SOUTHERN MIDLANDS COUNCIL

MINUTES
ORDINARY COUNCIL MEETING

Tuesday, 27th February 2018
Tunbridge Hall

INDEX

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON TUESDAY, 27TH FEBRUARY 2018 AT THE TUNBRIDGE HALL, MAIN ROAD, TUNBRIDGE COMMENCING AT 10:00 A.M.

1. PRAYERS

Rev Dennis Cousens recited prayers.

2. ATTENDANCE

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

Mr Tim Kirkwood (General Manager), Mr Andrew Benson (Deputy General Manager) & Elisa Lang (Executive Assistant).

3. APOLOGIES

Clr R Campbell

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

THAT the apology by Clr R Campbell be received and leave of absence granted.

CARRIED

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

4. MINUTES

4.1 Ordinary Council Minutes

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 24th January 2018, as circulated, are submitted for confirmation.

DECISION
Moved by Clr D Fish, seconded by Clr D Marshall

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 24th January 2018, be confirmed.

CARRIED

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

4.2 Special Committee of Council Minutes

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

- Woodsdale Hall Management Committee – 16th January 2018.
- Lake Dulverton & Callington Park Management Committee – 19th February 2018.

DECISION
Moved by Clr E Batt, seconded by Clr A Bantick

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

CARRIED

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

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

- Woodsdale Hall Management Committee – 16th January 2018.
- Lake Dulverton & Callington Park Management Committee – 19th February 2018.

DECISION
Moved by Deputy Mayor A Green, seconded by Clr D Fish

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

CARRIED

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

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

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

DECISION
Moved by Clr E Batt, seconded by Clr A Bantick

THAT the minutes of the above Joint Authority be received.

CARRIED

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

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

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION
Moved by Deputy Mayor A Green, seconded by Clr D Fish

THAT the information be received.

CARRIED

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

6. COUNCILLORS – QUESTION TIME

6.1 QUESTIONS (ON NOTICE)

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

It states:

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

The following questions were submitted by Clr B Campbell on the 20th February 2018.

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

General Manager's response:

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

Operating Budget:

- *Verges – Mowing / Slashing*
- *Verges – Spraying*
- *General Gardening / Tree Maintenance – includes replanting through Butler Street and Lowe Streets – watering (sometimes twice per week through summer); removal of thorn bushes (vicinity of Blind Church)*
- *Litter Collection*
- *General Street Cleaning*
- *Stormwater - Culvert and pit works on the corner of Victoria Street to stop water entering residence*
- *Remediation works in car park – front of Cemetery*
- *Maintenance Grading is undertaken on a cyclical basis consistent with the category of road*

Capital Budget:

The Capital Budget includes three (3) projects:

- *Roads Re-sheeting Program – Glen Morey Road – full re-sheeting for full length of 8.03 kilometres*
- *Tunbridge Park – Perimeter Fence $7,500 – yet to be completed – style / design being considered in conjunction with streetscape works*
- *Main Street Kerb & Gutter $22,000 – scheduled for March / April 2018. This will extend from the vicinity of G Lodge's property northwards through to the small park*

on the western side of the road). The project includes minor stormwater works within the park area. In addition, the kerb will be renewed in the vicinity of the Tunbridge Community Hall which will address stormwater disposal issues in this location.
Note: Due to the location of other infrastructure / services (i.e. water reticulation line) it is necessary to bring the kerb forward towards the existing road pavement which will involve a deviation around each of the existing Aurora poles.

- *Streetscape Plan (Implementation) $17,954 – expended $8,747 – balance of $9,207.*
  Note: The Grant Application for $50K was unsuccessful so the Streetscape Plan budget has been reduced to Council's financial commitment only.

Q2. As council (SMC) is working with Hobart City Mission re Building Better Regions if we want to get more jobs for the young that would translate as we need to grow the Southern Midlands especially when it comes to jobs, would the Mayor kindly explain how he is going to grow the municipality and the 'business' sector to provide more jobs i.e. agriculture, horticulture, retailing, manufacturing, service industry, tourism etc.

General Manager's response:

Whilst Regulation 30 of the Local Government (Meeting Procedures) Regulations 2015 does not provide the authority to withhold questions that are submitted in writing, in my opinion it is not appropriate to direct this question directly to the Mayor or in fact, any single elected member.

In reference to the functions and powers of Councils under the Local Government Act 1993, the type of issues that have been raised as part of this question are the responsibility of the entire Council and not any one individual Councillor.

An extract from the Local Government Act 1993 (Section 27 'Functions of mayors and deputy mayors') has also been provided to confirm that the Mayor (or deputy mayor) is to represent accurately the policies and decisions of council as the spokesperson of Council. To provide comment from an individual perspective may be contrary to a Council policy position.

S 27. Functions of mayors and deputy mayors

(1The functions of a mayor are–
(a) to act as a leader of the community of the municipal area; and
(b) to carry out the civic and ceremonial functions of the mayoral office; and
(c to promote good governance by, and within, the council; and
(d) to act as chairperson of the council and to chair meetings of the council in a manner that supports decision-making processes; and
(e) to act as the spokesperson of the council; and
(f) to represent the council on regional organisations and at intergovernmental forums at regional, state and federal levels; and
(g) to lead and participate in the appointment, and the monitoring of the performance, of the general manager; and
(h) to liaise with the general manager on –
(i) the activities of the council and the performance and exercise of its functions and powers; and

(ii) the activities of the general manager and the performance and exercise of his or her functions and powers in supporting the council; and
(i) any function imposed by an order under section 27A ; and
(j) any other function imposed by this or any other Act.

6.2 QUESTIONS WITHOUT NOTICE

Nil.

7. DECLARATIONS OF PECUNIARY INTEREST

Nil.

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

1. CORRESPONDENCE FOR DISCUSSION (CLOSED SESSION)

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

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

CARRIED

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

9. PUBLIC QUESTION TIME (SCHEDULED FOR 12.30 PM)

Public Question Time was held later in the meeting.

9.1 Permission to Address Council

The Mayor advised that permission was granted for the following person(s) to address Council during the meeting:

- Sandy Leighton (Weed Management Officer) briefing Councillors on Weed Management issues within the Southern Midlands.
- Hobart City Mission (Bill Godfrey, Project Officer; John Stubley, CEO & Michelle Folder Partnerships Manager) briefing Council on the Building Better Regions Program - Youth Engagement Project.

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

Nil.

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

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

11.1 DEVELOPMENT APPLICATIONS

Nil.

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

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

Nil.

11.4 PLANNING (OTHER)

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

Nil.

12.2 Bridges

Nil.

12.3 Walkways, Cycle ways and Trails

Nil.

12.4 Lighting

Nil.

12.5 Buildings

Nil.

12.6 Sewers

Nil.

12.7 Water

Nil.

12.8 Irrigation

Nil.

12.9 Drainage

Nil.

12.10 Waste

Nil.

12.11 Information, Communication Technology

Nil.

12.12 Officer Reports – Works & Technical Services (Engineering)

12.12.1 MANAGER - WORKS & TECHNICAL SERVICES REPORT

RESOLVED to defer item 12.12.1 until the arrival of the Manager – Works & Technical Services.

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Nil.

13.2 Tourism

Nil.

13.3 Safety

Nil.

13.4 Business

Nil.

13.5 Industry

Nil.

13.6 Integration

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

14.1.1 HERITAGE PROJECT PROGRAM REPORT

DECISION
Moved by Clr E Batt, seconded by Clr D Marshall

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

CARRIED

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

14.2 Natural

14.2.1 LANDCARE UNIT – GENERAL REPORT

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

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

CARRIED

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

14.3 Cultural

Nil.

14.4 Regulatory (Other than Planning Authority Agenda Items)

Nil.

14.5 Climate Change

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Nil.

15.2 Youth

Nil.

15.3 Seniors

Nil.

15.4 Children and Families

Nil.

15.5 Volunteers

Nil.

15.6 Access

Nil.

15.7 Public Health

Nil.

15.8 Recreation

Nil.

15.9 Education

15.9.1 UPDATE - BAGDAD PRIMARY SCHOOL – VEHICLE PARKING AND TRAFFIC CONGESTION IN SCHOOL PRECINCT

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 22 FEBRUARY 2018

ISSUE

General Manager to provide an update following an on-site meeting at Bagdad Primary School on the 21st February 2018.

BACKGROUND

Refer detail contained in the report submitted to the Council meeting held December 2017.

The General Manager advised Council that an on-site meeting was held at Bagdad Primary School on the 21st February 2018 with relevant stakeholders, including the School Principal, representatives from the School Council and the two landowners. The representative from the Education Department (Property Section) did not attend the meeting.

The following outcomes were noted and were reported:

a) Both property owners confirmed that the land would be made available as a donation to the community;
b) In order to advance the project, it was proposed that Council be requested to fund the cost of preparing an initial design plan, including estimated cost to construct;
Note: Estimated cost to include land value and all associated acquisition costs which can then be recognised as a community contribution and / or negotiated as part of the final financing arrangements.
c) Following preparation of a preliminary design, the parties meet to consider the detail prior to submitting a formal proposal to the Education Department and/or direct to the State Government at the political level.

DECISION
Moved by Clr D Fish, seconded by Clr D Marshall

THAT the information be received and Council agree to fund the initial engineering design plan (approximate cost of $3000 to $4000) for a proposed carpark on land adjacent to the Bagdad Primary School.

CARRIED

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

15.10 Animals

15.10.1 ANIMAL MANAGEMENT REPORT

DECISION
Moved by Deputy Mayor A Green, seconded by Clr D Marshall

THAT the information be received.

CARRIED

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

The meeting was suspended for morning tea at 10.46 a.m.
Maria Weeding and Sandy Leighton (NRM Unit) entered the meeting at 11.00 a.m.
The meeting reconvened at 11.07 a.m.

PERMISSION TO ADDRESS COUNCIL

Weed Management Update

Sandy Leighton (Weed Management Officer) and Maria Weeding (Manager, NRM) briefed Councillors on Weed Management issues within the Southern Midlands and activities of the position since commencing in September 2017 such as numerous targeted mail outs to property owners; providing on-site property visits and advice to various landowners; responding to public enquiries; conducting road surveys; developing databases for priority weeds within the municipality; providing awareness articles for Council newsletters; biocontrol agent releases and liaison with relevant stakeholders such as the Tasmanian Institute of Agriculture, DPIPWE, Crown Land Services etc.

The Weeds Management Officer has been working on eradicating a number of Zone A weeds (as defined under the *Weed Management Act 1999)* such as boneseed, pampas grass, serrated tussock, chilean needle grass, saffron thistle, cotton thistle and nodding thistle by providing on-site advice and liaising via correspondence with various property owners. Sandy advised of some emerging high priority weeds along the Midland Highway such as St Johns Wort which resulted in liaising with the Department of State Growth to cease roadside slashing until all sites were sprayed. African Lovegrass has also been detected near an ex agricultural trial site.

Containment of Zone B weeds such as Patersons Curse, Spanish Heath, English Broom and Gorse is ongoing. Letters have been sent to affected property owners, Council have sprayed various areas as required. Awareness articles have also been published in Council's newsletter as well as providing on-site property visits/advice.

Sandy Leighton and Maria Weeding left the meeting at 11.45 a.m.

Building Better Regions Program - Youth Engagement Project update

Representatives from Hobart City Mission (John Stubley, CEO; Bill Godfrey, Project Officer & Michelle Folder Partnerships Manager) briefed Council on the Building Better Regions Program - Youth Engagement Project.

Hobart City Mission wish to engage with youth in developing opportunities in the Southern Midlands. The first stage of the program includes wide ranging community forums and consultation to produce a broad plan in addressing youth unemployment/disengagement.

The Project is funded through the Commonwealth 'Building Better Regions Program', with this being the first stage of a multi-stage project. Hobart City Mission's first stage involves understanding the employment/skill sets in local areas of young people, identifying a database for potential future actions and the identification of pilot programs in areas such as health and tourism to measure achievements.

The project aims to create opportunity for youth in the area and also look at what can be done to develop and provide skills in certain areas by encouraging youth to engage in various employment opportunities.

The active support, encouragement and promotion of local councils is crucial for the success of this project. It was noted that Southern Midlands Council have been supportive of the Hobart City Mission for some time in various projects over the years and are very keen to work with Council and local communities.

Discussion following the presentation posed a number of questions in regard to a number of barriers in addressing this issue and various options to keep the model going and the importance of local schools becoming a lot more involved to encourage children from an earlier age, not just later on in high school. Hobart City Mission advised that it wishes to be pro-active and working with younger children in schools is vitally important in this process to ensure the project is a success.

The Mayor thanked the representatives from Hobart City Mission for their presentation and welcomed the input from Hobart City Mission on this very important issue.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Retention

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

17.1.1 CAMPANIA RECREATION GROUND / SCAIFE SUBDIVISION

DECISION
Moved by Clr A Bantick, seconded by Deputy Mayor A Green

THAT:

a) Council authorise the expenditure for the erection of a "ball barrier" behind the Southern goals at the Campania Recreation Ground;
b) Council approach the adjoining property developer to seek a contribution (i.e. 25%) towards that section of the 'barrier' immediately in front of the affected property; and
c) The actual length of the barrier be reviewed with the intention of reducing the height of the barrier that is required on the section fronting Reeve Street, Campania.

CARRIED

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

PUBLIC QUESTION TIME (12.37 PM)

Councillors were advised that, at the time of issuing the Agenda, no Questions on Notice had been received from members of the Public.

There were seven (7) members of the public in attendance.

At 12.37 p.m., Deputy Mayor Alex Green apologised to Ms Rowena McDougall for statements he made at the 21st February 2017 meeting. The Deputy Mayor stated that he withdrew all imputations that caused upset to Ms McDougall, and that he hoped his apology would be accepted.

Ms McDougall in reply accepted Deputy Mayor Green's apology, and advised that the process did result in a positive in terms of opening dialogue.

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

Kevin Standford (9 Butler Street)
Advice that there is a major issue with the number of rabbits in the Tunbridge area. There appears to be an excessive amount of rabbits in the township. Mr Stanford has been in contact with DPIPWE regarding its program but has not heard back from them.

It was advised that Council will liaise with DPIPWE regarding the new strain of virus as the issue appears to be widespread.

Question regarding whose responsibility to install a pipe in the access to his property following construction of a new carport. Is this something Council provides or does responsibility lie with the property owner?

The General Manager advised that it is generally the property owners responsibility but that Council can provide advice if required.

Paul Worldon - Tunbridge
Request for an update on the Tunbridge Bridge.

The General Manager advised that he believes the Department of State Growth are still working on design options to address the heritage issues associated with the bridge but will seek an update from the Department.

Culvert issues in Tunbridge - advice that some have been blocked for a number of years and require attention (referred to Thomas and Windsor Street and Ballochymyle Road corner).

The General Manager advised that these works can be undertaken when machinery is transported through to Tunbridge to commence the kerb and gutter renewal project. This is scheduled within the next couple of weeks.

Line Marking - advice of a line marking issue on the junction between Lowe Street and Old Main Road. Line markings don't align when crossing the junction.

To be referred to the Department of State Growth for assessment.

Grant Lodge - Tunbridge
Midland Highway (southern junction to Tunbridge) - advised that when exiting Tunbridge there is no acceleration lane (reasonable distance) for heavy vehicles.

The General Manager advised that this issue has been raised a number of times and has been flagged with the Department of State Growth.

Request for gravel in the street below the fire station and at the end of Brent Street.

The General Manager advised that the areas mentioned are classified as 'unmade roads' and not council's responsibility. However, this policy is currently under review and certain roads may be eligible for upgrades in the future.

Mr Lodge suggested that some of the 'clean fill' from the highway upgrade works could be dumped at some of the above locations?

The General Manager will contact the Department of State Growth and enquire.

Intersection at Oatlands (corner of High Street and Tunnack Main Road) – sight distance limited due to overhanging hedge from the 'Plume' property.

Midland Highway / Oatlands Junction (northern end) – vision restricted due to location of sign on the traffic island.

Advice regarding a number of trees overhanging the Tunnack Main Road – locations to be provided which will be referred to Stornoway.

Request for the crossing near the Bargain Centre to be painted for safety reasons?

This is not a designated pedestrian crossing and will be removed at the time of Aquatic Centre construction.

Advice that there is an excessive number of animals (chooks/pigs etc.) on his neighbouring property that freely roam.

Rowena McDougall - Baden
Question regarding a parking issue in Oatlands between the supermarket and the Kentish Hotel. There is enough for two car parks in front of the Wooden Spoon Café for example but there is often only one vehicle taking up two parking spaces in this area. Could lines be marked to clearly indicate parking spaces in this section?

To be investigated.

Paul Triffitt - Tunbridge
Advice of a hole in a section of bitumen on the corner of Brent Street and Old Main Road, Tunbridge that needs attention.

To be investigated.

The meeting was suspended for lunch at 1.04 p.m.

Prior to reconvening the meeting, Alan Townsend (Heritage Officer) and Brad Williams (Manager, Heritage Projects) provided a brief presentation to Council regarding the Kempton Council Chambers and upgrade works required. Work is to be undertaken in the Council Chambers to address cracks in the wall and investigation is to take place to assess the possibility of re-instating the lantern section in the Council Chambers. A number of heritage wallpaper designs/options for the Council Chambers were presented to Council.

The meeting reconvened at 2.05 p.m.

17.2 Sustainability

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

RESOLVED that the information be received, noting that the report has yet to be received.

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

17.2.2 SOUTH CENTRAL SUB-REGION COLLABORATION STRATEGY – STANDING ITEM

DECISION
Moved by Deputy Mayor A Green, seconded by Clr A Bantick

THAT the information be received.

CARRIED

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

17.2.3 TABLING OF DOCUMENTS

Nil.

17.3 FINANCES

17.3.1 MONTHLY FINANCIAL STATEMENT (JANUARY 2018)

DECISION
Moved by Clr E Batt, seconded by Clr D Marshall

THAT the Financial Report be received and the information noted.

CARRIED

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

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

CORRESPONDENCE FOR DISCUSSION (CLOSED SESSION)

DECISION
Moved by Clr E Batt, seconded by Clr A Bantick

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

CARRIED

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

CLOSED COUNCIL MINUTES

20. BUSINESS IN "CLOSED SESSION"

CORRESPONDENCE FOR DISCUSSION

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

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

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

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

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

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

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

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

20.3 AUDIT PANEL MINUTES

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

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

20.4 COUNCILLOR QUESTION TIME (CLR B CAMPBELL)

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

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

DECISION
Moved by Deputy Mayor A Green, seconded by Clr D Fish

THAT Council move out of "Closed Session".

CARRIED

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

OPEN COUNCIL MINUTES

12.12 Officer Reports – Works & Technical Services (Engineering)

12.12.1 MANAGER - WORKS & TECHNICAL SERVICES REPORT

DECISION
Moved by Clr E Batt, seconded by Deputy Mayor A Green

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

CARRIED

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

21. CLOSURE

The meeting closed at 2.49 p.m.

Woodsdale Community Memorial Hall

Est. 1905

Minutes

FOR
General Committee Meeting
On
Tuesday 6th March 2018
At
Woodsdale Hall – Commencing at 7:00pm

1. **Welcome/opening**
   1.1 The President welcomes members to the meeting.
   1.2 The President declares the meeting open at

2. **Attendance**: Kaye Rowlands, Leon Scott, Kate Bourne, Jim Wiggins, Julie Bellette, Ann Scott and Frances Hillier

3. **Apologies** Cl. Alex Green

Moved by Kate Bourne **Seconded** Jim Wiggins
Motion Carried

4. **Confirmation of Minutes – Meeting 16th January, 2018**

Moved by Kate Bourne that the Minutes from the 16th January, 2018 as read and distributed by mail and email be accepted
Seconded: Frances Hillier
Motion Carried

5. **Business Arising from Previous Minutes of 16th January, 2018**

5.1 Nil

6. **Financial Report:**
Total Funds as of 6th March, 2018 is $ 5,036.51 No change since January Meeting.

Y.T.D. Financials

Opening Balance			**$5,289.89**
Incoming	**YTD**	**$ 430.00**	
Outgoing	**YTD**	**$ 683.36**	**$ 253.38**

All out going expense is Aurora

Closing Balance	**$5,036.51**

Moved by Kate Bourne that the Financial Report as distributed to members be accepted, **Seconded by** Leon Scott
Motion Carried.

7. **Business arising from Financial Report:**
NIL

8. Consideration of Correspondence

8.1 In – Nil

8.2 Out – Nil

9. General Business:

9.1 – Kate Bourne confirmed that it is possible to increase the PAYG fee from $2.00/hour to $3.00/hour but still needs to contact installer.

9.3 – The garbage bin arrived and is locked in the ladies toilets.

10. Bookings

10.1 – Woodsdale Museum has a Luncheon on Friday 16th March, 2018.

10.2 – Hairdresser's next visit 17th March, 2018

10.3 – The Hall has a Luncheon booked by Hobart Probus Group for the 27th March, 2018 we will set up on the evening of the 26th. The group will visit the Museum also, the Museum committee has been notified.

10.4 – The Campervan group are still expected in May 2018.

11. Next General Committee Meeting

To be held on Tuesday 24th April, 2018 at 7.00pm

Meeting Closed at 7.25pm

Date	Description	Invoice No.	Receipt No.	Fund Raising	Supper Rm Hire	Hall Hire	Hall Lunches	Reimbursments	Grants	Donations	Bank Interest	Totals
C/F	Museum Luncheon 26/06/1	66	311572			$35.00						
1/07/2017	Natalie Rowlands	67	311573		$20.00							
6/07/2017	Woodsdale Museum	68	311575			$35.00						
21/07/2017	Woodsdale Museum	68	311576			$35.00						
12/08/2017	Natalie Rowlands	69	311577		$30.00							
16/08/2017	Crawford Family	69	311574							$50.00		
23/09/2017	Natalie Rowlands	69	311578		$30.00							
3/10/2017	Woodsdale Museum	70	311579			$45.00						
4/11/2017	Natalie Rowlands	71	311580		$30.00							
6/12/2017	Woodsdale Ladies Guild	72	311581			$45.00						
13/12/2017	Woodsdale Museum	73	311582			$45.00						
16/12/2017	Natalie Rowlands	71	311583		$30.00							
3/02/2018	Natalie Rowlands	75	311584		$30.00							
9/03/2018	Woodsdale Museum	74	311585			$45.00						
				$0.00	$170.00	$285.00	$0.00	$0.00	$0.00	$50.00	$0.00	$505.00

Date	Description	Cheque No.		Plant & Equip.	Catering	Aurora	Function Expenses	Transport	Licence Fees	Repairs & Maint.	Misc.	Totals
24/07/2017	Aurora	000036				-$246.53						
16/10/2017	Aurora	000037				-$203.38						
15/01/2018	Petty Cash	000038									-$50.00	
15/01/2018	Aurora	000039				-$183.47						
				$0.00	$0.00	-$633.38	$0.00	$0.00	$0.00	$0.00	-$50.00	-$683.38
Balance Bought forward 1st July 2017										$5,289.89		-$178.38

Fund	Supper Rm Hire	Hall Hire	Hall Lunches	Reimburs t.	Grants	Donations	Bank Interest	
$0.00	$140.00	$240.00	$0.00	$0.00	$0.00	$50.00	$0.00	**$430.00**

Plant & Equip.	Catering	Aurora	Function Expenses	Transport	Licence Fees	Repairs & Maint.	Misc.	
$0.00	$0.00	-$633.38	$0.00	$0.00	$0.00	$0.00	-$50.00	-$683.38
								$5,036.51

Bank Balance as at 06/03/2018	$5,036.51
Difference	$0.00

Deposits/Withdrawals not yet on Bank Statement	
Cheques not yet on Bank Statement	
	Diff

SOUTHERN MIDLANDS COUNCIL

MINUTES

SOUTHERN MIDLANDS COUNCIL
ARTS ADVISORY COMMITTEE MEETING

HELD ON TUESDAY 26TH FEBRUARY 2018
AT THE OATLANDS COUNCIL CHAMBERS
COMMENCING AT 1.30PM

Welcome
Chairman Edwin Batt welcomed the attendees and noted that the meeting had a quorum

1. **Attendance**

Members: Clr Edwin Batt, Catherine Johnson, Mal Hamilton, Carolyn Bassett, Mary-Ann Orchard

SMC Staff: Andrew Benson, Michelle Webster (scribe), Simon Blight,

Invited Guests:

Apologies: Alan Townsend, Brad Williams, Dot Evans

2. **Previous Minutes – Consideration for Approval/Adoption**

Minutes of the meeting dated 6th December 2017

Moved: *Carolyn Bassett* ***Second:*** *Mary-Ann Orchard* ***Carried***

3. **Declaration of Pecuniary Interest**

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the Chairman of a meeting is to request Committee Members to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Committee Members 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 the Committee has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*.

Nil

4. **Business Arising**

Business arising from the Minutes that is not covered within the agenda
Nil

5. Correspondence

In FOSH (Festival of Small Halls) email received from event organisers thanking everyone for their participation in a successful tour

Out Nil

It Was Resolved that the information be received.

6. Cows in the Lake Sculpture

Andrew Benson provided an update from Artist Folko Kooper. Folko has been busy with a commission from Mexico & he is preparing for the garden show in Melbourne. The Cows in the Lake should be completed by end of June 2018.

It Was Resolved that the information be received.

7. Memorial Avenue Sculpture – Grant Opportunity

No news yet on this grant application Andrew Benson is waiting in eager anticipation.

It Was Resolved that the information be received.

8. Festival of Small Halls - 2018

The Chairman and Andrew Benson provided an overview & history on this event that was held on the 18th January 2018 at the Broadmarsh Hall.

- Very successful, enjoyable event made up of 1 International, 1 National & 1 local music act. Broadmarsh/Elderslie Progress Association organised the local act. A group from the Derwent Valley.
- Southern Midlands Council had agreed to underwrite the event up to $3000. Worked out that if tickets were $25ea, divide the $3000 by 25 which meant we needed 125 people to attend. 90 tickets were sold so $625 dollars is the actual amount underwritten. The Progress Association provided food & drinks on the night along with posting flyers across the region. The event organisers did the set up/decoration & media promotion.
- Andrew asked the questions of the Committee,
    - Do we continue?
    - Do we underwrite it?
    - What would be the likely next location?

  The Committee agreed to support the event, to recommend Council commit further funds of the same amount for the next event & suggested either Levendale & Tunbridge Halls as suitable locations.
- The Committee also agreed that a letter is to be sent by the Chairman to thank & acknowledge the work/contribution by Broadmarsh/Elderslie Progress Association for the event. Andrew to arrange.

It Was Resolved that the information be received.

RECOMMENDATION TO COUNCIL

It was resolved that the Committee supports this event to continue in the Southern Midlands & recommends that Council commit funds in the next budget to underwrite the next event to $3000.

9. Artist in Residence Program

Simon Blight provided an update. Previous Artist was a mother/daughter team who did still life work. Their first exhibition was just before Christmas. New artist due in April. Two new pieces of art have been acquired & they were presented at the last Council Meeting.

The Committee has asked if each Artist in Residence could be introduced at the Arts Advisory Committee.

It Was Resolved that the information be received.

10. Soba Festival at Callington Mill

Soba @ Callington

COMBINE JAPANESE MASTER SOBA NOODLE CHEFS, A LARGE DOLLOP OF CULTURE AND AN ICONIC WINDMILL…

Master soba noodle chefs from Japan came to Callington Mill, Oatlands for a demonstration of every step of the process of soba noodle making using Tasmanian buckwheat which has been ground at Callington Mill.

Date: Sunday, 25th February 2018
Time: 12pm - 4pm
Location: Callington Mill Precinct, 1 Mill Lane, Oatlands Tasmania
Cost: Entry to Soba@Callington - a free event.

A range of food and refreshments were available for purchase in the precinct on the day. Visitors also enjoyed a range of Japanese cultural and artistic activities, including:

- Calligraphy & Origami;
- Traditional Japanese Tea Ceremony;
- Taiko drummers;
- Kimono display with an opportunity to dress in a kimono and have a photo taken;
- Performance by a visiting Japanese opera singer.

Other activities that were enjoyed in the Callington Mill precinct;

- Guided tours of Callington Mill;
- Purchasing Callington Mill flour products;
- Seeing Buckwheat growing in the heritage vegetable garden;
- Going back in time with a visit to the blacksmiths forge and other heritage dwellings within the historic Callington Flour Mill precinct;
- Collection of a special Soba@Callington Tiger Track Stamp;
- Children's activities in the adjacent Callington Park.

Visitors were encouraged to experience all that Oatlands has to offer. Also to come to Soba@Callington and then spend some time exploring the many heritage Georgian buildings that abound in Oatlands and pop into the many shops and eateries.

The tremendous efforts of Nova Miller and her team of Elisa Lang, Nick Wilson, Amanda Burbury, Deputy Mayor Alex Green and Tim Kirkwood, Oatlands Rotary and other volunteers was amazing – Well Done!!

Andrew stated that approximately 1500 to 1800 people were in attendance. It was a successful & enjoyable event. The Heritage garden looked great. Fergus represented the Blacksmith forge in his usual helpful and spontaneous manner.

Simon advised an interpretation panel/signage is required at the Heritage garden. Andrew to follow up.

It Was Resolved that the information be received.

11. Church Organs from Uniting Church Elderslie

Andrew Benson discussed this item. Andrew inviting suggestions by Committee regarding two (Bellow) organs residing at the old Uniting Church at Elderslie, which is now privately owned. The owner wishes to move them on. Carolyn suggested the History Room at Oatlands. No other suggestions were forth coming.

It Was Resolved that the information be received.

12. Heritage Festival 2018

12.1 Feedback on progress to date

- Andrew provided a visual presentation showing a video clip of the 2016 “Lost Trades Festival” in Kyneton, Victoria as a direction of where our event could head. Andrew has contacted the Macedon Ranges Council to see what financial support they may have offered the Festival organisers
- Michelle has advertised for registrations of interest as either a stallholder, demonstration, organiser or event hosting in the council notices, Southern Midlands Events Facebook page, email distribution lists, contacting stallholders from the Tasmanian Craft Fair (Deloraine), previous stallholders at the last Heritage Day & by approaching services & individuals directly. Only 3 confirmed at this stage.

  Michelle requested assistance from Committee members to consider if they know a clever person who uses heritage skills or makes art/craft/food/drink to ask them to fill out a registration form.

  Michelle has designed some small posters using free online software from canva for promotion.
- Andrew Benson said that the event needs a Chairman to drive it - Committee members suggested contacting Nova Miller & Rotary as the Soba@Callington Mill event as they did

a great job. Committee would also like to ask Council to commit funds to pay for event management.

- Carolyn suggested someone who lives in Oatlands or Council pay for an event coordinator. Andrew stated that Andrew, Michelle, Simon & Jack with his Works Dept staff can do some logistics to support event coordinator.
- Carolyn suggested RSL/Rotary
- Mary-Ann Orchard suggested Historical Society
- The Committee agreed to the following:
  - 30th April is the cut-off date for 'Go / No Go' if there is little response/support
  - All Committee members will approach at least one person they know to register their 'craft'
  - Andrew Benson in consultation with Clr Edwin Batt to approach someone to be the Festival Chairman & put a team together to support that person (including Council staff)
  - Make a final decision as to 1 or 2 day event
  - Meet again within 6 weeks or so review progress
  - Michelle to put together a 1 page 'event plan' of expectations, date, time frames etc & circulate to all members
  - Recommendation that the name be shortened & have a tag line. The proposal is:

HERITAGE FESTIVAL
- Arts, Crafts, Trades -

12.2 The Way Forward for the Festival

Suggestions from AB in the way of a structure

A. Develop Event Goal and Objectives

The very first step is to establish a tangible goal and objectives. (e.g., *why are we organising this event and what do we hope to achieve?)*

B. Organise a Team

Any event takes a concerted team effort to handle all of the details. Form a Small Working Group, elect an Event Chairperson as well as individual Champions for small subcommittees, such as:

- Overall venue management;
- Display / contributors / Exhibitors;
- Entertainment;
- Publicity / marketing;
- Sponsorship;
- Volunteer management

C. Set a Date

The date is tentatively / already been pre-set for a re-occurring event. Be sure to consider the following before firming up our date:

- Check dates with key participants.
- Check possible conflicting events

D. Brand the Event

Brainstorm names: When we are brainstorming the event name, think about:

- how is the event different from other events in our sector/area?

- what are we hoping to convey through this event?

Create a Tagline: Once we have come up with a name, also try to craft a tagline – a short, memorable branding slogan that describes the event.

Design a Logo: The final step, having a logo created to represent our event. A logo is an effective branding tool – offering immediate recognition of our event in all of our publicity and promo items (e.g., T shirts, water bottles, bags, etc.)

Develop a Marketing / Promotional Strategy

Develop a Communications Strategy

E. Create a Master Plan:

This plan should encompass all aspects of the event, including:

- Reviewing the feedback from the 2016 event and build in the observations to the new Plan
- Venue, logistics & catering management (contracts, permits, insurance, etc.)
- Speakers/presenters/exhibitors (identifying, confirming, logistics & management)
- Activities/entertainment
- Development of a Budget
- Publicity/promotion (online & off-line, e.g. web page & online promotion; events calendars; printed programs; media relations; signage; social media, etc.)
- Registration (online sign-up, payment and tracking; on-site sign-in, etc.)
- Sponsor/partner management
- Volunteer management

F. Determine Administrative Processes

How are we going to keep track of our planning, registration, budget, guest and speakers lists, exhibitors, etc.?

It was resolved that the information be received and the noted actions be progressed

RECOMMENDATION TO COUNCIL
It Was Resolved that this Committee recommends Council commit funds to support this event through the budget framework once the Go button has been pressed at the end of April.

13. Committee Networking (All Members)

Members to provide input to this Item on their recent activities that would add value to the Arts space and connections in the SM

Nil

14. Other Business

Nil

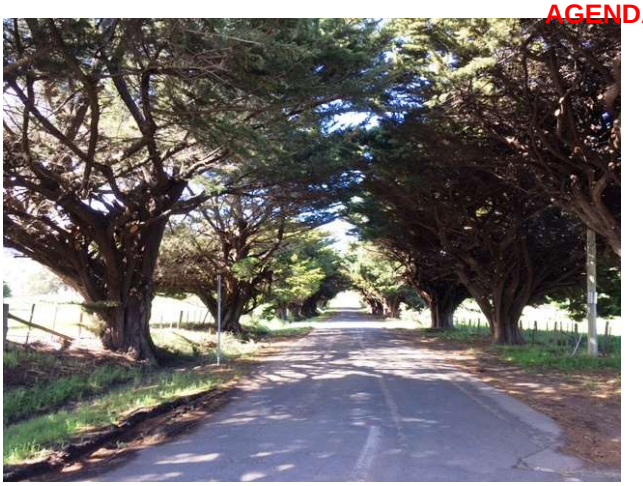
15. Next Meeting

TBA at the Oatlands Council Chambers commencing at 1.30pm

16. Close

The Chairman thanked Members for their contributions and closed the meeting at 3.10pm

SOUTHERN MIDLANDS COUNCIL



MINUTES

SOUTHERN MIDLANDS COUNCIL
MEMORIAL TREES COMMITTEE MEETING

HELD ON THURSDAY 18TH JANUARY 2018

AT THE COUNCIL CHAMBERS KEMPTON

COMMENCED AT 13.32hrs

Committee Members:

Chairman	*Clr Edwin Batt (Clr Bob Campbell proxy)*
RSL	*Ken Clark and Wayne Smith*
GPPA	*Tony Jewson and Garry Francis*
Community	*Tim Johnson (Philip Morrell proxy) and Maureen Johnson (Yvonne Morrell proxy)*
Exofficio	*Andrew Benson, Deputy General Manager, plus other Technical Experts*

Welcome and Introductions - Chairman

Comment on Committee Maureen Johnson's wellbeing

1. Attendance

Members:
Clr Edwin Batt - Chairman
Wayne Smith
Ken Clark
Philip Morrell
John Hay (GPPA)
Garry Francis
Tim Johnson

SMC Staff: Andrew Benson (scribe)

Guest(s): Mayor Tony Bisdee OAM

2. Apologies

Members
Tony Jewson
Maureen Johnson
Yvonne Morell
Clr Bob Campbell

3. Previous Minutes – Consideration for Approval/Adoption

Minutes of the meeting dated 11th September 2017

It Was Resolved that the minutes of the meeting dated 11th September 2017 be accepted as a true and accurate record of the meeting.

4. Declaration of Pecuniary Interest

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the Chairman of a meeting is to request Committee Members to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Committee Members 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 the Committee has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2005*.

Nil

5. Business Arising from the Previous Minutes that is not covered in the Agenda as a Separate Item

6. Correspondence

In Correspondence and donation of $5,000 from Philip & Yvonne as a contribution to the sign to go at the entrance to Memorial Ave.

RSL Donation for Flagpole, $500

KAB Certificate for Memorial Trees Committee

Out Grant Application – Armistice Grants Program

Response to RSL Donation for Flagpole, $500

It Was Resolved that the outward correspondence be endorsed and the inward correspondence be received

7. Memorial Trees Committee Terms of Reference

Nil for this meeting

8. The Projects(s)

At the inaugural meeting discussion centred on the Avenues Kit as a valuable resource and it was suggested that it would be worthy to use the Kit as the basis for agenda items for the meetings. The following are the headings within the Avenues Kit and any discussions emanating during the meeting been dovetailed into this framework. If no matters are relevant to this meeting the headings will be kept as a standing agenda

framework to ensure that important aspects of the Memorials are considered in the context of each meeting.

Members are invited to raise any matter under the appropriate headings below. The word Nil beside the Item below means that there is nothing planned to be discussed under that Item, unless a Committee Member wishes to raise something, then it will be up for discussion and actioned if required.

8.1 The Avenues –

Nil for this meeting

8.2 Why do it –

8.2.1 Commemoration

Nil for this meeting

8.2.2 Education

Nil for this meeting

8.2.3 Bring Communities Together

Nil for this meeting

8.2.4 Tourism

Nil for this meeting

8.3 What Needs to be Done and by Whom

8.3.1 Tasks List for Each Avenue

Nil for this meeting

8.4 Getting the History

8.4.1 Getting the Names

Nil for this meeting

8.4.2 Getting Details of Service

Nil for this meeting

8.5 Heritage Issues

Nil for this meeting

8.6 The Heart of the Avenue

8.6.1 The Trees – Condition

Nil for this meeting

8.6.2 Choosing New Species and Programed Replacement

Nil for this meeting

8.6.3 Site Considerations

Nil for this meeting

8.6.4 Building a Cultural Landscape

Andrew Benson provided an update based his actions and the outcomes since the last meeting and he provided an updated copy of the Concept Plan which included some options for the layout of the proposed Memorial Park, namely.

A. the removing of the carpark in the Park as shown and make that a purely pedestrian path rather than a driveway with carpark;

B. the location of the shelter should be moved closer to the location of the carpark shown on the existing plan;

C. a temporary fence should be erected to show a more compact site, with the ability to expand the site as an when required as the other elements are funded;

D. the very kind offer from Tim & Tania Hoskinson of the gifting of the land should be taken up;

E. the boundary fences for the properties on the western side of Memorial Ave (Owner G L Hill and Owner JA Stacey) be not moved or replaced as part of the development of the precinct;

F. funding for the whole site development should be progressed through all funding options available to Members of the Committee and their contacts/organisations; and

G. the funding of the redevelopment of the traffic island at the entrance to Memorial Avenue by Council was gratefully acknowledged as a significant cornerstone of the precinct redevelopment.

Andrew Benson advised the Committee that during a recent Council meeting the question was asked why a 'Light Horseman' is the basis of the proposed sculpture when no 'Light Horsemen' were commemorated by the trees in Memorial Ave. The Chairman and Andrew provided a response that said in general terms that the 'Light Horse' was a ready recognisable image of the Australians in WW1. Andrew Benson was asked to go back to the RSL and the Committee to confirm that a 'Light Horseman' is appropriate or not.

At a full meeting of the RSL Andrew presented the point and overwhelmingly the RSL stated that the 'Light Horseman' is highly appropriate. Andrew also made comment that he had been talking to a local Community Member who had stated that her uncle who owned land that fronted Memorial Ave signed up with the Light Horse as did both of his brothers.

It Was Resolved unanimously that the SMC Memorial Tress Committee supported the concept of a Light Horseman being encapsulated in a sculpture for the site.

The Committee Chairman then suspended the meeting to enable the Members to convene on site at the proposed Memorial Park to review the options that were provided in Andrew Benson's plans.

[Meeting suspended at14.03]

[Meeting reconvened at14.20]

Following the inspection on site at the proposed Memorial Park the Committee agreed on the option shown in Appendix A to these minutes. Coupled with the extensive Community Consultation of the Concept Plan.

It Was Resolved that

1. ***the Site Layout Option as shown in Appendix be adopted;***
2. ***the boundary adjustment/subdivision to create the Public Open Space for Memorial Park be lodged with SMC; and***
3. ***the Development Application for the construction of the Memorial Shelter be lodged with SMC***

8.6.5 Interpretation

Nil at this meeting

8.6.6 Marking the Avenue

Nil at this meeting

8.6.7 Marking the Trees

Nil at this meeting

8.6.8 Commemorative Events

8.6.8.1 ANZAC Day 2018

8.6.8.2 Remembrance Day 2017

What do we want to plan for November 2018?

It was Resolved that this be held over for the next meeting

8.6.8.3 Centenary of the Planting of Memorial Ave – 18th August 2018

Andrew Benson has discussed with Tony Jewson, and Ken Clark and provided an update to the Committee.

It Was Resolved that Andrew Benson, Ken Clark and Garry Francis progress this matter

8.6.8.4 Other Import Events this year

Nil at this meeting

8.6.9 Short Term and Long Term Maintenance

Nil at this meeting

8.6.10 Should the Avenue be Extended for Service in Other Conflicts

Nil at this meeting

8.6.11 Any Particular Issues such as Irrigation, Guards etc

Nil at this meeting

8.7 Getting the Message Out There

Nil at this meeting

8.8 Funding

8.8.1 The Need

Nil at this meeting

8.8.2 Fund Raising

Nil at this meeting

8.8.3 Sponsorship

Nil at this meeting

8.8.4 Grants

Armistice Grant Application – Andrew Benson advised that we are still in th race and should be advised of the outcome in the near future.

It Was Resolved That the information be received

8.8.5 Donations

Nil at this meeting

9. Other Business

Nil at this meeting

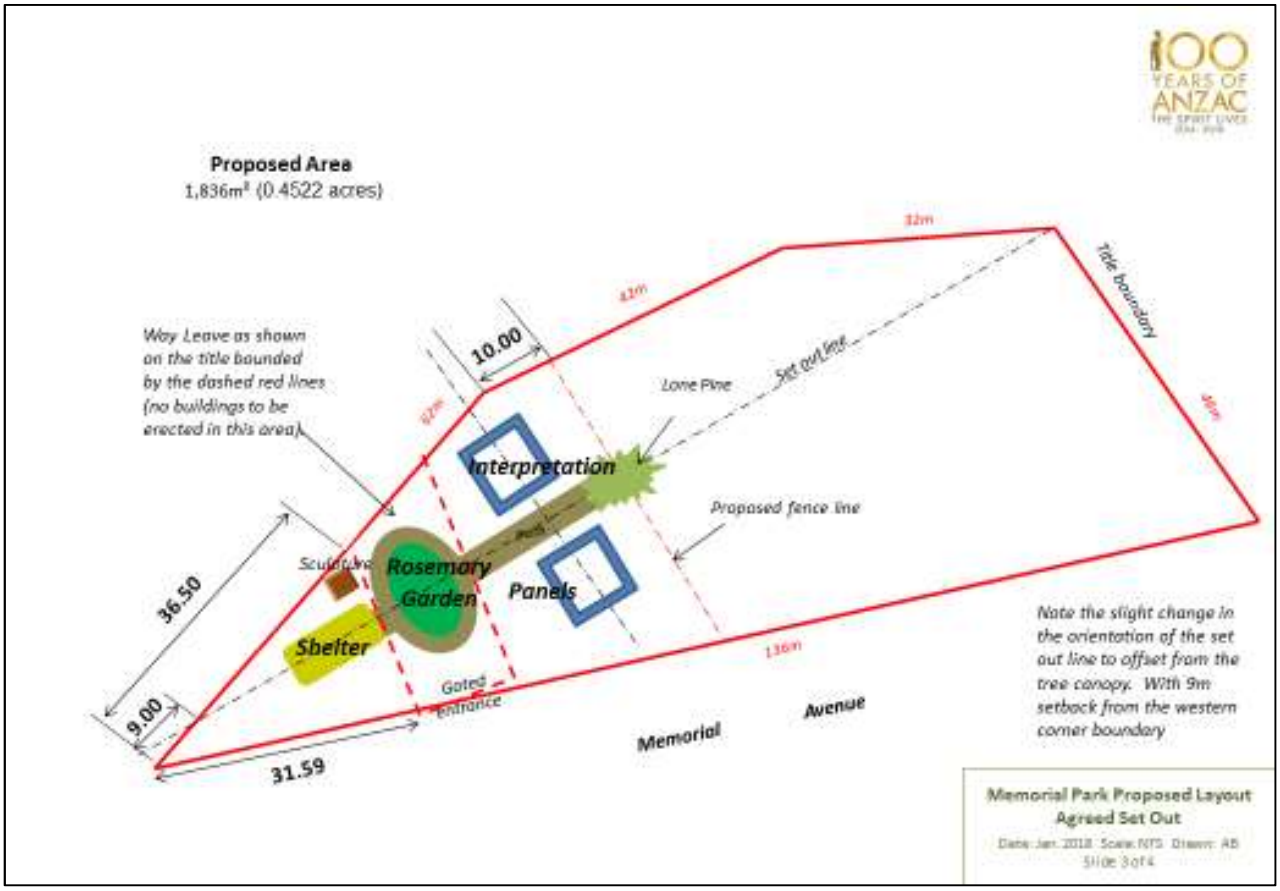
10. Next Meeting

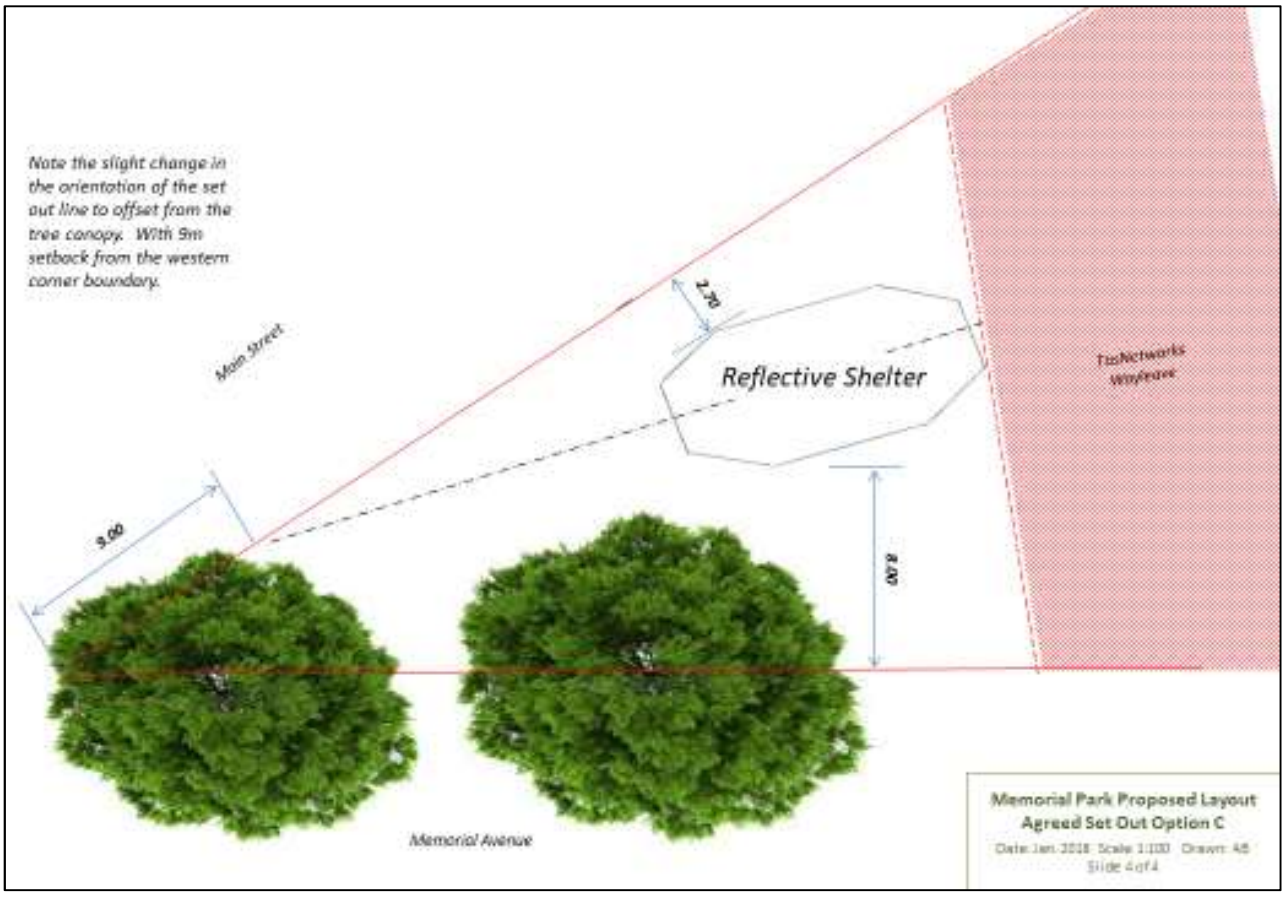
TBA

11. Close

Chairman Edwin Batt thanked the Members for their significant contribution to the meeting and closed the meeting at 14.26hrs

APPENDIX A


Proposed Area
1,836m² (0.4522 acres)
Way Leave as shown on the title bounded by the dashed red lines (no buildings to be erected in this area)
10.00
Lone Pine
Set out line
Interpretation
Proposed fence line
Rosemary Garden
Panels
Shelter
Gated entrance
36.50
9.00
31.59
Memorial Avenue
Title boundary
Note the slight change in the orientation of the set out line to offset from the tree canopy. With 9m setback from the western corner boundary
Memorial Park Proposed Layout
Agreed Set Out


Note the slight change in the orientation of the set out line to offset from the tree canopy. With 9m setback from the western corner boundary.
Main Street
2.70
Reflective Shelter
TasNetworks
9.00
6.00
Memorial Avenue
Memorial Park Proposed Layout
Agreed Set Out Option C

SOUTHERN TASMANIAN COUNCILS AUTHORITY
MINUTES

Minutes of a meeting of the Southern Tasmanian Councils Authority held on 5 February 2018 commencing at 11.00am in the Lord Mayor's Court Room, Town Hall, Hobart

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Present: Brighton Council – Mr Ron Sanderson and Deputy Mayor Barb Curren
Central Highlands Council – Mayor Loueen Triffitt
Clarence City Council – Mayor Doug Chipman and Mr Andrew Paul
Derwent Valley Council – Mayor Martyn Evans
Glamorgan/Spring Bay Council – Mayor Michael Kent
Glenorchy City Council – Mayor Kristie Johnston and Mr Tony McMullen
Hobart City Council – Mr Nick Heath
Huon Valley Council – Commissioner Adriana Taylor and Mr Emilio Reale
Kingborough Council – Mayor Steve Wass and Mr Gary Arnold
Sorell Council – Mayor Kerry Vincent
Southern Midlands Council – Mayor Tony Bisdee and Mr Tim Kirkwood
Tasman Council – Mayor Roseanne Heyward

Apologies: Brighton Council – Mayor Tony Foster
Central Highlands Council - Ms Lyn Eyles
Derwent Valley Council - Mr Greg Winton
Glamorgan/Spring Bay Council – Mr David Metcalf
Hobart City Council – Lord Mayor Sue Hickey
Sorell Council - Mr Robert Higgins
Tasman Council - Mr Robert Higgins

1. **Welcome and apologies**

The Deputy Chair opened the meeting at 11.05am and welcomed members to the meeting. He congratulated Mayor Johnston on her appointment as Mayor of Glenorchy following the recent elections.
Apologies for the meeting were noted and are as listed above.

2. **Confirmation of the Minutes of the ordinary meeting of the Southern Tasmanian Councils Authority held on Monday 11 December 2017**

That the minutes of the ordinary meeting of the Southern Tasmanian Councils Authority (STCA) Board Meeting held on Monday 11 December 2017 be confirmed as a true record of that meeting.

Moved: Mayor Triffitt
Seconded: Mayor Evans

CARRIED

3. **Matters Arising**

Mayor Chipman and Mr Heath provided an update in relation to the item on Derwent River ferries. The City of Hobart convened a roundtable on Derwent River ferries in 2017 and wrote to surrounding councils seeking their support to undertake a further study of ferry transport. Mayor Chipman informed the Board that Clarence City Council had written to Hobart City Council in November 2017 advising that the Clarence City Council's view was that it would be more appropriate for the State Government to undertake and fund the development of a strategy and associated recommended infrastructure to enable a regular ferry transport system on the Derwent River. Mr Heath indicated that the Hobart City Council will be considering the matter further in March at which time he would respond to the Clarence City Council.

4. **Tasmanian Audit Office presentation**

The Deputy Chair welcomed the Auditor General, Mr Rod Whitehead and Deputy Auditor General, Mr Ric De Santi and invited them to address the Board (see attached summary and presentation).

RECOMMENDATION
The Deputy Chair, on behalf of the STCA Board, thanked Mr Whitehead and Mr De Santi for their attendance and presentation.

CARRIED

5. Better Regions Fund – Stage One of the Proposed Seven Mile Beach Sporting Precinct

Following discussion on this item, Mayor Chipman withdrew the motion.

6. Update from the Regional Climate Change Initiative

Mr Heath provided an update in relation to the Regional Climate Change Initiative.

RECOMMENDATION -

That the STCA Board note the Regional Climate Change Initiative update.

The Board resolved to accept the recommendation.

CARRIED

7. Updates from Members

7.1 South Eastern Regional Development Association update

Mayor Vincent provided an update on the South Eastern Regional Development Association, noting that funding for the workforce planning work has been difficult to obtain.

The Board agreed to write to the major political parties and the Local Government Association of Tasmania to seek support for workforce planning projects to be offered throughout the State.

RECOMMENDATION -

The STCA Board write to the major political parties and the Local Government Association of Tasmania to seek support for workforce planning projects to be offered throughout the State.

7.2 Planning Reform update

Mr Paul provided a verbal update to the meeting and noted that:

- The consultant engaged to undertake the natural asset mapping project has completed a set of guidelines which are currently with councils;
- AK Consulting has commenced work on Agricultural Mapping.
- It appears that most Councils will proceed to lodge their Schemes without the Agricultural zone and then seek an amendment for the Agricultural zones to be included.

Mayor Vincent raised the issue of a review of the Southern Regional Land Use Strategy. Mr Paul advised that the Clarence City Council will be asking the Minister to undertake a wholsesale review of the Southern Regional Land Use Strategy.

RECOMMENDATION -

The STCA Board note the Planning Reform update.

7.3 South Central Sub-region and Common Services update

Mayor Evans provided an update on the South Central Sub-region and Common Services update.

RECOMMENDATION –

That the STCA Board note the update from the South Central Sub-region and Common Services.

The Board resolved to accept the recommendations for items 7.1, 7.2 and 7.3.

CARRIED

8. Governance and Audit Committee update

The Minutes of the Governance and Audit Committee dated 22 January 2018 were accepted.

Mayor Chipman noted that the Committee spent some time at their last meeting discussing the recent City Deal announcement and requested that a paper be prepared on governance arrangements; work has commenced on the paper.
Mayor Heyward advised that Waste Strategy South have secretariat support and would be submitting an 18/19 budget proposal to the Governance and Audit Committee in April. The Regional Climate Change Initiative has also been asked to provide an 18/19 budget proposal to the same meeting.
Mr Heath confirmed that the unspent grant monies ($263, 442) do not need to be acquitted and that 18/19 subscriptions would remain at their 17/18 level (with a CPI adjusted increase). The STCA website will, as of 1 July 2018, be included in the Services Agreement between the Hobart City Council and the STCA.
The Deputy Chair will preside over STCA meetings until the State Election, after which the arrangement will be reviewed.

RECOMMENDATION

That the minutes from the Governance and Audit Committee meeting dated 22 January 2018 be accepted.

Moved: ***Mayor Chipman***
Seconded: ***Mayor Vincent***

CARRIED

9. Financial Report to 31 December 2017

The financial report to 31 December 2017 was received and noted. It was noted that 18/19 subscriptions would remain at their 17/18 level (with a CPI adjusted increase).

RECOMMENDATION

That the STCA Board receive and note the financial report to 31 December 2017.

CARRIED

Moved: Mayor Heyward
Seconded: Mayor Chipman

10. LGAT meeting – call for motions

Mr Paul advised that at the upcoming LGAT General Manager's meeting a review of the *Roads and Jetties Act 1939* is to be discussed.
Mr Kirkwood also raised the *Boundary Fences Act 1908* and the opportunity to undertake a review of this Act.

RECOMMENDATION

That the STCA write to the Local Government Association of Tasmania asking that they lobby the State Government to undertake a review of the Roads and Jetties Act 1939 and the Boundary Fences Act 1908.

CARRIED

Moved: Mayor Chipman
Seconded: Mayor Wass

11. Other Business

Mayor Vincent sought the support of the Board in writing to the Local Government Association of Tasmania and the Tasmanian Liberal, Labor and Greens parties in relation to the roll out of **employment hubs** which provide support in developing the skills of local residents.

RECOMMENDATION

That the STCA write to the Local Government Association of Tasmania and the Tasmanian Liberal, Labor and Greens parties seeking support for the roll out of employment hubs which provide support in developing the skills of local residents.

CARRIED

Moved: Mayor Vincent
Seconded: Mayor Heyward

The matter of the **Boards of Inquiry** was discussed, particularly around the issue of who should pay the Boards' costs.
It was agreed that the STCA write to the Minister and the LGAT in relation to the costs of the recent Boards of Inquiry into the Huon Valley and Glenorchy City Council.

RECOMMENDATION
That the STCA write to the Minister and the LGAT in relation to the payment of costs for the recent Boards of Inquiry into the Huon Valley and Glenorchy City Council.

It be noted that the Glenorchy City Council and Huon Valley Council abstained from voting on this matter.

CARRIED

Moved: Mayor Chipman
Seconded: Deputy Mayor Curren

Mayor Heyward raised the matter of a **waste levy**. A case for the introduction of a levy could be included as part of Waste Strategy South's 18/19 budget proposal.

Election signage was also raised, with discussion being around the issuing of the writs (5 February at 6.00pm) and the size of signage.

Meeting closed at 12.35pm

Mr Rod Whitehead and Mr Ric De Santi from the Tasmanian Audit Office (TAO) summary

The Deputy Chair welcomed the Auditor General and Deputy Auditor General to the meeting and invited them to commence their presentation.

The Deputy Auditor, Mr Ric De Santi provided an introduction to the Board on the recent report into the use of credit cards (purchasing cards) by general managers and elected members.

The Local Government Act and Regulations are silent on the use of purchasing cards. The responsibility to develop and implement policies to ensure that purchasing cards are used appropriately rests with general managers.

The TAO based their audit on the Treasurer's instruction No. 705 *Tasmanian Government Card*, outcomes from similar audits done in other jurisdictions and good governance principles.

The objective of the audit was to assess how councils manage and control the use of purchasing cards issued to general managers and elected members to ensure both probity and propriety.

All councils were subject to the audit, although not all had issued cards to the general manager or elected members. The period covered for the audit was the 2016 calendar year.

Following this introduction, Mr De Santi spoke to the presentation (see attached).

The Deputy Chair invited questions from Board members. Issues which were raised included:

Media reporting
There was disappointment about how the media presented the Report to the public, particularly the *Mercury*. The TAO agreed that there was a risk as to how the report would be presented; when presenting the report and its findings the TAO focussed on the controls and that there was no evidence of misuse or fraud. The Local Government Office and LGAT are developing a model code for purchasing card use. The TAO acknowledged that there is a perception that using a purchasing card is wrong when in fact it is a legitimate form of payment.

Commissioner Taylor suggested that there may be a better way to report so that future reports aren't just focused on the general manager or mayor. The TAO advised that they are currently undertaking a review of purchasing cards used by Ministers and Heads of Agency, however, there are very few card holders at that level so they may have to look at a wider review.

Nomenclature
Mr Heath advised that the Hobart City Council are using the terminology 'purchasing cards' rather than credit cards. There was agreement amongst members and the TAO that this is a sensible alternative.

TAO 18/19 Audit Plan
The TAO advised that their 18/19 Audit Plan is required to be provided to the Public Accounts Committee by 31 March 2018 with the Plan to be finalised by June 2018. The TAO are still undertaking some work from last year which was not completed as a result of a number of special projects, therefore some work in the 17/18 will be done in 18/19. Audits to be undertaken include, the management of State roads, investment in National Parks, management of landfills and State Government agencies purchasing cards use.

Mayor Chipman asked what influences the audits the TAO undertakes. The TAO advised that they have a list of over 100 projects which have been identified by the Auditor General and staff at the TAO. Topics are also identified through stakeholder engagement, including Public Accounts

Committee, Speaker of the House of Assembly, President of the Legislative Council, feedback from House of Assembly members, other jurisdictions in Australia, LGAT, matters reported in the general media and referrals from the general public. These topics are then distilled down using criteria, including the level of expenditure involved, whether it is an individual entity or a range of entities, the level of interest in the matter, the existence of any previous audits/reviews as well as the 'auditability' of the subject matter. There are projects on the list which move up and down depending on what comes onto the list.

The TAO indicated that they will be visiting councils to discuss suggestions for future audits.

Audit Opinion Vs Council Policy

The Deputy Chair asked whether the opinion of the TAO overrides council policy. The TAO advised that they look at what happens more widely as opposed to individual occurrences.

Roads to Recovery funding reporting

Mr Kirkwood enquired about the reporting of Roads to Recovery funding and whether it can be reported in the same way as Federal Assistance Grants (operational monies). The TAO indicated that they will look at how Roads to Recovery funding is reported.

WASTE STRATEGY SOUTH

MINUTES

Minutes of a meeting of Waste Strategy South held on Monday 26 February 2018 commencing at 10:00am in the Elizabeth Street Conference Room, Hobart City Council, Macquarie Street, Hobart

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Present:

Tasman Council - Mayor Roseanne Heyward (Chair)

Hobart City Council - Alderman Helen Burnett and David Holman

Kingborough Council - Mayor Steve Wass

Brighton Council - Councillor Leigh Gray and Heath Macpherson

Clarence City Council - Ross Graham

Derwent Valley Council - Councillor James Graham and David Bradford

Glenorchy City Council - Shafiq Mohamed and Evan Brown

Huon Valley Council - Martin Conlan

Guests:

Resonance Consulting - Tim Phillips

Secretariat - Andrea Heath

Apologies:

Clarence City Council - Alderman Sharon Von Bertouch and John Judge

Derwent Valley Council - Richard Blackwell

Sorell Council - Mayor Kerry Vincent and Russell Fox

Southern Midlands Council - Councillor Bob Campbell and Graham Green

Glamorgan Spring Bay Council - David Metcalf

Huon Valley Council - Commissioner Adriana Taylor

Kingborough Council - Stuart Baldwin and David Reeve

Glenorchy City Council - Mayor Kristy Johnston

Central Highlands Council - Councillor Lana Benson and Graham Rogers

1. Opening and Welcome

The Chair, Mayor Heyward, welcomed all attendees to the meeting and declared the meeting open at 10.05am.

2. Apologies

Apologies were noted (as listed on first page).

3. Minutes of the Previous Meeting

The minutes of the previous meeting (20 November 2017) were discussed and approved.

Moved: David Holman
Seconded: Martin Conlan

Carried: All

4. Waste Strategy South Budget 2018-19

The Chair, Mayor Heyward, circulated a 2017-18 Finance Report to the end of February 2018. The meeting discussed whether the funds allocated for the Household Hazardous Waste Collection should be carried forward to 2018-19 financial year enabling a larger event. Following discussion the meeting voted on whether the funds should be carried forward.

All members with the exception of Glenorchy City Council supported the funds be spent in the 2017-18 Financial year.

Mayor Heyward advised the STCA Governance and Audit Committee requested a budget for 2018-19 is forwarded for consideration by 30 March 2018.

Mayor Heyward advised a draft budget for 2018-19 was included in the meeting papers for discussion.

The following budget was agreed.

Waste Strategy South

Draft 2018-19 Budget

Budget Item	Projected Expenditure	Comments / Discussion
Waste Strategy Document	$40,000	The meeting agreed in order to coordinate activities at a regional level, the development of this document is essential.
Household Hazardous Waste Collection	$100,000	The meeting agreed in order to undertake meaningful activities at a regional level, more funds than allocated in 2017-18 were required. The meeting discussed seeking matching funding from the State Government (EPA). It was agreed in order to seek matching funding the group needed to demonstrate a need by the community. The meeting discussed collection points and other details in relation to the conduct of the event. It was agreed this information should be included in the Waste Strategy Document.
Waste Strategy Document	$40,000	David Holman advised the funds allocated in the 2017-18 budget would provide a preliminary document however a strategy for the region would cost more. The meeting agreed to increase the budget for this item to enable the development of a regional strategy.
Project Management Services	$28,800	The meeting agreed the amount allocated in the 2017-18 budget was sufficient and the same amount allocated in the draft 2018-19 budget.
MoU Contribution	$30,000	The meeting agreed the amount allocated in the 2017-18 was sufficient and the same amount is allocated in the draft 2018-19 budget.
Secretariat Support (including meeting expenses)	$8,000	The meeting agreed the budget for this item would be doubled from 2017-18 to allow for a full calendar year.
Bin Audits	$50,000	The meeting agreed to continue with this activity and increased the allocation. The increased funds would enable a supporting document to be developed.
Total	**$296,800**	

The meeting agreed the following items would not be included in the budget -

Garage Sale Trail - The meeting agreed no funds were required for the 2018-19 budget. The amount allocated in the 2017-18 budget provides for this activity in November 2018.

There was discussion in relation the value each council obtained from the event and ongoing participation. Larger councils found the event, whilst resource intensive, of value whereas smaller councils found the event too resource intensive for the benefits to their community. The meeting agreed each member would take ongoing participation in the event back to their Council for determination and the event would be discussed again as part of 2019-20 budget discussions.

Waste Education Tool - The meeting discussed the development of a Waste Education Tool and whether funding needed to be allocated to this activity. Councils provided an overview of current educational activities and the meeting discussed whether there was a need for this work to fit within a regional approach. Members expressed a desire to continue to undertake their own education programs however it was agreed consideration should be given to:

- the development of an education module;
- whether the activities need to be included in the MoU with other regions to ensure a state-wide approach; and
- the amount of funding required.

The meeting agreed Tim Phillips, Resonance Consulting, would look at what education activities are currently being undertaken and report back to the Committee with a proposal for next steps.

Professional Development - The meeting discussed whether professional development for members should be included in the budget.

The meeting agreed professional development costs were the responsibility of each council.

The meeting agreed if any members attended a professional development activity they would report back to the committee in relation to any relevant learnings.

The meeting approved for the draft budget to be forwarded to the STCA Governance and Audit Committee for consideration and that the Waste Strategy South Working Group prepare a paper to support the need for each budget item.

5. Updates

The Chair, Mayor Heyward, invited David Holman, on behalf of the working group, to provide an update in relation to the Memorandum of Understanding - Joint Communications Activities.

David Holman referred the meeting to the papers circulated with the Agenda -

- Statewide Waste Management Groups: media release schedule 2018 (Communications Plan activity 4.1.1)
- Tasmanian Waste Management Groups - Communications Report January 2018
- Statewide Waste Management Groups: Facebook post schedule February 2018

David Bradford, Derwent Valley Council, advised the meeting the Facebook site may links to old information and recommended members check the links referring to their council activities. David Holman advised any changes should be forwarded to Amanda Wilson who will make the appropriate amendments. David Bradford also highlighted the Facebook site only refers to 26 Councils not 29. David Holman agreed to check the number of councils with the Amanda Wilson.

The meeting agreed the update from David Holman was very informative and the Chair expressed her thanks to him.

The Chair, Mayor Heyward, invited Tim Phillips, Resonance Consulting, to provide an update on the progress of activities detailed in the Action Plan. Tim advised many of the activities in the Action Plan have been discussed as part of the budget discussions. Tim provided the following additional updates:

Action 3.1 the issue of whether this item should be delivered at a statewide level will be considered next year.

Action 3.2 Tim advised a high level plan for implementation in 2019-20 will be developed. The plan will outline key risks and opportunities.

Action 3.3 Tim will liaise with Dion Lester from LGAT for an update.

Action 3.4 Tim outlined the approach to the action. A business case to assist to understand the scope, scale and extend of the issue will be developed. The document will also assist to set future budgets.

Alderman Helen Burnett raised the issue of Single Use Plastics and queried whether there had been discussions in relation to the issue by other councils. Other members advised this issue being managed through environmental health not waste. Many of the councils in attendance advised their council was not undertaking any specific initiatives and waiting to see progress from the Hobart City Council in relation to the issue. Alderman Burnett agreed to share progress.

The meeting noted both updates.

6. Tasmanian Government Waste Strategy

This item was discussed as part of the budget discussions. The Chair, Mayor Heyward, circulated an email she received from Dion Lester at the LGAT in relation to progress.

The meeting agreed to invite Dion Lester to the next meeting to provide an update and to discuss where the committee fits with the work the LGAT is undertaking on this matter.

7. Other Business

Container Deposit Legislation

The Chair, Mayor Hayward, advised the notes from a recent briefing by the State Government in relation to Container Deposit Legislation were included with the Agenda.

The meeting agreed whilst many members had attended the presentation, the direction of this initiative was still unclear. The meeting discussed conducting research in relation to how a model would work in Tasmania. It was agreed a consultant would be engaged, through consultancy fees allocated in the 2017-18 budget, to consider Container Deposit Legislation for Tasmania and the working group would include this activity in the Action Plan.

The meeting also agreed item should be considered for inclusion at the LGAT conference in July.

The Chair, Mayor Heyward, invited members to raise any issues or provide any updates.

Mayor Steve Wass, Kingborough Council, asked if the group had discussed making a submission to LGAT in relation to recycling. The Chair, Mayor Heyward, advised no submission had been made. Mayor Wass agreed to raise the issue at the next meeting.

Heath McPherson, Brighton Council, advised JJ Richards had been appointed to undertake the Kerbside and Recycling Contract for their municipal area.

Ross Graham, Clarence City Council, advised their Council continue to undertake a Hard Waste Collection Program. The last program was held in November 2017 and 700 tonnes of waste was collected. This is an increase from three years ago where 380 tonnes was collected. The next collection will take place in October 2017.

David Bradford, Derwent Valley Council, provided an overview of the software the council is using to conduct Bin Audits. He also advised the council about to put out a tender for a recycling provider and a tip provider.

Martin Conlan, Huon Valley Council, advised the Reuse Shop had expanded providing an additional 40 percent floor space. The Council is reviewing Gate Fees to move towards a user pay model to reward people who minimise waste. He also advised Commissioner Taylor requested he raise the issue of the introduction of a Waste Levy.

Evan Brown, Glenorchy City Council, advised the Council is finalising their kerbside recycling contract and their Trade Waste Agreement with Tas Water.

David Holman, Hobart City Council, raised the issue of the implications of the Chinese policy in relation to waste. The Council raised the issue with SKM who provided an assurance things will not change. David further advised SKM have committed to come to Tasmania to brief Hobart's Infrastructure Committee and he recommended other councils may wish to request a similar briefing.

10. Next meeting

To be advised.

In closing, the Chair, Mayor Heyward, thanked everyone for their attendance and participation at meetings.

Meeting Closed - 12.05 pm

WASTE STRATEGY SOUTH

Action List

Action	Responsibility	Status
Prepare a paper to support the need for each budget item	Working Group	
Present the draft budget and supporting paper to the STCA Governance and Audit Committee	Mayor Heyward	
Waste Eduction Tool - examine education activities currently being undertaken by councils and report back to the Committee with a proposal for next steps	Tim Phillips, Resonance Consulting	
Members to discuss future participation in the Garage Trail with their Council and report back	All members	Deferred to 19-20 budget discussions
Members to check the Facebook site to ensure information relating to their Council is correct. Any changes should be provided to Amanda Wilson to update.	All members	
Check the number of Councils referred to on the Facebook site is correct with Amanda Wilson - currently only 26 Councils are referred to	David Holman	
Invite Dion Lester, LGAT to the next meeting of the Committee to provide an update in relation to the development of the Statewide Strategy	Working Group	
Engage a consultant to consider Container Deposit Legislation for Tasmania and report back to the Committee. Include this activity in the Action Plan.	Working Group	
Raise the inclusion of an update in relation to Container Deposit Legislation at the LGAT conference with the LGAT	Mayor Heyward	

An assessment of the potential financial impacts of a Container Deposit System on Local Government in Tasmania.

Prepared for:
The Local Government Association of Tasmania
GPO Box 1521
Hobart TAS 7001

December 2013

EQUILIBRIUM

Level 2
31-33 Park St
South Melbourne VIC 3205
Ph. +61 3 9690 8090
www.eqlomg.com

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Tables and Charts

Acknowledgements: Equilibrium would like to acknowledge and thank everyone who supported this project. All Local Governments in Tasmania were invited to participate and their input and assistance was highly valuable and greatly appreciated. Valuable support and information was also provided by the Local Government Association of Tasmania, Southern Waste Strategy Authority, Northern Tasmania Waste Management and Cradle Coast Waste Management Group. Tasmania waste and recycling industry players also were generous in providing their time and information and Equilibrium thanks Veolia in particular for its assistance.

References and Glossary

For this study the following time frames are used:

Short-term (0 - 3 years)
Medium-term (2 - 5 years)
Long-term (5 + years)

CDL	Container Deposit Legislation – law that requires collection of money related to the sale of packaged beverages and the refunding of the deposit when the empty beverage container is returned to an authorised collection point.
CDS	Container Deposit System – more generally a deposit – refund arrangement for beverage containers whether regulated or otherwise.
SCEW	Standing Council on Environment and Water – the council of ministers responsible for environment and water from the Commonwealth, all states and territories and New Zealand. The Australian Local Government Association is also represented at SCEW and the Council is chaired by the Australian Government Minister for the Environment.
PICRIS	Packaging Impacts Consultation Regulation Impact Statement.

Background

This study, commissioned by the Local Government Association of Tasmania, examines the potential financial impacts of a Container Deposit Legislation / Container Deposit System (CDS) on Local Government in Tasmania in respect to kerbside recycling, public place recycling and litter management.

This study does not look at the broader community and industry impacts of a CDS and it does not include assessing the potential impacts for a Local Government if it were to seek to operate as part of a CDS system and operate collection depots or other facilities.

The study does not assess some areas of potential impacts to Local Government that have been identified in the Packaging Impacts Consultation Regulation Impact Statement (PICRIS)[1] and other studies. It does not assess the potential change to landfill practices and costs associated with a CDS.

It does not include assessment of any PICRIS Options other than 4(a) and 4(b). It does not assess social impacts or impacts related to recyclable materials from the commercial and industrial or construction and demolition sectors.

In undertaking this study, the CDS options in the PICRIS are used as a baseline reference. The PICRIS is managed through the Standing Council on Environment and Water (SCEW), a council of ministers responsible for environment and water from the Commonwealth, all states and territories and New Zealand with the Australian Local Government Association is also represented.

The PICRIS models, assumptions and results are used in comparison to current Tasmanian systems and performance in order to determine the potential change to kerbside recycling systems, public place recycling and litter management. It does not examine any other CDS-related costs and benefits.

It is noted that further to the PICRIS, SCEW is completing a Packaging Impacts Decision Regulation Impact Statement that is reportedly with government for consideration however as it is not public at this time it cannot be used for this study.

Separate to this the Tasmania Government through the EPA Division of the Tasmania Department of Primary Industries, Parks, Water and Environment is undertaking a cost benefit study on a State-based CDS for Tasmania.

The PICRIS examines seven Options, with Options 4(a) and 4(b) being two CDS models. Both Options were found on a national basis to be a direct net financial benefit to Local Government achieved through reduced cost of kerbside recycling (collection and processing costs), reduced litter management and clean-up costs and changed value in the market value of the recovered containers. The full description of these Options is in the appendix of this report.

In coordination with Tasmania's three waste authorities, 21 of the 26 councils in Tasmania which provide kerbside recycling provided information in respect to those services as well as public place recycling and litter management.

[1] Packaging Impacts Consultation Regulation Impact Statement, Standing Council on Environment and Water. PWC and Wright Corporate Strategies, 2011.

The information provided on kerbside recycling is suitably robust and comparable to enable detailed analysis and comparison with the PICRIS. However, with respect to public place recycling and litter management the information provided is not sufficient to be quantifiably tested. While detailed findings can be made on the potential impacts for kerbside recycling in Tasmania, only general findings can be made on public place recycling and litter management.

A CDS is intended to apply to a proportion of materials currently managed by Local Government, namely beverage containers that are present in kerbside recycling, public place recycling and in litter. Accordingly, a CDS will change Local Government's management systems and costs associated with those activities.

Executive summary

The PICRIS finds that a CDS will benefit Local Government across Australia through reduced kerbside collection and processing costs of $2.72 billion nationally over 20 years.

For Tasmania taken on a simple proportional basis the PICRIS findings indicate a benefit to Local Government of up to $60.9 million over 20 years or up to $3 million average per year.

This study finds that the actual potential benefits for Tasmania are not as high as the PICRIS indicates. This study finds that on a best case scenario, reduced kerbside costs in Tasmania as a result of a CDS may at best be up to$26.8 million over 20 years or on average up to $1.3 million per year. This finding is based primarily on the reduced tonnes of material collected through kerbside systems and assuming that Tasmanian councils can achieve a corresponding reduction in gate fees.

This is a best-case scenario that considers that the full impact of a CDS on local government kerbside recycling systems is able to be fully converted into a benefit for councils.

The PICRIS relies on national averages for recycling, litter and related costs. The situation in Tasmania is different from other Australian States and territories and therefore national averages are not applicable. As such the potential financial impacts of CDS on Local Government in Tasmania differ from the PICRIS.

Of particular note in Tasmania is that current collection and processing costs are generally higher than the national average, contamination rates are generally high, the proportion of glass in kerbside is higher and the value of recyclable materials collected is lower than the national average. Tasmania also manages some issues not common elsewhere in Australia, such as limited local end-markets for all materials, limited opportunities for glass processing and higher freight costs.

Consistent with the PICRIS the benefits that may be achieved in Tasmania will change over time and differ from council to council.

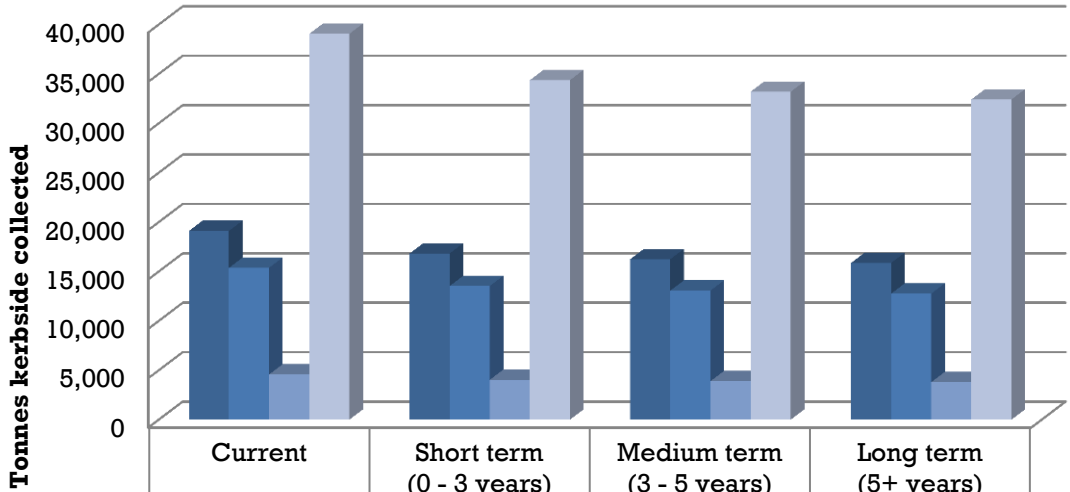
It will change over time as a CDS is expected to cause incremental change to recycling and litter management as people gradually become accustomed to returning CDS materials direct to depots or other return points. It is therefore assumed that the amount of material in kerbside recycling and / or being littered reduces over time.

It will differ from council to council as recycling and litter management practices and costs vary.

For the purpose of this study, the short-term (0-3 years), medium-term (2-5 years) and long-term (5-plus years) potential changes in kerbside volumes have been assessed across the three regional groupings as well as the State as a whole.

A critical factor in any impact of a CDS is the potential reduction in kerbside tonnes as householders take materials direct to redemption points. The following table shows the change to tonnes of kerbside material over time due to a CDS.

Table 1: Kerbside recycling tonnes collected in Tasmania current and with a CDS.



	Current	Short term (0 - 3 years)	Medium term (3 - 5 years)	Long term (5+ years)
Southern tonnes	19,104	16,812	16,238	15,856
Northern	15,369	13,525	13,064	12,756
Cradle Coast	4,578	4,029	3,891	3,800
Total	39,051	34,365	33,193	32,412

In accordance with the PICRIS, the reduced tonnes of kerbside collected are expected to reduce collection costs in Tasmania if Tasmanian councils can achieve a corresponding reduction in collection fees. While the PICRIS notes that collections are charged per lift and the same number of bins will need to be collected despite the reduced volumes, it estimates that reduced collection benefits will accumulate slowly over time. On this basis in accordance with the PICRIS reduced kerbside collection costs for Local Government in Tasmania will be in the region of $257,000 per year. Total current total kerbside collection costs in Tasmania are about $5.8 million per year. On current kerbside practices and volumes this will translate to a reduction in collection costs of about $1.31 per service per year.

With respect to processing costs, Tasmanian councils will potentially experience reduced kerbside recycling gate fees under a CDS as most councils with kerbside recycling pay a processing cost or gate fee (whether fixed or variable) for the sorting of kerbside recyclables. These vary from council to council and will change under a CDS in two ways; firstly through the reduced volume of materials being paid for and secondly by the change in the potential value of the materials in the kerbside recycling bin.

The extent to which both of these changes may be delivered and therefore can be realised is dependent on whether the processing facility can operationally achieve and pass on the potential benefits. Nonetheless for the purposes of this study these potential benefits can be modeled.

With respect to changes to processing costs, current gate fees vary widely from about $50 to $180 per tonne of material received. A reduction in processing costs / gate fees can be estimated in line with the overall reduction in tonnes of material received and will change over time. For Tasmania as a whole reduced processing cost will be in the region of $340,000 per year. Total current total kerbside processing costs in Tasmania are about $2 million per year.

On current kerbside practices and volumes this will translate to an average reduction in gate fees for processing recyclables of $1.73 per service per year or $8.70 per tonne delivered for processing.

It is noted that in regards to reduced volumes reducing gate fees, sorting companies report that their processing costs will only reduce to the extent that operational changes can be made in line with reduced volumes. If labour and / or other costs reduce proportionate to volumes processed then the modeled benefit may be achieved.

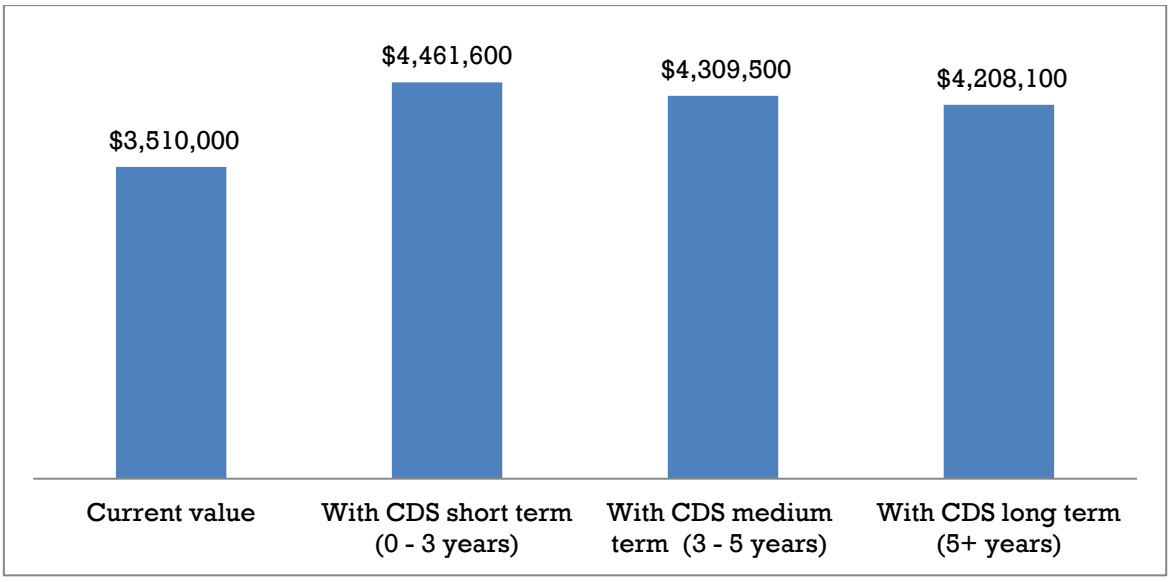
With respect to changes to the value of materials in the kerbside recycling bin, a CDS will increase the value of the materials and therefore potentially provide the sorting operator with more revenue which may be able to be passed on to councils as a reduced processing cost / gate fee.

It is assessed that the value of the materials in kerbside in Tasmania will increase from an average of about $90 per tonne to $130 per tonne. This is due to the CDS materials remaining in kerbside which are assumed to be able to be redeemed for their 10 cent value. The PICRIS finds that 80% of CDS materials will go directly to collection depots and 7% will remain in the kerbside recycling system. While a CDS will remove valuable materials from kerbside (PET plastic and aluminium in particular) the redeemable deposits increase the value in total and overall as long as the containers are able to be separated and the deposits redeemed.

The increased value is different in Tasmania also because of the glass present in kerbside recycling. The proportion of glass in kerbside in Tasmania is generally higher than other jurisdictions and the national average and in Tasmania it currently has little or no value. While not all glass material in kerbside will be eligible for a CDS, that proportion that is will have a greatly increased value.

While, as per the table above, the total volume of kerbside materials reduces, as shown in the chart below the increase in value means the total value of kerbside materials in Tasmania will increase with a CDS.

Chart 1: Change to the total value of kerbside materials in Tasmania with a CDS.



Such a change will increase the value of the materials in the kerbside recycling bin by

$950,000 a year in the short term, $800,000 a year in the medium term and $700,000 a year in the long term. Over the PICRIS 20 year time frame that will be an average of $750,000 a year.

As noted however, the extent to which such benefits can be realised is dependent on being able to achieve the modeled outcomes. Of particular note is the ability to redeem CDS materials remaining in kerbside and reduce processing costs in line with reduced throughput at sorting facilities. Sorting / processing companies report that reduction in throughput may achieve benefits through reduced sorting labour but that may be offset if increased labour is required to sort CDS materials. The likelihood of this issue has not been tested however it is noted that under PICRIS CDS Option 4 (a) it is proposed that recyclers can redeem containers based on a weight based formulae therefore minimising changes to current sorting practices and maximising redemption of deposits.

This study finds that a CDS can potentially benefit Tasmania kerbside recycling through reduced collection costs ($257,000 per year average), reduced processing costs ($340,000 per year average) and improved material value ($750,000 per year average). This represents a potential improvement of the overall system costs of $1.3 million per year (compared to $3 million per year benefit estimated from the PICRIS findings).

The cost advantages that may materialise are:

- Collection costs – in medium to long term and future collection contracts.
- Processing costs and improved material value – in the short term for variable processing contracts but medium or long term for fixed contracts.

While detailed findings cannot be made with respect to litter management and public place recycling in Tasmania, in line with PICRIS estimates Tasmanian Local Government as a whole may benefit from reduced litter management costs of about $160,000 per year if there is a reduction in the incidence of litter and therefore associated management, clean-up and disposal costs.

Overall while the impacts of a CDS for Tasmania local government are not as beneficial as generally estimated in the PICRIS, a CDS will potentially be beneficial to the viability of the Tasmanian kerbside recycling system as it will increase the convertible value of the materials in a kerbside recycling bin.

1. Objective

The Local Government Association of Tasmania in partnership with Southern Waste Strategy Authority, Northern Tasmania Waste Management and Cradle Coast Waste Management Group engaged Equilibrium to undertake an assessment of the potential financial impacts of a CDS on Local Government in Tasmania.

The Tasmanian Government has signalled a preference for introducing a Container Deposit Scheme in the State through a commitment of $50,000 funding for a cost benefit analysis of a container deposit scheme. It is understood that it is not intended that study will specifically look at the impacts on the Local Government Sector.

The objective of this study is to better understand the local impacts of a nationally implemented CDS as outlined in the Packaging Impacts Consultation Regulation Impact Statement (PICRIS).

2. Scope

The Federal Government's Standing Council on Environment and Water (SCEW) conducted the PICRIS to assess options for improved management of end-of-life packaging in Australia.

The assessment included national consultation and a cost benefit analysis across seven different options, including a CDS with two variations called Option 4(a) and Option 4(b).

Options 4(a) and 4(b) were determined to incur the highest costs and represent the poorest Net Present Value of all seven options[2] however they were also found to have a range of costs and benefits specifically for local government. These include a loss of benefit from the value of kerbside recycling that was not quantified[3] but potential savings in kerbside recycling collection and processing costs[4] and avoided litter management costs.[5]

The PICRIS and Options 4(a) and 4(b) contain a number of assumptions and estimations with respect to impacts for local government on a national basis. This study uses the PRICRIS findings and assumptions as the basis on which to more specifically assess impacts for Tasmania Local Government.

This study takes the PICRIS findings and compares them against current known practices in Tasmania to determine the potential impact on Tasmania Local Government and whether any findings or assumptions may have a different outcome in Tasmania.

The study quantifies where possible the financial impacts for Tasmania Local Government in particular the cost impacts and overall viability of kerbside recycling, public place recycling and litter management with a CDS in place.

[2] Standing Council on Environment and Water, Packaging Impacts Consultation Regulation Impact Statement, December 2011. Page xiii, table E.1.

[3] Ibid Page 54.

[4] Standing Council on Environment and Water, Attachment C: Cost benefit analysis report. PWC and Wright Corporate Strategies, December 2011. Pp57-58.

[5] Ibid Page 80.

2.1 Exclusions

The study does not assess some areas of potential impacts to Local Government that have been identified in the PICRIS and other studies.

It does not assess the potential change to landfill practices and costs associated with a CDS.

It does not include assessing the potential impacts for a Local Government if it were to seek to operate as part of a CDS system and operate collection depots or other facilities.

It does not include assessment of any Options other than 4(a) and 4(b).

It does not assess social impacts or impacts related to recyclable materials from the commercial and industrial or construction and demolition sectors.

3. Methodology

In order to achieve the objective of the project and fulfil the above scope of work the following methodology was applied:

- Project preparation
- Data collection
- Data management
- Financial model
- Data analysis and reporting

Particular attention was paid to ensuring an adequate representation of different sized and located councils provided input, and that accurate financial information and other data provided.

Respondents were asked to provide details on:

- Current kerbside recycling arrangements, volumes collected, processing costs or payments, mix of materials (if audited) and contamination rates.
- Collection arrangements and costs.
- Litter management practices, volumes and costs (collection and disposal).
- Public place recycling systems, volumes and costs (collection and processing).
- Other information related to waste management such as education and staff resources.

Of Tasmania's 29 councils, 26 currently have kerbside recycling systems and of those 21 councils (80%) responded and provided detailed information. Consultation with industry was undertaken to check the financial details provided by councils.

In order to undertake the modelling, PICRIS assumptions and findings about the potential change to kerbside recycling systems were used and applied against current Council data.

Specifically this includes:

- Reduction in material in kerbside recycling bin of 15-20% by weight.

- Change of mix of materials in the kerbside recycling bin (less aluminium, plastic, glass).
- Change in the value of the materials in the kerbside recycling bin.
- Consistent with the PICRIS this study assumes that all CDS materials remaining in the kerbside recycling system can be redeemed and at a rate of a 10 cent deposit and this study does not include any handling fees, charges or other costs that may be related to redeeming those deposits.

Following is a table of the key assumptions and findings of the PICRIS and how they were accepted or otherwise applied to this study.

PICRIS assumption / finding [6]	Comment / Variations for Tasmanian Local Government
7% of CDS materials will be collected / returned through kerbside recycling (83% returned direct to depots and 10% through commercial and industrial collections)[7]	• Accepted (and supported by Zero Waste SA data).
CDS options evaluated over 20 year time frame from 2015-2035.[8]	• Accepted.
Market value of resources / commodities in the kerbside recycling bin (AUD$ per tonne)[9] • **Paper / Cardboard $181** • **Glass $30** • **Aluminium cans $1,560** • **Plastic – sorted $560** • **Plastic – part sorted $530** • **Plastic – mixed $372** • **Steel cans $280** • **Liquid paperboard $150**	• Note that commodity values change over time and are the largest single determinant on kerbside recycling contracts. • Not applicable to Tasmania. Advice and sighted reports from processors show values generally lower in Tasmania and sale price impacted by freight charges.

[6] The assumptions table is taken from various sections of the Standing Council on Environment and Water, Packaging Impacts Consultation Regulation Impact Statement, Attachment C December 2011.

[7] Ibid p26

[8] Ibid P2.

[9] Ibid P76

PICRIS assumption / finding [6]	Comment / Variations for Tasmanian Local Government
Litter projections (% reduction in litter by weight)[10] **Year / All packaging / Beverage packaging** **2010 / 0 / 0** **2015 / 5 / 5** **2020 / 7.2 / 25** **2025 / 11.5 / 25** **2030 / 12.4 / 30** **2035 / 12.4 / 30**	• Accepted
National benefit of $144 million in reduced litter management costs over 20 years. **(extrapolated to Tasmania that would be $3.2 million over 20 years, an average of $161,00 a year)**	• Accepted.
$10 million reduction nationally per year for kerbside recycling services based on average collection costs of $187 per tonne and processing cost of $85 per tonne.	• Accepted. • Note average national collection and processing costs not applicable to Tasmania.

[10] Ibid P 33.

PICRIS assumption / finding [6]	Comment / Variations for Tasmanian Local Government
Assumed weight per container and number of containers per tonne of material.[11] **Material — Weight (grams) — Containers per tonne** **Glass — 209.0 — 4,784** **Aluminium — 15.0 — 66,821** **PET — 34.2 — 29,205** **HDPE — 50.0 — 20,008** **LPB — 41.6 — 24,060**	• Accepted.

[11] Ibid P 72

4. Overall impact on Tasmanian Local Government kerbside recycling

A CDS would have impacts across a wide range of current recycling and waste management services and related activities that are currently provided by or contracted by Local Government in Tasmania.

A CDS is intended to deliver improved outcomes as it increases the beverage container recycling rate, reduces beverage litter and has associated benefits to kerbside recycling.[12] For local government kerbside recycling systems it means potential savings in collection costs and gate fees.

This study has found that the most significant change that can be accurately assessed and modelled at this time is in relation to kerbside recycling systems.

The financial information and other data available in relation to public place recycling and litter management is not sufficiently consistent or detailed across councils to enable analysis.

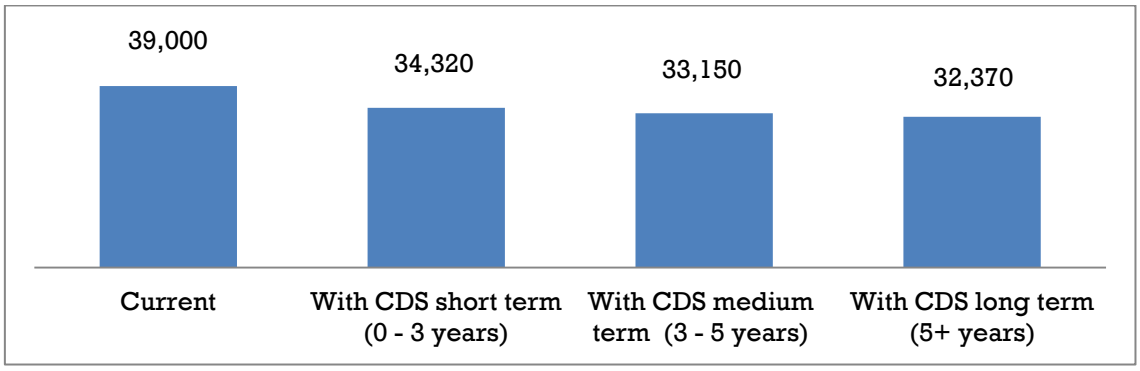
Impacts related to litter management and public place recycling can be assessed however the lack of consistent comparable data means these are general findings and observations. The data disparity is because there is currently no common approach to how Local Governments manage and budget their litter management and public place recycling programs.

The overall impact of a CDS to kerbside recycling systems in Tasmania will be a function of reduced volumes of recyclables being collected and processes and changes to the value of the materials in the kerbside bin.

The PICRIS estimates that 80% of CDS materials will be returned directly to CDS depots and that of the remainder, 10% will be returned through commercial and industrial recycling systems and 7% through kerbside recycling systems. This will ultimately result in a 17% reduction of the total tonnes of materials through kerbside recycling. This will occur over time as a CDS is established starting at about 12% in the short term, 15% in the medium term and 17% in the long term and on-going.

The following shows the total change in tonnes for kerbside recycling in Tasmania.

Chart 2: Change to kerbside tonnes collected in Tasmania with a CDS



[12] Standing Council on Environment and Water, Attachment B, packaging options report. PWC and Wright Corporate Strategies December 2011.

4.1 Change to collection costs

The PICRIS estimates that the cost of collecting household kerbside recycling and transporting it to a material recovery facility is $187 per tonne [13]. Using the average collection cost of $187 per tonne, the PICRIS assumes that a reduction in tonnes collected will lead to a reduction in collection costs. While it notes that collections are charged per lift and the same number of bins will need to be collected despite the reduced volumes, it estimates that reduced collection benefits will accumulate slowly over time to the point where nationally there will be a saving of $10 million per year in the year 2035.

Proportionally for Tasmania that will mean a reduction in kerbside collection costs of $224,000 per year in the year 2035.

Current kerbside collection costs in Tasmania vary greatly from about $150 per tonne to more than $400 per tonne. On a simple average across Tasmania kerbside collection costs are estimated to be $215 per tonne, 15% higher than the national average.

On this basis in accordance with the PICRIS reduced kerbside collection costs for Local Government in Tasmania may be in the region of $257,000 per year. On current kerbside practices and volumes this will translate to a reduction in collection costs of $1.31 per service per year.

Tasmanian collection companies and industry operators generally support the PICRIS findings, namely that a reduced volume of kerbside recycling will not immediately and directly lead to a reduction in collection costs but over time there will be opportunities for savings.

They note that there may be reduced collection costs associated with collection vehicles in rural areas potentially doing longer runs and in metropolitan areas where there may be reduced returns to drop off points and sorting facilities.

4.2 Change to value of materials

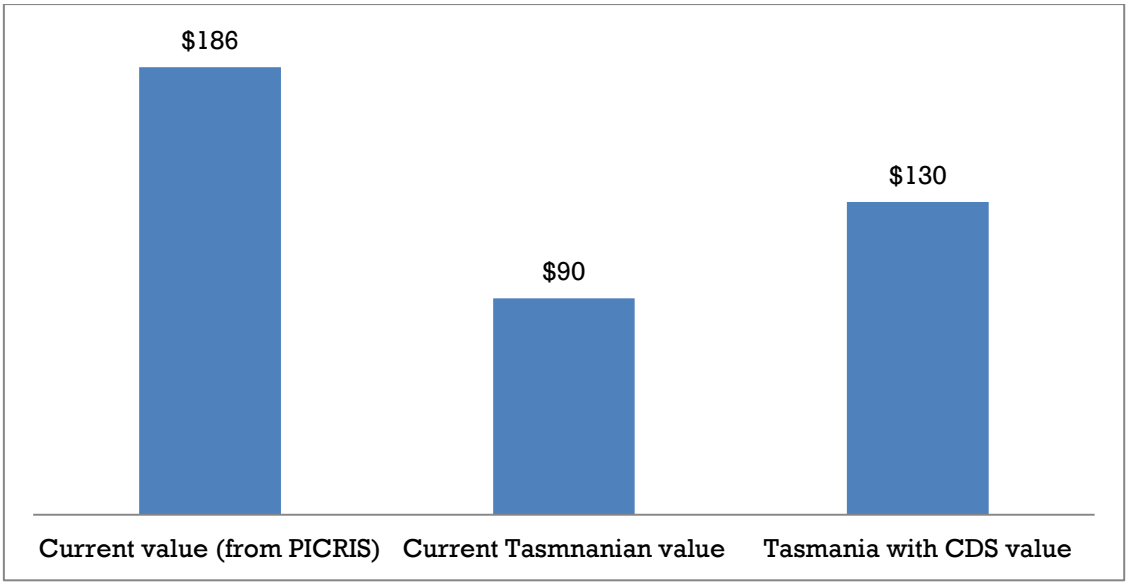
A CDS will increase the value of the materials and therefore potentially provide the sorting operator with more revenue which may be able to be passed on to councils as a reduced system cost / gate fee.

It is assessed that the value of the materials in kerbside in Tasmania will increase from an average of about $90 per tonne to $130 per tonne. This is due to the CDS materials remaining in kerbside which are assumed to be able to be redeemed for their 10 cent value. While a CDS will remove valuable materials from kerbside, PET plastic and aluminium in particular, the redeemable deposits increase the value in total and overall as long as the containers are able to be separated and the deposits redeemed.

The increased value is different in Tasmania also because of the glass present in kerbside recycling. The proportion of glass in kerbside in Tasmania is generally higher than other jurisdictions and the national average and currently has little or no value. While not all glass material in kerbside will be eligible for a CDS, that proportion that is will have a greatly increased value.

[13] Packaging Impacts Consultation Regulation Impact Statement, Standing Council on Environment and Water. PWC and Wright Corporate Strategies, 2011. Attachment C p57.

Chart 3: Change to value of kerbside recycling bin materials with a CDS (AU$ per tonne)



4.3 Total value of materials

A CDS on beverage containers will change the materials in Tasmania's kerbside recycling bins by:

- Reducing the total weight of the materials by 15% to 20% as householders redeem their deposits at depots or other return points (this will vary between Councils but is the estimate used in the PICRIS).
- Reducing the average value of the kerbside bin as material is removed, particularly valuable aluminium and PET plastic.
- Increasing the average value of the kerbside recycling bin if CDS materials in the kerbside bin are redeemed for their 10 cent deposit.
- An overall net increase in the value of the materials in the kerbside recycling bin assuming all or most CDS materials remaining in kerbside are technically and physically able to be redeemed for 10 cents and there are no additional costs associated with redeeming them.

4.3.1 CDS material returned to depots and remaining in kerbside

The composition of the materials in the kerbside recycling bin will also change, as a CDS applies to beverage container some glass, plastic and aluminium packaging and householders are expected to return most of those CDS materials directly to depots.

The PICRIS estimates that householders will return more than 80% of CDS materials to depots but acknowledges that this is dependent on individual's willingness to participate and may fluctuate across geographic areas and over time. It estimates about 10% will be returned through the commercial and industrial sector and 7% through household kerbside recycling.

In the process of research and consultation for this study respondents indicated that achieving an 80% return through collection depots will require significant cultural change in Tasmania.

The following table uses estimates for Tasmania bin composition to show how the general composition of the current kerbside recycling materials would change under a CDS.

Table 2: CDS material from kerbside to depots and remaining in kerbside in Tasmania.

Material	Currently in kerbside (per cent by weight)	Of what is currently in kerbside, the amount that would be eligible for a CDS [14] (per cent)	CDS returned to a depot [15] (kg per tonne from kerbside)	CDS not returned to depot and potentially remain in kerbside (kg per tonne of kerbside)
Glass	40%	66%	221.8	42.2
Plastic – PET	2%	50%	7.8	2.2
Plastic –HDPE	2%	6%	0.7	0.5
Aluminium	1%	91%	8	1.1
Liquid paperboard (e.g. milk and juice cartons)	1%	24%	1.4	1
Other (paper, cardboard and plastics).	54%	0%		
Total	100		239.7 kg	47kg

4.3.2 Value of CDS materials remaining in kerbside

From the data in Table 2, above, the change in the value of the CDS and non-CDS materials in the kerbside bin can be calculated.

With respect to the CDS materials remaining the kerbside recycling system, this is assessed on the basis as per the PICRIS that sorting / processing facilities would be able to redeem the 10 cent deposit. It does not include any assessment of whether the facilities could charge a handling fee or whether there would be extra costs for facilities to separate and manage CDS materials.

As discussed in the PICRIS Options 4(a) and 4(b), it is practical to assume that kerbside sorting / processing facilities will be able to redeem deposits because it is specifically proposed in the models and is current practice under many CDS. Whether the kerbside sorting / processing

[14] South Australian Recycling Activity Report. Zero Waste SA, Rawtec, 2012.

[15] PICIRS Attachment C, 2011.

facility will experience additional costs to separate and manage CDS materials, and be able to recoup any such costs through handling fees or the like, will be dependent on the detailed operation of the specific CDS system. As such it cannot be assessed or quantified for this study but is a factor for further consideration.

Table 3: CDS eligible material in kerbside returned to a depot[16].

Material	% of material type CDS eligible.	% of CDS material returned directly to a depot.
Glass	66%	84%
Plastic – PET	50%	78%
Plastic - HDPE	6%	59%
Aluminium	91%	88%
Liquid paperboard	24%	58%

Table 4: Value of CDS materials remaining in kerbside assuming 100% collection and deposit return.

Material	CDS not returned to depot and potentially remain in kerbside (kg per tonne of kerbside)	Units per tonne[17]	Units of CDS materials remaining in kerbside (number per tonne of kerbside)	CDS 10 cent deposit redeemable value ($)
Glass	42.2	4,784	202	20.20
Plastic – PET	2.2	29,205	64	6.40
Plastic –HDPE	0.5	20,008	10	1.00
Aluminium	1.1	66,821	73	7.30
Liquid paperboard	1	24,060	24	2.40
Total	35.6 kg		373	$37.30

[16] South Australian Recycling Activity Report. Zero Waste SA, Rawtec, 2011.

[17] PICRIS Attachment c, Page 71, 2011.

The above assumes 100% of CDS material remaining in the kerbside recycling system is able to be sorted and redeemed for its deposit value. Council and industry respondents raise the issue that this may not be practical as some CDS materials may be separated and baled with non-CDS materials and some CDS materials may not be able to be redeemed because they are damaged, for example broken glass bottles.

It is noted however that PICRIS CDS Option 4 (a) proposes that recyclers can redeem containers based on a weight based formulae and through an audit based approach. This will mean no sorting is required and all CDS materials can be redeemed, thereby minimising changes to current sorting practices and maximising redemption of deposits.

Tasmanian sorting and processing operators indicated that without significant system changes very little glass will be recoverable and that operational changes will be required if the CDS materials need to be separately sorted and accounted in order to redeem deposits.

No quantifiable data could be sourced to model this issue so for the purpose of this study it is assumed 100% of CDS material remaining in the kerbside recycling system is able to be sorted and redeemed for its deposit value.

4.4 Change in the kerbside recycling bin resource value

Further to the above increase in the value of the kerbside recycling bin, there also needs to be consideration of any change in the general value of the materials for the glass, aluminium, plastic and liquid paper board that is removed from the kerbside recycling and goes straight to a CDS depot.

The PICRIS notes that under the CDS options *"...a large quantity of recyclables would be diverted from the kerbside and C&I collection systems... there would be lost benefits for these parties* (local government) *from the value of recovered materials, which have not been quantified"*[18].

Other reports have sought to quantify the lost benefits, for example the BDA Group and Wright Corporate Strategy Report 2010[19] estimated a total loss of material value of $90 million per year based on medium term prices.

The PICRIS uses medium term price estimates of the market value of packaging materials (resources) based on a range of sources[20] and also estimates a price premium for materials collected through a CDS due to reduced contamination.

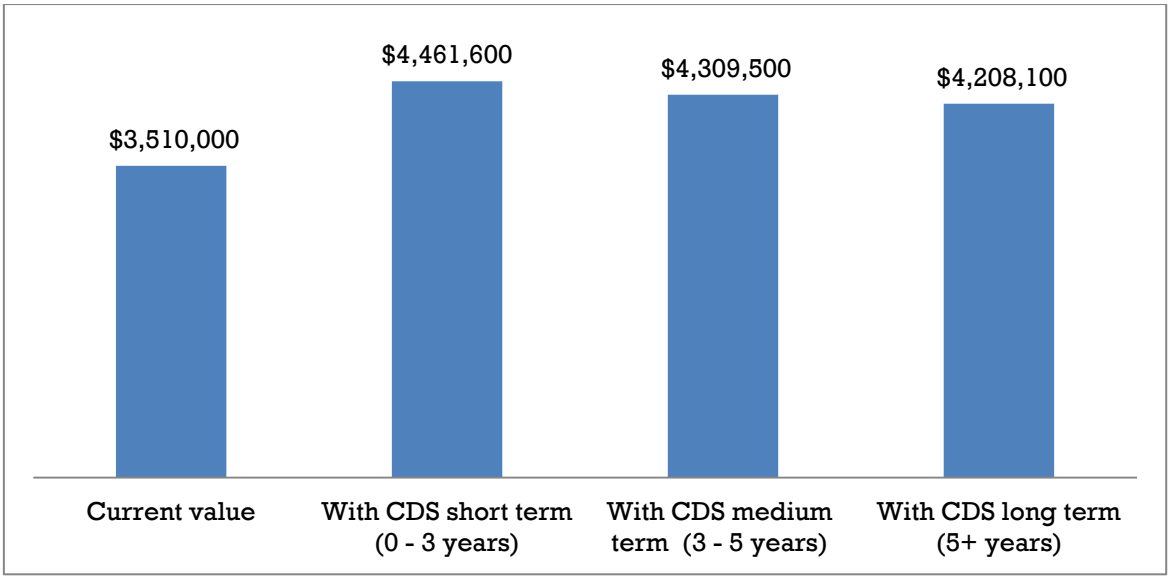
While the total volume of kerbside materials collected is estimated to reduce reduces by 17% the increase in the value of the materials in the kerbside recycling bin means the total value of kerbside materials in Tasmania will increase with a CDS.

[18] PICRIS Page 54.

[19] Beverage Container Investigation, Revised Final Report, BDA Group and Wright Corporate Strategies, 2010.

[20] PICRIS Attachment C Page 76.

Chart 4: Change to the total value of kerbside materials in Tasmania with a CDS



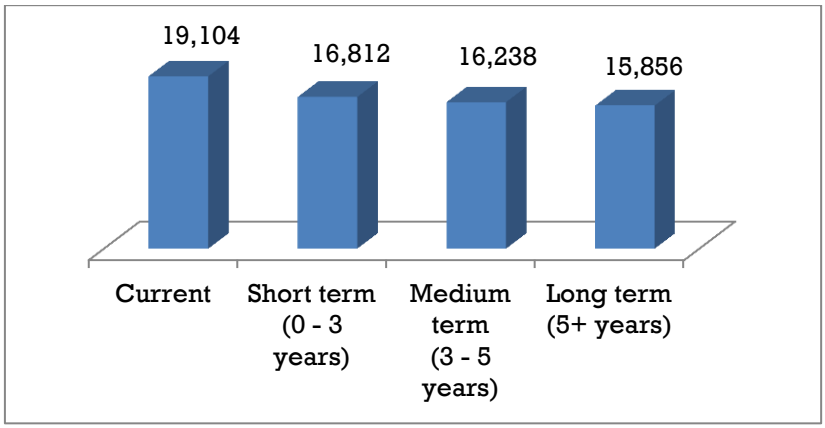
5. Southern Waste Strategy Authority

The councils comprising the Southern Waste Strategy Authority provide recycling services to about 97,000 premises and currently collects more than 19,000 tonnes of material for recycling[21].

Current kerbside collection and recycling practices and costs vary from council to council. Due to the volume of materials and relative population concentration the region generally enjoys some of the most competitive rates in Tasmania. As such, the potential impacts of a CDS in terms of benefits through any achievable cost reductions across the system will be slightly lower than other regions.

In accordance with the PICRIS the following models the changes to kerbside recycling based upon estimated reductions in collections and materials through the kerbside recycling system.

Chart 5: Southern Waste Strategy Authority change in kerbside tonnes with a CDS.



[21] The amount collected per premises across the three regional groups varies due to a range of factors including differences in local recycling systems, demographics and participation rates.

As per the PICRIS, the region will potentially have reduced collection and processing costs as well associated with the reduced amount of kerbside recycling.

Southern Waste Strategy Authority	Total reduction per year (AU$)	Per tonne (AU$)	Per service (AU$)
Collection	$125,000	$6.59	$1.30
Processing	$167,000	$8.74	$1.72
Total	**$292,000**	**$15.33**	**$3.02**

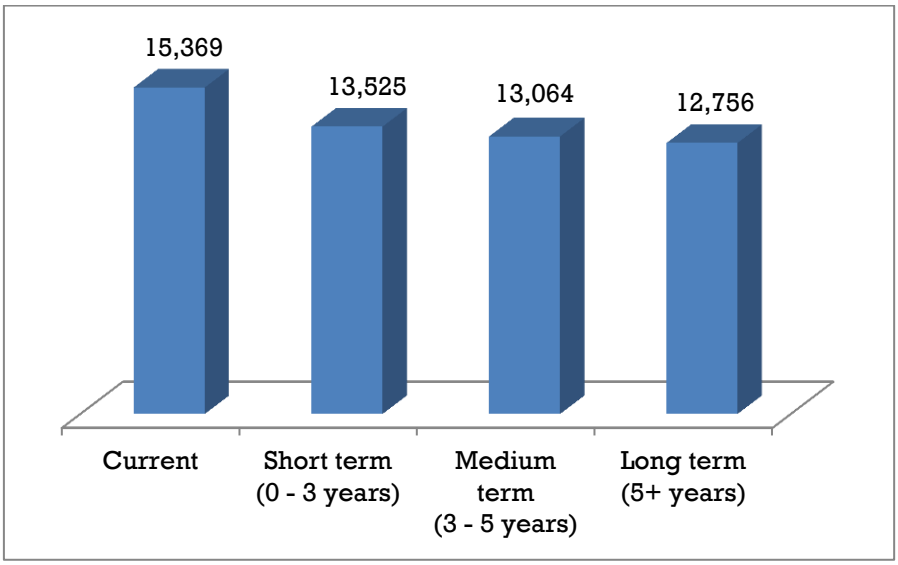
6. Northern Tasmania Waste Management

The councils comprising the Northern Tasmania Waste Management provide kerbside recycling services to about 61,000 premises and currently collects more than 15,000 tonnes of material.

Current kerbside collection and recycling practices vary from council to council and across the Northern region there is a wide range in the per service and per tonne costs for collection and processing. Due to the volume of materials and relative population concentration the region generally the potential impacts of a CDS in terms of benefits through any achievable cost reductions across the system will be similar to the southern region on a per service or head of population.

In accordance with the PICRIS the following models the changes to kerbside recycling based upon estimated reductions in collections and materials through the kerbside recycling system.

Chart 6: Northern Tasmania Waste Management Authority change in kerbside tonnes with a CDS.



As per the PICRIS, the region will potentially have reduced collection and processing costs as well associated with the reduced amount of kerbside recycling.

Northern Tasmania Waste Management Authority	Total reduction per year (AU$)	Per tonne (AU$)	Per service (AU$)
Collection	$79,000	$5.18	$1.30
Processing	$105,000	$6.88	$1.73
Total	**$184,000**	**$12.06**	**$3.03**

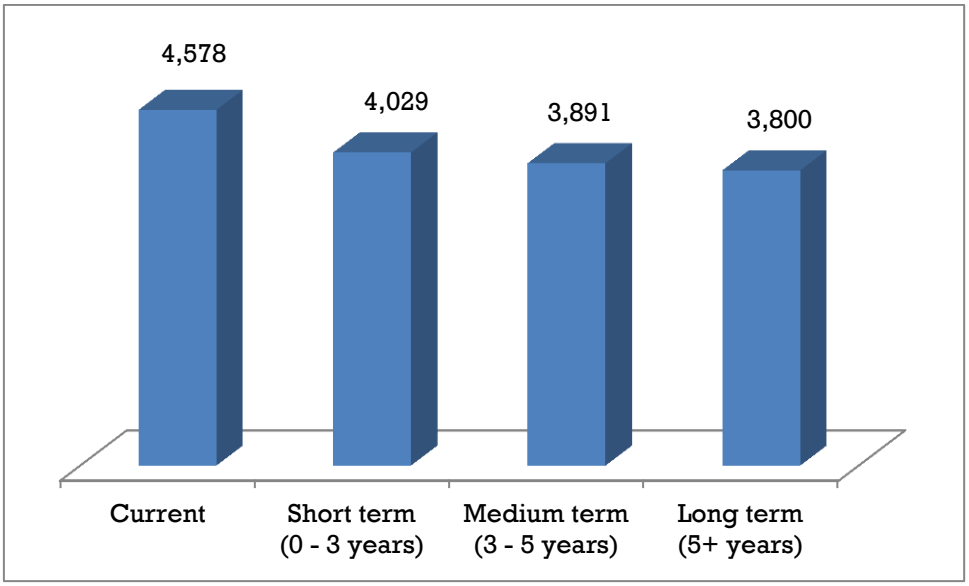
7. Cradle Coast Waste Management Group

The councils comprising the Cradle Coast Waste Management Group provide kerbside recycling services to about 38,000 premises and currently collects about 4,500 tonnes of materials.

The data available for Cradle Coast is not as granular as that provided from other regions and as such it is not practical at this time to comment on variations from council to council. Overall and due to the population distribution, volumes of materials and transport requirements, the collection and processing costs for the region are the highest in Tasmania.

In accordance with the PICRIS the following models the changes to kerbside recycling based upon estimated reductions in collections and materials through the kerbside recycling system.

Chart 7: Cradle Coast Waste Management Group change in kerbside tonnes with a CDS.



As per the PICRIS, the region will potentially have reduced collection and processing costs as well associated with the reduced amount of kerbside recycling.

Cradle Coast Waste Management Group	Total reduction per year (AU$)	Per tonne (AU$)	Per service (AU$)
Collection	$51,000	$11.23	$1.33
Processing	$68,000	$14.89	$1.77
Total	**$119,000**	**$26.12**	**$3.10**

8. Factors influencing value of materials

There are a number of factors that need to be considered with respect to the findings related to changes to kerbside recycling in Tasmania.

The findings are a snap-shot of current performance and arrangements in comparison to the estimates in the PICRIS and as such will be adjusted if some fundamentals change, particularly with respect to (i) the current costs or payments related to Tasmania Local Government kerbside recycling contracts and (ii) the amount of CDS material that may remain in the kerbside recycling bin and be able to be recovered for redemption.

(i) Current costs or payments related to kerbside recycling sorting / processing.
Contracts are dependent on factors such as:

- Volumes.
- Quality (mix of materials and levels of contamination).
- Timing (current commodity / resource value / price).
- Term of contract.
- Proximity.
- Freight costs.
- Other market forces (such as landfill prices, global recycling activity, global commodity prices).

(ii) The amount of CDS materials remaining in kerbside.
This study has used the PICRIS assumptions regarding the amount of CDS materials remaining in the kerbside system. The PICRIS estimates that 7% of CDS materials will recovered through the kerbside recycling system and that this material constitutes 15% to 20% of the current weight of the current kerbside recycling bin.

Any containers with a CDS deposit remaining in the kerbside recycling bin will have a higher value per unit than the inherent resource / commodity value of the raw material, as the following table shows.

The greater the amount of CDS material that remains in the kerbside recycling bin and that can be redeemed the greater the value of the kerbside recycling bin.

For this study it has been assumed that all CDS materials remaining in the kerbside recycling bin can be redeemed and at the rate of a 10 cent deposit. It does not include any handling fee

or charge. While CDS Option 4(b) proposes handling fees, any such fees will be a separate transaction between the recycler and the CDS operator and therefore not directly impact council costs.

Other factors may reduce this benefit and the benefit of greater amounts of CDS material in the kerbside recycling bin. These include:

- The cost of collecting and redeeming CDS materials.
- Broken or otherwise unredeemable CDS materials.
- Administration and reporting requirements.

9. Litter management

The PICRIS uses Sustainability Victoria 2009 data on litter costs and other sources to estimate there would be a national benefit of $144 million over 20 years in avoided litter clean-up costs. The PICRIS uses a rising scale of litter reduction, reflecting the fact that a CDS would only apply to a range of littered items and the rising amounts of materials being returned through a CDS over time and therefore not available to be littered.

For Tasmania on a proportional distribution that will mean a total litter saving of $3.2 million over 20 years or an average of $160,000 per year.

Current information provided by Tasmanian Local Governments for this study is not sufficient to make definitive findings in respect to whether the PICRIS estimate is applicable to Tasmania. While many Councils can provide details of their litter management infrastructure, management and disposal costs, some include other related waste management activities such as illegal dumping management and waste related education and communication. As such it is not practical at this time to provide a detailed assessment.

The PICRIS assumes in Options 4(a) and (b) there would be no change to incidents of litter in the initial years but reductions by weight of:

- 5% at 2015
- 7.2% at 2020
- 11.5% at 2025
- 12.4% at 2030 and beyond

The potential for a CDS to benefit Tasmanian Local Government through avoided litter requires further assessment however consistent with the PICRIS, litter management practices will be unlikely to change in the short term under a CDS but may in the medium to long term.

10. Public place recycling

The PICRIS costs or benefits related to public place / away from home recycling cannot solely be allocated to Local Government as the PICRIS identifies that the costs and benefits are distributed to different degrees to recyclers and Local Government.

Information provided by Tasmania Local Government for this study with respect to public place recycling is not sufficient to make definitive quantitative findings in respect to financial impacts

applicable to Tasmania or by regions.

While many Tasmania Councils have public place recycling systems and can provide details of their public place recycling infrastructure and costs, the majority can not provide details on volumes or composition of materials. Also, some Councils have their public place recycling included with their household and / or business kerbside collection and processing, and as such quantities and costs are not currently known.

For those that can separate collection and processing quantities and costs, there is a wide range of current performance as programs range from a small number of public place bins in town centres to hundreds of bins across whole municipalities.

The potential impact of a CDS on local government public place recycling systems is expected to vary greatly depending on the extent of existing programs. It is likely that the value of the materials in the public place recycling system will increase under a CDS, and therefore enhance local government options for negotiating with collection and sorting / processing companies for improved services, terms and conditions.

11. Conclusion

Based on the data and information provided it has been possible to assess Tasmanian kerbside recycling and detail the potential financial impacts of a CDS. It has not been possible however to provide detailed analysis and reporting on the potential impacts for litter management and public place recycling.

Fundamentally this study finds that the financial impacts of a CDS on Tasmania Local Government are best examined on an individual council basis as the variety of waste management arrangements and systems means impacts will vary from council to council.

Taken as a whole, the nature of Tasmanian kerbside recycling systems is such that a CDS will provide net financial benefits.

This study finds that reduced kerbside costs in Tasmania as a result of a CDS may at best be $26.8 million over 20 years or on average $1.3 million per year.

The PICRIS relies on national averages for recycling, litter and related costs. The situation in Tasmania is different from other Australian States and territories and the national averages are not applicable. As such the potential financial impacts of CDS on Local Government in Tasmania differ from the PICRIS.

Of particular note in Tasmania is that current collection and processing costs are higher than the national average, contamination rates are generally high, the proportion of glass in kerbside is higher and the value of recyclable materials collected is lower than the national average.

Tasmania also manages some issues not common elsewhere in Australia, such as limited local end-markets for all materials, limited opportunities for glass processing and higher freight costs.

The extent to which the identified benefits can be realised is dependent on collection and sorting operations being able to achieve the modeled outcomes and the on-going capacity and capability of the Tasmanian kerbside system as a whole. Key to this is their ability to efficiently

redeem deposits of the maximum amount of any CDS materials remaining in the kerbside system and reduce operational costs in line with the reduction in overall tonnes being sorted.

Overall while the impacts of a CDS for Tasmania local government are not as beneficial as generally estimated in the PICRIS, a CDS will potentially be beneficial to the viability of the Tasmania kerbside recycling system as it will increase the redeemableconvertible value of the materials in a kerbside recycling bin.

Appendix

Following is a full description of the CDS models used in the PICRIS; Standing Council on Environment and Water Attachment B, Packaging Options Report, PWC and Wright Corpoirate Strategies, December 2011.

Option 4: Mandatory CDS

This option would involve establishing a mandatory CDS. It would be a deposit-refund arrangement under the co-regulatory or mandatory provisions of the Act. Depending upon the design of the scheme, it may also require a separate levy bill and consequently would require amendments to the Product Stewardship Act related to administration of levy funds. Under this option consideration could also be given to prohibiting the sale and import and manufacture of non-recyclable beverage containers.

Two sub-options are proposed for this option:
a) Boomerang Alliance CDS, and
b) Hybrid CDS.

The two sub-options both cover beverage containers and have a deposit of $0.10. However, they each have different levels and types of infrastructure. The Boomerang Alliance CDS is based on a hub-and-spoke model of 560 collection centres (approximately half of which are also 'hubs), 640 reverse vending machines (RVMs) and a range of other convenient collection point locations such as large shopping centres. Whereas the Hybrid CDS would be based around store-front-style depots (similar to those used in the British Columbian CDS), which would be complemented by RVMs.

Problems and barriers targeted by option

This option would seek to address the market failure of coordination, transaction costs and free riders. As a mandatory option, all beverage companies would have to impose the deposit, meaning there would be no scope for free-riding.

This option would also, to a certain extent, target the problem of negative externalities. By providing incentives to consumers to recycle their beverage containers, some of the benefits to society would be captured in the transaction and the externality would be, to some extent, mitigated.

To the extent that it was successful in addressing these market failures, this option would particularly target land filling of beverage containers and littering of beverage containers. Removing large amounts of glass from kerbside recycling can also improve rates of recycling through the kerbside system, by reducing contamination of other materials (e.g. when broken glass becomes imbedded in cardboard and therefore cannot be recycled). Reduced contamination also results in an improved recycled product, particularly for glass.

Therefore, it would seek to target the following manifestations of the market failures:

- Packaging contains embedded resources, some of which are non-renewable but which are lost under current disposal methods: In increasing the recycling rate, this option would assist in addressing the problem of lost resources.
- Landfill of packaging imposes external costs on third parties: By increasing recycling rates, this option would reduce landfill and therefore, reduce the external costs of landfill.
- Landfill of packaging results in the alienation of land and results in direct cost: By increasing recycling rates, this option would reduce landfill and therefore, reduce the direct costs of landfill,.
- Packaging that is discarded as litter has a range of negative impacts on society: By reducing litter this option would mitigate some of the negative impacts on society.

It was identified in the problem statement that there are a range of barriers to recycling in public places. The introduction of a CDS would provide an incentive that may mitigate some of these barriers to public place recycling.

Option 4 (a) Boomerang Alliance CDS

The Boomerang Alliance has proposed a CDS sub-option which covers a broad range of beverage containers. The product range contemplated would typically be used in household and business settings, and for away-from- home personal consumption. The container scale would be up to and including 3 litres.

This option is based on a hub and spoke container redemption/collection model operated through a mandatory product stewardship scheme. The below description of the Boomerang Alliance CDS is based on information provided to WCS on the option and WCS assessment of the practical design of the option.

Coverage

The CDS would cover all beverage containers up to 3 litres and liable parties would be all constitutional corporations that manufacture any ready to drink product beverage containers covered by the scheme.

Operations

The CDS would be available to any business or individual. A refund of $0.10 per container would be available at a diverse range of collection points that would be centred on a regional basis (a requirement would be to distribute collection centres geographically to ensure coverage and consumer convenience, in order to achieve the recycling and litter targets):

200-250 hubs (subject to verification after population/geographic analysis) - Each hub would establish a set of container redemption/collection points within a designated region. Hubs would manage receipt of containers from high volume collection points such as kerbside recovery, large public events food courts hotels and clubs, while also acting as a consolidation point for collection point operators (reverse vending machines). Hubs would be established at a ratio of 1 hub per 200,000 homes in metropolitan areas and 1 hub for about 50,000 homes in rural and remote areas (e.g. for clusters of townships). Around 700 rural and remote hubs would service smaller townships, rural and remote locations reducing transportation costs. They could take other products.

- **High volume redeemers such as kerbside collectors, food courts and waste services operators** would be given permission to redeem containers based on a weight based formulae to reduce sorting costs both for the collector and the redemption point.
- **Collection point operators would accept designated containers, refund deposits and collate containers by material type** - Containers would preferably be crushed or destroyed at the collection point. Unitised, destroyed containers would be transferred to the relevant hub in accordance with adopted operating procedures. Hub operators would then transfer unitised container loads to downstream material reprocessors.
- **Approximately 640 reverse vending machines (likely to be more subject to verification after population/geographic analysis)** - RVMs would be installed at core consumption centres servicing a population base of at least 4,000 homes so that they deliver a financial benefit.
- **Up to 560 collection centres of which about half are also the hubs noted above (subject to verification after population/geographic analysis)** - Thus up to 230 additional collection centres would be established to collect containers and may include RVMs where appropriate. There may be opportunities to make these available to a range of other recyclables such as cardboard and e-waste. Part time collection centres would typically be found in smaller townships and suburbs of less than 4,000 homes and more than 20 kilometres from a larger centre. Rural and remote areas would be serviced through arrangements with outback stores and other similar retail outlets.
- **Convenient collection points** - Retailers would generally have the option to provide container collection services and refund deposits. Large shopping centres however (say 1,000 m_2) would be encouraged or required to provide a container collection point within their parking facilities (unless within 500 metres from an established collection point).

This CDS would likely require significant investment in infrastructure purchase, installation and operation over the regulatory analysis period (though it is recognised that the use of existing infrastructure, such as transfer stations, would be maximised to control infrastructure development costs). Investment would be made by private operators not government or the scheme operators.
A CDS not-for-profit organisation would be established to manage the scheme and oversee the payment of receipts in and out of a government operated fund. The organisation would advance deposit redemption

payments through the hubs to container collection points and reverse vending machines.

Each rural and remote hub would operate the scheme in their territory; consolidate all deposits collected at point of sale; and collect revenue gained from sale of redeemed recyclate. Collection fees would be paid net of the value of recyclate sales, i.e. a fee of 3.6¢ per container less recyclate value was previously modelled by Boomerang Alliance. System operating costs would be significantly reduced by:

- No requirement to sort containers by brand
- Allowing destruction and compaction of containers to be undertaken at the hub reducing transportation costs to reprocessors.

The CDS will have an impact on volumes being managed by council kerbside collections and hence their collection costs and current contracting arrangements. The removal of a significant quantity of glass from kerbside recycling would reduce contamination and increase compaction rates.

This option would require consideration of transitional issues in SA and the Northern Territory (NT).

Governance

The scheme would be administered by an independent not-for-profit corporation which would control the funding pool and take responsibility for overall governance of the scheme. The scheme administrator would appoint hub operators on a competitive basis. Unredeemed deposits and recyclate sales returns would be controlled by the scheme administrator and would be used as a first priority to offset handing fees; with remaining funds allocated to other programs to improve recycling of materials collected. Local hub operators would be responsible for running the system in their local region and tender local collection points on a viable financial basis. The scheme administrator would pay the hub operator a handling fee net of material sales revenue and would pass deposit refunds through the hub. The hub would pay handling fees to collection point operators, as well as deposit redemption funds.

The scheme would be regulated under the Product Stewardship Act and regulatory provision would be needed to require larger supermarkets to install RVMs in outdoor parking spaces, if there is not a public facility within a specified distance.

Suggested outcomes

Performance indictors would include improvement in container recycling, a reduction in container litter and any associated benefits to kerbside recycling. WCS will forecast quantitative outcomes for the CBA.
The Boomerang Alliance, the proponents of this option, suggest that it could achieve a recycling rate of 82% and a reduction in the volume of litter of 19% after 3 years of operation.

Option 4 (b) Hybrid CDS

This sub-option is a national CDS model based on learning's from international case studies and from elements of the existing SA scheme.[27] It draws on MS2 analysis of a potential Australian-specific CDS, particularly considering British Columbia's Encorp Pacific CDS (see Appendix A). It has been tailored to Australian conditions and draws on some data from the existing scheme in SA, as a working example of CDS in Australia.

Based on international case study analysis, MS2 established that aspects of the British Columbian CDS can be considered 'best practice'. These elements of the scheme include:

- The industry consortium being responsible for central management of the scheme, ensuring that industry has reasonable flexibility in running the program
- The transparency of financial flows and visibility to consumers
- Having all collection and logistics contracted out by the non-profit Product Stewardship Organisation (PSO) to third parties, and
- Having the scheme operated as a cost-based system in which each product type pays its own expenses with no cross-subsidisation from other products or companies.

Drawing on the British Columbian CDS and SA CDS, the scheme would cover all containers up to and including 3 litres. It would include wine bottles and milk containers, which are not included in the existing SA CDS. The CDS also differs from the current SA scheme in that it involves a modern mix of collection infrastructure such as store front depots and RVMs. It assumes a deposit of $0.10 per beverage container, as in SA, but increased in $0.10 increments over time to keep pace with inflation.

The option initially proposed by MS2 involved a $0.20 refund for all beverage containers in order to address the diminished deposit value over time that affects CDS programs. However, it was determined that using a $0.10 deposit would reduce potential for fraud and allow for a more meaningful analysis of the option as data from the SA scheme can be used.

Coverage

This scheme would cover all containers for beverages in liquid or ready to drink form intended for human consumption up to and including 3 litres. Liable parties would be all constitutional corporations that manufacture and sell beverages, and products sold in beverage containers.

Operation

Key features of this CDS include:

- A $0.10 deposit for all beverage containers for beverages in liquid or 'ready to drink' form intended for human consumption, increased by the national inflation rate over time
- A principally depot-based approach. Approximately 850 depots would be provided nationally (based on the amount of depots per capita provided in British Columbia). These would principally be store-frontstyle depots which would be complemented by RVMs. In less densely populated areas, where RVMs are less viable, collection centres would be provided. Using these modern facilities would have a range of advantages such as lower transportation costs and greater convenience for consumers. However, RVMs would not be able to collect all the beverage containers included in the scheme
- The depots would be operated by independent owners/operators who would be contracted by the program administrator and distributed geographically to ensure coverage and consumer convenience
- Interested retailers, recyclers and other organisations, such as sporting venues and entertainment venues, could become approved to be collection centres
- The handling fees paid to collection facilities would be between $0.04 to $0.05 per container. The handling fee has been determined considering the handling fees on oversees CDSs including that in British Columbia.

The CDS may have an impact on volumes being managed by council kerbside collections and thus, local government collection costs and current contracting arrangements. The removal of a significant quantity of glass from kerbside recycling would reduce contamination and increase compaction rates.
This option would require consideration of transitional issues in SA and the NT.

Governance

This option is proposed as an industry-driven scheme based on the Product Stewardship Act. Industry would establish a PSO(s) to operate the scheme and meet specified performance targets. This means that industry would be responsible for meeting the full costs of the scheme and provide incentive for the consumer to return beverage containers for recycling.

Liable parties would be manufacturers and importers of beverages. The ability for multiple PSO(s) to operate could introduce some competition in the provision of operations. It is assumed that the PSO(s) would need to seek approval from the Australian Government to participate.

It is assumed to be a requirement of the PSO(s) to distribute collection centres geographically to ensure coverage and consumer convenience, in order to achieve the recycling and litter targets.

The depots could be operated by independent owners/operators contracted by the PSO(s). Such tendering could help minimise impacts on existing systems, as existing operators would seek to compete based on available infrastructure and services. Creative approaches would be encouraged, such as recyclers teaming with community groups to collect and recycle a larger amount of materials (this also occurs in SA). Encorp Pacific requires owner/operators to invest up to CAD $120,000 (~AUD$122,000) to cover leasehold

improvements and various fees (depending on the size and location of the site) and invest working capital of up to CAD$60,000 (~AUD$61,000) for each depot. Retailers, recyclers and other organisations such as entertainment venues and sporting clubs could also become approved collection centres.

The PSO(s) would collect deposits and handling fees from liable parties and be responsible for managing funds consistent with achievement of the program's objectives (recycling, consumer convenience, etc.). The PSO(s) would be provided latitude in the use of unredeemed deposits, so long as an audited financial overview is undertaken.

Retailers and distributors would be responsible for passing the deposits on to consumers. Consumers would need to return eligible containers to depots or RVMs in order to redeem their deposits.

This option would also require:

- Security initiatives to minimise fraud from deposit collectors due to the higher deposit rates
- Enforcement (correct labelling, correct deposit charged/refunded), and
- Resourcing (SA employs two full time equivalent to 'scrutinise' stores).

It is envisioned that many items would be sorted by the RVMs (avoiding some hand sorting). Additionally, the store-fronts could sort items and crush them prior to transportation.

In order to retain approval as a PSO, all PSOs would be required to submit business plans to the Commonwealth Government for approval, ensuring that PSOs are all implementing appropriate initiatives to meet the specified targets.

PSOs would be required to submit independently audited reports to the Commonwealth that would report their performance against the specified targets on an annual basis. Any PSO that did not meet its target outcomes would face penalties and sanctions, therefore, providing incentive to PSOs to have a tangible impact on recycling and litter.

Suggested outcomes

This scheme would result in an increase in the beverage container recycling rate, a reduction in beverage container litter and have associated benefits to kerbside recycling through reduced contamination and increased compaction rates. WCS will forecast these outcomes for the CBA.

AGENDA ITEM 10.1

MRA Consulting Group

LGAT Waste and Resource Management Strategy

A submission to LGAT

Date 10 March 2017

Local Government Association Tasmania

Mike Ritchie & Associates Pty Ltd trading as MRA Consulting Group
ABN: 13 143 273 812
Suite 409, Henry Lawson Building
19 Roseby Street,
DRUMMOYNE NSW 2047
AUSTRALIA
Phone: +61 408 663942
Email: info@mraconsulting.com.au
www.mraconsulting.com.au

Author:	David Cocks, Jas Bassi
Checker:	James Moverley
Approver:	David Cocks

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LGAT Waste and Resource Management Strategy	1	Final	10/3/2017

Disclaimer

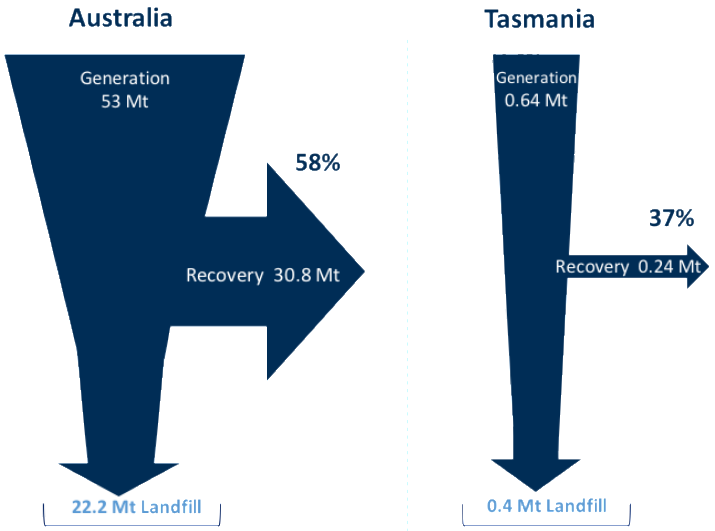
Executive Summary

This Strategy details a suite of initiatives which address key statewide issues faced by local governments across Tasmania, for consideration by the Environment Protection Agency (EPA) in developing a new Tasmanian Waste and Resource Management Strategy (TWRMS). This Strategy calls for rethink of the classic linear model of waste and resource management and for Tasmania to embrace the vision of a circular economy whereby materials are kept in circulation through reuse and recycling, industrial symbiosis and other efforts to divert materials from landfill. The circular economy vision provides for greater jobs and investment in resource recovery and directly addresses a potential future risk where increasing waste generation might outstrip improvements in landfill diversion rates.

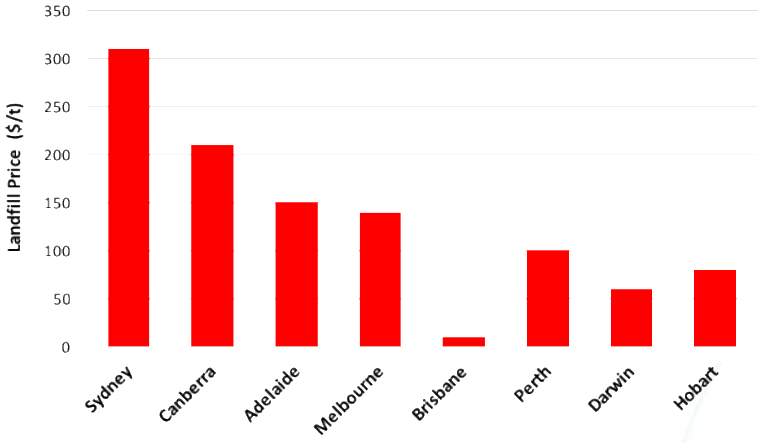
A critical factor which is key to the successful implementation of the new TWRMS is an adequately resourced state organisation to lead/champion and deliver the new state wide strategy. Eight themes or priority areas are identified, which were established in consultation with the LGAT Waste Reference Group, these are listed below.

Thematic Area	Description of key issues
1. Policy & Strategy	• Tasmanian policy levers, signals and their support of strategic objectives; and • Alignment with national policies and delivery of national product stewardship schemes.
2. Leadership & Governance	• The roles and responsibilities of government organisations to lead/champion and deliver a new state strategy; and • Providing greater transparency to the performance of waste and resource recovery system.
3. Evidence Base	• The quality, timeliness and accessibility of data used to inform decision making and measure performance.
4. Infrastructure Planning	• Planning for the future need for residual waste disposal and resource recovery infrastructure.
5. Resource Recovery	• Opportunities to improve resource recovery including infrastructure, services and programs to support the recovery of priority materials.
6. Industry Support	• Enabling industry to generate less and recover more waste; and • Supporting the expansion of the market for recovered resources and products derived from recovered resources.
7. Community Engagement	• Assisting the community to reduce the waste they generate and to effectively use the resource recovery system.
8. Public Health & Environment	• Reducing risk and/or negative impact of waste and waste management practices on public health and the environment; and • The capacity of the EPA to improve regulatory compliance.

All Australian states and territories, except Northern Territory and Queensland, divert a significantly greater percentage of material from landfill. The Tasmanian landfill diversion rate[1] of 37% is significantly lower than the national average[2] of 58% and almost half that of the ACT, NSW, Victoria and South Australia. National (2011) and Tasmanian (2014-15) waste generation and recovery amounts are compared and shown in the figure below:



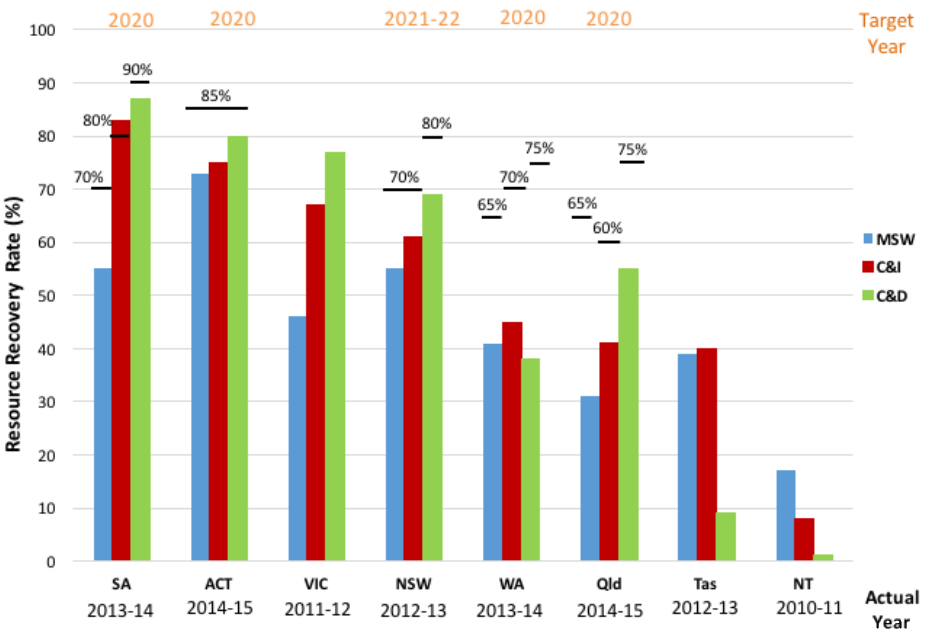
In the absence of a state wide levy, Tasmanian landfill prices are amongst the lowest and low landfill prices equate to poor resource recovery. Landfill levies increase the cost of waste disposal and provide a market environment which encourages investment in resource recovery resulting in an increase to the landfill diversion rate. For the purposes of comparison, the estimated average prices for landfill disposal in each of Australia's capital cities is provided below.



The resource recovery rates across all Australia are shown below for each of the three waste generations sectors being:

- Municipal Solid Waste (MSW);
- Commercial and Industrial (C&I); and
- Construction and Demolition (C&D).

[1] *Environment Protection Authority - Annual Report 2014-15(EPA Tasmania)*
[2] *Waste generation and resource recovery in Australia (DSEWPaC* 2014)



Unlike most jurisdictions, Tasmanian has not established clear performance targets for resource recovery. State wide waste resource recovery data collection management systems are required to monitor and evaluate effectiveness of programs and provide public transparency on the progress toward Tasmanian waste and resource recovery goals.

The difference in diversion rates is most significant from industrial sources, i.e. Commercial and Industrial (C&I) and Construction and Demolition (C&D) waste generation. To reduce the amount of C&D waste landfilled and improve diversion, this Strategy identifies the C&D sector requires assistance to decrease waste generation and to implement source separation. Similarly, other industrial waste generators require assistance to use materials efficiently, reuse materials and understand the business case for greater source separated collection, onsite consolidation (baling) and/or processing. An expansion of resource recovery activities and the industry creates more employment opportunities than landfill disposal and has the potential to further boost the economy through investment and productivity gains.

The capacity of Tasmania's state wide waste and resource recovery system to manage the current and likely future need has been untested. Infrastructure planning is required to:

- Identify the existing critical waste infrastructure required to guarantee delivery of essential waste and resource recovery services;
- Address future infrastructure gaps likely to arise from population and economic growth (including landfill airspace);
- Identify appropriately zoned precincts for future developments and ensure adequate buffers;
- Identify contingency arrangements for emergency events and/or natural disasters; and
- Provide a roadmap to achieve a mix of infrastructure that will maximise the recovery of valuable resources and minimise the environmental and public health impact on Tasmania's communities.

A range of issues in the current resource recovery system have been identified that prevent greater resource recovery including infrastructure, services and the recovery of priority materials. Significant opportunities exist for improving resource recovery rates which target priority materials such as organics and materials from the C&D sector, optimising kerbside systems, upgrade of local government infrastructure to best practice and addressing more efficient collection of problematic wastes such as Hazardous Household Wastes

The performance of Tasmanian kerbside recycling system lags behind other states in spite of similar collection arrangements. This suggests there is potential to improve landfill diversion through enhanced community education and promotion of recycling. The Strategy proposes actions to improve the effectiveness of recycling awareness programs through increased cooperation and coordination between the state, regional groups and local councils. It is also recognised that community plays a critical role to reduce the amount of waste generated and require greater support to avoid waste generation.

Waste and waste management practices present a risk to and/or negatively impact on public health and the environment. The capacity of the EPA is constrained with respect to being able to adequately undertake compliance and enforcement activities along with the roles, responsibilities and resources available for land managers, i.e. local government and other state agencies, to address illegal dumping and littering.

The Strategy identifies a suite of program initiatives for inclusion in the new Tasmanian Waste and Resource Management Strategy and includes a roadmap of activities to be implemented over the next five years in collaboration with local government. The initiatives with the highest priority and recommended for immediate implementation, within the first 2 years of the new TWRMS, are detailed below:

Theme	Actions
1.Policy & Strategy	1.1 Introduce a landfill levy for material disposed at all Tasmanian landfills.
	1.2 Working towards a circular economy - establish clear objectives, performance indicators and targets for waste and resource recovery.
Theme	**Actions**
2.Leadership & Governance	2.1 Establish a Tasmania wide organisation to lead/champion and implement state waste and resource recovery strategies.
Theme	**Actions**
3.Evidence Base	3.1 Implement a state waste data management system to record and report landfill disposal and resource recovery.
	3.2 Implement a system to monitor and report on the movement of controlled wastes.
Theme	**Actions**
4. Infrastructure Planning	4.1 Develop a Tasmanian waste and resource recovery infrastructure plan that provides a roadmap to meet the future waste disposal needs and resource recovery objectives of the state.

Theme	Actions
5. Resource Recovery	5.1 Support councils to implement best practice kerbside bin systems and organics collections that service the needs of their communities.
	5.2 Support the upgrade existing local government resource recovery centres/transfer stations to best practice and recovery of specific materials e.g. colour sorted glass and mattresses.
Theme	Actions
6. Industry Support	6.1 Support industry to use materials efficiently, reuse materials and to understand the business case to improve resource recovery, create jobs and boost the economy.
Theme	Actions
7. Community Engagement	7.1 Develop a Tasmanian household awareness and waste avoidance program targeting foodwaste.
	7.2 Develop a Tasmanian schools waste awareness education and accreditation program.
Theme	Actions
8. Public Health & Environment	8.1 Provide additional resources to bolster the capability of the regulator to provide improved regulation and compliance. (e.g. via landfill levy).

Contents

List of Tables

1. Introduction and background

The purpose of this report, the Local Government Association of Tasmania (LGAT) Waste Management Strategy (Strategy), is to inform the development of the Tasmanian Waste and Resource Management Strategy (TWRMS) being prepared by the Environmental Protection Authority (EPA) Tasmania.

This Strategy considers the current key issues from within each of three regions in Tasmania and identifies what needs to occur over the next 5 years to ensure a progressive and sustainable approach to waste management in terms of projects/initiatives, governance and administration. The Strategy also details key statewide issues which should be considered as part of the development of a new state strategy.

1.1 Background

MRA undertook a review of key regional strategic documents, provided by LGAT, to identify current issues and barriers, from a local government perspective, which impede the objectives of the current Tasmanian Waste and Resource Management Strategy (TWRMS). The outcome of the review was compiled into a consultation draft, for the LGAT Waste Reference Group. The consultation draft detailed:

- Current waste issues in a statewide context;
- Policies and objectives relevant to the three waste regions of Tasmania;
- Initiatives and programs for the TWRMS; and
- A preliminary strategy action plan.

The LGAT Waste Reference Group reviewed of the consultation draft and through a workshop refined the key state wide issues and prioritised the strategic actions presented in this Strategy. The strategic actions were prioritised as high, medium or low and an included an indicative timeframe for implementation being:

- Immediate – within 2 years.
- Short term – 2- 5 years; and
- Long term – 5 years plus.

1.2 Themes

The key state wide issues identified as part of the review and consultation process are grouped into eight thematic areas. A description of the types of issues considered within each theme are shown in Table 1-1.

Table 1-1 Issue thematic descriptions

Thematic Area	Description
1. Policy & Strategy	• Tasmanian policy levers, signals and their support of strategic objectives; and • Alignment with national policies; and • Delivery of national product stewardship schemes.
2. Leadership & Governance	• The roles and responsibilities of government organisations to lead/champion and deliver a new state strategy; and • Providing greater transparency to the performance of waste and resource recovery system.
3. Evidence Base	• The quality, timeliness and accessibility of data used to inform decision making and measure performance.
4. Infrastructure Planning	• Planning for the future need for residual waste disposal and resource recovery infrastructure.
5. Resource Recovery	• Opportunities to improve resource recovery including infrastructure, services and programs to support the recovery of priority materials.
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7. Community Engagement	• Assisting the community to reduce the waste they generate and to effectively use the resource recovery system.
8. Public Health & Environment	• Reducing risk and/or negative impact of waste and waste management practices on public health and the environment; and • The capacity of the EPA to improve regulatory compliance.

2. Current statewide waste Issues

The new TWRMS provides an opportunity to rephrase the classic linear model of waste and resource management and to embrace the concept of a circular economy whereby materials are kept in circulation through reuse and recycling, industrial symbiosis and other efforts to divert materials from landfill.

The circular economy vision provides for greater jobs and investment in resource recovery and directly addresses a potential future state where increasing waste generation might outstrip improvements in landfill diversion rates. A range of issues and barriers have been identified as gaps which if addressed would support this vision

2. 1 Policy & Strategy

The issues discussed in this section relate to:

- The need for additional policy levers e.g. landfill levies and/or bans;
- The alignment of state policies with national policies and implementation of product stewardship schemes; and
- The need for stronger policy signals e.g. strategies, objectives and targets.

2.1.1 Landfill levy

The lack of a statewide landfill levy has created a market environment where resource recovery has a limited capacity to compete with landfill. The low landfill diversion rates in Tasmania result in a low economic benefit from the waste and recycling sector and the loss of the value of recoverable resource. Resource recovery operations employ more people and require greater investment in infrastructure per tonne of material processed compared to landfills.

Due to low landfill pricing in Tasmania, there is a financial barrier to recycle, invest in resource recovery and implement practices which reduce waste generation. Regional/local government levies are not adequate to significantly encourage investment in resource recovery. Additionally, these are applied inconsistently across the state, and consequently waste is being transported greater distances than necessary in order to realise gate fee savings. In some instances, long term contracts are a barrier to regional/local government landfill operators implementing and/or altering levies.

The absence of strict planning and regulatory controls for the development and operation of privately operated inert landfills means that the establishment of these landfills is not limited. These facilities do not collect levies, and provide a market barrier to the implementation of relatively low cost and simple recovery processes for C&D material at regional and local government operated landfill facilities.

Action 1.1	Timeframe	Priority
Introduce a landfill levy for material disposed at all Tasmanian landfills.	Immediate	High

2.1.2 Performance indicators and targets

The new Tasmanian Waste and Resource Management Strategy provides an opportunity to establish objectives, performance indicators and statewide targets which reflects the degree of transparency, commitment to and investment in waste and resource recovery objectives by the state and the vision of a circular economy.

Measuring progress towards circular economy requires a rethink of the traditional indicators and the evidence base required. Whilst it will be essential to ascertain how materials are kept in circulation through reuse and recycling, industrial symbiosis and other efforts to divert materials from landfill it is also important to recognise and measure the economic benefits such as the greater jobs, investment in resource recovery and productivity improvements.

The current absence of data and targets inhibits comparison of performance of regions and municipalities against state objectives and/or to identify a need for support or targeted programs.

As a minimum data management systems and resources to collect, quality check and disseminate data are required to establish statewide waste baseline data (e.g. waste generation and recovery rate) and to monitor against performance targets.

Action 1.2	Timeframe	Priority
Working towards a circular economy - establish clear objectives, performance indicators and targets for waste and resource recovery.	Immediate	High

2.1.3 National Waste Policy and product stewardship schemes

A clear policy commitment is required to evaluate and implement national product stewardship schemes which provide a cost/benefit to the state. State leadership, support and co-ordination is required to ensure the success of extended producer responsibility programs.

A lack of state government advocacy and support for implementation of national product schemes has resulted in additional costs to local government and poor outcomes for the state. For example, Local Governments are shouldering a significant cost burden to support the National Television and Computer Recycling Scheme. Similarly, the National Container Deposit Scheme (CDS) has been modelled to provide a significant benefit to Local Government in Tasmania, $28m NPV[3], but requires the commitment and support of the state government to implement.

Action 1.3	Timeframe	Priority
Support statewide implementation of national product schemes where there is cost benefit to Tasmania e.g. Container Deposit Scheme and the TV and Computer Recycling Scheme.	Short term	Medium

[3] Cost Benefit Study of a Tasmanian Container Deposit System – Final Report, Marsden Jacob (2014)

2.1.4 Organics Strategy

Organics is the largest category of potentially recoverable material currently in the residual waste stream. Up to 60% of the kerbside waste bin content has been identified as organics. Over 244,000[4] tonnes of organic waste was generated in Tasmania in 2010/11, and in excess of 180,000 tonnes of this was landfilled, approximately 75%.

This is a common issue faced in all jurisdictions and represents environmental, economic and public health issues for the state and in turn an opportunity to increase organics recovery for beneficial use. For example, new irrigation schemes coming online in Tasmania, the dairy, fruit, wine and vegetable production and processing sectors will likely expand the amount of organic waste material sourced from the industrial sector but also present an ideal market for recovered organic material. The recovery of organic material is a complex system and requires the alignment of a range of factors including:

- Supply chain and feedstocks (e.g. kerbside systems, contamination);
- Logistical support- transfer station network for the consolidation of material;
- Processing facility gate fees comparative to landfill;
- Public health and environmental risks from transportation and processing;
- Appropriate siting and community acceptance of new organics facilities; and
- Market development to develop and promote recycled organics products to viable markets.

Action 1.4	Timeframe	Priority
Develop a Tasmanian organics strategy to support an increase in the recovery of organic material.	Short term	High

2.1.5 Landfill bans

A number of waste streams present a public health and environmental risk or greenhouse gas impact when landfilled, e.g. e-waste and organics. Investment in alternative processing methods, in particular for e-waste, is currently not viable and unlikely to result without government intervention.

The precedent of landfill bans has been established for some materials, such as whole tyres, and are an alternative to imposing levies, e.g. the pending implementation of an e-waste ban in Victoria. Similarly, other priority materials such as organics, due to degradation and emission characteristics when placed in landfill, have been banned in the UK and flagged for possible future bans in other jurisdictions if landfill diversion objectives are not achieved.

2.1.6 Energy from waste (EfW)

Tasmanian lacks a policy and/or guidelines for how the Environment Management and Pollution Control Act, associated policies and regulations are applied to the assessment of proposals that recover Energy from Waste (EfW). Industry, government and the community are lacking high level guidance on the EPA's expectations and requirements for the siting, design, construction and operation of EfW facilities.

[4] Waste generation and resource recovery in Australia 2010/11, DSEWPaC (2014)

Action 1.5	Timeframe	Priority
Establish an energy from waste policy and guidelines.	Long term	Low

2.2 Leadership and Governance

The issues discussed in this section relate to the need for new organisations or the reform of the structure, function, roles and responsibilities of existing government organisations.

2.2.1 Statewide oversight TWRMS

A new TWRMS requires an organisation to lead and provide oversight of the implementation of the strategy and funding to deliver programs and or strategic actions. Tasmania does not have a dedicated body with capacity to provide advice on statewide waste issues to the Tasmanian Government, which has the resources to deliver statewide programs. For example, Sustainability Victoria, Green Industries South Australia and the Western Australian Waste Authority all have a strategic planning and program delivery roles with guaranteed core funding hypothecated from a landfill levy.

Action 2.1	Timeframe	Priority
Establish a Tasmania wide organisation to lead and implement state waste and resource recovery strategies.	Immediate	High

2.2.2 Regional groups

The three waste management groups generally have a common purpose however their governance arrangements differ significantly across the state as does their function, resources and funding sources. Currently regional activities focus primarily on the waste generated from the Municipal Solid Waste (MSW) sector as it is the focus of and directly within the sphere of influence of their member councils.

Delineating between function, roles and responsibilities of the regional groups and State government would support greater collaboration and coordinated delivery of statewide strategies and programs. The introduction of a landfill levy would provide an opportunity for a funding source for the groups and scope to broaden their capability to support collaborative procurement activities for waste infrastructure and services as well as to focus on the recovery of materials from industrial sources.

Action 2.2	Timeframe	Priority
Clearly define the functions, roles and responsibilities of regional groups and state government organisations to support state waste and resource recovery strategies.	Short Term	High

2.2.3 Transparency of landfill operations

Many local governments have fully accounted for landfill lifetime costs in their landfill gate fee to ensure the liability for rehabilitation, after care and asset replacement are taken into account in

landfill gate fee pricing. However differing approaches have been used and not all waste management facilities are structuring gate fees on a full users pay basis, an underlying principle of the TWRMS. Artificially low landfill gate fees at council operated facilities are a barrier to investment in resource recovery, create a competitive neutrality issue between private and public sector operators and can result in waste travelling greater distances than is necessary.

Action 2.3	Timeframe	Priority
Develop standard accounting practices for the "Full life" costing of landfills.	Short Term	High

Similarly, differing levels of transparency are provided across private and public sector managed landfill in terms of public disclosure and reporting environmental performance and the impact on neighbouring communities.

Action 2.4	Timeframe	Priority
Require greater transparency of the environmental performance standard of all landfills through reporting requirements and public disclosure.	Short Term	High

The consolidation and or sharing of larger regional facilities between councils presents an opportunity to provide efficiency gains and opportunities for greater resource recovery. Greater transparency on cost and environmental performance of public sector landfills may encourage the early closure and /or mothballing of smaller landfills which in turn may provide contingency landfill airspace with the system.

2.3 Evidence base

The issues discussed in this section relate to the collection, quality, timeliness and accessibility of data used to inform decision making and measure performance.

2.3.1 Statewide waste and resource recovery data

Accurate and readily available state waste data is required to establish a baseline to inform decision making and to monitor and evaluate the effectiveness of strategies and program delivery. Key annual state indicators collected on a statewide basis in other jurisdiction include:

- Waste generation;
- Residual waste landfilled; and
- Materials reprocessed; and
- Quantities of material types landfilled and recovered.

A state based waste data management system is required to enable collection of waste data, analysis an evaluation of progress against state strategy objectives.

Action 3.1	Timeframe	Priority
Implement a state waste data management system to record and report landfill disposal and resource recovery.	Immediate	High

2.3.2 Controlled waste

A system to monitor and report on the movement of controlled wastes from the producers (consignors) to approved treatment, resource recovery or disposal facilities is yet to be implemented. Feedback suggest that stockpiles of controlled wastes are occurring illegally across the state.

Action 3.2	Timeframe	Priority
Implement a system to monitor and report on the movement of controlled wastes.	Immediate	High

2.3.3 Local government data

Waste data is not being recorded in a standardised manner across local government waste facilities for example:

- Definitions of type, quantity of material and units of measure; and
- Destination of material (i.e. landfill vs recovery)

Smaller landfill facilities may not have weighbridges and/or mechanisms to collect and report accurate data. Standardised collection methods and a statewide reporting system of council waste services are required to support the decision making for investment in upgrades and/or improvements to services.

Action 3.3	Timeframe	Priority
Support standard waste and resource recovery data collection and reporting by local government.	Short Term	High

2.4 Infrastructure planning

The issues discussed in this section relate to planning for the future need for residual waste disposal and resource recovery infrastructure for example due to population and economic growth, emergency events and/or natural disasters.

2.4.1 Planning for the future

The capacity of existing waste and resource recovery infrastructure across the state is unknown and the future requirements to manage the expected volume and mix of waste resulting from population and economic growth have not been established.

2.4.1.1 Planning

Waste management facilities and/or precincts which exist which are critical to the state for the operation of the statewide waste management system need to be identified. Planning for the ongoing use of these precincts is required to mitigate the risk from future urban encroachment and enable expansion and or new developments to occur at these sites. Similarly, the impact on neighbouring communities and their social license to operate requires assessment to determine the future suitability of these sites.

2.4.1.2 Statewide landfill scheduling

Whilst at a local government and regional level the available landfill airspace and life of landfills is known the overall statewide capacity and impact of inter-regional material flows are unknown. The

future need and timing for the provision of additional future airspace within the statewide landfill network is unknown.

2.4.1.3 Contingency arrangements

Statewide contingency plan arrangements for waste management in the instance of restricted access to key waste management assets do not exist. Similarly, the impact of waste resulting from emergency events on the transfer station network and available landfill airspace is unknown.

Action 4.1	Timeframe	Priority
Develop a Tasmanian waste and resource recovery infrastructure plan that provides a roadmap to meet the future waste disposal needs and resource recovery objectives of the state.	Immediate	High

2.4.2 Transfer station network

Local government transfer stations play a critical role in realising efficiency in consolidation and transport of waste for disposal and resources for recycling and/or reprocessing. The consolidation and or sharing of larger regional facilities between councils presents an opportunity to remove duplication and provide efficiency gains and opportunities for greater resource recovery. However, there may be a reluctance at community and council level to reduce the number and availability of transfer stations.

Action 4.2	Timeframe	Priority
Support development and upgrade of local government transfer stations facilities to improve efficiency and capacity of the transfer station network.	Short Term	Medium

2.5 Resource recovery

The issues discussed in this section relate to existing deficiencies in the current resource recovery system including infrastructure, services and programs to support the recovery of priority materials.

The role of local government is critical in the Tasmanian waste and resource recovery system as it provides essential kerbside collection services and operates nearly all the infrastructure in the absence of private sector participation. The ratio of public owned waste infrastructure to private sector is significantly higher in Tasmania than in other jurisdictions hence supporting local government waste and resource recovery operations is a priority.

2.5.1 Optimising council kerbside systems

Communities are demanding upgraded kerbside collection services from councils, and significant environmental benefits can result from the expansion of kerbside systems to include organics and yield more recyclables. The diversion rate of the current kerbside system is restricted by the ability to recover organic material, in particular food organics from the residual waste bin. Whilst improvements may be made through universally adopting smaller 80L or 120L garbage and 240L recycling bins, a step changes would result if councils were supported to implement kerbside organic collection either as garden organics (GO) or the combination of food organics and garden organics (FOGO).

Councils require information and tools to assess the costs and benefits to their communities of new kerbside services and support to implement best practice collection systems.

Action 5.1	Timeframe	Priority
Support councils to implement best practice kerbside bin systems and organics collections that service the needs of their communities.	Immediate	High

2.5.2 Best practice local government resource recovery facilities

All regions have identified a need for the assessment of the operation of transfer stations to best practice. The upgrade of facilities and the transfer station network, in particular smaller sites, is required in order to improve usability and site safety, recover more materials of differing types and improve site management including data collection.

Action 5.2	Timeframe	Priority
Support the upgrade existing local government resource recovery centres/transfer stations to best practice and recovery of specific materials e.g. colour sorted glass and mattresses.	Immediate	High

2.5.3 Organics

The introduction of new kerbside organics collection systems is dependent on the capacity of organics processing infrastructure and development of end markets for recycled organics. Incentives which support the investment in new and/or expanded facilities that will support the kerbside system and /or process other organic wastes which are currently going to landfill are required.

Action 5.3	Timeframe	Priority
Support investment in organics processing infrastructure.	Short Term	High

2.5.4 Industrial waste

Relatively low diversion rates are reported from the industrial sector in Tasmania, attributed to limited market development, unregulated inert facilities, retrieval inefficiencies, a lack of centralised processing and quality control/contamination. However, the C&D sector in particular, presents a significant opportunity for the recovery of materials from industrial sources at landfill sites. For example, using separate drop off zones at the landfill and rudimentary sorting processes to separate concrete, metals, timber, cardboard, plasterboard and other recyclables.

Action 5.4	Timeframe	Priority
Support the investment in industrial waste sorting - in particular construction and demolition waste.	Short Term	High

2.5.5 Other Priority Materials

The absence of baseline data inhibits a detailed analysis of the quantity and source of materials being landfilled across the state. However, common issues particularly with regards to problematic materials such as Tyres, Household Hazardous Waste and glass are prioritised as they have been identified as problematic across the state.

2.5.5.1 Household Hazardous Waste (HHW)

It is costly and inefficient for local government and the three regions to implement HHW programs due to economies of scale. A centralised arrangement for a state wide network of permanent drop-off sites for High Volume Low Toxicity (HVLT) items such as paint, batteries, gas bottles, fluoro tubes and aerosols, would allow for greater economies of scale. This would reduce the cost per kilo for transport and treatment and provide greater opportunity for direct reuse (e.g. paint) via resource recovery operations. Similarly, state wide promoted and coordinated mobile drop-off services targeting Low Volume High Toxicity (LVHT) materials would ensure greater effectiveness and allow better planning and higher quality of service with reduced overheads.

Action 5.5	Timeframe	Priority
Support a state wide implementation of household hazardous waste collection programs.	Short Term	Medium

2.5.5.2 E-waste

The national TV and Computer Recycling scheme is not operating effectively in Tasmania with local government and regional groups funding the collection and transport costs of e-waste. State leadership, support and co-ordination is required to ensure the success of this and other extended producer responsibility programs, refer Action 1.3.

2.5.5.3 Tyres

In Tasmania, whole tyres are a controlled waste and are only allowed at landfills that have specific approval. However, due to lack of alternatives it is believed that these regulations are not always followed and significant stockpiles presenting both a public health and environmental risk exist. Recent announcements for the investment in tyre shredding and crumbing in both the north and south of the state may provide new pathways for end of life tyres, however orphaned stockpiles will remain an issue.

2.5.5.4 Concrete and bricks

Concrete and bricks from C&D source are being landfilled, often in privately operated inert landfills due to the lower gate fees charged as compared to local government and regionally operated landfills. To address this issue either government support for the investment in sorting processes is required or a combination of a landfill levy and tighter regulatory controls on inert landfills, refer Action 5.4.

2.5.5.5 Glass

The absence of a local glass reprocessor and the lack of infrastructure to colour sort glass to the desired specification has been a barrier to recycling glass collected through the kerbside system in Tasmania. The pathway for resource recovery has traditionally been to lower order civil construction applications or into pavers. Recent investments in colour sorting technologies are enabling export and realisation of a positive value for material collected in the North of the State; local governments could be supported to exploit this opportunity by better sorting coloured glass separately collected at transfer stations, refer Action 5.2.

2.5.5.6 Mattresses

Mattresses are problematic in landfill by taking up valuable airspace and potentially damaging compacting equipment. In the absence of a product stewardship arrangement or the private sector providing a service, local government and regional groups are being forced to implement mattress

stripping infrastructure. Infrastructure could be accommodated at transfer stations, refer Action 5.2.

2.6 Industry Support

2.6.1 Engagement with Industry

The estimated amount of waste diverted from landfill from industrial sources is significantly lower in Tasmania compared with other jurisdictions. To reduce the amount of C&D waste landfilled and improve diversion, the C&D sector requires assistance to decrease waste generation and to implement source separation. Similarly, other industrial waste generators require assistance to use materials efficiently, reuse materials and understand the business case for greater source separated collection, onsite consolidation (baling) and/or processing.

An expansion of resource recovery activities and the industry creates more employment opportunities than landfill disposal and has the potential to further boost the economy through investment and productivity gains.

Action 6.1	Timeframe	Priority
Support industry to use materials efficiently, reuse materials and to understand the business case to improve resource recovery.	Immediate	High

2.6.2 Market Development

Tasmania faces the challenges of geographical isolation and lack of local markets for recycled products. The demand to recycle from the supply side (e.g. kerbside recycling) and a lack of demand for some recovered materials can cause economic, community, environment and public health impacts (e.g. stockpiling of glass fines and tyres). Market development aims to address the challenges and barriers for recovered resources by stimulating the right market conditions. This could be achieved through the development of state wide strategy which guided the implementation of interventions in the areas of:

- Research and development;
- Product specifications;
- Product procurement; and
- Product stewardship.

Developing the market for recovered resources supports the expansion of the resource recovery industry which provides benefits of employment opportunities and economic growth.

Action 6.2	Timeframe	Priority
Develop a Tasmanian market development strategy to increase the market demand for recovered resources and promote investment in recovery of priority materials e.g. organics, tyres and glass.	Short Term	Medium

2.7 Community engagement

Issues discussed in this section relate to waste avoidance, waste reduction and the community effectively using the resource recovery and waste collection system.

2.7.1 Household education

The performance of Tasmanian kerbside recycling system lags behind other states in spite of similar collection arrangements. This suggests there is potential to improve landfill diversion through enhanced community education and promotion of recycling. The effectiveness of recycling awareness programs would be enhanced through increased cooperation and coordination between the state, regional groups and local councils. Similarly, increased involvement with community groups and schools on correct recycling and waste avoidance behaviours would support improvements in household practices.

Whilst, community education programs should address improved recycling practice there is also a need to deliver waste avoidance programs in particular food organics. An example of a state based waste avoidance program delivered in NSW and Victoria is the "Love Food Hate Waste" campaign.

Action 7.1	Timeframe	Priority
Develop a Tasmanian household awareness and waste avoidance program targeting foodwaste.	Immediate	Medium

Action 7.2	Timeframe	Priority
Develop a Tasmania wide schools waste awareness education and accreditation program.	Immediate	Medium

2.8 Public health and environment

Issues discussed in this section relate to the risk of and/or negative impact of waste and waste management practices, regulation and enforcement on public health and the environment.

2.8.1 EPA regulatory enforcement

The implementation and enforcement of regulations is subject to EPA resourcing capabilities. It is claimed by local government and facility operators that EPA resources are limited and regulation is not being evenly enforced. This results in an un-level playing field where operators observing best practice and full compliance are at competitive disadvantage and results in increased environmental risk from poorly managed waste and resource management activities. The introduction of landfill levy would provide an opportunity to bolster the capability of the regulator to provide improved regulation and enforcement activities.

Action 8.1	Timeframe	Priority
Provide additional resources to bolster the capability of the regulator to provide improved regulation and compliance. (e.g. via landfill levy).	Immediate	High

2.8.2 Littering & illegal dumping

Little information is available to consistently measure littering behaviours across the state and to identify hotspots. A combination of standardised practices, data collection and management are required in order to:

- More efficiently evaluate litter and illegal dumping program and interventions at a local

scale; and

- Support cost benefit analyses to improve local litter prevention projects.

Management of littering and illegal dumping is spread between multiple agencies and stakeholders. Clearer policies are required to clarify the roles and responsibilities and obligation to clean up illegal dumping by differing land managers. Greater state co-ordination and support to deliver programs, clean-up activities and implement enforcement are required.

Action 8.2	Timeframe	Priority
Provide support for state wide coordination of litter and illegal dumping strategies, the responsibilities of and activities by state agencies councils and land managers.	Short Term	High

The national Container Deposit Scheme presents an opportunity to assist council and other agencies to address littering by providing an incentive to the public to either to avoid littering and or collect redeemable containers littered, refer Action 1.3.

2.8.3 Public place recycling

A common issue identified across local government strategies is the need to assess and upgrade public place recycling infrastructure to best practice and/or expand the network of pubic place recycling bins.

Action 8.3	Timeframe	Priority
Support the upgrade of public place litter and recycling bins to best practice and expand the network of public place recycling bins.	Short Term	Medium

3. Strategy actions summary

The range of initiatives which address Tasmanian statewide waste and resource recovery issues are presented, below in Table 3-1.

Table 3-1 State waste and resource themes and initiatives

Theme	Action Areas	Timeframe	Priority
1.Policy & Strategy	1.1 Introduce a landfill levy for material disposed at all Tasmanian landfills.	Immediate	High
	1.2 Working towards a circular economy - establish clear objectives, performance indicators and targets for waste and resource recovery.	Immediate	High
	1.3 Support statewide implementation of national product schemes where there is cost benefit to Tasmania e.g. Container Deposit Scheme and the TV and Computer Recycling Scheme.	Short term	Medium
	1.4 Develop a Tasmanian organics strategy to support an increase in the recovery of organic material.	Short term	High
	1.5 Establish an energy from waste policy and guidelines.	Long term	Low
Theme	Action Areas	Timeframe	Priority
2.Leadership & Governance	2.1 Establish a Tasmania wide organisation to lead/champion and implement state waste and resource recovery strategies.	Immediate	High
	2.2 Clearly define the functions, roles and responsibilities of regional groups and state government organisations to support state waste and resource recovery strategies.	Short term	High
	2.3 Develop standard accounting practices for the “Full life” costing of landfills.	Short term	High
	2.4 Require greater transparency of the environmental performance standard of all landfills through reporting requirements and public disclosure.	Short term	High

Theme	Action Areas	Timeframe	Priority
3.Evidence Base	3.1 Implement a state waste data management system to record and report landfill disposal and resource recovery.	Immediate	High
	3.2 Implement a system to monitor and report on the movement of controlled wastes.	Immediate	High
	3.3 Support standard waste and resource recovery data collection and reporting by local government.	Short Term	High
Theme	**Action Areas**	**Timeframe**	**Priority**
4. Infrastructure Planning	4.1 Develop a Tasmanian waste and resource recovery infrastructure plan that provides a roadmap to meet the future waste disposal needs and resource recovery objectives of the state.	Immediate	High
	4.2 Support development and upgrade of local government transfer stations facilities critical to the statewide network to improve efficiency and capacity.	Short term	Medium
Theme	**Action Areas**	**Timeframe**	**Priority**
5. Resource Recovery	5.1 Support councils to implement best practice kerbside bin systems and organics collections that service the needs of their communities.	Immediate	High
	5.2 Support the upgrade existing local government resource recovery centres/transfer stations to best practice and recovery of specific materials e.g. colour sorted glass and mattresses.	Immediate	High
	5.3 Support investment in organics processing infrastructure.	Short term	High
	5.4 Support the investment in industrial waste sorting - in particular construction and demolition waste.	Short term	High
	5.5 Support a state wide implementation of household hazardous waste collection programs.	Short term	Medium
Theme	**Action Areas**	**Timeframe**	**Priority**
6. Industry Support	6.1 Support industry to use materials efficiently, reuse materials and to understand the business case to improve resource recovery.	Immediate	High
	6.2 Develop a Tasmanian market development strategy to increase the market demand for recovered resources and promote investment in recovery of priority materials e.g. organics, tyres and glass.	Short term	Medium

Theme	Action Areas	Timeframe	Priority
7. Community Engagement	7.1 Develop a Tasmanian household awareness and waste avoidance program targeting foodwaste.	Immediate	Medium
	7.2 Develop a Tasmanian schools waste awareness education and accreditation program.	Immediate	Medium
Theme	**Action Areas**	**Timeframe**	**Priority**
8. Public Health & Environment	8.1 Provide additional resources to bolster the capability of the regulator to provide improved regulation and compliance. (e.g. via landfill levy).	Immediate	High
	8.2 Provide support for state wide coordination of litter and illegal dumping strategies, the responsibilities of and activities by state agencies councils and land managers.	Short term	High
	8.3 Support the upgrade of public place litter and recycling bins to best practice and expand the network of public place recycling bins.	Short term	Medium

4. Strategy action timeframe

The timetable and priority for the range of initiatives which address Tasmanian statewide waste and resource recovery issues are presented, below in Table 4-1.

Table 4-1 Strategy action timetable

Theme	Action	0-2 Years	2- 5 Years	5 Years +
1. Policy & Strategy.	1.1 Landfill Levy			
	1.2 Strategy Targets			
	1.3 Nations Product Stewardship Scheme (CDS)			
	1.4 Organics Strategy			
	1.5EfW Policy/Guidelines			
2. Leadership & Governance	2.1. State wide organisation			
	2.2 State/regional roles & responsibilities			
	2.3 Landfill Costing			
	2.4 Landfill Performance reporting			
3. Evidence Base	3.1. State wide data management			
	3.2. Standard waste collection/reporting			
	3.3. Standard waste collection/reporting			

Theme	Action	0-2 Years	2- 5 Years	5 Years +
4.Infrastructure & Planning	4.1. State Wide Infrastructure Plan			
	4.2 Transfer Station Network upgrade			
5. Resource Recovery	5.1. best Practice kerbside organics			
	5.2. Best Practice Resource Recovery Centres			
	5.3. Organics Infrastructure Support			
	5.4 Industrial Pre-sort			
	5.5 State Wide Hazardous Household Waste Collection			
6. Industry Support	6.1. Business Onsite Resource Recovery Support			
	6.2 Tasmanian Market Development Strategy			
7. Community Engagement	7.1 Household Waste Avoidance Program			
	7.2 Tasmanian Schools Waste Education			

Theme	Action	0-2 Years	2- 5 Years	5 Years +
8. Public Health & Environment	8.1 Bolster EPA Resources			
	8.2 Litter & Illegal Dumping Support			
	8.3 Public Place Recycling Upgrades			

Legend:

Priority	Colour Coding
High – Blue with Grid	
Medium – Blue	
Low - Light blue	

Engineers & Planners

117 Harrington Street
Hobart 7000
Phone (03) 6231 2555
Fax (03) 6231 1535
infohbt@jmg.net.au

49-51 Elizabeth Street
Launceston 7250
Phone (03) 6334 5548
Fax (03) 6331 2954
infoltn@jmg.net.au

Johnstone McGee & Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone McGee & Gandy Unit Trust

www.jmg.net.au

JMG Ref: J172336CL
DA ref: DA-2017/91

7 February 2018

Jacqui Tyson

Southern Midlands Council

Via email - jtyson@southernmidlands.tas.gov.au

Dear Jacqui,

DA-2017/91 - RESPONSE TO REQUEST FOR FURTHER INFORMATION - 1384 TEA TREE ROAD, REKUNA

JMG Engineers and Planners have been engaged by Holy Tantra Esoteric Buddhism Incorporated to prepare a response to Council's Request for Further Information letter dated 5 September 2017 relating to the proposed outbuildings (temporary containers) at 1384 Tea Tree Road, Rekuna (CT 155148/1). The matters raised in Council's letter are addressed in sequence below.

1. Earthworks

It is confirmed that the proposal includes earthworks as well as the storage containers previously detailed. The application form has been amended to include this detail (Attachment A). The extent of cut and fill (earthworks) is detailed on pages 4 and 5 of the plans provided.

2. Container details

The site plan has been amended to indicate the location of both existing and proposed storage containers on the site (Attachment B).

There are currently 21 storage containers on-site. It is confirmed that an additional 20 storage containers are proposed within 'Container Area 2', resulting in a total of 41 containers on the site.

3. Landslide risk management

In response to Council's letter, a landslide risk assessment was completed by Scherzic Ground Investigations. The assessment report is provided under Attachment C.

The proposed development has been assessed against Clause E3.7.1 within the 'Landslide Code'.

E3.7.1 Buildings and Works, other than Minor Extensions	
A1 *No acceptable solution.*	*P1* *Buildings and works must satisfy all of the following:* *(a) no part of the buildings and works is in a High Landslide Hazard Area;* *(b) the landslide risk associated with the buildings and works is either:* *(i) acceptable risk; or* *(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.*

The temporary storage containers and associated earthworks are located within in an area classed as 'low' under the Landslide Hazard Area overlay, consistent with (a). The geotechnical report confirms that there was no evidence of previous landslides within the area.

The geotechnical assessment report prepared by Scherzic Ground Investigations has identified that the risk associated with buildings or works in the area is acceptable, consistent with (b). The report identified that the risk to life from the ground works and cuttings to the embankment is acceptable for a design life of less than 10 years, if the guidelines of 1×10^{-5} is deemed acceptable by Council. As a result, it is considered that the earthworks undertaken to accommodate the existing and proposed storage containers is acceptable and that no additional works are required in the short term.

We trust this now satisfies Council's request however, if any further information or clarification with respect to this application is required, please contact me on 6231 2555 or at fbeasley@jmg.net.au.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

Frances Beasley
TOWN PLANNER

ATTACHMENT A

Amended Application Form

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
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	Holy Tantra Esoteric Buddhism Incorporated		
Postal Address	418 Churchill Avenue	Phone No:	0487761828
	Sandy Bay 7005	Fax No:	
Email address	richardjho8@gmail.com		
Applicant Name (if not owner)	JMG Engineers & Planners obo Holy Tantra Esoteric Buddhism Incorporated		
Postal Address	117 Harrington Street	Phone No:	62312555
	Hobart 7000	Fax No:	
Email address:	mclark@jmg.net.au		

Description of proposed use and/or development:

Address of new use and development:	1384 Tea Tree Road, Campania	
Certificate of Title No:	Volume No 155148 Lot No: 1	
Description of proposed use or development:	Residential Outbuildings (temporary containers) Earthworks	ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.
Current use of land and buildings:	Residential	Eg. Are there any existing buildings on this title? If yes, what is the main building used as?
Is the property Heritage Listed	Please tick ✓answer: Yes [ ] No [✓]	

SOUTHERN MIDLANDS COUNCIL

Proposed Material	What are the proposed external wall colours	various	What is the proposed roof colour	various
	What is the proposed new floor area m^2.	1173	What is the estimated value of all the new work proposed:	$ 45,900

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);

Matthew Clark

Applicant Signature (if not the Owner)	Applicant Name (*Please print*)	Date
	Matthew Clark	07/02/2018

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Address all correspondence to:
The General Manager, PO Box 21, Oatlands, Tasmania 7120
Development & Environmental Services Office is located at 85 Main Street, Kempton Tas 7030
Applications can be submitted by email mail@southernmidlands.tas.gov.au

SOUTHERN MIDLANDS COUNCIL

RESIDENTIAL 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)

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.

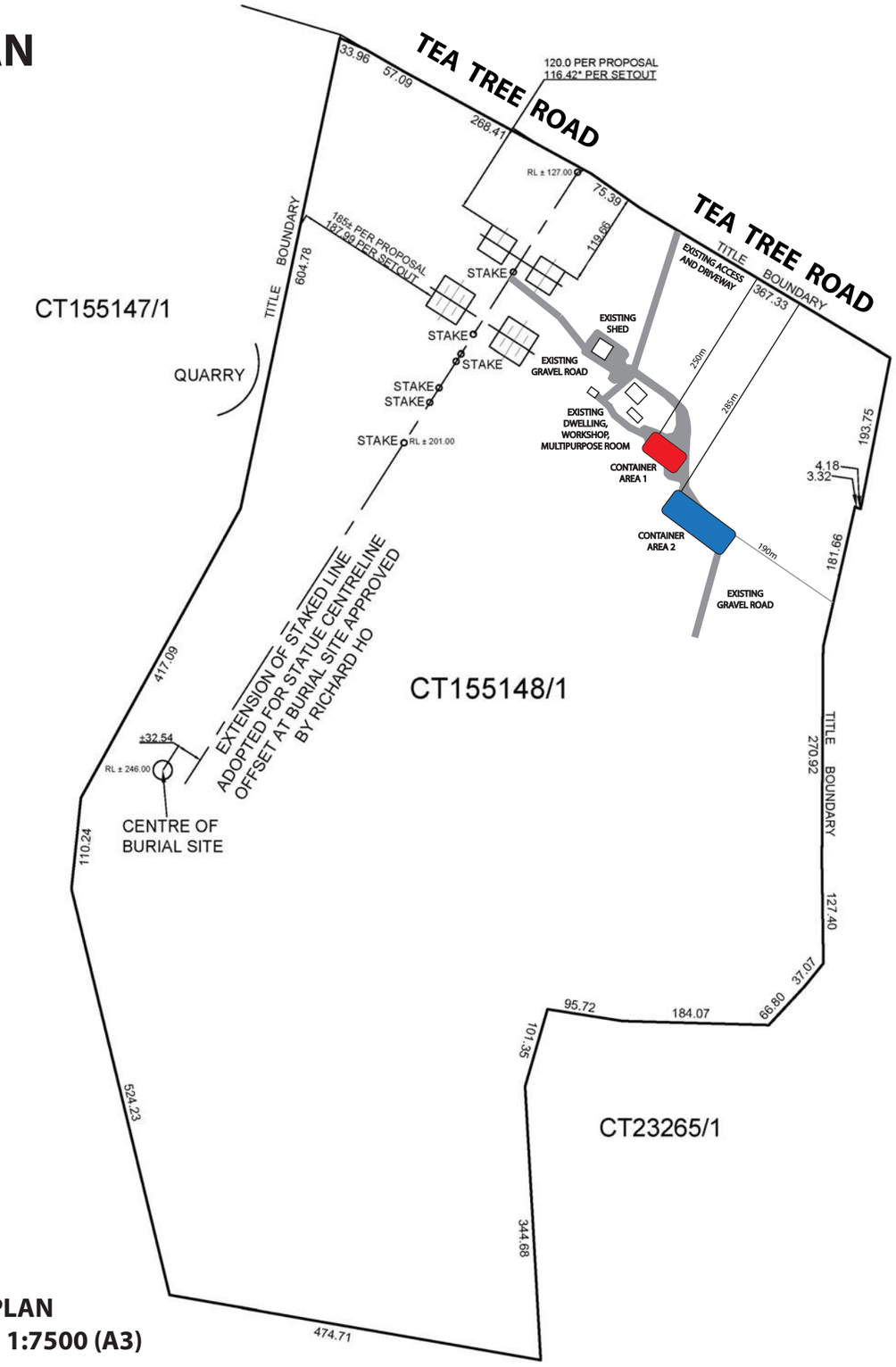
Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 6259 3011. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

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

ATTACHMENT B

Amended Site Plan

SITE PLAN



SITE PLAN
Scale: 1:7500 (A3)

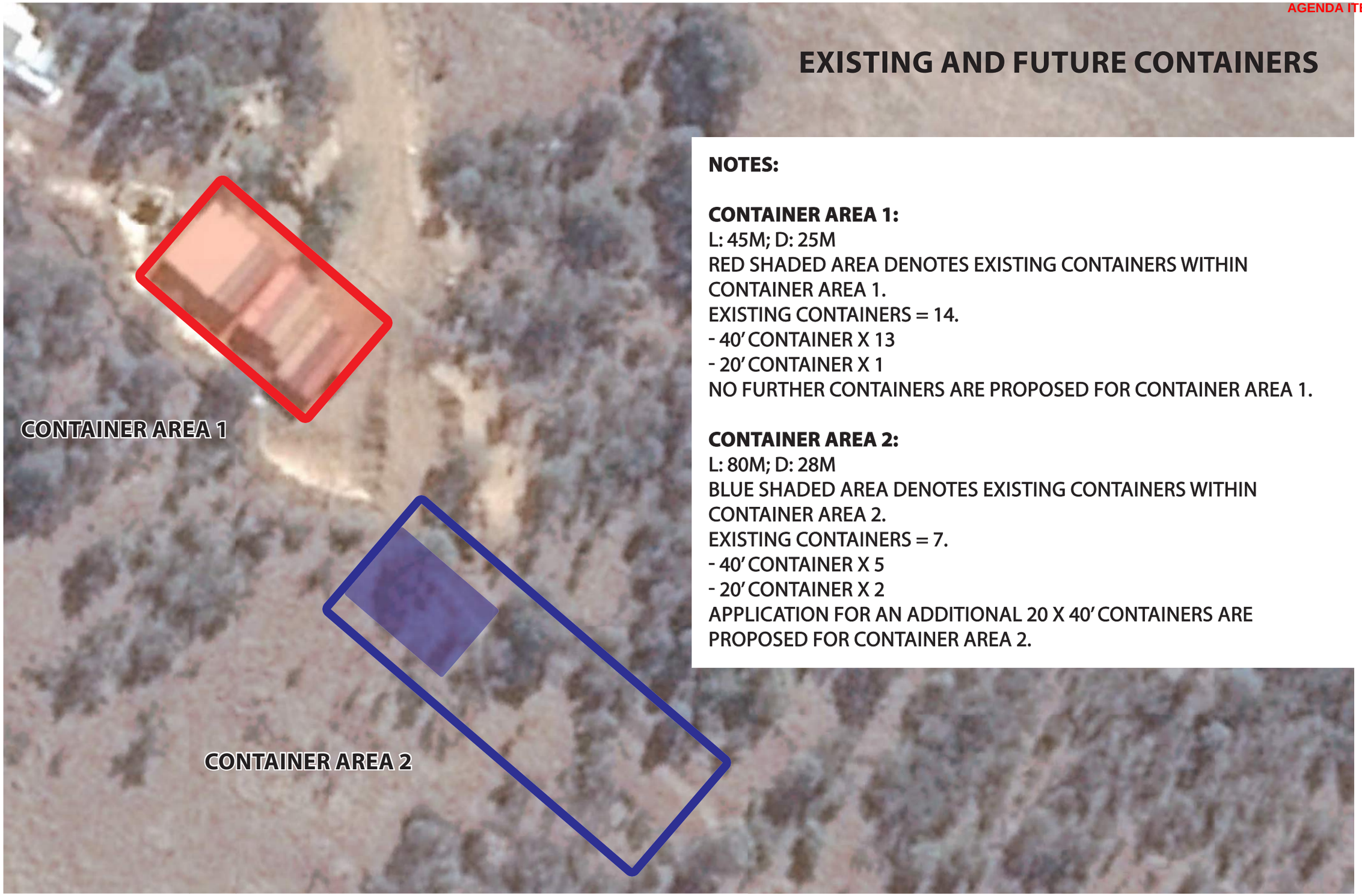
NOTES:

CONTAINER AREA 1:
L: 45M; D: 25M
DISTANXCE FROM NORTH BOUNDARY (TEA TREE ROAD): 250M
DISTANCE FROM EAST BOUNDARY: 230M
DISTANCE FROM STORAGE ROOM ON THE WEST: 30M

CONTAINER AREA 2:
L: 80M; D: 28M
DISTANCE FROM NORTH BOUNDARY (TEA TREE ROAD): 285M
DISTANCE FROM EAST BOUNDARY: 190M

HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED	PLANNING PERMIT APPLICATION: EARTHWORKS AND SHIPPING CONTAINERS	PROJECT: 1384 TEA TREE ROAD, CAMPANIA	PAGE NO. 1
		OUR REF.:	
	SCALE: 1:7500 (A3)	DATE:	

EXISTING AND FUTURE CONTAINERS



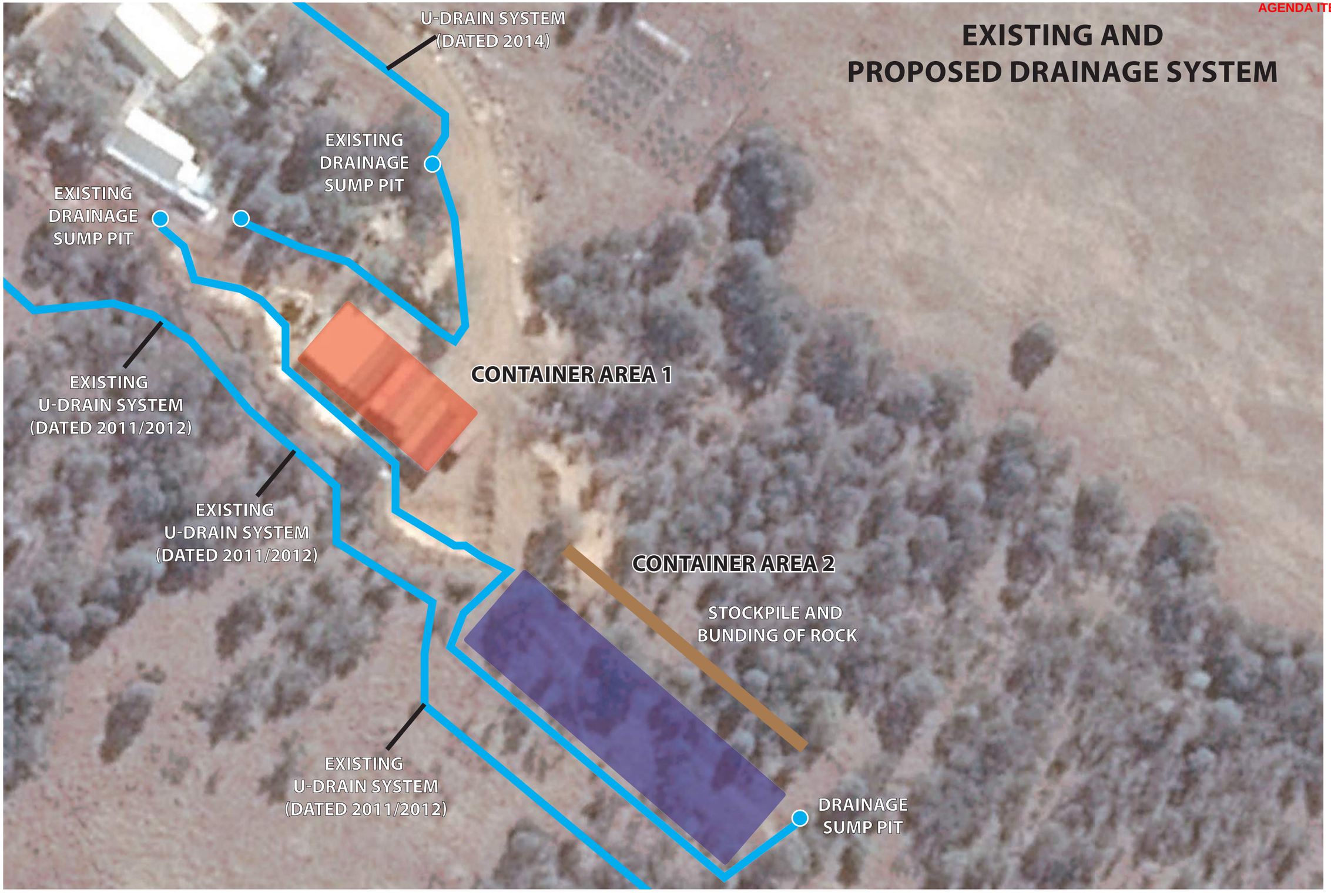
NOTES:

CONTAINER AREA 1:
L: 45M; D: 25M
RED SHADED AREA DENOTES EXISTING CONTAINERS WITHIN CONTAINER AREA 1.
EXISTING CONTAINERS = 14.
- 40' CONTAINER X 13
- 20' CONTAINER X 1
NO FURTHER CONTAINERS ARE PROPOSED FOR CONTAINER AREA 1.

CONTAINER AREA 2:
L: 80M; D: 28M
BLUE SHADED AREA DENOTES EXISTING CONTAINERS WITHIN CONTAINER AREA 2.
EXISTING CONTAINERS = 7.
- 40' CONTAINER X 5
- 20' CONTAINER X 2
APPLICATION FOR AN ADDITIONAL 20 X 40' CONTAINERS ARE PROPOSED FOR CONTAINER AREA 2.

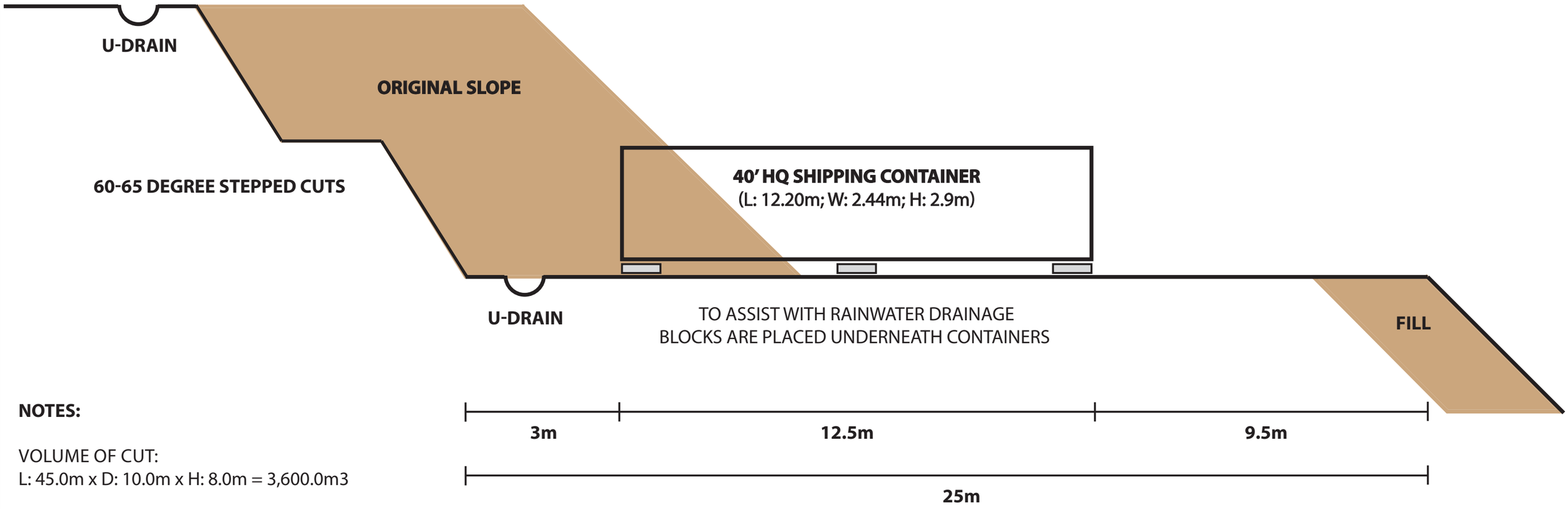
HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED	**PLANNING PERMIT APPLICATION: EARTHWORKS AND SHIPPING CONTAINERS**	**PROJECT:** 1384 TEA TREE ROAD, CAMPANIA	**PAGE NO.** 2
		OUR REF.:	
	SCALE: 1:600 (A3)	**DATE:**	

EXISTING AND PROPOSED DRAINAGE SYSTEM



HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED	PLANNING PERMIT APPLICATION: EARTHWORKS AND SHIPPING CONTAINERS	PROJECT: 1384 TEA TREE ROAD, CAMPANIA	PAGE NO. 3
	SCALE: 1:1500 (A3)	OUR REF.:	
		DATE:	

ELEVATION DIAGRAM:
CONTAINER AREA 1 (RED): CUT AND FILL



NOTES:

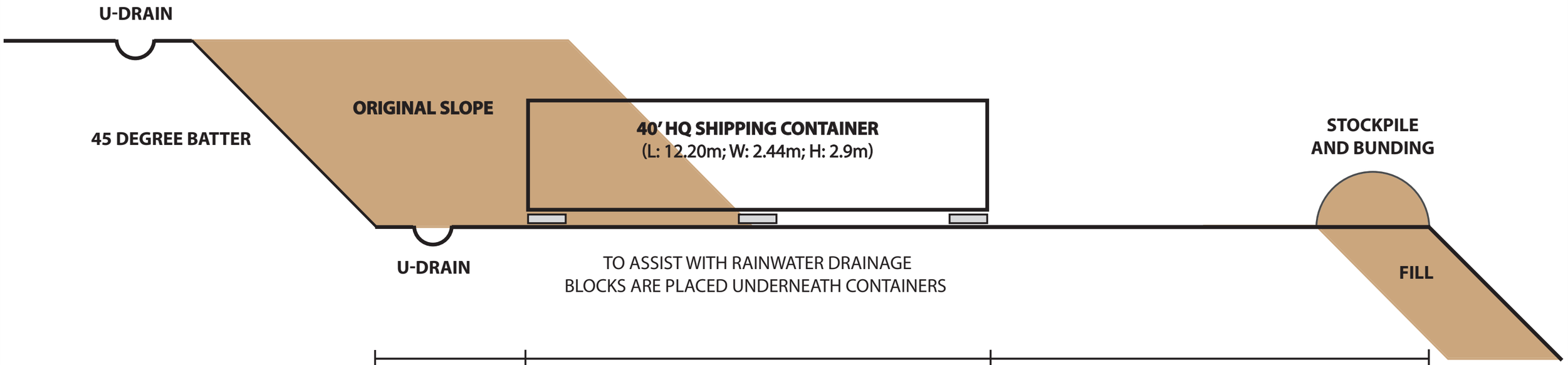
VOLUME OF CUT:
L: 45.0m x D: 10.0m x H: 8.0m = 3,600.0m3

VOLUME OF FILL:
L: 10m x D: 3.0m x H: 3.5m = 105m3

EXCAVATED MATERIAL WILL BE USED FOR FILL AND STOCKPILE FOR PAVING OF INTERNAL DRIVEWAYS AND FOOTPATHS.

HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED	**PLANNING PERMIT APPLICATION: EARTHWORKS AND SHIPPING CONTAINERS**	**PROJECT:** 1384 TEA TREE ROAD, CAMPANIA	**PAGE NO.** 4
		OUR REF.:	
	SCALE: 1:200 (A3)	**DATE:**	

ELEVATION DIAGRAM:
CONTAINER AREA 2 (BLUE): CUT AND FILL



NOTES:

VOLUME OF CUT:
L: 80.0m x D: 10.0m x H: 5.0m = 4,000.0m3

VOLUME OF FILL:
L: 10m x D: 3.0m x H: 3.5m = 105m3

EXCAVATED MATERIAL WILL BE USED FOR FIL:,
STOCKPILE FOR PAVING OF INTERNAL DRIVEWAYS
AND FOOTPATHS, AND BUNDING.

HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED	**PLANNING PERMIT APPLICATION: EARTHWORKS AND SHIPPING CONTAINERS**	**PROJECT:** 1384 TEA TREE ROAD, CAMPANIA	**PAGE NO.** 5
		OUR REF.:	
	SCALE: 1:200 (A3)	**DATE:**	

HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED	PLANNING PERMIT APPLICATION: EARTHWORKS AND SHIPPING CONTAINERS	PROJECT: 1384 TEA TREE ROAD, CAMPANIA	PAGE NO. 6
	SCALE:	OUR REF.:	
		DATE:	

ATTACHMENT C

Geotechnical Assessment Report

by Scherzic Ground Investigations

Scherzic

Ground Investigations

Holy Tantra Esoteric Buddhism Inc.

Landslide Risk Assessment Report

The Buddhist Cultural Park, Tea Tree Road, Campania

February 2018

Scherzic Pty Ltd
ABN 99 167 712 325
PO Box 555, North Hobart, TAS. 7002
Email: info@scherzic.com
www.scherzic.com

Scherzic
Ground Investigations

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Scherzic
Ground Investigations

1 Limitations

This report has been prepared for Holy Tantra Esoteric Buddhism Incorporated and is only for use for Holy Tantra Esoteric Buddhism Inc (HTEB). for the purpose given above. No responsibility will be taken for use by other parties. The recommendations contained in this report are preliminary only and based on the data described within. The nature of slope materials can vary over small areas and therefore conditions may exist which were not encountered or foreseen in this assessment. This report does not assess contamination of soil or ground water.

No subsurface drilling, or materials testing has been undertaken other than the logging and in situ testing described below.

Martin Schult, CPEng., NER
Geotechnical Engineer
Scherzic Pty Ltd
www.scherzic.com

Reports Issued			
Report No	**Author**	**Review**	**Issue Date**
7158B DRAFT	DJ	MBS	22/12/2017
7158B(1)		MBS	5/01/2018
7158B(2)		MBS	3/02/2018

2 Introduction

2.1 Project

Scherzic have undertaken a Landslide Risk Assessment (LRA) in accordance with the Australian Geomechanics Society Landslide Risk Management Guidelines - 2007 (AGSLRMG) at the Buddhist Cultural Park, at 1384 Tea Tree Road, Campania. The proposed scope of investigation was outlined in Scherzic's Fee Memorandum of 6th September 2017 forwarded to JMG Engineers & Planners, who is the civil engineer for this project.

The recently excavated benched areas were constructed for the temporary storage of shipping containers. This Landslide Risk Assessment (LRA) has been undertaken specifically for the two benched areas as outlined in Item 1, Notice of Intention to Issue Enforcement Notice Number: EN2017/08 dated 12/7/2017. This LRA does not assess the existing cutting near the newly erected statues. This LRA includes review of historical aerial photographs, published information and the observations from a brief walkover of the entire site.

Figure 1 - Location Plan (Taken from DPIPWE 'TheList' website)

2.2 Scope of Investigation

The landslide risk management assessment involves and assessment of risk to property and a risk to life. The following steps were undertaken in this assessment:

1. Prepare a Landslide Inventory. This inventory was limited to the two benched areas outlined below but also included reviewing available reports and information on the site and surroundings with the main source of information from the MRT Landslide Risk series and also from historical aerial photographs (1946). A site walkover was undertaken on 24 November 2017 which included review and logging of existing 2 rock cuttings.
2. Determination of frequency of landslides from limit equilibrium analyses.
3. Characterisation of Consequence Scenarios and presentation of Landslide Susceptibility for the identified landslides (1 above). This entailed estimating the potential for land instability through the rock cuttings and fill embankments and estimating the travel distances of landslides and regression estimates of landslides.
4. Landslide Hazard Assessment. This involved the estimation of probability and severity of consequence.
5. Landslide Risk. This step incorporated the Landslide Hazard results and assigns a risk of loss of life to persons and the risk to property by taking account of the spatial and temporal probability and vulnerability.

3 Desktop Investigation

The following summarises the information reviewed and presents the results of the desktop study.

3.1 Geology

The 1:25,000 Geological Map Sheet "Digital Geological Atlas Sheet 5227 Tea Tree" produced by Mineral Resources Tasmania indicates that the surface geology consists of dominantly Jurassic Dolerite. Sedimentary rocks present to the West of the site, approximately 600m away, and there is a modern alluvium sediment zone approximately 500m east to the site. An extract of the geology map is given in Appendix B.

3.2 Rainfall

The Commonwealth Bureau of Meteorology indicates that the mean annual rainfall for the project site is approximately 491.6 mm (Station 094212, Campania, Kincora).

3.3 Topography

The topographic 5m contour taken from DPIPWE 'TheList' website show that the cuttings were located on a steep slope of approximately 1:4. The slope is dipping towards North-East.

Figure 2 - Topography Plan **(Taken from DPIPWE 'TheList' website)**

3.4 Aerial Photo

Ortho-Photo Maps taken on 30/01/1946 has been reviewed. No apparent landslides are visible from the photos.

3.5 Previous Geotechnical Reports

A report for the JMG Engineers and Planners by Scherzic Ground Investigations titled “Foundation Classification Report” dated 11/2015. The report was prepared for the foundation classification for four 50-tonne and two 15-tonne statues which have been erected on site. The report presented the findings from six boreholes drilled to maximum 1.6m west to the existing white sheds area. The bores encountered natural dark-brown silt overlying firm to very stiff silty clay.

4 Investigation Results

4.1 Site Description

The site is located to the South-West of the township of Campania, at 1384 Tea Tree Rd, Campania. Two cuttings were assessed, both South-East to the existing white sheds area, approximately 50m and 150m away from the area respectively. The cuttings have been excavated into the natural 1:4 (V:H) slope to the North-East. The cuttings consist of dolerite rocks of different extent of weathering. Spoil from the excavations has been filled to the downslope area, forming fill embankments up to a maximum height of approximately 6.5m. Generally, no seepage was visible at the time of investigation.

A walk over of the remainder of the site observed the significant cutting where the large statues have been erected but did not otherwise identify any other active or past landslides.

Photographs of the cuttings & embankments are given below:

Figure 2 - View of Landslide 2

Figure 3 - View of Landslide 1

Figure 4 - Fill Embankment (Landslide 3)

Figure 5 - View Looking North-West to Cutting/Landslide 2

Figure 6 - View of Cutting/Landslide 2 with Container

Figure 7 - Close View of Cutting/Landslide 2

Figure 8 - View of Fill Embankment (Landslide 3)

Figure 9 - View of Fill Embankment (Landslide 4)

4.2 Cuttings

The two existing cuttings (landslide 1 & 2) were logged for engineering properties and approximate dimensions were recorded. Detailed cutting profiles have been logged at five locations. The rock faces were logged from the crest to toe, with rock type, weathering and defects such as dip and dip direction recorded and strike/dip angle of cutting at each location. These defect details were used in the program "DIPS" by Rocscience which discussed below. Global stabilities were assessed using the program "FLAC Slope", and probabilistic analyses were assessed using Rocscience software.

Inspection and logging was undertaken by a geotechnical engineer from Scherzic. The site walkover was performed by a Principal Geotechnical Engineer from Scherzic. The locations of the logged cross sections are shown in Appendix A. The engineering logs are given in Appendix D.

A summary of logged profiles is given in Table 1 and Table 2 below:

Table 1: Summary of Landslide 1 profiles

Landslide Cross Sections					
7158-09		7158-10		7158-11	
0.00-0.90	Silty clay, Dark brown to Pale brown	0.00-1.40	Silty clay, Dark brown to pale brown	0.00-0.285	Silty clay, Dark brown
0.90-4.70	Carbonate/Silty clay, White, pale brown mottled red	1.40-3.60	XW Dolerite, Pale brown mottled white carbonate pockets	0.285-1.539	MW Dolerite, Dark grey mottled red
4.70-5.20	XW Dolerite, Pale brown, with carbonate,	3.60-6.50	HW Dolerite, grey, with XW Carbonate pockets	1.539-3.435	HW Dolerite, Mottled white/Pale brown
5.20-7.00	As above. Some HW Dolerite pocketed onion weathering			3.435-5.895	SW Dolerite, Dark grey mottled orange/white

				5.895-6.395	XW Dolerite, Brown

Table 2: Summary of Landslide 2 profiles

Landslide Cross Sections			
7158-07		**7158-08**	
0.00-0.71	Silty clay, Brown	0.00-0.87	Silty clay, Dark grey
0.71-0.93	Silty clay, Pale brown mottled red	0.87-1.04	Silty clay, Brown
0.93-3.57	XW Dolerite, Grey mottled White(Carbonate)	1.04-1.30	XW Dolerite, White mottled brown
3.57-4.14	HW Dolerite, Grey mottled orange	1.30-5.02	MW Dolerite, Dark grey mottled pale brown
4.14-5.21	XW Dolerite, Grey mottled White(Carbonate)		

4.3 Ground Water

Ground water was not encountered during the investigation.

5 Landslide Risk Assessment

5.1 Discussion

This LRA included a review of readily available information, included geological information and aerial photographs. In addition to the desk top review, a walkover of the vicinity of the two benched areas and surrounds site has been undertaken, which included recording geomorphological features, ground water and other features associated with landslide.

An accepted approach to assessing landslides is given in the Australian Geomechanics Society Landslide Risk Management guidelines of 2007. These AGS guidelines give recommendations on approaches for susceptibility, hazard and risk zoning for planning purposes and for specific site assessments.

5.2 Landslide Inventory

The MRT landslide database shows no recorded landslide within 10km radius of the site. Our site walkover didn't identify any existing landslide movements over the site, but confirmed the 4 landslide sites recently constructed (two cuttings and two fill areas) associated with the benching which have been assessed. This 4 locations are identified in the inventory given in Appendix C.

Natural landslides over the site are considered implausible, and we have undertaken a Landslide Risk Assessment (LRA) for the 2No rock cuttings and 2No fill embankments present on site. The location of the sections assessed within each cuts/fill areas are shown in the site plan given in Appendix A.

5.3 Kinematic Analysis

The details of the site features at locations 7158-08 and 7158-11 have been adopted for analysis using the program "DIPS" by Rocscience which is a stereonet program with features that can analyse the Kinematic stability of the existing slope and provide statistical analysis. These locations have been tested for possible failure mechanisms such as Block, wedge & Toppling. The output for the DIPS analysis at each location are presented in Appendix E.

The analyses indicate at 7158-08 there are numerous Joint/dip combinations that are susceptible to Wedge/Block failure. By comparison, at site 7158-11, the defects are more favourable and using a joint friction angle of 40 degrees, none of the joints are critical for Block or wedge failure.

5.4 Global Slope Stability Analysis

An analysis of Global Stability was undertaken using the program FLAC/Slope which gave a Factor of Safety (FOS) for all 5 cut locations (landslides 1 & 2) higher than 1, with the lowest being 1.01 at 7158-08. The results of the FLAC/Slope analysis have been attached in Appendix E

The FOS for filled area (Landslide 3) was also calculated, which gave a result of 1.33.

5.5 Limit State Probability Analysis

Subsurface profiles, joint details and dimensions of cuts & fills have been assessed using Limit Equilibrium analysis. The cross sections within each landslide location with the least favourable jointing/soils have been assessed. Using the LE analysis a probability analysis has been performed on critical sections assuming a mean and standard deviation value for Joint Friction Angle, Joint Cohesion, and Dip/Dip Directions obtained from the detailed logging undertaken during the investigation. The results of this LE/Probability analysis are presented in Appendix F.

The analysis shows at section 7158-08 (Landslide 2), wedge failure analysis shows the major joint set (76.7±2.89, 219.3±9.02) and joint (80,70) produces the highest probability of failure of 5.4% with the result for Block failure of 49.52%. At section 7158-11 (Landslide 1), both failure mechanisms are less likely to happen, with the highest probability of failure 0.04%.

At the fill embankment (Landslide 3), it is estimated the failure mechanism is rotational and our probability analysis indicates a probability of failure to be 77.95%.

5.6 Frequency

The acceptance criterion presented in the AGS guidelines (2007) are defined in terms of risk, while risk is defined as a combination of “likelihood” and “consequence”.

In this LRA, we have only conducted a limit equilibrium analysis, which cannot be readily used for risk management assessment. The methodology proposed by D.Pollock, et al for linking limit equilibrium analysis and landslide risk assessment has been adopted. In this methodology, the equation used to convert probability of failure to annual probability of event, is shown below:

$$P = 1 - \sqrt[Y]{1 - P_f}$$

Where Y is Design life and P_f is Cumulative probability of occurrence.

As P_f is 49.52% for 7258-08 and 0.04% for 7258-11, assuming a design life of 10 years, the annual occurrence of landslide is calculated to be 0.066 and 0.00004 respectively.

At the location of 7258-12 (fill embankment area), using the same calculation method, the annual occurrence of a landslide is calculated as 0.14.

5.7 Susceptibility

The logs of the cuttings show shallow soil profiles, underlain by Dolerites of different weathering condition, ranging from SW to XW. The deepest soil profile encountered measured 1.4m deep.

Based on the shallow bedrock level, the most probable failure mechanism is deemed to be block and wedge failure in bedrock, though rotational failure is possible in the upper XW Dolerite material.

Rotaional failure is considerred the most probable failure mechanism at the fill embankment areas (Landslide 3 & 4).

5.8 Hazard

Based on the site observation, the locations which have highest risk of failure have been assessed, namely Landslides 1, 2 & the fill embankment area (Landslide 3). Landslide 4 is considered to have a lower hazard than Landslide 3 and no further assessment has been undertaken.

5.9 Risk Estimate

The risk estimation is presented below assuming the rock cuts and fill embankments are only temporary works, with a design life of 10 years.

5.9.1 Risk to Life

The assessment of risks to life calculated at sections 7158-08, 7158-11 and 7158-12 are given in Table 3, Table 4 and Table 5 below:

Table 3 Risk to Life - LANDSLIDE 1 (Container Area 1)

Mechanism	Scenario	Person Most at Risk	Likelihood	Spatial Probability	Temporal Probability	Vulnerability	Risk	Comment**
Block/Wedge Failure	Significant damage to benched area	Persons working near shipping containers	$4x10^{-5}$	1.0	5.0×10^{-4}	0.25	5.0×10^{-9}	Risk < than tolerable risk of 1×10^{-5}
Block/Wedge Failure	Significant damage to benched area	Persons walking near cutting	$4x10^{-5}$	0.5	5.7×10^{-5}	0.5	5.7×10^{-10}	Risk < than tolerable risk of 1×10^{-5}

** Refer to AGS (2007) for discussion on tolerable risk for new and existing developments. The local authority may accept or require different levels of risk for this proposed subdivision.

Table 4 Risk to Life – LANDSLIDE 2 (Container Area 2)

Mechanism	Scenario	Person Most at Risk	Likelihood	Spatial Probability	Temporal Probability	Vulnerability	Risk	Comment**
Block/Wedge Failure	Considerable damage to benched area	Persons working near shipping containers	0.066	1.0	5.0×10^{-4}	0.25	8.3×10^{-6}	Risk < tolerable risk of 1×10^{-5}
Block/Wedge Failure	Considerable damage to benched area	Persons walking near cutting	0.066	0.5	5.7×10^{-5}	0.5	9.4×10^{-7}	Risk < tolerable risk of 1×10^{-5}

** Refer to AGS (2007) for discussion on tolerable risk for new and existing developments. The local authority may accept or require different levels of risk for this proposed subdivision.

Table 5 Risk to Life – LANDSLIDE 3

Mechanism	Scenario	Person Most at Risk	Likelihood	Spatial Probability	Temporal Probability	Vulnerability	Risk	Comment**
Rotational Failure of the fill material	Significant movement of embankment fill	Persons travelling on the driveway	0.14	0.5	1.0×10^{-5}	0.25	1.8×10^{-7}	Risk < tolerable risk of 1×10^{-5}
Rotational Failure of the fill material	Significant movement of embankment fill	Persons walking below the driveway	0.14	0.9	5.0×10^{-5}	0.5	3.1×10^{-6}	Risk < tolerable risk of 1×10^{-5}

** Refer to AGS (2007) for discussion on tolerable risk for new and existing developments. The local authority may accept or require different levels of risk for these works

5.9.2 Risk to Property

It was informed that the contents in the shipping containers contain accessories made of white marble for the statues for worship, thus their value is considered reasonably high. The risk to properties susceptible to fill embankment failure is not credible and not considered in this report. The assessment of risk to property at 7158-08 and 7158-11 are presented below:

Table 6 Risk to Property - LANDSLIDE 2

Location	Structure	Scenario	Likelihood	Consequence to Property	Qualitative Risk to Property	Comment
7158-08	Shipping Containers	Block/Wedge Failure from unfavourable joints	Likely	Minor	Medium	~ $5000##

Table 7 Risk to Property - LANDSLIDE 1

Location	Structure	Scenario	Likelihood	Consequence to Property	Qualitative Risk to Property	Comment
7158-11	Shipping Containers	Block/Wedge Failure from unfavourable joints	Unlikely	Minor	Very Low (Acceptable)	~$750##

seek owner's estimate of cost

6 Conclusions

Based on our assessment of risk presented in the tables above, we advise that the risk to life from the cuttings and associated embankments is acceptable for a design life of less than 10 years if the guidelines of 1×10^{-5} is accepted by the local municipality. The risk to property presented should be considered by the Holy Tantra Esoteric Buddhism Incorporated as suitable or otherwise.

Given this result, we believe no alterations or additional works need to be undertaken in the short term.

This report has been based on limited information and approximate measurements. We recommend a detailed feature survey of the site be undertaken which should identify all features including the above cuttings/embankments and drainage discharge and contouring to less than 0.2m accuracy. A review of this report should be undertaken after completion of the site feature plan. This feature survey should be utilised to plan further construction and any excavations over the entire site.

Scherzic
Ground Investigations

Appendix A

Site Plan

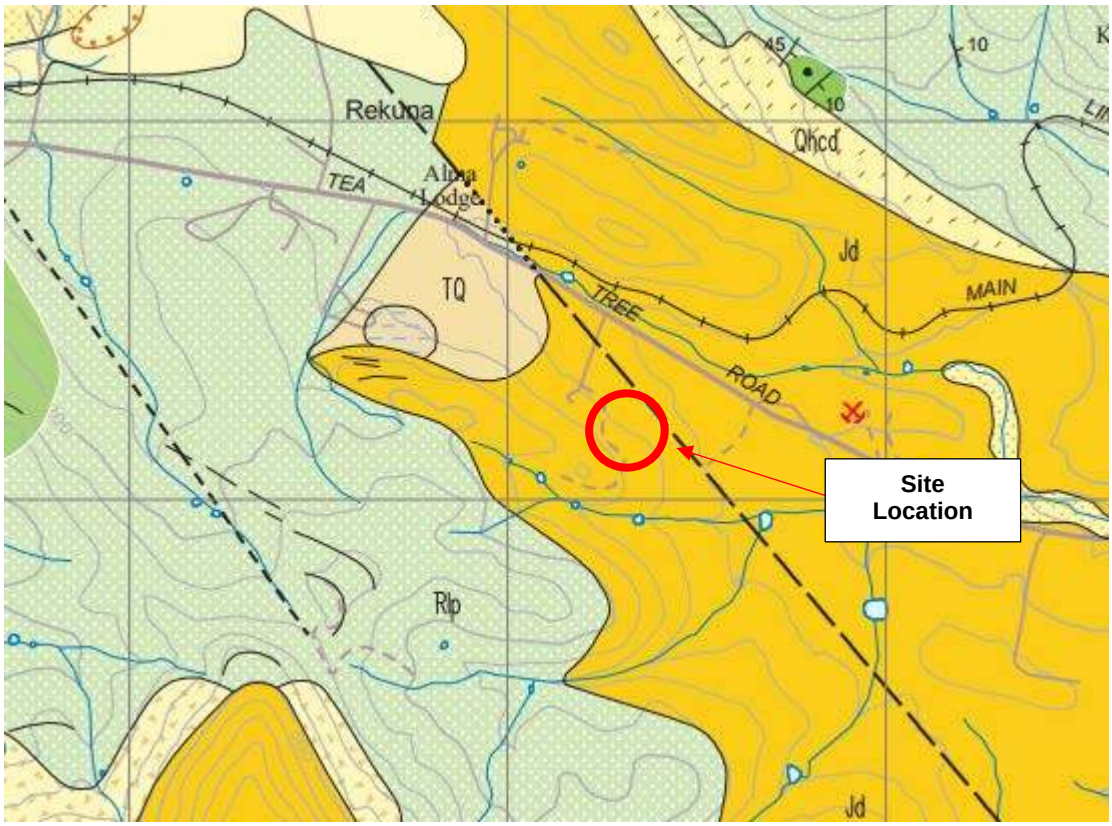
(Taken from DPIPWE 'TheList' website)

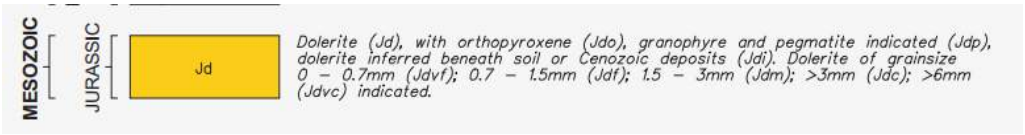
Logging Locations

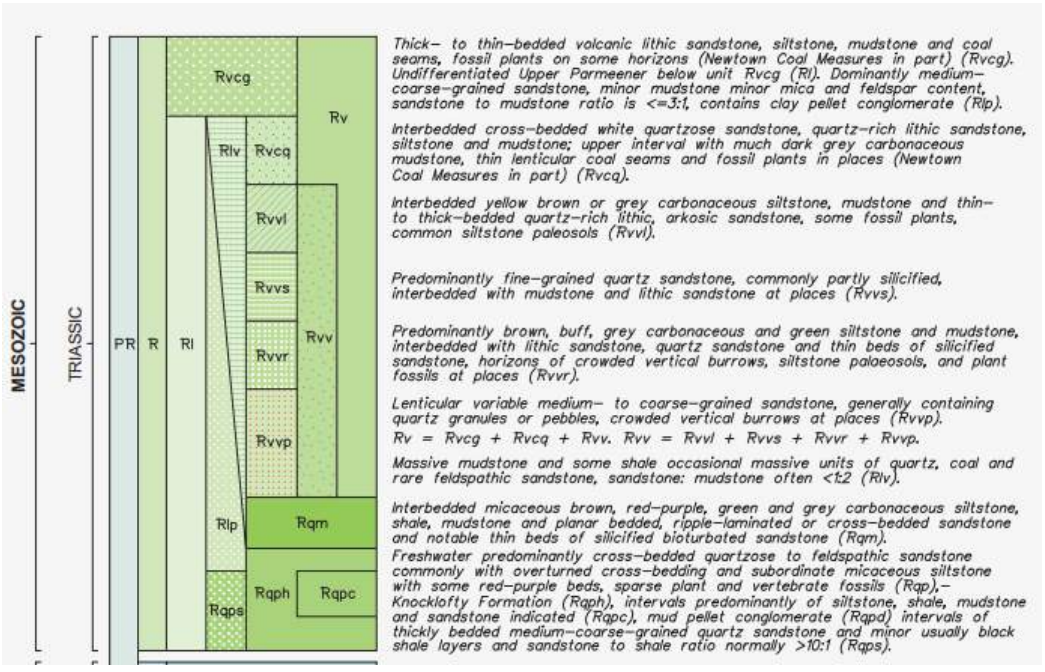
Scherzic
Ground Investigations

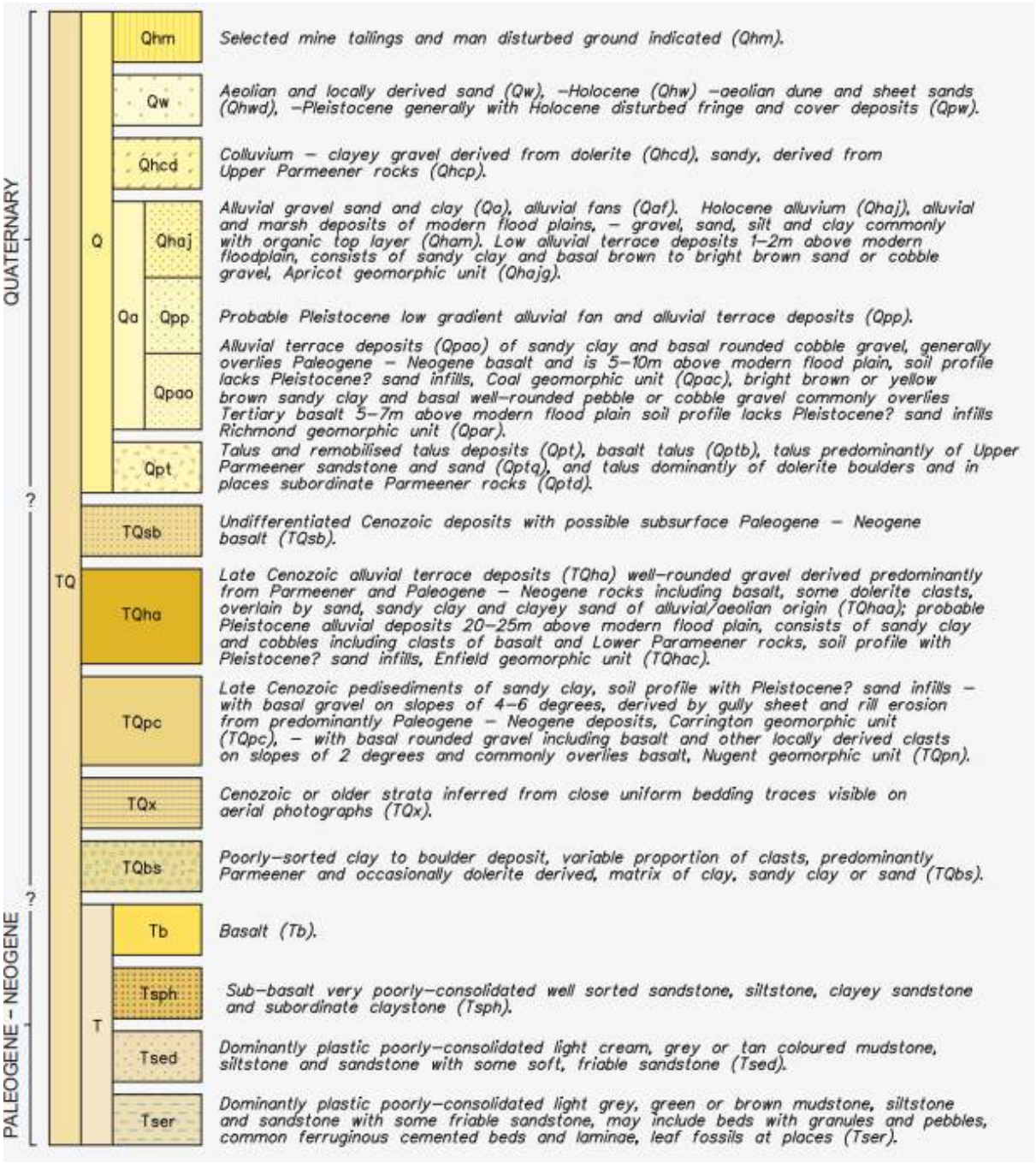
Appendix B

Geology Extract









Taken from Forsyth, S.M. 2002 Digital Geological Atlas 1:25000 Scale Series Sheet 5227. Tea Tree. Mineral Resources Tasmania

Appendix C

Landslide Inventory (Taken from DPIPWE 'TheList' website)

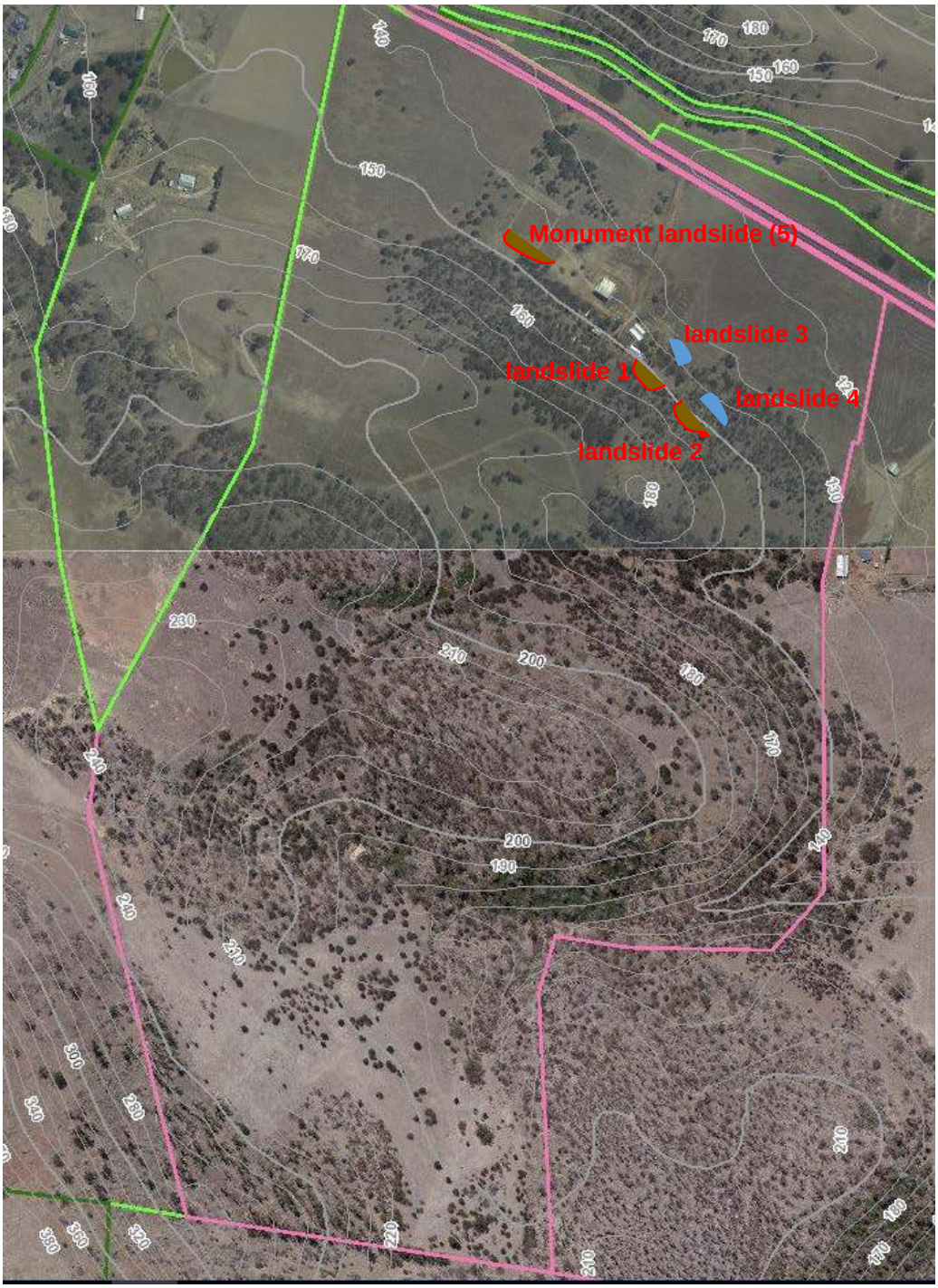


Table 8 - Landside Inventory

Landslide No	Description	Potential Failure Modes	Field Investigations
1	Cutting	Block, Rockfall	7158-09,7158-10, 7158-11
2	Cutting	Block, Rockfall	7158-07, 7158-08
3	Fill Embankment	Rotational, Translational	7158-12
4	Fill Embankment	Rotational, Translational	
5	Cutting	Rotational	not assessed

Scherzic
Ground Investigations

Appendix D

Section Logs

Scherzic
Ground Investigations

Excavation No:
7158-07
Page 1 of 1

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	DJ
Hole Position:	532267.0 m E 5275127.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	160.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description					Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
X			Dry			158.0	2		CI	SILTY CLAY: Brown, with Organic matter, Multiple rootlets	D	St		0.00: Face of cutting 40/45 (Dip Dir, Dip Ang)
									CH	SILTY CLAY: Pale brown mottled red	D	St		
										XW DOLERITE: Grey mottled white, Carbonate	D	VL		
						156.0	4			HW DOLERITE: Grey mottled orange	D	L		3.80: JT, 120/65 (Dip Dir, Dip Ang) 3.90: JT, 95/60 (Dip Dir, Dip Ang)
										XW DOLERITE: Grey mottled white	D	VL		
										Hole Terminated at 5.21 m Toe of Cutting				

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Plastic Limit
< PL
= PL
< PL

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Scherzic
Ground Investigations

Excavation No:
7158-08
Page 1 of 1

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	DJ
Hole Position:	532259.0 m E 5275140.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	159.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description					Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
X			Dry			157.0	2		CI	SILTY CLAY: Dark Grey, with Organic matter	D	St		0.00: Face of cutting 108/60 (Dip Dir, Dip Ang)
									CI	SILTY CLAY: Brown	D	St		
										XW DOLERITE: White mottled brown	D			
						155.0	4			MW DOLERITE: Dark grey mottled pale brown	D			2.95: JT, 115/40 (Dip Dir, Dip Ang), RF, TI, PLN, CN 3.03: JT, 70/80 (Dip Dir, Dip Ang), RF, PLN, CN 3.04: JT, 270/85 (Dip Dir, Dip Ang), RF, TI, UN, CN 3.11: JT, 190/80 (Dip Dir, Dip Ang), RF, TI, PLN, CN 3.12: JT, 20/65 (Dip Dir, Dip Ang), RF, 30mm, UN, CN 3.13: JT, 210/75 (Dip Dir, Dip Ang), RF, TI, PLN, CN 3.20: JT, 160/50 (Dip Dir, Dip Ang), SO, TI, PLN, CN 3.30: JT, 200/65 (Dip Dir, Dip Ang), SO, TI, PLN, CN 3.31: JT, 338/45 (Dip Dir, Dip Ang), RF, 10mm, PLN, CN 3.38: JT, 228/75 (Dip Dir, Dip Ang), SO, TI, PLN, CN 3.46: JT, 228/80 (Dip Dir, Dip Ang), SO, TI, PLN, CN
										Hole Terminated at 5.02 m Toe of Cutting				

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Plastic Limit
< PL
= PL
< PL

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Scherzic
Ground Investigations

Excavation No:
7158-09
Page 1 of 2

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	MBS
Hole Position:	532235.0 m E 5275198.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	151.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description					Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
X			Dry	1 0.10-0.30 m PP =450 kPa		149.0	2		CH	SILTY CLAY: Dark brown, with roots			×	0.00: Face of cutting 32/56 (Dip Dir, Dip Ang)
									CH	: as above Pale brown	D	VSt		
									CI	CARBONATE/SILTY CLAY: White, Pale brown mottled red				
						147.0	4				D	VSt		
										XW DOLERITE: Pale brown, with Carbonate				
										: as above Some HW Dolerite 'Pocket' -Onion weathering	D	VL		

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Plastic Limit
< PL
= PL
< PL

Scherzic
Ground Investigations

Excavation No:
7158-09

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	MBS
Hole Position:	532235.0 m E 5275198.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	151.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description						Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
X			Dry							: as above Some HW Dolerite 'Pocket' -Onion weathering *(continued)*	D	VL		
						143.0	8			Hole Terminated at 7.00 m Toe of Cutting				
						141.0	10							

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Plastic Limit
< PL
= PL
< PL

Scherzic
Ground Investigations

Excavation No:
7158-10

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	MBS
Hole Position:	532229.0 m E 5275204.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	152.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description					Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Structure and Additional Observations
X			Dry			150.0	2		CH	SILTY CLAY: Dark brown, Roots			0.00: Face of cutting 20/64 (Dip Dir, Dip Ang)
									CH	: as above Becomes Pale brown	D	H	
										XW DOLERITE: Pale brown Mottled White, (Carbonate Pockets)	D	VL	
						148.0	4			HW DOLERITE: Grey, Fe Staining	D	L	4.00: JT, 90/42 (Dip Dir, Dip Ang), SO, TI, CN, 10-80mm
													5.00: JT, 88/48 (Dip Dir, Dip Ang), SO, TI, CN, 20-80mm
										: as above Some XW Carbonate pockets	D	VL	

Pocket Penetrometer UCS (kPa): 100, 200, 300, 400, 500

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Plastic Limit
< PL
= PL
< PL

Scherzic
Ground Investigations

Excavation No:
7158-10

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	MBS
Hole Position:	532229.0 m E 5275204.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	152.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description						Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
X			Dry							: as above HW Dolerite *(continued)*	D D	L L		
						144.0	8			Hole Terminated at 6.50 m Toe of Cutting				
						142.0	10							

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Plastic Limit
< PL
= PL
< PL

Scherzic
Ground Investigations

Excavation No:
7158-11

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	DJ
Hole Position:	532223.0 m E 5275215.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	149.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description					Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
X			Dry			147.0	2		Cl	SILTY CLAY: Dark brown	D	St		0.00: Face of cutting 0.00-2.45m 60/35 (Dip Dir, Dip Ang)
										MW DOLERITE: Dark grey mottled red	D			
										HW DOLERITE: Mottled White/Pale brown	D			2.45: Face of cutting 2.45-5.90m 60/55 (Dip Dir, Dip Ang)
						145.0	4			SW DOLERITE: Dark grey mottled orange/white	D			4.30: JT, 60/30 (Dip Dir, Dip Ang), RF, TI, PLN, CN 4.31: JT, 70/30 (Dip Dir, Dip Ang), RF, TI, PLN, CN 5.08: JT, 60/35 (Dip Dir, Dip Ang), RF, 5mm wide, UN, CN 5.09: JT, 35/40 (Dip Dir, Dip Ang), 3mm wide, ST, CN 5.10: JT, 350/70 (Dip Dir, Dip Ang), RF, 10mm wide, CU, Soil infill

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Plastic Limit
< PL
= PL
< PL

Scherzic
Ground Investigations

Excavation No:
7158-11

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	DJ
Hole Position:	532223.0 m E 5275215.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	149.00 m
Excavation Dimensions:		Datum:	AHD Operator: N/A

Drilling Information								Soil Description						Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
X			Dry							XW DOLERITE: Brown *(continued)*	D D			5.11: JT, 10/75 (Dip Dir, Dip Ang), SO, 10mm wide, PLN, CN 5.81: JT, 248/65 (Dip Dir, Dip Ang), RF, PLN, CN 5.82: JT, 250/60 (Dip Dir, Dip Ang), RF, TI, UN, Soil infill 5.83: JT, 235/60 (Dip Dir, Dip Ang), RF, TI, UN, Soil infill 5.84: JT, 10/70 (Dip Dir, Dip Ang), RF, 2mm wide, ST, CN 5.85: JT, 180/45 (Dip Dir, Dip Ang), RF, 8mm wide, PLN, Soil infill 5.90: Face of cutting 5.90-6.40m 60/55 (Dip Dir, Dip Ang)
						141.0	8			Hole Terminated at 6.40 m Toe of Cutting				
						139.0	10							

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Plastic Limit
< PL
= PL
< PL

Scherzic
Ground Investigations

Excavation No:
7158-12

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	MBS
Hole Position:	532239.0 m E 5275232.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	145.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description					Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
			Dry			144.0 143.0 142.0 141.0	1 2 3 4			FILL, COBBLES: with boulders, with MW Dolerite gravel, Trace sand	D	D		0.00: Main slope 40 degrees Dip Angle

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Plastic Limit
< PL
= PL
< PL

Scherzic
Ground Investigations

Excavation No:
7158-12

Engineering Log - Excavation

Project No.: 7158

Client:	Holy Tantra Esoteric Buddhism Inc.	Commenced:	24/11/2017
Project Name:	Buddhist Park Campania Container Cutting	Completed:	24/11/2017
Hole Location:	1384 Tea Tree Rd, Campania, 7026	Logged By:	MBS
Hole Position:	532239.0 m E 5275232.0 m N MGA94 Zone 55	Checked By:	MBS
Equipment Type and Model:	N/A	RL Surface:	145.00 m
Excavation Dimensions:		Datum: AHD	Operator: N/A

Drilling Information								Soil Description					Observations
Method	Penetration	Support	Water	Samples Tests Remarks	Recovery	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description Fraction, Colour, Structure, Bedding, Plasticity, Sensitivity, Additional	Moisture Condition	Consistency Relative Density	Pocket Penetrometer UCS (kPa) 100 200 300 400 500	Structure and Additional Observations
			Dry			139.0	6			FILL, COBBLES: with boulders, with MW Dolerite gravel, Trace sand *(continued)*	D	D		
									CH	SILTY CLAY: Dark brown, with cobbles, Roots	D	H		
						138.0	7			Hole Terminated at 7.00 m Limit of Slope				
						137.0	8							
						136.0	9							

Photo

Sketch

Method
N - Natural Exposure
X - Existing Excavation
BH - Backhoe Bucket
R - Ripper
E - Excavator

Penetration
No resistance ranging to refusal

Water
Level (Date)
Inflow

Samples and Tests
U - Undisturbed Sample
D - Disturbed Sample
CBR- CBR Mould Sample

Moisture Condition
D - Dry
M - Moist
W - Wet

Consistency/Relative Density
VS - Very Soft
S - Soft
F - Firm
VSt - Very Stiff
H - Hard
VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

Support
T - Timbering

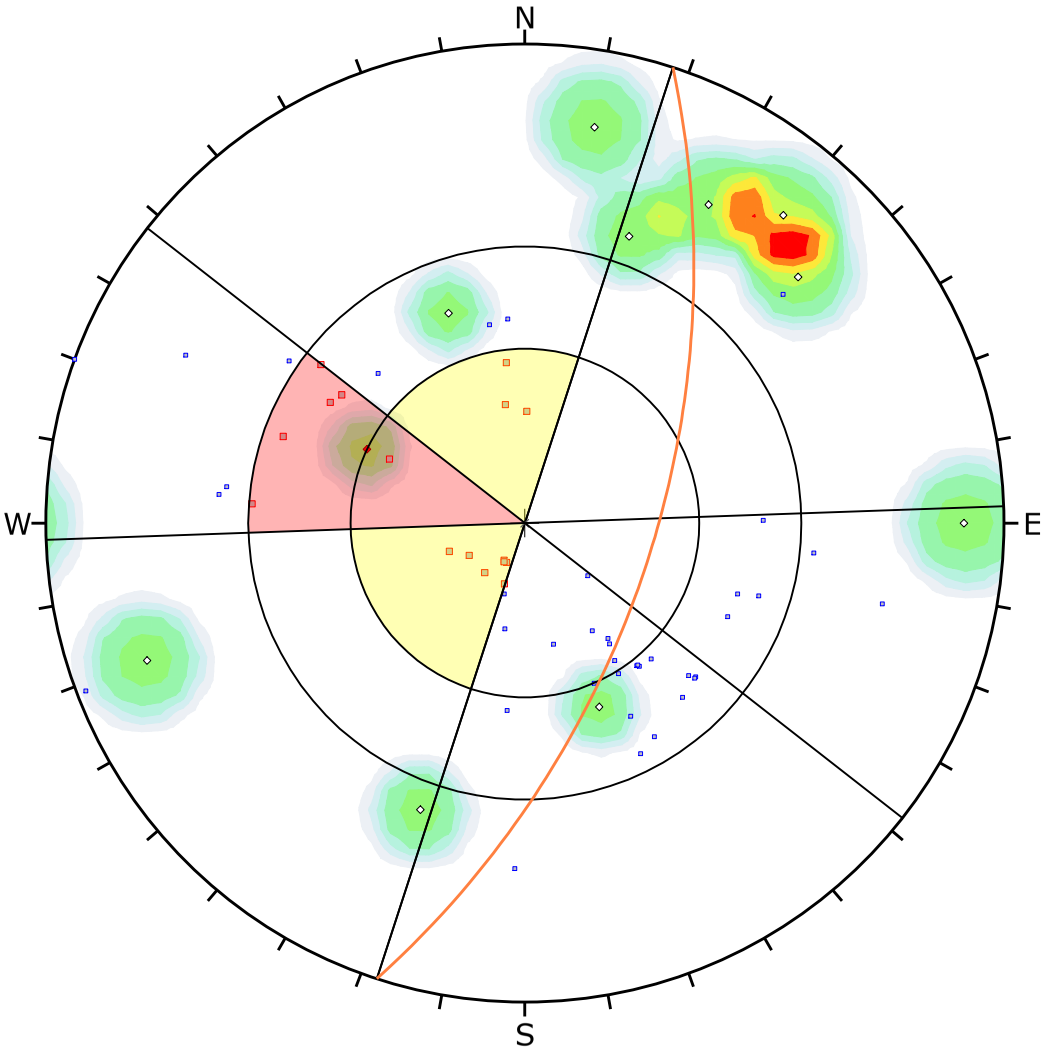
Classification Symbols and Soil Descriptions
Based on Unified Soil Classification System

Plastic Limit
< PL
= PL
< PL

Scherzic
Ground Investigations

Appendix E

Dips Analyses



Symbol	Feature
◇	Pole Vectors
◆	Critical Vectors
▫	Critical Intersection
▫	Intersection

Color	Density Concentrations
	0.00 - 1.70
	1.70 - 3.40
	3.40 - 5.10
	5.10 - 6.80
	6.80 - 8.50
	8.50 - 10.20
	10.20 - 11.90
	11.90 - 13.60
	13.60 - 15.30
	15.30 - 17.00

Contour Data	Pole Vectors
Maximum Density	16.19%
Contour Distribution	Fisher
Counting Circle Size	1.0%

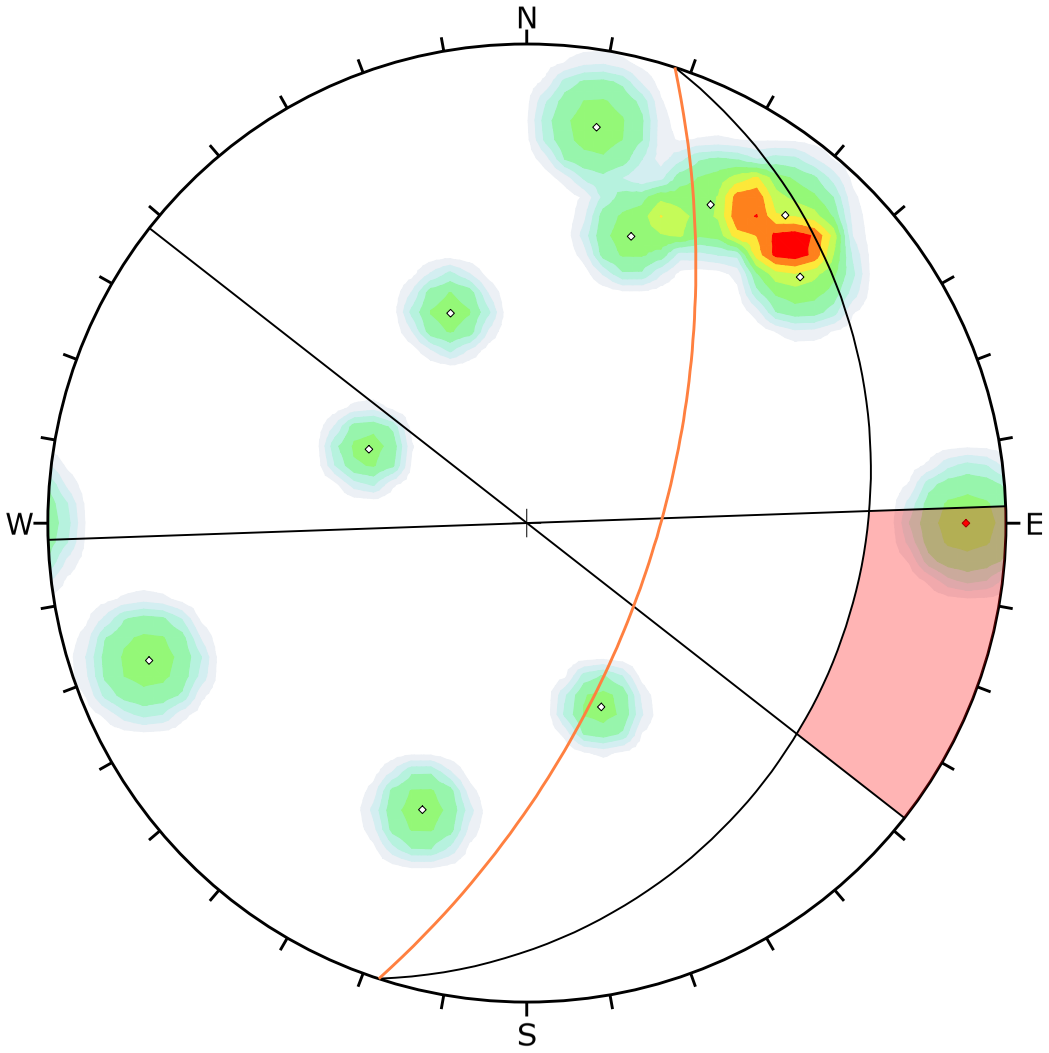
Kinematic Analysis	Direct Toppling
Slope Dip	60
Slope Dip Direction	108
Friction Angle	40°
Lateral Limits	20°

	Critical	Total	%
Direct Toppling (Intersection)	6	55	10.91%
Oblique Toppling (Intersection)	10	55	18.18%
Base Plane (All)	1	11	9.09%

Plot Mode	Pole Vectors
Vector Count	11 (11 Entries)
Intersection Mode	Grid Data Planes
Intersections Count	55
Hemisphere	Lower
Projection	Equal Angle

DIPS 7.011

Project	Campania Buddhist Park		
Analysis Description			
Drawn By	MBS	*Company*	Scherzic
Date	04/12/2017, 11:23:06	*File Name*	7158-08.dips7



Symbol	Feature
◇	Pole Vectors
◆	Critical Vectors

Color	Density Concentrations
	0.00 - 1.70
	1.70 - 3.40
	3.40 - 5.10
	5.10 - 6.80
	6.80 - 8.50
	8.50 - 10.20
	10.20 - 11.90
	11.90 - 13.60
	13.60 - 15.30
	15.30 - 17.00

Contour Data	Pole Vectors
Maximum Density	16.19%
Contour Distribution	Fisher
Counting Circle Size	1.0%

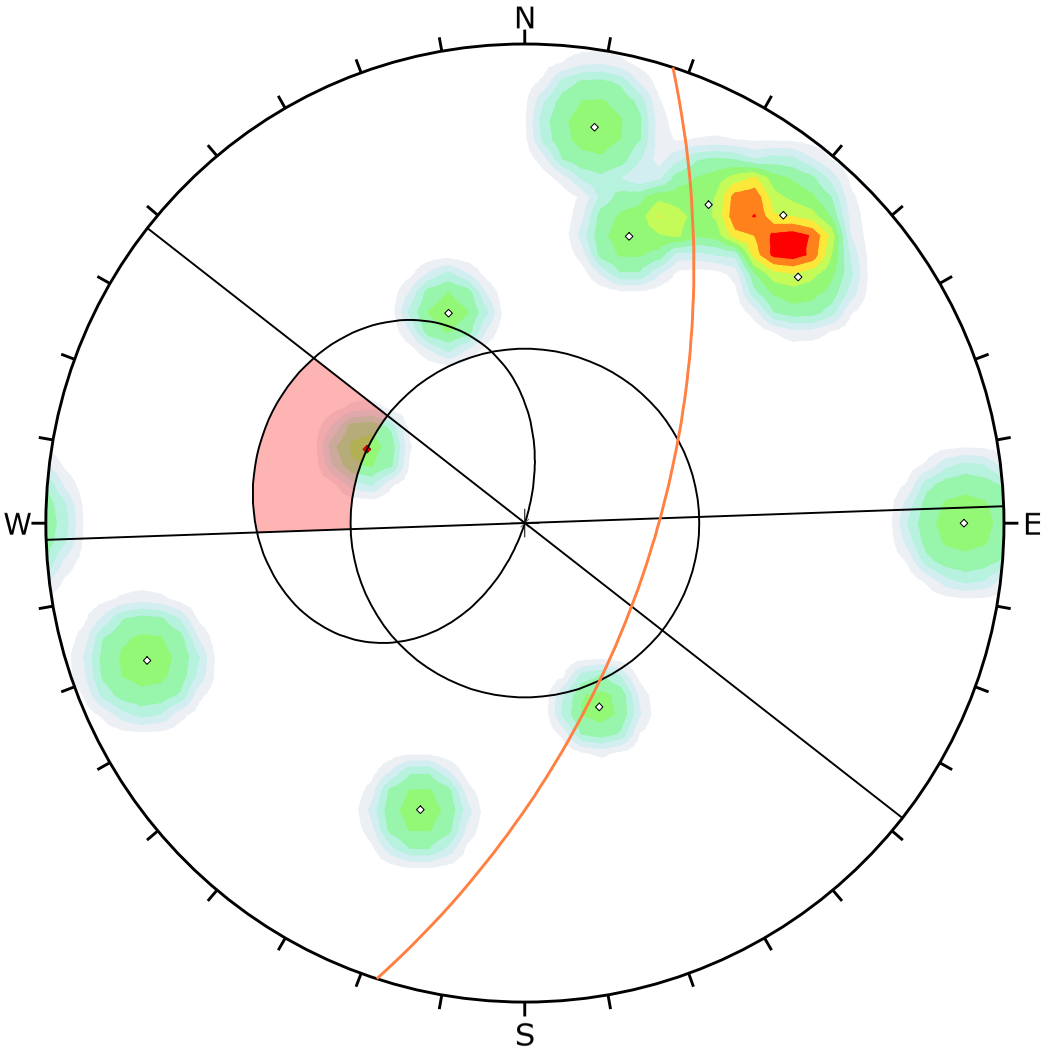
Kinematic Analysis	Flexural Toppling
Slope Dip	60
Slope Dip Direction	108
Friction Angle	40°
Lateral Limits	20°

	Critical	Total	%
Flexural Toppling (All)	1	11	9.09%

Plot Mode	Pole Vectors
Vector Count	11 (11 Entries)
Hemisphere	Lower
Projection	Equal Angle

Project	Campania Buddhist Park		
Analysis Description			
Drawn By	MBS	*Company*	Scherzic
Date	04/12/2017, 11:23:06	*File Name*	7158-08.dips7

DIPS 7.011



Symbol	Feature
◇	Pole Vectors
◆	Critical Vectors

Color	Density Concentrations
	0.00 - 1.70
	1.70 - 3.40
	3.40 - 5.10
	5.10 - 6.80
	6.80 - 8.50
	8.50 - 10.20
	10.20 - 11.90
	11.90 - 13.60
	13.60 - 15.30
	15.30 - 17.00

Contour Data	Pole Vectors
Maximum Density	16.19%
Contour Distribution	Fisher
Counting Circle Size	1.0%

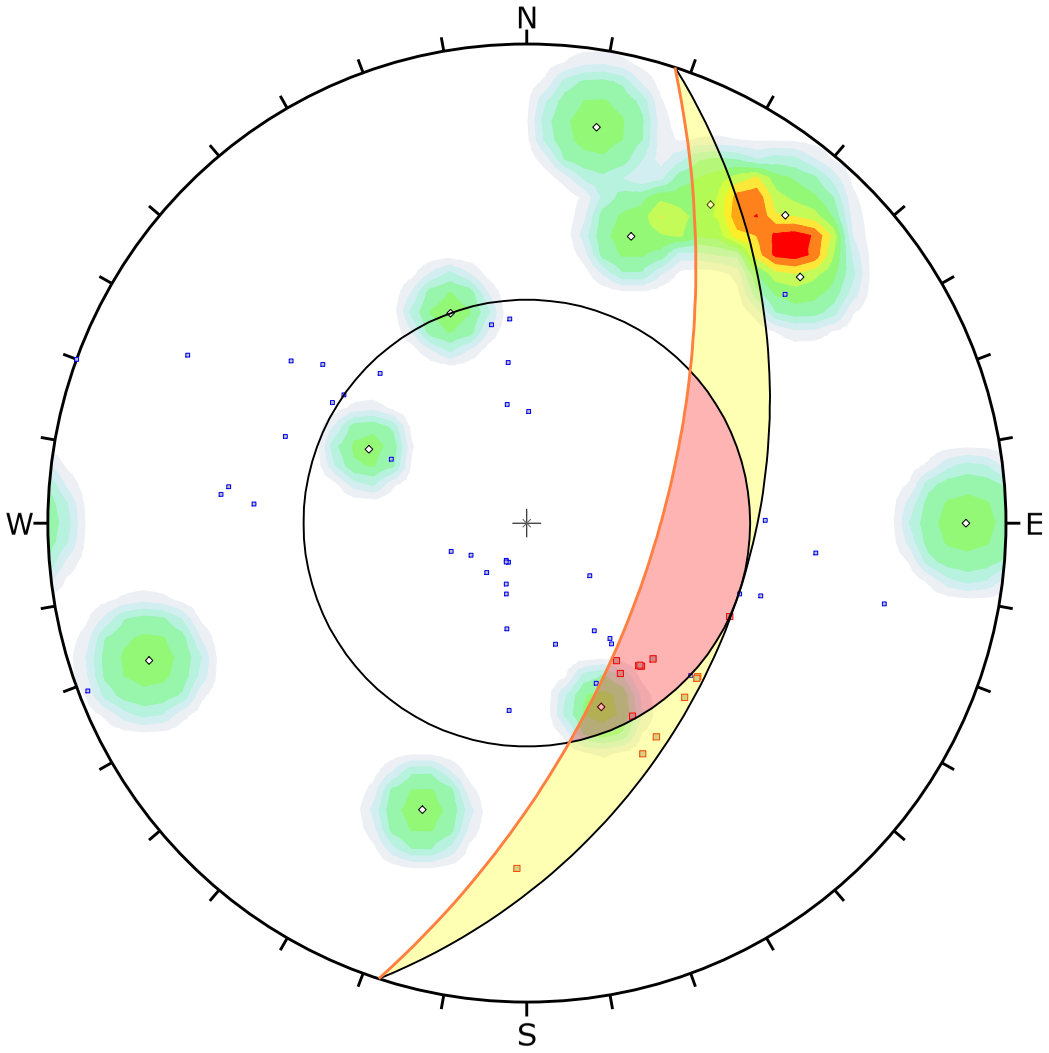
Kinematic Analysis	Planar Sliding
Slope Dip	60
Slope Dip Direction	108
Friction Angle	40°
Lateral Limits	20°

	Critical	Total	%
Planar Sliding (All)	1	11	9.09%

Plot Mode	Pole Vectors
Vector Count	11 (11 Entries)
Hemisphere	Lower
Projection	Equal Angle

DIPS 7.011

Project	Campania Buddhist Park		
Analysis Description			
Drawn By	MBS	*Company*	Scherzic
Date	04/12/2017, 11:23:06	*File Name*	7158-08.dips7



Symbol	Feature
◇	Pole Vectors
▫	Critical Intersection
▫	Intersection

Color	Density Concentrations
	0.00 - 1.70
	1.70 - 3.40
	3.40 - 5.10
	5.10 - 6.80
	6.80 - 8.50
	8.50 - 10.20
	10.20 - 11.90
	11.90 - 13.60
	13.60 - 15.30
	15.30 - 17.00

Contour Data	Pole Vectors
Maximum Density	16.19%
Contour Distribution	Fisher
Counting Circle Size	1.0%

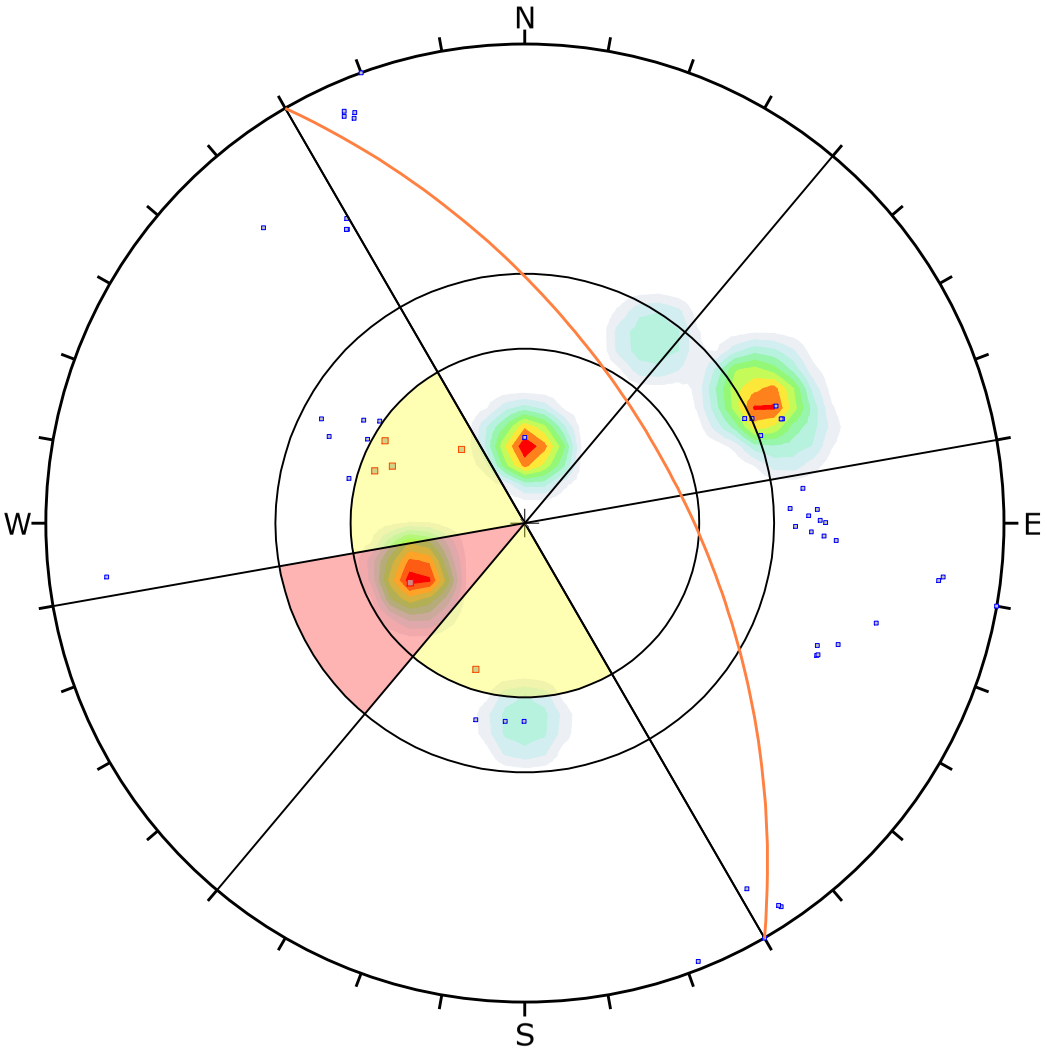
Kinematic Analysis	Wedge Sliding
Slope Dip	60
Slope Dip Direction	108
Friction Angle	40°

	Critical	Total	%
Wedge Sliding	14	55	25.45%

Plot Mode	Pole Vectors
Vector Count	11 (11 Entries)
Intersection Mode	Grid Data Planes
Intersections Count	55
Hemisphere	Lower
Projection	Equal Angle

DIPS 7.011

Project	Campania Buddhist Park		
Analysis Description			
Drawn By	MBS	*Company*	Scherzic
Date	04/12/2017, 11:23:06	*File Name*	7158-08.dips7



Symbol	Feature
	Critical Intersection
	Intersection

Color	Density Concentrations
	0.00 - 2.60
	2.60 - 5.20
	5.20 - 7.80
	7.80 - 10.40
	10.40 - 13.00
	13.00 - 15.60
	15.60 - 18.20
	18.20 - 20.80
	20.80 - 23.40
	23.40 - 26.00

Contour Data	Pole Vectors
Maximum Density	25.58%
Contour Distribution	Fisher
Counting Circle Size	1.0%

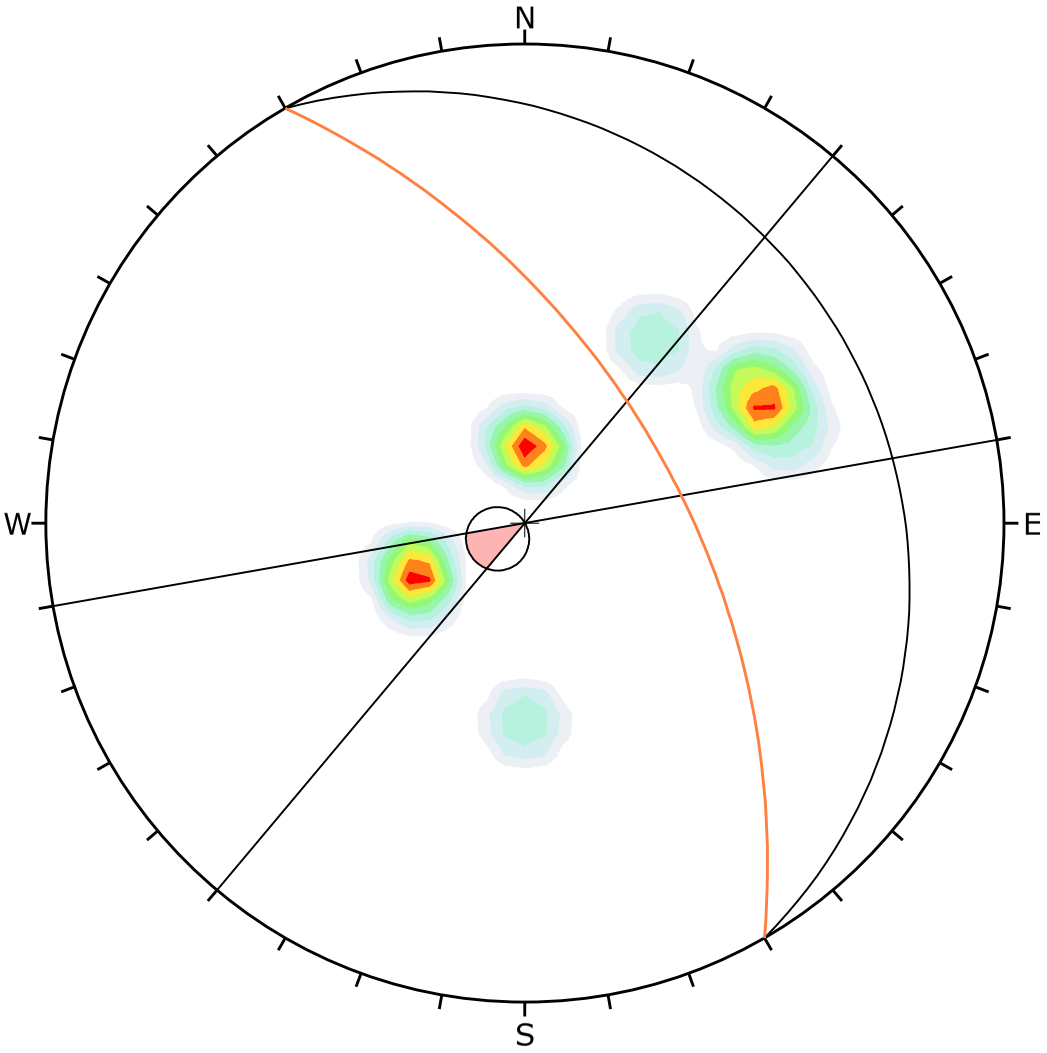
Kinematic Analysis	Direct Toppling
Slope Dip	55
Slope Dip Direction	60
Friction Angle	40°
Lateral Limits	20°

	Critical	Total	%
Direct Toppling (Intersection)	1	55	1.82%
Oblique Toppling (Intersection)	5	55	9.09%
Base Plane (All)	4	11	36.36%

Plot Mode	Pole Vectors
Vector Count	11 (11 Entries)
Intersection Mode	Grid Data Planes
Intersections Count	55
Hemisphere	Lower
Projection	Equal Angle

DIPS 7.011

Project	Campania Buddhist Park		
Analysis Description			
Drawn By	MBS	*Company*	Scherzic
Date	04/12/2017, 11:42:33	*File Name*	7158-11.dips7



Color	Density Concentrations
	0.00 - 2.60
	2.60 - 5.20
	5.20 - 7.80
	7.80 - 10.40
	10.40 - 13.00
	13.00 - 15.60
	15.60 - 18.20
	18.20 - 20.80
	20.80 - 23.40
	23.40 - 26.00

Contour Data	Dip Vectors
Maximum Density	25.58%
Contour Distribution	Fisher
Counting Circle Size	1.0%

Kinematic Analysis	Flexural Toppling
Slope Dip	55
Slope Dip Direction	60
Friction Angle	40°
Lateral Limits	20°

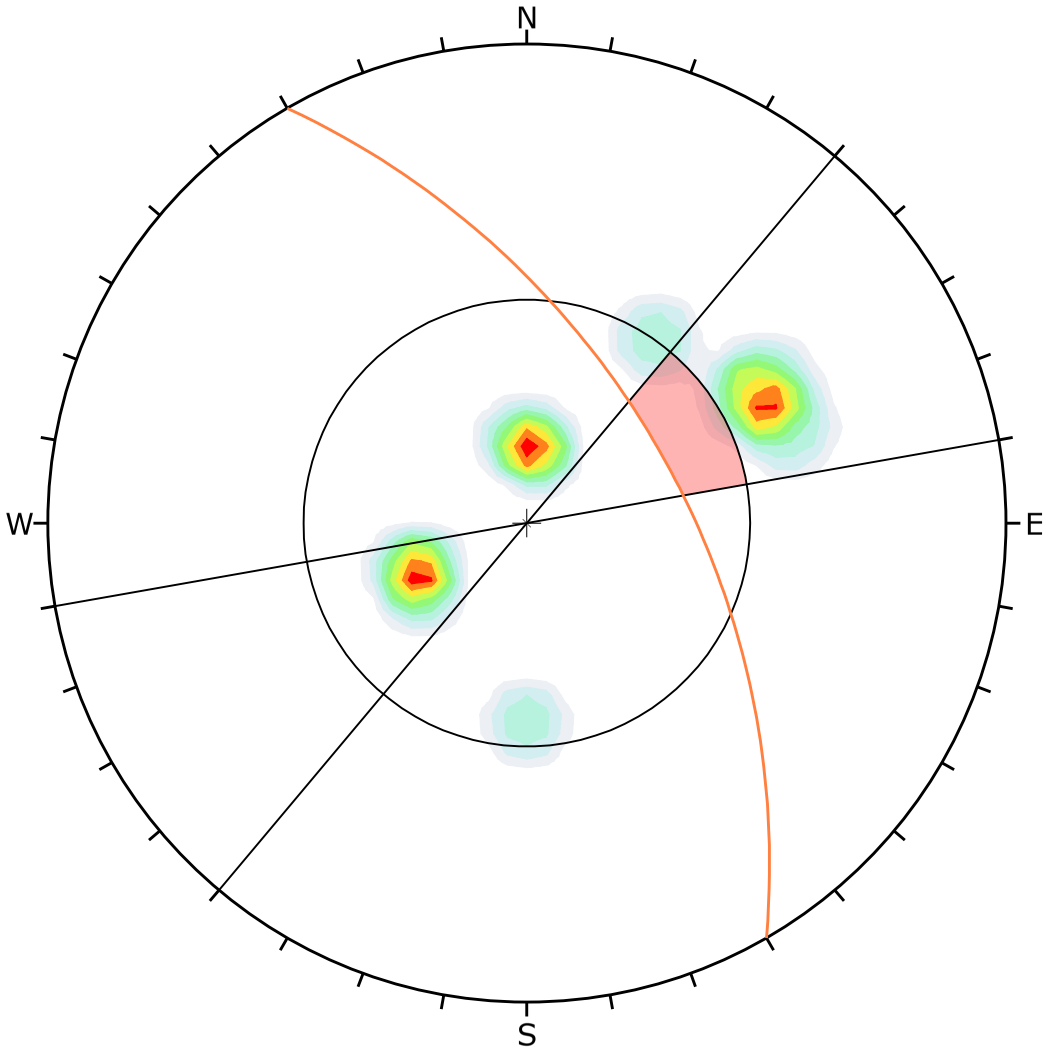
	Critical	Total	%
Flexural Toppling (All)	0	11	0.00%

Plot Mode	Dip Vectors
Vector Count	11 (11 Entries)
Hemisphere	Lower
Projection	Equal Angle

DIPS 7.011

Project	Campania Buddhist Park		
Analysis Description			
Drawn By	MBS	*Company*	Scherzic
Date	04/12/2017, 11:42:33	*File Name*	7158-11.dips7

AGENDA ITEM 11.1.1



Color	Density Concentrations
	0.00 - 2.60
	2.60 - 5.20
	5.20 - 7.80
	7.80 - 10.40
	10.40 - 13.00
	13.00 - 15.60
	15.60 - 18.20
	18.20 - 20.80
	20.80 - 23.40
	23.40 - 26.00

Contour Data	Dip Vectors
Maximum Density	25.58%
Contour Distribution	Fisher
Counting Circle Size	1.0%

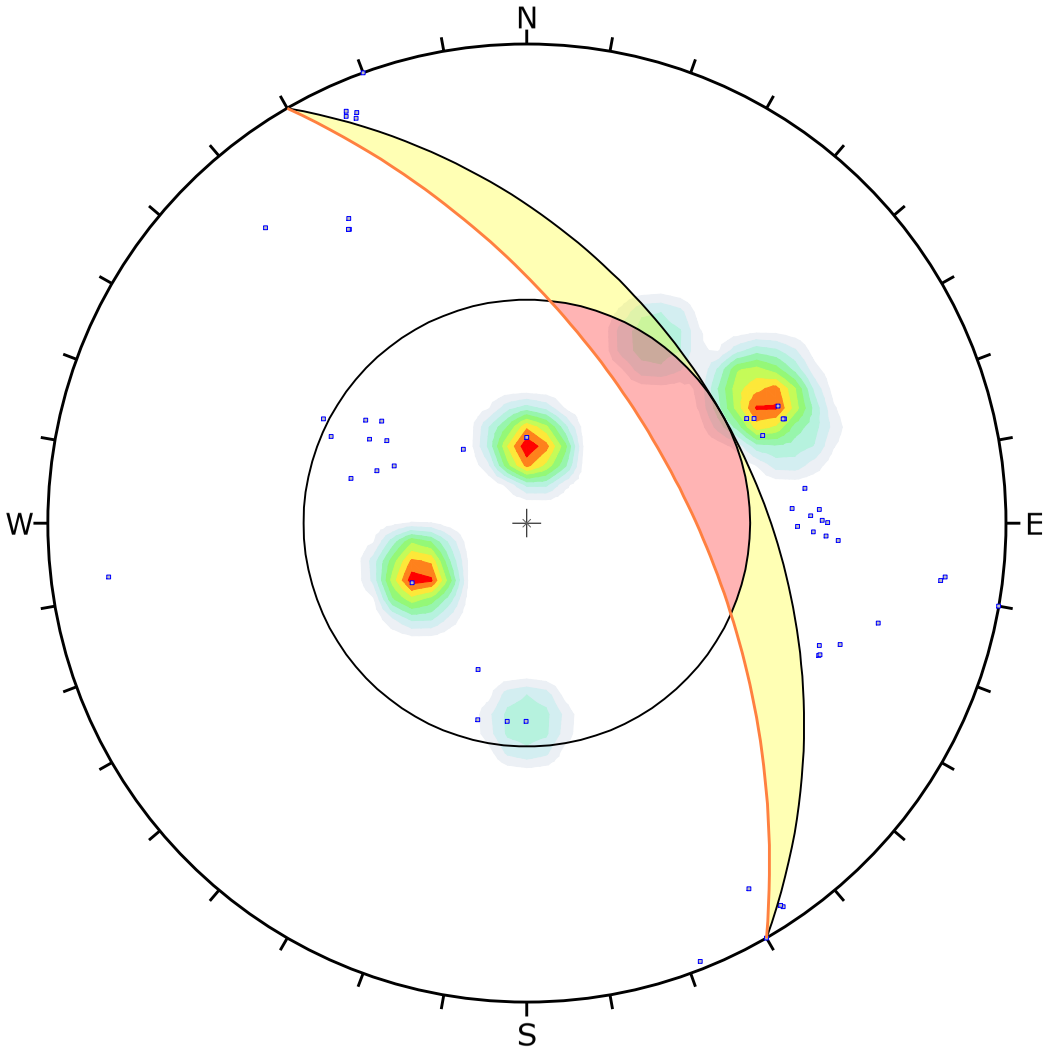
Kinematic Analysis	Planar Sliding
Slope Dip	55
Slope Dip Direction	60
Friction Angle	40°
Lateral Limits	20°

	Critical	Total	%
Planar Sliding (All)	0	11	0.00%

Plot Mode	Dip Vectors
Vector Count	11 (11 Entries)
Hemisphere	Lower
Projection	Equal Angle

DIPS 7.011

Project	Campania Buddhist Park		
Analysis Description			
Drawn By	MBS	*Company*	Scherzic
Date	04/12/2017, 11:42:33	*File Name*	7158-11.dips7



Symbol	Feature
	Critical Intersection
	Intersection

Color	Density Concentrations
	0.00 - 2.60
	2.60 - 5.20
	5.20 - 7.80
	7.80 - 10.40
	10.40 - 13.00
	13.00 - 15.60
	15.60 - 18.20
	18.20 - 20.80
	20.80 - 23.40
	23.40 - 26.00

Contour Data	Dip Vectors
Maximum Density	25.58%
Contour Distribution	Fisher
Counting Circle Size	1.0%

Kinematic Analysis	Wedge Sliding
Slope Dip	55
Slope Dip Direction	60
Friction Angle	40°

	Critical	Total	%
Wedge Sliding	0	55	0.00%

Plot Mode	Dip Vectors
Vector Count	11 (11 Entries)
Intersection Mode	Grid Data Planes
Intersections Count	55
Hemisphere	Lower
Projection	Equal Angle

DIPS 7.011

Project	Campania Buddhist Park		
Analysis Description			
Drawn By	MBS	*Company*	Scherzic
Date	04/12/2017, 11:42:33	*File Name*	7158-11.dips7

Appendix F

FLAC Analyses

JOB TITLE : 7158-07

FLAC/SLOPE (Version 5.00)

LEGEND

21-Dec-17 11:37

Factor of Safety 3.62

Max. shear strain-rate

- 1.00E-06
- 2.00E-06
- 3.00E-06
- 4.00E-06
- 5.00E-06
- 6.00E-06
- 7.00E-06
- 8.00E-06
- 9.00E-06

Contour interval= 1.00E-06
(zero contour omitted)
Boundary plot

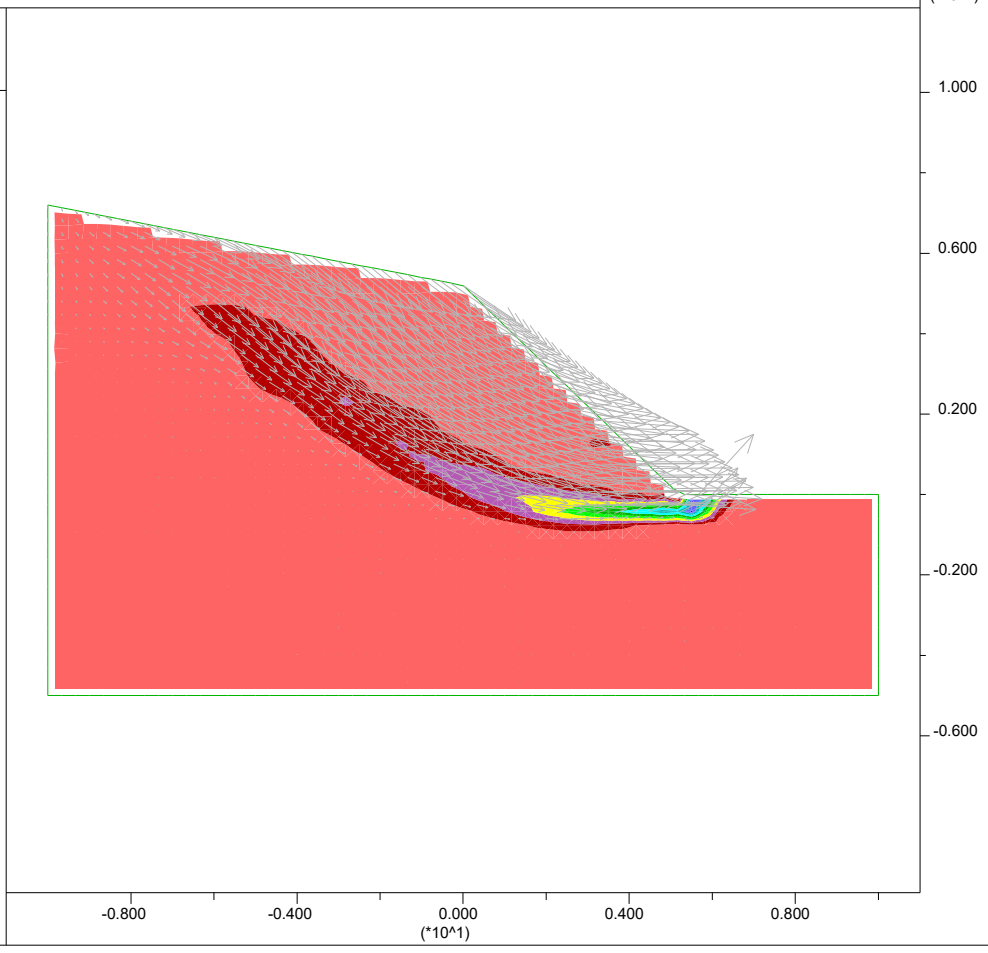
0 5E 0

Velocity vectors

max vector = 6.599E-06

Scherzic Ground Investigations

.



JOB TITLE : 7158-08

FLAC/SLOPE (Version 5.00)

LEGEND

21-Dec-17 11:35

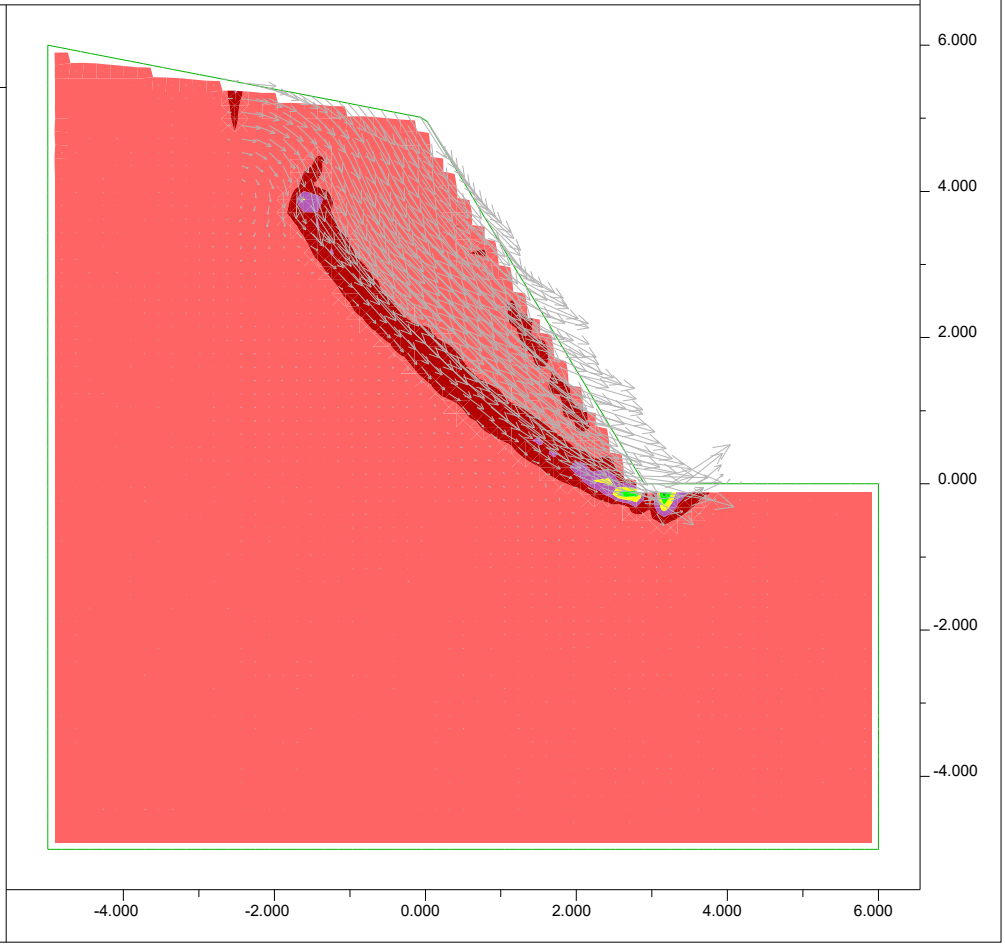
Factor of Safety 1.01

Max. shear strain-rate
- 5.00E-07
- 1.00E-06
- 1.50E-06
- 2.00E-06
- 2.50E-06

Contour interval= 5.00E-07
(zero contour omitted)
Boundary plot
0 2E 0

Velocity vectors
max vector = 1.071E-06
0 2E -6

Scherzic Ground Investigations
.



JOB TITLE : 7158-09

FLAC/SLOPE (Version 5.00)

LEGEND

21-Dec-17 11:29

Factor of Safety 2.67

Max. shear strain-rate

- 1.00E-08
- 2.00E-08
- 3.00E-08
- 4.00E-08
- 5.00E-08
- 6.00E-08
- 7.00E-08
- 8.00E-08
- 9.00E-08

Contour interval= 1.00E-08
(zero contour omitted)
Boundary plot

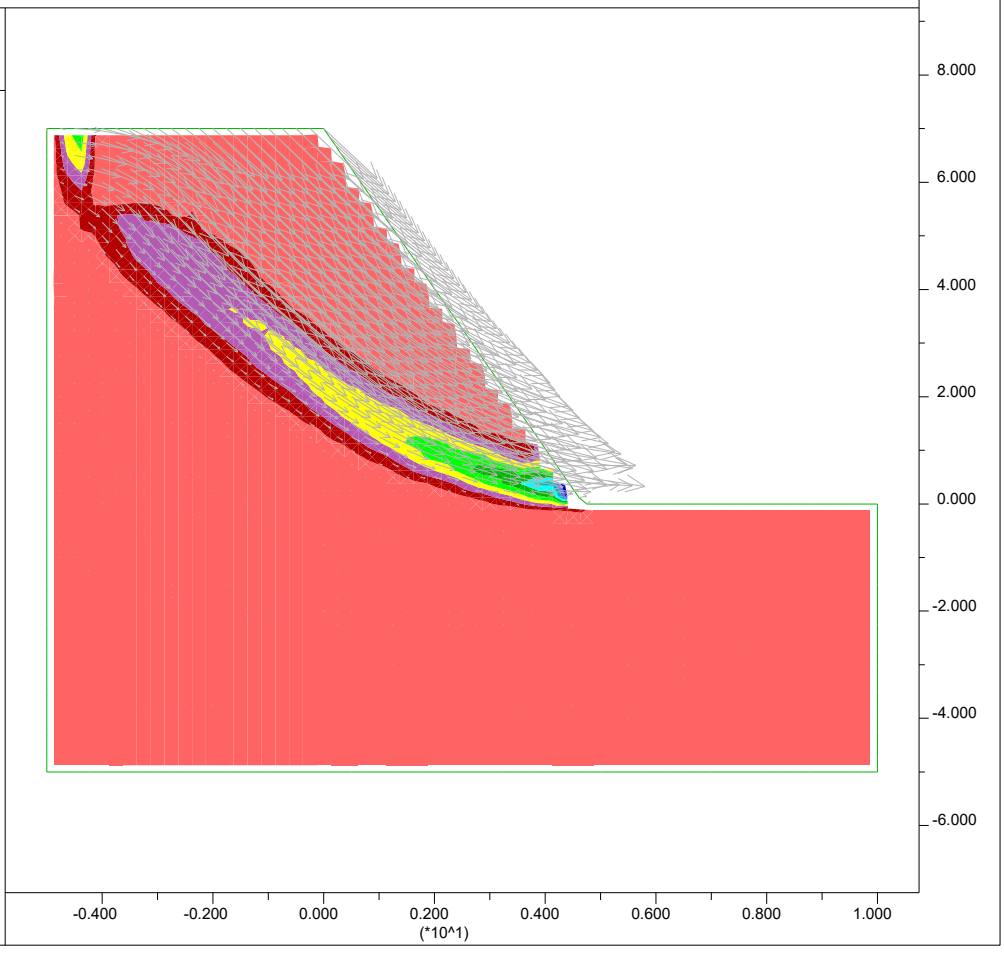
0 5E 0

Velocity vectors

max vector = 8.105E-08

Scherzic Ground Investigations

.



JOB TITLE : 7158-10

FLAC/SLOPE (Version 5.00)

LEGEND

21-Dec-17 11:24

Factor of Safety 1.26

Max. shear strain-rate
- 5.00E-07
- 1.00E-06
- 1.50E-06
- 2.00E-06
- 2.50E-06
- 3.00E-06
- 3.50E-06

Contour interval= 5.00E-07
(zero contour omitted)
Boundary plot

0 5E 0

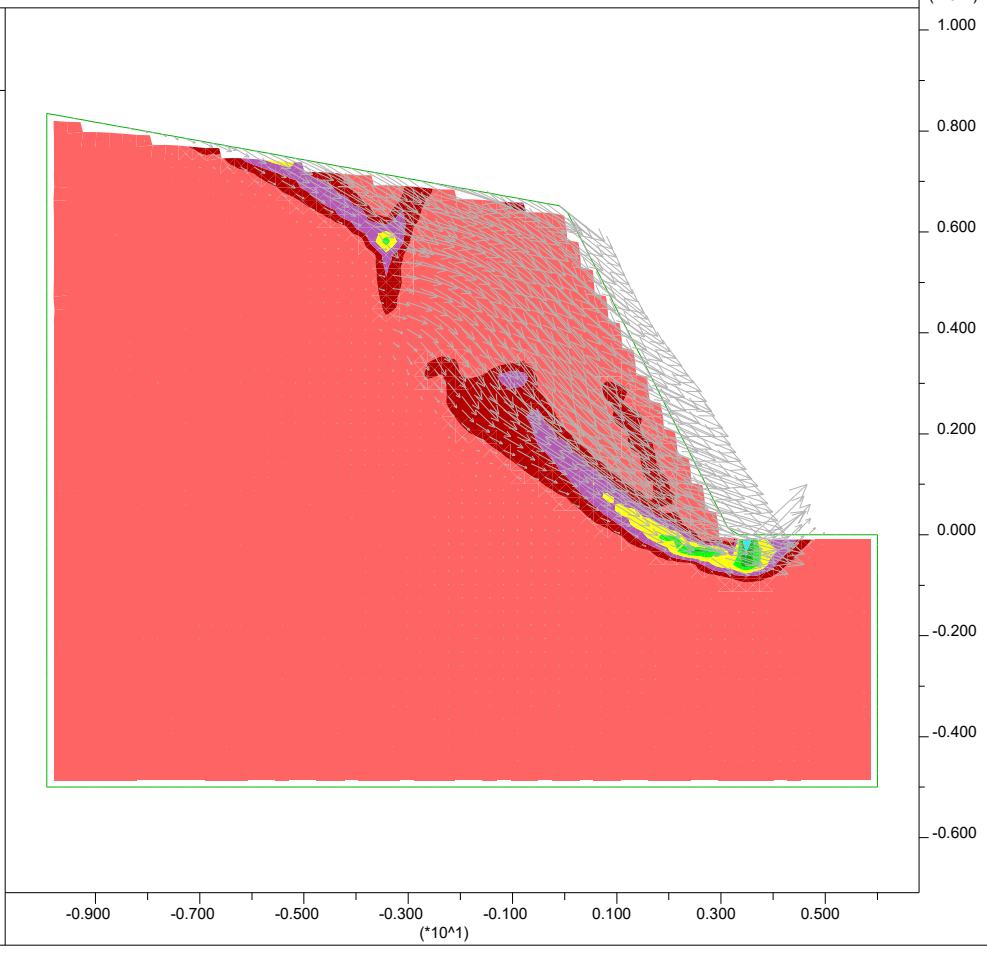
Velocity vectors

max vector = 2.360E-06

0 5E -6

Scherzic Ground Investigations

.



JOB TITLE : 7158-11

FLAC/SLOPE (Version 5.00)

LEGEND

21-Dec-17 11:19

Factor of Safety 1.38

Max. shear strain-rate

- 5.00E-08
- 1.00E-07
- 1.50E-07
- 2.00E-07
- 2.50E-07
- 3.00E-07
- 3.50E-07
- 4.00E-07
- 4.50E-07

Contour interval= 5.00E-08
(zero contour omitted)
Boundary plot

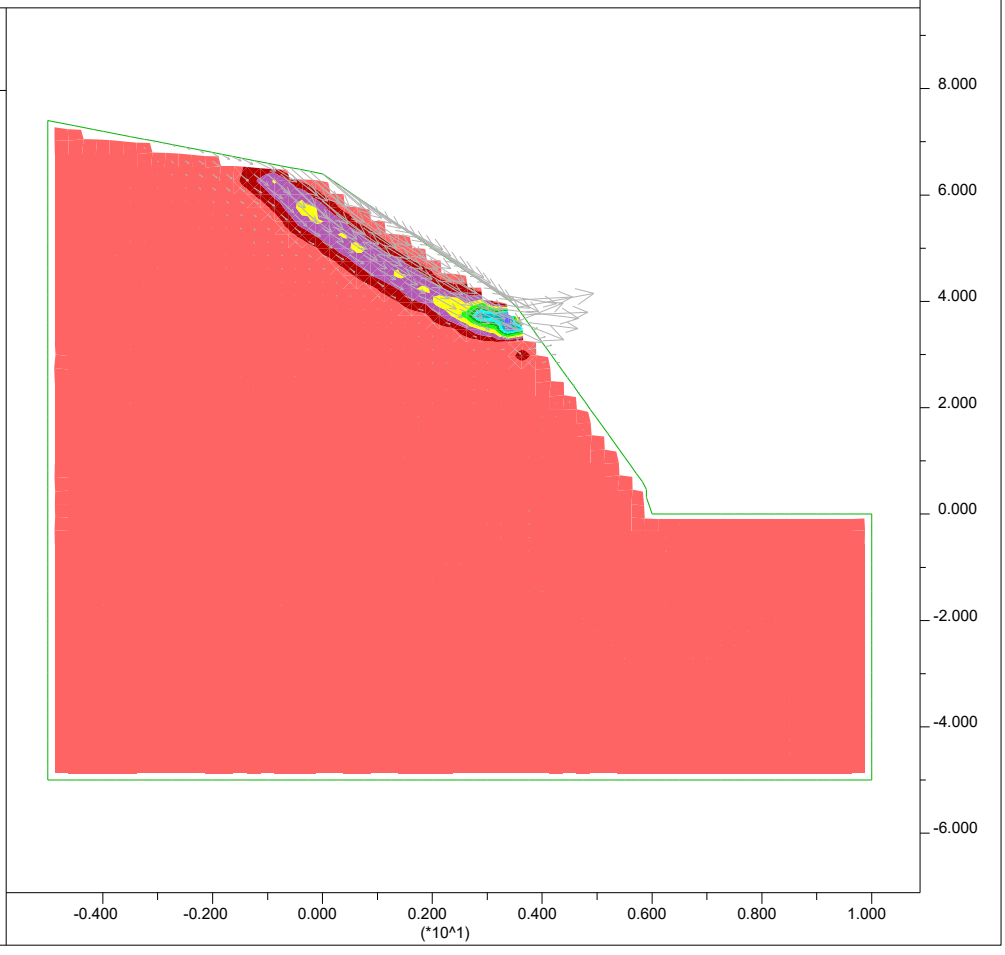
0 5E 0

Velocity vectors

max vector = 3.089E-07

Scherzic Ground Investigations

.



JOB TITLE : 7158-12 Fill

FLAC/SLOPE (Version 5.00)

LEGEND

21-Dec-17 11:11

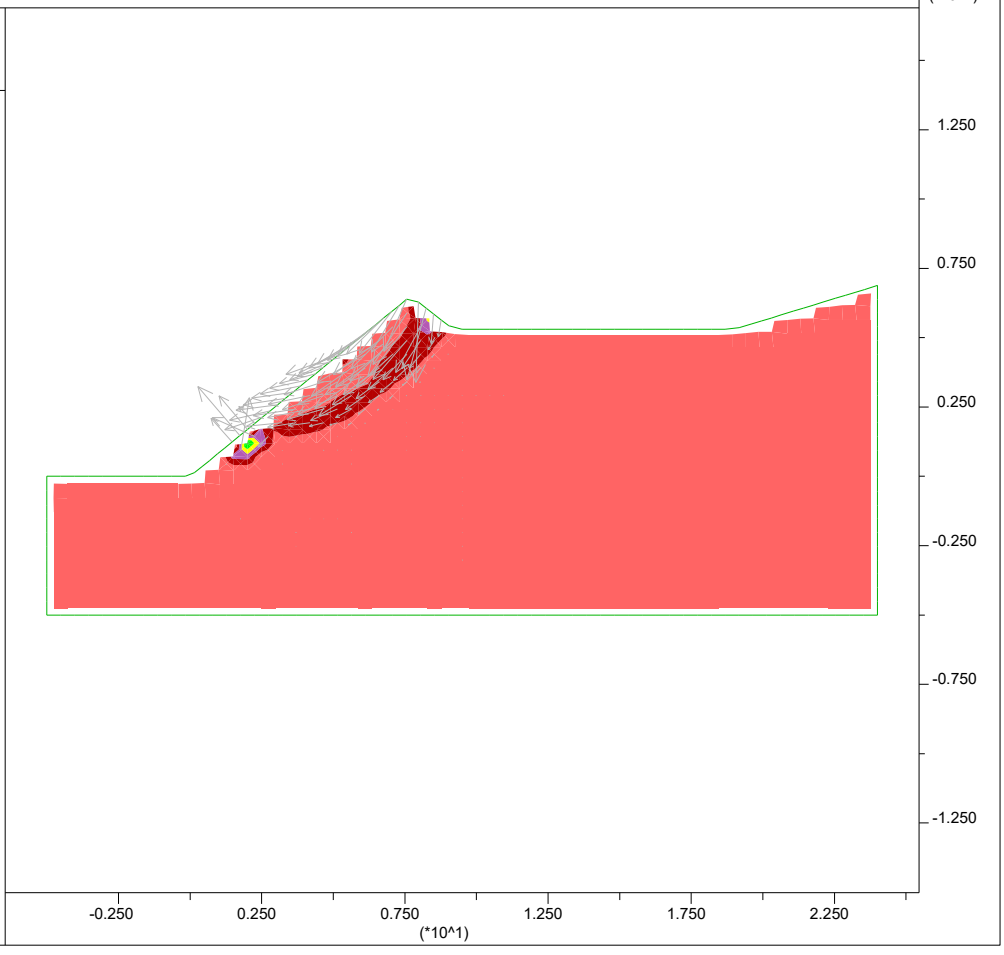
Factor of Safety 1.33

Max. shear strain-rate
2.00E-07
4.00E-07
6.00E-07
8.00E-07
1.00E-06

Contour interval= 2.00E-07
(zero contour omitted)
Boundary plot
0 5E 0

Velocity vectors
max vector = 9.916E-07
0 2E -6

Scherzic Ground Investigations
.



Appendix G

SWedge/RocPlane Analysis

Scherzic
Ground Investigations

For 7158-08

Analysing using Swedge

Minor Joints	Major Joint Set (76.7±2.89, 219.3±9.02)	(80,190)	(85,270)	(80, 70)	(50,160)	(40,115)	(65,20)	(45, 338)
(80,190)	N/A							
(85,270)	N/A	N/A						
(80, 70)	0.054	N/A	N/A					
(50,160)	0.012	0	N/A	0				
(40,115)	0.021	0.0009	0.0138	0.0005	0.0035			
(65,20)	N/A	0	N/A	N/A	0	0		
(45, 338)	N/A	N/A	N/A	N/A	N/A	0	N/A	
(65, 200)	0.039	N/A	N/A	0	0	0.0163	N/A	N/A

*N/A means invalid geometry

Cohesion(KPa)	10±10
Friction Angle	40±5
Slope	(60,108)
Upper Face	(15,108)
Filled Fissures (%)	30

Analysing using RocPlane

Face of Cutting (60,108)

Joint within critical zone (40,115)

Using following parameter, Probability of Planar Failure 0.4952

Cohesion(KPa)	10±10
Friction Angle	40±5
Slope	(60,108)
Upper Face	(12,108)
Filled Fissures (%)	30

Scherzic
Ground Investigations

For 7158-11

Analysing using SWedge

	Major (33.75±4.79, 56.25±14.93)	SET 2 (71.67±2.88, 3.33±11.55)	SET 3 (61.7±2.89, 244.3±8.14)	SET 4 (45,180)
Major (33.75±4.79, 56.25±14.93)				
SET 2 (71.67±2.88, 3.33±11.55)	0.0004			
SET 3 (61.7±2.89, 244.3±8.14)	N/A	N/A		
SET 4 (45,180)	0.0004	N/A	N/A	

Cohesion(KPa)	10±10
Friction Angle	40±5
Slope	(55, 60)
Upper Face	(12, 60)
Filled Fissures (%)	30

No Joint plane shown as critical in DIPS for planar failure.

RocPlane Analysis Information

RocPlane - Planar Wedge Stability Analysis

Project Summary

File Name	7158-08
Project Title	RocPlane - Planar Wedge Stability Analysis
Analysis	DJ
Author	MBS
Company	SCHERZIC
Date Created	21/12/2017, 09:01:34

Comments

7158-08

Analysis Results

Analysis Type - Probabilistic

Sampling Method	Monte Carlo
Probability of Failure (PF)	0.4952 (49.52 %)
Probability of Sliding (PS)	0.4952 (49.52 %)
Normal Reliability Index	0.0544104
Lognormal Reliability Index	0.0103923
Number of Trial Wedges	10000
Number of Valid Wedges	10000
Number of Invalid Wedges	0
Number of Failed Wedges	4952
Number of Failed Wedges (Floating)	0

Current Wedge Data - Mean Wedge

Factor of Safety	1
Wedge Weight	0.236486 MN/m
Wedge Volume	9.09561 m^3/m
Wedge Height	5.02 m
Normal Force	0.181159 MN/m
Resisting Force	0.15201 MN/m
Driving Force	0.15201 MN/m

Geometry

Intersection Point (B) of slope and upper face	(2.8983 , 5.02)
Intersection point (C) of failure plane and upper face	(7.02896 , 5.898)
Upper face length (B --> C)	4.22295 m
Failure plane length (Origin --> C)	9.17566 m
Slope length (Origin --> B)	5.79177 m

Random Numbers

Random Numbers	Pseudo-random Seed
Random Number Seed	10116
Random Number Generation Method	Park and Miller v.3

Probabilistic Input Data

Slope

Slope Angle (deg)

Mean	Distribution	Std.Dev.	Rel. Min	Rel. Max
60	Normal	2	5	5

Slope Height (m)

Mean	Distribution	Std.Dev.	Rel. Min	Rel. Max
5.02	None			

Slope Unit Weight (MN/m3)

Mean	Distribution	Std.Dev.	Rel. Min	Rel. Max
0.026	Normal	0.002	0.002	0.002

Upper Face

Upper Face Angle (deg)

Mean	Distribution	Std.Dev.	Rel. Min	Rel. Max
12	None			

Failure Plane

Failure Plane Angle (deg)

Mean	Distribution	Std.Dev.	Rel. Min	Rel. Max
40	Normal	2	5	5

Waviness (deg)

Mean	Distribution	Std.Dev.	Rel. Min	Rel. Max
0	None			

Shear Strength

Shear Strength Model Mohr-Coulomb

Cohesion (MPa)

Mean	Distribution	Std.Dev.	Rel. Min	Rel. Max
0	Normal	0	0	0

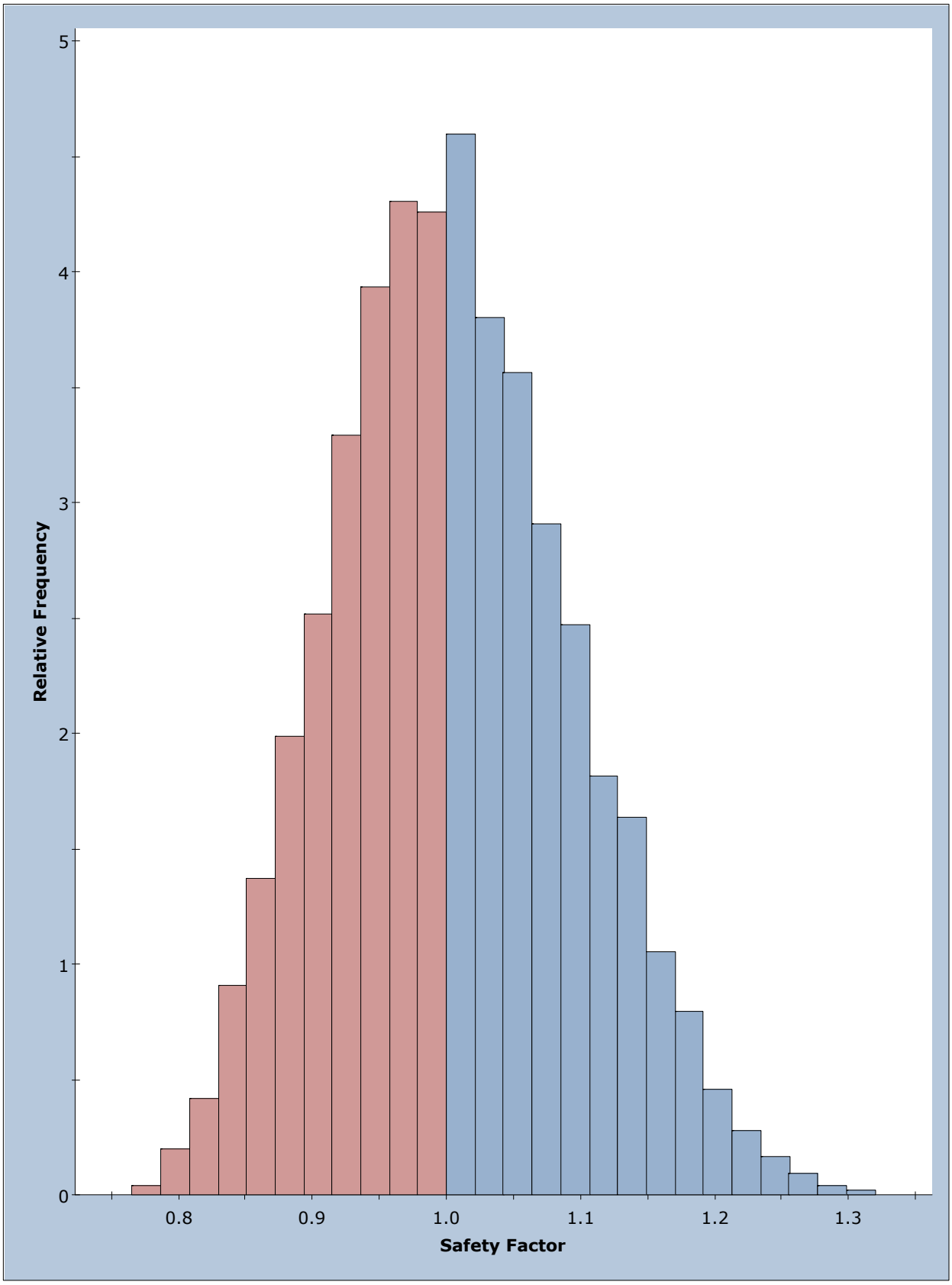
Friction Angle (deg)

Mean	Distribution	Std.Dev.	Rel. Min	Rel. Max
40	Normal	3	3	3

Spill Width Parameters

Swelling Factor	1.5
Angle of repose of failed material	38 deg

Safety Factor



SAMPLED: mean=1.005 s.d.=0.08912 min=0.7744 max=1.307 PF=49.52%

Scherzic
Ground Investigations

Appendix H

Geotechnical Notes

UNIFIED SOIL CLASSIFICATION

COARSE GRAIN SOILS	**GRAVELS**	**GW**	Well graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		GM	Silty gravels, poorly graded gravel-sand-clay mixtures
		GC	Clayey gravels, poorly graded gravel-sand-silt mixtures
	SANDS	**SW**	Well graded sands, gravelly sand little or no fines
		SP	Poorly graded sands, gravelly sand little or no fines
		SM	Silty sands, poorly graded sand- silt mixtures
		SC	Clayey sands, poorly graded sand- clay mixtures
FINE GRAIN SOILS	**SILTS & CLAYS LL<50**	**ML**	Inorganic silts with low LL. Very fine plastic silty-clayey-sands
		CL	Inorganic sandy-silty-gravelly clays of low to medium plasticity
		OL	Organic silts and silt-clays of low plasticity
	SILTS & CLAYS LL>50	**MH**	Inorganic silts with high LL. Diatomaceous/micaeous sands-silts
		CH	Inorganic clays of high plasticity
		OH	Organic clays of medium to high plasticity
HIGHLY ORGANIC SOILS		**Pt**	Peat and other highly organic soils

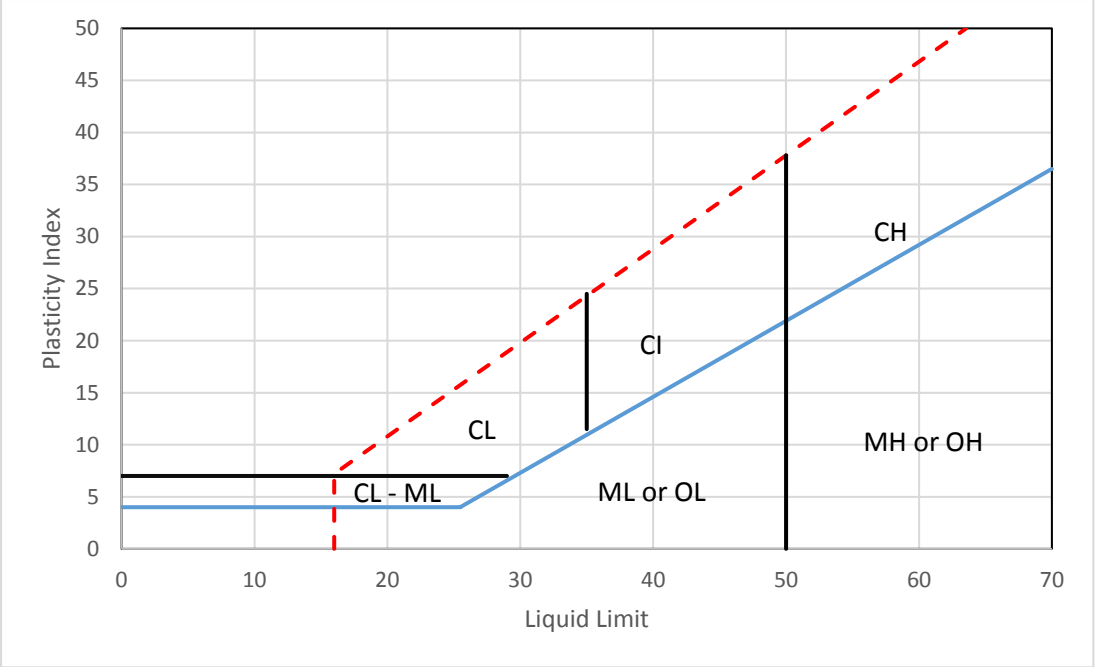
PROPORTION DEFINITIONS

Coarse Grained Soils		**Fine Grained Soils**	
% Fines	**Modifier**	**% Coarse**	**Modifier**
<5	omit, or use “trace”	<15	omit, or use “trace”
5-12	describe as “with clay/silt” as applicable	15-30	described as “with sand/gravel” as applicable
>12	prefix soil as “silty/clayey” as applicable	>30	prefix soil as “sandy/gravelly” as applicable

Particle Size Chart			
Classification		**Particle Size (mm)**	**Sieve Size (mm) AS**
Boulder		> 200	
Cobble		60 - 200	63 - 200
Gravel	*Coarse*	60 - 200	19 - 63
	Medium	6 - 20	6.7 - 19
	Fine	2 - 6	2.36 - 6.7
Sand	*Coarse*	0.6 - 2	0.6 - 2.36
	Medium	0.2 - 0.6	150 - 600um
	Fine	0.06 - 0.2	75 - 150um
Silt & Clay		0.06	<75um

+

PLASTICITY CHART



SOIL STRENGTH CHART

Cohensionless Soils

Relative Density	N' Value
Very Loose	0 to 4
Loose	4 to 10
Moderately Dense	10 to 30
Dense	30 to 50
Very Dense	> 50

Cohesive Soils

Consistency	Undrained Shear Strength (kPa)
Very Soft	0 to 12.5
Soft	12.5 to 25
Firm	25 to 50
Stiff	50 to 100
Very Stiff	100 to 200
Hard	> 200

ROCK

ROCK SUBSTANCE WEATHERING CLASSIFICATION

SYMBOL	TERM	DIAGNOSTIC FEATURES
RS	**Residual Soils**	Soil developed on extremely weathered rock; the mass structure and substance fabric are no longer evident; there is large change in volume but the soil has not been significantly transported
XW	**Extremely Weathered**	Rock is weathered to such an extent that it has soil properties but still retains the original structure (either disintegrates in water or Rock can be remoulded)
HW	**Highly Weathered**	Rock strength reduced significantly by weathering. The rock is discoloured, usually by limonite and rock fabric near discontinuities is altered; alteration continues deeply but corestones may be present.
MW	**Moderately Weathered**	Rock strength reduced moderately by weathering. The rock may be discoloured, usually by limonite and discontinuities may have alteration and may be open.
SW	**Slightly Weathered**	Rock is slightly discoloured but shows little or no change of strength from fresh rock
F	**Fresh**	Rock shows no sign of decomposition or staining

ROCK LOGGING CODE

Fracture Type

JT	Joint
BP	Bedding Plane
Cb	Cross Bed
SS	Sheared Surface
SM	Seam
CS	Crushed Seam
FZ	Fragmented Zone
SZ	Shear Zone
VN	Vein

Orientation

For vertical non-oriented core “Dip” angle measured relative to horizontal
For inclined non-oriented core “Angle” measured relative to core axis.
For inclined oriented core “Dip” angle and “Dip Direction” angle (eg. 66°/275° mag.)

VT	Vertical
HZ or 0°	Horizontal
d	degrees

Infilling/Coating

CN	Clean
X	Carbonaceous
CLAY	Clay
KT	Chlorite
CA	Calcite
FE	Iron Oxide
MI	Micaceous
Mn	Manganese
Py	Pyrite
QZ	Quartz

Shape

PLN	Planar
CU	Curved
UN	Undulating
ST	Stepped
IR	Irregular

Roughness

POL	Polished
SLK	Slickensided
SO	Smooth
RF	Rough
VR	Very Rough

Other

DIS	Discontinuous
OP	Open
Cl	Closed
TI	Tight
VE	Veneer

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
155148	1
EDITION	DATE OF ISSUE
3	23-Jan-2013

SEARCH DATE : 22-Aug-2017
SEARCH TIME : 03.32 PM

DESCRIPTION OF LAND

Parish of DRUMMOND Land District of MONMOUTH
Lot 1 on Plan 155148
Derivation : Part of 870 Acres Granted to J. Till
Prior CT 23265/2

SCHEDULE 1

M381094 TRANSFER to HOLY TANTRA ESOTERIC BUDDHISM INCORPORATED Registered 23-Jan-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 23265 FENCING COVENANT in Schedule of Easements
SP23265 BURDENING EASEMENT: a grant of easement made between Frederick James Grant and Sarah Jean Dunbabin and the Metropolitan Water Board over the "Pipeline Easement" 6.00 wide on P.155148 (more fully set forth in SP23265 & Deed 56/5151)

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER T.P. TAI

FOLIO REFERENCE C.T.23265/2

GRANTEE PART OF 870AC GRANTED TO JOHN TILL

PLAN OF TITLE

LOCATION
LAND DISTRICT OF MONMOUTH
PARISH OF DRUMMOND

FIRST SURVEY PLAN No. SP23265

COMPILED BY LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD

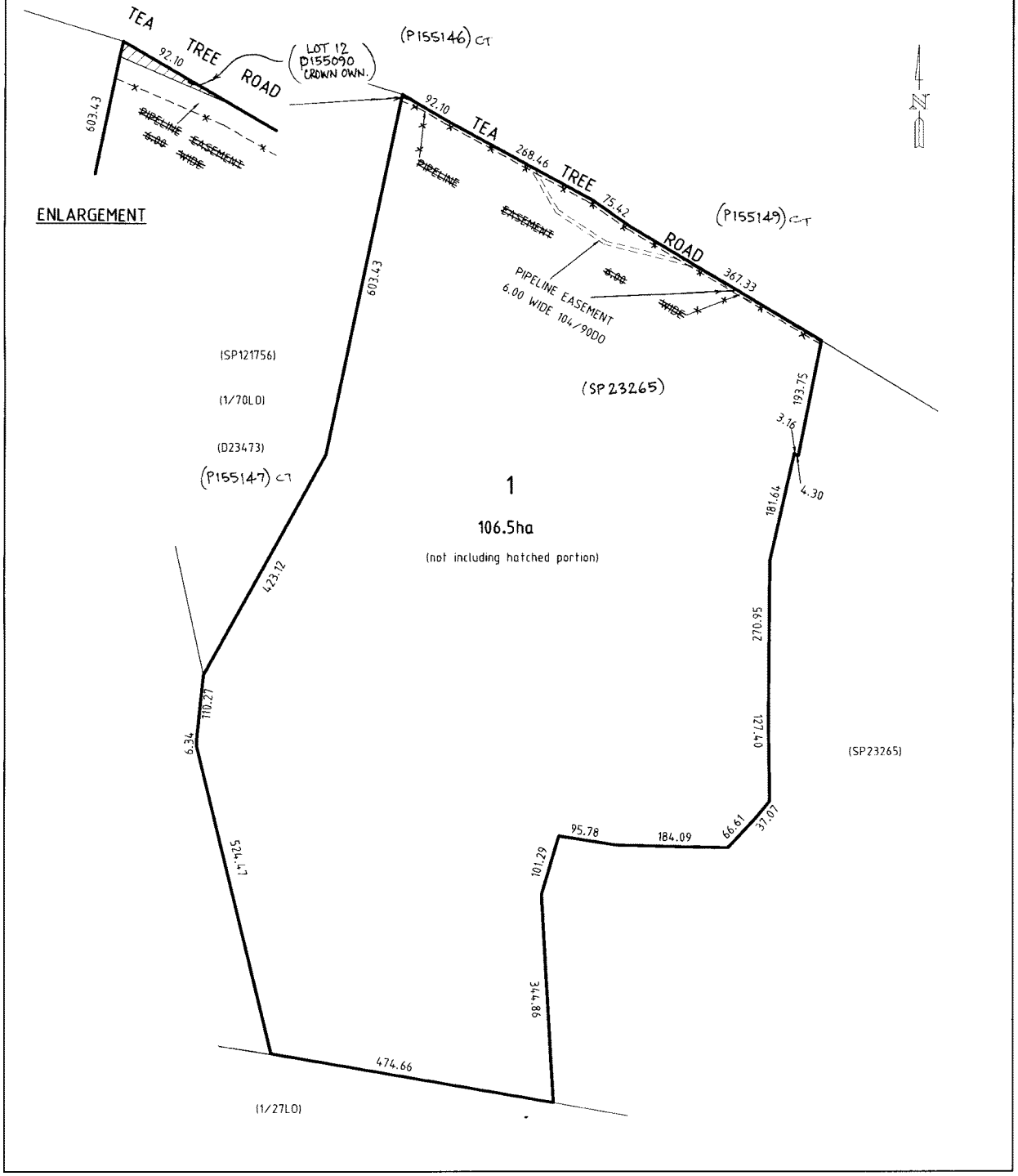
SCALE 1: 6000 LENGTHS IN METRES

REGISTERED NUMBER
P155148

APPROVED 26 FEB 2009
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125 (5227)	LAST UPI No. BYS51	LAST PLAN No. SP23265	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN



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

SOUTHERN MIDLANDS COUNCIL

SMC - KEMPTON

RECEIVED

16/01/2017

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	C OAKLEY & L FISHER		
Postal Address	68 STOREYS ROAD	Phone No:	0457223938
	BROADMARSH TAS 7030	Fax No:	
Email address	craigoakley50@gmail.com		
Applicant Name (if not owner)	Longview Design (Phillip Krause)		
Postal Address	33 Madison Avenue	Phone No:	0407876711
	Brighton Tas 7030	Fax No:	
Email address:	phil@longviewdesign.com.au		

Description of proposed use and/or development:

Address of new use and development:	68 Storeys Road Broadmarsh	
Certificate of Title No	Volume No 37589	Lot No: 1
Description of Use	Manufacturing and Processing	Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015
Development on site	New Workshop- for the welding repairs of farm	Attach additional information if required.
	Machinery, irrigation equipment and farm vehicles	
current use of land and building	Residential	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

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays	7.00		7.00
Sat	8.00		12.00
Sun	n/a		n/a

Number of existing employees	nil	Number of proposed new employees :	2
Traffic Movements	Number of commercial vehicles servings the site at present: nil		Approximate number of commercial vehicles servicing the site in the future: 1 heavy vehicle every week
Number of Car Parking Spaces	How many car spaces are currently provided: 4		How many new car spaces are proposed: 5

Is the development to be staged: (Please tick ✓answer)

Yes		No	x

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

Proposed Material Types

What are the proposed external wall colours	Bushland	What is the proposed roof colour	Bushland
What is the proposed external wall materials	Colour-bond	What is the proposed roof materials	Colour-bond
What is the proposed new floor area m^2	450M	What is the estimated value of all the new work proposed	$ 150000

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)	Date
P Krause	Phillip Krause	16/01/2018
Land Owner(s) Signature	Land Owners *Name (please print)*	Date
Land Owner(s) Signature	Land Owners *Name (please print)*	Date

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

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)

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) 6259 3011. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

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

PROPERTY/ PROJECT DETAILS

CLIENT:	C OAKLEY & L FISHER
SITE TITLE REF:	37589/1
PROPERTY IDENTIFICATION NO:	7642794
ADDRESS:	68 STOREYS ROAD BROADMARSH TAS 7030
LOCAL AUTHORITY:	SOUTHERN MIDLANDS COUNCIL
PLANNING SCHEME:	SMC INTERIM PLANNING SCHEME
ZONE:	26.0 RURAL RESOURCE ZONE
USE:	Manufacturing and Processing- rural and farm equipment
OVERLAYS:	N/A
LOT SIZE:	2.016ha
WORKSHOP FLOOR AREA:	450m²
HARDSTAND AREA:	1758m²

PROPOSED NEW WORKSHOP.

CONTENTS:

ARCHITECTURAL

DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimension, setouts and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation.

It is imperative that the Builder / sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has made to the general notes.

LONGVIEW DESIGN

Longview Design & Drafting
33 Madison Ave Brighton
Tasmania 7030
PH: 0362 680455
MOB: 0407 876 711
phil@longviewdesign.com.au
Accreditation No: cc371s
www.longviewdesign.com.au

CLIENT NAME:
C OAKLEY & L FISHER

PROJECT ADDRESS:
68 STOREYS ROAD BROADMARSH TAS 7030

DATE:
8/01/2018

REVISION No:
R:0

DRAWN BY:	SCALE:
PK	**N/A**

PROJECT:
WELDING WORKSHOP FARM MACHINERY REPAIRS

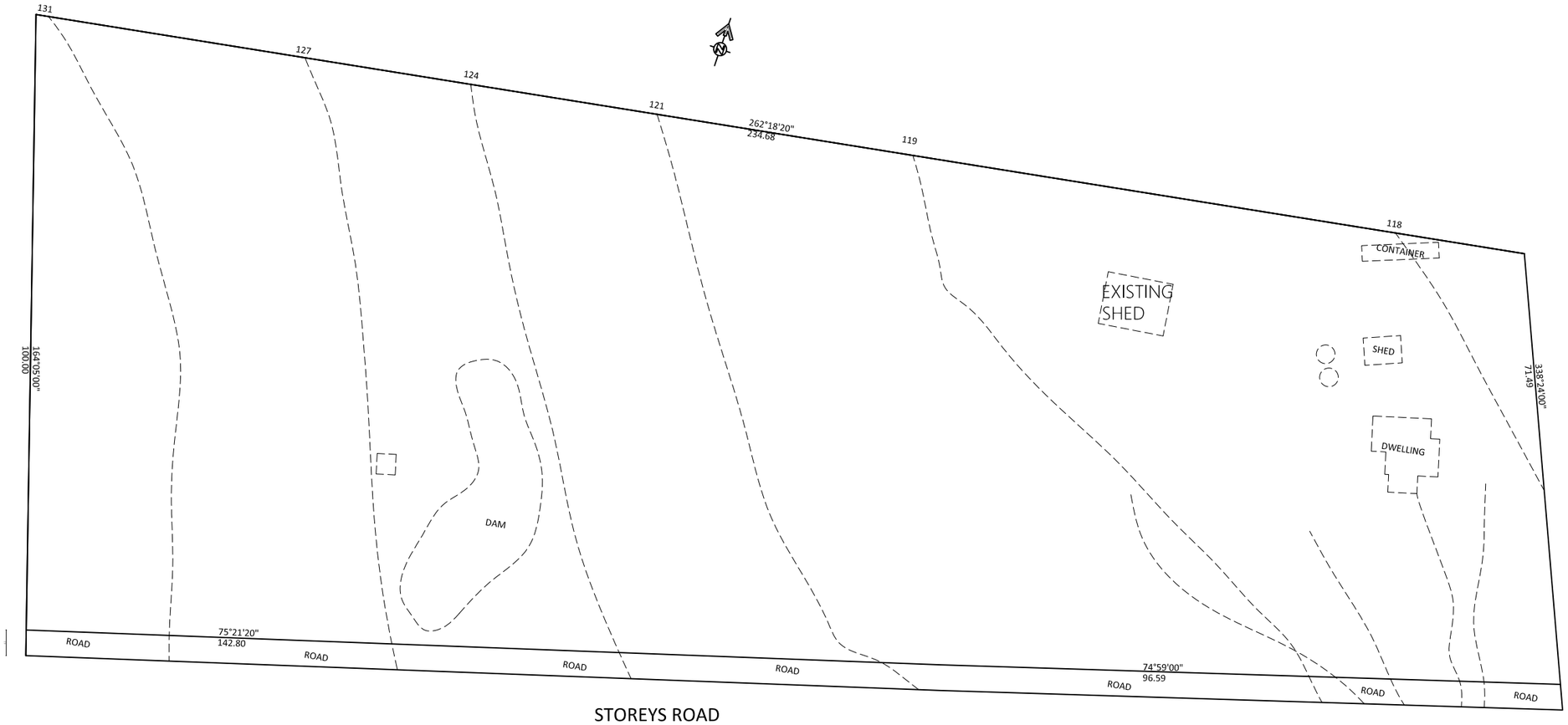
DRAWING TITLE:
COVER SHEET

SHEET SIZE:	JOB No:	SHEET No:
A3	**17-140**	**A-01**

SMC - KEMPTON

RECEIVED

16/01/2017



STOREYS ROAD

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PROFESSIONALLY ACCREDITED DESIGN & DRAFTING

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CLIENT NAME:
C OAKLEY & L FISHER

PROJECT ADDRESS:
68 STOREYS RD BROADMARSH TAS 7030

PROJECT:
NEW WELDING WORKSHOP FOR FARMING REPAIRS

REVISION No:
R:0

DRAWN BY:
PK

SCALE:
1:800

DRAWING TITLE:
SITE PLAN CURRENT

DATE:
08/01/2018

SHEET SIZE:
A3

JOB No:
17-140

SHEET No:
A-02

SMC - KEMPTON

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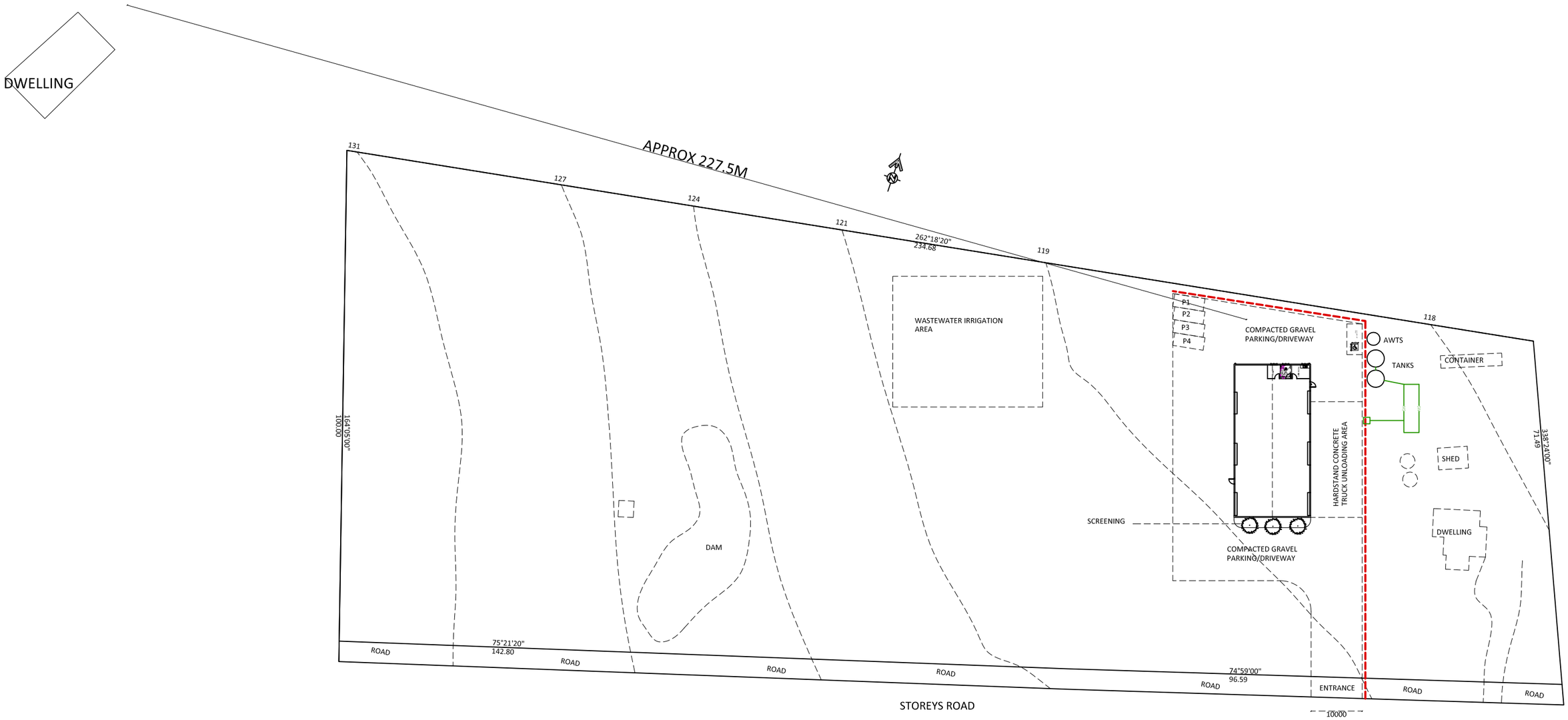
16/01/2017



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CLIENT NAME:
C OAKLEY & L FISHER

PROJECT ADDRESS:
68 STOREYS RD BROADMARSH TAS 7030

PROJECT:
NEW WELDING WORKSHOP FOR FARMING REPAIRS

REVISION No:
R:0

DRAWN BY:
PK

SCALE:
1:800

DRAWING TITLE:
SITE PLAN PROPOSED

DATE:
08/01/2018

SHEET SIZE:
A3

JOB No:
17-140

SHEET No:
A-03

CUT OFF DRAIN

2000

P1

P2

P3

P4

2500

6000

COMPACTED GRAVEL
PARKING/DRIVEWAY

LED SENSOR LIGHTS FOR PARKING AREAS

2000

6000

3000

ACCESSIBLE CAR SPACE

1200

1200

118

AWTS

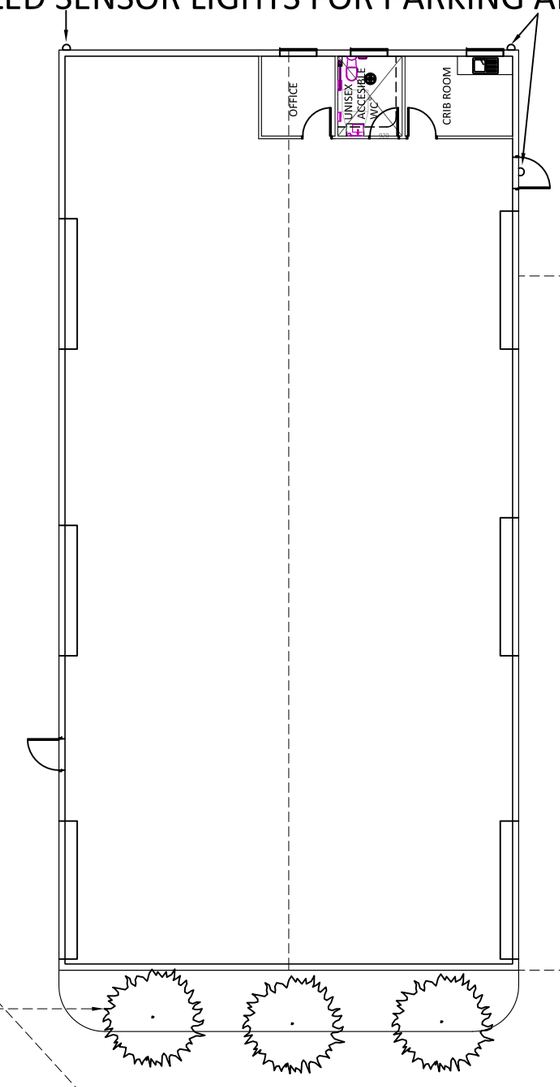
TANKS

STORMWATER
SOAKAGE PIT

SUMP

CUT OFF DRAIN

EXISTING
TANKS



HARDSTAND CONCRETE
TRUCK UNLOADING AREA

SCREENING

DIMENSION NOTE:
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CLIENT NAME:
C OAKLEY & L FISHER

PROJECT ADDRESS:
68 STOREYS ROAD BROADMARSH TAS 7030

DATE:
8/01/2018

REVISION No:
R:0

DRAWN BY:	SCALE:
PK	**1:200**

PROJECT:
WELDING WORKSHOP FARM MACHINERY REPAIRS

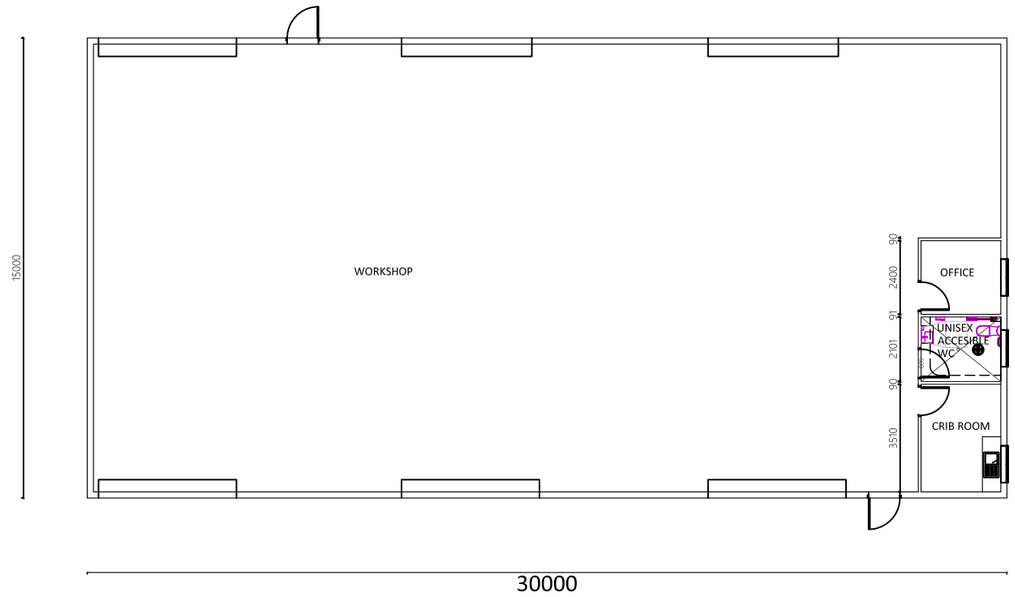
DRAWING TITLE:
SITE PLAN- SECTION

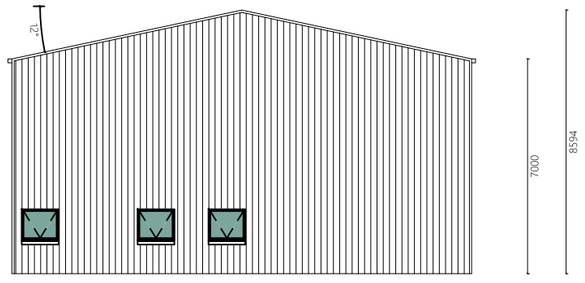
SHEET SIZE:	JOB No:	SHEET No:
A3	**17-140**	**A-04**

SMC - KEMPTON

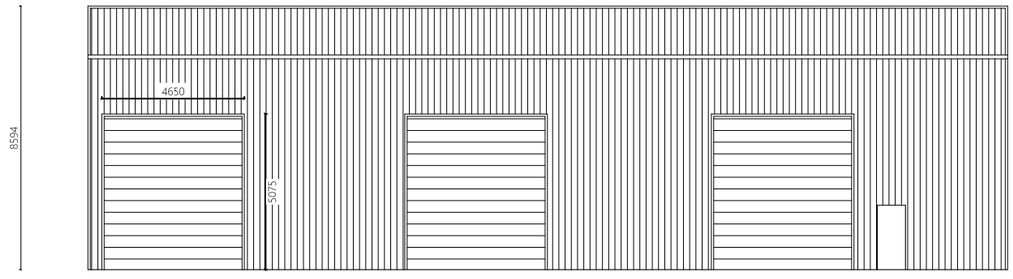
RECEIVED

16/01/2017



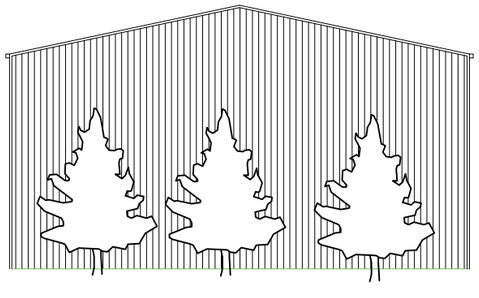


NORTHERN ELEVATION



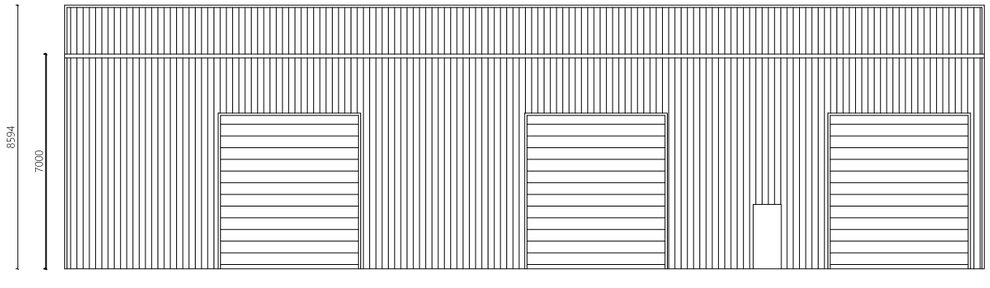
WESTERN ELEVATION

COLOUR:
ROOF AND WALLS- BUSHLAND



SOUTHERN ELEVATION

SCREENING PLANTS AT ROAD FRONTAGE



EASTERN ELEVATION

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C OAKLEY & L FISHER

PROJECT ADDRESS:
68 STOREYS ROAD BROADMARSH TAS 7030

DATE:
8/01/2018

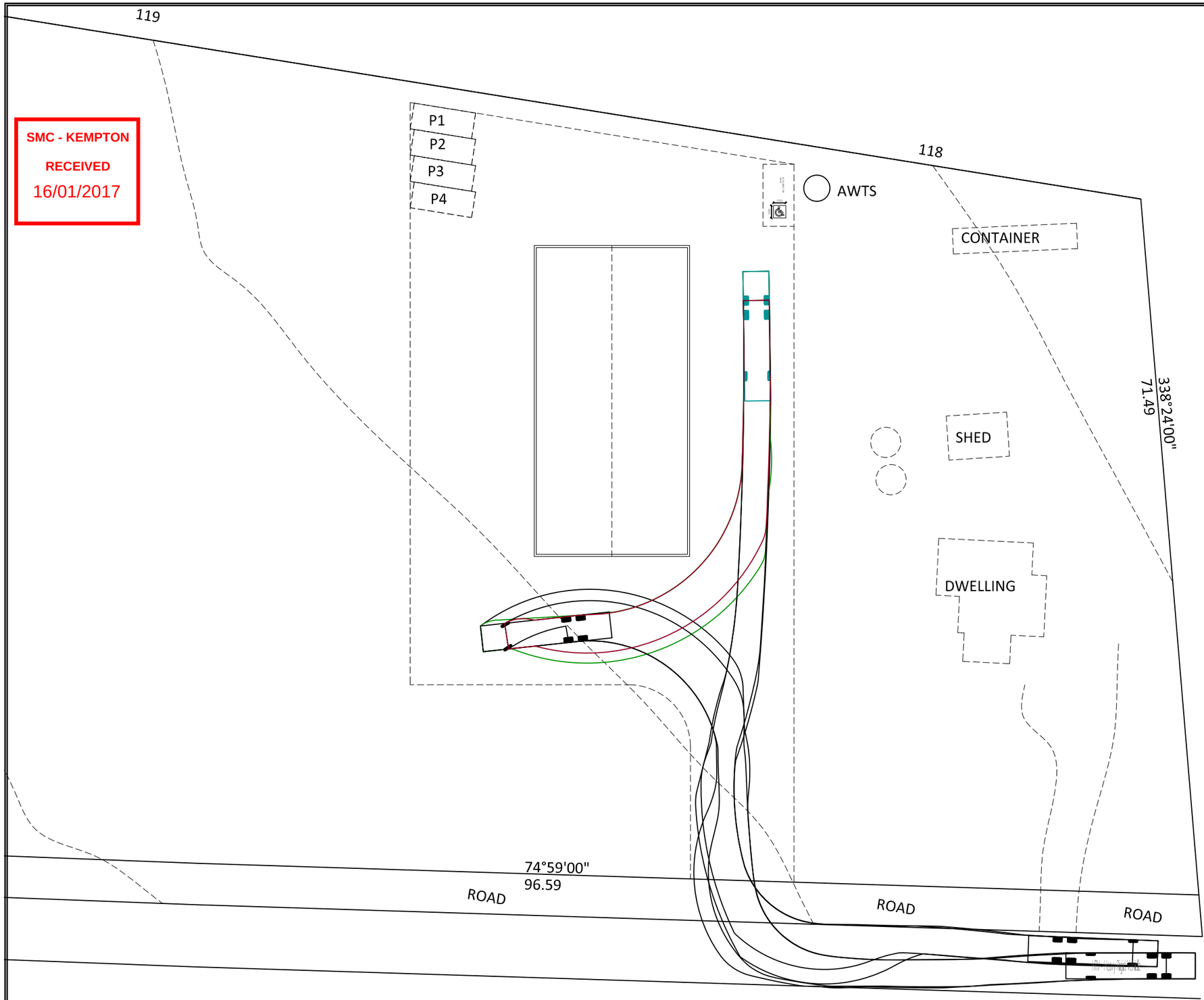
REVISION No:
R:0

DRAWN BY:	SCALE:
PK	N/A

PROJECT:
WELDING WORKSHOP FARM MACHINERY REPAIRS

DRAWING TITLE:
FLOOR PLAN / ELEVATIONS

SHEET SIZE:	JOB No:	SHEET No:
A3	17-140	A-05



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PROJECT ADDRESS:
68 STOREYS ROAD BROADMARSH TAS 7030

DATE:
8/01/2018

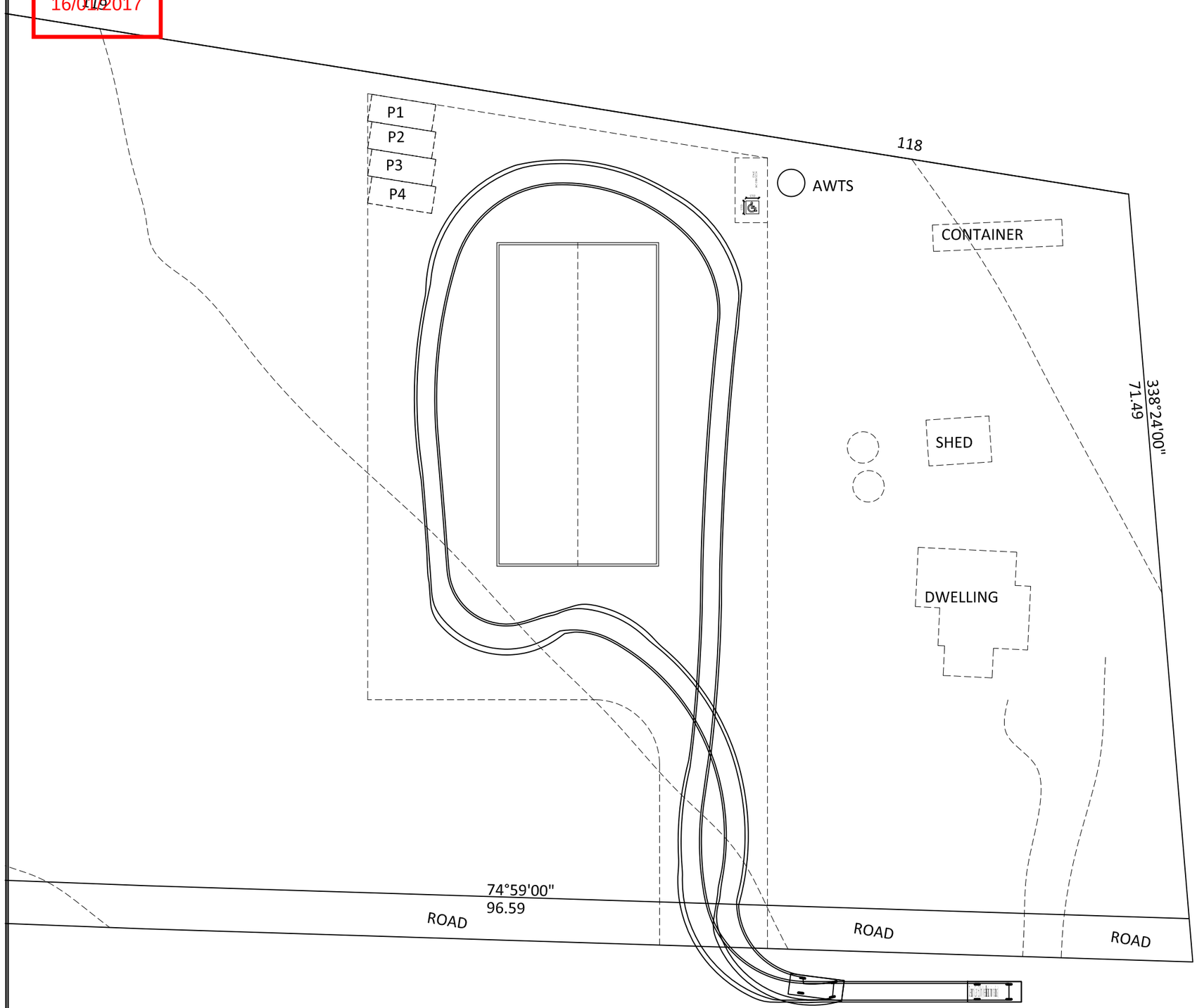
REVISION No:
R:0

DRAWN BY:	SCALE:
PK	**1:400**

PROJECT:
WELDING WORKSHOP FARM MACHINERY REPAIRS

DRAWING TITLE:
TRUCK MANOVURING

SHEET SIZE:	JOB No:	SHEET No:
A3	**17-140**	**A-06**



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CLIENT NAME:
C OAKLEY & L FISHER

PROJECT ADDRESS:
68 STOREYS ROAD BROADMARSH TAS 7030

DATE:
8/01/2018

REVISION No:
R:0

DRAWN BY:	SCALE:
PK	**1:400**

PROJECT:
WELDING WORKSHOP FARM MACHINERY REPAIRS

DRAWING TITLE:
VEHICLE MANOVURING

SHEET SIZE:	JOB No:	SHEET No:
A3	**17-140**	**A-07**

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
37589	1
EDITION	DATE OF ISSUE
3	28-Apr-2009

SEARCH DATE : 03-Aug-2017
SEARCH TIME : 07.17 AM

DESCRIPTION OF LAND

Parish of WALLACE, Land District of MONMOUTH
Lot 1 on Sealed Plan 37589
Derivation : Part of 640 Acres Gtd. to John Hodgkinson
Prior CT 4567/9

SCHEDULE 1

M218653 TRANSFER to CRAIG JOHN OAKLEY and LAURA JAN FISHER
Registered 28-Apr-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 37589 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962
SP 37589 FENCING PROVISION in Schedule of Easements
C903086 MORTGAGE to National Australia Bank Limited
Registered 28-Apr-2009 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

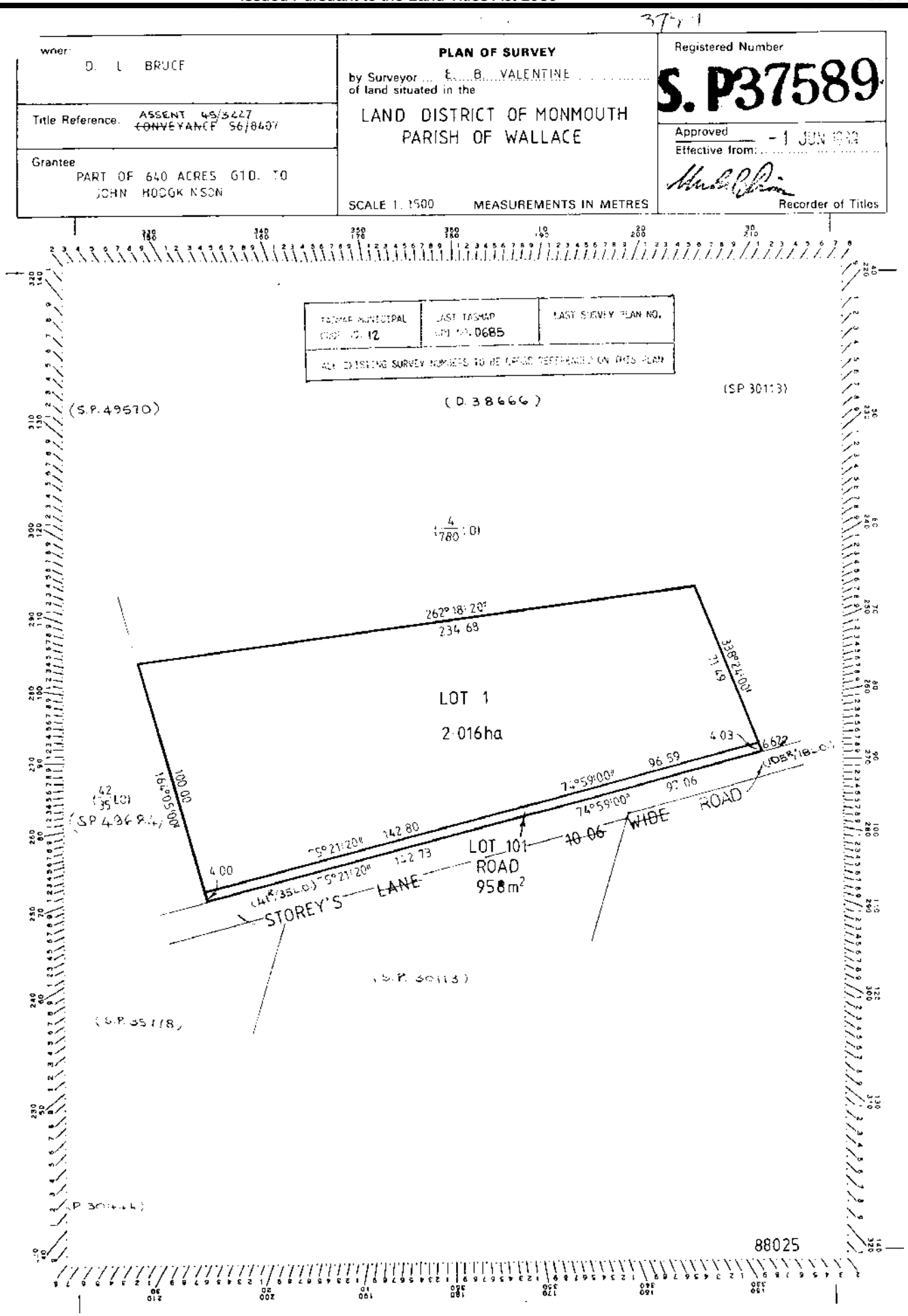
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

Owner: D. L. BRUCE	**PLAN OF SURVEY** by Surveyor ... L. B. VALENTINE ... of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF WALLACE	Registered Number **S. P37589**
Title Reference: ASSENT 45/5427 ~~CONVEYANCE 56/8407~~		Approved - 1 JUN 1982 Effective from: ...
Grantee: PART OF 640 ACRES G1D. TO JOHN HODGKINSON	SCALE 1:1500 MEASUREMENTS IN METRES	Recorder of Titles

FORMER MUNICIPAL	LAST TASMAP	LAST SURVEY PLAN NO.
CODE NO. 12	SHEET NO. 0685	
ALL EXISTING SURVEY NUMBERS TO BE QUOTED REFERRED ON THIS PLAN		



RECORDER OF TITLES TASMANIA

SCHEDULE OF EASEMENTS

PLAN NO.

S. P37589

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

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

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

No easements profits a prendre or covenants are intended to be created to benefit or burden any of the lots shown on the plan.

In respect of Lot 1 on the Plan the Vendor (Donald Laing Bruce) shall not be required to fence.

SIGNED by DONALD LAING BRUCE as the owner of land described in Assent 45/3227 in the presence of:) D. L. Bruce

Iris L. M. Spence
Gollan, Gate Cleamark
Launceston 4215
Housewife

This is the schedule of easements attached to the plan of DONALD LAING BRUCE
(Insert Subdivider's Full Name)

affecting land in

CONVEYANCE 56/8407
(Insert Title Reference)

Sealed by THE MUNICIPALITY OF BRIGHTON on 6TH OCTOBER 1988

Solicitor's Reference

Council Clerk/T[redacted]*lerk*

Email: phil@longviewdesign.com.au
Accreditation-CC371S
Mob: 0407876711
www.longviewdesign.com.au
33 Madison Avenue Brighton Tas 7030

31/01/2018

Southern Midlands Council
Planning Department
85 Main Street
Kempton Tas 7030

Dear Jacqui
Please see the following information: RFI Responses-

1. The following tools machinery will be used only inside of the workshop- the client has agreed to hang old disused carpet on the internal walls of the shed to help stop the noise of the power tools.

Grinders-	97 decibels
Welder-	85 decibels
Air compressor-	85 decibels
Bench grinder-	99 decibels
Farming equipment-	
Tractors, excavator ect-	107 decibels

These levels have been calculated by work Safe New Zealand fact sheet as I could not locate one in Aus but they use the same AS/NZ Standards.
The client is happy to plant trees on the western side of the hardstand area to help restrict any noises that would occur. Please note that the roller doors on this side of the shed would remained closed as grinding, welding works occurred. The welders that the client uses are tig welders and really do not make any noise at all. Any grinding grit/dust would be managed inside of the shed by sweeping and exposed off as required. The Hours of operation would be as permitted by Council ie 7am to 7pm Monday's to Friday's and 8am to 12pm Saturdays.
As for the storing of hazardous materials and chemicals- there would not be any stored on site as the business is a welding workshop so no mechanical works would be performed. The only element stored in the shed would be Welder Gas which is delivered to site approx. once a month.

As for exterior lighting the only lighting would be sensor lighting that points to the ground for the car parking areas as required for off street parking.

I hope this is to your satisfaction? If you require any additional information, please contact the writer

Yours Sincerely

Phil Krause.

WORKSAFE NEW ZEALAND | MAHI HAUMARU AOTEAROA

FACT SHEET

NOISE LEVELS CREATED BY COMMON CONSTRUCTION TOOLS

Workers in industries, such as construction, use a variety of tools and machinery in the course of their work. One of the hazardous aspects of using this equipment, or being around people who use it, is noise.

The two factors that make noise a hazard are the loudness of the noise (amplitude) and the length of time a person is exposed to it.

HEARING LOSS

If you use noisy tools and machinery at work, you are at risk of hearing loss.

Loud noise going on for too long will cause permanent damage to your hearing. It is not a general loss of hearing; instead you lose the ability to hear some frequencies of sound in the initial stages.

Noise-induced hearing loss (hearing loss due to excessive noise) can occur gradually over time, or it can be instantaneous if you are exposed to a one-off, very loud noise like a shotgun going off next to your ear. The damage that hearing loss causes cannot be fixed – once you lose the ability to hear noise at a certain frequency, it is gone forever.

NOISE TERMINOLOGY

Noise is measured in decibels - db(A). In New Zealand, the 'average' exposure limit is 85 dB(A) , or 85 decibels averaged over an 8-hour period.

Noise doubles every 3 decibels. This means that a tool operating at 88 dB(A) is actually twice as loud as a tool operating at 85 dB(A).

IN THE WORKPLACE

It is difficult to control noise in many workplaces. You may wear earmuffs or earplugs when you are using your own tools, but be aware of other workers also using loud tools.

As a rule of thumb:

If you're working on a construction site, and you can't hear the person next to you speaking unless they raise their voice, you should be wearing hearing protection.

CONTROLLING NOISE

If a person is exposed to the noise levels below, an employer must ensure that appropriate control measures are taken. If appropriate control measures are not taken, hearing damage will begin to occur;

> In excess of an 8 hour noise equivalent of 85 dB(A) or;
> A peak of more than 140 dB(C)

If this is happening, employers must put a noise management plan in place to keep the noise levels down.

It is recommended that a noise survey is carried out to determine if the controls are working. This can be a:

WSNZ_1311_MAR 15

WORKSAFE NEW ZEALAND | MAHI HAUMARU AOTEAROA

> preliminary survey, or
> full assessment.

More information on noise surveys is found in the *Approved Code of Practice for the Management of Noise in the Workplace*.

Ways to control noise:

1. Eliminate (get rid of) the noise source.
2. Substitute noisy machinery with quieter machinery ('buying quiet').
3. Engineering controls: treat the noise at the source or in its transmission path (using sound dampeners or silencers, noise barriers and isolation), and maintaining machinery.
4. Introduce noise control measures (training and education, job rotation, job redesign or designing rosters to reduce the number of workers exposed to noise).

Using Hearing Protection Equipment (HPE) effectively - Using devices to protect the hearing of workers. This means you need to:

1. Have hearing checked annually by a competent person, for example a occupational health nurse or an audiologist.
2. Provide the right kind of HPE. You can consult the *Approved Code of Practice for the Management of Noise in the Workplace* for help to choose the right gear for each job or environment, or you can get professional assistance with this.
3. Keep HPE well maintained and fit for the job it has to do. Replace worn or damaged HPE promptly.
4. Make sure that HPE is worn correctly and worn all of the time workers are exposed to noise, because even a short break in protection does almost as much damage as being exposed to the noise all day.

Unfortunately even effective use of HPE doesn't guarantee protection from Noise Induced Hearing Loss (NIHL) for everyone. This is because some people's ears are more sensitive than others. However effective use of HPE does greatly reduce the risk that your employees will get NIHL.

If you work regularly in a noisy environment, with and around construction tools and machinery, WorkSafe considers it best practice to always wear HPE on the job.

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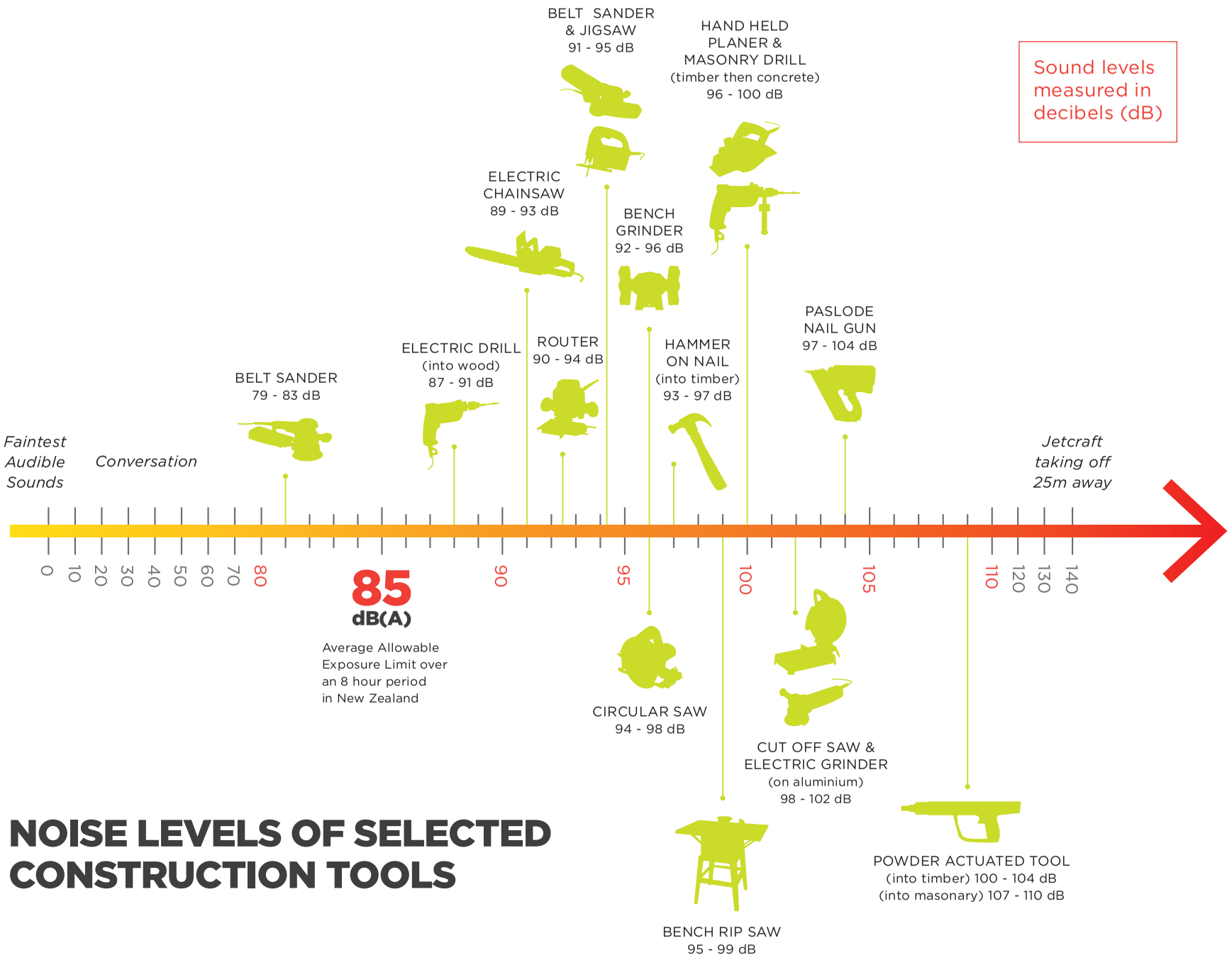
Table 1: Indicative noise levels of selected construction tools

ACTIVITY	INDICATIVE NOISE LEVEL (DECIBELS)
Normal Conversation	60 Decibels
Driving A Vehicle	70 Decibels
Standing By A Busy Road	80 Decibels
Operating Forklift Trucks	84 Decibels
Air Compressors	85 Decibels
Operating A Welder	85 Decibels
Operating A Lawnmower	91 Decibels
Operating A Hand Held Power Tool	94 Decibels
Belt Sander	95 Decibels
Jigsaw	95 Decibels
Masonry Drill (Timber Then Concrete)	96 Decibels
Bench Rip Saw	96 Decibels
Operating A Grinder	97 Decibels
Operating A Circular Saw	99 Decibels
Operating A Bench Grinder	99 Decibels
Operating A Crane	102 Decibels
Opertaing A Jackhammer	105 Decibels
Operating A Bulldozer	107 Decibels
Using Explosive Power Tools (Nailgun Etc)	120 Decibels
Earth Drilling/Moving Equipment	120 Decibels
Hammering Nails Into Timber	131 Decibels
Paslode Nail	138 Decibels
Powder-Actuated Tool Into Timber	143 Decibels
Powder-Actuated Tool Into Masonry	147 Decibels

Please note: this table should be used as a guide only. Each tool or activity can produce a range of different noise levels in different circumstances. When considering exposure, all noise exposures throughout the day or shift need to be considered to determine the overall exposure.

PUBLISHED: MARCH 2015. CURRENT UNTIL REVIEW IN 2018

NOISE LEVELS OF SELECTED CONSTRUCTION TOOLS



WORKSAFE NEW ZEALAND | MAHI HAUMARU AOTEAROA

SOUTHERN MIDLANDS COUNCIL

Strategic Plan

2014 to 2023

Contents

Introduction

This Strategic Plan[1] for the Southern Midlands has been prepared as a 'blue print' for the future of the Southern Midlands local government area. This document also provides guidance for the organisation, to ensure that it has the capacity to deliver the range of services that the Southern Midlands community has identified.

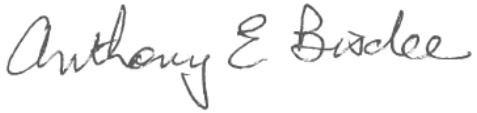
The Strategic Plan has been based on information and advice provided through Community consultation with members of the Southern Midlands Community at a number of levels, as well as discussions with the elected members of Council and advice provided by the officers of Council.

It should be noted that, whilst Council has a major role to play in the achievement of the Community's vision for the Southern Midlands, it is not the only participant responsible for seeing the vision realised. Council, where ever possible, will work in partnership with others, such as the Tasmanian and Australian Governments, other Councils and Community groups as well as business to help achieve the Community's vision.

This is a document that builds on previous Strategic Plans and covers the ten year period to the year 2023 and it will be reviewed every four years to give up-to-date guidance to Council in determination of it's future priorities and directions.

Council welcomes comment on the Strategic Plan at any time. Input into the future direction of the Southern Midlands can be made by contacting one of the elected members or the Council's General Manager directly, or if you would prefer to make comment in writing, written comments can be addressed to: Southern Midlands Council, 71 High Street, Oatlands Tas 7120 or provided via Council's website www.southernmidlands.tas.gov.au

I commend this document to the Community.



Clr Anthony E Bisdee OAM
MAYOR

[1] Approved by Council 22nd July 2014

Southern Midlands Council

Our Vision

The following vision for the Southern Midlands municipal area was developed by Councillors on the basis of the information and advice provided at community meetings.

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

Our Mission

The Mission for the corporation of Council identifies the roles and purpose of the Council. The mission was developed by Councillors and senior staff. The Council in partnership with the community will:

- Work for the benefit of the community;
- Be progressive and provide leadership;
- Operate as a team of Councillors and employees focused on performance;
- Be financially responsible.

Our Guiding Principles

The following principles or philosophies represent the beliefs and values which will guide the culture of the organisation and underpin its work towards achieving the Vision and Mission. Council and staff will:

- Consult and listen to our customers and employees by maintaining open communication;
- Treat people with respect and courtesy;

- Give advice to the best of our professional ability;
- Be sensitive to the needs of residents and visitors;
- Respond promptly to customers concerns and requests;
- Be fair, equitable and consistent in decisions and conduct;
- Fully utilise the expertise and resources available to Council within the organisation and the Community; and
- Develop the full potential of Councillors as well as Employees.

The Southern Midlands Local Government Area

The Southern Midlands Council was created on the 2nd April 1993 through the merging of the Municipalities of Oatlands, Green Ponds and the Northern wards of the Municipalities of Brighton and Richmond. The municipal area has a predominantly rural based economy.

Towns and localities include Mangalore, Bagdad, Broadmarsh, Elderslie, Dysart, Kempton, Melton Mowbray, Oatlands, Tunbridge, Tunnack, Parattah, Woodsdale, Levendale, Runnymede, Colebrook, Campania and Rekuna.

The area of the Southern Midlands is 2611.3 sq km's, a high proportion of which is privately owned land (2406 sq.kms), divided into 3,544 rateable properties.

The municipal area is centrally located with both the Midland Highway and the north-south rail route bisecting the municipality.

The Council is responsible for:

Roads and Bridges
The third longest municipal road length in Tasmania with 803km, made up of the following;

- 30km or urban sealed roads
- 153km rural sealed roads
- 13km or urban unsealed roads
- 607km of rural unsealed roads
- 152 bridges

Waste Management
There are 3 waste transfer stations; Oatlands, Campania and Dysart

Municipal Offices
Oatlands: Administration, Works & Technical Services, Natural Resource Management and Heritage Projects
Kempton: Development & Environmental Services, Community & Corporate Development

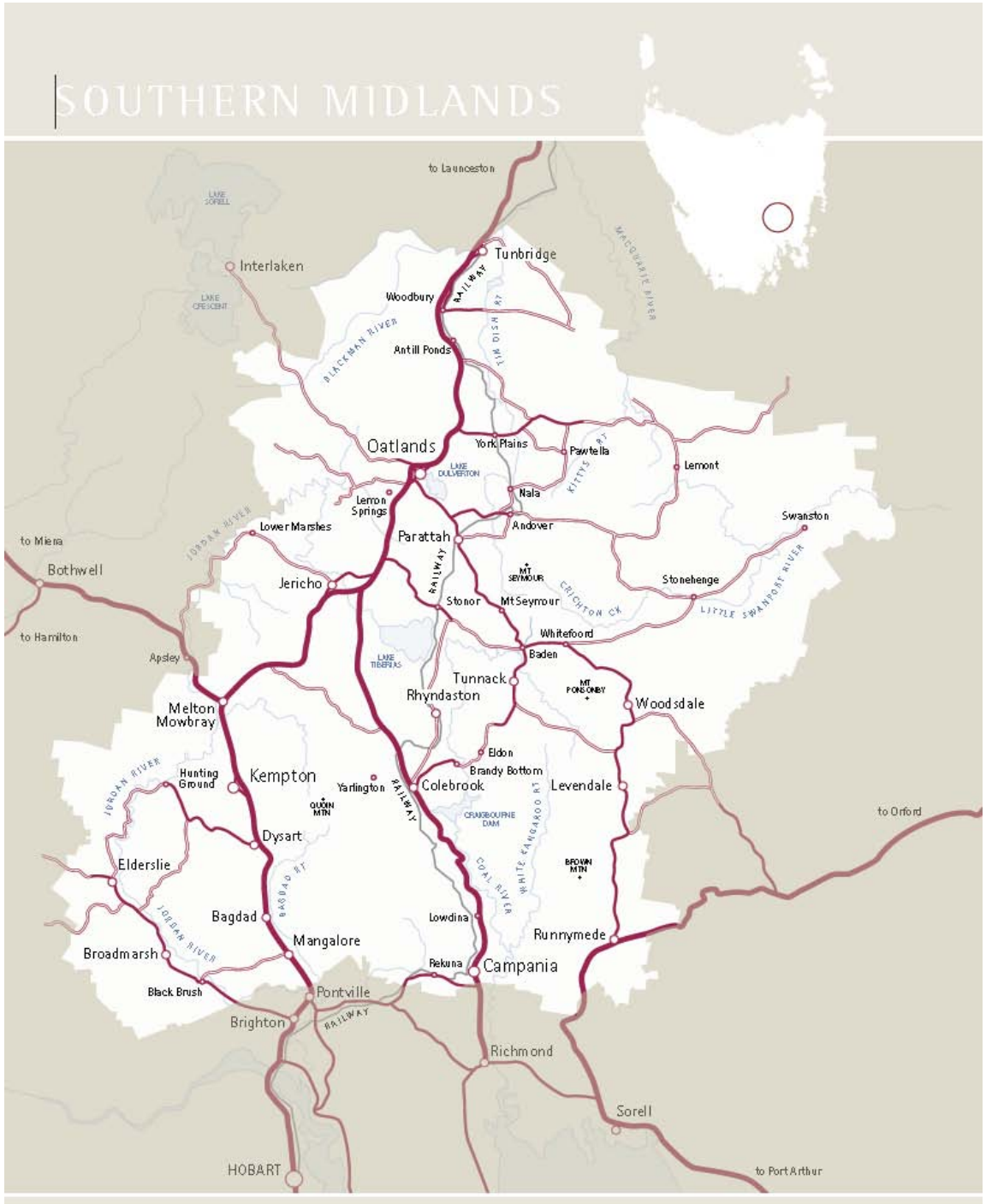
Works Depots
Council has two works depots; Oatlands and Kempton.

Callington Mill Business Precinct
Mill Lane, Oatlands

The following infrastructure elements are administered by TasWater

Water
6 water schemes; Oatlands, Tunbridge, Kempton, Bagdad/Mangalore, Campania, Colebrook

Sewerage
5 sewerage schemes; Oatlands, Kempton, Bagdad, Campania, Colebrook


SOUTHERN MIDLANDS
to Launceston
Tunbridge
Interlaken
Woodbury
Antill Ponds
Oatlands
York Plains
Pawtella
Lemont
Nala
Lemon Springs
Lower Marshes
Parattah
Andover
Swanston
to Miena
Bothwell
Jericho
Stonor
Mt Seymour
Stonehenge
to Hamilton
Whitefoord
Baden
Apsley
Tunnack
Rhyndaston
Woodsdale
Melton Mowbray
Eldon
Brandy Bottom
Hunting Ground
Kempton
Yarlington
Colebrook
Levendale
to Orford
Dysart
Elderslie
Bagdad
Lowdina
Runnymede
Mangalore
Broadmarsh
Rekuna
Campania
Black Brush
Pontville
Brighton
Richmond
Sorell
HOBART
to Port Arthur

Key Southern Midlands Statistics from the ABS 2011 Census

People - Demographics

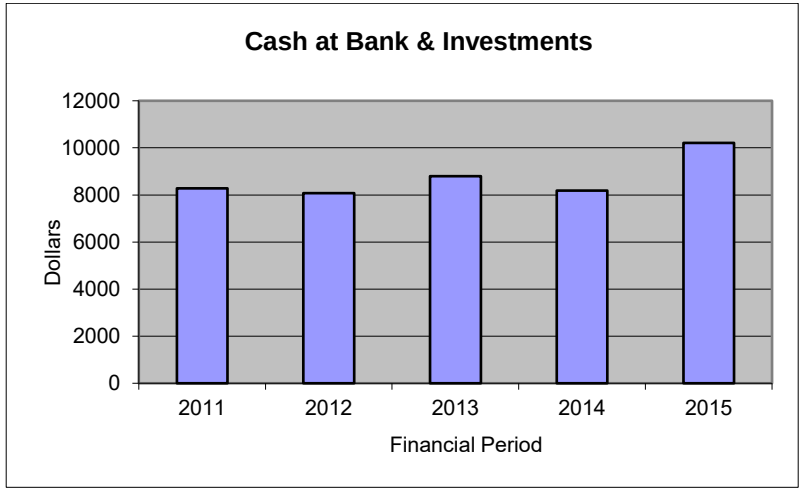
	Southern Midlands (M)	%	Tasmania	%	Australia	%
Total	6,049	--	495,354	--	21,507,717	--
Male	3,098	51.2	242,675	49.0	10,634,013	49.4
Female	2,951	48.8	252,679	51.0	10,873,704	50.6
Aboriginal and Torres Strait Islander people	262	4.3	19,626	4.0	548,369	2.5

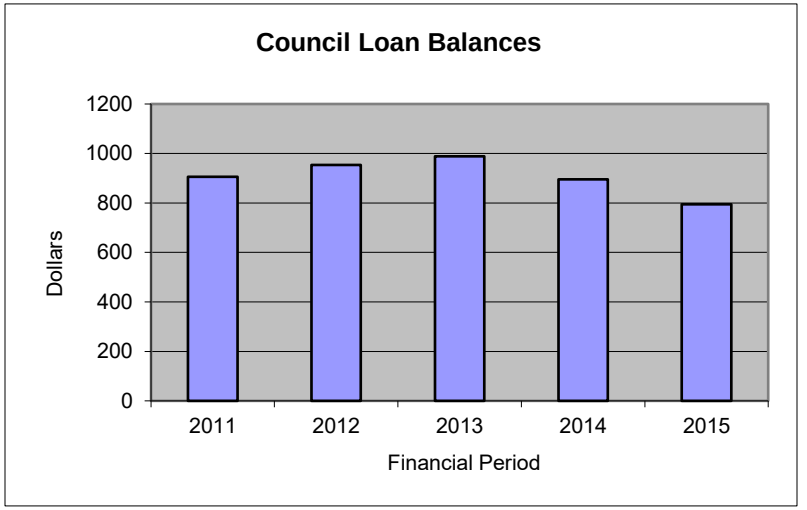
In the 2011 Census, there were 6,049 people in Southern Midlands (M) (Statistical Local Areas) of these 51.2% were male and 48.8% were female. Aboriginal and Torres Strait Islander people made up 4.3% of the population.

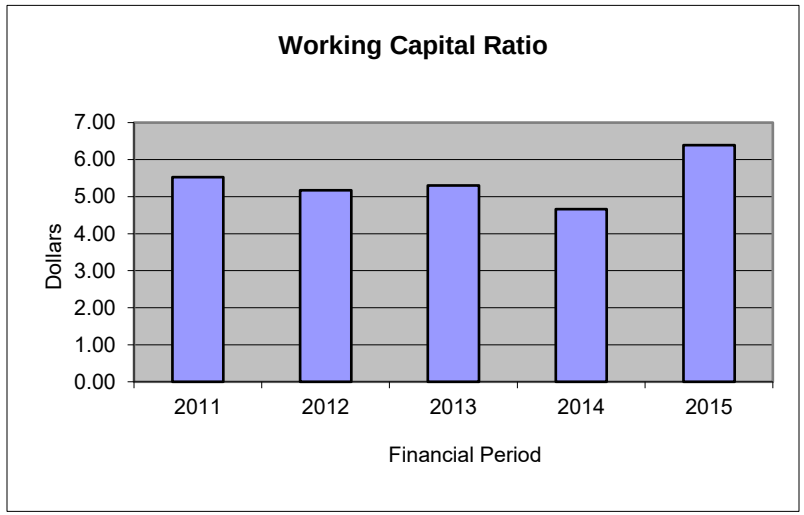
Age	Southern Midlands (M)	%	Tasmania	%	Australia	%
People						
0-4 years	391	6.5	31,182	6.3	1,421,050	6.6
5-9 years	428	7.1	30,231	6.1	1,351,921	6.3
10-14 years	429	7.1	32,455	6.6	1,371,054	6.4
15-19 years	360	6.0	32,687	6.6	1,405,798	6.5
20-24 years	261	4.3	29,577	6.0	1,460,673	6.8
25-29 years	286	4.7	28,074	5.7	1,513,236	7.0
30-34 years	300	5.0	27,209	5.5	1,453,775	6.8
35-39 years	369	6.1	30,908	6.2	1,520,138	7.1
40-44 years	453	7.5	33,944	6.9	1,542,879	7.2
45-49 years	476	7.9	35,030	7.1	1,504,142	7.0
50-54 years	512	8.5	36,528	7.4	1,447,404	6.7
55-59 years	489	8.1	34,090	6.9	1,297,244	6.0
60-64 years	433	7.2	32,733	6.6	1,206,116	5.6
65-69 years	366	6.1	25,312	5.1	919,319	4.3
70-74 years	217	3.6	19,449	3.9	708,090	3.3
75-79 years	122	2.0	14,522	2.9	545,263	2.5
80-84 years	93	1.5	11,175	2.3	436,936	2.0
85 years and over	64	1.1	10,247	2.1	402,681	1.9
Median age	42	--	40	--	37	--

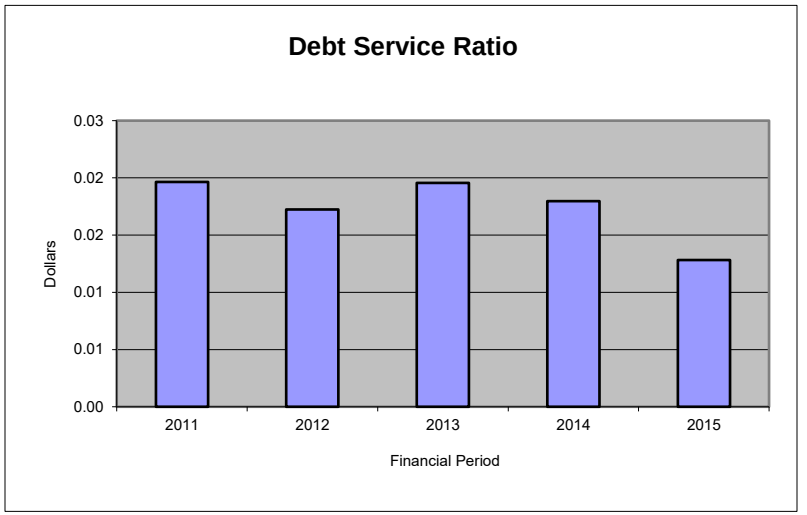
The median age of people in Southern Midlands (M) (Statistical Local Areas) was 42 years. Children aged 0 - 14 years made up 20.7% of the population and people aged 65 years and over made up 14.1% of the population.

Council Financial Indicators









Working Capital Ratio: Is a measure of the liquidity or "cash" position of a Council. It is a measure of a Council's ability to meet its financial obligations as they fall due. If current liabilities exceed current assets (a ratio of <1) then a Council would need to improve its liquidity.

Debt Service Ratio: Is a measure of the capacity for a Council to service and repay debt – usually incurred to fund infrastructure and other major capital works. The lower the percentage, the greater the capacity of the Council to service and repay debt.

The Council

Southern Midlands Council has seven elected members.

Mayor
Anthony (Tony) Bisdee OAM

Deputy Mayor
Alex Green

Councillor
Anthony (Tony) Bantick

Councillor
Edwin Batt

Councillor
Robert (Bob) Campbell

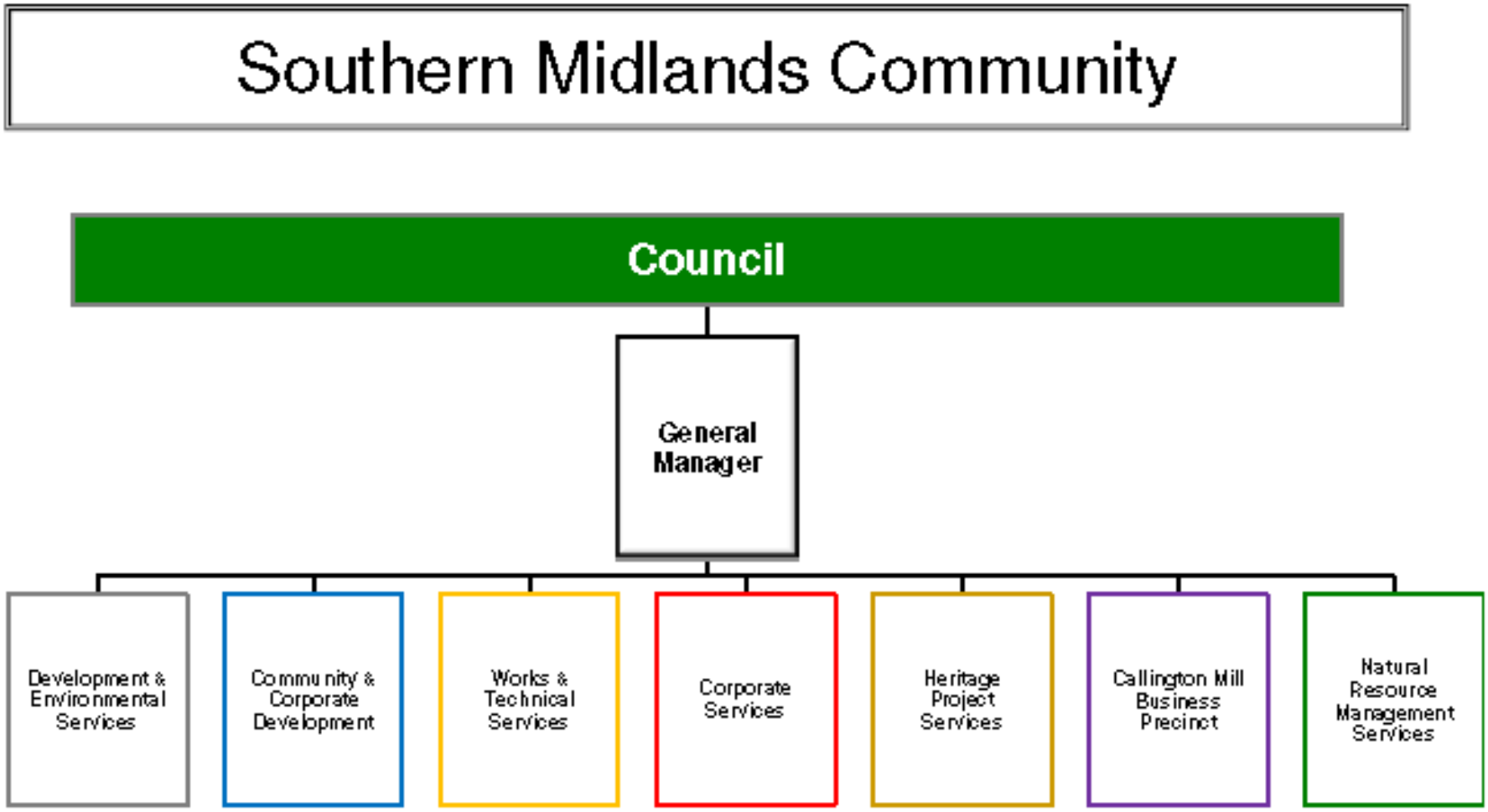
Councillor
Donald Fish

Councillor
David Marshall

Southern Midlands Council has a number of business units which are referred to in the Strategic Plan, which are staffed by the General Manager and his team.

- General Manager's Business Unit (GM)
- Development and Environmental Services (DES)
- Works and Technical Services (W&TS)
- Community and Corporate Development (C&CD)
- Corporate Services (CS)
- Natural Resource Management Services (SMNRM)
- Heritage Project Services (HPS)
- Callington Mill Business Precinct (CMBP)

Organisation Structure by Function



Legislative Requirements for the Strategic Plan

The Strategic Plan

The *Local Government Act 1993* requires all Councils to have a Strategic Plan for the Municipal area. The Strategic Plan is to be in respect of at least a ten (10) year period and updated as required.

Public Consultation

The Local Government Act states that in preparing a proposed Strategic Plan, or updating an existing Strategic Plan, a Council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.

The General Manager of the Council is to make a copy of the proposed Strategic Plan, or an updated Strategic Plan, available for public inspection at the public office of the Council during ordinary office hours.

Changes to the Strategic Plan

The Southern Midlands Council will formally review the Southern Midlands Strategic Plan every four years.

Once a proposed strategic plan has been prepared, a Council is required to invite submissions from the public in respect of the plan. It is also required to consider those submissions before adopting or updating the strategic plan.

As soon as a Council adopts a strategic plan, or updates it, the General Manager is required, under the Local Government Act 1993 to make a copy of the strategic plan available for public inspection at the public office of the Council during ordinary office hours. The Southern Midlands Strategic Plan will also be available on the Council's website at www.southernmidlands.tas.gov.au

Annual Planning

Councils are also required to prepare an Annual Plan for each financial year, which is required to be consistent with the Strategic Plan; and include:

- a statement of the manner in which the Council is to meet the goals and objectives of the Strategic Plan;
- a summary of the estimates of Council's revenues and expenditures for the financial year as adopted by Council;
- a summary of the major strategies to be used in relation to the Council's public health goals and objectives.

Annual Reporting

A Council must prepare an Annual Report containing, among other things:

- a summary of the Annual Plan for the preceding financial year;
- a statement of its goals and objectives in relation to public health for the preceding financial year;
- a statement of the Council's activities and its performance in respect of goals and objectives set for the preceding financial year;
- the financial statements for the preceding financial year.

The Strategic Plan

Strategic Themes
It should be noted that the strategic themes are not listed in priority order rather they are a set of interrelated themes.

Six strategic themes have been developed from the inputs provided by the Community and Council. The strategic themes provide the structure of the Southern Midlands Strategic Plan. They are:

1. Infrastructure
The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council

2. Growth
The need to increase the population in the municipality and to grow the level of agricultural, commercial and industrial activity

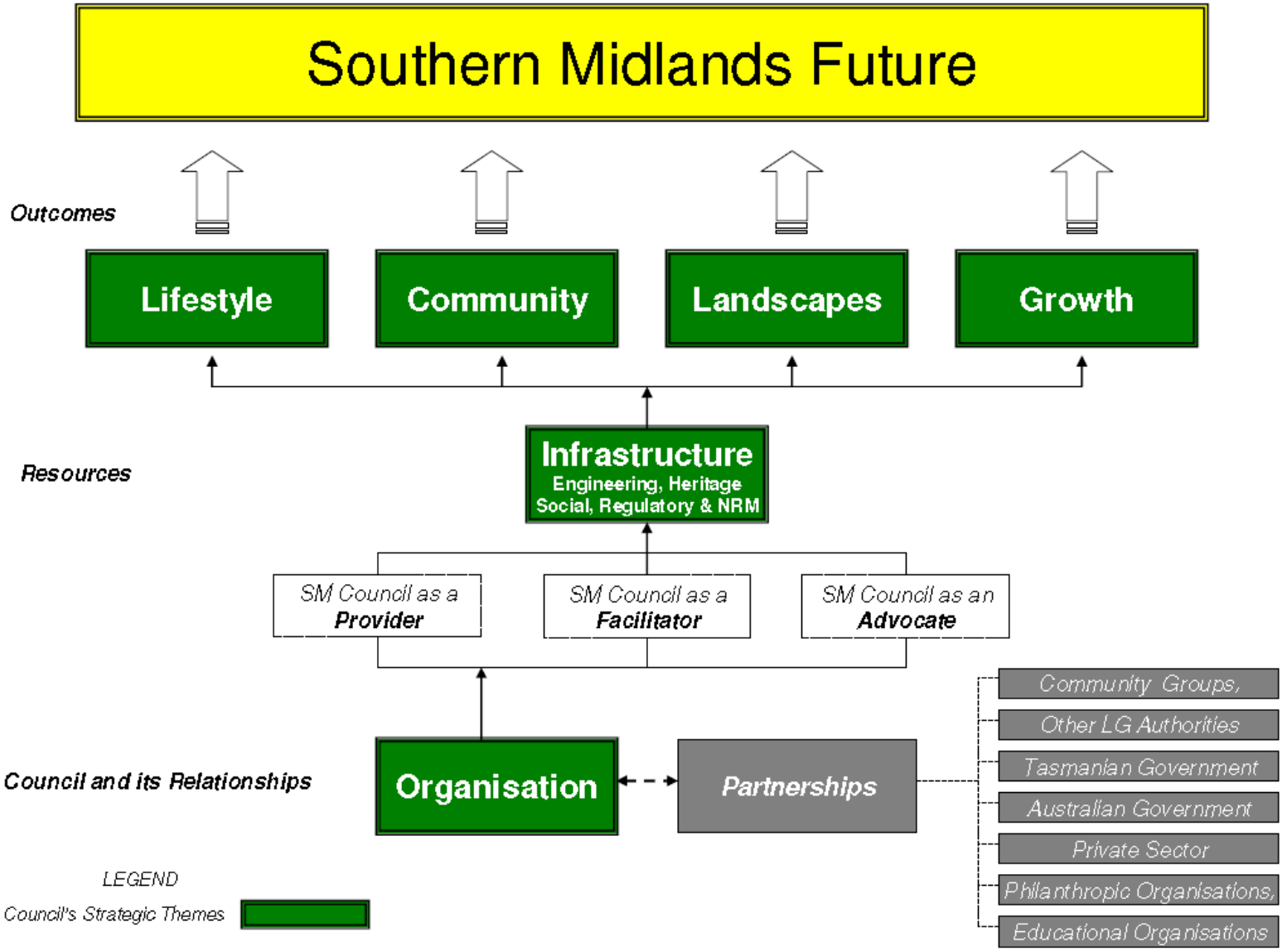
3. Landscapes
The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands

4. Lifestyle
The need to increase the opportunities for improved health and well-being of those that live in the Southern Midlands

5. Community
The need to retain and build on the strong sense of Community that exists within the Southern Midlands

6. Organisation
The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community

Strategic Plan Structure



1. INFRASTRUCTURE

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

1.1	**ROADS**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.1.1	Maintenance and improvement of the standard and safety of **roads** in the municipal area	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.1.1.1	Continue to seek opportunities to increase funding for road maintenance and construction from Commonwealth and State Governments	GM
1.1.1.2	Seek new, cost effective sources of road materials suitable for road maintenance	W&TS
1.1.1.3	Continue to work with the Department of Infrastructure, Energy and Resources (DIER) to improve the safety and standard of the Midland Highway and other State Roads along with road junctions	GM
1.1.1.4	Continue to focus on road drainage and road improvements as key elements of road maintenance	W&TS
1.1.1.5	Ensure that appropriate sight distances are maintained, for key transport routes, through effective roadside vegetation management / road realignment	W&TS
1.1.1.6	Continue a program of regular safety audits of roads in conjunction with DIER	W&TS
1.1.1.7	In partnership with the State Government examine the issue of reserved roads and their impact on fire and weed management	DES
1.1.1.8	In partnership with the Community and the State Government, undertake highway beautification works, noise attenuation mounding and the development of a walking path, for the townships in the Southern Midlands	DES
1.1.1.9	Actively encourage property owners to embrace Council's Unmade Street Policy	DES

1.2	**BRIDGES**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.2.1	Maintenance and improvement of the standard and safety of **bridges** in the municipal area	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.2.1.1	Continue the current program of bridge maintenance, including the monitoring and consideration of new construction methods for the replacement of timber bridges, including Council's desire to replace timber bridges with concrete bridges, where affordable.	W&TS

1.3	**WALKWAYS, CYCLE WAYS & TRAILS**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.3.1	Maintenance and improvement of the standard and safety of **walkways, cycle ways** and pedestrian areas to provide consistent accessibility	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.3.1.1	Prepare a forward capital upgrade program for existing walkways and pedestrian areas	W&TS
1.3.1.2	Determine priorities for extensions to existing walkways and pedestrian areas	C&CD
1.3.1.3	Identify and develop new cycle ways, walkways and pedestrian areas based on identified need	C&CD

1.4	**LIGHTING**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.4.1a	Ensure adequate **lighting** based on demonstrated need	
1.4.1b	Contestability of **energy supply**	

Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.4.1.1	Develop a program for upgrading lighting in areas of community need in accordance with the Australian Lighting Standard	W&TS
1.4.1.2	Continue the undergrounding of power and the establishment of heritage street lighting in the High Street in Oatlands	W&TS
1.4.1.3	Incorporate / monitor cost effective energy solutions for street lighting	SMNRM
1.4.1.4	Progress the next stages of the Oatlands Underground Power Project	W&TS

1.5	**BUILDINGS**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.5.1	Maintenance and improvement of the standard and safety of **public buildings** in the municipality	

Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.5.1.1	Develop a program for building management and maintenance across the municipality	W&TS
1.5.1.2	Develop and maintain public amenities to meet community and visitor needs	W&TS
1.5.1.3	Ensure sustainable use of buildings is maximised	C&CD

1.6	**SEWERS**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.6.1	Increase the capacity of access to reticulated **sewerage services**	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.6.1.1	Monitor the future demand for sewerage services in areas zoned for future residential, commercial and industrial development in partnership with the Water Authority	DES
1.6.1.2	Advocate for Developers and the community to the Water Authority in respect of service level equity	GM

1.7	**WATER**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.7.1	Increase the capacity and ability to access water to satisfy development and Community to have access to **reticulated water**	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.7.1.1	Investigate the future demand for water services in areas zoned for future residential, commercial and industrial development in partnership with the Water Authority	DES
1.7.1.2	Advocate for Developers and the Community to the Water Authority in respect of service level equity	GM

1.8	**IRRIGATION**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.8.1	Increase access to **irrigation water** within the municipality	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.8.1.1	Encourage and promote, development plus production opportunities associated with the new irrigation scheme	DES
1.8.1.2	Support the implementation of irrigation schemes that service locations in the local government area	DES
1.8.1.3	Support the State Governments Economic Development Plan in the growth of services to support the irrigation schemes	DES

1.9	**DRAINAGE**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.9.1	Maintenance and improvement of the town **storm-water drainage systems**	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.9.1.1	Continue to program capital works that improve the effectiveness of the storm-water drainage systems in the towns in the municipality	W&TS
1.9.1.2	Research best practice methods for the disposal of Stormwater, that is applicable to country towns and rural living	DES
1.9.1.3	Encourage the adoption of water conservation practices	DES
1.9.1.4	Adopt 'Water Sensitive Urban Design Principles' where appropriate	DES
1.9.1.5	Assess the requirements of the Urban Drainage Act and its implications of the local government area	DES

1.10	**WASTE**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.10.1	Maintenance and improvement of the provision of **waste management** services to the Community	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.10.1.1	Continue to be an active participant in the Southern Waste Strategy	DES
1.10.1.2	Continue to review the ongoing operational arrangements for waste management including co-operation with other local government authorities	DES
1.10.1.3	In conjunction with the Waste Advisory Council seek to identify suitable markets for recyclable products	DES
1.10.1.4	Undertake a review of the whole waste management service delivery system	DES

1.11	**INFORMATION, COMMUNICATION TECHNOLOGY**	INFRASTRUCTURE
	What we are aiming to achieve:	
1.11.1	Improve access to modern **communications** infrastructure	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
1.11.1.1	Seek opportunities to facilitate the provision of cost effective broadbank and mobile telecommunications access across the municipality	GM

2. GROWTH

The need to increase the population in the municipality and to grow the level of agricultural, commercial and industrial activity

2.1	**RESIDENTIAL**	GROWTH
	What we are aiming to achieve:	
2.1.1	Increase the resident, rate-paying **population** in the municipality	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
2.1.1.1	Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme	DES
2.1.1.2	Investigate the potential of under-utilised Commonwealth, State and Local Government owned land for use and/or development	DES
2.1.1.3	Investigate and pursue innovative responses to residential developments whilst maintaining “village character”	DES

2.2	**TOURISM**	GROWTH
	What we are aiming to achieve:	
2.2.1	Increase the number of **tourists** visiting and spending money in the municipality	

Key actions to achieve our aims:		**Responsible Business Unit(s)**
2.2.1.1	Seek opportunities to support the development and growth of a wide range of tourism in the Southern Midlands	CMBP
2.2.1.2	Seek opportunities to further develop the Callington Mill Precinct as well as the Oatlands Military Precinct	HPS
2.2.1.3	Support the development of tourism products	CMBP
2.2.1.4	Work in partnership with other State, Regional and local organisations including Destination Southern Tasmania and the Heritage Highway Tourism Region Association	CMBP
2.2.1.5	Develop a new Southern Midlands Tourism Plan in light of recent tourism development	DES
2.2.1.6	Support and monitor the ongoing delivery of services by the Callington Mill Visitor Information Centre	CMBP
2.2.1.7	Work with Heritage Tasmania and Tourism Tasmania to progress the recommendations of the Tasmanian Historic Heritage Tourism Strategy at the local level	DES
2.2.1.8	Investigate and encourage the development of a four star accommodation facility (min 30 beds)	DES
2.2.1.9	Support and maintain the relationship with the Heritage Highway Touring Region	GM

2.3 BUSINESS GROWTH

What we are aiming to achieve:

2.3.1a Increase the number and diversity of **businesses** in the Southern Midlands
2.3.1b Increase **employment** within the municipality
2.3.1c Increase Council revenue to facilitate **business and development activities** (social enterprise)

Key actions to achieve our aims:		**Responsible Business Unit(s)**
2.3.1.1	Continue to facilitate and actively promote the development of new business opportunities	DES
2.3.1.2	Continue to provide support to businesses within the municipality to help ensure their long-term viability and to support them to actively work co-operatively together	C&CD
2.3.1.3	Investigate the development and economic opportunities of equine and services in respect of the former Oatlands racecourse	DES
2.3.1.4	Seek opportunities to support the development of affordable temporary accommodation for seasonal and other workers	DES
2.3.1.5	Pursue the establishment of regional or statewide facilities that can take advantage of the municipalities central location and the accessibility of road and rail facilities	DES
2.3.1.6	Pursue the establishment of regional or statewide facilities that can take advantage of the municipality's central location, accessibility to the State's major road and rail facilities and/or the presence of very large titles affording opportunities for industries requiring large attenuation distances	DES
2.3.1.7	Develop and promote incentives for businesses to establish and expand in the Southern Midlands	DES
2.3.1.8	Develop and maintain infrastructure critical for the establishment and retention of business	DES
2.3.1.9	Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the Southern Midlands	C&CD
2.3.1.10	Maintain support for viable Council business operations such as Callington Mill Business Precinct, Heritage Building Solutions and Heritage Education & Skills Centre	GM
2.3.1.11	Pursue opportunities for external revenue	GM

2.4	**INDUSTRY**	GROWTH
	What we are aiming to achieve:	
2.4.1	Retain and enhance the development of the **rural** sector as a key economic driver in the Southern Midlands	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
2.4.1.1	Develop opportunities that enhance Southern Midlands role as a focal point for rural activity	DES
2.4.1.2	Support the development of activities in association with servicing the irrigation schemes developments	DES
2.4.1.3	Continue implementation of the Southern Midlands Weed Management Strategy as it related to agricultural land	SMNRM
2.4.1.4	Facilitate the development of 'value adding' opportunities in the rural sector through high production agriculture	SMNRM
2.4.1.5	Encourage and facilitate innovation in the rural sector	SMNRM

2.5	**INTEGRATION**	GROWTH
	What we are aiming to achieve:	
2.5.1	The integrated development of towns and villages in the Southern Midlands	
2.5.2	The Bagdad Bypass and the integration of development	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
2.5.1.1	Continue to review the Oatlands Development Strategy	DES
2.5.1.2	Expand the concept of the Oatlands Integrated Development Strategy to provide for a municipality wide integrated development strategy	DES
2.5.1.3	Finalise and implement the new Planning Scheme	DES
2.5.2.1	Ensure that, through effective strategic planning, Community benefit from development of the Bagdad-Mangalore by-pass is maximised	DES

3. LANDSCAPES

The need to increase the population in the municipality and to grow the level of agricultural, commercial and industrial activity

3.1	**HERITAGE**	LANDSCAPES
	What we are aiming to achieve:	
3.1.1	Maintenance and restoration of significant public **heritage assets**	
3.1.2	Act as an advocate for heritage and provide support to **heritage property owners**	
3.1.3	Investigate document, understand and promote the **heritage values** of the Southern Midlands	

Key actions to achieve our aims:		**Responsible Business Unit(s)**
3.1.1.1	Manage the heritage values of Council owned heritage buildings according to affordable best practice	HPS
3.1.1.2	Work in partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites	HPS
3.1.1.3	Urgently seek to accelerate the process of relocating the swimming pool from the historic Oatlands gaol site	GM
3.1.1.4	Seek to establish the Oatlands gaol site as an historic/archaeological education centre	HPS
3.1.2.1	Support and monitor the ongoing development of the Heritage Skills Centre in Oatlands	HPS
3.1.2.2	Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage	HPS
3.1.3.1	Undertake and encourage research & publications on the heritage values of the Southern Midlands	HPS
3.1.3.2	Undertake the effective heritage interpretation, education and communication programs	HPS
3.1.3.3	Continue to manage and utilise Council's heritage resource and collections	HPS
3.1.3.4	Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts	HPS

3.2	**NATURAL** LANDSCAPES	
	What we are aiming to achieve:	
3.2.1	Identify and protect areas that are of high **conservation** value	
3.2.2	Encourage the adoption of "best practice" **land care techniques**	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
3.2.1.1	Continue implementation of the Southern Midlands Weed Management Strategy	SNMRM
3.2.1.2	Implement and monitor the Lake Dulverton Management Strategy and Operational Plan	SMNRM
3.2.1.3	Continue to work co-operatively with the Tasmanian Land Conservancy to add value to the Chauncy Vale Wildlife Sanctuary and to develop a new management document reflecting current best practice	SMNRM/DES
3.2.1.4	Facilitate and encourage voluntary native vegetation conservation agreements to conserve & protect high priority native vegetation communities	SMNRM
3.2.1.5	Use a regulatory approach (through the planning scheme) to recognise and protect values on private land only where: (i) the land contains natural values Council has deemed to be of high conservation value at the local level, (ii) existing spatial information provides a reasonable level of surety as the presence of those values, (iii) the values are not already afforded a reasonable degree of protection by higher levels of government, and (iv) the patch size is sufficiently large to ensure long term environmental sustainability.	SMNRM/DES
3.2.2.1	Actively pursue grant opportunities & projects in relation to reservation of bushland remnants, vegetation, and regenerative agricultural techniques	SMNRM
3.2.2.2	Maintain collaborative partnerships with NRM South, DPIPWE, and other relevant organisations to deliver on-ground projects	SMNRM

3.3	**CULTURAL**	LANDSCAPES
	What we are aiming to achieve:	
3.3.1	Ensure that the **cultural diversity** of the Southern Midlands is maximised	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
3.3.1.1	Identify, and promote the Cultural heritage of the Southern Midlands through festivals and events	C&CD
3.3.1.2	Continue to implement and update the Southern Midlands Arts Strategy	C&CD
3.3.1.3	Develop an events and festivals strategy	C&CD
3.3.1.4	Support the establishment and development of the Buddhist Cultural Park in an appropriate location in the Southern Midlands and encourage the State Government to declare the project to be a Project of Regional Significance recognising its scale, importance and the far reaching nature of its potential benefits and impacts	DES

3.4	**REGULATORY**	LANDSCAPES
	What we are aiming to achieve:	
3.4.1	A regulatory environment that is supportive of and enables appropriate development	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
3.4.1.1	Continue to support the State Government's Regional Planning Initiative and to work in co-operation within the Southern Tasmanian region to finalise a new planning scheme	DES
3.4.1.2	Encourage the State Government to provide more direction to the planning system through the introduction of more State Planning Policies, State Planning Directives and common statewide planning scheme provisions	DES
3.4.1.3	Make use of the Joint Land Use Planning Initiative (JLUPI) outcomes to develop the local content for the new planning scheme	DES
3.4.1.4	Process planning, building and plumbing applications in a timely manner and monitor compliance with the relevant legislation	DES
3.4.1.5	Review systems and procedures to ensure that "best value" is being provided in the delivery of customer services	DES

3.5	**CLIMATE CHANGE**	LANDSCAPES
	What we are aiming to achieve:	
3.5.1	Implement strategies to address the issue of **climate change** in relation to its impact on Council's corporate functions and on the Community	

Key actions to achieve our aims:		**Responsible Business Unit(s)**
3.5.1.1	Implement priority actions defined in Council's corporate Climate Change Adaption Plan	SMNRM
3.5.1.2	Continue implementation of Council's Climate Change Action Plan to continually improve energy efficiency and to assist the Community in energy efficiency initiatives	SMNRM
3.5.1.3	Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to climate change	SMNRM

4. LIFESTYLE

The need to increase the opportunities for improved health and well-being of those that live in the Southern Midlands

4.1	**COMMUNITY HEALTH & WELLBEING**	LIFESTYLE
	What we are aiming to achieve:	
4.1.1	Support and improve the independence, **health and wellbeing** of the community	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.1.1.1	Partner with Governments, adjoining Councils and non-government organisations to improve the health and well-being of the Community	C&CD
4.1.1.2	Encapsulate the issue of safety in all aspects of Community health & well being	C&CD

4.2	**YOUTH**	LIFESTYLE
	What we are aiming to achieve:	
4.2.1	Increase the retention of **young people** in the municipality	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.2.1.1	Facilitate mentoring and leadership programs in partnership with the schools in the Southern Midlands	C&CD
4.2.1.2	Develop youth programs that cover employment and training as well as being linked to social, recreational and entertainment activities	C&CD
4.2.1.3	In partnership with the State Government investigate ways to enhance the delivery of youth services in the Southern Midlands	C&CD
4.2.1.4	Respond and monitor the recreation needs of the young people of the Southern Midlands	C&CD
4.2.1.5	Work with community groups to facilitate meaningful youth engagement and support	C&CD

4.3	**SENIORS**	LIFESTYLE
	What we are aiming to achieve:	
4.3.1	Improve the ability of **seniors** to stay in their communities	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.3.1.1	Provide continuing support to the Midlands Multi-Purpose Health Centre (MMPHC)	C&CD
4.3.1.2	Facilitate assistance for the seniors to stay in their own homes, or with the assistance of Carer & Support organisations in independent living units	C&CD
4.3.1.3	Provide support for & where appropriate, as well as facilitate the meaningful social engagement and social inclusion of older members of our Community	C&CD

4.4	**CHILDREN & FAMILIES**	LIFESTYLE
	What we are aiming to achieve:	
4.4.1	Ensure that appropriate childcare services as well as other **family related services** are facilitated within the community	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.4.1.1	Monitor the adequacy of current childcare facilities (i.e location, accessibility and number of placements)	C&CD
4.4.1.2	Take appropriate action to address any shortfalls/deficiencies identified in the provision of family related services across the Southern Midlands	C&CD

4.5	**VOLUNTEERS**	LIFESTYLE
	What we are aiming to achieve:	
4.5.1	Encourage community members to **volunteer**	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.5.1.1	Ensure that there is support and encouragement for volunteering	C&CD
4.5.1.2	Facilitate training programs aimed at providing volunteers with the necessary skills	C&CD
4.5.1.3	Continue to support volunteers and their respective Community Groups through the Southern Midlands Community Small Grants Program	C&CD
4.5.1.4	Work with Volunteering Tasmania to refine policies and frameworks that support volunteering throughout the Southern Midlands	C&CD

4.6	**ACCESS**	LIFESTYLE
	What we are aiming to achieve:	
4.6.1a	Continue to explore **transport** options for the Southern Midlands community	
4.6.1b	Continue to meet the requirements of the **Disability** Discrimination Act (DDC)	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.6.1.1	Be an advocate for improving transport services for those in need within the Community	C&CD
4.6.1.2	Continue the implementation of Council's Disability Access and Inclusion Plan in meeting the requirements of the DDA	C&CD
4.6.1.3	Encourage organisations in the Southern Midlands to adopt the 'Access Card' system	C&CD

4.7	**PUBLIC HEALTH**	LIFESTYLE
	What we are aiming to achieve:	
4.7.1	Monitor and maintain a safe and **healthy public environment**	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.7.1.1	Continue to provide school immunisation programs	DES
4.7.1.2	Continue to register and monitor food premises	DES
4.7.1.3	Continue to ensure on-site waste water disposal is effectively disposed of	DES
4.7.1.4	Encourage health professionals, including doctors and nurses, to move to the Southern Midlands	GM
4.7.1.5	Provide continuing support to the Midlands Multi-Purpose Health Centre	C&CD
4.7.1.6	Continually raise the awareness of Notifiable Diseases in the Community	DES
4.7.1.7	Maintain an Emergency Management Plan for the Southern Midlands local government area that will provide safeguards for the health & safety of the Community	GM
4.7.1.8	Ensure that cemetery services continue to be provided	DES

4.8	**RECREATION**	LIFESTYLE
	What we are aiming to achieve:	
4.8.1	Provide a range of **recreational activities and services** that meet the reasonable needs of the community	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.8.1.1	Review the Southern Midlands Recreation Plan	C&CD
4.8.1.2	Identify opportunities to work in partnership with the Community and the State Government to improve recreational services and activities	C&CD
4.8.1.3	Urgently seek opportunities to develop a Regional Aquatic Centre to replace the existing Oatlands Municipal Pool	GM

4.9	**ANIMALS**	LIFESTYLE
	What we are aiming to achieve:	
4.9.1	Create an environment where **animals** are treated with respect and do not create a nuisance for the community	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.9.1.1	Continue dog control, regulatory, licensing and educational programs	DES
4.9.1.2	Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources	DES
4.9.1.3	Continue to provide and maintain sock pounds	W&TS
4.9.1.4	Encourage the State Government to recognise the feral cat problem as distinct from the escaped/released domestic cat problem and to develop and resource a strategy to meaningfully reduce the number of feral cats that now form a self-sustaining and very large population in rural areas	DES

4.10	**EDUCATION**	LIFESTYLE
	What we are aiming to achieve:	
4.10.1	Increase the **educational and employment opportunities** available within the Southern Midlands	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.10.1.1	Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community	C&CD
4.10.1.2	Provide heritage skills learning opportunities through the Centre for Heritage	HP
4.10.1.3	Continue to work with the schools in the Southern Midlands to address and respond to reform initiatives in a positive manner together	C&CD

5. COMMUNITY

The need to retain and build on the strong sense of Community that exists within the Southern Midlands

5.1	**RETENTION**	COMMUNITY
	What we are aiming to achieve:	
5.1.1	Maintain and **strengthen Communities** in the Southern Midlands	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
5.1.1.1	Increase the ability of the aging population to remain in their Communities	C&CD
5.1.1.2	Increase the opportunities for young people to remain in or return to the local Communities they grew up in	C&CD

5.2	**CAPACITY & SUSTAINABILITY**	COMMUNITY
	What we are aiming to achieve:	
5.2.1	Build the capacity of the community to help itself and embrace the framework and strategies articulated through social inclusion to achieve sustainability	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
5.2.1.1	Support Community groups who wish to run and/or develop Community based facilities	C&CD
5.2.1.2	Support Community groups who wish to run and/or develop Community based events	C&CD
5.2.1.3	Continue to provide funding opportunities for Community Groups through the Southern Midlands Community Small Grants Program	C&CD
5.2.1.4	Provide support to Community groups to access grants from a wide range of sources	C&CD
5.2.1.5	Provide support to Community groups in their establishment and on-going development	C&CD
5.2.1.6	Provide support to the Community in addressing major impacts that affect the ability of the Community to work cohesively together	C&CD

5.3	**SAFETY**	COMMUNITY
	What we are aiming to achieve:	
5.3.1	Increase the level of **safety of the community** and those visiting or passing through the municipality	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
5.3.1.1	Continue to support the development of Community based policing initiatives such as 'Neighbourhood Watch"	C&CD
5.3.1.2	Work in partnership with the Police to maintain/create a safe Southern Midlands	GM/C&CD
5.3.1.3	Maintain a Southern Midlands Emergency Management Plan and review every two years	GM
5.3.1.4	Convene the Disaster Management Committee twice per year	GM
5.3.1.5	Continue to support the Road Accident Rescue Unit in partnership with the State Emergency Service	GM
5.3.1.6	In partnership with the Community, develop Community Safety Initiatives	C&CD
5.3.1.7	Work in partnership with the Tasmania Fire Service to keep Southern Midlands *'fire safe'*	C&CD

5.4	**CONSULTATION & COMMUNICATION**	COMMUNITY
	What we are aiming to achieve:	
5.4.1	Improve the effectiveness of **consultation** & communication with the community	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
5.4.1.1	Continue to schedule Council meetings in the various districts of the Municipality	GM
5.4.1.2	Monitor emerging trends in Community engagement	C&CD
5.4.1.3	Continue to issue the quarterly Council Newsletter for residents and ratepayers	DES
5.4.1.4	Continue to develop and maintain an 'up-to-date' website	CS
5.4.1.5	Embrace innovative approaches to improving communications e.g Community Radio and 'new media'	C&CD

6. ORGANISATION

The need to retain and build on the strong sense of Community that exists within the Southern Midlands

6.1	**IMPROVEMENT**	ORGANISATION
	What we are aiming to achieve:	
6.1.1	Improve the level of responsiveness to community needs	
6.1.2	Improve communication within Council	
6.1.3	Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system	
6.1.4	Increase the effectiveness, efficiency and use-ability of Council ICT systems	
6.1.5	Develop an overall Continuous Improvement Strategy and framework	

Key actions to achieve our aims:		**Responsible Business Unit(s)**
6.1.1.1	Maintain a comprehensive automated work order/public enquiry system as well as a complaints system	GM
6.1.1.2	Improve and maintain the Council website	CS/C&CD
6.1.1.3	Maintain an up to date profile of the municipal area to assist in identifying community needs	C&CD
6.1.2.1	Maintain an effective staff performance appraisal system that provides staff with recognition for their achievements	C&CD
6.1.2.2	Maintain a regular communication briefing to all staff	GM
6.1.3.1	Continue to develop and implement Council's asset management system	GM
6.1.4.1	Continue the Business Process Improvement Program operating with Council	C&CD
6.1.4.2	Develop a strategy to increase the user friendliness of the finance module	CS
6.1.4.3	Identify new IT training needs of staff & elected members and seek opportunities to enhance their skills	C&CD
6.1.5.1	Continue the Business Process Improvement Program established within Council	C&CD

6.2 SUSTAINABILITY — ORGANISATION

What we are aiming to achieve:

6.2.1 Retain corporate and operational knowledge within Council
6.2.2 Provide a safe and healthy working environment
6.2.3 Ensure that staff and elected members have the training and skills they need to undertake their roles
6.2.4 Increase the cost effectiveness of Council operations through resource sharing with other organisations
6.2.5 Continue to maintain and improve the level of statutory compliance of council operations
6.2.6 Ensure that suitably qualified and sufficient staff are available to meet the communities neeed
6.2.7 Work cooperatively with State and Regional organisations
6.2.8 Minimise Councils exposure to risk

Key actions to achieve our aims:		**Responsible Business Unit(s)**
6.2.1.1	Continuously refine the records management systems within Council	CS
6.2.2.2	Progress the planning for a new Oatlands Works Depot	GM/W&TS
6.2.2.2	Provide regular updates in respect of legislation and best practice WH&S to all Council team members	C&CD
6.2.3.1	Provide access to education and training in order to support elected members in their role	GM/C&CD
6.2.3.2	Provide access to training for employees to ensure that they have the training, skills and knowledge that the need to undertake their jobs in a professional and 'Customer focused' manner	C&CD
6.2.4.1	Identify opportunities for resource sharing with other Councils	GM/ALL
6.2.4.2	Identify and implement working relationships with the Council in our sub region across a wide range of operational and support areas	GM/ALL
6.2.5.1	Undertake an annual 'in-house' review of statutory compliance, including a review of delegations	GM
6.2.5.2	Maintain the structure and rigor of the Audit Committee in reviewing Council's compliance obligations	GM
6.2.6.1	Review staffing levels at development review time	GM/C&CD
6.2.6.2	Ensure that a rigorous recruitment and selection process is undertaken prior to new team members being appointed	GM/C&CD
6.2.7.1	Continue to participate in State and Regional forums, including the LGAT, as well as other appropriate organisations/structures	GM
6.2.8.1	Continue to refine Council's Risk Management Strategy/Practices and work within the framework of the MAV Insurance risk management model	C&CD/ALL

6.3 FINANCES — ORGANISATION

What we are aiming to achieve:

6.3.1 Community's finances will be managed responsibly to enhance the wellbeing of residents

6.3.2 Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrows generation

6.3.3 Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses

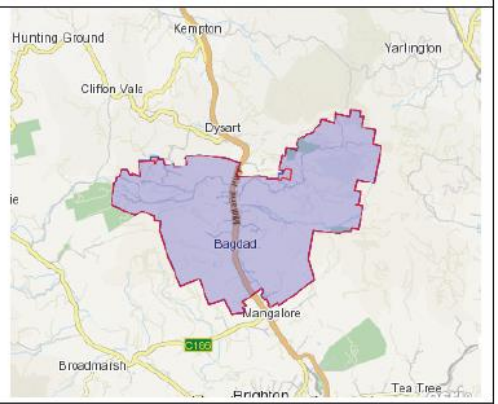
6.3.4 Resources will be allocated to those activities that generate community benefit

Key actions to achieve our aims:		**Responsible Business Unit(s)**
6.3.1.1	Implementation of the Southern Midlands Council Financial Management Strategy, incorporating the long-term Financial Management Plan	GM
6.3.1.2	Achieve and maintain a break-even position at the end of the 10-year strategy (i.e a resultant minimum operating surplus ratio of 0%)	GM
6.3.1.3	Achieve a new financial liabilities ration within the range 0% to 100%	GM
6.3.2.1	Implementation of the Southern Midlands Council Financial Management Strategy, incorporating the long-term Financial Management Plan	GM
6.3.2.2	Decisions in relation to borrowing are to be consistent with the Southern Midlands Council Financial Management Strategy	GM
6.3.3.1	Implementation of the Southern Midlands Council Financial Management Strategy, incorporating the long-term Financial Management Plan	GM
6.3.4.1	Implementation of the Southern Midlands Council Financial Management Strategy, incorporating the long-term Financial Management Plan	GM

ABS Census 2011 Data by Area across the Southern Midlands

Bagdad Area

People	1,266
Male	636
Female	630
Median Age	39
Families	366
Children/Family (av.)	1.9
Households	
Dwellings	487
People/household (av.)	2.7

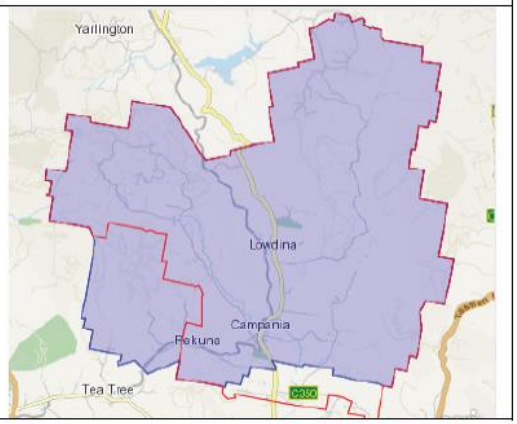


Broadmarsh / Elderslie Area

People	381
Male	196
Female	185
Median Age	44
Families	108
Children/Family (av.)	1.9
Households	
Dwellings	165
People/household (av.)	2.4

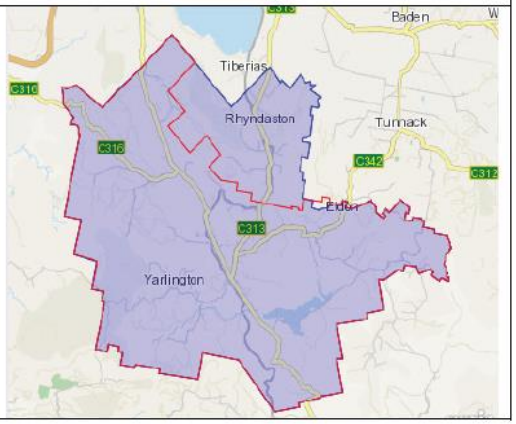
Campania / Rekuna / Lowdina Area

People	844
Male	438
Female	406
Median Age	43
Families	244
Children/Family (av.)	1.8
Households	
Dwellings	364
People/household (av.)	2.5



Colebrook / Yarlington / Rhyndaston Area

People	373
Male	191
Female	182
Median Age	43
Families	98
Children/Family (av.)	2.2
Households	
Dwellings	189
People/household (av.)	2.3



ABS Census 2011 Data by Area across the Southern Midlands (cont.)

Dysart / Clifton Vale / Melton Mowbray Area

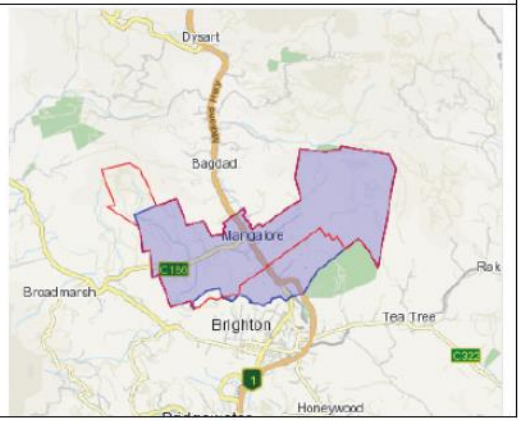
People	323
Male	161
Female	162
Median Age	41
Families	87
Children/Family (av.)	2
Households	
Dwellings	136
People/household (av.)	2

Kempton Village

People	353
Male	127
Female	174
Median Age	42
Families	95
Children/Family (av.)	1.8
Households	
Dwellings	158
People/household (av.)	2.4

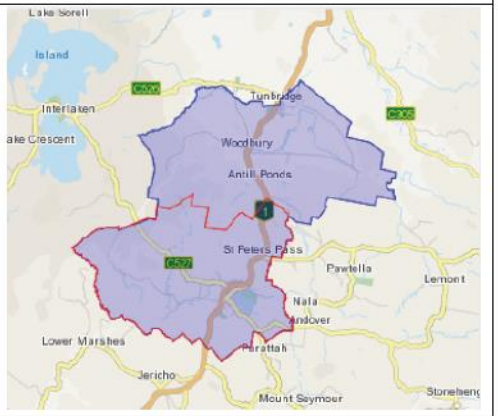
Mangalore Area

People	521
Male	271
Female	250
Median Age	37
Families	148
Children/Family (av.)	1.8
Households	
Dwellings	178
People/household (av.)	2.8



Oatlands Area

People	862
Male	430
Female	432
Median Age	49
Families	236
Children/Family (av.)	1.9
Households	
Dwellings	474
People/household (av.)	2.2



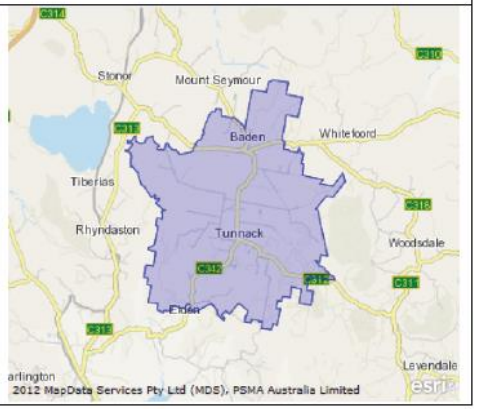
ABS Census 2011 Data by Area across the Southern Midlands (cont.)

Parattah / Mt Seymour / Jericho / Tiberias Area

People	360
Male	187
Female	173
Median Age	41
Families	96
Children/Family (av.)	2
Households	
Dwellings	171
People/household (av.)	2.6

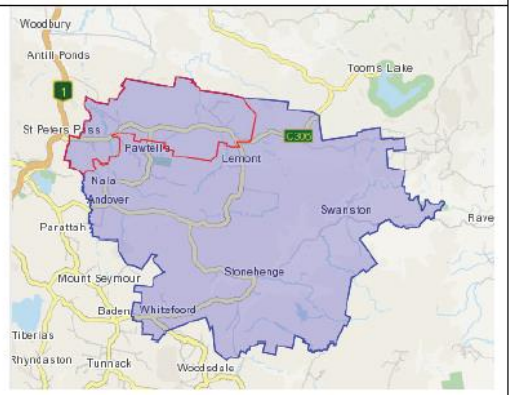
Tunnack / Baden Area

People	229
Male	127
Female	102
Median Age	41
Families	65
Children/Family (av.)	1.8
Households	
Dwellings	114
People/household (av.)	2.7



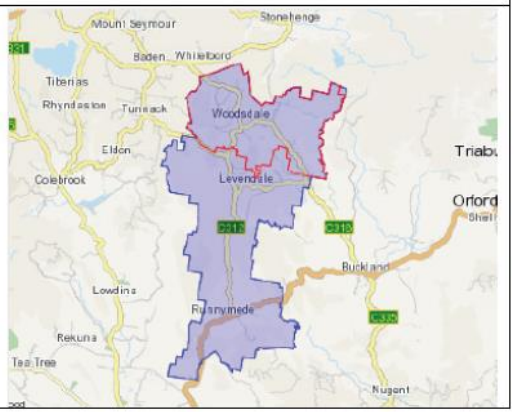
York Plains / Whitefoord / Stonehenge / Swanston Area

People	227
Male	127
Female	100
Median Age	42
Families	65
Children/Family (av.)	2
Households	
Dwellings	122
People/household (av.)	2.4



Woodsdale / Levendale / Runnymede Area

People	325
Male	160
Female	165
Median Age	44
Families	65
Children/Family (av.)	1.6
Households	
Dwellings	137
People/household (av.)	2.6



Reference: http://www.censusdata.abs.gov.au/census_services/getproduct/2011/quickstat/SSC60048?opendocument&navpos=220

Plans & Strategies that support the Strategic Plan

Current agreed plans that support this Strategic Plan include:

- Kempton Streetscape Study
- Southern Midlands Recreation Plan
- Lake Dulverton Wildlife Sanctuary Management Plan
- Lake Dulverton Management Strategy
- Lake Dulverton Action Plan
- Blackman River – Catchment Study and discussion paper
- Oatlands Integrated Development Strategy
- Jordan River Catchment Management Plan
- Southern Midlands Bushcare Strategy
- Pittwater Catchment Strategy
- Southern Midlands Council Climate Adaption Plan
- Southern Midlands Arts Strategy
- Pittwater Catchment integrated vegetation management
- Upper Macquarie Catchment Management Plan
- Little Swanport Catchment Management Plan
- Southern Midlands Planning Scheme
- Southern Midlands Council Financial Strategy and Policies
- Southern Midlands Weed Management Strategy
- Southern Midlands Heritage Strategy
- Joint Land Use Planning Initiative
- Imagine Campania Report
- Southern Midlands Council Climate Change Action Plan
- Heritage Highway Tourism Development Plan

SOUTHERN MIDLANDS COUNCIL

Oatlands Office: 71 High Street, Oatlands Tas 7120

Kempton Office: 85 Main Street, Kempton Tas 7030

Phone: (03) 6254 5000

Fax: (03) 6254 5014

E-mail: mail@southernmidlands.tas.gov.au

Web: www.southernmidlands.tas.gov.au

Photos

All photo's included in this publication are courtesy of Andrew Benson