

**RECORD OF THE MEETING OF THE NORTHERN MIDLANDS ECONOMIC DEVELOPMENT COMMITTEE HELD MONDAY NOVEMBER 28<sup>th</sup> 2016 IN  
THE COUNCIL CHAMBERS LONGFORD STARTING AT 1.30PM**

**PRESENT:** Kevin Turner (Chair), Cllr Ian Goninon, Cllr Mary Knowles, Russell Fyfe, Paul Godier  
**APOLOGIES:** Kate Sutherland, Des Jennings  
**IN ATTENDANCE:** Lorraine Green

**1. Priority initiatives for the 2016-2017 committee as listed below were reviewed and updated**

<b>PRIORITY INITIATIVES</b>	<b>STATUS</b>	<b>THE WAY FORWARD</b>
<b>1.1. Translink Precinct</b>		
<b>1.1. Launceston Gateway Master Plan</b>	D Jennings advised that Council at the September 19 <sup>th</sup> 2016 meeting approved the preparation of a brief for the Gateway Master Plan and the identification of funding sources for the project.  City of Launceston's preferred options for releasing commercial land for residential development. Des Jennings to liaise with Robert Dobrzynski	Move Launceston Gateway Master Plan to pending projects until Committee's involvement is required
<b>1.2. Promotion</b>	<b>Co-ordinator General's Translink prospectus</b> Launched November 2016	L Green reported a meeting had been held with John Rowlings from the Co-ordinator-General's Office to discuss opportunities for marketing the prospectus. The matter has been referred to a council workshop for further consideration. R Fyfe to give prospectus to De Bruyns.  The Committee recommends an open event is held at Translink to promote investment opportunities, invite list should target businesses suitable to invest  p Godier is following up options at both the northern and southern end of the precinct.
<b>1.2. Development pipeline</b>	<b>Roadside signage</b> Location for signs to be confirmed  <b>Committed:</b> Tyremax: under construction 360 space car park. 100 space public car park has been approved behind Thrifty/opposite the entrance to the airport, and a tourist facility has been approved at 832 Hobart Road Breadalbane	Covered at item 1.2.
	<b>Potential:</b> Targeting city-based businesses with the potential to relocate to Translink which could include a Translink Open day to showcase the precinct to potential relocators  Stormwater project – did not secure funding in the third round of National Stronger Regions Fund Program.	Noted that the Australian Govt has announced the new Building Better Regions Fund program including an Infrastructure Projects Stream and a Community Investment Stream. Launceston information session on the 25 January 2017.

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2. Agriculture and agri-business	STATUS	THE WAY FORWARD
<p>2.1. Burlington Road and Powanna</p>	<p>The idea of holding a workshop for the businesses in the precinct (as per the recommendations of the SGS report) that will raise/discuss issues has been discussed. Issues identified to date include energy reliability and itinerant workers' accommodation (the issue of demountable units was noted). It was noted the issue is to be covered in the economic development strategy</p> <p>At the November 2016 committee meeting, K Turner provided an update on the LGAT/DPIPWE taskforce relating to seasonal workers. The taskforce is currently looking at industry growth in the short to long term – where seasonal workers are required, length of time required etc... Accommodation issue not currently on the agenda.</p> <p>K Sutherland at the 5 Sept committee meeting outlined the difficulties businesses wanting to provide 'temporary' accommodation for itinerant workers experienced with regard to Council planning regulations e.g. what is the definition of temporary, the need to meet access for all requirements when workers with limited mobility would be unable to perform the tasks required etc...</p> <p>Preparation of a draft amendment to the planning scheme to place a specific plan over the two precincts</p>	<p>K Turner to draft a survey form to businesses employing seasonal workers in the northern midlands.</p> <p><u>Recommendation to Council: Meeting Sept 19 2016:</u> That Council prepare an information sheet that provides rural businesses wanting to provide accommodation for itinerant workers with an understanding of the planning requirements/regulations involved</p> <p>Pending</p>
3. Tourism	STATUS	THE WAY FORWARD
<p>3.1. Events</p>	<p>Symmons Plain: Committee has had a long standing intention to engage with Tas Motor Sports to discuss future plans / vision for Symmons Plains Raceway.</p>	<p>L Green to progress a Tas Motor Sports representative being invited to present at a forthcoming Council Workshop, with committee members to be invited to join the workshop for this presentation.</p>
4. Economic Development Strategy	STATUS	THE WAY FORWARD
4.1. Background to the Strategy	<p>Noted that at the February 16<sup>th</sup> 2015 Council Meeting, Council passed motion: "That Council obtain costings to conduct an Economic Development and Tourism Strategy in 2015/16 budget deliberations"</p> <p>D Jennings advised preference is to develop the strategy internally and for the Economic Development Committee to lead engagement with local businesses and industry groups. Proposed that the second stage of community consultation will involve an independent facilitator.</p> <p>Maree Tetlow, Executive Officer, Northern Tasmania Development, joined the July 18<sup>th</sup> 2016 meeting to discuss the <i>Northern Regional Futures Framework</i>. The committee members present were supportive of aligning the NIM economic development strategy with the Regional Futures Framework</p>	<p>Strategy noted as a work in progress.</p>
4.2. Proposed Open Door program for privately owned heritage properties.	<p>Floated that Council collaborate with Tourism Northern Tasmania to develop a business case to identify the best way to deliver an Open Doors Program. Noted this venture requires a champion to drive it forward. This proposal is to be included in the community consultation for the economic development strategy.</p>	<p>Consideration being given to including the Open Doors proposal in an 'Ideas and Opportunities' section of the economic development strategy.</p>

	At October 2016 Meeting, K Turner provided information on 'Open House Hobart' being held Nov 1&2 and 5&6 2016 and managed by the Aust. Institute of Architects (Tas). Further info at <a href="http://openhousehobart.org">openhousehobart.org</a>	
<b>5. Other Strategic Plans</b>	<b>STATUS</b>	<b>THE WAY FORWARD</b>
5.1. Land Use and Development Opportunities Strategy	Council could potentially provide information (eg. Frequently asked questions) on its website on 'Open Doors' to enable property owners to take the lead on this initiative	P Godler reported at the November 2016 meeting that an independent consultant is reviewing the draft brief for the Council's Land Use and Development Strategy. On the agenda for the Council's February 2017 Workshop
5.2. Perth Structure Plan		P Godler reported at the November 2016 meeting that the community feedback on the draft plan had been forwarded to GHD for review, and the final plan is scheduled for presentation to Council at the January 2017 Council Meeting.
<b>6. Other</b>	<b>STATUS</b>	<b>THE WAY FORWARD</b>
6.1. Council's Strategic Plan 2017-2027		Noted that the community consultation period ends December 1.

## 2. Review of Pending and Completed Projects

### Pending projects

Translink	Agriculture	Tourism	Other
Translink stormwater infrastructure upgrade – July 2016 funding announcement Translink boundary signage. Translink gas Infrastructure – business case Translink rail spur – business case	Panshanger Road/ Woolmers Lane precinct. Dairy industry in the state – suggestion that Simon Burgess, 'Vauclose' be invited to present to the committee	Briefing from Tas Motor Sports regarding Symmons Plain, V8 Major Event and ongoing contribution to economy. Longford Motor Racing museum – Council to liaise with John Talbot	Business Database – Translink and Perth completed. NBN Rollout. Development Officer (akin to Meander Valley Council). Beacon Foundation Northern Midlands Business Partnership Group. Consultation with NM businesses. Perth Bypass.

**Completed Projects:**

Translink:	Agriculture:	Tourism:	Other:
<p>Freight Demand Analysis Co-ordinator General's Launceston Airport Prospectus Translink Prospectus. Translink YouTube Video (Neville Hayes). Developer's technical guide: See attachment and for interactive map visit <a href="http://www.sasep.com.au/maps/NDTIndustrialand/translink.html">http://www.sasep.com.au/maps/NDTIndustrialand/translink.html</a></p>	<p>Northern Midlands Rural Processing Centre report and recommendations. Burlington Rd landowners contacted regarding commercial development sub-division. Truck Wash Powranna.</p>	<p>Ben Lomond Feasibility Study. Longford Visitor Appeal Study. Longford Place Activation Report and appointment of Project Champion. Submission to Legislative Council Inquiry into Built Heritage Tourism regarding 'Open Doors'. National Trust contacted regarding support for 'Open Doors'. Equestrian opportunities.</p>	<p>Business health checks. Campbell Town War Memorial Oval Precinct Development Plan. Perth Recreation Ground Masterplan. Tyre stockpiling. Seizing the Moment: supporting Safe Haven Enterprise Visa Holders</p>

**Governance items:**

Council's allocation in 2016/17 budget for the committee: L Green reported at the 5 September 2016 committee meeting that the carry forward into 2016/17 for the committee was \$14,338.

1-4

Committee membership - Recruitment of Tourism and Commercial Representatives: Likely candidates to be sought through the consultation processes for the economic development strategy.

Meeting closed

Date for the next meeting: Monday 6 February 2017 2pm start in Council Chambers, Smith Street, Longford

CON 4(2)(ii)

## MINUTES

MEETING OF THE CAMPBELL TOWN DISTRICT FORUM HELD IN THE UPSTAIRS MEETING ROOM AT THE TOWN HALL, CAMPBELL TOWN ON TUESDAY, 6 DECEMBER 2016 COMMENCING AT 9:36AM

### 1 PRESENT

Mrs Jill Clarke (Chairperson), Mr Bevis Perkins ESM, Ms Sally Hills, Mr Michael Roach, Mr Owen Diefenbach, Mrs Judith Lyne, Mrs Debbie Thomas (9:42am), Mr Rob Rakich (9:48am)

### 2 IN ATTENDANCE

Mr Des Jennings (General Manager), Miss Georgina Brown (Executive & Communications Officer), Mrs Amanda Bond (Regulatory & Community Services Manager), Cr Leisa Gordon, Mrs Kerin Smith-Harvey (Guest)

### 3 APOLOGIES

Mr John Ashman, Mrs Jill Davis

### 4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL.

In accordance with the provisions of the *Local Government Act 1993*, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

Nil Declared.

### 5 CONFIRMATION OF MINUTES

***Mr Bevis Perkins/Ms Sally Hills***

The minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 1 November 2016** be confirmed as a true and correct record of proceedings.

Carried unanimously



## **6 BUSINESS ARISING FROM THE MINUTES**

### **6.1 Campbell Town War Memorial Oval**

Philp Lighton architects have consulted with stakeholders to obtain feedback. Liaising with lighting contractors (separate funding/works) to ensure design compliments redevelopment plans.

Cr Gordon reported a stakeholder meeting was held last week, with representatives from the following groups attending:

Campbell Town District Forum

Campbell Town Football Club

Midlands Agricultural Association

Campbell Town Tennis Club

Campbell Town Swimming Pool Committee

Campbell Town District High School

Campbell Town Health and Community Service Centre

Campbell Town Bootcamp

ANZAC Committee

All groups expressed desire to be actively involved with the development of the new pavilion. General consensus of the stakeholders is for the cenotaph to remain at its existing location.

Mr Jennings confirmed commitment of funding by Liberal government during the federal election campaign is still available. Plans are underway and will be presented to stakeholders for comment. It is expected the construction period will be from May 2017 – December 2017.

### **6.2 Conara Park / CT Public toilets**

Council at its meeting of 21 November 2016 decided:

That Mayor Downie formally writes to Minister Hidding seeking a financial contribution toward the upgrade of the Valentine's Park public toilets at Campbell Town, through the possible reallocation of funds which were proposed to be expended on the replacement of the Conara public toilets.

Concern was raised the funds should be spent in Conara as that was where they were originally allocated. Works such as clearing trees along the walking track could be completed.

It was noted also that a request had been made to Minister Hidding that the area be closed as an overnight camping area due to ongoing complaints and concerns of residents.

#### **Action**

Miss Brown to place request with the Department of State Growth to clear walking track.

### 6.3 Campbell Town CBD Urban Design Strategy

Discussed in Council workshop 28 November 2016. Council officers awaiting receipt of final concept plan.

## 7 GENERAL BUSINESS

### 7.1 Annual report

Northern Midlands Council invites the community to submit comments on the 2015/2016 Annual Report for discussion at the Annual General Meeting. A copy of the Annual report can be downloaded via [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

### 7.2 Campbell Town CMCA Member only RV Park

Council approached by CMCA regarding establishing CMCA member only park in Northern Midlands. Suggested location by CMCA is Campbell Town.

1. That Council supports, in principle, the proposal for a CMCA RV Park in Blackburn Park, Campbell Town, subject to:
  - a) completion of community consultation for the proposal;
  - b) completion of consultation with the Ross Motel & Caravan Park and the Longford Caravan Park for their input;
  - c) the preparation of a business case in support of the proposal.
2. That Council consider additional locations at a future workshop.

*Carried*

Concern raised about losing overnight facility at Blackburn Park. Suggested for use of King Street oval as an alternative site. A further suggestion was to close down Blackburn Park as a free overnight camping facility.

Concern raised regarding exclusivity to other campers and those who have previously camped at the existing site.

#### **Action**

Mrs Bond to follow up on report from Council regarding investigation into Blackburn Park.

Mrs Bond to contact CMCA and invite to Campbell Town Local District Committee meeting, to be held 7 February 2017 and present proposal of CMCA member only park.

### 7.3 Fire abatement

General discussion around Council catching up on slashing and mowing of at risk areas. Fire abatement process has been brought forward given the unseasonal growth.

### 7.4 Christmas decorations

It was reported the Campbell Town Health and Community Service Centre is making enquiries into having Christmas decorations for the 2017 festive season.

#### 7.5 Swimming pool operating hours

Feedback received via Northern Midlands Council social media regarding opening the pool from 12pm on Saturdays during school holidays. Currently set to open at 2pm. It was suggested that the Campbell Town District High School be contacted to seek feedback from parents regarding their preference of the pools opening time.

##### **Action**

Miss Brown to contact pool committee member, Jill Davis regarding the feedback received and the suggestion to liaise with the Campbell Town District High School.

#### 7.6 Signage

Concern was raised in respect to several signs within the Campbell Town district.

##### **Action**

Mrs Bond to complete the following requests to State Growth:

1. Removal of faded Lions Park sign, located outside The Fox Hunters Return.
2. Removal of wooden Conara sign indicating park area.
3. Removal of blue information sign at Cleveland referencing St. Andrews Inn café and accommodation.

### **8 CLOSURE**

Chairperson wished those present a happy Christmas and new year and thanked everyone for their support throughout the year.

Chairperson closed meeting at 10:18 am.

Next meeting to be held on **7 February 2017** at the Town Hall, upstairs meeting room at 9:30am.



# EVANDALE COMMUNITY CENTRE AND MEMORIAL HALL MANAGEMENT COMMITTEE

Minutes of General Meeting Tuesday 6<sup>th</sup> December 2016

Chairperson: John Lewis

Meeting opened: 1.00pm

1. Present: Frank Halliwell, Adrian Jobson, Ruth Tilsley, Sue Bedford, Jackie Dival, Chris Hurford, Laurie and Lois Wotherspoon, Bronwyn Rigby, Gillian Atherton (Minutes).
2. Apologies: Ian Goninon, Judy Heazlewood, Peter Riley, Trevor Thomas.
3. Minutes of Previous Meeting: read and confirmed. Adrian Jobson/Ruth Tilsley. Carried.  
Minutes of Extraordinary Meeting of all Volunteers, 26th November: read and confirmed.  
Frank Halliwell/Laurie Wotherspoon (on behalf of Adrian Jobson who was not present). Carried.

### 3.1 Business Arising from the above meetings:

- New key arrangements finalised.
- Secretary's position: no reply from Centrelink. To hold over until next year.
- NBN for the Centre. In progress, a complicated process as Centre on a contract with NMC. Adrian Jobson will follow up at next Advisory Committee meeting.
- Negative response from Amanda Bond re toilet cleaning the same as the public toilets in Evandale.  
Discussion re further consideration as:
  - *The Centre is a public building.*
  - *Used by groups hiring rooms.*
  - *Visitors presume toilet facilities available.*
 To meet with Amanda for further discussion while keeping a daily record of usage.
- A sub-committee is looking to improve Evandale Brochure and the 'Walk around Evandale'. Various samples were looked at, and suggestions made.
- Alison Andrews and Laurie Wotherspoon to meet soon re advertising.

### 4. Correspondence:

#### 4.1 Inwards:

- Reply from Amanda Bond re toilet cleaning.
- Donation from the History Society for \$300.
- Copy Planning permit NMC – solar panels.
- N.Tas Tourism Industry up-date.
- Probus -list of meeting dates for next year.

#### 4.2 Outwards:

- Letter to NMC – toilet cleaning.
- Job Seeker for Mutual Obligation Requirements.
- Notice of Special Meeting to Volunteers.

Moved that the correspondence be accepted: Bronwyn Rigby/Sue Bedford. Carried.

5. Financial report:

## EVANDALE COMMUNITY CENTRE COMMITTEE

## TREASURER'S REPORT

Nov 2016

Income	Nov 2016	% Change	Nov 2015
General	\$1371.50	-13%	\$1571.45
Memorial Hall	\$0		\$32.00

Bank Balance	Nov 2016	Last Month
Commonwealth Bank-Cheque Account	\$836.87	\$1436.98
Bankwest- Business Telenet Saver	\$7530.28	\$7523.72

General Income for November was \$1371.50 which is 13% down on last year.

In November we received a generous donation of \$300 from the Evandale History Society to assist with our running expenses.

Dependant on sales through December it may be necessary to move \$2000 from our telenet saver account into our general account to cover approx \$1000 for the Aurora electricity account and approx \$2000 to restock the gift shop for our busier 4-5mths ahead.

I would like to express my thanks to Trevor Thomas who, at short notice, took on the role of Treasurer from March to Oct .

Attached is a copy of our 2016 budget.

Chris Hurford

Treasurer 6 December 2016

Possibility of a 'SALE' in January. Will advertise Christmas Gifts available at Centre in school newsletter. Query re \$200 to be received from 'Festival of Roses'. Treasurer to advise Bronwyn Rigby.

Moved that the financial report be accepted: Chris Hurford/Adrian Jobson. Carried.

6. History report:

- Laurie Wotherspoon asked for help with the BBQ, on Thursday 15<sup>th</sup> December.
- Has received a donation of an historical item from Donald Cameron. It is the cover of a letter addressed to, 'The Collector, Rural Police Rate, Morven' dated 1802.

7. Gift Shop and Library:

- Gift Shop has some excellent new lines, (tea towels, John Glover items, glassware from James Dodson etc). This will complete the main purchases for the summer period. Jackie Divall is helping Ruth in the gift area.

8. Centre management:

- Special Meeting was successful. Minutes to be sent to NMC.
- Thank you to Chris Hurford who commenced as Treasurer, 1<sup>st</sup> November 2016.
- Two new volunteers – Annie Stringer and Henrietta Houghton.
- Expression of thanks to both Lois and Laurie Wotherspoon for their continued support.
- Frank Halliwell will arrange for Get Well wishes to be sent to Peter Riley who is in the LGH.

9. Community Hall report:

- Tables and chairs hired to Woolmers now safely stored in emptied cage, now Playgroup has moved out.
- Good bookings for next year.  
Moved that the reports be accepted: Adrian Jobson/Frank Halliwell. Carried.

10. Any Other Business:

- Chris Hurford had researched figures of Village Fair stock for information before asking for a rise of 40% in commission. Displaying Village Fair stock is appropriate, but there is a lot of stock taking up a great deal of space that could be used by the gift shop if it was stored more efficiently. It would also make it easier for volunteers to find when required. Lois Wotherspoon agreed to take this to the next meeting of the Village Fair committee.
- A donation of \$200 was received to recognise the work of the “Bonnet’s Day” organisers. Ruth generously offered this to be used towards the combined BBQ costs.

10.1 New idea

- Chris Hurford suggested that to make better use of our Apple I-Pad we can buy a stand for \$150 that will make it more user friendly for volunteers and tourists. This will be permanently mounted near the Village map. Moved that we go ahead with this: Chris Hurford/Adrian Jobson. Carried.
- It was also suggested that to coincide with the Glover Exhibition the Centre advertise the Glover stock, (card sets & books) that are available for purchase.

The meeting closed at 2.30pm

The next meeting will be held on Tuesday 7<sup>th</sup> February 2017 at 1.00pm

## PERTH LOCAL DISTRICT COMMITTEE

Minutes of the Committee Meeting held at the Perth Community Centre  
on Tuesday, 6<sup>th</sup> December 2016

**Present:** Jan Davis (chair), Tony Purse, Graeme Eberhardt, Phillip Dell, John Stagg, Christine Beswick  
**In Attendance:** Cr Janet Lambert  
**Apologies:** Nil

**1. OPENING**

Jan opened the meeting at 5.30pm and welcomed those present.

**2. CONFIRMATION OF MINUTES**

*It was agreed that:*

*The minutes of the meeting of the Perth Local District Committee held on Tuesday, 1<sup>st</sup> November 2016, be confirmed as a true and correct record of proceedings.*

**3. DECLARATION OF PECUNIARY INTERESTS**

No new declarations were tabled.

**4. BUSINESS ARISING FROM THE MINUTES****4.1 Perth/Breadalbane Bypass**

- Committee members were impressed with the progress on the road bypass.
- Phillip Dell was supposed to be on a reference committee, but there has been no meeting for over twelve months.
- Council has had a presentation regarding the next stage concept plan. There are access issues with the design as it stands, in that there is limited access to Perth Township from the west. The only town accesses will be from the Drummond Street roundabout and the Devon Hills exit; but not directly from Longford. This is not acceptable – and representations need to be made to ensure a more appropriate outcome.

*Action: Seek details of reference committee meetings, and request that a meeting be convened as a matter of priority.*

*Action: Seek further details from Northern Midlands Council as to status of next stage design plans and emphasise the importance of appropriate access to Perth town from the west.*

**4.2 Perth Structure Plan and 10 Year Plan**

- The committee noted the good work done on the plans and looks forward to implementation.
- The consultation process, including the on-line survey, had been comprehensive and this was clear in the fact that the plans had effectively reflected community expectations.
- The committee agreed that the Master Plan for the precinct is good.
- The linkage between the school, the town centre and the recreation grounds is pleasing. In particular, parking and child safety have been dealt with well.

#### 4.3 Perth Community Centre

The report was noted.

#### 4.4 Perth Recreation Ground Master Plan

- Concerns about the relocation of the skate park have been addressed.
- The Tennis Club has indicated they want a separate tea making facility in the clubhouse near the courts.

#### 4.5 Footbridge at William Street Reserve

There were still issues about the footbridge in the extension of the William Street riverside walkway/cycle path. The sooner this part of the program was commenced, the better.

*Action: Seek advice from NMC as to planned staging of the Structure Plan, with particular emphasis on the William Street riverside walkway/cycle.*

#### 4.6 Australia Day 2017

The committee expressed some concern that there seemed to be few details confirmed.

*Action: Seek advice from NMC as to planning for the Australia Day function.*

#### 4.7 Flood Damage

The report was noted.

It was understood that there may be some funding for riverside clean-ups available through NRM North.

*Action: Seek update on funding for repair of gazebo; and also progress of removal of debris.*

*Action: Seek a briefing from Monique at NRM North on funding applications.*

#### 4.8 MAST's Paddle Safe Program

The report was noted.

### 5. MATTERS PENDING

#### 5.1 Roadworks, Intersection Upgrades and associated projects

The report was noted.

#### 5.2 Beautification of Perth / Town Entrance Statements

The report was noted.

#### 5.3 Website

The report was noted.

### 6. NEW BUSINESS

#### 6.1 Policy: Public Liability Insurance Requirement for Council Owned Facilities

The report was noted.

#### 6.2 2017 Calendar

The dates suggested were endorsed.

#### 6.3 West Perth Flood Mitigation Working Group

The report was noted.



There was some discussion of the flood prone areas in west Perth. Committee members were keen to better understand the impacts of floods in that area.

*Action: Seek a briefing on the flood impacts for west Perth and related mitigation proposals.*

#### **6.4 Signage**

There was some discussion about a proposed sign on Main Road for the Perth School. The committee thought another sign would add to visual clutter; and suggested a sign board near the train station could indicate the school and the community centre.

#### **6.5 Proposed subdivisions**

Information with respect to proposed subdivisions in the shopping area and also in William Street was noted.

#### **6.6 Other matters**

- Tony indicated that the Evandale Master Plan was considering flood proof park furniture, and it would be good to see this also used in the Perth plan area.
- John noted that the gate to the William Street riverside reserve was still closed with winter signage. He also noted that weed control would be a high priority in the reserve now the sheep had been removed.
- Graham was concerned at staff changes within NMC and the fact that the senior engineer role had not been filled. Janet advised that the plan is to give internal candidates the chance to step up, but it was recognised this took time. The situation was being carefully monitored and would be reassessed in the new year.
- The availability of \$2500 funding for district committees that chose to look after themselves was noted.

### **7. NEXT MEETING**

The next meeting was set down for 5.30pm on Tuesday 7<sup>th</sup> February at the office of Brian Mitchell.

### **8. CLOSURE**

There being no further business, Jan thanked members for their contributions and declared the meeting closed at 6.35pm.

## EVANDALE ADVISORY COMMITTEE

CON 4(2)(v)

Minutes of the ordinary meeting of the Committee held at the Community Centre on Tuesday, 6 December 2016 commencing at 6.00pm.

**1 ATTENDANCE**

Mr J Lewis, Mr A Jobson, Mr R von Bibra, Mrs H Houghton, Mrs C Brown, Mr S Baldock, Mr B Lawson

In Attendance: Cr M Knowles

**2 APOLOGIES**

Mrs K Heathcote, Mrs A Harvey, Mrs G Eacher (Secretary)

**4 CONFIRMATION OF MINUTES****R von Bibra/H Houghton**

*That the minutes of the meeting of the Evandale Advisory Committee held on Tuesday, 1 November 2016, be confirmed as a true and correct record of proceedings.*

*Carried*

**4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL**

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

*\* It should be noted that any person declaring an interest is required to notify the general manager, in writing, of the details of any interest declared within 7 days of the declaration.*

**5 BUSINESS ARISING FROM THE MINUTES****i) Trees / Arborists**

The following advice was provided in relation to queries previously raised:

- Council holds a tree register/plan of all trees on Northern Midlands streets, parks and reserves in all towns.
- In excess of 5,600 trees are inspected every 2 years, with a comprehensive report provided on each tree. Isolated trees of concern within that period are inspected on request by Council.
- Aurora, Telstra, etc. operate under legislation relative to the sector in which they operate and are not required to consult with Council when lopping trees; however, generally there is cooperation between the parties, but it is not a requirement.
- Council, engages highly qualified mainland contractors to undertake inspections (the same firm being engaged by a number of councils across the state and in Victoria) and elm leaf beetle treatments (in conjunction with Meander Valley Council).
- Council employs the arboricultural and environmental consultants based in Victoria to undertake the inspections and inoculations as the qualifications, experience and quality of the work undertaken is exemplary. Elm leaf beetle treatments undertaken by local contractors previously were unsuccessful, however, the last treatment was undertaken by the mainland contractors and was 100% successful.
- All trees on council's parks, reserves and nature strips should be included in the register.
- Council officers provide the list and location of new trees planted, after the recent inspection for Enspec to add to the list.
- Trees on rural roadsides are not included on the list.



**Action***Complete.***ii) Footpaths**

The committee requested that Council consider the change to standardised footpaths across Evandale and supported the change to exposed aggregate. To be included in the 2017/18 priority projects list.

The committee further queried the reason for the gap between the concrete footpaths and property boundaries on High Street (and other locations). The committee noted that the in-fill of these gaps alongside footpaths is included as No. 6 Section A in the priority list submitted to Council for the 2016/17 budget.

Noted that the Committee were happy with the areas that had been completed, but were awaiting further information relating to the gaps between footpaths and property boundaries.

**iii) MAST's Paddle Safe Program**

Paddle Safe Program is aimed at paddlers with little or no paddling experience, covering practical paddling techniques, safety equipment requirements, tides and currents, offshore winds and the effects of cold water.

Sessions to be run in the Northern Midlands, on Thursday, 12 January 2017 at (Ross/Campbell Town) and Friday, 13 January 2017 (Longford/Cressy). Bookings/enquiries through MAST on 6235 8829, see MAST website for further information [www.mast.tas.gov.au](http://www.mast.tas.gov.au)

Being promoted through the weekly adverts in the Your Region section of the Examiner, the Country Courier, and also on our webpage and Facebook sites.

**iv) Road Signs**

a) At the October meeting, suggested that Council, the community and Department of State Growth work together to improve and modernise signage that, from a tourism perspective, would attract more visitors to Evandale. Also to ensure that signage that is erected is good signage.

Agreed to request signage upgrade for Evandale on completion of the roadworks (Perth to Breadalbane / Perth to Symmons Plains), however, could commence with planning in the interim.

b) At the October meeting the Committee requested that officers investigate the installation of 'No Air Brakes' signage at the entrances to Evandale. Noted verbal response from State Growth was that they did not expect this to be an issue. The Chair to ascertain what signage was in place at entrances to Evandale, following which Committee would make suggestions in relation to possible locations for signage.

**6 PENDING ITEMS****i) Honeysuckle Banks**

The Committee noted that the community consultation information had been collated; discussed at a recent Council workshop and that a report would be prepared for Council's decision to be tabled at a future meeting of Council.

The Committee made comment that in view of the area being flood prone it should be easy to maintain, and that appropriate furniture be installed.

Suggested that Council may wish to consider furniture that is able to be removed when the area is likely to flood.

Established

- base guidelines to go with the Plan - needs to be flood resistant, i.e. carpark, furniture, paths; and
- costings.

Plan to be discussed at February Council workshop.

**7 COMMUNITY GROUP REPORTS****i) Rotary Club**

- Christmas lunch held.
- Planning for Australia Day.

**ii) Community Centre/ Memorial Hall**

- Meeting held 6 December.
- Extraordinary meeting held 23 November.
- New members.
- Meeting to be arranged with Mrs Bond re cleaning of community centre toilets.

**iii) Neighbourhood Watch**

- Christmas dinner 7 December.
- Signage needs to be removed – not up to date.
- Newsletter has too much advertising.

**S Baldock/B Lawson**

*That the reports from community group representatives be received.*

*Carried*

**8 NEW BUSINESS****i) 2017 Calendar**

Members noted the following meeting dates for 2017 (first Tuesday monthly):

- |              |               |              |
|--------------|---------------|--------------|
| • 7 February | • 6 June      | • 3 October  |
| • 7 March    | • 4 July      | • 7 November |
| • 4 April    | • 1 August    | • 5 December |
| • 2 May      | • 5 September |              |

**ii) 2016/17 Budget List**

Members requested that an update on the progress of the budget list be provided at the January meeting.

**iii) Other Matters:**

- Status of NBN connection – requested that timeline be established.
- Dump point at Morven Park – members requested update on installation of the curb, etc.
- Evandale Road upgrade and vegetation maintenance – requested that update on upgrade be provided and maintenance of vegetation at Western Junction and Mill Road intersection.
- Noted that beer cans had been dumped on White Hills Road in the vicinity of Getto's Hill dam.

**9 CLOSURE & NEXT MEETING**

Chairperson closed meeting at 6.45pm, followed by the Northern Local District Committee Christmas dinner.

The next meeting to be held Tuesday, **7 February 2017**, commencing at **7.00pm**.



MINUTES

CON 4(2)(vi)

MEETING OF THE ROSS LOCAL DISTRICT COMMITTEE HELD AT THE READING ROOM, ROSS ON WEDNESDAY, 7 DECEMBER 2016 COMMENCING AT 3:04PM

1 PRESENT

Mrs Christine Robinson (Chairperson), Mrs Debra Cadogan-Cowper, Mr Allan Cameron, Mrs Jill Bennett, Mr Arthur Thorpe, Mrs Helen Davies

2 IN ATTENDANCE

Cr Leisa Gordon, Mr Des Jennings (General Manager), Mrs Amanda Bond (Regulatory & Community Services Manager), Miss Georgina Brown (Executive & Communications Officer), Mr Herbert Johnson (Guest)

3 APOLOGIES

Cr Andrew Calvert, Mrs Margaret Langridge, Mr Tim Johnson, Mr Tony Thorogood, Mr Keith Draper

4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

*\*It should be noted that any person declaring an interest is required to notify the General Manager, in writing, of the details of any interest declared within 7 days of the declaration.*

Nil declared.

5 CONFIRMATION OF MINUTES

***Mr Arthur Thorpe/Mrs Debra Cadogan-Cowper***

*That the minutes of the meeting of the Ross Local District Committee held on **Wednesday, 2 November 2016** be confirmed as a true and correct record of proceedings with the inclusion of Mrs Helen Davies as an apology and the following amendments:*



Item 8.6 – Cr Gordon expressed disappointment that she was refused a ticket to the recent Ross Bridge 180<sup>th</sup> birthday celebration. The disappointment was noted by the Committee and background provided that the purpose for the event was to reconnect the community of Ross by way of a free luncheon, funded by one of its community groups. Aside from the mayor, invitations were only extended to residents of Ross.

Item 6.5 - the installation of a white line from Beaufront Road to Roseneath Road to be investigated.

## **6 BUSINESS ARISING FROM THE MINUTES**

### **6.1 Ross Town Square Master Plan**

Final report to be presented to the December Council meeting.

### **6.2 Ross Cannon**

Council decided at its meeting of 21 November 2016:

1)

- a) Council accepts the quote of MSCD construction to restore the BL 15lb Mark I No. 788 Field Gun, Ross;
- b) Upon conclusion of the restoration Council directs officers to develop a maintenance plan for the BL 15lb Mark I No. 788 Field Gun;
- c) Council enters into an agreement with the Ross RSL Sub-branch for the upkeep and maintenance of the BL 15lb Mark I No. 788 Field Gun;
- d) Council officers formally approach the Tasmanian Wool Centre and the Ross RSL Sub branch seeking a contribution toward the cost of the restoration of the BL 15lb Mark I No. 788 Field Gun; and
- e) Council officers initiate community consultation in respect to covering of the BL 15lb Mark I No. 788 Field Gun to ensure its longevity.

2) That Council make this decision available to the public.

Ross RSL and Tasmanian Wool Centre have been advised of decision.

Commemorative Grant application submitted Friday, 25 November, 2016 for funding toward the restoration.

Mrs Cadogan-Cowper advised the Wool Centre will contribute \$5,000 toward restoring the cannon.

The process for community consultation regarding covering the cannon is yet to be determined.

### **6.3 Ross Entrance Statement**

Work has commenced (noting the weather has impacted progress).

## 6.4 Road Safety

Motion to investigate the installation of a broken white line on Roseneath Road from the highway to the 50km/hr sign, and on Chiswick Road, from the highway to the 50km/hr sign was noted for investigation by Council at its meeting of 19 September 2016. Traffic count was completed in November.

Mrs Bond confirmed the data received was collected over a one-week time period. Concern was raised the one-week data was collected over a low visitor time of year and a suggestion was made to complete another traffic count in summer, when tourist numbers increase.

Northern Midlands Council's engineer is currently on extended leave and will assess upon his return, which is expected in February 2017.

## 7 MATTERS IN PROGRESS

### 7.1 7.1.1 Motions to Council

**Motion (17/02/2015):** *The Ross Local District Committee request the Northern Midlands Council to have all cats registered* is being investigated by Council officers.

**Update:**

Still awaiting outcome of Final Cat Management Plan.

**7.1.2 Motion (05/05/2015):** *That the Ross Cannon be included on the heritage listing in the Northern Midlands Council Planning Scheme* was noted by Council at its meeting of 18 May 2015 for investigation by Council and has been referred to the Planning Department to be included in next amendment to the Northern Midlands Planning Scheme.

**Update:**

Planning Commission held a hearing, awaiting the outcome of this decision.

**7.1.3 Motion (02/12/2015):** *That Council pay for an acoustics engineer to assess the Ross Town Hall.*

**Update:**

An allocation of 50% of the cost of the acoustics work has been allocated in the 2016/17 Council budget. Northern Midlands Film Society have offered to contribute to the cost, awaiting response from Ross Progress Group. Ross Rodeo and Ross Community Sports Club have declined to contribute.

Suggestion of the Committee to reallocate the Council funding for the acoustics to painting of the Hall raised with the Northern Midlands Film Society. Film Society do not support this suggestion.

It was raised the Longford Film Society are using FM radio to transmit film through earphones.

It was noted the acoustics are an issue for all functions, not only Film Society.

Mrs Bond confirmed funding streams open in January 2017. The criteria for these grants will be reviewed and if eligible, an application will be submitted to obtain further funding towards the restoration of the cannon.

**Action**

Mrs Bond to pursue funding when streams open.

**7.2 ANZAC Funding**

A funding application has been submitted for an event and the production of a brochure to commemorate Sergeant Lewis McGee VC has been approved.

Awaiting formal advice from government to proceed.

**8 NEW BUSINESS**

**8.1 Meeting procedures**

Discussion to be had in respect to meeting procedure and disseminating information after a meeting.

Members were reminded when reporting to community after meetings, to take care when quoting members and ensure information is relayed accurately.

**8.2 Annual report**

Northern Midlands Council invites the community to submit comments on the 2015/2016 Annual Report for discussion at the Annual General Meeting. A copy of the Annual report can be downloaded via [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

**8.3 Overnight Camping**

Self-contained vehicles parking for prolonged periods can be reported to Council's compliance officer for investigation.

**8.4 Christmas Dinner**

Committee thanked Mrs Bond for organising Christmas dinner.

**8.5 Thank you to Med's Shed**

The Committee noted Mrs Muir gives the reading room chairs to the Men's Shed for repair as required.

**Action**

Miss Brown to send letter on behalf of Northern Midlands Council and Ross Local District



Committee thanking the Med's Shed.

#### 8.6 Toilets

A report will be presented to Council in December seeking decision to progress the development now the main plan of the Ross Town Square is complete.

#### 8.7 Female Factory

It was reported the thistles have been sprayed and area has been mowed.

#### 8.8 Town Hall

Concern was raised regarding the size of the island bench in the Ross Hall kitchen.

##### Action

Work request to be initiated to investigate if cabinet on island bench can be altered to increase space.

#### 8.9 Church Street

It was noted cars continue to park at the top of Church Street on the grass island and in front of the church.

#### 8.10 Portugal Street

Enquiry was made regarding access key to bollard on Portugal Street for local property owners.

##### Action

Mrs Bond to make enquiries and report back to committee.

#### 8.11 Defibrillator

Committee noted a defibrillator is located at the Town Hall.

##### Action

Mrs Bond/Miss Brown to investigate if Wool Centre can hold key to Town Hall to access defibrillator in case of an emergency.

#### 8.12 Fire hazards

Several areas of concern were raised during the meeting, including the railway line from 500m north of Badajos Street to Tooms Lake Road crossing.

**Action**

Council's compliance officer to follow up.

**8.13 Stormwater and streets**

An enquiry was made regarding Council's stormwater assessment. Data collected and awaiting report. An enquiry also made in respect to the street works program for Ross. Reported Council's capital works program is very delayed at present.

**Action**

Miss Brown to make enquiry and report back at next meeting.

**8.14 Works manager**

Mr Jennings advised the committee Mr Leigh McCullagh has taken responsibility of the Works Manager position for 12 months and any engineering advice will be contracted externally.

**8.15 Weeds**

Concern was raised regarding weeds in district including wild mignonette on Fitzroy Street, growing on the footpath.

**Action**

Miss Brown to notify works department.

**8.16 Signage**

Committee noted an allocation was made in the budget for signage in Ross.

**Action**

Mrs Robinson, Mrs Davies and Mrs Cadogan-Cowper to meet and discuss detail and provide to next meeting.

**8.17 Volunteer recognition**

It was noted there are a number of volunteers in Ross who should be recognised. Reported nominations for Council's volunteer recognition awards are now open.

**Action**

Mrs Bond/Miss Brown to send volunteer recognition nomination forms.



**8.18 Promotion of the Ross Local District Committee**

Discussed the need to promote the Ross Local District Committee as community awareness is low. Noted information has been placed in Post Office notice board on several occasions.

**Action**

Miss Brown to include local district committee article in January Country Courier.

**8.19 Ross School Oval**

Council have requested feedback on a proposal to subdivide and sell the Ross Oval now the Ross Town Square has been purchased.

***Mr Allan Cameron/Mrs Helen Davies***

The Ross Local District Committee does not support the development or disposal of the former Ross School oval.

Carried unanimously.

**8.20 Swimming pool**

Ross swimming pool opens next week, 10<sup>th</sup> December 2016.

**8.21 Thank you**

Chairperson thanked everyone for their help and input during the year and wished those present a safe and merry Christmas.

**9 NEXT MEETING/CLOSURE**

Next meeting to be held **8 February 2017 at 3:00pm.**

The Chair closed the meeting at 4:17pm.

CON 4 (XVII)

11725 HALL FOREST COMMITTEE

MEETING MINUTES 10th DEC 16

Time OPEN 2-35 CLOSED 3-30pm

- MEMBERS PRESENT - DOT WATSON  
 MAXINE BARCLAY  
 JANICE CROCKER  
 DARYL JOHNSON  
 ANDREW BARCLAY

MEETING OPENED 2-35 PM

TREASURERS REPORT - POWER BILL \$141-56

BOUGHT 6 NEW MARKET TABLES AND NAIL FOR FENCE

BANK ACCOUNT BALANCE \$5,263-87c

PRESIDENT REPORT.

SHOW SOCIETY STILL HIRING HALL ALL BOOKINGS are now done through Dot and not Council

Thankyou to Rick PREVOST for \$1,000- Donation which we will use for paint for Front Door and new KITCHEN Appliances and Vaccum Cleaner

Thankyou to our committee for all thier help this year, Janice for selling raffle tickets, Andrew for keeping lawns and yard tidy and everything else we do to keep Hall running. We are having a Cleaning Day on 6th Jan 17

MERRY XMAS AND A HAPPY NEW YEAR.

MEETING CLOSED 3-30 PM

NORTHERN MIDLANDS COUNCIL				
LOCATION				
PRO No.				
PROPERTY				
ATTACHMENTS				
REC'D 11 JAN 2017				
		A		A
GM			WYR	
PDM			CHR	
OSM			PLAN	
ESDM			BLD	
M			BLD	
			AS	✓

**Minutes of the meeting of the Ross Community Sports Club Inc.**  
**held on Tuesday December 14th 2016 Clubrooms 7.00 p.m.**

**PRESENT-:** Karen Donlon, Owen & Sue Kay, Pete & Pat Kirk, Rose Goss, and Sally Langridge.

**APOLOGIES-:** Dennis Rule, Molly Jones, Ricky Hebbard and Eddie Goss

**MINUTES -:** 'Moved by Sue Kay and seconded by Rose Goss that the minutes be accepted.'  
**CARRIED**

**BUSINESS ARISING -:** Community Luncheon was a great success and we did donate tea, coffee etc.

Owen reported that Council said no fence for Pool this year, so Sally ordered a moveable shade umbrella from Sam's Sails, to be picked up and erected next week.

Sheds have finally all been removed by Council and painting of other shed to be done in the new year.

Chairman reported Pool is running well and looks great.

**FINANCIAL REPORTS -:** 'Moved by Sally Langridge and seconded by Sue Kay that the Treasurer's Report be accepted and that accounts be passed for payment.'  
**CARRIED**

**CORRESPONDENCE -:**

**IN-:** 1. NMC – re Contribution to Library maintenance.

**OUT-:** 1.Nil

'Moved by Pete Kirk and seconded by Karen Donlon that the correspondence be accepted.'  
**CARRIED**

**GENERAL BUSINESS -:**

'Committee resolved not to contribute to the Library restoration, Suzanne Kay reported that she did say that the Club would be happy to buy paint if needed when a conversation was had on upkeep of Library and we are quite willing to do this.'

'It was resolved to give the Ross Christmas Tree the same donation as last Year.'

Sue and Karen attended a meeting on the proposal of car trials in Ross on March 19<sup>th</sup> 2017, Committee was all in favour for it.

Committee hopes to meet in the new year to discuss the kitchen renovations as now that Pete and Pat have their home on the market, they could leave any time and we need Pete's advice on the layout etc.

Committee expressed their dismay at losing another two great workers.

Meeting closed at 7.35p.m.

Next meeting will be at 7.00 p.m. at Clubrooms,  
date to be set at end of February 2017, if books are back from audit

Resource Sharing Summary 1/7/16 to 30/6/17 As at 31/12/16	Units Billed	Amount Billed GST Exclusive \$	Rate inclusive of Oncosts and Admin \$
<b>Launceston City Council</b>			
<b>Service Provided by NMC to LCC</b>			
	-	-	
<b>Total Services Provided by NMC to Launceston City Council</b>	-	-	
<b>Service Provided by Launceston City Council to NMC</b>			
Immunisation Service			
Wages and Oncosts			
Administration Services	13.00	548.00	42.00
Immunisation Nurses Service	21.00	1,415.82	67.42
Materials - Equipment and Car Usage		340.00	
<b>Total Service Provided by LCC to NMC</b>		<u>2,301.82</u>	
<b>Net Income Flow</b>		<u>- 2,301.82</u>	
<b>Meander Valley Council</b>			
<b>Service Provided by NMC to MVC</b>			
Street Sweeping Plant Operator Wages and Oncosts	47.56	2,444.50	51.40
Street Sweeper - Plant Hire Hours	41.75	3,340.00	80.00
<b>Total Services Provided by NMC to Meander Valley Council</b>	<u>41.75</u>	<u>3,340.00</u>	
<b>Service Provided by Meander Valley Council to NMC</b>			
Wages and Oncosts			
Plumbing Inspector	505.60	24,569.00	48.59
<b>Total Service Provided by MVC to NMC</b>		<u>24,569.00</u>	
<b>Net Income Flow</b>		<u>- 21,229.00</u>	
<b>Total Net</b>		<u>- 23,530.82</u>	
<b>Private Works and Council Funded Works for External Organisations</b>			
	Hours		
<b>Economic &amp; Community Development Department</b>			
<b>Northern Midlands Business Association</b>			
Promotion Centre Expenditure		Not Charged to Association Funded	
- Tourism Officer	48.00	from Council Budget A/c 519035	
<b>Works Department Private Works Carried Out</b>	34.00		
	<u>82.00</u>		

**STRATEGIC PLANS SPREADSHEET  
CURRENT AS OF 16 JANUARY 2017**

**4**  
**2**  
**1**

STRATEGIC PLANS BY LOCATION & CONSULTANTS	START DATE	COMPLETION DATE	CURRENT STATUS
	(contract signed)	(report accepted by Council)	
<b>Blessington</b> Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-15	Nov-15	<ul style="list-style-type: none"> <li>a) Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations</li> <li>b) Potential private investor showing interest</li> </ul>
<b>Campbell Town</b> War Memorial Oval Precinct			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	Council requested assessment of the viability of the Multi-Function Centre
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	<ul style="list-style-type: none"> <li>a) Appendix to the report requested: resultant Indicative Financial Analysis of Multi-Function Centre, discussed at Feb 2016 Council Workshop</li> <li>b) National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre</li> <li>c) Election commitment by Liberal Govt to Fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Advised 9 Jan 2017 that Federal Minister has signed off the release of the funds. Draft funding agreement awaited.</li> <li>d) Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec 2016</li> <li>e) Stakeholder meeting to present the draft concepts scheduled for 31 January</li> <li>f) Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding</li> <li>g) Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome anticipated early 2017</li> <li>h) Oct 2016: Council resolved to make application under State Govt Accelerated Local Govt Capital Program for \$1.75m for Multi-Function Centre</li> <li>i) Nov 2016: Council contracted JMG to design and document the new oval lighting.</li> <li>j) Dec 2016: Request to Philip Lighton Architects for a layout plan &amp; concept sketches for improvements around the cenotaph &amp; a display area in entrance to the Multi-Function Centre</li> </ul>
<b>CBD Urban Design and Traffic Management Strategy (GHD)</b>	May-16		<ul style="list-style-type: none"> <li>GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy:</li> <li>Draft Master Plan awaited</li> <li>Dec 2016: GHD requested to provide plans &amp; costings for the main street upgrade from town hall to the Red Bridge: due mid-January</li> </ul>



STRATEGIC PLANS BY LOCATION & CONSULTANTS	START DATE	COMPLETION DATE	CURRENT STATUS
	(contract signed)	(report accepted by Council)	
<b>Cressy</b>			
Swimming Pool Master Plan (Loop Architecture)	Dec-15?		Draft Master Plan received May 2016; structural assessment approved Aug 2016
Recreational Ground Master Plan			Jan 2017: quote for development of Master Plan received from Lange Design; quote awaited from JMG.
<b>Evandale</b>			
Honeysuckle Banks			
a) Master Plan (Jeff McClintock)	Oct-15		Draft master plan released for community consultation Jan 16; discussed at council workshop & need for the plan to be reviewed in light of frequent flooding of the reserve.
b) Review of Master Plan (Lange Design)	Oct-16		Draft report received: on agenda of 6 February 2017 Council Workshop
Morven Park Master Plan (Lange Design)	Nov-16		work underway
<b>Longford</b>			
Community Sports Centre Master Plan (Jeff McClintock)	Feb-15	Jun-15	a) June 2016: application requesting \$504,722 GST excl. lodged with State Government Regional Revival Program including a business plan Advised Sept 2016 application was unsuccessful b) Oct 2016: Council resolved to make application under State Govt Accelerated Local Govt Capital Program for \$1m to implement master plan
Visitor Appeal Study (Bill Fox and Associates)	Jan-15	Jun-15	Recommendations implemented include the establishment of a local business & tourism group, development of a destination playground, upgrading of lighting & displays at Visitor Information Centre at J15, and development of a Place Activation Plan
Place Activation Plan (Village Well)	Sep-15	Jan-16	Recommendations implemented include establishment of an Activation Team to lead the change, and employment of a Project Champion 1 day/week Feb-Sept 2016 to assist the Activation Team with development of Longford brand logo, Lonferd tourist tear-off map and street beautification
(Accompanying Traffic Issues report by MRCagney)			
<b>CBD Urban Design Strategy</b>	May-16		Site Investigation Report completed October 2016. Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy being prepared. Parklet design & plans being progressed
(Lange Design and Loop Architecture)			
<b>Recreation Ground Master Plan</b> (Lange Design)	Dec-15	Nov-16	External funding sources being pursued. Oct 16: Council resolved to make application under the State Govt Accelerated Local Govt Capital Program for \$550,000 towards this project. Nov 15: Council contracted JMG to design and document new oval lighting Draft Master Plan submitted Nov 2016; Item on agenda of Council's 6 Feb 2017 Workshop
<b>Village Green</b>			Jan 2017: costings & plans being developed for Village Green Upgrade including new BBQ shelter, picnic furniture & stage 2 of play space. Proposed project for submission for State Govt Community Infrastructure Fund - Major Grant (closes 31 March 2017)

STRATEGIC PLANS BY LOCATION & CONSULTANTS	START DATE	COMPLETION DATE	CURRENT STATUS
	(contract signed)	(report accepted by Council)	
<b>Perth</b>			
Recreation Ground Master Plan (Lange Design)	Jul-15	Oct-16	External funding sources being pursued
Community Centre Development Plan, addressing collective & shared functions with adjacent primary school & recreation grounds (Loop Architecture)	Oct-15		Briefing notes from key stakeholder sessions received 25 Feb 2016
Town Structure Plan (GHD)			Community feedback on draft plan closed 18 November 2016. Two design strategy options submitted.
Sheepwash Creek Open Space Plan (Lange Design, GHD Woodhead)			Contract with NRM North signed December 2016 to access funds through National Landcare Program Investment in Tamar River Recovery Plan Dec 2016: West Perth Flood Mitigation Working Group established Draft concept plans received from GHD Woodhead Lange Design requested to prepare Water Sensitive Urban Design (WSUD) for the open space on eastern side of subdivision
<b>Ross</b>			
Swimming Pool Master Plan (Loop Architecture)	Dec 15?		Draft Master Plan received May 2016: structural assessment approved August 2016
Town Square Master Plan (JMG)	Jun-16	Dec-16	Council accepted Master Plan in principle at 12 December 2016 Council Meeting. Oct 16: Council resolved to make application under the State Govt Accelerated Local Govt Capital Program for \$300,000 towards this project. 13 Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG
<b>Western Junction</b>			
Launceston Gateway Precinct Master Plan Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting
Translink Stormwater Upgrade Project			Applications lodged with National Stronger Regions Fund 2015 & 2016: unsuccessful Consideration being given to making application for funding through the Building Better Regions Fund (opens 18 Jan 2017, closes 28 Feb 2017)

R+CS 1

<b>Policy Name:</b>	<b>Fire Abatement</b>
<b>Originated Date:</b>	Adopted 18 February 2013 – Min. No. 50/13 (as Policy 69)
<b>Amended Date/s:</b>	Amended 21 November 2016 – Min. No. 311/16 Amended 23 January 2017 – Min. No.
<b>Applicable Legislation:</b>	<i>Local Government Act 1993</i>
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	Provide a fair and consistent approach to the reduction of potential fire risk within the settlement areas of the Northern Midlands.

## INTRODUCTION

Wildfire is a natural hazard throughout Tasmania and it is the ongoing responsibility of all land owners to take reasonable measures to minimise the risk to their own property and that of their neighbours.

The *Local Government Act 1993* at part 12, division 6, defines a nuisance to include anything that is, or is likely to be, a fire risk. Further, the Act requires that, where **Council is satisfied that a nuisance exists the General Manager must serve a notice requiring abatement of the nuisance. such a risk is identified, a notice is served requiring abatement of that risk.**

Council's authorised officers have the training and authority to inspect properties and **when a fire risk is identified, prepare the relevant abatement notices to be issued by the General Manager where necessary, require the abatement of risk.**

Council recognises that different fire risks exist on individual properties depending upon matters such as the location of the land, its terrain and vegetation cover.

## OPERATION

### 1 Expectation

#### *Rural Properties*

It is expected that owners and occupiers of rural properties will manage their risk of fire transfer, either to or from their properties, through the use of fire breaks at their boundaries. Depending on the slope and potential fuel load, fire breaks should **at least** be between 10m and 20m wide and should be cut to a height not exceeding 10cm or be ploughed. Fire breaks should be regularly inspected and maintained **with a minimal to ensure the fuel load is at a minimum.**

#### *Urban Fringe – Low Density Residential*

It is expected that owners and occupiers of properties on the urban fringe or in designated

**Commented [AB1]:** The heading Expectation has been relocated to before Inspection so they are in chronological order.

low density residential or rural living areas will manage their risk of fire transfer, either to or from their properties, through the use of fire breaks at their boundaries. Depending on the slope and potential fuel load, fire breaks should be between 5m and 20m wide and should be cut to a height not exceeding 10cm or be ploughed. Fire breaks should be regularly inspected and maintained ~~with a minimal~~ to ensure the fuel load is at a minimum.

#### **Urban areas**

It is expected that owners of vacant lots within urban areas will maintain a 5m wide fire break, at a height of not more than 10cm, with all shrubs and lower (less than 1m) limbs of trees removed. Grass throughout the balance of the property should be maintained at approximately 10cm, trees and shrubs may be retained. Debris fuel load should be removed annually.

#### **Grazing to abate risk**

The use of sheep, or other stock, to graze vacant land and so keep the grass short and thus abate potential fire risk can be effective if commenced early enough and if weeds – particularly thistles and gorse – are additionally dealt with. Placing sheep onto vacant land once an abatement notice has been served, or after significant growth, is unlikely to produce a satisfactory result. In many cases, the trampling, by stock, of the fuel load may simply make its removal more difficult.

## **2 Inspection**

Council does not provide a comprehensive property inspection service as it is the responsibility of individual land owners to assess their own risk and take appropriate action.

However, Council's **authorised officer** will respond and inspect all sites where a fire risk concern is ~~raised by the community~~ brought to Council's attention.

**In addition, in spring of each year Council's authorised officer will conduct inspections of the residential areas in the municipality, for potential fire hazards.**

## **3 Process**

- ~~i Inspection – Council's authorised officer will promptly inspect all properties brought to Council attention by the public.~~
- i *Friendly Reminder* – following the initial inspection, the authorised officer will send a reminder letter to the owner **or occupier** of all properties where, in the opinion of that officer, a fire risk may eventuate if the existing fuel load is not reduced.
- ii *Advertise* – **Council will place fire season hazard advertisements in the Examiner newspaper in newspapers circulating in the municipality, in early October and November each year. The advertisements are also to be shared on Council's Facebook page.**
- iii *Inspection* – the authorised officer will conduct a follow up inspection of all properties **identified from the inspection referred to in clause 2**, and of any other properties

brought to Council's attention, **prior to the Fire Permit Period or fire restrictions commencing.**

- iv *Abatement Notice* – where, in the opinion of the authorised officer, there is, or is likely to be a fire risk, a notice will be served upon the owner **or occupier** of the land requiring the risk to be abated within fourteen days.
- v *Appeal or carry out work* – the owner **or occupier** of the land must abate the risk or ~~may lodge an~~ appeal ~~with a~~ to magistrate within 14 days of the service of the notice, **in accordance with the provisions of the Local Government Act 1993.**
- vi *Risk not abated* – If the owner **or occupier** does not abate the risk or lodge an appeal within the prescribed 14 day period, a letter will be sent **to the owner or occupier** advising that Council will carry out the works at the owner **or occupier's** expense.
- vii *Send Contractor* – once the letter referred to in step (vi) is sent, the authorised officer will engage a contractor to enter the land and do anything reasonably necessary to abate the fire risk. The contractor will cut locks or remove gates etc. if necessary to gain entry.
- viii *Charge to owner* – All costs associated with the contractor, plus and administration fee, will be invoiced to the owner **or occupier. This cost will be incurred even if the owner or occupier abates the risk, after the expiry of the prescribed period, but prior to the arrival of Councils contractor.**



# Northern Midlands Council Account Management Report

## Income & Expenditure Summary for the Period Ended 31 December 2016 (50% of Year Completed)

Line Item Summary Totals	Operating Statement		Corporate Services		Regulatory & Community Services		Development Services		Works & Infrastructure Services		Total Operating Statement	
	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17	2016/17
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Wages	302,906	206,068	870,466	409,984	208,109	72,217	454,564	234,181	1,609,673	819,243	3,448,706.00	1,743,693.00
Material & Services Expenditure	342,820	221,189	479,859	293,177	256,364	139,910	410,877	185,619	3,072,059	1,892,293	4,568,968.00	2,732,188.00
Depreciation Expenditure	41,320	20,620	72,822	36,344	23,020	11,500	13,770	6,870	5,176,302	2,598,082	5,327,234.00	2,658,414.00
Government Levies & Charges	6,610	0	616,863	147,719	1,990	562	0	0	60,256	21,882	685,419.00	170,163.00
Councillors Expenditure	190,097	62,596	0	0	0	0	0	0	0	0	190,097.00	62,596.00
Other Expenditure	485,879	70,850	438,879	437,275	179,398	56,232	51,020	33,399	122,036	36,202	1,277,212.00	633,928.00
Oncost	133,278	74,659	249,794	120,345	91,099	28,695	199,600	83,622	592,681	312,585	1,266,422.00	619,906.00
Internal Plant Hire/Rental	19,650	8,495	20,570	9,493	18,630	5,346	57,330	9,532	845,778	569,424	991,958.00	592,260.00
Other Internal Transfers Expenditure	0	0	910	0	0	0	0	0	6,290	0	7,200.00	0.00
Oncoets Paid - Payroll	67,980	17,567	6,360,463	3,145,975	33,648	106	110,141	218,147	27,050	14,282	6,387,513.00	3,161,043.00
Oncoets Paid - Non Payroll	96,398	45,918	166,065	68,789	44,618	56,870	154,914	80,425	324,135	280,166	701,989.00	641,539.00
Plant Expenditure Paid	7,430	2,716	13,950	108,358	10,500	22,293	21,100	5,747	477,673	231,471	1,017,234.00	485,405.00
	1,694,368	733,338	9,534,250	4,780,841	889,985	399,438	1,473,306	857,532	12,758,448	7,008,645	26,330,357	13,779,794
Rate Revenue	0	0	(9,072,348)	(8,879,818)	(23,256)	(22,644)	0	0	(702,941)	(719,287)	(9,798,545.00)	(9,621,748.00)
Recycling Grant Revenue	(5,273)	(5,273)	(1,806,201)	(1,141,608)	0	(1,000)	0	0	(2,272,584)	(1,134,928)	(4,094,068.00)	(2,282,808.00)
Fees and Charges Revenue	0	(153)	(548,272)	(250,155)	(132,982)	(118,126)	(821,735)	(225,672)	(428,882)	(237,407)	(1,731,851.00)	(832,513.00)
Interest Revenue	(330,000)	(36,359)	(105,842)	(45,955)	0	0	0	0	0	0	(435,842.00)	(82,014.00)
Reimbursements Revenue	(2,800)	(786)	(40,767)	(5,665)	(7,000)	(3,987)	0	0	(48,500)	(34,768)	(96,867.00)	(45,206.00)
Oncost Recoveries - Internal Tier	(133,278)	(74,471)	(247,062)	(116,049)	(57,410)	(17,427)	(232,476)	(93,701)	(807,198)	(356,683)	(1,477,424.00)	(658,331.00)
Plant Hire Income - Internal Tier	(17,830)	(6,860)	(15,310)	(3,406)	(9,000)	(210)	(61,940)	(3,968)	(1,138,899)	(588,658)	(1,242,968.00)	(673,302.00)
Other Internal Transfers Income	(25,770)	(13,170)	(508,442)	49,432	(501,709)	(251,515)	(844,055)	(304,498)	(5,107,543)	(2,548,758)	(6,787,513.00)	(3,068,448.00)
Other Revenue	(702,000)	(108,820)	(10,795)	(18,385)	(2,100)	(72)	0	0	(53,426)	(39,447)	(788,321.00)	(166,724.00)
	(1,216,751)	(245,982)	(12,365,039)	(10,411,309)	(733,451)	(415,881)	(1,560,206)	(927,779)	(10,557,953)	(5,730,136)	(26,823,400)	(17,431,087)
Underlying (Surplus) / Deficit Before	477,617	487,446	(2,820,789)	(5,630,468)	136,534	(16,543)	(86,900)	229,733	2,200,495	1,278,509	(93,043)	(3,651,303)
Gain on sale of Fixed Assets	0	0	0	0	0	0	0	0	0	0	0	0
Loss on Sale of Fixed Assets	0	0	0	0	0	6,911	0	21,854	300,000	22,627	300,000	51,392
Net Loss On Disposal of Fixed Assets	0	0	0	0	0	6,911	0	21,854	300,000	22,627	300,000	51,392
Underlying (Surplus) / Deficit	477,617	487,446	(2,820,789)	(5,630,468)	136,534	(8,632)	(86,900)	251,607	2,500,495	1,301,136	206,957	(3,599,911)
Capital Grant Revenue	0	0	0	(246)	0	0	0	0	(2,291,976)	(737,056)	(2,291,976)	(737,301)
Subdivider Contributions	0	0	0	0	0	0	0	0	(430,000)	0	(430,000)	0
	0	0	0	(246)	0	0	0	0	(2,721,976)	(737,056)	(2,721,976)	(737,301)
Operating (Surplus) / Deficit	477,617	487,446	(2,820,789)	(5,630,714)	136,534	(9,632)	(86,900)	251,607	(2,211,481)	564,081	(2,515,019)	(4,337,212)









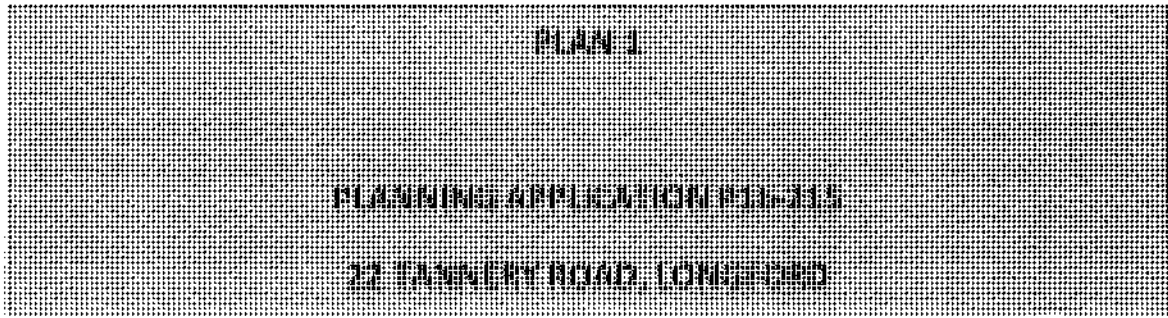












**ATTACHMENTS**

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Technical Assessment Report for Northern Midlands Council by Environmental Services and Design Pty Ltd; Response from Pitt & Sherry; Comments on the Report.

Our ref: 113000.03; P16-215; Pitt & Sherry (obo JBS Australia)  
Enquiries: Paul Godler

27 September 2016

Pitt & Sherry  
PO Box 1409  
LAUNCESTON 7250

via email: lknight@pittsh.com.au



**NORTHERN  
MIDLANDS  
COUNCIL**

Dear Ms Knight

**Planning Application P16-215**  
**Installation of covered anaerobic lagoon at 22 Tannery Road, Longford**

I refer to the abovementioned application, which has been reviewed by Council's planning officers.

The Site

Council has received legal advice that, because the CAL is being categorised using cl.8.2.2 of the Scheme as 'Resource processing' on the basis that it is "*directly associated with and a subservient part of another use on the same site*", the relevant 'site' ought be treated as the collection of titles (or the 'holding') that comprise the JBS Australian Pty Limited abattoir, this being the activity that the CAL is directly associated with and subservient to.

You are requested to submit an amended application form and planning report, detailing all titles that make up the abattoir.

This information is required under Section 51(1AC) of the *Land Use Planning and Approvals Act 1993* to form a valid application.

Flood Levels

Please see the attached Longford Flood Map, 12<sup>th</sup> May 2016. The map shows that the 100 Year AEP Flood Level in the vicinity of the proposed CAL is 141.2 AHD.

The top of the embankment/batter of the CAL has a finished surface level of RL 141.2.

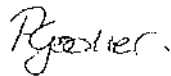
You are requested to submit an amended plan showing the top of the embankment/batter of the CAL at least 0.5m above the 100 Year AEP Flood Level adjacent to the CAL.

You may want to contact Cameron Oakley at Hydrodynamica if you need to seek further details of the flood heights.

This information is requested under section 54 of the *Land Use Planning & Approvals Act 1993*.

If you have any questions, please contact me on 6397 7301, or e-mail [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au).

Yours sincerely



Paul Godier  
**SENIOR PLANNER**

Copy: JBS Australia, PO Box 139, BOOVAL QLD 4304

Enc. Flood map



This planning application is open for public comment until 03-Nov-2016

Reference no	<b>P16-215</b>
Site	<b>22 TANNERY ROAD LONGFORD</b>
Proposed Development	<b>Installation of covered anaerobic lagoon - part of existing resource processing facility (ancillary to level 2 activity under EMPCA)</b>
Zone	<b>General Industrial - Environmental Impacts &amp; Attenuation Code Flood Prone Areas Code</b>
Use class	<b>Resource processing (not directly associated with produce from subject site)</b>
Development Status	<b>Discretionary</b>

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford 7301,  
delivered to Council offices or  
a pdf letter emailed to [Planning@nmc.tas.gov.au](mailto:Planning@nmc.tas.gov.au).  
(no special form required)

# PLANNING APPLICATION Proposal

Description of proposal: INSTALLATION OF COVERED ANAEROBIC LAGOON - PART OF EXISTING RESOURCE PROCESSING FACILITY.

(attach additional sheets if necessary)

Site address: 22 TANNERY RD, LONGFORD

ID no: ..... and/or Council's property no: .....

AND/OR 127128/1-3

Area of land: 23.47 ha/m<sup>2</sup> and/or CT no: 127130/1

Estimated cost of project \$1,000,000..... (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property?  Yes /  No  
If yes - main building is used as PART OF JBS ABATOIR AT OPPOSITE END OF ALLOTMENT.

If variation to Planning Scheme provisions requested, justification to be provided:  
REFER TO ATTACHED REPORT FOR ASSESSMENT AGAINST PLANNING SCHEME PROVISIONS.

(attach additional sheets if necessary)

If outbuilding has a floor area of over 56m<sup>2</sup>, or there will be over 56m<sup>2</sup> of outbuildings on the lot, or is over 3m at apex in residential zone, details of the use of the outbuilding to be provided:  
N/A.

External colours: N/A.  
(attach additional sheets if necessary)

Is any signage required? NO  
(if yes, provide details)

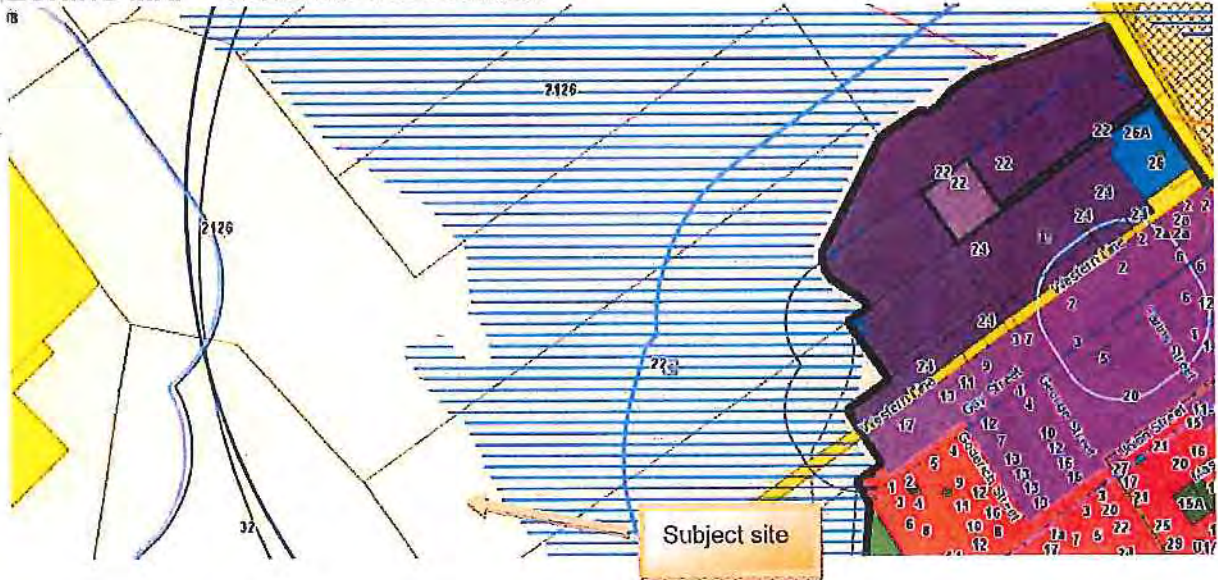
EXHIBITED

P16-215

**AERIAL PHOTOGRAPH & SERVICES MAP for 22 TANNERY ROAD, LONGFORD**



**ZONING MAP - GENERAL INDUSTRIAL**



Exhibited



13 October 2016

Paul Godier  
Senior Planner  
Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301

Dear Paul,

### **Request for Further Information – Planning Application P16-215**

I refer to your letter dated 27 September 2016 requesting further information to allow assessment of the above application for a covered anaerobic lagoon (CAL) at 22 Tannery Rd, Longford. With regards to issues raised we provide the following information.

#### **1. The site**

The DA report and application form have been amended to include all lots that the abattoir and CAL are located on, a copy of these are attached.

#### **2. Flood levels**

I note that the 100 Year AEP Flood Level indicated is 141.2 m AHD in the CAL location. This corresponds to the finished reduced level (RL) of the CAL wall. Council has requested amended plans which show an increase in this RL to at least 500 mm above the 100 Year AEP level.

**pitt&sherry** have discussed this request with JBS Australia and advise that without sufficient justification from Council we will not be submitting amended plans as requested. The suggested extension of the levee, at the increased height, is also not an acceptable option. Any works impacting an existing levee would require significant engineering, design and construction costs and present potential liabilities which our clients should not have to assume. As discussed, any increase in wall height requires engineering of the entire structure and this would be the case with any proposed change to the levee.

I note that the flood map provided with your letter is dated May 2016 and it is disappointing that Council has not made this information publicly available to assist proponents when planning and designing works. This map shows that substantial areas will be inundated in a 100 Year event and that the existing levees will not be sufficient to protect the abattoir and surrounding areas from flooding. Given that the entire locality will be inundated it is difficult to justify a request for the inclusion of a 500 mm freeboard, particularly where there is no legislative basis or genuine need for the increase. I note from our discussions that there is no plan to increase this levee height to protect this land from inundation and that the imposition on our clients is greater than the standards Council applies to the management of its own levees. Also, following through this logic, will Council request similar increases in levels for other developers to be consistent? This again makes it difficult to justify the requested changes and associated costs to our clients.

In lieu of amending the plans, the following information is provided to demonstrate that the development as proposed is consistent with the requirements of the Northern Midlands

**pitt&sherry** ref: LN15117/RFI Letter/LK/word processor



transport  
community  
mining  
industrial  
food & beverage  
carbon & energy

Launceston  
Level 4 Cimitiere House  
113 Cimitiere Street  
PO Box 1409  
Launceston TAS 7250  
T (03) 6323 1900

Offices in:

**Brisbane**

T (07) 3221 0080

**Canberra**

T 1300 748 874

**Devonport**

T (03) 6424 1641

**Hobart**

T (03) 6210 1400

**Melbourne**

T (03) 9682 5290

**Newcastle**

T (02) 4910 3600

**Sydney**

T (02) 9468 9300

E [info@pittsh.com.au](mailto:info@pittsh.com.au)  
[www.pittsh.com.au](http://www.pittsh.com.au)  
1300 pittsh

Incorporated as  
Pitt & Sherry  
(Operations) Pty Ltd  
ABN 67 140 194 309





Interim Planning Scheme 2013 (the planning scheme), in particular the Flood Prone Areas Code. The DA report has been amended to reflect the new information provided with regards potential inundation of the land at Council's modelled 100 year AEP Level.

#### Code purpose

The purpose of the flood prone areas code is to:

- a) Ensure that use or development subject to risk from flooding is appropriately located and that adequate measures are taken to protect human life and property and to prevent adverse effects on the environment.
- b) Determine the potential impacts of flooding through the assessment of risk in accordance with the Australian Standard.

The CAL was located to avoid the known inundation area as shown on the planning scheme overlay mapping at the time of lodgement. This was the only information available and was accepted as accurate. The inundation map provided by Council on 27 September indicates that a significant proportion of the site is now considered likely to be inundated in a 100 year event. The proposed CAL location is still considered appropriate for the following reasons:

- a) Risk - The contents of the CAL represent a minimal threat to human health. There is no mixing with any human waste and as such there are no helminth / macroscopic pathogen challenges that relate directly to human beings. The coliform load is an issue, however this is a generic issue that would be shared with the stockyards at the site, with all the farmland being inundated, and to a lesser extent (due to lower stocking densities) to bush land. This farmland / bush land consideration extends not just to that within the levee banks but in fact to all lands in the path of the floodwaters as they travel to the site. The CAL is designed to contain the fluids and structural stability is not significantly at risk when flooded.
- b) Dilution – in the unlikely event that the CAL was breached in some fashion the contents will be significantly diluted by the volume of floodwater.
- c) Structure – The CAL itself is structurally stable and expected to be leak free in the case of flooding. The earthen walls are built to the similar structural stability as the Longford levee. The liners and cover are entirely capable of being immersed – indeed that is their day to day function – in the case of the cover it is designed to collect storm water under all conditions including high rainfall. At very high rainfall times the cover is expected to be substantially under water while the rainwater removal pumps trickle feed the rainwater out. There are minimal entry and exit points for the piping to the CAL and these are controlled by valves. Under risk of flooding the valves would be closed. The transfer pits have concrete covers from which minimal if any leakage is expected.

Based on the revised Council 1 in 100 flood modelling the height of water at RL141.2 will be level with the top of the CAL embankment (RL141.2). The design freeboard in the ponds is 500mm below the top of the embankment. This represents a very low risk height of 500mm above the liner cover. There is a constant body of water under the cover – and hence there is no static hydraulic pressure on the cover in the flooded situation. It will behave essentially as a piece of plastic floating in a single water body. In fact the cover is slightly positively buoyant and will be under less load in the flooded situation than in normal use. The CAL will continue to produce gas during this time, however the rate of production may reduce due to increased heat transfer to the body of water above (CALs operate at 30-35C). This cools the CAL and may in fact cause it to cease gas production altogether under prolonged continuous exposure (detailed thermal



modelling would be required to confirm however the main point is that if gas production ceases there is a reduced risk of any structural failure or release rather than an increased one).

The production of gas means that there will continue to be a gas pocket under the cover which will attempt to rise. We have considered this risk and determined that the existing overpressure protection valves would operate very effectively to remove this excess gas. In fact the added weight of water on top of the cover will force the overpressure protection valves to operate sooner than would otherwise be the case. The design chosen for the protection valve is such that the wetted parts are effectively immune to floodwaters. However the item must continue to operate. To this end we suggest that an important protection step will be to ensure that the design of these includes:

- a. Putting the overpressure protection valves on top of the highest bank and
- b. Ensuring that the vent openings are well above any flood level and
- c. Providing a firm concrete ballast anchor footing for this structure to resist any passing water movement.

We also note that at the 1 in 100 flood level of RL141.2, surface flood water velocity would be expected to be very low, hence the risk of puncturing the liner due to floating debris would be expected to be very low. In the event localised puncturing was to occur, the puncture would act as a vent and allow methane to bubble through the flood water above and dissipate into the atmosphere.

- d) We also note that the ponds have been designed as ponds, rather than as a dam, ie to contain water but not to prevent water ingress from outside. If the pond walls were raised as requested by Council, in the event of the 1 in 100 year flood the height of flood water would be higher than the pond water level. In the event that flood water was to infiltrate through the embankment upward hydrostatic pressure would be exerted on the liner for which it is not currently designed. As the flood water subsided, water under the liner would then slowly permeate back through the pond walls, resulting in possible substrate material loss, a potential rearrangement of the liner and compromise to the pond embankment structural integrity.
- e) In short, if the pond wall height was raised as per Councils request, the risk of damage to the embankment and liner system due to mismatch of hydrostatic pressure is introduced, which is presumably at odds with Councils intention to protect the pond system by raising the wall height. To guard against these risks, the embankment would need to be designed as a dam, which would most likely entail a clay key into the ground surface level, plus more stringent construction requirements – all resulting in additional cost to the client.
- f) However if the wall height were not altered, there would be no hydrostatic pressure mismatch, hence the above mentioned risks would not be introduced.
- g) The CAL does not require personnel to be present and there is limited potential risk to human life during flooding. The only property associated with the CAL is the metering shed and flare station, which are utility type structures, robust in construction and readily repaired if required.

A risk assessment has been undertaken in accordance with the planning scheme requirements. The consequence criteria of "Insignificant" was adopted based on the design and operational measures outlined above. This equates to:

*No injury, low loss – cleaning but no replacement of habitable building components, some repair of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation.*

*Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.*

Assuming a Rare exceedance probability (1% event), in which scenario the top of the CAL wall would not be breached as it is equal to the predicted level, a Low risk level is determined. Any water (from rain or extreme wave action) that enters the pond will be accommodated within the 500 mm freeboard between the liner and the top of the embankment. Even if allowance was made for some seepage and minor repairs required to buildings and minor environmental damage that was easily remediated (i.e. a Minor consequence), the risk level would still be low. The proposed CAL complies with the performance criteria within the use standards and development standards and meets the purpose of the flood code.

Yours sincerely



Leigh Knight  
Land Use Planner



# Report to Support a Development Application JBS Australia Pty Ltd Longford Plant Resource Processing (Waste Water Treatment Facility)

transport | community | mining | industrial | food & beverage | carbon & energy



**Prepared for:**

JBS Australia Pty Ltd

**Client representative:**

Troy White

**Date:**

17 October 2016  
Rev02

Inspired thinking embracing  
the challenges of a changing world.

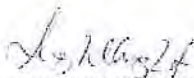
**pitt&sherry**


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Prepared by:  ..... Date: 17 October 2016  
 Leigh Knight

Authorised by:  ..... Date: 17 October 2016  
 Ian Abernethy

Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
A	Client for comments	L Knight T Robinson	I Abernethy	J Wylie	
01	For issue	L Knight T Robinson	I Abernethy	J Wylie	14/10/16
02	Added folio text 2- 4	L Knight	L Knight	I Abernethy	17/10/16

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## 1. Introduction

This is a report to support a development application to improve the resource processing operations at the JBS Australia Pty Ltd (JBS) abattoir at Longford through the installation of a waste water treatment facility. JBS is initiating a waste water treatment upgrade to improve the quality and reduce the quantity of trade waste sent to the TasWater Longford wastewater treatment plant (WWTP). This is a strategy which has the in principle support of TasWater. In order to more effectively treat wastewater prior to it being directed to the TasWater WWTP, a Covered Anaerobic Lagoon (CAL) is proposed. The CAL comprises two ponds with a combined volume of 30ML and will treat approximately 375,000kL per year of waste.

### 1.1 Background

JBS operates a multi species abattoir at Longford. The operations were initially approved in 1977 under the (now rescinded) *Environment Protection Act 1973*, as a Licence to Operate Scheduled Premises (Licence No. 1567). Under the transitional provisions of the *Environmental Management and Pollutions Control Act 1994* (EMPCA) the Licence to Operate becomes a permit taken to be issued under the *Land Use Planning and Approvals Act 1993* (LUPA).

Two subsequent land use planning permits were issued in accordance with LUPA by the Northern Midlands Council. Both permits incorporated environmental conditions required by the Environment Protection Authority (EPA), formerly the Board of Environmental Management and Pollution Control:

- The first in December 2003, incorporating environmental conditions (ELMS No. 6282) for the installation and operation of a sterilisation system for the purpose of rendering works; and
- The second in September 2009, incorporating environmental conditions (No. 7870) for the installation and operation of a wood-fired boiler.

The EPA has indicated that the proposed CAL is unlikely to meet criteria for assessment as a Level 2 activity as defined in EMPCA and the application is submitted on the basis that it constitutes a Level 1 activity.

### 1.2 Level 1 Activity

A Level 1 activity is defined as an activity that may cause environmental harm and which requires a permit under LUPAA, but does not include a Level 2 or Level 3 activity. The CAL is a standalone facility in its own right, and is not integral or essential to the operations of the abattoir. It is a pre-treatment facility to reduce the loading on the wastewater treatment plant. Under clause 3(a) of Schedule 2 of EMPCA wastewater treatment plants are deemed to be Level 2 activities if they "*involve the discharge of treated or untreated sewage, septic tank effluent or industrial or commercial wastewater to land or water, being works with a design capacity to treat an average dry-weather flow of 100 kilolitres or more per day of sewage or wastewater.*"

Irrespective of whether the CAL treats more than 100 kL per day, it discharges only to trade waste and not to the environment, and is consequently not a Level 2 activity. It therefore does not require referral to the EPA Board for environmental assessment. It is nevertheless an environmentally relevant activity which warrants advisory notification to the EPA. JBS is providing the EPA with a description of the CAL in parallel with this DA process. If the EPA considers it appropriate to do so, any environmental requirements would be issued by the EPA Director through an environment protection notice (EPN).



## 2. Proposal

The abattoir currently discharges wastewater to the TasWater wastewater treatment plant (WWTP) at Longford. To improve operations and to reduce costs into the future, JBS initiated an assessment of wastewater treatment options. The proposed CAL was identified as the most appropriate option. Existing and proposed systems are discussed below.

### *Existing Wastewater Treatment*

Wastewater from the JBS Longford plant is currently divided into two separate streams where the 'red' stream is pumped into two flow balance tanks prior to treatment through dissolved air flotation and the 'green' stream is pumped directly through a save-all prior to being pumped to the TasWater Longford WWTP. Stormwater (with the exception of the first flush) is directed to Back Creek via a drain.

At the WWTP, wastewater is directed to a CAL with an approximate 6ML capacity. The CAL is a simple undivided HDPE lined lagoon, with an HDPE cover.

On exiting the CAL the wastewater enters the first in a series of aerated water treatment ponds prior to treated effluent being discharged to Back Creek.

The CAL has been operating for over a decade and has enabled a significant reduction in the biological load entering the aerated lagoons. The sludge build-up and remaining effective lifetime of the existing CAL is unknown. It is the only entry point for wastewater from the JBS Longford Plant and it is estimated that between 45% and 50% of the total flow to the TasWater Longford WWTP is from the plant.

### *Proposed Additional Wastewater Treatment Infrastructure*

Following discussions with TasWater regarding the underperformance of the Longford WWTP, JBS is proposing to more effectively treat wastewater prior to it being directed to the TasWater WWTP. The proposed CAL within the JBS site will treat approximately 375,000kL per year of waste.

All other facets of the existing water treatment system will remain the same. The proposed new CAL will discharge into the first of the series of aerobic ponds at the Longford WWTP, or into the existing TasWater WWTP CAL at the discretion of TasWater.

Due to space constraints the new CAL's chamber volume will comprise two stages, one slightly smaller than the other. As with the existing CAL, the new CAL's chamber will have a HDPE lining and cover. The total volume of the proposed JBS CAL will be significantly greater than the existing TasWater WWTP CAL (30ML, rather than 6ML) to ensure a high level of treatment. The new CAL will be positioned alongside the existing pipeline that runs from the JBS Longford Plant to the TasWater Longford WWTP and that pipeline will be intercepted to allow flow into and then out of the new CAL. The CAL has been designed to operate in the mesophilic range (typically between 20 and 45°C) as per the existing CAL. Meatworks waste is usually a beneficial feedstock for anaerobic digestion and in this case has proven to perform well and cause no issues in the existing CAL over a long time period.

The CAL will be fitted with sludge withdrawal pipes along the base, a weighted HDPE cover, and with stormwater drainage to ensure safe management of the site. Methane generated will be dried in a gas treatment process train and flared to remove its greenhouse gas effect. The volumes of gas produced will be studied during the initial years to determine if it is economic for it to be pumped back to the plant and used in plant-water heating. Consistent with contemporary greenhouse gas management, the gas treatment train will contain a flare for any excess gas that is not used on the plant. The uncovered flare will be sized to take all of the methane produced to ensure continuous performance if needed with a maximum height of 8m. A small 3m x 3m x 2m effluent metering shed is also proposed adjacent the flare station which will be built with a finished height approximating to finished level of the CAL.

For future possible gas use on the site the upper cover of the CAL will be able to elevate to store gas overnight. This will enable storage during times that the plant is not operating to ensure beneficial reuse whenever possible. The size of the covering membrane will accommodate weekend storage however initially the flaring of gas is likely to operate relatively continuously. The covering membrane will have safety valves for pressure protection of the CAL structure and weights to protect it from wind action.

During construction an excavator along with rolling and compaction equipment will be utilised during the earthworks phase. The lining phase will require small excavators and concrete trucks as well as standard delivery trucks for the HDPE liner. There will be additional small vehicle movements day to day during this phase for personnel movement.

No additional traffic is expected during day to day operation of the CAL. No bulk materials are required for either the construction or operational phases of the project.

The proposed wastewater flow following the construction of the proposed new CAL is indicated in Figure 1. A conceptual CAL design is provided in **Appendix A**.



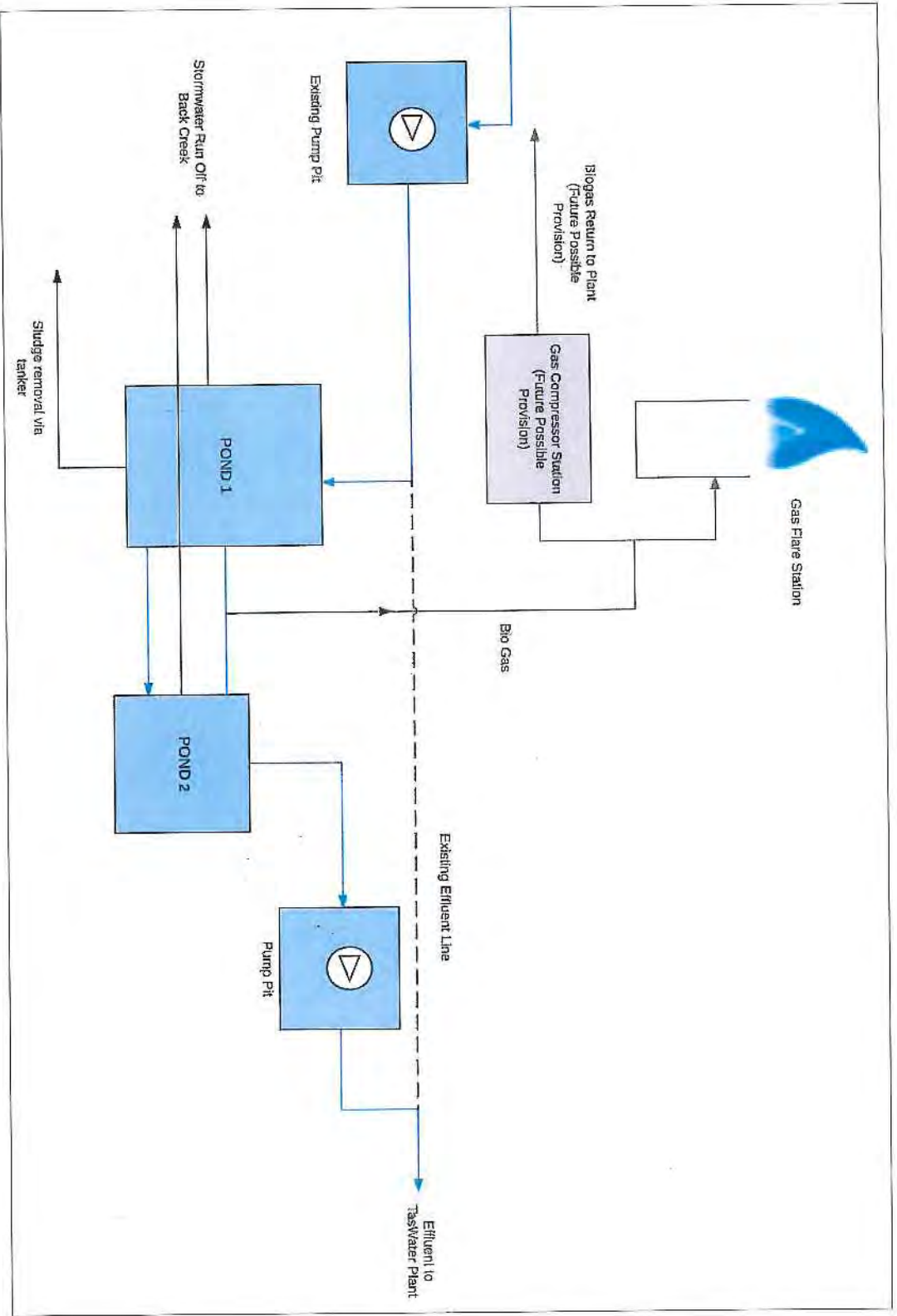


Figure 1 Proposed new wastewater treatment process

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### 3. Site and Title

The property is part of the JBS Longford holding and the site of the proposed CAL is at the western end of the lot. The site has an area of 2.4 ha and is approximately 120 m by 200 m in dimension. The site is vacant however a flood levee occupies a thin strip of land along the northern boundary.

Legally the site is known as:

<b>Property Address</b>	22 Tannery Rd, Longford
<b>Property ID</b>	6740456
<b>Title Reference</b>	127130/1; 128346/1; 127128/1 - 3

A copy of the titles for the land is attached at **Appendix B**.

### 4. Site Context

The subject land (Figure 2) is located 650m to the south west of the existing JBS plant at Longford, approximately 550m west of the northern end of Longford Township. The sewage treatment works are located approximately 630 m to the west of the site of the proposed works. The railway line runs parallel to the southern boundary, approximately 150m from the site.

The locality is generally cleared of native vegetation being used predominantly for rural purposes. There is a small area of low vegetation immediately to the north of the site which is associated with a creek and small dam located approximately 65m from the proposed CAL. This dam and associated creek are separated from the site of the proposed works by a levee which tapers off adjacent the CAL site. Vegetation at the dam is linked by roadside and riparian vegetation.

The main drainage features near Longford include Back Creek, the South Esk River and the Macquarie River. The site drains to Back Creek, which crosses the site to the south of the existing plant. Back Creek drains to the South Esk River approximately 3km downstream of the site. The South Esk River is located on the northern side of Illawarra Road approximately 500m north of the existing plant area. The Macquarie River joins the South Esk upstream of the Longford Township.

Residential development at Longford is located approximately 600m east of the site in Gay St and Hay St. The nearest rural dwelling is located approximately 200m from the proposed CAL. The site is rural in nature and there are no existing uses which suggest any potential for contamination.

The land is identified as Class 4 on land capability mapping which indicates it is well suited to grazing but which is limited to only occasional cropping or a very restricted range of crops. The land is not prime agricultural land as defined by the State Policy on the Protection of Agricultural Land 2009.

A search of the Aboriginal Heritage Register (AHR), formerly the Tasmanian Aboriginal Site Index (TASI), found no Aboriginal heritage sites recorded within or close to the Longford site.

There are no historic heritage sites listed on the Tasmanian Heritage Register in the vicinity of the proposed CAL. The closest listed heritage site is a cottage in Howick Street in Longford, approximately 800 m the east of the site<sup>1</sup>.

<sup>1</sup> Source: theLIST 11<sup>th</sup> August 2016



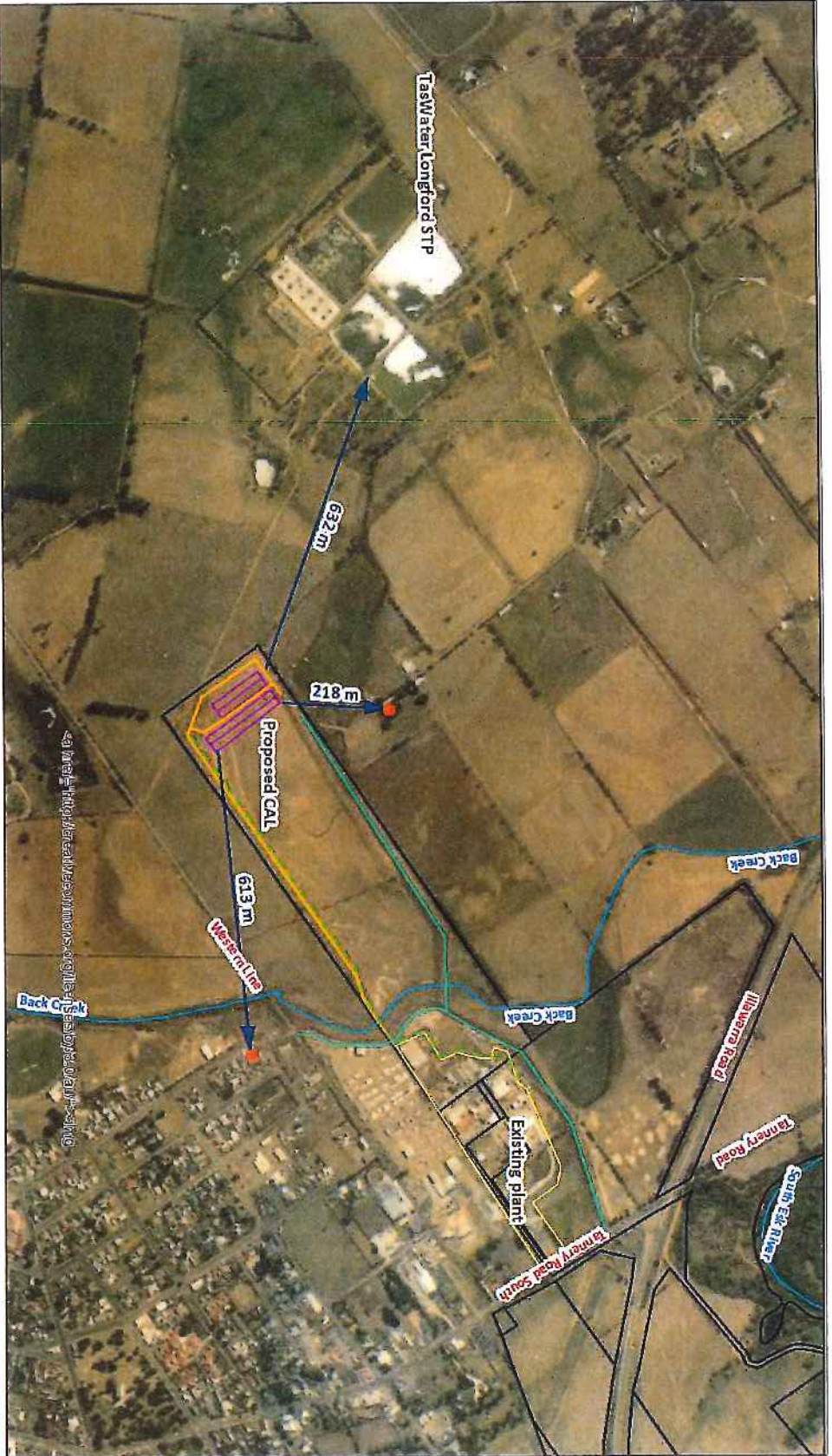


Figure 2 Location of proposed works

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## 5. Northern Midlands Interim Planning Scheme 2013

The land is within the area covered by the Northern Midlands Interim Planning Scheme 2013 (the Interim Planning Scheme).

### 5.1 Definitions

Within the Interim Planning Scheme are a series of definitions which must be applied to each use and development. The relevant definition in this instance is:

- Resource processing – means the use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.

Clause 8.2.2 of the Interim Planning Scheme provides that a use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use. The proposed construction and use of the CAL is considered to be an extension of the Resource processing facilities located on the holding.

### 5.2 Zoning

The site is zoned Rural Resource under the Interim Planning Scheme as shown in Figure 3. The existing plant is within a General Industrial zone.

There are general exemptions available in the Rural Resource zone which relate to the construction of buildings or works directly associated with, or subservient to, an agricultural use. Agriculture is separately defined in the Interim Planning Scheme as *“use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors”*.

The proposed Resource processing use does not fall within these exemptions. These exemptions are qualified and it appears the proposed works would also not meet the requirement that all works be more than 30 m from lot boundaries.

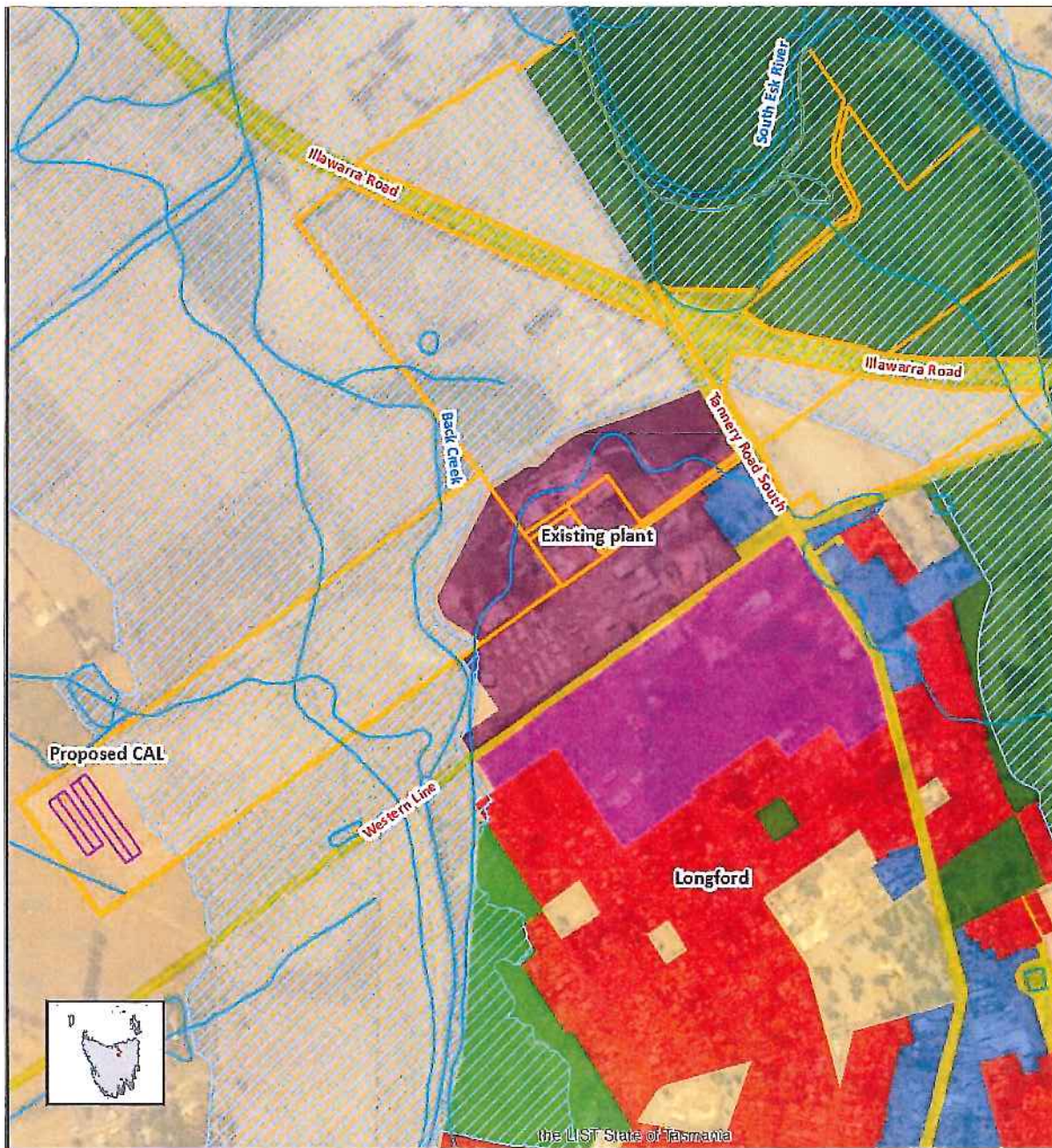
### 5.3 Zone Purpose (numbers reflect clauses within Interim Planning Scheme)

Purpose statements applicable to the Rural Resource zone are:

- 26.1.1.1 *To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*
- 26.1.1.2 *To provide for other use or development that does not constrain or conflict with resource development uses.*
- 26.1.1.3 *To provide for economic development that is compatible with primary industry, environmental and landscape values.*
- 26.1.1.4 *To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.*

The proposed CAL is associated with the existing Resource processing facility operated by JBS. The CAL will enhance sustainability of the existing plant by improving effluent quality standards and reducing operational costs associated with trade wastes. The use is compatible with the existing industrial uses in the locality and will improve operations at the plant, potentially reducing environmental impacts overall.





<p><b>N</b></p> <p>Coordinate System: GDA 1994 MGA Zone 55 1:10,000 When Printed at A4</p> <p>0 100 200 300 400 metres</p> <p>Data sources:</p> <table border="0"> <tr> <td>Map ref: LN15117R5</td> <td>Site image from <a href="http://www.theLIST.tas.gov.au">www.theLIST.tas.gov.au</a></td> </tr> <tr> <td>Revision: B</td> <td>(C) State of Tasmania's</td> </tr> <tr> <td>Author: kdrummond</td> <td>Base data from <a href="http://www.theLIST.tas.gov.au">www.theLIST.tas.gov.au</a></td> </tr> <tr> <td>Date: 24/03/2016</td> <td>(C) State of Tasmania</td> </tr> </table>	Map ref: LN15117R5	Site image from <a href="http://www.theLIST.tas.gov.au">www.theLIST.tas.gov.au</a>	Revision: B	(C) State of Tasmania's	Author: kdrummond	Base data from <a href="http://www.theLIST.tas.gov.au">www.theLIST.tas.gov.au</a>	Date: 24/03/2016	(C) State of Tasmania	<p><b>Legend</b></p> <table border="0"> <tr> <td> Proposed CAL</td> <td> 19.0 Open Space</td> </tr> <tr> <td> Hydrography</td> <td> 21.0 General Business</td> </tr> <tr> <td> 22 Tannery Road</td> <td> 24.0 Light Industrial</td> </tr> <tr> <td> Flood Risk Area</td> <td> 25.0 General Industrial</td> </tr> <tr> <td> 10.0 General Residential</td> <td> 26.0 Rural Resource</td> </tr> <tr> <td> 17.0 Community Purpose</td> <td> 28.0 Utilities</td> </tr> <tr> <td> 18.0 Recreation</td> <td> 29.0 Environmental Management</td> </tr> </table>	Proposed CAL	19.0 Open Space	Hydrography	21.0 General Business	22 Tannery Road	24.0 Light Industrial	Flood Risk Area	25.0 General Industrial	10.0 General Residential	26.0 Rural Resource	17.0 Community Purpose	28.0 Utilities	18.0 Recreation	29.0 Environmental Management	<p><b>22 Tannery Road Zoning</b></p>
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10.0 General Residential	26.0 Rural Resource																							
17.0 Community Purpose	28.0 Utilities																							
18.0 Recreation	29.0 Environmental Management																							

Figure 3 Land zoning and overlays



### 5.3.1 Local Area Objectives (numbers reflect clauses within Interim Planning Scheme)

The relevant local area objectives include:

*a) Primary Industries:*

*Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.*

*The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.*

*Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.*

The CAL will be ancillary to the operations at the existing JBS site and will support the current agricultural industry in the locality. The JBS facility is a major employer in the area and is an essential component of the livestock industry in the region. The proposed CAL will increase the ability of JBS to process wastes on site and improve the quality of effluent being directed to the sewage treatment plant. This improves efficiencies at both sites and potentially reduces operating costs for JBS. The proposed works will augment the productivity of the site and facilitate its continued operation through reduced overheads and improved processes. The proposed use is consistent with the existing JBS operations in the locality and will contribute to their long term sustainability.

Objectives related to promotion and enhancement of tourism opportunities, and the provision of services in rural communities so as to not impact on primary industries, are not relevant to this proposal.

### 5.3.2 Desired Future Character Statements

The Desired future character statement for the Rural Resource zone is:

*26.1.3 The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.*

The location and design of the CAL are such that it will not be visually obtrusive. The lagoons are proposed to be 7.5m deep with a 500mm freeboard however half of this depth is accommodated below the natural ground level when measured at the lowest point. The site naturally rises 6m from 137m to 143m ASL and the lagoons will be built in part into the slope. The finished level of the lagoon will be below the highest level on that portion of the site. The nature of the use is consistent with the adjacent JBS plant and consistent with the rural landscape.

## 5.4 Use Table

Resource processing is a permitted use within the Rural Resource zone where directly associated with produce from the subject site. Where processing resources from elsewhere, the use is Discretionary. The use and development also relies on performance criteria for compliance with some scheme requirements and as such, the proposed use is assessed as a discretionary use.



## 5.5 Use Standards

Within the Interim Planning Scheme the following use standards applicable to the Rural Resources zone need to be considered:

Use standards	
<b>26.3.1 Discretionary use if not a single dwelling</b>	
<u>Objective</u>	
<p>a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.</p> <p>b) To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.</p> <p>c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.</p> <p>d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.</p> <p>e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.</p> <p>f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.</p>	
Acceptable solutions	Performance criteria
<p><b>A1</b> If for permitted or no permit required uses.</p> <p>Use is discretionary – relies upon performance criteria</p>	<p><b>P1.1</b> It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</p> <p><b>P1.2</b> Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m<sup>2</sup> over the site.</p> <p>The proposed use is consistent with the local area objectives as demonstrated in Section 5.3.1. The proposed CAL will support an existing use which has been a long term operation at the site.</p> <p>P1.2 is not applicable.</p>
<p><b>A2</b> If for permitted or no permit required uses.</p> <p>Use is discretionary – relies upon performance criteria</p>	<p><b>P2.1</b> Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</p> <p>i) amount of land alienated/converted is minimised; and</p> <p>ii) location is reasonably required for operational efficiency; and</p> <p><b>P2.2</b> Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</p> <p>P2.1 and P2.2 are not applicable. The land is identified as Class 4 on land capability mapping which indicates it is not prime agricultural land. The proposal is not for a utility, extractive industry or controlled environment agriculture.</p>



<p><b>A3</b></p> <p>If for permitted or no permit required uses.</p> <p>Use is discretionary – relies upon performance criteria</p>	<p><b>P3</b> <i>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</i></p> <p><i>a) the amount of land converted is minimised having regard to:</i></p> <ul style="list-style-type: none"> <li><i>i) existing use and development on the land; and</i></li> <li><i>ii) surrounding use and development; and</i></li> <li><i>iii) topographical constraints; or</i></li> </ul> <p><i>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</i></p> <ul style="list-style-type: none"> <li><i>i) limitations created by any existing use and/or development surrounding the site; and</i></li> <li><i>ii) topographical features; and</i></li> <li><i>iii) poor capability of the land for primary industry; or</i></li> </ul> <p><i>c) the location of the use on the site is reasonably required for operational efficiency.</i></p> <p>The site is not considered to comprise prime agricultural land and its use for the proposed CAL is not considered to be a conversion of land to non-agricultural uses as it will support the existing livestock processing facility, improve operational efficiency and facilitate its long term sustainability.</p>
<p><b>A4</b></p> <p>If for permitted or no permit required uses.</p> <p>Use is discretionary – relies upon performance criteria</p>	<p><b>P4</b> <i>It must demonstrated that:</i></p> <ul style="list-style-type: none"> <li><i>a) emissions are not likely to cause an environmental nuisance; and</i></li> <li><i>b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</i></li> <li><i>c) the capacity of the local road network can accommodate the traffic generated by the use.</i></li> </ul> <p>The CAL is designed to process effluent from the existing primary industry (the resource processing facility), improving the quality of effluent prior to disposal to the TasWater facility to the north west. The lagoon is covered to enhance operations and reduce environmental impacts. Ultimately, the quality of effluent discharged by the plant will be improved and the load on the WWTP will be less. The EPA is being notified of the proposal in parallel to the DA process and if appropriate, environmental impacts will be addressed through an EPN.</p> <p>Increased traffic will be generated during construction however this is likely to be minor. There is unlikely to be any additional traffic associated with the use of the CAL as existing site staff will be involved.</p>

<p><b>A5</b></p> <p>The use must:</p> <p>a) be permitted or no permit required; or</p> <p>b) be located in an existing building.</p> <p>Use is discretionary and not located in an existing building – relies upon performance criteria</p>	<p><b>P5</b> <i>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</i></p> <p><i>a) the impacts on skylines and ridgelines; and</i></p> <p><i>b) visibility from public roads; and</i></p> <p><i>c) the visual impacts of storage of materials or equipment; and</i></p> <p><i>d) the visual impacts of vegetation clearance or retention; and</i></p> <p><i>e) the desired future character statements</i></p> <p>The proposed CAL is not required or proposed to be located in an existing building and will be an uncovered flare, reducing the bulk of the structure. The flare will be a maximum of 8m in height but will be narrow and have minimal visual impact during daylight hours. The flare will burn continuously until an alternative use of the gas is determined (e.g. biogas) however due to the separation from the nearest residence is unlikely to create a nuisance. The lagoon will be covered to enhance functioning which will minimise visual and other potential impacts. The CAL is relatively low lying, being partly cut in to the existing landform. This helps reduce visual intrusion by shielding the CAL from most directions.</p> <p>The site is more than 500m from residential areas and the nearest rural residence is approximately 200m from the CAL. This dwelling is separated from the proposed site by vegetation. The site is not located near any ridgelines and no vegetation clearance will be required. There are no public roads adjacent the site however the railway line does pass within 150m of the site. This is not considered likely to result in the loss of visual amenity.</p> <p>The proposed CAL is consistent with the desired future character statement aimed at preserving rural landscapes and reducing visual impacts.</p>
<p><b>26.3.2 Dwellings</b></p>	
<p>Not applicable</p>	
<p><b>26.3.3 Irrigation Districts</b></p>	
<p>Not applicable</p>	



## 5.6 Development Standards

Within the Interim Planning Scheme the following development standards applicable to the General Industrial zone need to be considered:

Development Standards	
<b>26.4.1 Building location and appearance</b>	
To ensure that the: a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and b) development of buildings is unobtrusive and complements the character of the landscape.	
Acceptable solution	Comment
<b>A1</b> Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes	Complies – the effluent metering shed proposed will be approximately 2m in height. The flare will be maximum 8m.
<b>A2</b> Buildings must be set back a minimum of: a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling.	The small shed will be 3m x 3m and located adjacent the CAL. The height will approximate the finished level of the CAL. The setbacks will be slightly less than that required however for a building of this size this is not considered a significant variation and still satisfies the intent of the development standard.
<b>26.4.2 Subdivision</b>	
Not applicable – no subdivision proposed	
<b>26.4.3 Strata division</b>	
Not applicable – no strata division proposed	

## 5.7 Overlays

The subject land is impacted by the Flood Prone Land overlay under the Interim Planning Scheme however the site of the proposed CAL is located outside the mapped inundation area as indicated in Figure 3. Recent mapping provided by Council identifies this land as likely to be inundated in a 100 year event and as such the Flood Prone Areas Code is addressed (Section 5.8.1).



## 5.8 Codes

Within the Interim Planning Scheme there is a number of Codes which need to be considered. These are addressed below and comments provided where applicable. The prefixes refer to the Codes as presented within the Interim Planning Scheme.

Code	Comment
<b>E1.0 Bushfire-Prone Areas Code</b>	Not applicable – the site is not within a mapped as bushfire prone area and is cleared. The land is not within 100 m of an area of vegetation greater than 1 ha in area. The surrounding rural land is grazed heavily and can be classed as managed land in terms of the Code.
<b>E2.0 Potentially Contaminated Land Code</b>	Not applicable – the proposed CAL is not a sensitive use and grazing is not listed as a potentially contaminating land use.
<b>E3.0 Landslide Code</b>	Not applicable – the land is not mapped as a land slip area.
<b>E4.0 Road and Railway Assets Code</b>	Not applicable – the site of the CAL is 150 m from the rail line however no sensitive use if proposed and no new access or crossing of the line will be required as a consequence of the use.
<b>E5.0 Flood Prone Areas Code</b>	See below.
<b>E6.0 Parking and Sustainable Transport Code</b>	<p>The code provides that the number of car parking spaces must not be less than the requirements of:</p> <ul style="list-style-type: none"> <li>a) Table E6.1 or</li> <li>b) a parking precinct plan contained in Table E6.6</li> </ul> <p>Table E6.1 requires 2 car spaces per 3 employees and 1 bicycle space per 5 employees for Resource processing. In this case however the proposal is ancillary to the main facility and will not involve any ongoing activity by any additional employees. Waste will be piped from the plant to the CAL and from there it will be pumped to the STP. No personnel will be involved in daily operations other than those already employed at the plant. No additional parking spaces are considered necessary. Any specialist technicians attending the CAL will park at the main plant however this will be infrequent. A large car park is provided to the east of the main office at the Tannery Rd South frontage of the site.</p>
<b>E7.0 Scenic Management Code</b>	Not applicable – the land is not within any scenic management area.
<b>E8.0 Biodiversity Code</b>	Not applicable – the area is not identified as priority habitat and vegetation clearing is proposed.
<b>E9.0 Water Quality Code</b>	Use and development that is connected to reticulated sewer and stormwater is exempt from the provisions of this code. Notwithstanding this the proposed development complies with the acceptable solutions of the code. No vegetation within 40 m of a water course or catchment area is to be removed. No wetlands or watercourses are to be filled, channelised or piped. There will be no change to current stormwater discharges and no new point source discharges – any rainwater will be collected by a stormwater drainage system designed to ensure safe operation of the CAL.



<b>E10.0 Recreation and Open Space Code</b>	Not applicable – this code does not apply to the Rural Resources zone.
<b>E11.0 Environmental Impacts and Attenuation Code</b>	See below
<b>E12.0 Airports Impact Management Code</b>	Not applicable – the site is not within any mapped ANEF contours or prescribed air space.
<b>E13.0 Local Historic Cultural Heritage Code</b>	Not applicable – the site is vacant grazing land and does not contain any place listed in Table E13.2 or any state listed item.
<b>E14.0 Coastal Code</b>	Not used in this planning scheme.
<b>E18.0 Signs Code</b>	Not applicable – no signage is proposed.

### 5.8.1 E5.0 Flood Prone Areas Code

Part of the land is mapped as being impacted by flooding however the site of the CAL is outside the extent of inundation (see Figure 3). New flood mapping provided by Council indicates that the site is within the area likely to be inundated by a 100 Year AEP Flood Level which is predicted to be 141.2m AHD. The proposal is required to be assessed against the requirements of the Flood Prone Areas Code.

#### E5.1 Code purpose

The purpose of the flood prone areas code is to:

- a) ensure that use or development subject to risk from flooding is appropriately located and that adequate measures are taken to protect human life and property and to prevent adverse effects on the environment.
- b) determine the potential impacts of flooding through the assessment of risk in accordance with the Australian Standard.

The CAL was located to avoid the known inundation area as shown on the planning scheme overlay mapping. The inundation map provided by Council on 27 September indicates that a significant proportion of the site is now considered likely to be inundated in a 100 year event. This location is still considered appropriate for the following reasons:

- a) Risk - The contents of the CAL represent a minimal threat to human health. There is no mixing with any human waste and as such there are no helminth / macroscopic pathogen challenges that relate directly to human beings. The coliform load is an issue, however this is a generic issue that would be shared with the stockyards at the site, with all the farmland being inundated, and to a lesser extent (due to lower stocking densities) to bush land. This farmland / bush land consideration extends not just to that within the levee banks but in fact to all lands in the path of the floodwaters as they travel to the site. The CAL is designed to contain the fluids and structural stability is not significantly at risk when flooded.
- b) Dilution – in the unlikely event that the CAL was breached in some fashion the contents will be significantly diluted by the volume of floodwater.
- c) Structure - The CAL itself is structurally stable and expected to be leak free in the case of flooding. The earthen walls are built to the similar structural stability as the Longford levee. The liners and cover are entirely capable of being immersed – indeed that is their day to day function – in the case of the cover it is designed to collect storm water under all conditions including high rainfall. At very high rainfall times the cover is expected to be substantially under water while the rainwater removal pumps trickle feed the rainwater out. There are minimal entry and exit points for the piping to the CAL and these are controlled by valves. Under risk of flooding the valves would be closed. The transfer pits have concrete covers from which minimal if any leakage is expected.

Based on the revised Council 1 in 100 flood modelling the height of water at RL141.2 will be level with



the top of the CAL embankment (RL141.2). The design freeboard in the ponds is 500mm below the top of the embankment. This represents a very low risk height of 500mm above the liner cover. There is a constant body of water under the cover – and hence there is no static hydraulic pressure on the cover in the flooded situation. It will behave essentially as a piece of plastic floating in a single water body. In fact the cover is slightly positively buoyant and will be under less load in the flooded situation than in normal use. The CAL will continue to produce gas during this time, however the rate of production may reduce due to increased heat transfer to the body of water above (CALs operate at 30-35C). This cools the CAL and may in fact cause it to cease gas production altogether under prolonged continuous exposure (detailed thermal modelling would be required to confirm however the main point is that if gas production ceases there is a reduced risk of any structural failure or release rather than an increased one).

The production of gas means that there will continue to be a gas pocket under the cover which will attempt to rise. We have considered this risk and determined that the existing overpressure protection valves would operate very effectively to remove this excess gas. In fact the added weight of water on top of the cover will force the overpressure protection valves to operate sooner than would otherwise be the case. The design chosen for the protection valve is such that the wetted parts are effectively immune to floodwaters. However the item must continue to operate. To this end we suggest that an important protection step will be to ensure that the design of these includes:

- a. Putting the overpressure protection valves on top of the highest bank and
- b. Ensuring that the vent openings are well above any flood level and
- c. Providing a firm concrete ballast anchor footing for this structure to resist any passing water movement.

We also note that at the 1 in 100 flood level of RL141.2, surface flood water velocity would be expected to be very low, hence the risk of puncturing the liner due to floating debris would be expected to be very low. In the event localised puncturing was to occur, the puncture would act as a vent and allow methane to bubble through the flood water above and dissipate into the atmosphere.

- d) We also note that the ponds have been designed as ponds, rather than as a dam, i.e. to contain water but not to prevent water ingress from outside. If the pond walls were raised as requested by Council, in the event of the 1 in 100 year flood the height of flood water would be higher than the pond water level. In the event that flood water was to infiltrate through the embankment upward hydrostatic pressure would be exerted on the liner for which it is not currently designed. As the flood water subsided, water under the liner would then slowly permeate back through the pond walls, resulting in possible substrate material loss, a potential rearrangement of the liner and compromise to the pond embankment structural integrity.

In short, if the pond wall height was raised as per Councils request, the risk of damage to the embankment and liner system due to mismatch of hydrostatic pressure is introduced, which is presumably at odds with Councils intention to protect the pond system by raising the wall height. To guard against these risks, the embankment would need to be designed as a dam, which would most likely entail a clay key into the ground surface level, plus more stringent construction requirements – all resulting in additional cost to the client.

However if the wall height were not altered, there would be no hydrostatic pressure mismatch, hence the above mentioned risks would not be introduced.

- e) The CAL does not require personnel to be present and there is limited potential risk to human life during flooding. The only property associated with the CAL is the metering shed and flare station, which are utility type structures, robust in construction and readily repaired if required.



The CAL has been designed to incorporate sufficient design features to ensure that human life and property are not placed at unnecessary or adverse risk and that no significant environmental (pollution) risks are present.

A risk assessment is provided in E5.7 below.

#### E5.5 Use Standards

Objective	
To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.	
Acceptable solutions	Comment
<b>A1</b> The use must not include habitable rooms.	Complies - no habitable rooms are proposed.
<b>A2</b> Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	Complies – a Low risk is posed by the proposal. Refer to risk assessment E5 below.

#### E5.6 Development Standards

Objective	
To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.	
Acceptable solutions	Performance criteria
<b>A1</b> No acceptable solution – performance criteria must be used: <b>P1.1</b> It must be demonstrated that development: a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in	<b>P1.1 a)</b> direct access to water is not required. The risk assessment (see below) determined a low risk and the proposal complies with this criteria. <b>P1.1 b)</b> – Not applicable <b>P1.2</b> Not applicable – the development is subject to a low risk. <b>P1.3</b> – Not applicable – no mitigation is proposed

<p>accordance with the risk assessment in E5.7.</p> <p><b>P1.2</b> Development subject to medium risk in accordance with the risk assessment in E5.7</p> <p><b>P1.3</b> Where mitigation of flood impacts is proposed or required</p>	
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### E5 Risk Assessment

A risk assessment has been undertaken in accordance with the planning scheme requirements. The consequence criteria of "Insignificant" was adopted based on the design and operational measures outlined above. This equates to:

*No injury, low loss – cleaning but no replacement of habitable building components, some repair of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation.*

*Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.*

Assuming a Rare exceedance probability (1% event), in which scenario the top of the CAL wall would not be breached as it is equal to the predicted level, a Low risk level is determined. Even if allowance was made for some seepage and minor repairs required to buildings and minor environmental damage that was easily remediated (i.e. a Minor consequence), the risk level would still be low. The proposed CAL complies with the performance criteria within the use standards and development standards and meets the purpose of the flood code.

The proposed development is considered to be sited in an appropriate location and does not pose a risk to life or property. The risk assessment determined a low level of risk which satisfies relevant performance criteria in this code.

## 5.8.2 E11.0 Environmental Impacts and Attenuation Code

### E11.1 Purpose of the Code

- a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of new sensitive land uses; or*
- b) ensure the environmental impacts of new development are considered to eliminate, reduce or mitigate potential for environmental harm or environmental nuisance.*

The proposed development is considered to be a Level 1 activity and will be referred to the EPA concurrent with this DA. The EPA will determine the environmental impacts and impose appropriate limitations and conditions via the EPN process.

### E11.2 Application of the Code

The code is applicable as it proposes a waste water facility (part of a Resource processing operation), both of which are uses subject to the code.

### E11.5 Required Application Information

The information required by Clause E11.5 is shown on Figure 2. There is no access to the facility required other than during construction – access will be via internal access road which will be extended to encircle the ponds. The existing pipeline to the WWTP will be used to access the lagoon and deliver effluent to the WWTP. There is no equipment or storage associated with the facility. The location of the proposed gas flare is shown on the plans in **Appendix A**.

The proposed development is described in Section 2 of this report. Details of potential impacts and proposed avoidance and mitigation measures during the construction and operational phases of the proposed development is provided in Table 1.





Table 1 Potential Impacts and avoidance/mitigation measures

Impact	Source	Comment	Avoidance / mitigation measures
Air quality	<ul style="list-style-type: none"> <li>Dust generation will potentially occur from clearing and preparation of the site, including activities associated with movement of vehicles.</li> <li>Emissions will occur from the operation of construction and transportation equipment and vehicles</li> </ul>	Dust has the potential to cause an environmental nuisance if it is blown beyond the boundary of the site. It can cause respiratory annoyance or problems, reduce visual amenity and fall onto land or surfaces in other ownership, with the potential to contaminate clean surfaces. Diesel exhaust fumes can cause an environmental nuisance and, like all fossil fuel exhausts, contribute to greenhouse gases.	<ul style="list-style-type: none"> <li>Vegetation clearance will not be undertaken during hot, dry and windy periods</li> <li>Vehicular speeds will be limited to 40 km/h on areas of unconsolidated or unsealed roads within the construction site</li> <li>Exhaust emissions will be minimised by ensuring that all equipment is properly maintained; only reputable contractors with well-maintained equipment will be used on-site</li> <li>Areas of disturbed soil will be revegetated as soon as practicable</li> </ul>
	Biogas generated in the CAL will be captured and piped to a gas flare or a boiler where it is burnt.	During normal operational conditions there is no potential for the direct emission of pollutants or odour to the atmosphere from the CAL. The flare will discharge various combustion gases, including carbon dioxide, carbon monoxide and nitrous oxides. Preliminary calculations indicate that biogas volumes of 160-170 m <sup>3</sup> /hr (equivalent to 1.7 to 1.8 MW) are expected, which is quite small compared with typical industrial boilers and other combustion sources that operate in regional Tasmania.	<ul style="list-style-type: none"> <li>Routine maintenance and operational activities will minimise the risk of a fault or breakdown conditions which may allow leakage of biogas to the atmosphere and ensure that any leakages that do occur are resolved rapidly</li> <li>A Hazardous area classification to AS/NZ 60079 will be carried out on the design to establish zoning, determine equipment explosion ratings, and ensure that appropriate hazard management and controls are in place</li> </ul>
Surface water quality	There will be no new sources of emissions for stormwater or wastewater from the site, with the exception of the CAL itself, which will go directly to the TasWater WWTP.	Liquid emissions at the existing plant currently comprise stormwater and wastewater. There will be no negative change to the type and quality of wastewater created by processes in the JBS Longford Plant.	None proposed

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Impact	Source	Comment	Avoidance / mitigation measures
	Erosion and sediment loss to occur throughout the construction phase	The total area of disturbance is not expected to be more than 120 m by 200 m (2.4 ha).	<ul style="list-style-type: none"> <li>Minimise soil exposure during construction via careful planning, clear delineation of clearance areas and limiting surface exposure until excavation is imminent.</li> <li>Erosion and sedimentation controls will be established prior to the commencement of works. This will include the installation of silt fences, settlement ponds (if required) and compacted or rock-lined drains.</li> <li>No clearance or construction works will be undertaken during high rainfall conditions that may present an unacceptable risk of sediment loss to the environment.</li> <li>Any drains established will utilise the natural topography to reduce the need for further ground clearance.</li> </ul>
	Loss of fuel or oil will be possible during construction, during refuelling or from spillage and breakage during normal construction activities	There will be no storage or use of fuels or oils during operation of the site.	<ul style="list-style-type: none"> <li>Fuel and oil will be brought onto the site as required in a mobile tanker for the construction activities.</li> <li>Mobile refuelling facilities will satisfy appropriate standards and will carry fuel clean-up equipment in case fuel spills occur during refuelling.</li> <li>Refuelling and lubrication will be undertaken away from any freestanding water.</li> <li>If there is any residual contaminated soil evident after a spill and clean up, it will be excavated immediately and taken for disposal or treatment at an appropriately licensed facility.</li> </ul>
Groundwater quality	Potential for impacts to the local groundwater is considered unlikely, provided the design of the liner ensures no seepage from the treatment lagoons.	The lagoons will be lined with HDPE lining.	<ul style="list-style-type: none"> <li>Design and construct the HDPE liner to ensure the risk of any seepage is minimised.</li> <li>The liner and welds will be subjected to strict inspection and quality assurance procedures prior to the pond being filled.</li> </ul>

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Impact	Source	Comment	Avoidance / mitigation measures
Noise	A small number of plant items that will generate modest levels of noise. These include two pumps, the gas flare and a gas blower.	The noise emissions from this equipment are unlikely to be audible at the nearest residences above the existing background noise, even at the quietest times of the night.	<ul style="list-style-type: none"> <li>Construction activities will occur during daytime hours only, from 7.00 am to 7.00 pm.</li> <li>The quietest equipment will be utilized, when practical and available.</li> <li>Ensure equipment utilized is maintained and operated as per manufacturers' specifications.</li> </ul>
Waste	<ul style="list-style-type: none"> <li>During the construction phase waste construction materials, packaging and putrescibles may be generated</li> <li>Sewage sludge removed from the proposed CAL during operation.</li> </ul>	The likely frequency of de-sludging the lagoons is expected to be very low if not zero in normal operation. Experience indicates that meatworks waste has a very low level of inert solids, and digesters on this feedstock seldom require sludge removal.	<ul style="list-style-type: none"> <li>All construction waste materials will be disposed of off-site, in accordance with EPA and the Northern Midlands Council requirements.</li> <li>Sewage sludge removed from the CAL could be beneficially reused or if beneficial reuse is not possible the sludge would be disposed of at an appropriately licensed facility.</li> </ul>



**E11.6 Use standards**

Within the Environmental Impacts and Attenuation Code there are use standards which need to be considered:

**E11.6.1 Attenuation distances**

Objective	
To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects	
Acceptable solutions	Performance criteria
A1 Not applicable	Relates to proposed uses or subdivision within an attenuation area.
<p>A2 Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Village, Local Business, General Business, Commercial zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.</p> <p>The proposed CAL has a design capacity of just over 1000 kL per day. Table E11.2 requires an attenuation distance of 550 m for anaerobic ponds however does not specify if these are covered or not. The proposed CAL is to be located approximately 220 m from the nearest residence and does not meet the acceptable solution. A 500 m distance is specified for abattoirs and the proposal would not comply if assessed against that use either.</p> <p>The proposal relies on performance criteria.</p>	<p>P2 Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm having regard to:</p> <ul style="list-style-type: none"> <li>a) the degree of encroachment; and</li> <li>b) the nature of the emitting operation being protected by the attenuation area; and</li> <li>c) the degree of hazard or pollution that may emanate from the emitting operation; and</li> <li>d) use of land irrigated by effluent must comply with <i>National Health and Medical Research Council Guidelines</i>.</li> </ul> <p>Impacts associated with the proposed use were assessed by a Senior Environmental Scientist of <b>pitt&amp;sherry</b> and form the basis of this DA assessment report.</p> <p>The CAL is an enclosed system and during normal operational conditions there is no potential for the direct emission of pollutants or odour to the atmosphere from the CAL. Gases will be flared off which will discharge various combustion gases, including carbon dioxide, carbon monoxide and nitrous oxides. Preliminary calculations indicate that biogas volumes of 160-170 m<sup>3</sup>/hr (equivalent to 1.7 to 1.8 MW) are expected, which is quite small compared with typical industrial boilers and other combustion sources. This is unlikely to have any impact on residents over 200 m from the site. Safety and monitoring safeguards will be put in place to ensure the potential for escape of gases is minimised.</p> <p>The proposal is considered to satisfy the objective of the standard.</p>

No development standards are use in this code.

## 5.9 Specific Area Plans

There are no specific area plans applicable.

## 5.10 Schedules

There are no schedules to the planning scheme.

## 6. State Policies

The State Policy on the Protection of Agricultural Land 2009 aims to enable the sustainable development of agriculture by minimising:

- a) Conflict with or interference from other land uses; and
- b) Non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.

The proposed CAL will support the existing JBS facility at Longford which is a fundamental component of the regional livestock industry. The land is used for grazing at present and the construction of the lagoon will prevent that use on part of the site. While this is anticipated to be a long term facility, the use of the land could be fairly readily reversed by removing the liner and infilling the land. The development and use of the CAL is not expected to be a source of conflict with any other agricultural use in the locality.

The provisions of the State Policy on Water Quality Management 1997 will be addressed by the assessment of this proposal as a Level 1 activity and any conditions or limitations will be imposed via the EPN process.

No other state policies are relevant to this project.

## 7. Conclusion

The proposed CAL is intended to improve the quality of effluent discharged to the TasWater Longford WWTP. It will utilise existing infrastructure on site and has been designed to minimise impacts on the environment and surrounding residents. The use of an enclosed system offers the most effective treatment options and allows emissions to be controlled.

The measures proposed to avoid or mitigate impacts demonstrate that appropriate operational and management measures will be in place to minimise any potential impacts and to minimise any risks of significant residual environmental impacts. The CAL has been sited to avoid areas subject to inundation and its construction into the slope minimises visual impacts.

The CAL has been assessed against the zone and code requirements and is considered to comply with relevant acceptable solutions and performance criteria. The proposal will also be considered by the EPA as a referral for a Level 1 activity which allows the imposition of appropriate conditions through the EPN process.

**Appendix A**

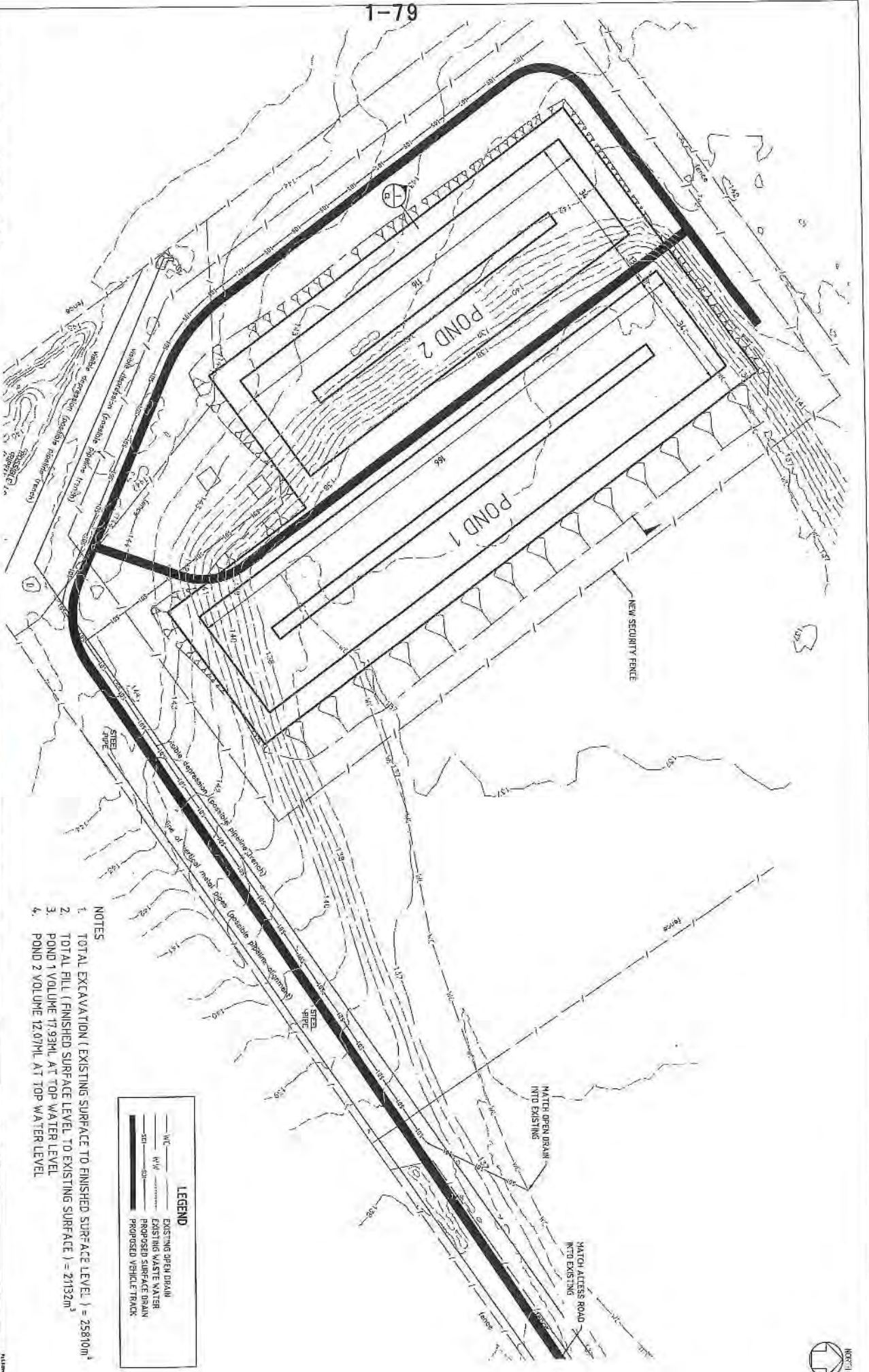
**Plans of the proposed CAL**

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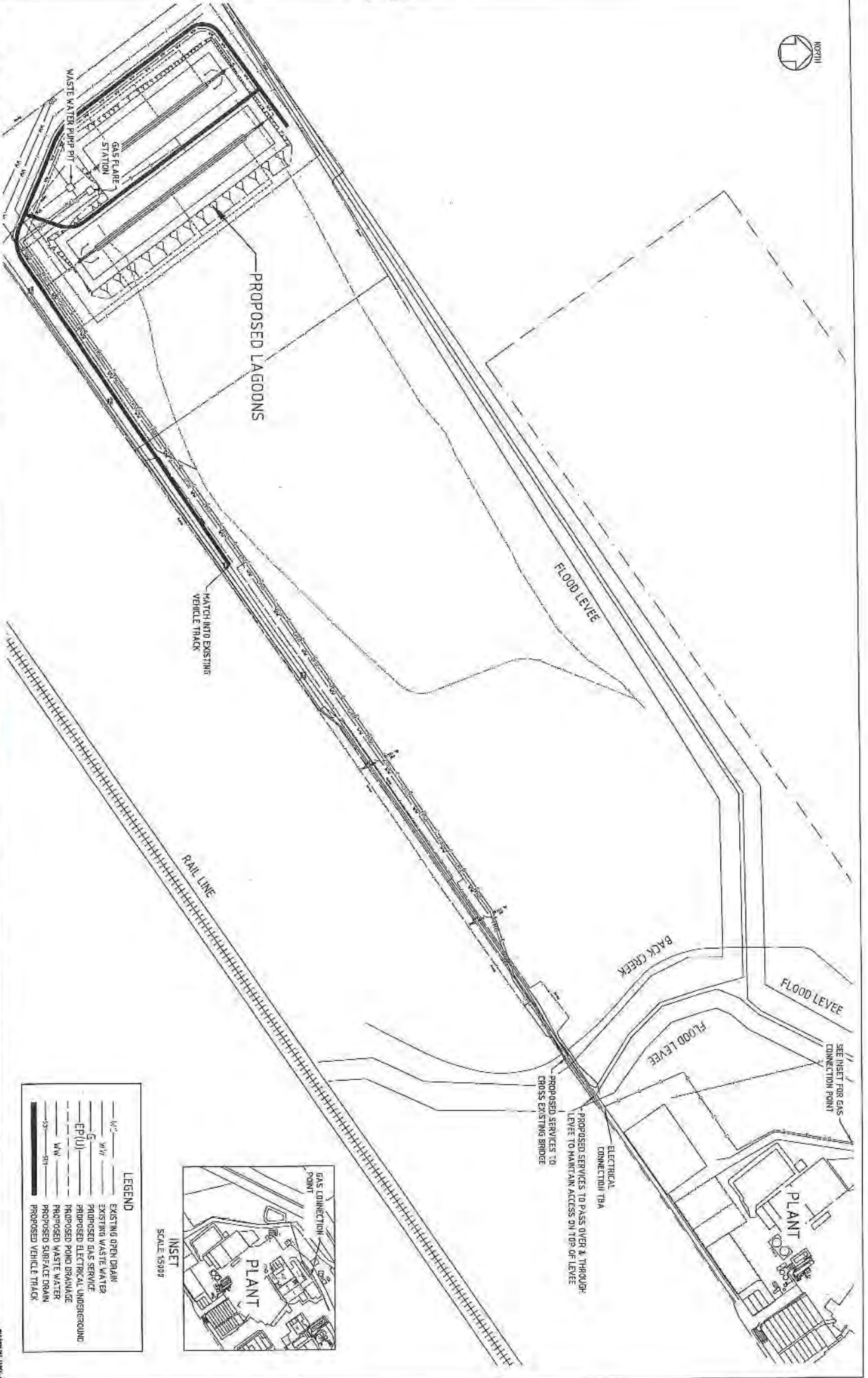


- NOTES**
1. TOTAL EXCAVATION (EXISTING SURFACE TO FINISHED SURFACE LEVEL) = 25810m<sup>3</sup>
  2. TOTAL FILL (FINISHED SURFACE LEVEL TO EXISTING SURFACE 1) = 21952m<sup>3</sup>
  3. POND 1 VOLUME 17.93ML AT TOP WATER LEVEL
  4. POND 2 VOLUME 12.07ML AT TOP WATER LEVEL

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DESIGNED BY: [Name]		APPROVED BY: [Name]		DATE: 14/03/2018		STATUS: CONCEPT	
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**LEGEND**

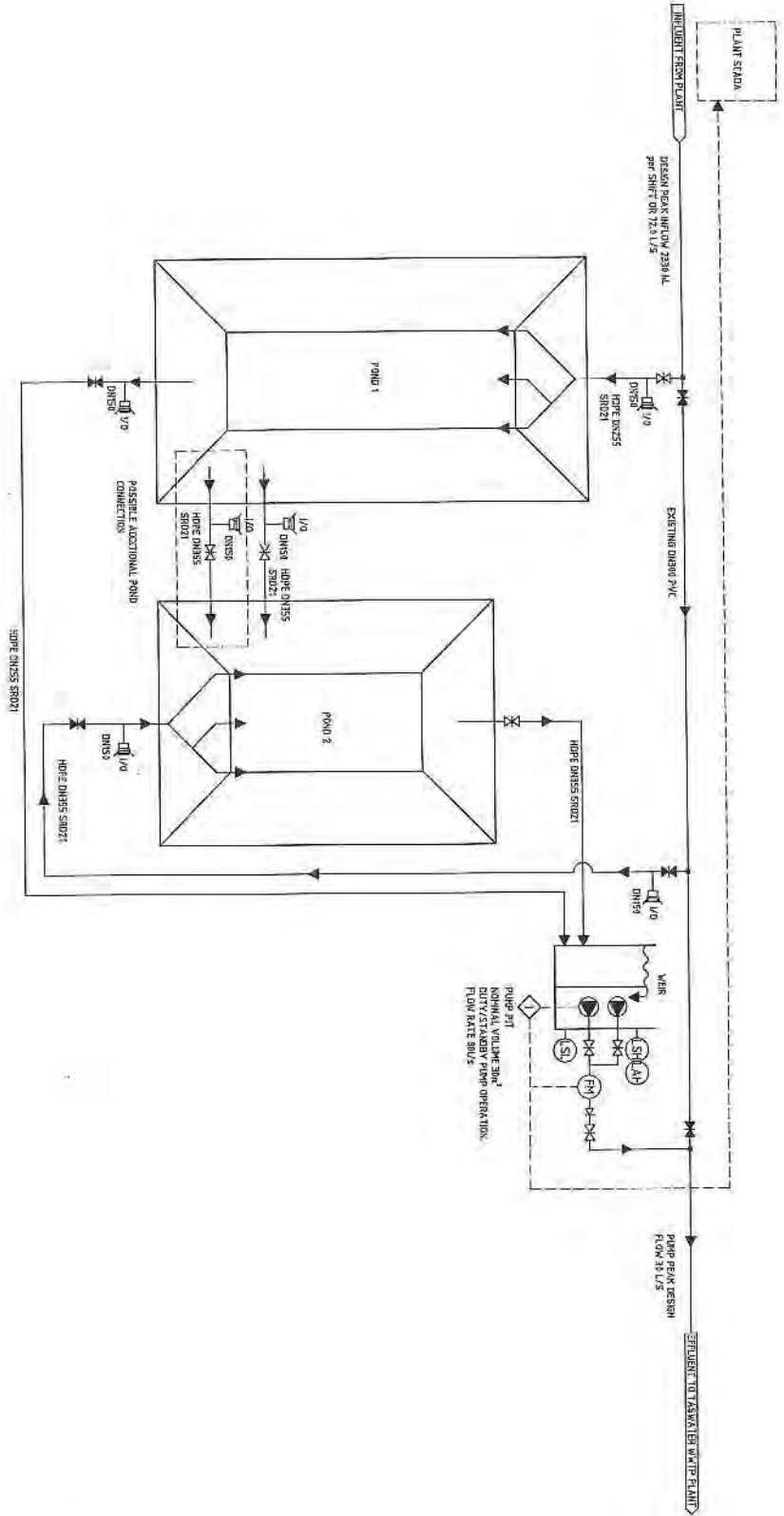
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	EXISTING WASTE WATER
	PROPOSED GAS SERVICE
	PROPOSED ELECTRICAL UNDERGROUND
	PROPOSED POND DRAINAGE
	PROPOSED WASTE WATER
	PROPOSED SURFACE DRAIN
	PROPOSED VEHICLE TRACK



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<p>CLIENT: JBS AUSTRALIA</p> <p>PROJECT: LONGFORD PLANT COVERED ANAEROBIC LAGOON CONCEPT</p>											
<p>DATE: 14/01/2016</p> <p>SCALE: AS SHOWN</p>											







SYMBOL	LEGEND FOR PROCESS INSTRUMENTATION DIAGRAM	SYMBOL
PK	MEASUREMENT	PK
PK	GATE VALVE NORMALLY CLOSED	PK
PK	GATE VALVE NORMALLY OPEN	PK
PK	CENTRIFUGAL PUMP	PK
PK	PRESSURE GAUGE	PK
PK	LEVEL SWITCH LOW	PK
PK	LEVEL SWITCH HIGH	PK
PK	LEVEL ALARM HIGH	PK
PK	FLOW METER	PK
PK	INSPECTION OPENING WITH CAPLOCK COVER	PK
PK	NON RETURN VALVE	PK
PK	ELECTRICAL INTERLOCK	PK

**REFERENCE FILES & TACKLER**

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**DESIGNING TITLE**  
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**PROCESS & INSTRUMENTATION DIAGRAM**

**PROJECT**  
**LONGFORD PLANT**  
**COVERED ANAEROBIC LAGOON**  
**PRELIMINARY**

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 15/01/2016

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**COVERED ANAEROBIC LAGOON**  
**PRELIMINARY**

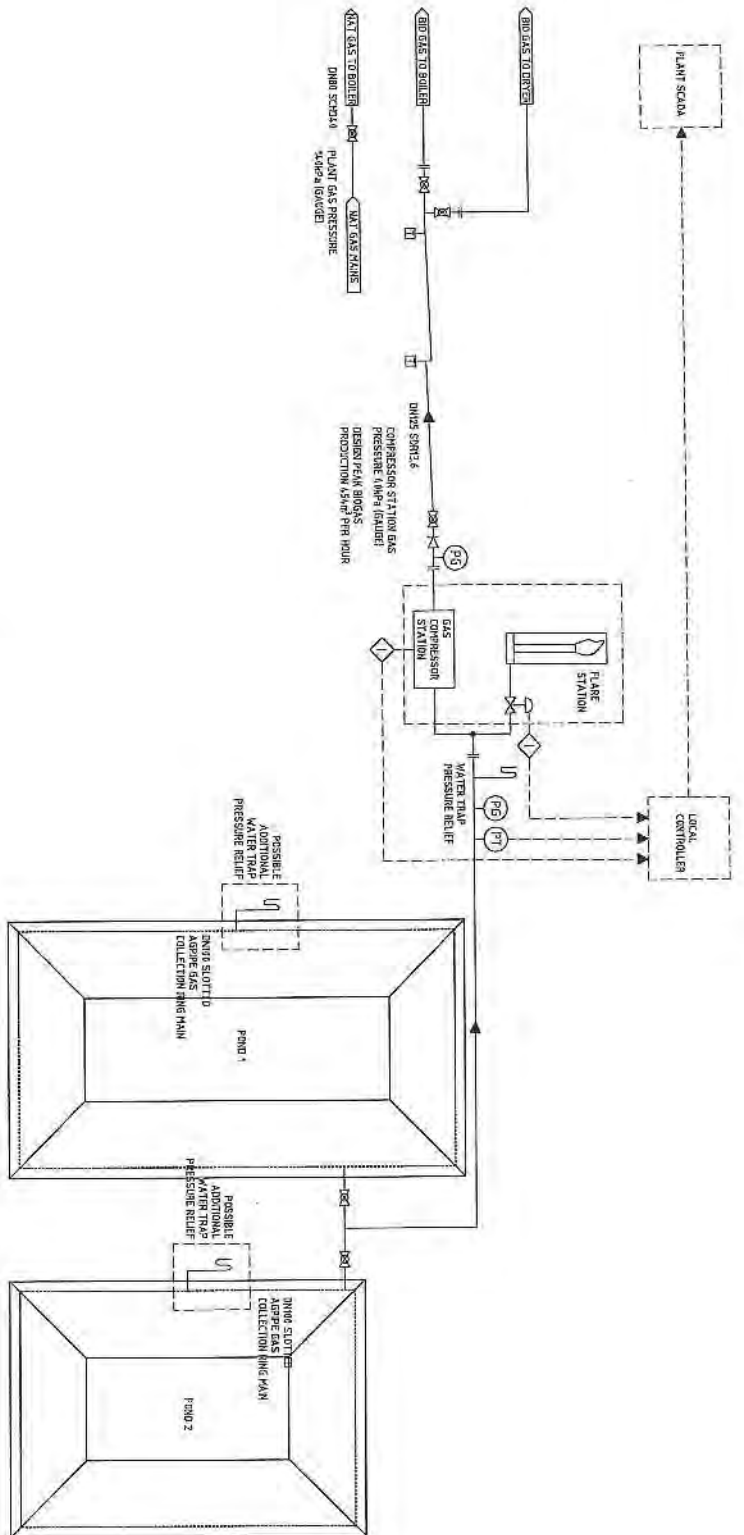
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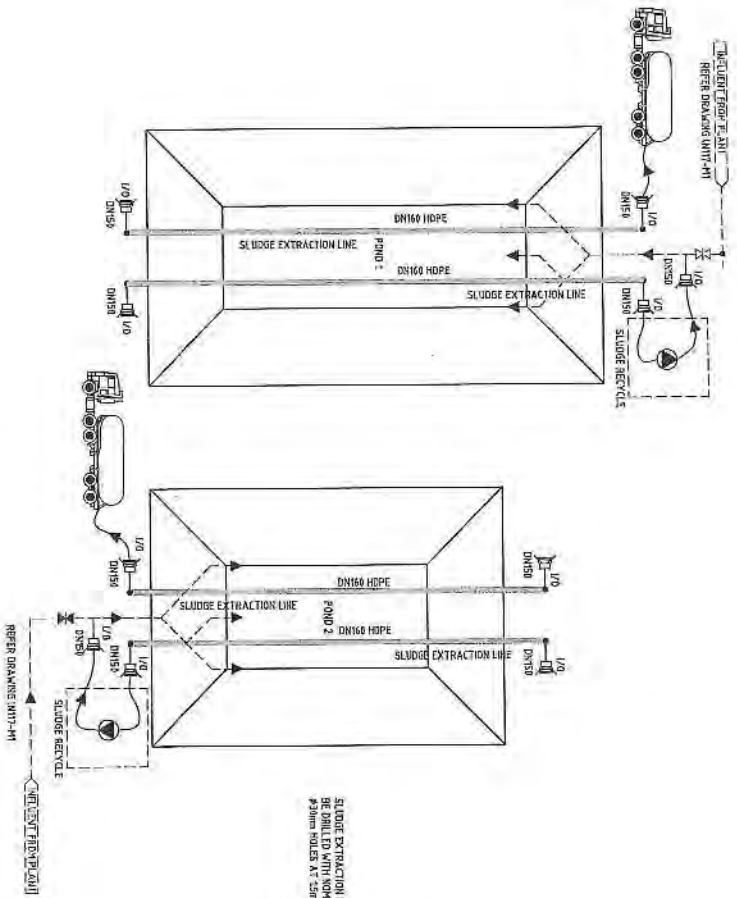


SYMBOL LEGEND FOR PROCESS INSTRUMENTATION DIAGRAM

MEASURING	SYMBOL
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NON RETURN VALVE	NRV
ELECTRICAL INTERLOCK	ELI
PRESSURE GAUGE	PG
PRESSURE TRANSMITTER	PT
REMOTE ACTUATED SHUTOFF VALVE	SAV
MOISTURE TRAP	MT

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DRAWING NO.		PROJECT CODE	LN5117-M2	
DRAWING DATE		ISSUE NO.	1	
DRAWING SCALE		DATE		





SLUDGE EXTRACTION LINES TO BE DRILLED WITH NOMINALLY #30mm HOLES AT 150mm CENTRES

SYMBOL LEGEND FOR PROCESS & INSTRUMENTATION DIAGRAM	
WEARINGS	SYMBOL
GATE VALVE	
CENTRIFUGAL PUMP	
INSPECTION OPENING WITH CATCHER COVER	

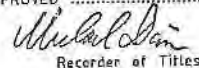
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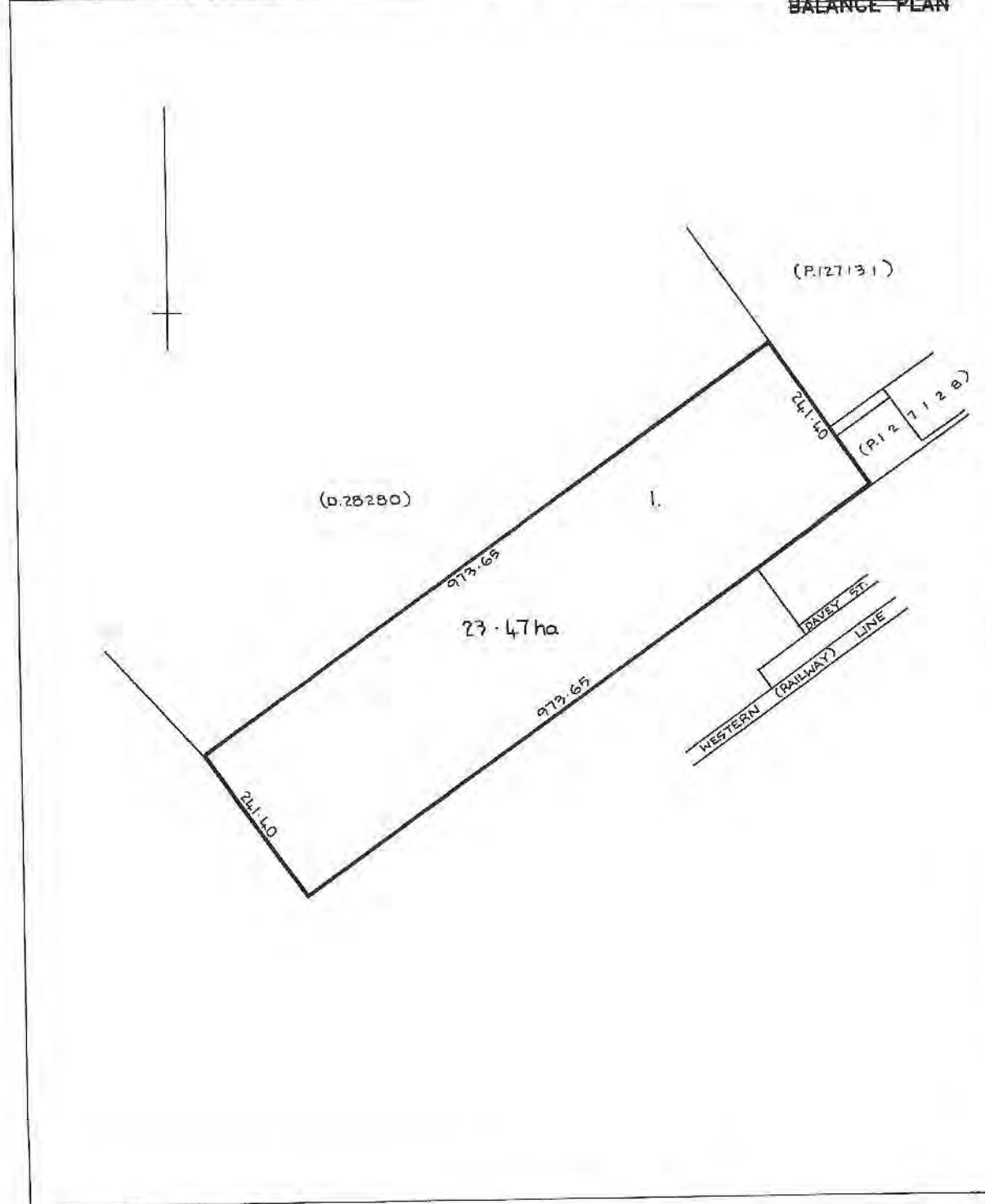
**Appendix B**

**Copy of Titles**

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OWNER LTACT 1980  FOLIO REFERENCE Y. 18541  GRANTEE WHOLE OF 58-0-0 GTD. TO CHARLES REID	<b>PLAN OF TITLE</b> LOCATION WESTMORLAND - LONGFORD		REGISTERED NUMBER <b>P127130</b>
	FIRST SURVEY PLAN No. 1/90 LO. COMPILED BY SCALE 1:5000 LENGTHS IN METRES		APPROVED 26 FEB 1997  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 123 (9077-33)	LAST DPI No 5600619	LAST PLAN No. 1/90 LO.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

**BALANCE PLAN**



A-143

SEARCH OF TORRENS TITLE

VOLUME 127130	FOLIO 1
EDITION 5	DATE OF ISSUE 16-Aug-2016

SEARCH DATE : 07-Sep-2016  
SEARCH TIME : 04.32 PM

DESCRIPTION OF LAND

Parish of LONGFORD, Land District of WESTMORLAND  
Lot 1 on Plan 127130  
Derivation : Whole of 58 Acres Gtd to C Reid  
Derived from Y18541

SCHEDULE 1

D134441 TRANSFER to JBS AUSTRALIA PTY LIMITED Registered  
16-Aug-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
C682494 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
27-Jan-2006 at noon  
D160453 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
09-Apr-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





SEARCH OF TORRENS TITLE

VOLUME 128346	FOLIO 1
EDITION 5	DATE OF ISSUE 16-Aug-2016

SEARCH DATE : 26-Sep-2016  
SEARCH TIME : 02.55 PM

DESCRIPTION OF LAND

Parish of LONGFORD, Land District of WESTMORLAND  
Lot 1 on Plan 128346  
Being the land described in Conveyance No. 47/5280  
Excepting thereout Notification No. 56/1899: Part 1 (104/14DO),  
Lots 3 & 4 (104/14DO) & Lot 1 (104/42DO); Lot 4 (P 127128) &  
Lots 1,2,3,6 & 7 (P128334)  
Derivation : Part of 57 Acres Gtd to C.Reid, Part of 56 Acres  
Gtd to C.Reid and Part of 40 Acres Gtd to W Blackwell  
Prior CT 127131/1

SCHEDULE 1

D134441 TRANSFER to JBS AUSTRALIA PTY LIMITED Registered  
16-Aug-2016 at 12.01 PM

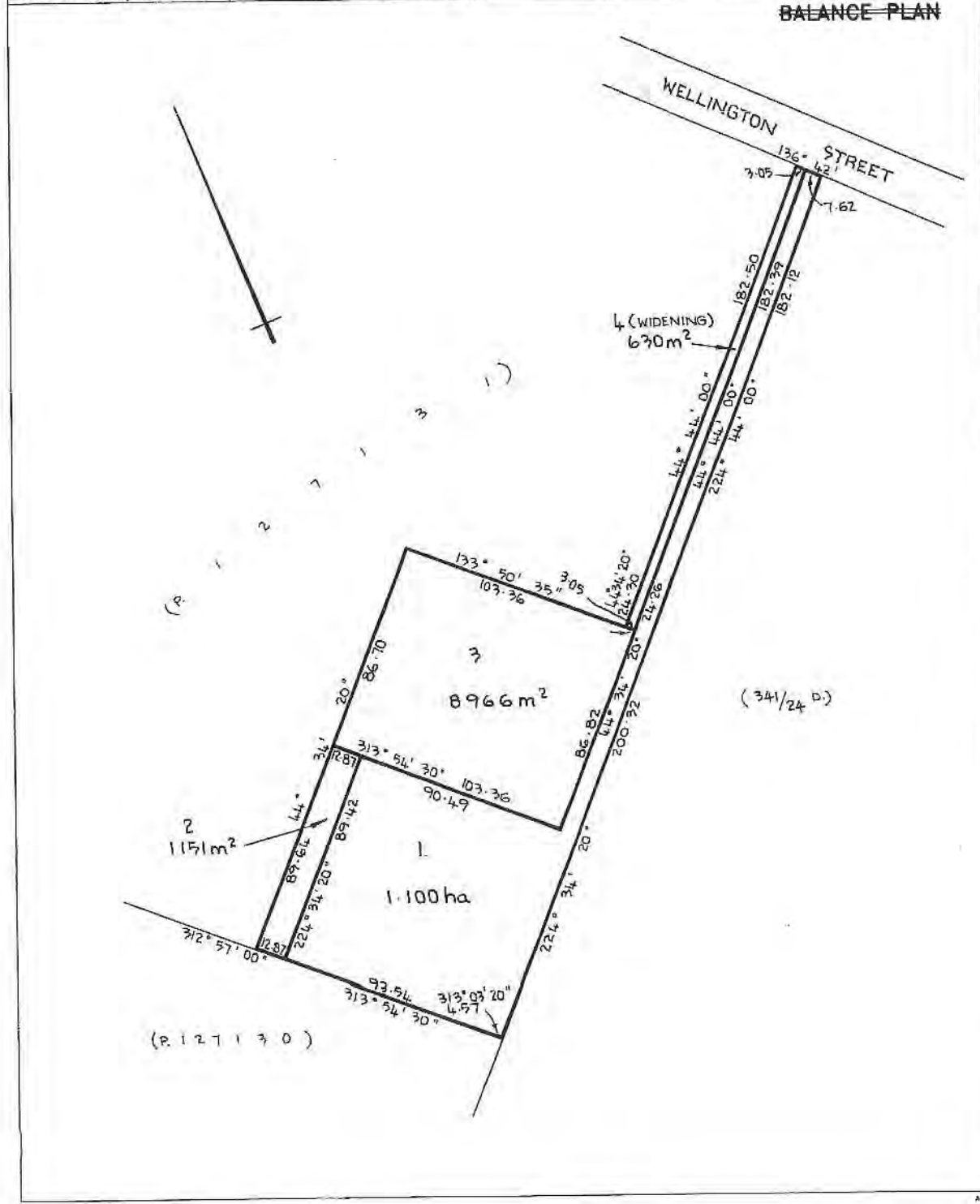
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
C682494 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
27-Jan-2006 at noon

UNREGISTERED DEALINGS AND NOTATIONS

130392 PLAN Lodged by DEPARTMENT OF TRANSPORT on  
06-Jul-1998 BP: 130392

OWNER LT ACT. 1980	<b>PLAN OF TITLE</b>	REGISTERED NUMBER <b>P127128</b>		
FOLIO REFERENCE Y.18541		LOCATION WESTMORLAND - LONGFORD		
GRANTEE PART OF 57-0-0 STD. TO CHARLES REID		FIRST SURVEY PLAN No. 70/98 DO. 86/3 DO. & 71/77 DO	APPROVED 26 FEB 1997 <i>Michael Dine</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 123 (5039-33)		LAST UPI No 5600617 5600618, 5602429	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
		<b>BALANCE PLAN</b>		





SEARCH OF TORRENS TITLE

VOLUME 127128	FOLIO 1
EDITION 5	DATE OF ISSUE 16-Aug-2016

SEARCH DATE : 14-Oct-2016  
SEARCH TIME : 09.35 AM

DESCRIPTION OF LAND

Parish of LONGFORD, Land District of WESTMORLAND  
Lot 1 on Plan 127128  
Derivation : Part of 57 Acres Gtd to Charles Reid  
Derived from Y18541

SCHEDULE 1

D134441 TRANSFER to JBS AUSTRALIA PTY LIMITED Registered  
16-Aug-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 127128	FOLIO 2
EDITION 5	DATE OF ISSUE 16-Aug-2016

SEARCH DATE : 17-Oct-2016  
SEARCH TIME : 04.23 PM

DESCRIPTION OF LAND

Parish of LONGFORD, Land District of WESTMORLAND  
Lot 2 on Plan 127128  
Derivation : Part of 57 Acres Gtd to Charles Reid  
Derived from Y18541

SCHEDULE 1

D134441 TRANSFER to JBS AUSTRALIA PTY LIMITED Registered  
16-Aug-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 127128	FOLIO 3
EDITION 5	DATE OF ISSUE 16-Aug-2016

SEARCH DATE : 17-Oct-2016  
SEARCH TIME : 04.23 PM

DESCRIPTION OF LAND

Parish of LONGFORD, Land District of WESTMORLAND  
Lot 3 on Plan 127128  
Derivation : Part of 57 Acres Gtd to Charles Reid  
Derived from Y18541

SCHEDULE 1

D134441 TRANSFER to JBS AUSTRALIA PTY LIMITED Registered  
16-Aug-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
127128	4
EDITION	DATE OF ISSUE
5	16-Aug-2016

SEARCH DATE : 17-Oct-2016

SEARCH TIME : 04.24 PM

DESCRIPTION OF LAND

Parish of LONGFORD, Land District of WESTMORLAND  
 Lot 4 on Plan 127128  
 Derivation : Part of 57 Acres Gtd to Charles Reid  
 Derived from Y18541

SCHEDULE 1

D134441 TRANSFER to JBS AUSTRALIA PTY LIMITED Registered  
 16-Aug-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Contact**

Leigh Knight  
 (03) 6323 1973  
 lknight@pittsh.com.au

transport | community | mining | industrial | food & beverage | carbon & energy



**Brisbane**

Level 2  
 276 Edward Street  
 Brisbane QLD 4000  
 T: (07) 3221 0080  
 F: (07) 3221 0083

**Hobart**

199 Macquarie Street  
 GPO Box 94  
 Hobart TAS 7001  
 T: (03) 6210 1400  
 F: (03) 6223 1299

**Newcastle**

Level 1  
 81 Hunter Street  
 Newcastle NSW 2300  
 T: (02) 4910 3600

E: [info@pittsh.com.au](mailto:info@pittsh.com.au)  
 W: [www.pittsh.com.au](http://www.pittsh.com.au)

incorporated as  
 Pitt & Sherry (Operations) Pty Ltd  
 ABN 67 140 184 309

**Canberra**

PO Box 3124  
 Manuka ACT 2603  
 T: 1300 748 874

**Launceston**

Level 4  
 113 Cimitiere Street  
 PO Box 1409  
 Launceston TAS 7250  
 T: (03) 6323 1900  
 F: (03) 6334 4651

**Sydney**

Suite 902, Level 9,  
 1-5 Railway Street  
 Chatswood NSW 2067  
 PO Box 5487  
 West Chatswood NSW 1515  
 T: (02) 9468 9300



**Devonport**

Level 1  
 35 Oldaker Street  
 PO Box 836  
 Devonport TAS 7310  
 T: (03) 6424 1641  
 F: (03) 6424 9215

**Melbourne**

Level 1, HWT Tower  
 40 City Road  
 Southbank VIC 3006  
 PO Box 259  
 South Melbourne VIC 3205  
 T: (03) 9682 5290  
 F: (03) 9682 5292





29 November 2016

Paul Godier  
Senior Planner  
Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301

Dear Paul,

### Planning Application P16-215 – JBS Longford

I refer to our recent discussions concerning the above application and your advice that Council has requested the matter be referred to the meeting on the 12 December for a decision. Specifically, Council are concerned at the potential for odour from covered anaerobic lagoon (CAL) and impacts this may have.

**pitt&sherry** would like to provide further clarification in relation to potential odour impacts for Council's information prior to making its decision. The following information has been taken from the Environmental Management Plan submitted to the Environment Protection Authority for assessment as part of the Level 1 activity requirements under the *Environmental Management and Pollution Control Act 1994*.

In addition to the requirements under the Northern Midlands Interim Planning Scheme 2013, air emissions from the operation of the project must comply with the following:

- Tasmanian Environment Protection Policy (Air Quality) 2004
- Tasmanian OHS requirements (Work Health and Safety Regulations 2012)
- National Environment Protection Measure (Air) – PM10 and PM2.5 limits at the boundary of the premises
- EMPCA environmental nuisance provisions.

The proposed CAL is fully enclosed, with a floating cover. Biogas generated in the CAL is captured and piped to a gas flare or a boiler where it is burnt. During normal operational conditions there is no potential for the direct emission of pollutants or odour to the atmosphere from the CAL. The flare will discharge various combustion gasses, including carbon dioxide, carbon monoxide and nitrous oxides. Preliminary calculations indicate that biogas volumes of 160-170 m<sup>3</sup>/hr (equivalent to 1.7 to 1.8 MW) are expected, which is quite small compared with typical industrial boilers and other combustion sources that operate in regional Tasmania. The flare will be a standard installation which will reliably operate at optimum combustion conditions. The combustion process will destroy all odours associated with the biogas or the wastewater.

The proposed new CAL will supplement an existing CAL operated by TasWater at the Longford Sewage Treatment Plant (about 1 km to the west) which currently treats the effluent from the JBS plant.

The combustion emissions generated by the flare at the new CAL will displace existing combustion emissions that would otherwise have been generated from the TasWater CAL, so there will be no net change to potential combustion emissions (other than through more effective actual digestion by the new CAL compared to the current one).

**pitt&sherry** ref: LN15117/Odour letter/LK/lc



transport  
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mining  
industrial  
food & beverage  
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**Launceston**  
Level 4 Cimitiere House  
113 Cimitiere Street  
PO Box 1409  
Launceston TAS 7250  
T (03) 6323 1900

Offices in:

**Brisbane**  
T (07) 3221 0080

**Canberra**  
T 1300 748 874

**Devonport**  
T (03) 6424 1641

**Hobart**  
T (03) 6210 1400

**Melbourne**  
T (03) 9682 5290

**Newcastle**  
T (02) 4910 3600

**Sydney**  
T (02) 9468 9300

E [info@pittsh.com.au](mailto:info@pittsh.com.au)  
[www.pittsh.com.au](http://www.pittsh.com.au)  
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Pitt & Sherry  
(Operations) Pty Ltd  
ABN 67 140 184 309





Initially, all the biogas produced will be burnt in the flare but a second stage is under consideration where biogas will be utilised to fire a boiler at the existing plant. This may be implemented by modifying the plant's existing natural gas fired steam boiler to utilise both natural gas and biogas or by installing a new hot water boiler specifically to use the biogas. Implementation of this second stage will result in a net reduction of combustion emissions in the locality.

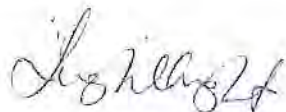
Fault or breakdown conditions may occur during the life of the CAL that may allow leakage of biogas to the atmosphere. However, the design of the installation and the routine maintenance and operational activities conducted will minimise the risk of this occurring and ensure that any leakages that do occur are resolved rapidly.

Activities associated with any desludging have the potential for odour generation. Sludge would not be stored on site and any sludge handling or transport would be conducted in such a manner as to minimise discharge of odour. However, these activities will be very infrequent or may not occur at all.

JBS operate an existing CAL at their Dinmore processing plant in Queensland which has been operational since early 2013. There have been no odour complaints since it's installation with the closest sensitive receptor 250 m from the plant. There has been no detectable odour in the immediate vicinity of the covers. There is potential for discharge of odour if venting was to occur from the CAL however under these circumstances the odour generated is minimal and often intermittent.

I hope this information clarifies the potential for odour generation associated with the CAL operation and removes Council concerns that there may be impacts on the community. If you have any enquiries, please don't hesitate to contact me.

Yours sincerely



Leigh Knight  
**Senior Land Use Planner**



44 Penquite Road  
LAUNCESTON TAS 7250

M: 0431 208 450

E: [cameron.oakley@h-dna.com.au](mailto:cameron.oakley@h-dna.com.au)

ABN: 169 442 993 50

## MEMO

23<sup>rd</sup> October 2016

### **Re: Recommended Flood Level for protection of the Proposed Swift Meats Wastewater Treatment Lagoon**

Two dimensional hydrodynamic modelling of Longford with the Back Creek Floodgate in the open position for the 1%AEP climate change flood event indicates that a flood level of 140.56 m AHD could be anticipated in the vicinity of the proposed plant under climate change conditions.

Drawings provided to Council by the treatment lagoon designers Pitt & Sherry proposes an embankment level of 141.2 m AHD giving a free board of 0.64 metres.

The modelling for the map shown below was carried out for Northern Midlands Council in a joint project by JMG and Hydrodynamica using the latest hydrological flow estimates provided by Entura. As such is the most up-to-date flood estimate currently available.

The proposed lagoon embankment level in our opinion provides protection adequate protection against predicted current and future (2070 to 2099) 1% AEP flood levels with an appropriate margin to protect against wave action. The potential wave height for a wind blowing from the south in the direction of the proposed plant is 0.62 metres consequently the proposed embankment height of 141.2 m AHD just caters for this condition.