ended, in accordance with the Local Government Act 1993 (as amended), Australian Accounting Standards and other authoritative pronouncements issued by the Australian Accounting Standards Board.



T F Kirkwood  
General Manager

Dated: 12 August 2022

**Consolidated Statement of Comprehensive Income**

for the year ended 30 June 2022

(Amounts shown in \$000)	Note	Budget 2022	Actual 2022	Actual 2021
<b>Income from continuing operations</b>				
<b>Recurrent Income</b>				
Rates and charges	2.2a	5,995	6,035	5,743
User fees	2.2b	787	1,076	1,014
Grants - Recurrent	2.2c	3,620	4,731	3,524
Interest	2.2d	125	27	35
Contract income	2.2e	765	529	311
Other income	2.2f	82	431	58
Investment revenue from water corporation	2.2g	183	182	76
		<b>11,557</b>	<b>13,011</b>	<b>10,761</b>
<b>Net Capital Income</b>				
Grants - capital	2.2h	6,431	5,495	2,045
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	2.2i	(7)	1	120
		<b>6,424</b>	<b>5,496</b>	<b>2,165</b>
<b>Total income from continuing operations</b>		<b>17,981</b>	<b>18,507</b>	<b>12,926</b>
<b>Expenses from continuing operations</b>				
Employee benefits	2.3a	(4,387)	(3,877)	(3,645)
Materials and contracts	2.3b	(3,458)	(3,704)	(3,279)
Depreciation and amortisation	2.3c	(3,004)	(3,697)	(3,322)
Contributions	2.3d	(245)	(245)	(234)
Finance costs	2.3e	(68)	(65)	(19)
Other expenses	2.3f	(913)	(470)	(449)
<b>Total expenses from continuing operations</b>		<b>(12,075)</b>	<b>(12,058)</b>	<b>(10,948)</b>
<b>Net result from continuing operations for the year</b>		<b>5,906</b>	<b>6,449</b>	<b>1,978</b>
<b>Other comprehensive income</b>				
<b>Items that will not be reclassified to net result</b>				
Fair value adjustments on equity investment asset	3.5	-	238	958
Net asset revaluation increment/(decrement)	3.6	-	16,638	7,001
<b>Total other comprehensive income</b>		<b>-</b>	<b>16,876</b>	<b>7,959</b>
<b>Total Comprehensive Result</b>		<b>5,906</b>	<b>23,325</b>	<b>9,937</b>

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

**Consolidated Statement of Financial Position**

as at 30 June 2022

(Amounts shown in \$000)	Note	Actual 2022	Actual 2021
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	3.1	14,636	18,500
Trade and other receivables	3.2	3,017	1,293
Assets held for sale	3.3	100	100
Other assets	3.4	236	284
<b>Total current assets</b>		<b>17,989</b>	<b>20,177</b>
<b>Non-current assets</b>			
Investment in water corporation	3.5	11,586	11,348
Property, plant, equipment, infrastructure and intangibles	3.6	125,590	102,522
<b>Total non-current assets</b>		<b>137,176</b>	<b>113,870</b>
<b>Total assets</b>		<b>155,165</b>	<b>134,047</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	3.8	965	798
Trust funds and deposits	3.9	200	141
Contract liabilities	3.10	474	2,602
Employee provisions	4.1	1,649	1,600
Interest-bearing loans and borrowings	5.1	265	334
<b>Total current liabilities</b>		<b>3,553</b>	<b>5,475</b>
<b>Non-current liabilities</b>			
Employee provisions	4.1	6	26
Interest-bearing loans and borrowings	5.1	4,150	4,415
<b>Total non-current liabilities</b>		<b>4,156</b>	<b>4,441</b>
<b>Total liabilities</b>		<b>7,709</b>	<b>9,916</b>
<b>Net Assets</b>		<b>147,456</b>	<b>124,131</b>
<b>Equity</b>			
Accumulated surplus		61,509	55,060
Reserves	6.1	85,947	69,071
<b>Total Equity</b>		<b>147,456</b>	<b>124,131</b>

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

## Consolidated Statement of Changes in Equity

for the year ended 30 June 2022

(Amounts shown in \$000)	Note	Total	Accumulated	Asset	Fair Value	Other
			Surplus	Revaluation	Reserve	Reserves
				Reserve		
<b>Balance as at 1 July 2020</b>		114,194	53,082	60,809	(3,348)	3,651
Net result from continuing operations for the year		1,978	1,978	-	-	-
Fair value adjustment on equity investment asset	3.5	958	-	-	958	-
Net revaluation reserve increment/(decrement)	3.6	7,001	-	7,001	-	-
Transfers between reserves	6.1	-	-	-	-	-
<b>Balance as at 30 June 2021</b>		<b>124,131</b>	<b>55,060</b>	<b>67,810</b>	<b>(2,390)</b>	<b>3,651</b>
Net result from continuing operations for the year		6,449	6,449	-	-	-
Fair value adjustment on equity investment asset	3.5	238	-	-	238	-
Net revaluation reserve increment/(decrement)	3.6	16,638	-	16,638	-	-
Transfers between reserves	6.1	-	-	-	-	-
<b>Balance as at 30 June 2022</b>		<b>147,456</b>	<b>61,509</b>	<b>84,448</b>	<b>(2,152)</b>	<b>3,651</b>

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

**Consolidated Statement of Cash Flows**

for the year ended 30 June 2022

(Amounts shown in \$000)	Note	Actual 2022	Actual 2021
<b>Cash flows from operating activities</b>			
Rates and charges		6,056	5,836
User fees		1,124	932
Grants - Recurrent		2,876	3,510
Interest		27	35
Investment revenue from water corporation		182	76
Other receipts		1,071	362
Net GST refund/payment		1,161	708
Payments to suppliers		(5,474)	(4,688)
Payments to employees		(3,848)	(3,626)
Finance costs paid		(65)	(19)
<b>Net cash from (used in) operating activities</b>	<b>2.4</b>	<b>3,110</b>	<b>3,126</b>
<b>Cash flows from investing activities</b>			
Payments for property, plant, equipment, infrastructure and intangibles		(10,518)	(6,226)
Proceeds from sale of property, plant, equipment, infrastructure and intangibles		392	294
Capital grants		3,427	3,027
<b>Net cash from (used in) investing activities</b>		<b>(6,699)</b>	<b>(2,905)</b>
<b>Cash flows from financing activities</b>			
Trust funds and deposits		59	(26)
Proceeds from interest bearing loans and borrowings		-	4,365
Repayment of interest bearing loans and borrowings		(334)	(73)
<b>Net cash from (used in) financing activities</b>	<b>2.5</b>	<b>(275)</b>	<b>4,266</b>
Net increase (decrease) in cash and cash equivalents		(3,864)	4,487
Cash and cash equivalents at the beginning of the financial year		18,500	14,013
<b>Cash and cash equivalents at the end of the financial year</b>	<b>3.1</b>	<b>14,636</b>	<b>18,500</b>

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

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 1 About the financial statements

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

##### 1.1 Reporting entity

- (a) Southern Midlands Council is a body corporate with perpetual succession and a common seal. Council's main office is located at 71 High Street, Oatlands.
- (b) The purpose of the Council is to:
  - provide for health, safety and welfare of the community;
  - to improve the overall quality of life of people in the local community;
  - promote appropriate business and employment opportunities

##### 1.2 Basis of accounting

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

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

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

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

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

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

The financial report has been prepared as a consolidated report to include all the external transactions for the subsidiary entities disclosed at note 3.12. Council has elected not to present separate financial statements (Parent) in accordance with AASB 127 Separate Financial Statements as the amounts involved are not considered material.



## Notes to the Financial Report

### for the year ended 30 June 2022

#### 1.3 Use of judgements and estimates

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

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

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

##### ***Employee entitlements***

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

##### ***Defined benefit superannuation fund obligations***

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

##### ***Fair value of property, plant, equipment and infrastructure***

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

##### ***Investment in water corporation***

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

#### 1.4 Events occurring after balance date

No significant events occurred after balance date that require reporting.

**Notes to the Financial Report**

for the year ended 30 June 2022

**2 Financial performance**

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

**2.1 Functions/Activities of the Council**

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

(Amounts shown in \$'000)	Income from continuing operations		Expenses from continuing operations		Result from continuing operations		Assets	
	2022	2021	2022	2021	2022	2021	2022	2021
Roads and bridges	1,676	1,250	5,433	4,727	(3,757)	(3,477)	84,947	66,933
Stormwater	-	-	129	120	(129)	(120)	4,148	3,742
Waste management	1,100	932	1,218	1,146	(118)	(214)	434	563
Economic development	621	385	1,450	1,120	(829)	(735)	7,890	8,173
Environmental management	197	20	438	434	(241)	(414)	1,011	881
Development services	308	279	985	997	(677)	(718)	1,452	1,445
Community services	48	84	626	632	(578)	(548)	3,921	3,995
Recreational facilities	4,051	120	1,032	970	3,019	(850)	18,566	13,774
Governance and administration	186	40	503	570	(317)	(530)	3,473	3,439
Other - non attributable	10,320	9,816	244	232	10,076	9,584	29,323	31,102
	<b>18,507</b>	<b>12,926</b>	<b>12,058</b>	<b>10,948</b>	<b>6,449</b>	<b>1,978</b>	<b>155,165</b>	<b>134,047</b>

**Grants included in Income from continuing operations:**

	2022	2021
Roads and bridges	1,620	1,183
Stormwater	-	-
Waste management	-	-
Economic development	-	145
Environmental management	182	108
Development services	-	-
Community services	24	54
Recreational facilities	3,698	582
Governance and administration	-	-
Other - non attributable	4,702	3,497
	<b>10,226</b>	<b>5,569</b>

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

	2022	2021
Current assets	17,989	20,177
Non- current assets	137,176	113,870
	<b>155,165</b>	<b>134,047</b>

## Notes to the Financial Report for the year ended 30 June 2022

### 2.1 Functions/Activities of the Council (continued)

#### 2.1c Nature and objective of functions/activities

##### *Roads, streets and bridges*

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

##### *Stormwater*

Maintenance and provision of stormwater reticulation systems.

##### *Waste management*

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

##### *Environmental management*

Protection and enhancement of the environment, maintenance of amenity through control of statutory nuisances, environmental health and control of animal nuisances.

##### *Economic development*

Facilitation and development of local employment and economic initiatives, including streetscape improvements. Development and promotion of tourism and economic services within the municipal area.

##### *Development services*

Planning and development control, building control and related regulatory and statutory matters.

##### *Community services*

Provision of facilities and services focussed on improving the lifestyle of those that live in the Southern Midlands; assistance provided to volunteers and community based organisations; operation of youth employment and development programs and emergency services.

##### *Recreation facilities*

Provision and maintenance of recreation and sport facilities, including public halls and swimming pool. Included in this activity are parks and reserves, town beautification and associated facilities.

##### *Governance and administration*

Support for the Council and operational branches, including secretarial, computer, financial, personnel and general administrative services.

##### *Other - not attributable*

All revenues, expense and assets that cannot be attributed directly to one of the other listed functions. Includes carrying amount of non-current assets sold, State Government levies and contributions and Councillors emoluments.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 2.2 Income from continuing operations

(Amounts shown in \$000)

	2022	2021
<b>Recurrent income</b>		
<b>2.2a Rates and charges</b>		
General	4,637	4,604
Fire levy	245	234
Waste & garbage management	1,066	892
Interest and penalties	87	13
<b>Total rates and charges</b>	<b>6,035</b>	<b>5,743</b>
<b>2.2b User fees</b>		
Community safety	10	12
Growth tourism	4	5
Growth business	370	286
Landscapes cultural	-	-
Landscapes heritage	4	1
Landscapes regulatory	228	238
Landscapes natural	5	5
Lifestyle recreation	40	52
Lifestyle animals	76	41
Organisation sustainability	177	212
Organisation finances	22	15
Volunteers program	100	105
Other fees and charges	40	42
<b>Total user fees</b>	<b>1,076</b>	<b>1,014</b>
<b>2.2c Grants - Recurrent</b>		
Australian Government Financial Assistance Grants	1,850	1,689
Australian Government Financial Assistance Grants (in advance)	2,852	1,808
Landscapes youth	10	4
Landscapes natural	-	-
Other	19	23
<b>Total recurrent grants</b>	<b>4,731</b>	<b>3,524</b>
<b>2.2d Interest</b>		
Interest on financial assets	-	-
Interest on cash and cash equivalents	27	35
<b>Total interest</b>	<b>27</b>	<b>35</b>
<b>2.2e Contract income</b>		
Contracted works	529	311
<b>Total contract income</b>	<b>529</b>	<b>311</b>
<b>2.2f Other income</b>		
Government subsidies	62	12
Developer contribution	44	-
Special Committee contributions	200	-
Insurance recoveries	56	18
Sundry	69	28
<b>Total other income</b>	<b>431</b>	<b>58</b>

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 2.2 Income from continuing operations (continued)

(Amounts shown in \$000)

	2022	2021
<b>2.2g Investment revenue from water corporation</b>		
Dividends, tax equivalent and guarantee fees received	182	76
<b>Total investment revenue from water corporation</b>	<b>182</b>	<b>76</b>
<b>Total recurrent income</b>	<b>13,011</b>	<b>10,761</b>
<b>2.2h Net capital income</b>		
<b>Grants - capital</b>		
Australian Government - Roads	666	666
Australian Government - Local Roads and Community Infrastructure	578	569
Australian Government - Black Summer Bushfire Grant	60	-
Australian Government - Broadmarsh Streetscape	230	-
Australian Government - Campania Bush Reserve Shared Pathway	92	-
Australian Government - Chauncy Vale Pedestrian Bridge Project	-	55
Australian Government - Charge Smart	-	-
Australian Government - Kempton Town Development	45	30
Australian Government - Lake Dulverton Conservation Area Walkway	163	44
Australian Government - Oatlands Aquatic Centre	3,500	125
Australian Government - Oatlands Destination Playground Development	-	500
Australian Government - Oatlands Underground Power Project	125	-
Landscapes natural	19	8
Lifestyles public health	-	48
Lifestyles recreation	17	-
<b>Total grants - capital</b>	<b>5,495</b>	<b>2,045</b>
<b>2.2i Net gain/(loss) on disposal of property, plant, equipment and infrastructure</b>		
Proceeds of sale of non-current assets	392	294
Written down value of non-current assets disposed	(391)	(174)
<b>Total gain/(loss)</b>	<b>1</b>	<b>120</b>
<b>Total net capital income</b>	<b>5,496</b>	<b>2,165</b>
<b>Total income from continuing operations</b>	<b>18,507</b>	<b>12,926</b>

**Notes to the Financial Report**

for the year ended 30 June 2022

**2.2 Income from continuing operations (continued)**

(Amounts shown in \$000)

	2022	2021
<b>2.2j Grants received by funding source and conditions attached</b>		
<i>Funding source</i>		
Australian Government	10,161	5,486
Other	65	83
<b>Total</b>	<b>10,226</b>	<b>5,569</b>

The Australian Government provides untied Financial Assistance Grants to Council for general purpose use and the provision of local roads. In both years the Australian Government made early payment of the first two quarterly instalments for the following year. The early receipt of instalments resulted in Australian Government Financial Assistance Grants being above that originally budgeted in 2021-22 by \$2,852,000 (2020-21 by \$1,808,000). This has impacted the Statement of Comprehensive Income resulting in the result from continuing operations being higher by the same amount.

**Unspent grants**

Grants which were obtained on the condition that they be spent for specified purposes or in a future period, but which are not yet spent in accordance with those conditions, are as follows

*Operating*

Balance of unspent funds at 1 July	1,808	1,840
Add: Funds recognised as revenue in the year but not yet spent in accordance with the conditions	2,852	1,808
Add: Funds received and not recognised as revenue in the year	-	-
Less: Funds recognised as revenue in previous years that have been spent during the year	(1,808)	(1,840)
Less: Funds received in prior year but revenue recognised and funds spent in the year	-	-
Balance of unspent funds at 30 June	<b>2,852</b>	<b>1,808</b>

*Capital*

Balance of unspent funds at 1 July	2,602	1,660
Add: Funds recognised as revenue in the year but not yet spent in accordance with the conditions	-	-
Add: Funds received and not recognised as revenue in the year	2,701	1,002
Less: Funds recognised as revenue in previous years that have been spent during the year	-	-
Less: Funds received in prior year but revenue recognised and funds spent in the year	(4,829)	(60)
Balance of unspent funds at 30 June	<b>474</b>	<b>2,602</b>
<b>Total unspent grants</b>	<b>3,326</b>	<b>4,410</b>

**2.2k Recognition and measurement****Rates and charges**

Council recognises revenue from rates and annual charges for the amount it is expected to be entitled to at the beginning of the rating period to which they relate, or when the charge has been applied. Rates and charges in advance are recognised as a financial liability until the beginning of the rating period to which they relate.

**User fees**

Council recognises revenue from user fees and charges when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

## Notes to the Financial Report

for the year ended 30 June 2022

### 2.2 Income from continuing operations (continued)

#### *Grants - recurrent and capital*

Council recognises untied grant revenue and those without performance obligations when received. In cases where funding includes specific performance obligations or is to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and recognises income as obligations are fulfilled.

The performance obligations are varied based on the agreement, but include the approval to proceed and staged completion milestones during the construction phase of roads and other community infrastructure, such as the Oatlands Aquatic Centre.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin. For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

#### *Interest*

Interest is recognised progressively as it is earned.

#### *Contract income*

As soon as the outcome of construction contracts can be estimated reliably, contract revenue and expenses are recognised in proportion to the stage of completion of the contract. The stage of completion is assessed by reference to surveys of work performed. Any expected loss on a contract is recognised immediately.

#### *Other income*

##### *Rental income*

Rents are recognised as revenue when the payment is due or the payment is received, whichever first occurs. Rental payments received in advance are recognised as a prepayment until they are due.

##### *Volunteer services*

Council recognises the inflow of resources in the form of volunteer services where the fair value of those services can be reliably measured and Council would have purchased those services if they had not been donated.

##### *Operating leases as lessor*

Council is a lessor and enters into agreements with a number of lessees. These include only non-commercial agreements. Where leases are non-commercial agreements, these are generally with not for profit, such as sporting, organisations. In these cases subsidised or peppercorn rents are charged because Council recognises part of its role is community service and community support. In these situations, Council records lease revenue on an accruals basis and records the associated properties as part of land and buildings within property, plant and equipment. Buildings are recognised at depreciated replacement cost.

## Notes to the Financial Report for the year ended 30 June 2022

### 2.2 Income from continuing operations (continued)

#### *Investment revenue from water corporation*

Dividend revenue is recognised when Council's right to receive payment is established and it can be reliably measured.

#### *Contributions*

Council recognises contributions without performance obligations when received. In cases where the contributions is for a specific purpose to acquire or construct a recognisable non-financial asset, a liability is recognised for funds received in advance and income recognised as obligations are fulfilled.

#### *Net gain/(loss) on disposal of property, plant, equipment and infrastructure*

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.



## Notes to the Financial Report

### for the year ended 30 June 2022

#### 2.3 Expenses from continuing operations

(Amounts shown in \$'000)

	2022	2021
<b>2.3a Employee benefits</b>		
Wages and salaries	3,016	2,724
Other employee costs	1,383	1,278
	<b>4,399</b>	<b>4,002</b>
Less amounts capitalised	(522)	(357)
<b>Total employee benefits</b>	<b>3,877</b>	<b>3,645</b>
<b>2.3b Materials and contracts</b>		
Advertising	47	44
Bank charges and commissions	21	21
Callington Mill	-	6
Computer system operation	252	195
Consultancies	209	160
Contractor labour and services	478	409
Council plant & machinery	266	244
Donations and grants	52	48
Gravel purchases	111	24
Household garbage and recycling collection contract	292	296
Insurance premiums	151	128
Legal expenses	39	41
Office expenses	99	82
Plant and machinery hire (external)	266	201
Power costs (including street lighting)	137	178
Repairs and maintenance	206	158
Subscriptions and publications	54	50
Telecommunications	20	26
Waste transfer, transport and disposal contracts	448	414
Water purchases	46	51
Valuation fees (supplementary valuations)	13	16
Volunteer services	100	104
Other materials and contracts	397	383
<b>Total materials and contracts</b>	<b>3,704</b>	<b>3,279</b>
<b>2.3c Depreciation and amortisation</b>		
Property		
Buildings	674	655
Plant and equipment		
Plant and machinery	213	223
Furniture and fixtures	28	29
Minor plant	14	14
Infrastructure		
Roads	2,243	1,921
Bridges	405	362
Stormwater	57	54
Waste management	25	27
<b>Total depreciation</b>	<b>3,659</b>	<b>3,285</b>
Amortisation of intangibles	38	37
<b>Total depreciation and amortisation</b>	<b>3,697</b>	<b>3,322</b>

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 2.3 Expenses from continuing operations (continued)

(Amounts shown in \$000)

	2022	2021
<b>2.3d Contributions</b>		
Fire service levy	245	234
<b>Total contributions</b>	<b>245</b>	<b>234</b>
<b>2.3e Finance costs</b>		
Interest - Borrowings	65	19
<b>Total finance costs</b>	<b>65</b>	<b>19</b>
<b>2.3f Other expenses</b>		
Councillors allowances	140	136
Election costs	3	2
External auditors' remuneration	34	30
Bad & doubtful debts	-	19
Other	293	262
<b>Total other expenses</b>	<b>470</b>	<b>449</b>
<b>Total expenses from continuing operations</b>	<b>12,058</b>	<b>10,948</b>

#### 2.3g Recognition and measurement

Expenses are recognised in the Consolidated Statement of Comprehensive Income when a decrease in future economic benefits related to a decrease in asset or an increase of a liability has arisen that can be measured reliably. Further details of the nature and method of recognition and measurement of each expense item are set out below.

##### **Employee benefits**

Employee benefits include, where applicable, entitlements to wages and salaries, annual leave, sick leave, long service leave, superannuation and any other post-employment benefits. See also note 4.1.

##### **Materials and contracts**

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

##### **Depreciation and amortisation**

Buildings, land improvements, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.

## Notes to the Financial Report

for the year ended 30 June 2022

### 2.3 Expenses from continuing operations (continued)

Land and road earthwork assets are not depreciated on the basis that they are assessed as not having a limited useful life. The non-depreciation of road earthwork assets is reviewed at the end of each reporting period, to ensure that the accounting policy applied to particular earthwork assets reflects the most recent assessment of the useful lives of the assets, having regard to factors such as asset usage, physical deterioration and technical and commercial obsolescence.

Major depreciation and amortisation periods used are listed below and are consistent with the prior year unless otherwise stated:

	Period
Buildings	10 - 50 years
Plant and equipment	
Plant and machinery	2 to 15 years
Furniture and fixtures	5 to 100 years
Minor plant	0 to 2 years
Infrastructure assets	10 to 150 years
Intangibles	5 years

#### **Finance costs**

Finance costs represent interest on interest-bearing loans and borrowings. Interest is expensed as it accrues and no interest has been capitalised during the current or comparative reporting period.

#### **Contributions**

Contributions represents the remittance of amounts to the Tasmanian Fire Service for fire service levies collected through rates.

#### **Other expenses**

Other expenses represent items which individually are not material for separate disclosure on the Consolidated Statement of Comprehensive Income.

### 2.4 Reconciliation of cash flows from operating activities to surplus (deficit)

(Amounts shown in \$000)	2022	2021
Net result from continuing operations for the year	6,449	1,978
Depreciation and amortisation	3,697	3,322
Net gain/(loss) on disposal of property, plant, equipment and infrastructure	(1)	(120)
Bad & doubtful debts	-	-
Grants - capital	(3,427)	(3,027)
Change in assets and liabilities:		
Decrease/(increase) in trade and other receivables	(1,724)	(212)
Decrease/(increase) in other assets	48	100
Increase/(decrease) in contract liabilities	(2,128)	942
Increase/(decrease) in trade and other payables	167	124
Increase/(decrease) in employee provisions	29	19
<i>Net cash provided by/(used in) operating activities</i>	<b>3,110</b>	<b>3,126</b>
<b>Reconciliation of cash and cash equivalents</b>		
Cash and cash equivalents	14,636	18,500
<b>Total reconciliation of cash and cash equivalents</b>	<b>14,636</b>	<b>18,500</b>

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 2.5 Reconciliation of liabilities arising from financing activities

(Amounts shown in \$000)	2022	2021
<b>Trust funds and deposits</b>		
Balance at the beginning of the financial year	141	167
Net movements	59	(26)
Balance at the end of the financial year	<b>200</b>	<b>141</b>
<b>Interest-bearing loans and borrowings</b>		
Balance at the beginning of the financial year	4,749	457
New borrowings	-	4,365
Cash repayments	(334)	(73)
Balance at the end of the financial year	<b>4,415</b>	<b>4,749</b>

#### 2.6 Management indicators

(Amounts shown in \$000)	Benchmark	2022	2021	2020	2019
--------------------------	-----------	------	------	------	------

##### 2.6a Underlying surplus or deficit

Recurrent income* less		11,968	10,913	11,332	11,145
recurrent expenditure		12,058	10,948	11,207	11,403
Underlying surplus/deficit	> \$0	<b>(90)</b>	<b>(35)</b>	<b>125</b>	<b>(258)</b>

\* Recurrent income excludes income received specifically for new or upgraded assets, physical resources received free of charge or other income of a capital nature as set out below:

Income from continuing operations	18,507	12,926
Less non-operating income		
Financial Assistance Grant in advance - prior year	1,808	1,840
Financial Assistance Grant in advance - current year	(2,852)	(1,808)
Grants - Capital	(5,495)	(2,045)
Recurrent income	<b>11,968</b>	<b>10,913</b>
Expenses from continuing operations	12,058	10,948
Less non-operating expenditure		
Expenses related to COVID 19	-	-
Recurrent expenditure	<b>12,058</b>	<b>10,948</b>

The intent of the underlying result is to show the outcome of a council's normal or usual day to day operations.

The underlying surplus assesses overall financial operating effectiveness and Council has returned a small deficit in the current year and the prior year, slightly lower than the benchmark of breakeven. The 2019 result includes an impairment expense for remediation costs for a parcel of land and without these costs the underlying deficit would have been a small surplus.

##### 2.6b Underlying surplus or deficit ratio

Underlying surplus or deficit		(90)	(35)	125	(258)
Recurrent income*		11,968	10,913	11,332	11,145
Underlying surplus or deficit ratio %	> 0%	<b>-0.8%</b>	<b>-0.3%</b>	<b>1.1%</b>	<b>-2.3%</b>

This ratio serves as an overall measure of financial operating effectiveness.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 2.6 Management indicators (continued)

(Amounts shown in \$'000)	Benchmark	2022	2021	2020	2019
<b>2.6c Net financial liabilities</b>					
Liquid assets less		17,653	19,793	15,094	13,689
total liabilities		7,709	9,916	4,565	2,822
Net financial liabilities	> \$0	<b>9,944</b>	<b>9,877</b>	<b>10,529</b>	<b>10,867</b>

This measure shows whether Council's total liabilities can be met by its liquid assets. An excess of total liabilities over liquid assets means that, if all liabilities fell due at once, additional revenue would be needed to fund the shortfall. As noted liquid assets are substantially higher than total liabilities.

#### 2.6d Net financial liabilities ratio

Net financial liabilities		9,944	9,877	10,529	10,867
Recurrent income*		11,968	10,913	11,332	11,145
Net financial liabilities ratio %	0% - (50%)	<b>83.1%</b>	<b>90.5%</b>	<b>92.9%</b>	<b>97.5%</b>

This ratio indicates the net financial obligations of Council compared to its recurrent income. This ratio is well in excess of benchmark and indicates a strong liquidity position.

#### 2.6e Asset consumption ratio

An asset consumption ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

##### **Transport Infrastructure**

Fair value (Carrying amount)		78,330	61,295	60,806	61,793
Current replacement cost (Gross)		156,212	122,666	120,488	119,198
Asset consumption ratio %	> 60%	<b>50.1%</b>	<b>50.0%</b>	<b>50.5%</b>	<b>51.8%</b>

##### **Buildings**

Fair value (Carrying amount)		22,685	22,389	15,422	13,255
Current replacement cost (Gross)		47,810	46,855	26,463	23,494
Asset consumption ratio %	> 60%	<b>47.4%</b>	<b>47.8%</b>	<b>58.3%</b>	<b>56.4%</b>

##### **Drainage**

Fair value (Carrying amount)		4,148	3,732	3,778	3,717
Current replacement cost (Gross)		5,776	5,303	5,295	5,180
Asset consumption ratio %	> 60%	<b>71.8%</b>	<b>70.4%</b>	<b>71.4%</b>	<b>71.8%</b>

An asset consumption ratio has been calculated in relation to each asset class required to be included in council's long term strategic asset management plan.

The ratios assess the level of service potential in council's existing assets. The higher the percentage, the greater future service potential is available to provide service to ratepayers. The percentage results indicate that council must increase its investment in the renewal and replacement of existing assets. This is recognised in council's long term financial management strategy and plan.

**Notes to the Financial Report**

for the year ended 30 June 2022

**2.6 Management indicators (continued)**

(Amounts shown in \$000)

	Benchmark	2022	2021	2020	2019
--	-----------	------	------	------	------

**2.6f Asset renewal funding ratio**

An asset renewal funding ratio has been calculated in relation to each asset class required to be included in the long-term strategic asset management plan of Council.

**Transport Infrastructure**

Projected capital funding outlays**		23,866	22,300	19,474	18,638
Projected capital expenditure funding***		24,205	19,881	20,475	21,750
Asset renewal funding ratio %	90-100%	98.6%	112.2%	95.1%	85.7%

**Buildings**

Projected capital funding outlays**		6,861	3,600	3,600	3,301
Projected capital expenditure funding***		6,270	3,375	3,708	2,750
Asset renewal funding ratio %	90-100%	109.4%	106.7%	97.1%	120.0%

**Stormwater**

Projected capital funding outlays**		526	486	486	501
Projected capital expenditure funding***		468	486	486	520
Asset renewal funding ratio %	90-100%	112.4%	100.0%	100.0%	96.3%

\*\* Current value of projected capital funding outlays for an asset identified in Council's long-term financial plan.

\*\*\* Value of projected capital expenditure funding for an asset identified in Council's long-term strategic asset management plan.

The asset renewal funding ratio is issued to assess council's capacity to fund future asset replacement requirements. This is in line with Council's long term financial management strategy and associated financial plan.

**2.6g Asset sustainability ratio**

Capex on replacement/renewal of existing assets		4,034	2,530	2,374	2,349
Annual depreciation and amortisation expense		3,697	3,322	3,170	3,079
Asset sustainability ratio %	100.0%	109.1%	76.2%	74.9%	76.3%

The asset sustainability ratio assesses the extent to which council is maintaining operating capacity through renewal of its existing asset base. Whilst results may be below the nominated benchmark, it needs to be recognised that the actual need to expend funds on the renewal or replacement of assets can fluctuate substantially from year to year, whilst annual depreciation is fairly constant.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 2.6 Management indicators (continued)

(Amounts shown in \$'000)

	Capital renewal expenditure	Capital new /upgrade expenditure	Total Capital Expenditure
<b>2022</b>			
By asset class (including work in progress)			
Land	-	26	26
Buildings	316	4,915	5,231
Plant and machinery	1,188	-	1,188
Furniture and fixtures	21	-	21
Minor plant	5	-	5
Roads	2,052	1,043	3,095
Bridges	310	-	310
Stormwater	-	466	466
Waste management	-	34	34
Intangibles	142	-	142
<b>Total</b>	<b>4,034</b>	<b>6,484</b>	<b>10,518</b>
<b>2021</b>			
By asset class (including work in progress)			
Land	-	8	8
Buildings	560	2,579	3,139
Plant and machinery	192	-	192
Furniture and fixtures	13	-	13
Minor plant	11	-	11
Roads	1,669	1,064	2,733
Bridges	72	-	72
Stormwater	-	10	10
Waste management	-	35	35
Intangibles	13	-	13
<b>Total</b>	<b>2,530</b>	<b>3,696</b>	<b>6,226</b>

#### 2.7 Significant business activities

Council is required to report the operating, capital and competitive neutrality costs in respect of each significant business activity undertaken by the Council. Council has determined, based upon materiality that it does not have any significant business activities.

## Notes to the Financial Report

for the year ended 30 June 2022

### 3 Asset base

This section outlines the assets held by Council used to generate its financial performance and services for the community and operating liabilities incurred as a result, excluding employee provisions and interest bearing long term debts which are discussed in section 4 *People* and 5 *Debt and Risk Management* respectively.

#### 3.1 Cash and cash equivalents

(Amounts shown in \$000)

	2022	2021
Cash at bank and on hand	2,805	8,070
Term deposits (3 months or less)	11,831	10,430
<b>Total cash and cash equivalents</b>	<b>14,636</b>	<b>18,500</b>

Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These following amounts represent the balance of restricted funds:

- Trust funds and deposits (note 3.9)	200	141
- Special committees of Council	77	71
- Heritage Building Solutions Pty Ltd (note 3.12)	247	278
- Heritage Education and Skills Centre Ltd (note 3.12)	32	20
- Unspent grant funds with conditions (notes 2.2j)	3,326	2,602
- Australian Government - Financial Assistance Grant (in advance) (note 2.2c)	2,852	1,808
<b>Restricted funds</b>	<b>6,734</b>	<b>4,920</b>
<b>Total unrestricted cash and cash equivalents</b>	<b>7,902</b>	<b>13,580</b>

Restricted funds represent:

- i) Trust funds and deposits, including refundable building, contract and other refundable amounts held in trust by Council for completion of specific purposes.
- ii) Funds held by special committees and subsidiary companies.
- iii) Unspent grant funds with conditions until specific performance obligations required under funding arrangements are completed.

#### Recognition and measurement

For the purposes of the statement of cash flows, cash and cash equivalents include cash on hand, deposits at call, and other liquid investments. See note 5 for significant terms and conditions.

#### 3.2 Trade and other receivables

(Amounts shown in \$000)

	2022	2021
Rates debtors	678	695
Other debtors	2,339	598
<b>Total trade and other receivables</b>	<b>3,017</b>	<b>1,293</b>



## Notes to the Financial Report

for the year ended 30 June 2022

### 3.2 Trade and other receivables (continued)

#### Recognition and measurement

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience, an informed credit assessment and forward-looking information. Council has established a provision matrix to facilitate the impairment assessment.

For rate debtors, Council takes the view that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rate debtors, Council uses the presumptions that assets more than 30 days past due have a significant increase in credit risk and those more than 90 days will likely be in default. Council writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

### 3.3 Assets held for sale

(Amounts shown in \$000)

	2022	2021
Internal transfer from Land	100	100
<i>Total assets held for sale</i>	<b>100</b>	<b>100</b>

#### Recognition and measurement

A non-current asset held for sale (including disposal groups) is measured at the lower of its carrying amount and fair value less costs to sell, and is not subject to depreciation. Non-current assets, disposal groups and related liabilities are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.4 Other assets

(Amounts shown in \$000)

	2022	2021
Stores and materials	228	239
Subsidiary work in progress	8	45
<i>Total other assets</i>	<b>236</b>	<b>284</b>

#### Recognition and measurement

Stores and materials are held for use by Council and are measured at cost. Subsidiary work in progress represents the gross unbilled amount expected to be collected from customers for contract work performed to date. It is measured at cost. Cost includes all expenditure directly related to specific projects and an allocation of fixed and variable overhead incurred in the contract activities based on normal operating capacity.

#### 3.5 Investment in water corporation

(Amounts shown in \$000)

	2022	2021
Opening Balance	11,348	10,390
Change in fair value of investment	238	958
<i>Total investment in water corporation</i>	<b>11,586</b>	<b>11,348</b>

#### Recognition and measurement

As Council's investment in TasWater is held for long-term strategic purposes, Council has elected under AASB 9: Financial Instruments to irrevocably classify this equity investment as designated as fair value through other comprehensive income. Subsequent changes in fair value on designated investments in equity instruments are recognised in other comprehensive income (for fair value reserve, refer note 6.1) and not reclassified through the profit or loss when derecognised. Dividends associated with the equity investments are recognised in profit and loss when the right of payment has been established and it can be reliably measured. Fair value was determined by using Council's ownership interest against TasWater's net asset value at balance date. At 30 June 2022, Council held a 0.70% ownership interest in TasWater (2021: 0.72%) which is based on Schedule 2 of the Corporation's Constitution which reflects the Council's voting rights.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.6 Property, plant, equipment, infrastructure and intangibles

(Amounts shown in \$000)	Gross book value		Accumulated depreciation		Total	
	2022	2021	2022	2021	2022	2021
<b>Property</b>						
<b>At fair value</b>						
Land	4,932	4,932	-	-	4,932	4,932
Land under roads	3,474	3,051	-	-	3,474	3,051
Buildings	47,810	46,855	(25,125)	(24,466)	22,685	22,389
<b>Total property</b>	<b>56,216</b>	<b>54,838</b>	<b>(25,125)</b>	<b>(24,466)</b>	<b>31,091</b>	<b>30,372</b>
<b>Plant and equipment</b>						
<b>At cost</b>						
Plant and machinery	4,523	4,274	(1,582)	(1,915)	2,941	2,359
Furniture and fixtures	681	661	(462)	(435)	219	226
Minor plant	341	335	(291)	(277)	50	58
<b>Total plant and equipment</b>	<b>5,545</b>	<b>5,270</b>	<b>(2,335)</b>	<b>(2,627)</b>	<b>3,210</b>	<b>2,643</b>
<b>Infrastructure</b>						
<b>At fair value</b>						
Roads	124,772	94,403	(66,543)	(51,837)	58,229	42,566
Bridges	31,440	28,263	(11,339)	(9,534)	20,101	18,729
Stormwater	5,776	5,303	(1,628)	(1,571)	4,148	3,732
Waste management	365	344	(146)	(135)	219	209
<b>Total infrastructure</b>	<b>162,353</b>	<b>128,313</b>	<b>(79,656)</b>	<b>(63,077)</b>	<b>82,697</b>	<b>65,236</b>
<b>Work in progress</b>	<b>8,431</b>	<b>4,213</b>	<b>-</b>	<b>-</b>	<b>8,431</b>	<b>4,213</b>
<b>Intangibles</b>	<b>698</b>	<b>557</b>	<b>(537)</b>	<b>(499)</b>	<b>161</b>	<b>58</b>
<b>Total property, plant, equipment, infrastructure and intangibles</b>	<b>233,243</b>	<b>193,191</b>	<b>(107,653)</b>	<b>(90,669)</b>	<b>125,590</b>	<b>102,522</b>

## Notes to the Financial Report

for the year ended 30 June 2022

## 3.6 Property, plant, equipment, infrastructure and intangibles (continued)

(Amounts shown in \$000)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Transferred to held for sale	Impairment of assets	Balance at end of financial year
<b>2022</b>								
<b>Property</b>								
Land	4,932	-	-	-	-	-	-	4,932
Land under roads	3,051	-	423	-	-	-	-	3,474
Buildings	22,389	970	-	(674)	-	-	-	22,685
<b>Total property</b>	<b>30,372</b>	<b>970</b>	<b>423</b>	<b>(674)</b>	-	-	-	<b>31,091</b>
<b>Plant and equipment</b>								
Plant and machinery	2,359	1,188	-	(215)	(391)	-	-	2,941
Furniture and fixtures	226	21	-	(28)	-	-	-	219
Minor plant	58	5	-	(13)	-	-	-	50
<b>Total plant and equipment</b>	<b>2,643</b>	<b>1,214</b>	-	<b>(256)</b>	<b>(391)</b>	-	-	<b>3,210</b>
<b>Infrastructure</b>								
Roads	42,566	3,237	14,670	(2,244)	-	-	-	58,229
Bridges	18,729	230	1,545	(403)	-	-	-	20,101
Stormwater	3,732	473	-	(57)	-	-	-	4,148
Waste management	209	34	-	(24)	-	-	-	219
<b>Total infrastructure</b>	<b>65,236</b>	<b>3,974</b>	<b>16,215</b>	<b>(2,728)</b>	-	-	-	<b>82,697</b>
<b>Work in progress</b>	4,213	4,218	-	-	-	-	-	8,431
<b>Intangibles</b>	58	142	-	(39)	-	-	-	161
<b>Total property, plant, equipment, infrastructure and intangibles</b>	<b>102,522</b>	<b>10,518</b>	<b>16,638</b>	<b>(3,697)</b>	<b>(391)</b>	-	-	<b>125,590</b>

## Notes to the Financial Report

for the year ended 30 June 2022

## 3.6 Property, plant, equipment, infrastructure and intangibles (continued)

(Amounts shown in \$'000)	Balance at beginning of financial year	Acquisition of assets	Revaluation increase (decrease)	Depreciation and amortisation	Written down value of disposals	Transferred to held for sale	Impairment of assets	Balance at end of financial year
<b>2021</b>								
<b>Property</b>								
Land	5,102	-	-	-	(70)	(100)	-	4,932
Land under roads	3,051	-	-	-	-	-	-	3,051
Buildings	15,422	1,194	6,428	(655)	-	-	-	22,389
<b>Total property</b>	<b>23,575</b>	<b>1,194</b>	<b>6,428</b>	<b>(655)</b>	<b>(70)</b>	<b>(100)</b>	<b>-</b>	<b>30,372</b>
<b>Plant and equipment</b>								
Plant and machinery	2,493	193	-	(223)	(104)	-	-	2,359
Furniture and fixtures	243	12	-	(29)	-	-	-	226
Minor plant	61	11	-	(14)	-	-	-	58
<b>Total plant and equipment</b>	<b>2,797</b>	<b>216</b>	<b>-</b>	<b>(266)</b>	<b>(104)</b>	<b>-</b>	<b>-</b>	<b>2,643</b>
<b>Infrastructure</b>								
Roads	42,317	2,170	-	(1,921)	-	-	-	42,566
Bridges	18,489	29	573	(362)	-	-	-	18,729
Stormwater	3,778	8	-	(54)	-	-	-	3,732
Waste management	200	36	-	(27)	-	-	-	209
<b>Total infrastructure</b>	<b>64,784</b>	<b>2,243</b>	<b>573</b>	<b>(2,364)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>65,236</b>
<b>Work in progress</b>	<b>1,653</b>	<b>2,560</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,213</b>
<b>Intangibles</b>	<b>82</b>	<b>13</b>	<b>-</b>	<b>(37)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>58</b>
<b>Total property, plant, equipment, infrastructure and intangibles</b>	<b>92,891</b>	<b>6,226</b>	<b>7,001</b>	<b>(3,322)</b>	<b>(174)</b>	<b>(100)</b>	<b>-</b>	<b>102,522</b>

**Recognition and measurement**

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. Property, infrastructure, plant and equipment received in the form of contributions, are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell the asset in an orderly transaction between market participants at the measurement date. Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

## Notes to the Financial Report

for the year ended 30 June 2022

### 3.6 Property, plant, equipment, infrastructure and intangibles (continued)

The following classes of assets have been recognised. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year. Council has adopted the following valuation bases for each asset class.

	Threshold	Valuation Bases
	\$	
<b>Property</b>		
Land	1	Fair value
Land under roads	1	Fair value
Buildings	1	Fair value
<b>Plant and equipment</b>		
Plant and machinery	1,000	Cost
Furniture and fixtures	1,000 (2021: \$500)	Cost
Minor plant	1,000	Cost
<b>Infrastructure</b>		
Roads	1	Fair value
Bridges	5,000	Fair value
Stormwater	3,000	Fair value
Waste management	3,000	Cost
<b>Intangibles</b>	1,000 (2021: \$500)	Cost

Subsequent to the initial recognition of assets, non-current physical assets, other than those noted above, are measured at their fair value in accordance with AASB 116 Property, Plant & Equipment and AASB 13 Fair Value Measurement. At balance date, Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis to ensure valuations represent fair value. The valuation is performed either by experienced Council officers or independent experts.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation surplus for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment losses are recognised in the Statement of Comprehensive Income under other expenses.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.7 Right of use assets

Council had no non-concessionary leases during the year and has not recognised any associated right of use assets or lease liabilities at a balance date.

##### *Concessionary leases*

Council has 3 concessionary leases with the Crown in Right of Tasmania for land and buildings within the municipality. Council uses these leased assets for community facilities, public recreation and the provision of infrastructure. Council is dependent on these leases to further its objectives. The consideration paid for each of these leases is "peppercorn", with lease fees of \$1 per annum if demanded, over lease terms of between 10 and 40 years. The lease liability for these leases is immaterial and, in accordance with Council's accounting policy to measure right of use assets arising from concessionary leases at the initial measurement of the lease liability, the right of use assets are also immaterial and have not been recognised.

##### **Recognition and measurement**

###### *Council as lessee*

In contracts where Council is a lessee, Council recognises a right of use asset and a lease liability at the commencement date of the lease, unless the short term or low value exemption is applied.

A right of use asset is initially measured at cost comprising the initial measurement of the lease liability adjusted for any lease payments made before the commencement date (reduced by lease incentives received), plus initial direct costs incurred in obtaining the lease and an estimate of costs to be incurred in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Where right of use assets are recognised they are measured as described in the accounting policy for property, infrastructure, plant and equipment in note 3.6. Also, Council will apply AASB 136 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the aforesaid note.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

##### *Concessionary leases*

For leases that have significantly below market terms and conditions principally to enable the Council to further its objectives, commonly known as "peppercorn (concessionary) leases", Council has elected to measure a class (or classes) of right-of-use assets arising under 'concessionary leases' at initial recognition at cost, in accordance with AASB16.23–25. Cost being the initial measurement of the lease liability.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.8 Trade and other payables

(Amounts shown in \$000)	2022	2021
Payables and accruals	615	455
Rates and charges in advance	264	260
Payroll oncosts on employee entitlements	86	83
<b>Total trade and other payables</b>	<b>965</b>	<b>798</b>

#### Recognition and measurement

Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received. General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt. Rates and charges in advance represents amounts received by Council prior to the commencement of the rating or charging period. Revenue is recognised by Council at the beginning of the rating or charge period to which the advance payment relates.

#### 3.9 Trust funds and deposits

(Amounts shown in \$000)	2022	2021
Tender deposits and funds held on trust	200	141
<b>Total trust funds and deposits</b>	<b>200</b>	<b>141</b>

#### Recognition and measurement

Amounts received as tender deposits and retention amounts controlled by Council are recognised as trust funds until they are returned or forfeited.

#### 3.10 Contract liabilities

(Amounts shown in \$000)	2022	2021
Grants received in advance	474	2,602
<b>Total contract liabilities</b>	<b>474</b>	<b>2,602</b>

#### Recognition and measurement

Grants received but unspent to construct Council controlled assets represent funding for construction projects for community infrastructure. The funds received are under enforceable contracts which require Council to perform specific obligations to construct identified assets for the community infrastructure projects which will be under Council's control on completion. The revenue is recognised as Council constructs the assets and the contract liability reflects the funding received which cannot yet be recognised as revenue. Revenue is expected to be recognised in the next 12 months.

#### Revenue recognised that was included in the contract liability balance at the beginning of the period

Grants to construct Council controlled assets	4,829	60
---	-------	----



## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.11 Fair value measurements

Council measures and recognises the following assets at fair value on a recurring basis:

Investment in water corporation as disclosed at note 3.5

Property and infrastructure as disclosed at note 3.6

Council does not measure any liabilities at fair value on a recurring basis.

Council also has assets measured at fair value on a non-recurring basis as a result of being reclassified as assets held for sale. These comprise land as disclosed in note 3.3. A description of the valuation techniques and the inputs used to determine the fair value of this land is included below under the heading 'Assets held for sale'.

#### (a) Fair Value Hierarchy

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a level in the fair value hierarchy as follows:

<b>Level 1</b>	Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
<b>Level 2</b>	Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
<b>Level 3</b>	Unobservable inputs for the asset or liability.

The table below shows the assigned level for each asset and liability held at fair value by the Council. The table presents the Council's assets and liabilities measured and recognised at fair value at balance date.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.11 Fair value measurements (continued)

(Amounts shown in \$'000)	Level 1		Level 2		Level 3		Total	
	2022	2021	2022	2021	2022	2021	2022	2021
<b>Fair value measurements</b>								
<b>Recurring</b>								
<b>Property</b>								
Land	-	-	4,932	4,932	-	-	4,932	4,932
Land under roads	-	-	3,474	3,051	-	-	3,474	3,051
Buildings	-	-	-	-	22,685	22,389	22,685	22,389
<b>Infrastructure</b>								
Roads	-	-	-	-	58,229	42,566	58,229	42,566
Bridges	-	-	-	-	20,101	18,729	20,101	18,729
Stormwater	-	-	-	-	4,148	3,732	4,148	3,732
Waste management	-	-	-	-	219	209	219	209
<b>Total recurring</b>	-	-	<b>8,406</b>	<b>7,983</b>	<b>105,382</b>	<b>87,625</b>	<b>113,788</b>	<b>95,608</b>
<b>Non-recurring</b>								
Assets held for sale	100	100	-	-	-	-	100	100
<b>Total non-recurring</b>	<b>100</b>	<b>100</b>	-	-	-	-	<b>100</b>	<b>100</b>

#### **Transfers between levels of the hierarchy**

Council's policy is to recognise transfers in and out of the fair value hierarchy levels as at the end of the reporting period. There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3.

#### **(b) Highest and best use**

AASB 13 requires the fair value of non-financial assets to be calculated based on their "highest and best use". Council considers that all assets in this note are being used for their highest and best use.

#### **(c) Valuation techniques and significant inputs used to derive fair values**

##### **Investment in water corporation**

Refer to 3.5 for details of valuation techniques used to derive fair values.

##### **Land**

Land fair values were determined by a qualified independent valuer as at 1 July 2020. Level 2 valuation inputs were used to value land in freehold title as well as land used for special purposes, which is restricted in use under current planning provisions. Sales prices of comparable land sites in close proximity are adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is price per square metre.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.11 Fair value measurements (continued)

##### **Land held for sale**

Land classified as held for sale during the reporting period was measured at the lower of its carrying amount and fair value less cost to sell at the time of reclassification. The fair value of the land was determined using the approach described in the preceding paragraph.

##### **Land under roads**

Land under roads is based on valuations determined by the Valuer-General effective 1 July 2019, using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights, private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation.

##### **Buildings**

Council considers that all its buildings are of a specialist nature (eg heritage buildings) and there is no active market for the assets. Fair value has been determined on the basis of replacement with a new asset having similar service potential. The gross current values have been determined by Council officers with reference to market data for recent projects and costing guides as at 1 July 2020.

In determining the level of accumulated depreciation the asset has been disaggregated into significant components which exhibit useful lives. Allowance has been made for the typical asset life cycle and renewal treatments of each component, residual value at the time the asset is considered to be no longer available for use.

While the unit rates based on square metres can be supported by market evidence (level 2), the estimates of residual value and useful life that are used to calculate accumulated depreciation comprise unobservable inputs (level 3).

##### **Infrastructure assets**

All Council infrastructure assets were fair valued using written down current replacement cost (CRC). This valuation comprises the asset's gross replacement cost less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. The resulting valuation reflects the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Greenfield" assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

The level of accumulated depreciation for infrastructure assets was determined based on the age of the asset and the useful life adopted by Council for the asset type. Estimated useful lives and residual values are disclosed in Note 2.3.

The calculation of CRC involves a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made by qualified and experienced staff, different judgements could result in a different valuation.

The methods for calculating CRC are described under individual asset categories below.

##### **Roads**

Council categorises its road infrastructure into sealed and unsealed roads and then further sub-categorises these based on an assessment of vehicle movements and social and economic importance. Roads are managed in segments. All road segments are then componentised into formation, pavement, sub-pavement and seal (where applicable). Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.11 Fair value measurements (continued)

CRC is based on the road area multiplied by a unit price; the unit price being an estimate of labour and material inputs, services costs, and overhead allocations. For internal construction estimates, material and services prices are based on contract rates, supplier price lists and Council's labour wage rates. When construction is outsourced, CRC is based on the average of similar completed projects over the last few years. Council engaged Moloney Asset Management, an independent valuer, to undertake a valuation of roads as at 30 June 2022.

##### **Bridges**

Council engaged Auspan, an independent valuer, to undertake valuation of bridges as at 30 June 2022. Each bridge is assessed individually and componentised into sub-assets representing the deck and sub-structure. The valuation is based on the material type used for construction and the deck and sub-structure area.

##### **Stormwater**

Council engaged the Brighton Council Municipal Engineer to undertake the valuation of stormwater as at 1 July 2015. Similar to roads, stormwater assets are managed in segments; pits and pipes being the major components. Consistent with roads, Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment and that a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials. CRC is based on the unit price for the component type. For pipes, the unit price is multiplied by the asset's length. The unit price for pipes is based on the construction material as well as the depth the pipe is laid.

##### **Other Infrastructure**

Other infrastructure is not deemed to be significant in terms of the Consolidated Statement of Financial Position.

#### **(d) Changes in recurring level 3 fair value measurements**

The changes in level 3 property and infrastructure assets with recurring fair value measurements are detailed in note 3.6 (Property, plant, equipment and infrastructure). Investment in water corporation, which is classified as level 3 has been separately disclosed in note 3.5.

There have been no transfers between level 1, 2 or 3 measurements during the year.

#### **(e) Valuation processes**

At the end of each year Council assess whether the carrying amount of its assets varies significantly from the fair value. This is done by consideration of changes in utilisation, obsolescence, assessment of unit rates, patterns of consumption, residual life, useful life, condition and remaining useful life.

Based on this assessment assets may need to be revalued and/or depreciation rates changed.

#### **(f) Assets and liabilities not measured at fair value but for which fair value is disclosed**

Council has assets and liabilities which are not measured at fair value, but for which fair values are disclosed in other notes.

Council borrowings are measured at amortised cost with interest recognised in profit or loss when incurred. The fair value of borrowings disclosed in note 5.3 is provided by Tascorp (level 2).

The carrying amounts of trade receivables and trade payables are assumed to approximate their fair values due to their short-term nature (level 2).

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 3.12 Investments in subsidiaries

Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd (HESC) are small proprietary companies controlled by Council and are not reporting entities.

The following transactions were recorded for the current and prior financial years. The balances disclosed have been consolidated into Council's balances. All inter-entity transactions and balances between Council and these subsidiary companies have been eliminated.

(Amounts shown in \$000)	2022	2021
<b>Heritage Building Solutions Pty Ltd</b>		
Statement of Comprehensive Income		
Revenue	824	872
Expenses	(769)	(856)
<b>Total Comprehensive Income for the year</b>	<b>55</b>	<b>16</b>
Statement of Financial Position		
Assets	542	496
Liabilities	(317)	(326)
<b>Total Equity</b>	<b>225</b>	<b>170</b>
<b>Heritage Education &amp; Skills Centre Pty Ltd</b>		
Statement of Comprehensive Income		
Revenue	-	21
Expenses	(2)	(25)
<b>Total Comprehensive Income for the year</b>	<b>(2)</b>	<b>(4)</b>
Statement of Financial Position		
Assets	32	34
Liabilities	(67)	(67)
<b>Total Equity</b>	<b>(35)</b>	<b>(33)</b>

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 4 People

This section outlines the amounts provided for employee benefits during and post employment and related party transactions.

##### 4.1 Employee provisions

(Amounts shown in \$000)

	2022	2021
<b>Current</b>		
Annual leave	571	496
Long service leave	797	821
Personal	281	283
<b>Total current</b>	<b>1,649</b>	<b>1,600</b>
<b>Non-current</b>		
Long service leave	6	26
<b>Total non-current</b>	<b>6</b>	<b>26</b>
<b>Total employee provisions</b>	<b>1,655</b>	<b>1,626</b>
<b>Description of current and non-current components of employee provisions</b>		
<b>Current</b>		
All annual leave and the long service leave entitlements representing 10 or more years of continuous service:		
- Short-term employee benefits, that fall due within 12 months after the end of the period measured at nominal value.	852	779
- Other long-term employee benefits that do not fall due within 12 months after the end of the period measured at present value.	797	821
	<b>1,649</b>	<b>1,600</b>
<b>Non-current</b>		
Long service leave representing less than 10 years of continuous service measured at present value.	6	26
	<b>6</b>	<b>26</b>
<b>Number of employees (full time equivalents)</b>	<b>46</b>	<b>47</b>

**Notes to the Financial Report**

for the year ended 30 June 2022

**4.1 Employee Provisions (continued)***Movements in employee provisions during the financial year*

(Amounts shown in \$000)	Annual leave		Long service leave		Personal			Total
	2022	2021	2022	2021	2022	2021	2022	2021
Balance at beginning of the year	496	513	847	816	283	278	1,626	1,607
Additional provisions	433	292	28	113	112	163	573	568
Amounts used	(358)	(309)	(72)	(82)	(114)	(158)	(544)	(549)
Balance at end of the year	<b>571</b>	<b>496</b>	<b>803</b>	<b>847</b>	<b>281</b>	<b>283</b>	<b>1,655</b>	<b>1,626</b>

**Recognition and measurement***Short term obligations*

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

*Other long term employee benefit obligations*

The liability for long service leave and annual leave which is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

The obligations are presented as current liabilities in the statement of financial position if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting date, regardless of when the actual settlement is expected to occur.

*Personal leave*

Council's Enterprise Bargaining Agreement provides for employees who resign from their position with Council to be paid a percentage of their sick leave balance based on completed years of service, plus a gratuity amount.

## Notes to the Financial Report

for the year ended 30 June 2022

### 4.2 Related party transactions

#### Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

<b>Councillors</b>	Mayor A O Green	1 July 2021	to	30 June 2022
	Deputy Mayor E C Batt	1 July 2021	to	30 June 2022
	Councillor A R Bantick	1 July 2021	to	30 June 2022
	Councillor A E Bisdee OAM	1 July 2021	to	30 June 2022
	Councillor K Dudgeon	1 July 2021	to	30 June 2022
	Councillor D F Fish	1 July 2021	to	30 June 2022
	Councillor R McDougall	1 July 2021	to	30 June 2022
<b>General Manager</b>	Mr T F Kirkwood	1 July 2021	to	30 June 2022

#### Councillor remuneration

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
<b>2022</b>						
A O Green	42,684	42,684	4,543	1,682	-	48,909
E C Batt	22,616	22,616	1,395	1,100	-	25,111
A R Bantick	11,339	11,339	1,567	780	-	13,686
A E Bisdee OAM	11,339	11,339	1,327	780	-	13,446
K Dudgeon	11,339	11,339	1,813	-	-	13,152
D F Fish	11,339	11,339	-	780	-	12,119
R McDougall	11,339	11,339	1,760	390	-	13,489
<b>Total</b>	<b>121,995</b>	<b>121,995</b>	<b>12,405</b>	<b>5,512</b>	-	<b>139,912</b>

(Amounts shown in \$)

	Allowances	Compensation AASB 124	Kilometre reimbursements	Communications	Other	Total Allowances and Expenses section 72
<b>2021</b>						
A O Green	38,800	38,800	4,774	1,776	-	45,350
E C Batt	22,111	22,111	1,587	1,020	-	24,718
A R Bantick	11,086	11,086	1,391	780	-	13,257
A E Bisdee OAM	11,617	11,617	2,028	780	-	14,425
K Dudgeon	11,086	11,086	1,822	-	-	12,908
D F Fish	11,086	11,086	-	780	-	11,866
R McDougall	11,086	11,086	1,705	360	-	13,151
<b>Total</b>	<b>116,872</b>	<b>116,872</b>	<b>13,307</b>	<b>5,496</b>	-	<b>135,675</b>

**Allowances** - statutory allowances as paid in accordance with the Local Government Act 1993.

**Kilometre reimbursements** - reimbursement for kilometres travelled while on Council business at a rate per kilometre.

**Communications** - allowances paid to Councillors to reimburse telephone and internet usage costs.

**Other** - cost of electronic funds transfer.



## Notes to the Financial Report for the year ended 30 June 2022

### 4.2 Related party transactions (continued)

#### Key Management Personnel remuneration

(Amounts shown in \$)

		Short term benefits			Post employment benefits			
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non-monetary benefits	Total
<b>2022</b>								
<b>Remuneration band</b>	<b>Employees</b>							
\$ 80 001 - \$100 000	1 (part year)	66,616	2,489	300	2,521	-	(30,543)	41,383
\$100 001 - \$120 000	1	89,405	-	300	11,724	-	6,766	108,195
\$120 001 - \$140 000	1	111,254	3,438	300	11,332	-	11,186	137,510
\$160 001 - \$180 000	1	136,726	2,050	300	18,017	-	7,380	164,473
\$220 001 - \$240 000	1	184,871	10,956	300	24,416	-	10,547	231,090
		<b>588,872</b>	<b>18,933</b>	<b>1,500</b>	<b>68,010</b>	<b>-</b>	<b>5,336</b>	<b>682,651</b>

(Amounts shown in \$)

		Short term benefits			Post employment benefits			
		Salary	Vehicles	Other benefits	Superannuation	Termination benefits	Other non-monetary benefits	Total
<b>2021</b>								
<b>Remuneration band</b>	<b>Employees</b>							
\$20 001 - \$40 000	(1 part year)	18,882	-	300	1,794	-	1,920	22,896
\$100 001 - \$120 000	3	284,360	4,421	900	35,743	-	1,999	327,423
\$140 001 - \$160 000	1	143,754	3,018	300	17,200	-	(5,706)	158,566
\$220 001 - \$240 000	1	181,195	11,113	300	22,800	-	11,314	226,722
		<b>628,191</b>	<b>18,552</b>	<b>1,800</b>	<b>77,537</b>	<b>-</b>	<b>9,527</b>	<b>735,607</b>

**Salary** - includes all forms of consideration paid and payable for services rendered, compensated absences during the period and salary sacrifice amounts.

**Vehicles** - Includes total cost of providing and maintaining vehicles provided for private use, including registration, insurance, fuel and other consumables, maintenance cost and parking (including notional value of parking provided at premises that are owned or leased and fringe benefits tax).

**Other benefits** - includes all other forms of employment allowances (excludes reimbursements such as travel, accommodation or meals), payments in lieu of leave, and any other compensation paid and payable.

**Superannuation** - means the contribution to the superannuation fund of the individual.

**Termination benefits** - include all forms of benefit paid or accrued as a consequence of termination.

**Other non-monetary benefits** - include annual and long service leave movements.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 4.2 Related party transactions (continued)

##### *Directors of subsidiary companies remuneration*

Two directors of Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd were paid directors and management fees in total of \$47,803 (2021: \$38,442).

##### *Remuneration Principles*

###### *Councillors*

Councillor allowances are paid in accordance with those set by Regulation 42 (2) of the Local Government General Regulations 2015. Council has further determined by policy that in order to carry out their functions as a Councillor, reimbursements will be paid to Councillors for travelling while on Council related business on a kilometre travelled basis, that stationery and consumables will be provided and that a communications allowance will be paid to offset the cost of telephone and internet charges.

###### *Senior management*

The employment terms and conditions of senior executives are contained in individual employment contracts and prescribe total remuneration, superannuation, annual and long service leave, vehicle and salary sacrifice provisions. In addition to their salaries, Council also provides non-cash benefits and contributes to post-employment superannuation plans on their behalf.

The performance of each senior manager, including the General Manager, is reviewed annually which includes a review of their remuneration package, which takes account of their performance against key indicators and of salary packages for similar roles in the region. Whilst not automatic, contracts can be extended.

###### *Directors of subsidiary companies*

Directors of Heritage Building Solutions Pty Ltd and Heritage Education & Skills Centre Pty Ltd are remunerated in accordance with the terms and conditions of their appointment and may be varied in accordance with the constitution of each company and the Corporations Act 2001.

##### *Transactions with related parties*

During the period Council did not enter into transactions with entities that are controlled by members of key management personnel.

In accordance with s84(2)(b) of the Local Government Act 1993, no interests have been notified to the General Manager in respect of any body or organisation with which the Council has major financial dealings.

##### *Transactions with related parties that have not been disclosed*

Most of the entities and people that are related parties of Council live and operate within the municipality. Therefore, on a regular basis ordinary citizen transactions occur between Council and its related parties. Some examples include:

- Payment of rates on a primary residence
- Dog registration

Council has not included these types of transaction in its disclosure, where they are made on the same terms and conditions available to the general public.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 4.3 Post employment benefits

##### Recognition and measurement

##### *Defined contribution funds*

Council contributes to defined contribution plans on behalf of a number of employees; however the Council has no ongoing responsibility to make good any deficiencies, if any, that may occur in those schemes. Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

##### *Defined benefit fund*

A liability or asset in respect of defined benefit superannuation plans would ordinarily be recognised in the statement of financial position, and measured as the present value of the defined benefit obligation at the reporting date plus unrecognised actuarial gains (less unrecognised actuarial losses) less the fair value of the superannuation fund's assets at that date and any unrecognised past service cost. The present value of the defined benefit obligation is based on expected future payments which arise from membership of the fund to the reporting date, calculated annually by independent actuaries using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. However, when this information is not reliably available, Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans i.e as an expense when it becomes payable.

Council makes superannuation contributions for a number of its employees to the Quadrant Defined Benefits Fund (the Fund), a sub-fund of the Tasplan Superannuation Fund (Tasplan). The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided under paragraph 34 of AASB 119 Employee Benefits, Council does not use defined benefit accounting for these contributions.

For the year ended 30 June 2022 the Council contributed 3% of employees' gross income to the Fund. Assets accumulate in the fund to meet member benefits as they accrue, and if assets within the fund are insufficient to satisfy benefits payable, the Council is required to meet its share of the deficiency.

Rice Warner Pty Ltd undertook the last actuarial review of the Fund at 30 June 2020. The review disclosed that at that time the net market value of assets available for funding member benefits was \$51,939,000, the value of vested benefits was \$43,411,000, the surplus over vested benefits was \$8,528,000, the value of total accrued benefits was \$43,562,000, and the number of members was 95. These amounts relate to all members of the Fund at the date of valuation and no asset or liability is recorded in the Tasplan Super's financial statements for Council employees.

The financial assumptions used to calculate the Accrued Benefits for the Fund were:

- Net Investment Return 3.75% p.a.
- Salary Inflation 2.75% p.a.
- Price Inflation n/a

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 4.3 Post employment benefits (continued)

The actuarial review concluded that:

- The value of assets of the Fund was adequate to meet the liabilities of the Fund in respect of vested benefits as at 30 June 2020.
- The value of assets of the Fund was adequate to meet the value of the liabilities of the Fund in respect of accrued benefits as at 30 June 2020.
- Based on the assumptions used, and assuming the Employer contributes at the levels described below, the value of the assets is expected to continue to be adequate to meet the value of the liabilities of the Fund in respect of vested benefits at all times during the period up to 30 June 2020.

Given the strong financial position of the Fund, the Actuary recommended that the Council consider a contribution holiday and contribute 0% of salaries from 1 July 2021 to 30 June 2024. The Actuary will continue to undertake a brief review of the financial position the Fund at the end of each financial year to confirm that the contribution rates remain appropriate. The next full triennial actuarial review of the Fund will have an effective date of 30 June 2023 and is expected to be completed late in 2023.

As required in terms of paragraph 148 of AASB 119 Employee Benefits, Council discloses the following details:

- The 2020 actuarial review used the “aggregate” funding method. This is a standard actuarial funding method. The results from this method were tested by projecting future fund assets and liabilities for a range of future assumed investment returns. The funding method used is consistent with the method used at the previous actuarial review in 2017.

Under the aggregate funding method of financing the benefits, the stability of the Councils’ contributions over time depends on how closely the Fund’s actual experience matches the expected experience. If the actual experience differs from that expected, the Councils’ contribution rate may need to be adjusted accordingly to ensure the Fund remains on course towards financing members’ benefits.

- In terms of Rule 27.4 of the Tasplan Trust Deed (Trust Deed), there is a risk that employers within the Fund may incur an additional liability when an Employer ceases to participate in the Fund at a time when the assets of the Fund are less than members’ vested benefits. Each member of the Fund who is an employee of the Employer who is ceasing to Participate is required to be provided with a benefit at least equal to their vested benefit in terms of Rule 27.4 (b) (A). However there is no provision in the Trust Deed requiring an employer to make contributions other than its regular contributions up to the date of cessation of contributions. This issue can be resolved by the Trustee seeking an Actuarial Certificate in terms of Rule 26.5 identifying a deficit and the Trustee determining in terms of Rule 26.3(c) that the particular employer should make the payment required to make good any shortfall before the cessation of participation is approved.
- The application of Fund assets on Tasplan being wound-up is set out in Rule 41.4. This Rule provides that expenses and taxation liabilities should have first call on the available assets. Additional assets will initially be applied for the benefit of the then remaining members and/or their Dependants in such manner as the Trustee considers equitable and appropriate in accordance with the Applicable Requirements (broadly, superannuation and taxation legislative requirements and other requirements as determined by the regulators).

The Trust Deed does not contemplate the Fund withdrawing from Tasplan. However it is likely that Rule 27.4 would be applied in this case (as detailed above).

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 4.3 Post employment benefits (continued)

- The Fund is a defined benefit Fund.
- The Quadrant Defined Benefits Fund has been classified as a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. Thus the Fund is not able to prepare standard AASB119 defined benefit reporting.
- As reported above, Assets exceeded accrued benefits as at the date of the last actuarial review, 30 June 2020. Favourable investment returns, since that date, has seen further improvement in the financial position of the Fund. The financial position of the Fund will be fully investigated at the actuarial review as at 30 June 2023.
- An analysis of the assets and vested benefits of sub-funds participating in the Scheme, prepared by Deloitte Consulting Pty Ltd as at 30 June 2021, showed that the Fund had assets of \$54.52 million and members' Vested Benefits were \$45.12 million. These amounts represented 0.21% and 0.18% respectively of the corresponding total amounts for Spirit Super.
- As at 30 June 2021 the Fund had 87 members and the total employer contributions and member contributions for the year ending 30 June 2021 were \$879,254 and \$229,820 respectively.
- During the reporting period the amount of contributions paid to defined benefits schemes was \$5,501 (2020-21, \$4,810), and the amount paid to accumulation schemes was \$380,748 (2020-21, \$378,526).
- During the next reporting period the expected amount of contributions to be paid to defined benefits schemes is \$3,174, and the amount to be paid to accumulation schemes is \$402,830.

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 5 Debt and risk management

This section sets out the interest bearing debts of Council and outlines Council's exposure to financial risks and how these risks are managed.

##### 5.1 Interest-bearing loans and borrowings

(Amounts shown in \$000)	2022	2021
<b>Current</b>		
Borrowings - secured	265	334
<b>Non-current</b>		
Borrowings - secured	4,150	4,415
<b>Total borrowings</b>	<b>4,415</b>	<b>4,749</b>

Borrowings are secured over the rate income of Council. There have been no defaults or breaches of the loan agreement during the year.

The maturity profile for Council's borrowings is:

Not later than one year	265	334
Later than one year and not later than five years	4,150	4,415
Later than five years	-	-
<b>Total</b>	<b>4,415</b>	<b>4,749</b>

##### Recognition and measurement

The borrowing capacity of Council is limited by the Local Government Act 1993. Interest bearing liabilities are initially recognised at fair value, net of transaction costs incurred. Subsequent to initial recognition these liabilities are measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Consolidated Statement of Comprehensive Income over the period of the liability using the effective interest method.

##### 5.2 Financing arrangements

(Amounts shown in \$000)	2022	2021
Bank overdraft limit	200	200
Direct debit facility	100	100
Business credit cards	50	50
Used facilities	-	-
<b>Unused facilities</b>	<b>350</b>	<b>350</b>

## Notes to the Financial Report

### for the year ended 30 June 2022

#### 5.3 Financial Instruments

##### *Accounting policy, terms and conditions*

Recognised financial instruments	Accounting policy	Terms and Conditions
<i>Financial assets</i>		
Cash and cash equivalents	See Note 3.1	On call deposits and cash returned a floating interest rate of 0.4% (0.6% in 2021). The interest rate at balance date was 0.5% (0.4% in 2021).
Trade and other receivables	See Note 3.2	<p>General debtors are unsecured and arrears attract an interest rate of 0% (0% in 2021). Credit terms are based on 30 days.</p> <p>Rate debtors are paid either by four instalments or alternatively within 30 days (which provides a discount of 1.3%). The discount is shown as an expense of the Council. A penalty of 5% applies to any rate or charge that is not paid on or before the date it falls due and in addition to the penalty, interest under section 128 of the Local Government Act 1993 will be charged at the rate of 9.5% per annum.</p> <p>Should amounts remain unpaid outside the adopted payment options, Council will instigate collection proceedings in accordance with the provisions of the Local Government Act 1993 (as amended).</p>
Available for sale financial assets Investment in Water Corporation	See Note 3.5	Council's Investment in Water Corporation returns investment revenue, variable from year to year, as disclosed at note 2.2g.
<i>Financial Liabilities</i>		
Trade and other payables	See Note 3.8	Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.
Interest-bearing loans and borrowings	See Note 5.1	<p>The loans of Council are secured by trust deed. In accordance with section 80 of the Local Government Act 1993, the borrowing capacity of Council is limited to:</p> <ul style="list-style-type: none"> <li>- Except with the approval of the Minister, a council may not borrow additional money for any purpose if the annual payments required to service the total borrowings would exceed 30% of its revenue of the preceding financial year.</li> <li>- Grants made to a council for a specific purpose are to be excluded in calculating 30% of the revenue of the council.</li> </ul> <p>The current annual payment of loans (principal and interest) by Council, based on the debenture loan schedules, equate to less than 2.5% of total revenue for the preceeding year (2021: less than 2.5%).</p>

**Notes to the Financial Report**

for the year ended 30 June 2022

**5.3 Financial Instruments (continued)***Interest rate risk*

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

(Amounts shown in \$'000)

	Floating interest rate	1 year or less	Fixed interest maturing in: Over 1 year to 5 years	More than 5 years	Non-interest bearing	Total
<b>2022</b>						
<i>Financial assets</i>						
Cash and cash equivalents	2,805	11,831	-	-	-	14,636
Trade and other receivables	-	-	-	-	3,017	3,017
Investment in water corporation	-	-	-	-	11,586	11,586
<b>Total financial assets</b>	<b>2,805</b>	<b>11,831</b>	<b>-</b>	<b>-</b>	<b>14,603</b>	<b>29,239</b>
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	965	965
Trust funds and deposits	-	-	-	-	200	200
Interest-bearing loans and borrowings	-	265	4,150	-	-	4,415
<b>Total financial liabilities</b>	<b>-</b>	<b>265</b>	<b>4,150</b>	<b>-</b>	<b>1,165</b>	<b>5,580</b>
<b>Net financial assets (liabilities)</b>	<b>2,805</b>	<b>11,566</b>	<b>(4,150)</b>	<b>-</b>	<b>13,438</b>	<b>23,659</b>
<b>2021</b>						
<i>Financial assets</i>						
Cash and cash equivalents	8,070	10,430	-	-	-	18,500
Trade and other receivables	-	-	-	-	1,293	1,293
Investment in water corporation	-	-	-	-	11,348	11,348
<b>Total financial assets</b>	<b>8,070</b>	<b>10,430</b>	<b>-</b>	<b>-</b>	<b>12,641</b>	<b>31,141</b>
<i>Financial liabilities</i>						
Trade and other payables	-	-	-	-	798	798
Trust funds and deposits	-	-	-	-	141	141
Interest-bearing loans and borrowings	-	334	4,415	-	-	4,749
<b>Total financial liabilities</b>	<b>-</b>	<b>334</b>	<b>4,415</b>	<b>-</b>	<b>939</b>	<b>5,688</b>
<b>Net financial assets (liabilities)</b>	<b>8,070</b>	<b>10,096</b>	<b>(4,415)</b>	<b>-</b>	<b>11,702</b>	<b>25,453</b>



## Notes to the Financial Report

for the year ended 30 June 2022

### 5.3 Financial Instruments (continued)

#### *Fair value*

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

(Amounts shown in \$000)	Total carrying amount		Net fair value	
	2022	2021	2022	2021
<i>Financial assets:</i>				
Cash and cash equivalents	14,636	18,500	14,636	18,500
Trade and other receivables	3,017	1,293	3,017	1,293
Investment in water corporation	11,586	11,348	11,586	11,348
<b>Total financial assets</b>	<b>29,239</b>	<b>31,141</b>	<b>29,239</b>	<b>31,141</b>
<i>Financial liabilities:</i>				
Trade and other payables	965	798	965	798
Trust funds and deposits	200	141	200	141
Interest-bearing loans and borrowings	4,415	4,749	4,415	4,749
<b>Total financial liabilities</b>	<b>5,580</b>	<b>5,688</b>	<b>5,580</b>	<b>5,688</b>

#### *Credit risk*

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Consolidated Statement of Financial Position.

#### *Risks and mitigation*

The risks associated with our main financial instruments and our policies for minimising these risks are detailed below.

#### *Market risk*

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which we are exposed are discussed below.

#### *Interest rate risk*

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk.

Our loan borrowings are sourced from major Australian banks by a tender process. Finance leases are sourced from major Australian financial institutions. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Treasury and Finance each year.

## Notes to the Financial Report

for the year ended 30 June 2022

### 5.3 Financial Instruments (continued)

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1993. We manage interest rate risk by adopting an investment policy that ensures:

- conformity with State and Federal regulations and standards,
- capital protection,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

#### *Credit risk*

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in our Consolidated Statement of Financial Position. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our Investment policy.

Credit risk arises from Council's financial assets, which comprise cash and cash equivalents, and trade and other receivables. Council's exposure to credit risk arises from potential default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments. Exposure at balance date is addressed in each applicable policy note. Council generally trades with recognised, creditworthy third parties, and as such collateral is generally not requested, nor is it Council's policy to securitise its trade and other receivables.

It is Council's policy that some customers who wish to trade on credit terms are subject to credit verification procedures including an assessment of their credit rating, financial position, past experience and industry reputation.

In addition, receivable balance are monitored on an ongoing basis with the result that Council's exposure to bad debts is not significant.

#### *Ageing of Trade and Other Receivables*

At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's Trade and Other Receivables was:

(Amounts shown in \$000)	2022	2021
Current (not yet due)	1,292	382
Past due by up to 30 days	845	132
Past due between 31 and 60 days	125	-
Past due between 61 and 90 days	1	-
Past due by more than 90 days	76	84
<b>Total Trade &amp; Other Receivables</b>	<b>2,339</b>	<b>598</b>
Rates receivable	678	695
<b>Total receivables</b>	<b>3,017</b>	<b>1,293</b>

**Notes to the Financial Report**

for the year ended 30 June 2022

**5.3 Financial Instruments (continued)****Liquidity risk**

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

To help reduce these risks we:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's exposure to liquidity risk is deemed insignificant based on prior periods' data and current assessment of risk.

The table below lists the contractual maturities for Financial Liabilities.

These amounts represent the discounted cash flow payments (ie principal only).

<b>2022</b> (Amounts shown in \$000)	<b>Less than 1 year</b>	<b>1 to 5 years</b>	<b>More than 5 years</b>	<b>Contracted cash flow</b>	<b>Carrying amount</b>
Trade and other payables	965	-	-	965	965
Trust funds and deposits	200	-	-	200	200
Interest-bearing loans and borrowings	265	4,150	-	4,415	4,415
<b>Total financial liabilities</b>	<b>1,430</b>	<b>4,150</b>	<b>-</b>	<b>5,580</b>	<b>5,580</b>
<b>2021</b> (Amounts shown in \$000)	<b>Less than 1 year</b>	<b>1 to 5 years</b>	<b>More than 5 years</b>	<b>Contracted cash flow</b>	<b>Carrying amount</b>
Trade and other payables	798	-	-	798	798
Trust funds and deposits	141	-	-	141	141
Interest-bearing loans and borrowings	334	4,415	-	4,749	4,749
<b>Total financial liabilities</b>	<b>1,273</b>	<b>4,415</b>	<b>-</b>	<b>5,688</b>	<b>5,688</b>

## Notes to the Financial Report

for the year ended 30 June 2022

## 5.3 Financial Instruments (continued)

*Sensitivity disclosure analysis*

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of +2% and -1% in market interest rates (AUD) from year-end rates.

The table below discloses the impact on net operating result and equity for each category of financial instruments held by Council at year-end, if the above movements were to occur.

2022		Interest rate risk			
		-1.0%		2.0%	
		-100 basis points		200 basis points	
(Amounts shown in \$000)		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	14,636	(146)	(146)	293	293
Trade and other receivables	3,017	(30)	(30)	60	60
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	4,415	44	44	(88)	(88)
2021		Interest rate risk			
		-0.5%		1.0%	
		-50 basis points		100 basis points	
(Amounts shown in \$000)		Profit	Equity	Profit	Equity
<i>Financial assets:</i>					
Cash and cash equivalents	18,500	(93)	(93)	185	185
Trade and other receivables	1,293	(6)	(6)	13	13
<i>Financial liabilities:</i>					
Interest-bearing loans and borrowings	4,749	24	24	(47)	(47)

**Notes to the Financial Report**

for the year ended 30 June 2022

**6 Other information**

This section outlines additional financial information not included in other sections but required in accordance with accounting standards. Details of Council's reserves, commitments and contingencies are included in the notes together with other current accounting policies, changes to accounting standards adopted in the financial year and new or amended accounting standards not yet adopted.

**6.1 Reserves**

(Amounts shown in \$000)	Balance as at 30 June 2020	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2021	Revaluation increment (decrement)	Other movements	Balance as at 30 June 2022
<b>Asset revaluation reserve</b>	60,809	7,001	-	67,810	16,638	-	84,448
<b>Fair value reserve</b>							
<i>Equity investment asset</i>							
Investment in water corporation	(3,348)	-	958	(2,390)	-	238	(2,152)
<b>Total fair value reserve</b>	<b>(3,348)</b>	<b>-</b>	<b>958</b>	<b>(2,390)</b>	<b>-</b>	<b>238</b>	<b>(2,152)</b>
<b>Other reserves</b>							
Bridge maintenance reserve	1,666	-	-	1,666	-	-	1,666
Plant replacement reserve	686	-	-	686	-	-	686
Capital works reserve	1,239	-	-	1,239	-	-	1,239
Quarry reinstatement reserve	31	-	-	31	-	-	31
Public open space reserve	29	-	-	29	-	-	29
<b>Total other reserves</b>	<b>3,651</b>	<b>-</b>	<b>-</b>	<b>3,651</b>	<b>-</b>	<b>-</b>	<b>3,651</b>
<b>Total reserves</b>	<b>61,112</b>	<b>7,001</b>	<b>958</b>	<b>69,071</b>	<b>16,638</b>	<b>238</b>	<b>85,947</b>

**Recognition and measurement**

The asset revaluation reserve was established to capture the movements in asset valuations upon the periodic revaluation of Council's assets.

Council has to designate its investment in Taswater as an equity investment at fair value through other comprehensive income. Subsequent changes in fair value are reflected in the reserve and will not be reclassified through the profit or loss when derecognised. This equity investment asset within the fair value reserve was previously classified as an available for sale asset.

The available-for-sale financial asset reserve was established to capture the fair value movements in Council's Water Corporation investment.

Other reserves have been created at the discretion of Council to capture allocations for specific purposes.

## Notes to the Financial Report

for the year ended 30 June 2022

### 6.2 Commitments

(Amounts shown in \$000)

2022 2021

#### **Capital expenditure contractual commitments**

Contractual commitments for capital expenditure at end of financial year but not recognised in the financial report are as follows inclusive of GST payable:

3,037 7,838

#### **Other contractual commitments**

Other contractual commitments at end of financial year but not recognised in the financial report are as follows inclusive of GST payable:

720 587

### 6.3 Contingent liabilities and contingent assets

#### **Contingent liabilities**

There are currently no claims against the Council, its Councillors or any officers which are likely to result in any material liability against Council.

#### **Recognition and measurement**

Contingent assets and contingent liabilities are not recognised in the Consolidated Statement of Financial Position, but are disclosed by way of note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

### 6.4 Other significant accounting policies and new accounting standards

#### **(a) Taxation**

Council is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax and the Goods and Services Tax.

#### **Goods and services tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Consolidated Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

#### **(b) Allocation between current and non-current**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next twelve months, being Council's operational cycle, or if Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

## Notes to the Financial Report

for the year ended 30 June 2022

### 6.4 Other significant accounting policies and new accounting standards (continued)

#### *(c) Budget*

The estimated revenue and expense amounts in the Consolidated Statement of Comprehensive Income represent revised budget amounts and are not audited.

#### *(d) Adoption of new and amended accounting standards*

In the current year, Council has reviewed and assessed all the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board, and determined that none would have a material effect on Council's operations or financial reporting.

#### *(e) Pending Accounting Standards*

In the current year, Council has reviewed and assessed all the new accounting standards and interpretations that have been published, with future effective dates, and determined they are either not applicable to Council's activities, or would have no material impact

**HERITAGE BUILDING SOLUTIONS PTY LTD**

FINANCIAL PACKAGE  
YEAR ENDED 30 JUNE 2022



**HERITAGE BUILDING SOLUTIONS PTY LTD**

**FINANCIAL PACKAGE  
FOR THE YEAR ENDED  
30 JUNE 2022**

**CONTENTS**

Special Purpose Financial Report comprising:

Directors' Declaration	1
Compilation Report	2
Statement of Profit or Loss and Other Comprehensive Income	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Statement of Cash Flows	6
Notes to the Financial Statements	7
Detailed Profit and Loss Statement	12

**HERITAGE BUILDING SOLUTIONS PTY LTD**

**DIRECTORS' DECLARATION**

1. In the opinion of the directors of Heritage Building Solutions Pty Ltd ("the Company"):

(a) the Company is a small proprietary company and is not a reporting entity;

(b) the financial statements and notes, set out on pages 3 to 13, are drawn up in accordance with the basis of financial accounting described in Note 1(a) and (b), so as to present fairly the financial position of the Company as at 30 June 2022 and its performance, as represented by the results of its operations for the financial year ended on that date; and

(c) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable. The directors note the Company is supported by the Southern Midlands Council on the basis outlined in Note 1(a).

2. In respect of the year ended 30 June 2022 the Company has:

(a) kept such accounting records as correctly record and explain its transactions and financial position;

(b) kept its accounting records so that a true and fair financial report of the Company can be prepared from time to time; and

(c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

Director:

  
Mr Timothy Kirkwood

Director:

  
Mr Keyran Pitt

Director:

  
Mr Martin Farley

Signed at OSLINDS this 15<sup>th</sup> day of August 2022

HERITAGE BUILDING SOLUTIONS PTY LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2022

	Note	2022 \$	2021 \$
Revenue		823,906	871,853
Cost of sales and direct expenses		(601,817)	(727,355)
Depreciation and amortisation expenses		(2,018)	(2,361)
Directors' fees		(10,000)	(10,000)
Finance costs		(1,875)	(1,875)
Other expenses		(153,932)	(114,416)
<b>Profit/(Loss) before income tax</b>	<b>2</b>	<u>54,264</u>	<u>15,846</u>
Income tax expense	<b>1(b)</b>	-	-
<b>Profit/(Loss) after income tax</b>		<u>54,264</u>	<u>15,846</u>
Other comprehensive income		-	-
<b>Total comprehensive result for the year</b>		<u><u>54,264</u></u>	<u><u>15,846</u></u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

HERITAGE BUILDING SOLUTIONS PTY LTD

STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2022

	Note	2022 \$	2021 \$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	3	247,468	277,669
Trade and other receivables	4	257,427	142,616
Inventories	5	9,597	46,838
Other current assets	6	-	-
<b>TOTAL CURRENT ASSETS</b>		<u>514,492</u>	<u>467,123</u>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	7	27,009	29,027
<b>TOTAL NON-CURRENT ASSETS</b>		<u>27,009</u>	<u>29,027</u>
<b>TOTAL ASSETS</b>		<u>541,501</u>	<u>496,150</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	8	120,541	137,414
Provisions	9	46,384	38,424
<b>TOTAL CURRENT LIABILITIES</b>		<u>166,925</u>	<u>175,838</u>
<b>NON-CURRENT LIABILITIES</b>			
Provisions	9	-	-
Borrowings	10	150,000	150,000
<b>TOTAL NON-CURRENT LIABILITIES</b>		<u>150,000</u>	<u>150,000</u>
<b>TOTAL LIABILITIES</b>		<u>316,925</u>	<u>325,838</u>
<b>NET ASSETS (LIABILITIES)</b>		<u>224,576</u>	<u>170,312</u>
<b>EQUITY</b>			
Issued capital	11	6	6
Retained earnings	12	224,570	170,306
<b>TOTAL EQUITY</b>		<u>224,576</u>	<u>170,312</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

HERITAGE BUILDING SOLUTIONS PTY LTD

STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2022

	Note	Retained Earnings \$	Total \$
<b>Balance at 30 June 2020</b>		154,460	154,460
Profit (Loss) attributable to equity shareholders		<u>15,846</u>	<u>15,846</u>
<b>Balance at 30 June 2021</b>		<u>170,306</u>	<u>170,306</u>
Profit (Loss) attributable to equity shareholders		<u>54,264</u>	<u>54,264</u>
<b>Balance at 30 June 2022</b>		<u><u>224,570</u></u>	<u><u>224,570</u></u>
<b>Issued Capital</b>	<b>11</b>		<u><u>6</u></u>

HERITAGE BUILDING SOLUTIONS PTY LTD

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 JUNE 2022

	Note	2022 \$	2021 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers		709,055	858,673
Payments to suppliers and employees		(739,296)	(860,003)
Interest received		40	91
Income tax paid		-	-
Interest paid		-	-
<b>Net cash from operating activities</b>	<b>13</b>	<u>(30,201)</u>	<u>(1,239)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Proceeds from sale of property, plant and equipment		-	-
Payments for property, plant and equipment		-	-
<b>Net cash from investing activities</b>		<u>-</u>	<u>-</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Loans with related parties		-	-
<b>Net cash from financing activities</b>		<u>-</u>	<u>-</u>
Net increase (decrease) in cash held		(30,201)	(1,239)
Cash at beginning of year		277,669	278,908
Cash at end of year		<u>247,468</u>	<u>277,669</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

HERITAGE BUILDING SOLUTIONS PTY LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022

**1 Statement of Accounting Policies**

**(a) Basis of Preparation**

In the opinion of the Directors, Heritage Building Solutions Pty Ltd ("the Company") is a small proprietary company and is not a reporting entity. The financial report of the Company has been drawn up as a special purpose financial report for distribution to the members.

The special purpose financial report has been prepared in accordance with the recognition and measurement principles of all applicable Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the *Corporations Act 2001*. It contains the disclosures that are mandatory under the Accounting Standards and those considered necessary by the Directors to meet the needs of the members. The Company is a for-profit entity for the purposes of preparing the financial statements.

The financial report is presented in Australian dollars. The Company has not elected to early adopt any new or amended accounting standards which have application for the first time in a future financial year.

Unless otherwise indicated below, the financial report is prepared on the historical cost basis. Comparative figures have been adjusted to reflect any changes in classification in the current financial year.

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects both current and future periods. Where relevant, judgements made by management that have significant effect on the financial statements are considered in the accounting policy notes below.

The financial report is prepared under the going concern assumption on the basis that the Company is supported by the Southern Midlands Council.

**(b) Significant Accounting Policies**

**Plant & Equipment**

Items of plant and equipment are recorded at cost and depreciated using either the diminishing value or straight line method over the useful life of the asset.

**HERITAGE BUILDING SOLUTIONS PTY LTD**

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022**

**Inventories**

Inventories are measured at the lower of cost and net realisable value.

Work in progress represents the gross unbilled amount expected to be collected from customers for contract work performed to date recognised on a percentage of completion basis. It is measured at cost plus profit recognised to date less any progress billings and recognised losses. Costs include all expenditure related directly to specific projects and an allocation of fixed and variable overheads incurred in the Company's contract activities based on normal operating capacity.

**Employee Benefits**

Employee entitlements are provided for at year end based on the annual leave (including loading) and pre-conditional long service leave entitlements of employees, at year end. Pre-conditional long service leave is accounted for from commencement of employment and becomes payable after 10 years of service.

**Income Tax**

The Company is a wholly owned subsidiary of a local government council and is therefore exempt from Federal income tax under Division 1AB, Part III of the Income Tax Assessment Act 1936. The directors of the Company and the Southern Midlands Council determined that no taxation equivalent amount is payable under the Local Government Act 1993.

**Goods & Services Tax**

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the statement of financial position.



HERITAGE BUILDING SOLUTIONS PTY LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
<b>2 Profit or Loss</b>		
For further detail in respect of the profit or loss for the year, refer to the Detailed Profit and Loss Statement on page 12.		
<b>3 Cash and Cash Equivalents</b>		
<b>Current</b>		
Cash on Hand	28	28
Cheque Account	101,657	103,066
Investment Account	93,038	123,026
Term Deposit Account	51,209	51,181
Card Transaction Account	1,536	368
	<u>247,468</u>	<u>277,669</u>
<b>4 Trade and Other Receivables</b>		
<b>Current</b>		
Trade Debtors	249,798	142,616
Other	7,629	-
	<u>257,427</u>	<u>142,616</u>
<b>5 Inventories</b>		
<b>Current</b>		
Stock on Hand - at Cost	1,390	1,390
Work in Progress - at Cost	8,207	45,448
	<u>9,597</u>	<u>46,838</u>
<b>6 Other Current Assets</b>		
<b>Current</b>		
Supplier Deposit	-	-
	<u>-</u>	<u>-</u>

HERITAGE BUILDING SOLUTIONS PTY LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022

	2022 \$	2021 \$
<b>7 Property, Plant and Equipment</b>		
<b>Buildings</b>		
Structural Improvements - at Cost	40,358	40,358
Less Accumulated Depreciation	<u>(13,349)</u>	<u>(11,331)</u>
	<u>27,009</u>	<u>29,027</u>
<b>Plant, Equipment &amp; Furniture</b>		
Plant, Equipment & Furniture - at Cost	7,807	7,807
Less Accumulated Depreciation	<u>(7,807)</u>	<u>(7,807)</u>
	<u>-</u>	<u>-</u>
<b>Total Property, Plant and Equipment</b>	<u>27,009</u>	<u>29,027</u>
<b>8 Trade and Other Payables</b>		
<b>Current</b>		
Trade Creditors	82,720	106,125
PAYG Withholding Payable	5,667	6,300
GST Payable	<u>32,154</u>	<u>24,989</u>
	<u>120,541</u>	<u>137,414</u>
<b>9 Provisions</b>		
<b>Current</b>		
Provision for Annual Leave	32,538	32,896
Provision for Sick Leave & Gratuity	13,846	-
Provision for Long Service Leave	<u>-</u>	<u>5,528</u>
	<u>46,384</u>	<u>38,424</u>
<b>Non-current</b>		
Provision for Long Service Leave	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
<b>10 Borrowings</b>		
<b>Non-current</b>		
Loan - Southern Midlands Council	<u>150,000</u>	<u>150,000</u>
Total non-current borrowings	<u>150,000</u>	<u>150,000</u>

HERITAGE BUILDING SOLUTIONS PTY LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022

	2022 \$	2021 \$
<b>11 Issued Capital</b>		
Shareholders capital	<u>6</u>	<u>6</u>
<b>12 (Accumulated Losses) Retained Earnings</b>		
Retained earnings at the beginning of the financial year	170,306	154,460
Net profit attributable to members of the company	<u>54,264</u>	<u>15,846</u>
(Accumulated losses) Retained earnings at the end of the financial year	<u>224,570</u>	<u>170,306</u>
<b>13 Cash Flow Information</b>		
<b>Reconciliation of Cash Flow from Operations with Profit/(Loss) after Income Tax</b>		
Profit/(Loss) after income tax	54,264	15,846
<b>Non-cash flows in profit (loss)</b>		
Depreciation	2,018	2,361
<b>Changes in assets and liabilities</b>		
(Decrease)/Increase in trade & sundry creditors	(16,873)	775
(Decrease)/Increase in employee benefits	7,960	(42,776)
(Increase)/Decrease in trade & other debtors	(114,811)	(13,089)
(Increase)/Decrease in inventory	37,241	35,506
(Increase)/Decrease in other assets	-	138
	<u>(30,201)</u>	<u>(1,239)</u>

HERITAGE BUILDING SOLUTIONS PTY LTD

DETAILED PROFIT AND LOSS STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
<b>SALES</b>		
Contract Income	236,744	532,084
Commercial Construction	527,728	190,229
Residential Construction	1,438	128,740
Other/Miscellaneous Income	57,956	20,709
	<u>823,866</u>	<u>871,762</u>
<b>LESS: COST OF GOODS SOLD</b>		
Opening Work in Progress	45,448	80,954
Materials	149,120	131,879
Equipment Rent	5,245	11,125
Subcontractors	51,295	196,594
Wages	343,938	351,823
Other	14,979	428
Closing Work in Progress	(8,208)	(45,448)
	<u>601,817</u>	<u>727,355</u>
<b>GROSS PROFIT FROM TRADING</b>	<u>222,049</u>	<u>144,407</u>
<b>OTHER INCOME</b>		
Interest received	40	91
<b>PROFIT BEFORE EXPENSES</b>	<u>222,089</u>	<u>144,498</u>

HERITAGE BUILDING SOLUTIONS PTY LTD

DETAILED PROFIT AND LOSS STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
<b>EXPENSES</b>		
Accountancy & Book-keeping Fees & System	4,389	4,289
Advertising & Promotion	600	238
Bank Charges	240	240
Computer	1,856	240
Depreciation	2,018	2,361
Directors Fees	10,000	10,000
Email, Website & Booking Management Systems	1,543	1,595
Insurance	2,649	8,189
Interest Paid	1,875	1,875
Job Management System	3,308	3,468
Leave provision movements	11,494	(13,911)
Management Fees	37,802	28,442
Motor Vehicle	34,432	35,207
Office Supplies	252	459
Recruitment	-	182
Repairs & Maintenance	6,041	3,652
Subscriptions	1,748	557
Sundry	46	92
Superannuation	35,452	31,525
Telecommunications & Internet	3,615	4,880
Training	1,047	1,939
Travelling & Food	4,798	1,510
Uniforms	2,620	1,623
	<u>167,825</u>	<u>128,652</u>
<b>PROFIT/(LOSS) BEFORE INCOME TAX</b>	<u>54,264</u>	<u>15,846</u>

**HERITAGE EDUCATION AND SKILLS CENTRE LTD**

FINANCIAL PACKAGE  
YEAR ENDED 30 JUNE 2022

**HERITAGE EDUCATION AND SKILLS CENTRE LTD**

**FINANCIAL PACKAGE  
FOR THE YEAR ENDED  
30 JUNE 2022**

**CONTENTS**

Special Purpose Financial Report comprising:

Directors' Declaration	1
Compilation Report	2
Statement of Profit or Loss or Other Comprehensive Income	3
Statement of Financial Position	4
Statement of Cash Flows	5
Notes to the Financial Statements	6
Detailed Profit and Loss Statement	10

**HERITAGE EDUCATION AND SKILLS CENTRE LTD**

**DIRECTORS' DECLARATION**

1. In the opinion of the directors of Heritage Education and Skills Centre Ltd ("the Company"):

(a) the Company is a small proprietary company and is not a reporting entity;

(b) the financial statements and notes, set out on pages 3 to 10, are drawn up in accordance with the basis of financial accounting described in Note 1(a) and (b), so as to present fairly the financial position of the Company as at 30 June 2022 and its performance, as represented by the results of its operations for the financial year ended on that date; and

(c) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable. The directors note the Company is supported by the Southern Midlands Council on the basis outlined in Note 1(a).

2. In respect of the year ended 30 June 2022 the Company has:

(a) kept such accounting records as correctly record and explain its transactions and financial position;

(b) kept its accounting records so that a true and fair financial report of the Company can be prepared from time to time; and

(c) kept its accounting records so that the financial report of the Company can be conveniently and properly audited or reviewed in accordance with the Corporations Act 2001.

Signed on behalf of the Company:

Director:

Mr Timothy Kirkwood

Director:

Mr Keyran Pitt

Director:

Mr Martin Farley

Signed at Perth this 15<sup>th</sup> day of August 2022



HERITAGE EDUCATION AND SKILLS CENTRE LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
Revenue	2	20,622
Finance costs	(625)	(625)
Other expenses	(1,453)	(23,866)
<b>Profit/(Loss) for the year</b>	<u>(2,076)</u>	<u>(3,869)</u>
Other comprehensive income	-	-
<b>Comprehensive result for the year</b>	<u>(2,076)</u>	<u>(3,869)</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

HERITAGE EDUCATION AND SKILLS CENTRE LTD

STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2022

	Note	2022 \$	2021 \$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	2	32,249	20,399
Trade and other receivables	3	-	13,750
<b>TOTAL CURRENT ASSETS</b>		<u>32,249</u>	<u>34,149</u>
<b>NON-CURRENT ASSETS</b>			
Intangible	4	-	-
<b>TOTAL NON-CURRENT ASSETS</b>		<u>-</u>	<u>-</u>
<b>TOTAL ASSETS</b>		<u>32,249</u>	<u>34,149</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	5	17,500	17,324
<b>TOTAL CURRENT LIABILITIES</b>		<u>17,500</u>	<u>17,324</u>
<b>NON-CURRENT LIABILITIES</b>			
Borrowings	6	50,000	50,000
<b>TOTAL NON-CURRENT LIABILITIES</b>		<u>50,000</u>	<u>50,000</u>
<b>TOTAL LIABILITIES</b>		<u>67,500</u>	<u>67,324</u>
<b>NET ASSETS (LIABILITIES)</b>		<u>(35,251)</u>	<u>(33,175)</u>
<b>EQUITY</b>			
Retained earnings (losses)	7	(35,251)	(33,175)
<b>TOTAL EQUITY</b>		<u>(35,251)</u>	<u>(33,175)</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

HERITAGE EDUCATION AND SKILLS CENTRE LTD

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 30 JUNE 2022

	Note	2022 \$	2021 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers		-	-
Receipts from grants, contributions & subsidies		13,750	-
Repayment of grants		-	-
Payments to suppliers		(1,902)	(26,221)
Interest received		2	5
Interest paid		-	-
<b>Net cash from operating activities</b>	<b>8</b>	<u>11,850</u>	<u>(26,216)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments for intangibles		-	-
<b>Net cash from investing activities</b>		<u>-</u>	<u>-</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Loans from related parties		-	-
<b>Net cash from financing activities</b>		<u>-</u>	<u>-</u>
Net increase (decrease) in cash held		11,850	(26,216)
Cash at beginning of year		20,399	46,615
<b>Cash at end of year</b>		<u>32,249</u>	<u>20,399</u>

The accompanying notes form part of the financial statements. Compiled without audit or review.

HERITAGE EDUCATION AND SKILLS CENTRE LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022

**1 Statement of Accounting Policies**

**(a) Basis of Preparation**

In the opinion of the Directors, the Company is a small proprietary company and is not a reporting entity. The financial report of the Company has been drawn up as a special purpose financial report for distribution to the members.

The special purpose financial report has been prepared in accordance with the recognition and measurement principles of all applicable Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board and the Corporations Act 2001. It contains the disclosures that are mandatory under the Accounting Standards and those considered necessary by the Directors to meet the needs of the members. The Company is a not-for-profit entity for the purposes of preparing the financial statements.

The financial report is presented in Australian dollars. The Company has not elected to early adopt any new or amended accounting standards which have application for the first time in a future financial year.

Unless otherwise indicated below, the financial report is prepared on the historical cost basis.

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects both current and future periods. Where relevant, judgements made by management that have significant effect on the financial statements are considered in the accounting policy notes below.

The financial report is prepared under the going concern assumption on the basis that the Company is supported by the Southern Midlands Council and any deficiency in net assets will be met by a forgiveness of debt owed to Council (refer Note 6).

**(b) Significant Accounting Policies**

**Income Tax**

The Company is exempt from income tax due to its status as an educational, non-profit organisation. Accordingly, no income tax expense or liability is recognised in the accounts of the Company.

HERITAGE EDUCATION AND SKILLS CENTRE LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022

**Grants**

Government grants are not recognised until there is reasonable assurance that the Company will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Company recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Company should purchase, construct or otherwise acquire non-current assets are recognised as deferred revenue in the statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Company with no future related costs are recognised in profit or loss in the period in which they become receivable.

**Goods & Services Tax**

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the balance sheet.

**Intangible**

The initial Course Design costs have been recognised as an intangible asset. The Company has determined that the benefit derived from these costs is finite and have amortised this asset over a useful life of 5 years.

HERITAGE EDUCATION AND SKILLS CENTRE LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
<b>2 Cash and Cash Equivalents</b>		
<b>Current</b>		
Cheque Account	15,907	4,059
Investment Account	16,342	16,340
	<u>32,249</u>	<u>20,399</u>
<b>3 Trade and Other Receivables</b>		
<b>Current</b>		
Trade Debtors	-	-
Grants Receivable	-	13,750
GST Refundable	-	-
	<u>-</u>	<u>13,750</u>
<b>4 Intangible Assets</b>		
<b>Non-current</b>		
Course Design - Capitalised	34,031	34,031
Accumulated Amortisation	(34,031)	(34,031)
	<u>-</u>	<u>-</u>
<b>5 Trade and Other Payables</b>		
<b>Current</b>		
Grant Unexpended - TBCITB	-	-
Trade Creditors	17,500	16,875
GST Payable	-	449
	<u>17,500</u>	<u>17,324</u>
<b>6 Borrowings</b>		
<b>Non-current</b>		
Loan - Southern Midlands Council	<u>50,000</u>	<u>50,000</u>
<b>7 Retained earnings (losses)</b>		
Retained earnings (losses) at beginning of the financial year	(33,175)	(29,306)
Comprehensive result	<u>(2,076)</u>	<u>(3,869)</u>
Retained earnings (losses) at end of the financial year	<u>(35,251)</u>	<u>(33,175)</u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
<b>8 Cash Flow Information</b>		
<b>Reconciliation of Cash Flows from Operations with Loss</b>		
Profit/(Loss) for the financial year	(2,076)	(3,869)
<b>Changes in assets and liabilities</b>		
(Increase)/Decrease in trade & sundry debtors	13,750	(13,750)
(Decrease)/Increase in trade & sundry creditors	176	(8,597)
	<u>11,850</u>	<u>(26,216)</u>

HERITAGE EDUCATION AND SKILLS CENTRE LTD

DETAILED PROFIT AND LOSS STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2022

	2022 \$	2021 \$
<b>INCOME</b>		
Grant - TBCITB	-	20,617
Interest	2	5
<b>TOTAL INCOME</b>	<u>2</u>	<u>20,622</u>
<b>EXPENSES</b>		
Grant - TBCITB	-	22,037
Grant - School Holiday Program	-	144
Accountancy & Legal	1,350	1,565
Bank Charges	103	120
Interest	625	625
<b>TOTAL EXPENSES</b>	<u>2,078</u>	<u>24,491</u>
<b>PROFIT/(LOSS) FOR THE YEAR</b>	<u>(2,076)</u>	<u>(3,869)</u>