

SOUTHERN  
MIDLANDS  
COUNCIL



# ATTACHMENTS

## SPECIAL COUNCIL MEETING

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Monday, 8<sup>th</sup> November 2021

9.30 a.m.

Oatlands Municipal Offices,  
71 High Street, Oatlands

**Item 4.1**

**Subdivision Application SA2021/1 11 lots plus  
balance at 14 Glenelg Street, Oatlands**

Attachment 1 – Application Documents

Attachment 2 – Representations Received

Attachment 3 – TasWater Documents

SA2021/1 Subdivision 11 lots plus balance, 14 Glenelg Street -  
Planning Application Documents

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21/01/2021

**APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT**  
**Subdivision Development**

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

**Applicant / Owner Details:**

**Owner / s Name**

Brian Trevor O'Reilly & Colleen O'Reilly

**Postal Address**

1A Glenelg Street

**Phone No:**

0428 584 633

Oatlands

7120

**Fax No:**

**Email address**

brianoreilly@bigpond.com

**Applicant Name**

T. N. Woolford & Assoc.

(if not owner)

**Postal Address**

72 Grahams Road

**Phone No:**

62485224

Mt. Rummy

7170

**Fax No:**

**Email address:**

tnwoolford@tassie.net.au

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

**Address of new use and development:**

Stanley Street, Oatlands

**Certificate of Title details**

C.T. 115855/83

**Description of proposed use or development:**

Residential lots

**Current use of land and buildings for each title:**

Vacant Land, dwelling  
& sheds on balance

E.g. are there any existing buildings on these titles?  
If yes, what are the main buildings used as?

Is the property Heritage Listed:

Please tick ✓ answer

Yes

No

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

PID 7301383 SA2021/1 14 Glenelg Street Oatlands Subdivision 11 lots plus balance  
C/T 115855/83

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Signed Declaration

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

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

Applicant Signature	Applicant Name (print)	Date
<input type="text" value="T. Woolford"/>	<input type="text" value="Tony Woolford"/>	<input type="text" value="21-1-21"/>

Applicant Signature	Applicant Name (print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

or

Land Owner(s) Signature	Land Owners Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

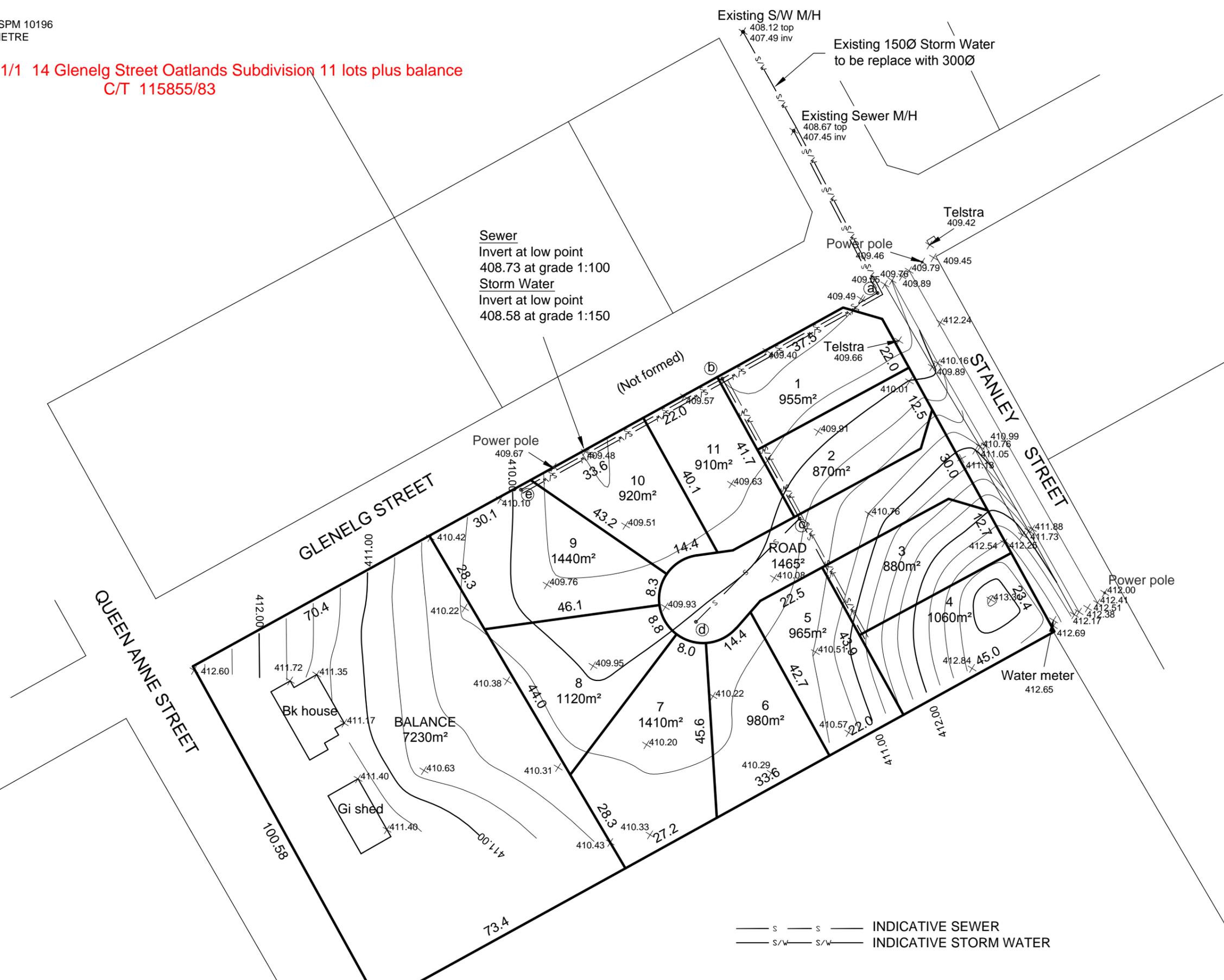
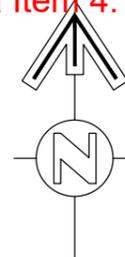
Land Owner(s) Signature	Land Owners Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

PID 7301383 SA2021/1 14 Glenelg Street Oatlands Subdivision 11 lots plus balance  
C/T 115855/83

NOTES:  
 1. DATUM FOR HEIGHTS IS AHD SPM 10196  
 2. CONTOUR INTERVAL IS 0.25 METRE

PID 7301383 SA2021/1 14 Glenelg Street Oatlands Subdivision 11 lots plus balance  
 C/T 115855/83

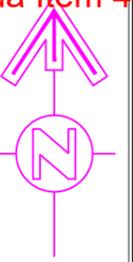
SMC - KEMPTON  
 RECEIVED  
 21/01/2021



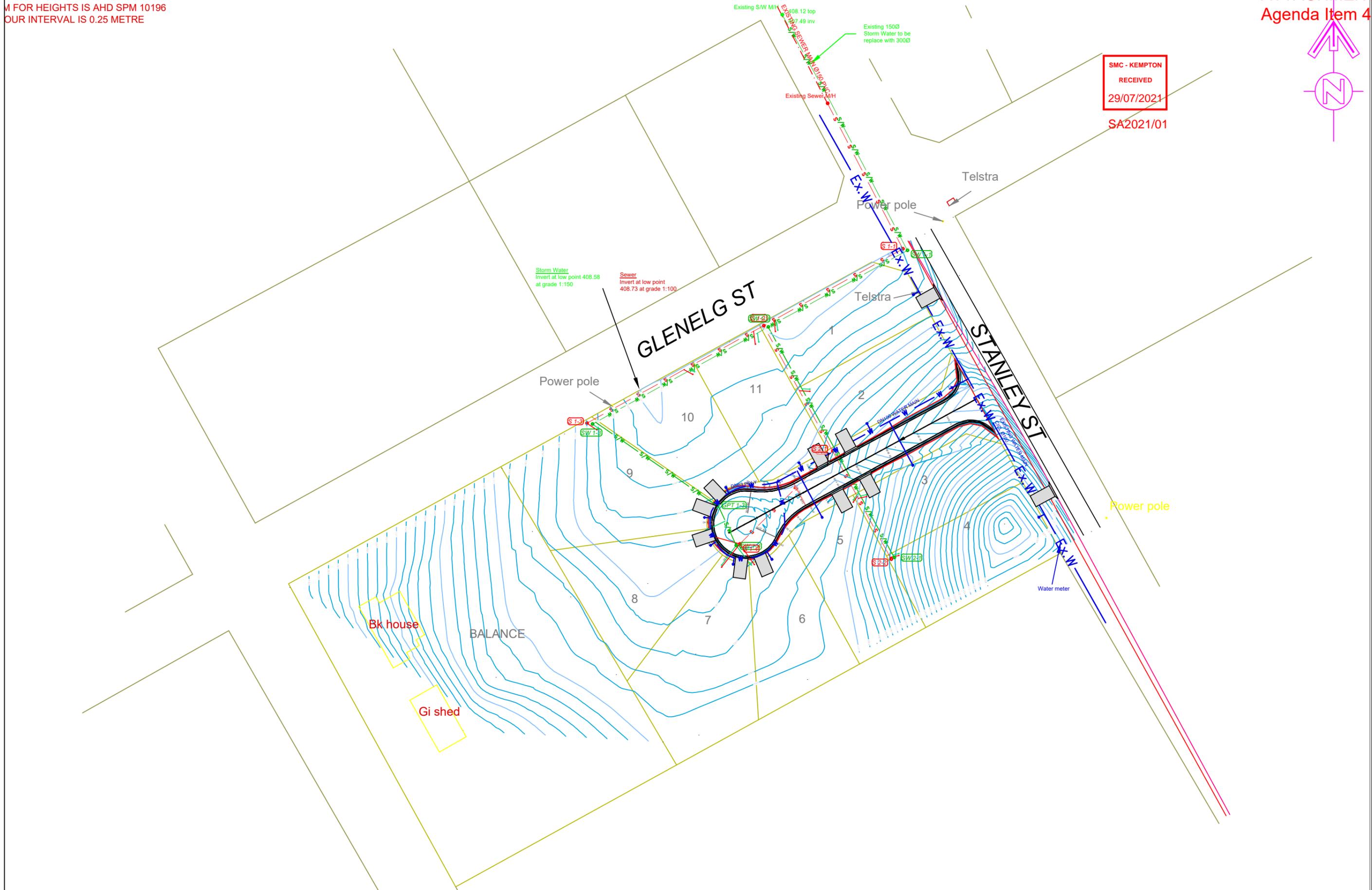
ALL MEASUREMENTS SUBJECT TO FINAL SURVEY

<p>THIS DRAWING IS STRICTLY COPYRIGHT AND SHALL NOT BE COPIED, LENT OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF TONY WOOLFORD</p>	<p><b>PROPOSED SUBDIVISION          STANLEY STREET          OATLANDS</b></p> <p>SCALE 1: 1000 (A3)    DATE: 19/1/2021    DRAWN: IDS/TNW    DWG NO. D0105-2</p>	<p>T. N. WOOLFORD &amp; ASSOCIATES          LAND &amp; ENGINEERING SURVEYORS          72 GRAHAMS RD, MT. RUMNEY</p> <p>Phone (03) 6248 5224    m: 0418 248 569          e: tnwoolford@tassie.net.au</p>
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FOR HEIGHTS IS AHD SPM 10196  
 OUR INTERVAL IS 0.25 METRE



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 29/07/2021  
 SA2021/01



NO.	REVISIONS	DATE	APPROVED

**CHRIS L. POTTER**  
 M.I.E.Aust. C.P.Eng.  
**CONSULTING ENGINEER**

9 Warwick Street  
 Tasmania, 7000.  
 Telephone: (03) 6231 4143  
 Mobile: 0407 794 292  
 Facsimile: (03) 6234 3360  
 Email: potteng@inet.net.au

DRAWN: AW  
 SCALE: 1:1000  
 APPROVED: [Signature]  
 ENGINEER

PROJECT  
**PROPOSED SUBDIVISION**  
**14 GLENELG STREET, OATLANDS,**  
**TAS, 7120**

CLIENT  
**T.N Woolford & Associates**  
 DRAWING TITLE  
**GENERAL ARRANGEMENT**

DRAWING NO.  
**1805**  
 SHEET 2 OF 7  
 DATE  
**14/7/2021**  
 GEDCOMP No.  
 CAD No.

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SEARCH OF TORRENS TITLE

VOLUME 115855	FOLIO 83
EDITION 3	DATE OF ISSUE 25-Oct-2006

SEARCH DATE : 21-Jan-2021

SEARCH TIME : 12.29 PM

DESCRIPTION OF LAND

Town of OATLANDS  
 Lot 83 on Plan 115855  
 Derivation : Whole of 5-0-0 Granted to H. Turner  
 Derived from W2241

SCHEDULE 1

C740478 TRANSFER to BRIAN TREVOR O'REILLY and COLLEEN O'REILLY Registered 25-Oct-2006 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

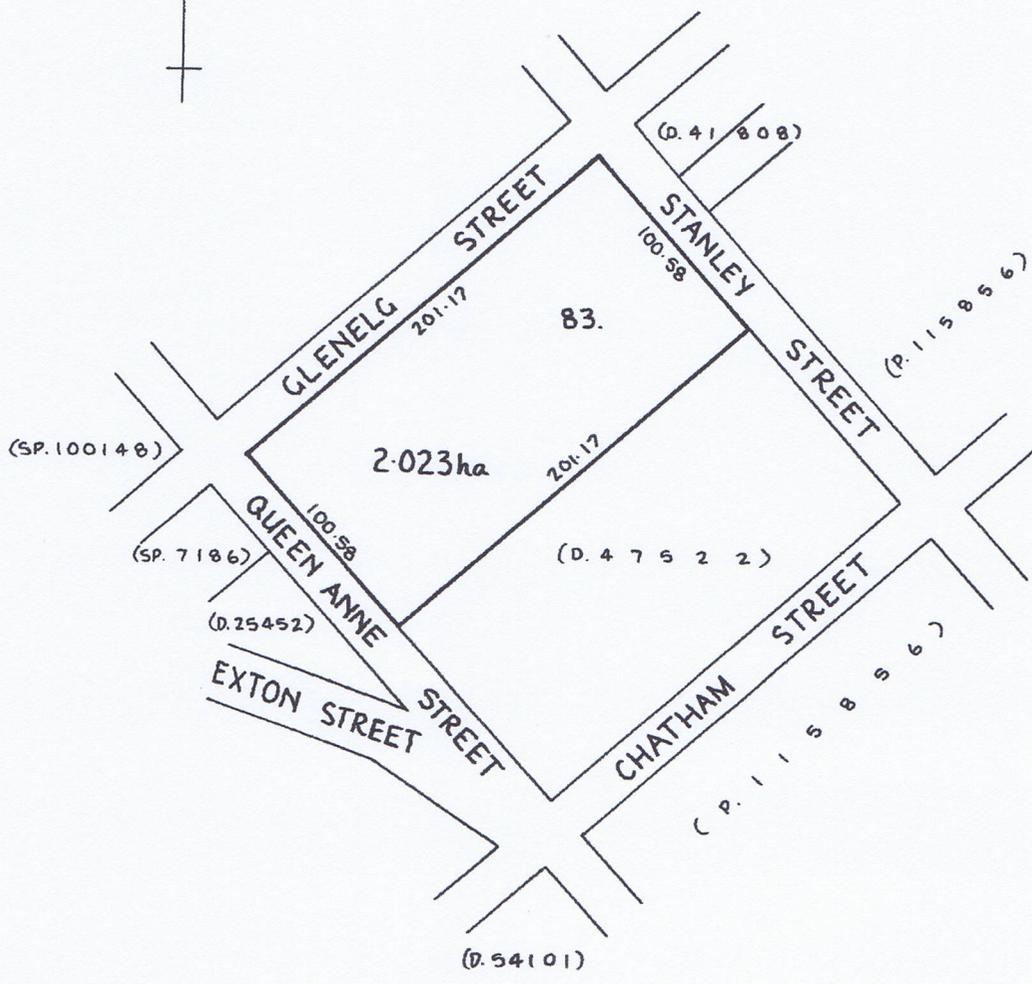
No unregistered dealings or other notations

PID 7301383 SA2021/1 14 Glenelg Street Oatlands Subdivision 11 lots plus balance  
 C/T 115855/83

OWNER L.T. ACT 1980		<b>PLAN OF TITLE</b>		REGISTERED NUMBER
FOLIO REFERENCE W.2241				<b>P 115855</b>
GRANTEE WHOLE OF SA. OR. OP. GTD TO HENRY TURNER.		LOCATION TOWN OF OATLANDS (SEC. EE)	FIRST SURVEY PLAN No. 0/16 L.O.	APPROVED 16 JAN 1995
		COMPILED BY	SCALE 1:2000	<i>Michael Dean</i> Recorder of Titles
		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 25	LAST UPI No 0909	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

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~~BALANCE PLAN~~



**PID 7301383 SA2021/1 14 Glenelg Street Oatlands Subdivision 11 lots plus balance C/T 115855/83**

DJB A-143

SA2021/1 Subdivision 11 Lots Plus Balance - Representations received

15th October 2021

DA Number: SA2021/1

Subdivision (11 Lots & Balance) Stanley Street Oatlands

We are writing to make an objection to planning permit application DA Number: SA2021/1, a proposed subdivision on Stanley St Oatlands.

Our home situated at the end of Oatlands village close to the rural fringe that surrounds this end of town. We moved to Oatlands for the ambiance of the village setting with rural outlooks. The proposed subdivision will change the character of the area, with at least 11 new dwellings in the middle of what is now scattered homes and rural farmland. There is nowhere else in Oatlands where there is a new estate of this size. We object to the layout and density of the proposed subdivision, with design, materials, and appearance not in character with existing homes in the area.

We are concerned that this subdivision will devalue the heritage value of our property and detract from the heritage tourist value the village has a destination.

The subdivision will be accessed by Stanley St. At this end of Stanley St, the through traffic consists mainly of a small number of vehicles leaving town to link up with Tunnack Rd. Traffic to the new subdivision, passing our home will increase. Residents on this block don't have access to made footpaths, so the road is used for pedestrian traffic for walking, cycling and access to Lake Dulverton. Any increase in traffic will impact this.

Currently the intersection at Marlborough and Stanley St is a give way intersection from Stanley St. We have witnessed a number of near misses, with cars coming along Marlborough St. Stanley St is narrow and if cars are parked outside homes, on the verge, visibility to the intersection is impacted. We are concerned that with an increase of traffic the likely hood of an accident is increased, unless roads are improved to meet the demand of vehicles accessing the new subdivision.

We are not against progress and understand that land for building in Oatlands is in short supply. If this subdivision was made up of fewer but larger blocks it would maintain the country feel that this end of town has. Any approvals for new subdivisions should not change the character or impact on the quality of life of those already living in the area.

With thanks

**Louisa Brown**

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**From:** SMC Mail  
**Sent:** Friday, 15 October 2021 12:37 PM  
**To:** Louisa Brown  
**Subject:** FW: OBJECTION TO A PLANNING PERMIT APPLICATION DA Number: SA2021/1

**Sent:** Friday, 15 October 2021 10:55 AM  
**To:** SMC Mail <mail@southernmidlands.tas.gov.au>  
**Subject:** OBJECTION TO A PLANNING PERMIT APPLICATION DA Number: SA2021/1

15th October 2021  
DA Number: SA2021/1  
Subdivision (11 Lots & Balance) Stanley Street Oatlands

We are writing to make an objection to planning permit application DA Number: SA2021/1, a proposed subdivision on Stanley St Oatlands.

We object based on the following issues:

1. Traffic flow
2. Loss of character of the area
3. Devalues the heritage properties in the street and town
4. Devalues the historical architecture for which Oatlands is renowned
5. Devalues the current rural atmosphere and quiet
6. Noise and disturbance resulting from use
7. Issues related to street parking
8. Layout and density of proposed homes not in character with existing Oatlands homes
9. Concern for the modern design, appearance and materials use not in character with existing Oatlands homes
10. Devalues the town and Oatlands businesses as a valuable tourism heritage destination
11. Conservation of local farmlands

Thank you,

**Louisa Brown**

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**From:** SMC Mail  
**Sent:** Wednesday, 20 October 2021 8:45 AM  
**To:** Development and Building  
**Subject:** FW: Objection to Planning Application SA2021/01 14 Glenelg Street, Oatlands, Tasmania

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**Sent:** Tuesday, 19 October 2021 10:20 PM  
**To:** SMC Mail <mail@southernmidlands.tas.gov.au>  
**Subject:** Objection to Planning Application SA2021/01 14 Glenelg Street, Oatlands, Tasmania

Attention: Responsible Officer Louisa Brown.

I am formally submitting an objection to the proposed development intended for 14 Glenelg Street, Oatlands, Tasmania.

I am the property owner within close proximity to the proposed development. with my property located

I purchased my property in Oatlands because I have lived in High Density Housing environments for many years and appreciate the open spaces, charm and quaint village atmosphere of Oatlands.

How a development encompassing 11 houses with a culdesac entrance fits in with the current neighbourhood character and rural residential zoning is beyond me? I understand that developers are in the business of making money and there are requirements for housing in the local area but it should not be at the detriment of the surrounding property owners and aesthetics of the area.

The sanctity of Oatlands Heritage Village appeal and the surrounding farmland with open spaces and farm animals is a rare and seldom found gem in modern Australia. If high density housing developments become the norm in Oatlands the Town will quickly descend into another homogenised, overpopulated and undesirable location like many other towns and municipalities throughout Tasmania and mainland Australia.

Longterm parking issues, increased traffic and noise are just some of the negative impacts on local residents and property owners within the Town.

I am not opposed to development but in this case I think the scope and scale of this proposed development is an over reach and needs to be reduced down to a smaller number of proposed dwellings and allotments.

Kind Regards,

SA2021-1 14 Glenelg Street, 11 lot subdivision plus balance  
- TasWater Documents

## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	SA 2021 / 00001	<b>Council notice date</b>	28/01/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/00116-STM	<b>Date of response</b>	06/08/2021
<b>TasWater Contact</b>	Al Cole	<b>Phone No.</b>	0439605108
<b>Response issued to</b>			
<b>Council name</b>	SOUTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	mail@southernmidlands.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	14 GLENELG ST, OATLANDS	<b>Property ID (PID)</b>	7301383
<b>Description of development</b>	Subdivison - 11 lots		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Chris Potter	General Arrangment	N/A	14/07/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. <ul style="list-style-type: none"> <li><b>Advice:</b> The existing house on the balance lot will require a new water connection, but will not be required to connect to TasWater's reticulated sewer network.</li> </ul> </li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>5. Prior to applying for a Permit to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.</li> <li>6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>7. In addition to any other conditions in this permit, all works must be constructed under the</li> </ol>			

supervision of a suitably qualified person in accordance with TasWater's requirements.

8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the concept servicing plan "General Arrangement", and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document / applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

16. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater’s sewerage system.

*Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point*

**DEVELOPMENT ASSESSMENT FEES**

17. The applicant or landowner as the case may be, must pay a development assessment fee of, \$699.36, and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

18. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

**Advice**

**General**

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

**Service Locations**

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

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

**Declaration**

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

**Authorised by**



**Jason Taylor**  
Development Assessment Manager

**TasWater Contact Details**

Phone	13 6992	Email	development@taswater.com.au
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Mail	GPO Box 1393 Hobart TAS 7001	Web	<a href="http://www.taswater.com.au">www.taswater.com.au</a>
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