



ATTACHMENTS

ORDINARY COUNCIL MEETING

Wednesday, 24th June 2026
10.00 a.m.

Oatlands Municipal Offices
71 High Street, Oatlands

Item 5.1	Draft Council Meeting Minutes (Open) – 27 May 2026
Item 12.1.1	Development Application Documents – DA 2500/105
Item 15.1.2	Oatlands Town Hall and Council Chambers Historic Heritage Management Strategy
Item 15.1.3	Oatlands Town Hall - Design Proposal Oatlands Town Hall – Heritage Impact Statement & Statement of Compliance
Item 16.9.1	Draft Strategic Plan 2026-2036
Item 17.1.2	Donations and Community Support Policy
Item 17.3.2	2026-27 Annual Plan & Operating Budget Capital Works Program Budget Estimates
Item 17.3.4	Schedule of Fees 2026-27

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 27th May 2026
10.00 a.m.

Broadmarsh Hall
1218 Elderslie Road, Broadmarsh

DRAFT

INDEX

1. PRAYERS	4
2. ACKNOWLEDGEMENT OF COUNTRY	4
3. ATTENDANCE	4
4. APOLOGIES	4
5. MINUTES	5
5.1 ORDINARY COUNCIL MEETING	5
5.2 SPECIAL COMMITTEES OF COUNCIL MINUTES	5
5.2.1 <i>Special Committees of Council - Receipt of Minutes</i>	5
5.2.2 <i>Special Committees of Council - Endorsement of Recommendations</i>	6
5.3 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)6	
5.3.1 <i>Joint Authorities - Receipt of Minutes</i>	6
5.3.2 <i>Joint Authorities - Receipt of Reports (Annual & Quarterly)</i>	6
6. NOTIFICATION OF COUNCIL WORKSHOPS	7
7. COUNCILLORS – QUESTION TIME	8
7.1 QUESTIONS (ON NOTICE)	8
7.2 QUESTIONS WITHOUT NOTICE	9
8. DECLARATIONS OF PECUNIARY INTEREST	10
9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	11
10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)	12
10.1 PERMISSION TO ADDRESS COUNCIL.....	16
11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2025	18
12. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL’S STATUTORY LAND USE PLANNING SCHEME	19
12.1 DEVELOPMENT APPLICATIONS	19
12.1.1 <i>Application to Amend the Planning Scheme (Reference DA2500/105), 20 Interlaken Road, Oatlands (CT44807/6, CT20462/5)</i>	19
12.2 SUBDIVISIONS.....	19
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY)	19
12.4 PLANNING (OTHER).....	19
13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..	20
13.1 ROADS	20
13.2 BRIDGES	20
13.3 WALKWAYS, CYCLE WAYS AND TRAILS	20
13.4 LIGHTING	20
13.5 BUILDINGS.....	20
13.6 SEWER / WATER AND ENERGY.....	20
13.7 DRAINAGE	21
13.8 WASTE	21
13.9 INFORMATION, COMMUNICATION TECHNOLOGY	21
13.10 OFFICER REPORTS – INFRASTRUCTURE & WORKS.....	22
13.10.1 <i>Manager – Infrastructure & Works Report</i>	22
14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)	24
14.1 RESIDENTIAL	24
14.2 TOURISM	24
14.3 BUSINESS.....	24
14.4 INDUSTRY.....	25
14.4.1 <i>Drought Assistance – Rural Farming Sector</i>	25
15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....	26

15.1	HERITAGE.....	26
15.1.1	<i>Heritage Project Program Report.....</i>	26
15.2	NATURAL.....	26
15.2.1	<i>NRM Unit – General Report.....</i>	26
15.3	CULTURAL.....	27
15.4	REGULATORY (DEVELOPMENT).....	27
15.5	REGULATORY (PUBLIC HEALTH).....	27
15.6	REGULATORY (ANIMALS).....	28
15.6.1	<i>Animal Management Report.....</i>	28
15.7	ENVIRONMENTAL SUSTAINABILITY.....	28
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY).....	29
16.1	COMMUNITY HEALTH AND WELLBEING.....	29
16.2	RECREATION.....	29
16.2.1	<i>Oatlands Aquatic Centre – Coordinators Report.....</i>	29
16.3	ACCESS.....	30
16.4	VOLUNTEERS.....	30
16.5	FAMILIES.....	30
16.6	EDUCATION.....	30
16.7	CAPACITY & SUSTAINABILITY.....	30
16.8	SAFETY.....	31
16.8.1	<i>Tasmania Fire Service – Colebrook, Parattah and Tunnack Fire Station Properties – Proposed Transfer of Ownership.....</i>	31
16.9	CONSULTATION & COMMUNICATION.....	32
16.9.1	<i>Desktop Review of Southern Midlands Council Strategic Plan 2024 – 2034 and the Creation of the Strategic Plan 2026 – 2036.....</i>	32
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....	33
17.1	IMPROVEMENT.....	33
17.1.1	<i>Local Government Electoral Legislation - Update.....</i>	33
17.1.2	<i>Policy Review – Donations & Community Support Policy.....</i>	34
17.1.3	<i>Policy Review - Recruitment Policy & Procedures and Selection Policy &.....</i>	34
17.2	SUSTAINABILITY.....	35
17.2.1	<i>Tabling of Documents.....</i>	35
17.2.2	<i>Elected Member Statements.....</i>	35
17.3	FINANCES.....	36
17.3.1	<i>Monthly Financial Statement (Period ending 30 April 2026).....</i>	36
18.	MUNICIPAL SEAL.....	37
19.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....	38
20.	BUSINESS IN “CLOSED SESSION”.....	41
20.1	CLOSED COUNCIL MINUTES - CONFIRMATION.....	41
20.2	APPLICATIONS FOR LEAVE OF ABSENCE.....	41
20.3	WOODSDALE RECREATION GROUND – TRANSFER OF OWNERSHIP TO WOODSDALE RECREATION & COMMUNITY HUB INC. – FINAL SETTLEMENT.....	41
20.4	COUNCILLORS QUESTION TIME – QUESTION ON NOTICE.....	41
20.5	BAGDAD COMMUNITY PRECINCT – BAGDAD GOLF CLUB INC. (NEW LEASE).....	41
20.6	DEPARTMENT FOR EDUCATION, CHILDREN AND YOUNG PEOPLE – LEASE OF KEMPTON COMMUNITY HEALTH CENTRE CONVERSION TO CHILD CARE CENTRE.....	42
20.7	KEMPTON CHILD CARE CENTRE (EX COMMUNITY HEALTH CENTRE) – SUB LEASE SOUTHERN MIDLANDS COUNCIL TO KIDBIZ PTY LTD AS TRUSTEE FOR BENNETT FAMILY TRUST (ABN 56 406 689 682).....	42
20.8	W WILKINSON – 29 LOWE STREET, TUNBRIDGE – REQUEST FOR REMISSION (OR PART REMISSION) OF SUBDIVISION DEVELOPMENT APPLICATION FEES.....	42
20.9	JUNIOR MAYOR/JUNIOR DEPUTY MAYOR APPOINTMENT PROCESS.....	42
21.	CLOSURE.....	44

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY 27TH MAY 2026 AT THE BROADMARSH HALL, 1218 ELDESLIE ROAD, BROADMARSH, COMMENCING AT 10.00 A.M.

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, Mayor Batt advised all attendees that:

- a) this meeting is being recorded;
- b) all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting; and
- c) language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

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

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

4. APOLOGIES

Mr T Kirkwood (General Manager)

5. MINUTES

5.1 Ordinary Council Meeting

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

THAT the Minutes (Open Council Minutes) of the Council Meeting held 22 April 2026 be confirmed.

CARRIED

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

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

DECISION

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

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

CARRIED

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

5.2.2 Special Committees of Council - Endorsement of Recommendations

DECISION

Moved by Clr D Blackwell, seconded by Clr A E Bisdee OAM

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

CARRIED

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

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

5.3.1 Joint Authorities - Receipt of Minutes

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

DECISION

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

THAT the Quarterly Report for the above Joint Authority be received.

CARRIED

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

6. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

Moved by Cllr D Fish, seconded by Cllr A E Bisdee OAM.

THAT the information be received.

CARRIED

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

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

Clr F Miller submitted two questions on notice on 6 May 2026.

The second question has been listed in the Closed Session of the Agenda.

1. Telstra Update

Can the General Manger please provide an update from Telstra following Council's last meeting held with Telstra representatives on 14 July 2025.

General Manager's Comment:

Telstra's Regional Engagement Manager (Sarah Ebbelaar) has updated the attached 'Southern Midlands Council – Digital Connectivity Plan – Progress Report and Working Document'.

Ms Ebbelaar has indicated she is available to respond to any questions or requests for clarification arising from Council's consideration of this documents.

Clr F Miller requested Council invite Sarah Ebbelaar to an upcoming Council Workshop for a follow up presentation.

7.2 Questions Without Notice

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

Deputy Mayor K Dudgeon – Congestion in Wellington Street, Oatlands during school pickup and drop off. People are parking dangerously and over driveways.
Manager Infrastructure and Works – has been speaking to the Department of Education, Children and Young People, Facilities Director to discuss options and he has subsequently arranged a site inspection.

Deputy Mayor K Dudgeon – Councillor photos need to be updated prior to council elections.

Clr F Miller – A barrier on Mudwalls Road is still damaged. Until it is fixed can a sign be installed to make traffic aware of the upcoming issue?
Manager Infrastructure and Works – this has been raised with a Department of State Growth officer and they have requested that the contractor have it fixed as a priority.

Clr B Campbell – Horses at Parattah. Advised council that new legislation is being introduced for race horses and trotters which focuses on shelters requiring a roof. Does the site at Parattah comply?
Mayor E Batt – This is not a Council responsibility but TasRacing potentially have authority. Council can become involved if they are not complying with regulations in relation to cruelty. May be necessary to discuss at a council workshop.

Clr B Campbell – How does council attract new business to the municipality so we can grow our rate base?
Mayor E Batt – First and foremost there is a lack of availability in housing and accommodation for new businesses.

Clr A E Bisdee OAM – Pickleball Court Campania – update?
Deputy General Manager – Awaiting stormwater details from TasRail to finalise plans which will impact on Flower Mill Park. Once this is completed the works team can begin construction (including removing tennis courts). Hopeful that this will occur in the next financial year.

Clr A E Bisdee OAM – Waste disposal site at lovely banks site. Are fish allowed to be processed there?
Manager Development & Environmental Services advised council that fish cannot be processed as it is green waste only. Further information to be provided.

Mayor E Batt – Advised that the lock on the door of the public toilet at Kempton Recreation Ground is broken
Manager Infrastructure and Works – will be fixed.

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2025*.

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2025*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

1. Junior Mayor/Junior Deputy Mayor Appointment Process (In Closed Session)

RECOMMENDATION

THAT: Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2025*.

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT Council resolve by absolute majority to deal with the above supplementary item not appearing on the agenda, as reported by the Deputy General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2025*.

CARRIED

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

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

Councillors are advised that at the time of issuing the Agenda, two questions on notice had been received from the public.

Southern Midlands Regional News (Dr Julia Jabour) – Dog Management Policy

The following question was received on 8 May 2026.

“Under Part 3 – Control of Dogs, Division 1 in the Dog Control Act 2000, the following applies:

24. Public notice of intention to declare areas

Before a council resolves to make a declaration under this Division in relation to an area, it is to –

(a) notify, by public notice, the details of –

(i) the area; and

(ii) any condition relating to the use of that area; and

(iii) in the case of a restricted area or prohibited area, the reasons for the declaration; and

(b) invite submissions to be lodged within 15 working days after the notice is published; and

(c) consider any submissions lodged.

25. Date and period of declaration

A council, by public notice, is to notify –

(a) the date on which a declaration under this Division takes effect, being a date at least 20 working days after a notice under [section 24](#) is published; and

(b) the period during which the declaration remains in force.

Can you confirm that this has been complied with in relation to the recently announced prohibited areas around the Lake Dulverton Conservation Area?”

Response:

This matter relates to the recent amendment to Council’s Dog Management Policy considered at the Council Meeting on 24 February 2026.

The amendment became necessary after it was confirmed that there was no officially approved dog exercise area within the Lake Dulverton Conservation Area under the *National Parks and Reserves Management Regulations 2019*.

As a result, Council had to work with the Tasmania Parks and Wildlife Service to obtain formal approval for dog walking and exercising to continue on the lake foreshore.

Parks and Wildlife approved the activity, but required changes to the existing on-lead and off-lead arrangements.

Importantly, these changes were made under reserve management legislation, not under the *Dog Control Act 2000*.

Because Lake Dulverton is a Conservation Area, Council cannot independently declare a dog exercise area there under the *Dog Control Act 2000*. The authority to approve dog access within the reserve rests with Parks and Wildlife as the managing authority.

For this reason, Council considered that the public notification and submission requirements in sections 24 and 25 of the *Dog Control Act 2000* did not apply. The amendment to the Dog Management Policy was made only to reflect the conditions already approved by Parks and Wildlife.

Background

Lake Dulverton is a Conservation Area reserved under the *Nature Conservation Act 2002*.

The lake was originally declared a bird sanctuary in 1929. At that time, the sanctuary covered the lake to the high-water mark. Additional foreshore land was later included when the area became a Conservation Area. Some parts of the lake and foreshore remain privately owned.

Under Council's 2022 Dog Management Policy, dogs were permitted on the foreshore but not in the lake itself.

Originally, Council managed dog access to the foreshore under the *Dog Control Act 2000* because the area was leased to the Southern Midlands Council. However, in December 2007 the foreshore and lake area were formally declared a Conservation Area under the *Nature Conservation Act 2002*.

In 2024, Parks and Wildlife advised Council that dog walking within the Conservation Area had never been formally approved and was therefore not compliant with reserve regulations.

In a letter dated 4 September 2024, Parks advised that dog walking on the foreshore trail had not been formally assessed or approved, and that Council would either need to apply for approval or stop the activity altogether.

Parks also advised that Council did not have the power under the *Dog Control Act 2000* to declare a dog exercise area on reserved land. Those powers remained with the Director of Parks and Wildlife.

As a result, dog walking on the foreshore could only continue if formal approval was granted by Parks and Wildlife.

Recognising the importance of the foreshore to the community, Council applied to Parks and Wildlife to allow dog walking to continue.

Council then completed the required reserve activity assessment process. Parks and Wildlife specified the conditions they would approve, including changes to on-lead and off-lead requirements.

Formal approval was granted on 1 September 2025.

Council subsequently amended its Dog Management Policy so that it accurately reflected the approved arrangements under the *National Parks and Reserves Management Regulations 2019*.

Mr Philip Morrell – 29 Main Street, Kempton – Sale of Council Chamber(s) Buildings

The following question was received on 14 May 2026.

“ In light of the Auditor - Generals focus on asset sustainability in rural councils ,will the general manager investigate the business case for executing a “ dual sale and leaseback agreement “ - for both the Oatlands (71 high street) and Kempton (85 Main Street) administrative buildings having also “ Rights of first refusal to buy back “.

Can management evaluate whether shifting our rising building overheads, including insurance liabilities plus long term structural maintenance liabilities onto private investors and using the proceeds for shoring up our basic infrastructure management requirements is beneficial .This strategic action would of course guarantee that 100% of Council staff, front desk and local town identity stay exactly where they are today.”

General Manager’s Preliminary Comments:

Preliminary comments are provided pending any formal direction from Council.

The sale of significant public buildings, in the absence of any strategic policy approach, raises a number of issues. The following dot points provide preliminary observations only:

- a) There is not strategic planning document which identifies the potential sale of the two Council Chamber buildings whatsoever;
- b) The buildings hold civic, historical, and community significance within Oatlands and Kempton, and disposal may generate community concern regarding the long-term security of Council services in those towns;
- c) There is no financial basis to warrant the disposal of assets, to then lease back in a market where there is no competition and hence a premium would be paid;
- d) Assets are generally sold to generate cash flow (i.e. where available cash is limited and is required for ongoing operating purposes); or alternatively, to re-invest in other assets. No such investments have been identified;
- e) A sale and leaseback arrangement would create an ongoing long-term operating expense for Council through lease payments;
- f) The proposal may reduce Council’s long-term strategic flexibility, as future changes to service delivery, staffing levels, or administrative arrangements would become subject to lease conditions negotiated with private owners;
- g) Council would likely remain responsible for some building outgoings and fit-out costs under any commercial lease arrangement, depending on lease structure and market conditions;
- h) Any sale of public assets would require independent valuation, detailed financial modelling, legal due diligence, and assessment of market demand to determine whether a genuine financial benefit exists;
- i) In regional property markets with limited investor competition, Council may not achieve favourable sale proceeds or lease terms, potentially reducing any financial advantage with the arrangement;

- j) A sale and leaseback transaction may provide a short-term capital injection but does not necessarily improve Council’s underlying operating position or long-term asset sustainability obligations; and
- k) At this stage, management has not identified a demonstrated financial or strategic benefit that would warrant further investigation of the proposal ahead of other adopted Council priorities and asset management initiatives.

RECOMMENDATION

THAT:

Council elect not to proceed with any investigation into the potential disposal and leaseback of either of the Council Chamber buildings situated at 71 High Street, Oatlands or 85 Main Street, Kempton.

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Cllr B Campbell

THAT:

Council elect not to proceed with any investigation into the potential disposal and leaseback of either of the Council Chamber buildings situated at 71 High Street, Oatlands or 85 Main Street, Kempton.

CARRIED

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

Julia Jabour – Southern Midlands Regional News - Queried whether a previous question at a council meeting regarding the temporary fencing around the old Midlands Hotel has been followed up?

Deputy General Manager – Taken on notice.

Speed limit in the School Zone in Wellington Street, Oatlands

The 40km/h speed limit sign in Wellington Street is currently positioned between the Oatlands District High School and Lady Gowrie Day Care. Is there the possibility of the sign being moved closer to the High Street end to encourage motorists to slow down before the Day Care Centre?

Manager Infrastructure and Works – Yes, the sign can be moved.

Jacquie Calvert-Lane – Broadmarsh Resident

The speed limit of 100km/h from Broadmarsh to Elderslie Road is inappropriate due to the winding nature of the road. It is dangerous for businesses that have trucks and large vehicles

turning in to, and out of the road, plus visitors who do not know the road.

Some motorists are speeding through Broadmarsh up to 100km/h which is excessive for the area, with the township currently designated 60km/h. It has been noted that vehicles are travelling at excess speeds despite traffic calming measures.

Manager Infrastructure and Works – aware of the speed issues in the area. This has been discussed with local police and they will be monitoring the area more regularly, and utilising speed cameras.

David Allwright – Broadmarsh Resident

Regarding Broadmarsh Hall. Aware that when renovations were carried out on the Hall that there was an overspend which has resulted in a debt to council. Does Southern Midlands Council have a policy regarding supporting local Halls? It is difficult for small communities to pay back large amounts. Would Council consider taking ownership of the Broadmarsh Hall?

Deputy General Manager – Council do have a policy regarding the support of community owned halls. Council pay up to 50% of public liability insurance for community Halls. There are also grants available, eg up to \$5,000 for major improvement works as well as the SMC Community Small Grant Program, up to \$3,000. The Broadmarsh Hall Committee have done a wonderful job applying for these grants over the years for work on this Hall. They also received approximately \$M1.5 in funding as part of the Disaster Recovery Funding Arrangements. Unfortunately the main issue with the overspend in regards to the Broadmarsh Hall was that the original Architect who assisted the Hall Committee with the grant application did not believe a lift was required for the building as part of the access requirements for a two story building. Subsequently, once the grant was approved and the new Architect started on the design plans, the Building Surveyor stated that given it was a two story building and a Class 9 Building (public use & access) it was a necessary to have a lift as part of the upgraded of the structure. Council have provided a grant to the Hall Committee as well as loan to cover the shortfall with the Disaster Recovery Funding. The outcome of the significant efforts of the Hall Committee have provided a wonderful, high quality community asset for the district and as well as a functioning Disaster Recovery Centre if the need arises.

10.1 Permission to Address Council

Nil.

DECISION

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

THAT Council break for morning tea at 10.58 a.m.

CARRIED

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

DECISION

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

THAT Council reconvene at 11.19 a.m.

CARRIED

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

**11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER
REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING
PROCEDURES) REGULATIONS 2025**

Nil.

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

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

12.1 Development Applications

12.1.1 Application to Amend the Planning Scheme (Reference DA2500/105), 20 Interlaken Road, Oatlands (CT44807/6, CT20462/5)

DECISION

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

THAT:

Council adjourn the decision on this matter until the June 2026 Council meeting. This would enable a Council Workshop to be held in the ensuing period, where the Department of State Growth, Traffic Engineers and Council's Traffic Engineer, (who undertook the peer review of the Developer's Traffic Impact Assessment) be invited to address the Council Workshop on the traffic safety concerns that Council has at this location.

CARRIED

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

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

Nil.

[THIS CONCLUDES THE SESSION OF COUNCIL

ACTING AS A PLANNING AUTHORITY]

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

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

Nil.

13.2 Bridges

Strategic Plan Reference 1.2

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

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3

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

Nil.

13.4 Lighting

Strategic Plan Reference 1.4

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

Nil.

13.5 Buildings

Strategic Plan Reference 1.5

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

Nil.

13.6 Sewer / Water and Energy

Strategic Plan Reference(s) 1.6

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

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

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

Nil.

13.8 Waste

Strategic Plan Reference 1.8

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

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Deputy Mayor K Dudgeon – Attended the opening of the Campania Football Club Change Rooms. Feedback received has been positive. Commended councils works team on the high standard of work carried out.

Clr D Fish – The Railway crossing at Andover is very rough. Can works be done to amend this?

Manager Infrastructure and Works - Has contacted TasRail requesting a review of the works carried out previously by their contractor. Agrees this requires more asphalt.

Clr F Miller – Commended the works team on the new Campania footpath, has received very positive feedback.

Clr D Blackwell – Conveyed appreciation to the Manager Infrastructure & Works in assisting with the ongoing traffic issues in Broadmarsh. Pleased to hear that the police presence will be improved in the area.

Manager Infrastructure and Works advised that any members of the public can request a mobile speed camera via the Department of State Growth website.

Clr B Campbell – Andover Railway Crossing – Can a sign be installed to advise of the railway crossing?

Manager Infrastructure and Works advised that there is a standard sign for a railway crossing.

Clr B Campbell – Woodsdale Church (opposite museum) – Unsafe access.

Manager Infrastructure and Works – advised that this access should not be used as it is unsafe due to insufficient sight distance at this location. Manager Infrastructure and Works to investigate potential closure options. In the meantime, attendees to be encouraged to use alternate entrance/exit.

Mayor E Batt – Noticed an amount of tree bases in Main Street Kempton where the trees have been taken away or died. Can we please replant trees, or alternatively remove the bases?

Manager Infrastructure and Works – Yes. Taken on notice.

Mayor E Batt – Kempton Recreation Ground Park - The piece of equipment identified as the 'spinning cup' has a temporary barrier around it.

Manager Infrastructure and Works – Councils Playground Assessor has found a defect and this piece of equipment should not be used until rectified.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1
Increase the resident, rate-paying population in the municipality.

Nil.

14.2 Tourism

Strategic Plan Reference 2.2
Increase the number of tourists visiting and spending money in the municipality.

Nil.

14.3 Business

Strategic Plan Reference 2.3
Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).

Nil.

14.4 Industry

Strategic Plan Reference 2.4

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

14.4.1 Drought Assistance – Rural Farming Sector

DECISION

Moved by Cllr A E Bisdee OAM, seconded by Cllr B Campbell

THAT

1. The information be received;
2. The enclosed report be placed on council's website; and
3. The Department be contacted to qualify the difference in the category (colour) between the Southern Midlands and the Huon Valley on pages 46 and 55 in the documentation.

CARRIED

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

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

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

15.1.1 Heritage Project Program Report

DECISION

Moved by Cllr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the Heritage Projects Program Report be received and the information noted, and Manager Heritage Projects - Brad Williams be invited to attend to discuss upgrades to the Oatlands Council Chambers.

CARRIED

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

15.2 Natural

Strategic Plan Reference – page 23/24

- | | |
|-------|-----------------------------------------------------------------|
| 3.2.1 | Identify and protect areas that are of high conservation value. |
| 3.2.2 | Encourage the adoption of best practice land care techniques. |

15.2.1 NRM Unit – General Report

DECISION

Moved by Cllr D Fish, seconded by Cllr A E Bisdee OAM

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

CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	

Clr F Miller	✓	
--------------	---	--

15.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

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

15.6.1 Animal Management Report

DECISION

Moved by Clr B Campbell, seconded by Clr D Fish

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

CARRIED

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

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Otlands Aquatic Centre – Coordinators Report

DECISION

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

THAT the information be received and noted.

CARRIED

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

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

16.8.1 Tasmania Fire Service – Colebrook, Parattah and Tunnack Fire Station Properties – Proposed Transfer of Ownership

DECISION

Moved by Cllr B Campbell, seconded by Deputy Mayor K Dudgeon

THAT the information be received and noted, and that Council acknowledge that no objections were received during the public notification period.

CARRIED

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

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

16.9.1 Desktop Review of Southern Midlands Council Strategic Plan 2024 – 2034 and the Creation of the Strategic Plan 2026 – 2036

DECISION

Moved by Clr D Blackwell, seconded by Clr B Campbell

THAT Council:

1. Received and note the report;
2. Endorse the process of the desktop review and workshops in the formulation of the draft Strategic Plan 2026 - 2036 to date; and
3. Consider the adoption of the draft Strategic Plan 2026 - 2036, and any amendments agreed during the meeting with final consideration in the June 2026 Council meeting.

CARRIED

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

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

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

17.1.1 Local Government Electoral Legislation - Update

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr B Campbell

THAT the information be received and noted.

CARRIED

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

17.1.2 Policy Review – Donations & Community Support Policy

DECISION

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

THAT Council:

1. Receive and note the report; and
2. Consider the draft Donations & Community Support Policy for adoption at June 2026 Council meeting.

CARRIED

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

17.1.3 Policy Review - Recruitment Policy & Procedures and Selection Policy &

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr B Campbell

THAT Council:

1. Receive and note the report; and
2. Adopt the Recruitment Policy and Procedures, and the Selection Policy and Procedures.

CARRIED

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

17.2 Sustainability

Strategic Plan Reference 5.2

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

17.2.1 Tabling of Documents

Correspondence received from Tas Petroleum to Southern Midlands Councillors

Attachment(s):

Email – Tas Petroleum - 26 May 2026

Letter – Tas Petroleum - 22 May 2026

Letter - Midson Traffic Pty Ltd - 21 May 2026

Email - Department of State Growth

Letter – Tasmanian Transport Association – 18 May 2026

Letter – De Bruyn's Transport – 18 May 2026

Letter – C.R. & S.Jones Transport

Letter – AFI Logistics – 21 May 2026

DECISION

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

THAT Council receive the attached tabled documents.

CARRIED

17.2.2 Elected Member Statements

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

Mayor E Batt & Deputy Mayor K Dudgeon – Attended the inaugural Cake Fest at Tunnack Hall on Saturday 23rd May 2026. This thoroughly enjoyable, and highly attended event was run by the Tunnack Hall Committee.

With over 110 entries and amazing collection of vintage enamelware it was a very successful event with Sue Scott being crowned Supreme Baker.

Cllr D Blackwell – Attended recent Heritage Highway event. Michelle Webster and Allan Townshend to be commended on a wonderfully organised event. It was suggested that these events could be recorded and then used as self-paced modules for future use.

17.3 Finances

Strategic Plan Reference 5.3

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

17.3.1 Monthly Financial Statement (Period ending 30 April 2026)

DECISION

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

THAT the Financial Report be received and the information noted.

CARRIED

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

18. MUNICIPAL SEAL

Nil.

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

RECOMMENDATION

THAT in accordance with Regulation 17 (1) of the *Local Government (Meeting Procedures) Regulations 2025*, the following items are to be dealt with in Closed Session.

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Fish

THAT in accordance with Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*, the following items are to be dealt with in Closed Session.

Matter	Local Government (<i>Meeting Procedures</i>) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	17(2)
<i>Applications for Leave of Absence</i>	17(2)(h)(i)
<i>Woodsdale Recreation Ground – Transfer of Ownership</i>	17(2)(g)
<i>Councillor Question Time – Question on Notice</i>	17(2)(h)(i)
<i>Bagdad Community Precinct – Bagdad Golf Club Inc. New Lease</i>	17(2)(f)(ii)
<i>Dept of Education, Children and Young People – Lease of Kempton Community Health Centre</i>	17(2)(f)(ii)
<i>Kempton Child Care Centre (previously Kempton Community Health Centre)</i>	17(2)(f)(ii)
<i>W Wilkinson – 29 Lowe Street, Tunbridge – Request for Remission</i>	17(2)(h)(i)
<i>Supplementary Item - Junior Mayor/Junior Deputy Mayor Appointment Process</i>	(17)(2)(h)(i)

CARRIED

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

RECOMMENDATION

THAT in accordance with Regulation 17(2) of the *Local Government (Meeting Procedures) Regulations 2025*, Council move into Closed Session and the meeting be closed to members of the public.

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Blackwell

THAT in accordance with Regulation 17(2) of the *Local Government (Meeting Procedures) Regulations 2025*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2) of the Local Government (Meeting Procedures) Regulations 2025.

20.2 Applications for Leave of Absence

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2)(i) of the Local Government (Meeting Procedures) Regulations 2025.

20.3 Woodsdale Recreation Ground – Transfer of Ownership to Woodsdale Recreation & Community Hub Inc. – Final Settlement

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2)(g) of the Local Government (Meeting Procedures) Regulations 2025.

20.4 Councillors Question Time – Question On Notice

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2)(h)(i) of the Local Government (Meeting Procedures) Regulations 2025.

20.5 Bagdad Community Precinct – Bagdad Golf Club Inc. (New Lease)

In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

Item considered in Closed Session in accordance with Regulation 17(2)(f)(ii) of the Local Government (Meeting Procedures) Regulations 2025.

20.6 Department for Education, Children and Young People – Lease of Kempton Community Health Centre Conversion to Child Care Centre (Including ‘Before & After School Care Program’ Facility)

*In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 17(2)(f)(ii) of the Local Government (Meeting Procedures) Regulations 2025.*

20.7 Kempton Child Care Centre (ex Community Health Centre) – Sub Lease Southern Midlands Council to Kidbiz Pty Ltd as trustee for Bennett Family Trust (ABN 56 406 689 682)

*In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 17(2)(f)(ii) of the Local Government (Meeting Procedures) Regulations 2025.*

20.8 W Wilkinson – 29 Lowe Street, Tunbridge – Request for Remission (or part remission) of Subdivision Development Application Fees

*In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 17(2)(h)(i) of the Local Government (Meeting Procedures) Regulations 2025.*

20.9 Junior Mayor/Junior Deputy Mayor Appointment Process

*In accordance with the Local Government (Meeting Procedures) Regulations 2025, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 17(2)(h)(i) of the Local Government (Meeting Procedures) Regulations 2025.*

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

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

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 1.12 p.m.

12.1.1 Application to Amend the Planning Scheme (Reference DA2500/105), 20 Interlaken Road, Oatlands (CT44807/6, CT20462/5)

Author: CONSULTANT PLANNER (PETER CONEY)

Authorised by: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES
(GRANT FINN)

Date: 24 FEBRUARY 2026

Attachment(s)

1. *Application Documents*
2. *Instrument of Certification, Draft Amendment DA 2500/105 20 Interlaken Road, Oatlands*

SUMMARY

E3planning on behalf of Tas Petroleum, and with the consent of the owner C&M Livestock Consulting Tasmania Pty Ltd, has submitted an application to the Southern Midlands Council (“the Council”) to insert a Site-specific Qualification (SSQ) within the Local Provisions Schedule of the Tasmanian Planning Scheme – Southern Midlands (“the Planning Scheme”). The SSQ will allow for Vehicle Fuel Sales and Service as a discretionary Use Class within the Planning Scheme, and seeks also to modify the categorisation of sign types within the Rural Zone at the site, making Blade Signs and Canopy Signs discretionary.

The application is made pursuant to Section 37 of the Land Use Planning and Approvals Act 1993 (“the Act”). This section of the Act allows a person to request the Planning Authority to assess and consider an amendment to the Planning Scheme. The request is in the form of an application to Council that provides a description of the proposal, the description of the land, a general assessment against the statutory provisions and requirements of the Act and rationale for why the Planning Authority ought to initiate an amendment to the Local Provisions Schedule (LPS).

In addition to the request to amend the Planning Scheme, the applicant has requested under Section 40T of the Act that at the same time as considering and preparing the planning scheme amendment, an application for planning permit is to be assessed as if the amendment allowing the use and signage were in effect.

The primary purpose for the amendment is to allow for a fuel station to be developed at the site, inclusive of electric vehicle charging, signage and a dedicated rest area. By seeking a combined permit with the amendment request, the outcome of the decision is to be confirmed or varied by the Tasmanian Planning Commission (TPC).

Council as a Planning Authority has the ability to initiate an amendment to the LPS of the Planning Scheme when requested, and where on consideration of the request, is satisfied that the amendment of the LPS will meet the LPS criteria.

Currently, under the Rural Zone, the land cannot be developed for a fuel station by reason of the Use Classes of that Zone, and the prohibition on signage typical of fuel stations (Blade Signs and Canopy Signs).

In considering these requests, it is the Planning Authority's responsibility to consider the LPS Criteria through the assessment provided in this report, together with the application submitted by E3planning.

The assessment in this report at Part 1 finds that the request to amend the LPS meets the LPS Criteria **subject to modifications**. It is recommended that Council initiate the amendment to the LPS as outlined in the recommendations of this report, and that Council certify the amendment by affixing the Council seal to the attached instrument.

Initiation of the amendment will then require the amendment be sent to the Tasmanian Planning Commission (TPC) and publicly exhibited for a period of 28 days. This will also require prior notification to State Agencies and Authorities that have an interest in the amendment.

Once the 28 day exhibition period is complete then the Planning Authority will again meet and consider any representations received during the exhibition period. The Planning Authority will consider a report on any representations and provide a recommendation to the TPC on such matters.

The TPC will then receive and consider the report on the Planning Authority's assessment and recommendations together with the application to amend the LPS. The TPC then review those recommendations and decisions of the Planning Authority, and hold any hearings on the Planning Scheme amendment to inform their decision making.

The assessment in this report at Part 2 finds that the proposed development of a fuel station inclusive of signage and dedicated rest area complies with the applicable use and development standards of the Tasmanian Planning Scheme – Southern Midlands (as if the amendment were in effect) and so a permit subject to recommended conditions may be granted.

PROPOSAL

The application requests Council initiate an amendment to the LPS to apply a Site-specific Qualification (SSQ) to the land at 20 Interlaken Road, Oatlands. At the same time as considering the amendment request, the applicant has requested that Council also consider whether a permit can be granted for a fuel station on the land as shown in the proposal plans. The development which comprises the permit application is more fully described in Part 2 of this report.

The applicant has requested a SSQ in the following terms:

An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Hire with the qualification that

if not for selling or installing motor vehicle parts, selling of food, drinks and other convenience items, hiring of trailers or servicing or washing of motor vehicles [and]

Canopy and Blade Signs are discretionary if associated with a Vehicle Fuel Sales and Hire Use Class

Though subject site of the development is comprised of two separate titles, (CT 44807/6 and CT 20462/5), the application to insert the SSQ only relates to CT44807/6, being the principal site the use is proposed to occur. CT20462/1 being a section of road is included for reason of the development of the fuel station access and egress only. An amendment is not necessary for this purpose, noting access and egress are part of the function of a road.

The applicant has provided signed consent for the lodgment of the application per Section 37 of the Act, and has included the Crown's consent, which is required for the permit application. The amendment would require a general overlay to be applied to 44807/6 as shown in Figure 1 below. The development proposed is shown in Figure 2.



Figure 1: Application of Site-specific Qualification to 20 Interlaken Road, Oatlands. Map design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and OpenStreetMap Project.

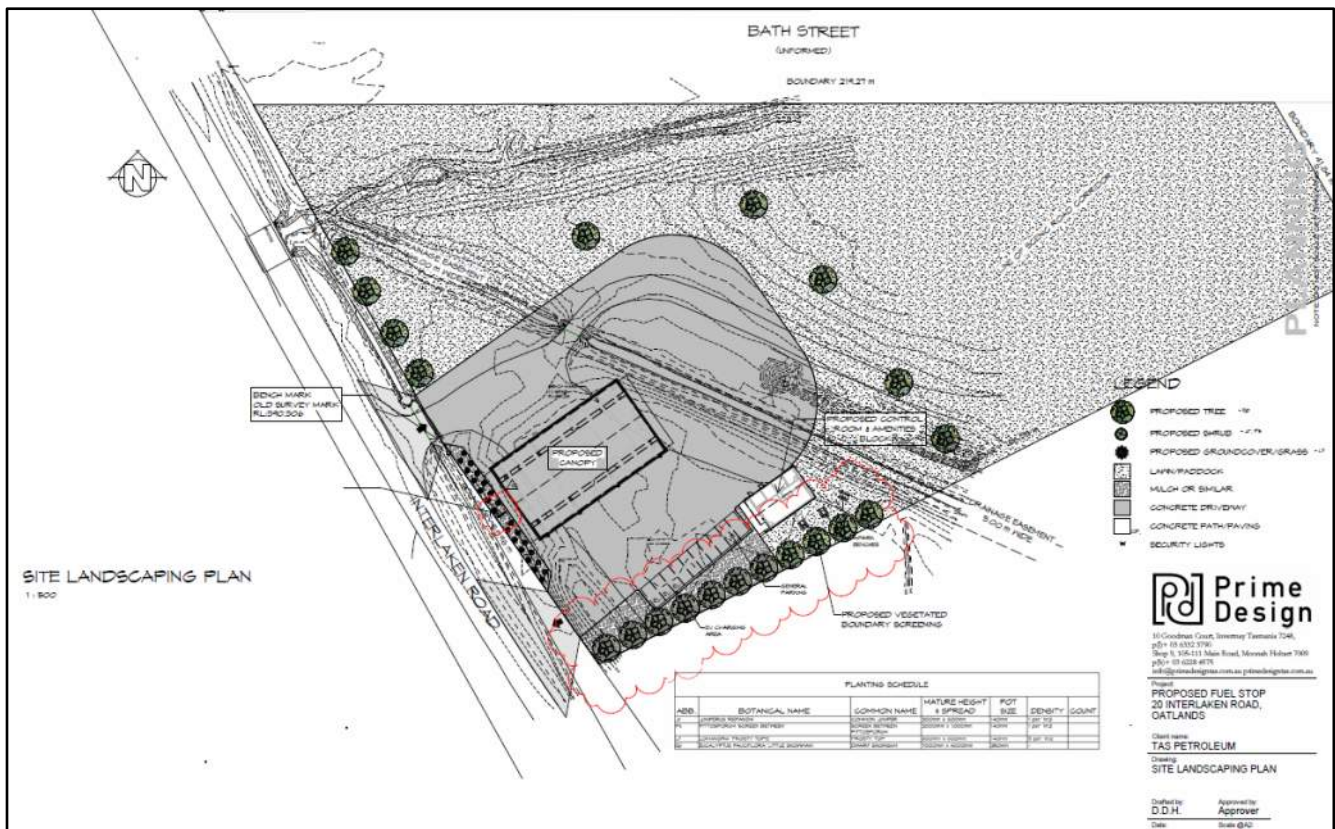


Figure 2: Site plan extract: Supplied 11 February 2026.

SITE AND LOCALITY

Site analysis

Of the two titles, one is a part of the land known as 20 Interlaken Road. This address is shared with two other parcels on the north east side of Interlaken Road, though are not relevant for this assessment. The other title is part of an acquired road which is Crown Land. The area of the site is approximately 1.8ha.

The land is relatively flat, and has been highly modified to create areas for storage and distribution of materials associated with road works upgrades. There is a drainage channel which bisects the site carrying surface flows into the Dulverton Rivulet, which has been dammed at 'Dulverton Park' (see Figure 3). The rivulet ultimately feeds the Jordan River some 8 kilometers away to the west. There is no native vegetation, and the site is in proximity to the 'Oatlands sewage lagoons'. Though part of the township of Oatlands, the site is separated by the Midland Highway to the south and east.

The site and immediate vicinity are characterised by the Midland Highway, Interlaken Road and additional works which provide for vehicle turning ('G-Turn'). Surrounding the area, as viewable from the Midland Highway, the site forms the foreground of a scenic landscape owed to extensive pasture, windbreaks, sporadic native vegetation and exotic vegetation, and homesteads set before a skyline of low hills.

From the south, Burburys Hill provides a backdrop whereas approaching from the east, Fernleigh Hill, Boomer Hill and an expansive windbreak of pines at 103 Interlaken Road are visible looking west (ref figures 4, 5 and 6).



Figure 3. Site and locality relative to the immediate surrounds: Site (red) Burbury Hill (2), Oatlands sewage lagoons (3), 'Dulverton Park', 5 Interlaken Road (4), 'Drayton' 103 Interlaken Road (5), and St Peters Anglican Church (6). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and Google.



Figure 4. Site from Interlaken Road with Burbury Hill in the background, Photo Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 5. Site (midground left) and surrounds as viewable from Midland Highway looking north, with Burbury Hill (right). Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 6. Site (1) and locality as viewable from Midland Highway (looking west) with tree line at 'Drayton' 103 Interlaken Road (2), Boomer Hill (3), and Fernleigh Hill (4) providing a backdrop. Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 7. Site (red) relative to the township boundary (orange) as identified within the Oatlands Structure Plan 2021. Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data sources: LIST, Google, Oatlands Structure Plan 2021.

Alternative locations for the use

With respect to the range of zones applied within Oatlands, a fuel station could only be allowed within the Light Industrial Zone (Permitted), or the General Business Zone (Discretionary).

The development area of the fuel station at 20 Interlaken Road is approximately 4,500m², not including the vehicle cross overs. Assuming this is a relatively consistent spatial requirement for uses of this type, within the Oatlands area, there are fourteen sites with an area greater than 4,500m² which are within either the Light Industrial Zone, or the General Business Zone. Arguably then, these lots by virtue of their zoning and size are capable of a similar development without the need for a planning scheme amendment.

On review of these fourteen sites, only two are vacant and only one of those has access to a sealed road. This property known as 'Tunnack Road' (CT 54101/1) is outside of the Oatlands Township and shares none of the transport synergies with the Midland Highway that 20 Interlaken Road does, making alternatives without an amendment as proposed unlikely.

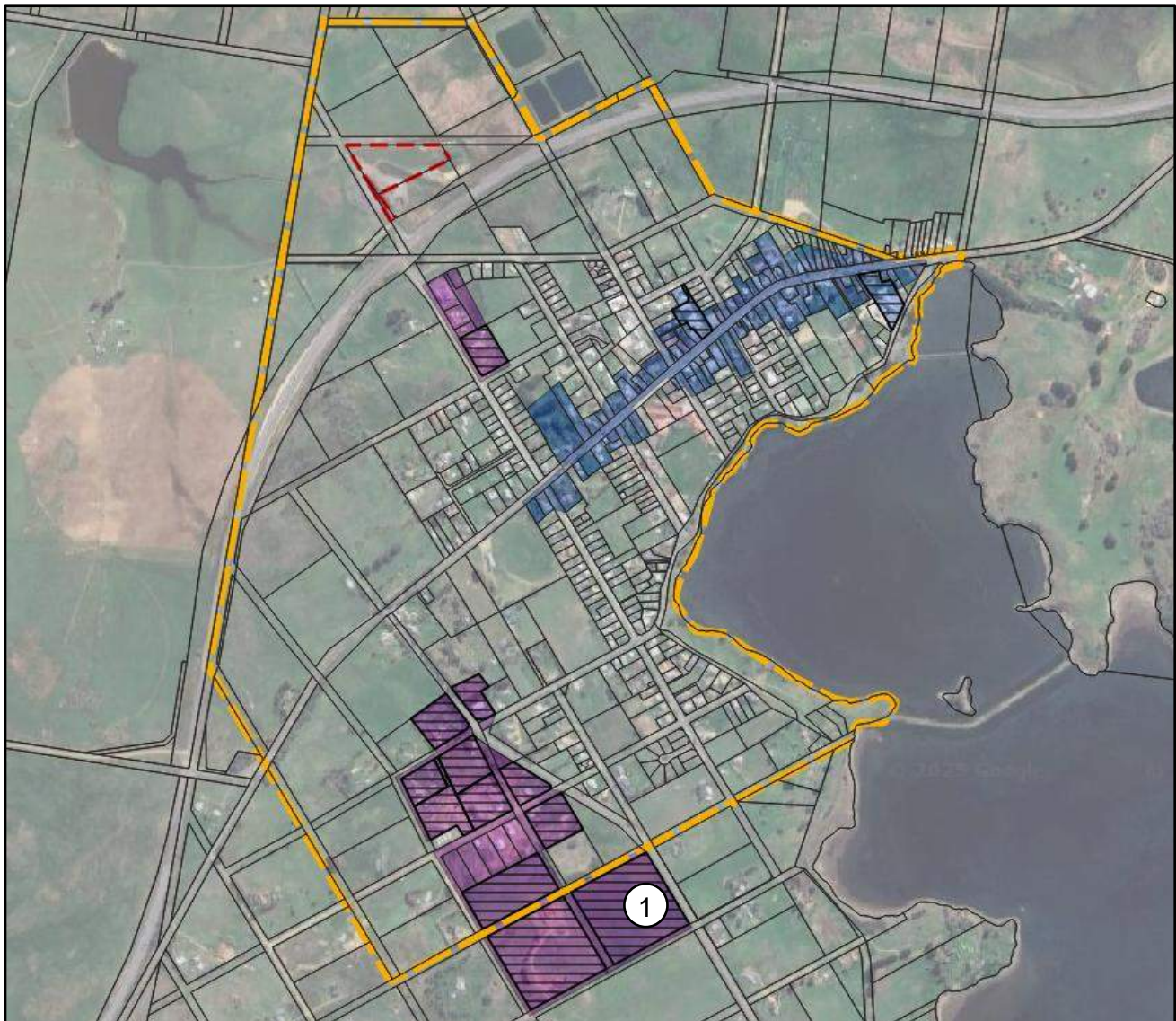


Figure 8. Site (red) relative to the extent of the General Business Zone (blue), Light Industrial Zone (purple) and lots therein, which are greater than 4,500m² (hatched). 'Tunnack Road' (CT 54101/1) is identified as (1). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data sources: LIST, Google, Oatlands Structure Plan 2021.

Access and Services Infrastructure

The land is accessed from Interlaken Road, a short distance from the junction with the Midland Highway. Interlaken Road is for the most part a Council maintained road, though the length of this road from the junction with the Midland Highway to the G-Turn is managed by the Department of State growth.



Figure 9. Site (1) as viewable from Interlaken Road (looking east) with access location (2), 'G-turn' (3), and the intersection with the Midland Highway (4). Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.

Transport to and from the land would typically be by vehicle. Pedestrian, cycling and public transport is not facilitated by paths or any network, and is considered highly unlikely. The application has been referred to the Department of State growth, and is supported by a traffic impact assessment which speaks to the suitability of the proposal as designed, and facilitated by the Site-specific Qualification.

Power supply is feasible and the application has been referred to TasNetworks which provides that "Tasnetworks have no issues with the proposed fuel station".

Water is available and TasWater has responded to a referral of the proposal with a submission inclusive of conditions to be appended to any permit if issued. There is no sewer available and the development will require an onsite waste water management system. Councils Environmental Health Officer has noted that:

Details of the proposed system will be assessed through normal Council processes, with a plumbing application requiring a site and soil evaluation and system designed by a suitably qualified person. The site and [soil] evaluation/system will be required to take proximity to the waterways and other site features into consideration.

Overall, the proposed mitigating measures reduce the risk of environmental harm from the proposed activity.

For stormwater, a Stormwater Management Report has been supplied in support of the amendment and development, which provides that subject to further design a stormwater system can effectively manage flows and direct them to the existing drainage channel which forms part of the local infrastructure discharging to the Dulverton Rivulet.

Aboriginal Heritage

A desktop search through the Aboriginal Heritage Tasmania portal has not identified any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics.

Standard advice from Aboriginal Heritage Tasmania is that future use and development proceed with an Unanticipated Discovery Plan on hand in the event that sites or items of significance are discovered. This is the typical advice given where there are no site listed on the land.

Historic Heritage

There are no places entered into the Tasmanian Heritage Register (THR) of the *Historic Cultural Heritage Act 1995*, or listed under the Local Historic Heritage Code of the Planning Scheme within the subject site. The proposal is near to ‘Dulverton Park’, THR reference 5502.

Flora and Fauna

Part of the land is mapped under the waterway coastal protection area (WCPA) under the C7.0 Natural Assets Code of the Planning Scheme. This area is shown in Figure 10.



Figure 10: Waterway Coastal Protection Area as applied to the site and surrounds (blue hatched) relative to site (red) and Oatlands township as identified in the Structure Plan (Orange). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and Google.



Figure 11. Drain looking south east. Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 12. Drain looking north west. Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.



Figure 13. Dulverton Rivulet toward Interlaken Road (West). Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.

There are no flora and fauna values identified through desktop survey, and the land is designated as modified land, FAL, Agricultural land within the TASVEG communities layer available on LIST.

Natural Hazards

The site is subject to flooding and bushfire risk. The presence of these risks are accepted and management matters are addressed in the supporting documentation for the amendment, and the response to Managing Risk and Hazard (MRH) policies of the Southern Tasmanian Regional Land Use Strategy (STRLUS).

Part 2 of this report considers the nature of the use and development with respect to the applicable standards of the C12.0 Flood -Prone Areas Hazard Code, and the C13.0 Bushfire-Prone Areas Code.

PART 1 - AMENDMENT ASSESSMENT

This section of the report will provide the statutory assessment of the proposed rezoning against the LPS Criteria provided in 34 of the Act. It is a requirement of Section 38 and Section 40F of the Act, that the Planning Authority is satisfied that a draft amendment of an LPS will meet the criteria.

The assessment criteria for a request to amend the LPSs at section 34(2) of the Act provide as follows:

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument
- (a) contains all the provisions that the SPPs specify must be contained in an LPS
 - (b) is in accordance with section 32
 - (c) furthers the objectives set out in Schedule 1
 - (d) is consistent with each State policy
 - (da) satisfies the relevant criteria in relation to the TPP's (Tasmanian Planning Policies)
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates
 - (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 that applies in relation to the land to which the relevant planning instrument relates
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates
 - (h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

Each of the criteria is considered in turn

Section 34(2)(a)

The instrument – contains all the provisions that the SPPs specify must be contained in an LPS.

The proposal complies with the SPP requirements for an LPS as set out in clause LP1.6 Site - specific Qualifications.

The proposed change is to be listed **as modified from that provided in the request** from the applicant as follows, within the table SOU-Site -specific Qualifications:

SOU-20.6	20 Interlaken Road, Oatlands	44807/6	An additional Discretionary <u>Use Class</u> for this <u>site</u> is: Vehicle Fuel Sales and Service, if only for the sale of fuels, of electric vehicles, and provision of a dedicated rest area,	Rural Zone – clause 20.2 Use Table Signs Code clause C1.6.1 Design and Siting of Signs
----------	------------------------------	---------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

			<p>provided no other activity associated with the use is proposed; and</p> <p>The Rural zone is an applicable zone of the Table C1.6 for Canopy signs, or Blade signs, if for directing attention to the sale of fuel, or charging of electric vehicles, and no other use or activity</p>	
--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

The reasons for the modification are provided at the conclusion of this report.

The amendment is considered to comply with paragraph (a).

Section 34(2)(b)

The instrument – is in accordance with section 32.

This section identifies the technical aspects of the LPS, as well as provides a connection with the requirement at section 32(4) that provisions of Site-specific Qualifications which are in addition to, modify, or are in substitution of provisions of the State Planning Provisions are only to be included in an LPS if –

- (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The applicant's amendment report provides detailed information on the benefits of providing rest stops on the national highway, and introduction of competition in retail of fuel on the Midland Highway having a significant impact on fuel prices, thus providing savings to motorists.

The economic argument provided by the applicant is accepted. The amendment will facilitate a specific type of development in a key location on the national highway, and this provides a significant economic benefit to the State, thus compliant with section 32(4)(a).

For those other technical matters of section 32 the spatial application of the SSQ is in conformity with the LPS, and permissibly overrides the SPPs as a Site-specific Qualification may. The proposal complies with paragraph (b)

Section 34(2)(c)

The instrument – furthers the objectives set out in Schedule 1.

The following tables consider the Objectives in Parts 1 and 2 of Schedule 1 of the Act.

Table 1 Part 1 – Objectives of the Resource Management and Planning System of Tasmania

Objective	Comment
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;	The proposal includes the piping of a drainage channel, which will maintain water flows, being the remnant natural assets of the site.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water;	<p>The amendment introduces a specific use for the site, and a means of developing supporting signage, considered sustainable on balance of the benefits of the use against the limited natural resources or values.</p> <p>Largely the use facilitated by the amendment has significance for the State in terms of the efficient distribution of freight on a national highway, as well as economic benefits in providing competitive access to an important commodity.</p>
(c) to encourage public involvement in resource management and planning;	<p>Public involvement in the amendment is implemented through the statutory notification/exhibition period for the application. Adjoining owners and interested parties or persons may lodge a representation on the proposal. It is noted the Structure Plan underwent public consultation and key actions related to increasing public amenity were raised through engagement.</p> <p>The proposal will deliver outcomes related to pedestrian amenity.</p>

Objective	Comment
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);	The proposal will assist with competition in the sale of an important commodity. These factors are relevant in facilitating economic development by reducing barriers to efficient transport and logistics whilst recognising the limited natural resource and genetic diversity of the site in its heavily modified state.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the state.	This is primarily achieved through the rezoning and application process provided under the Resource Management and Planning System (RMPS) Tasmania.

It is considered that the proposal furthers the Objectives.

Table 2 Part 2 – Objectives of the Planning Process Established by this Act

The objectives of the planning process established by the Act are, in support of the objectives set out in Part 1 of this Schedule –

Objective	Comment
(a) to require sound strategic planning and co-ordinated action by State and local government;	<p>The State Policies, the regional land use strategy, Council’s Strategic Plan and Council’s Structure Plan are discussed in this report.</p> <p>It is considered that each of the strategic planning outcomes would be adequately met.</p> <p>The Section 37 amendment process represents a co-ordinated action of assessment and initiation.</p> <p>It is recognised that not all strategic planning can anticipate market driven initiatives, and so consideration in this sense includes an analysis as to whether the initiative is inconsistent with strategic planning objectives, rather than it being supported as an objective of the strategic planning already undertaken.</p>

Objective	Comment
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;	The existing system of planning instruments is capable of adequately addressing the issues involved within this proposal.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;	<p>The effects on the environment will be considered through the applicable standards of the Planning Scheme and the STRLUS policies.</p> <p>The applicant has supplied an economic consideration and this is accepted.</p>
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;	The proposed amendment is a modest variation of the use table for a specific zone, to facilitate a use adjacent to a national highway. All other controls or policies which further this objective are to be retained.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;	This is achieved through the existing interrelation of Acts under the Resource Management Planning System (RMPS).
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;	The provision of a fuel station at the fringe of the township will facilitate pedestrian amenity within the town by reducing heavy vehicle traffic. Recognising there is a demand for an additional fuel retailer within the Midlands, there is further benefit in locating potential for vaporous emissions away from residences.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;	<p>The site is neither locally or state listed for historic heritage, nor is the site identified for Aboriginal Heritage.</p> <p>The site is not within the Cultural Landscape Precinct which has been applied to rural land on the eastern side of the Midland Highway, nor is the site within a scenic protection area, or within a zone, the purpose of which is to protect landscape qualities.</p> <p>The site is however partially within a scenic road corridor which has been applied to the Midland Highway for reason of the scenic qualities as viewable from the highway.</p> <p>The amendment provides for an additional use, and allows for additional sign types.</p>

	The development standards of the C8.0 Scenic Protection Code of the State Planning Provisions will continue to fulfill this objective of the planning process.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	The proposed fuel station is not considered to be a utility or public infrastructure. The impact of the proposal on utilities and infrastructure in the vicinity has been considered by the relevant regulators (TasWater, Dept. State Growth, Tas Networks) which do not object.
(i) to provide a planning framework which fully considers land capability.	This is provided through the previous planning studies, and planning scheme development.

Section 34(2)(d)

The instrument – is consistent with each State policy.

The following State policies are made under the State Policies and Projects Act 1993. These are:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

This section will also consider the National Environmental Protection Measures, which have been adopted as State policies.

Each is considered in turn below.

State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land 2009 (PAL) aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Agricultural land is defined under the policy as:

Agricultural land: means all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

The land is not considered agricultural land; it is not in use for agricultural purpose, nor does it have the potential for agricultural use noting its size and the disconnected circumstance of the lot in relation to its surroundings. These factors for agricultural potential were examined as part of the 'Land Potentially Suitable for Agriculture Zone' project which though not excluding the site from the study area (identified as grey in figure 14), it did not identify any level of potential to warrant consideration as only 'potentially constrained'.

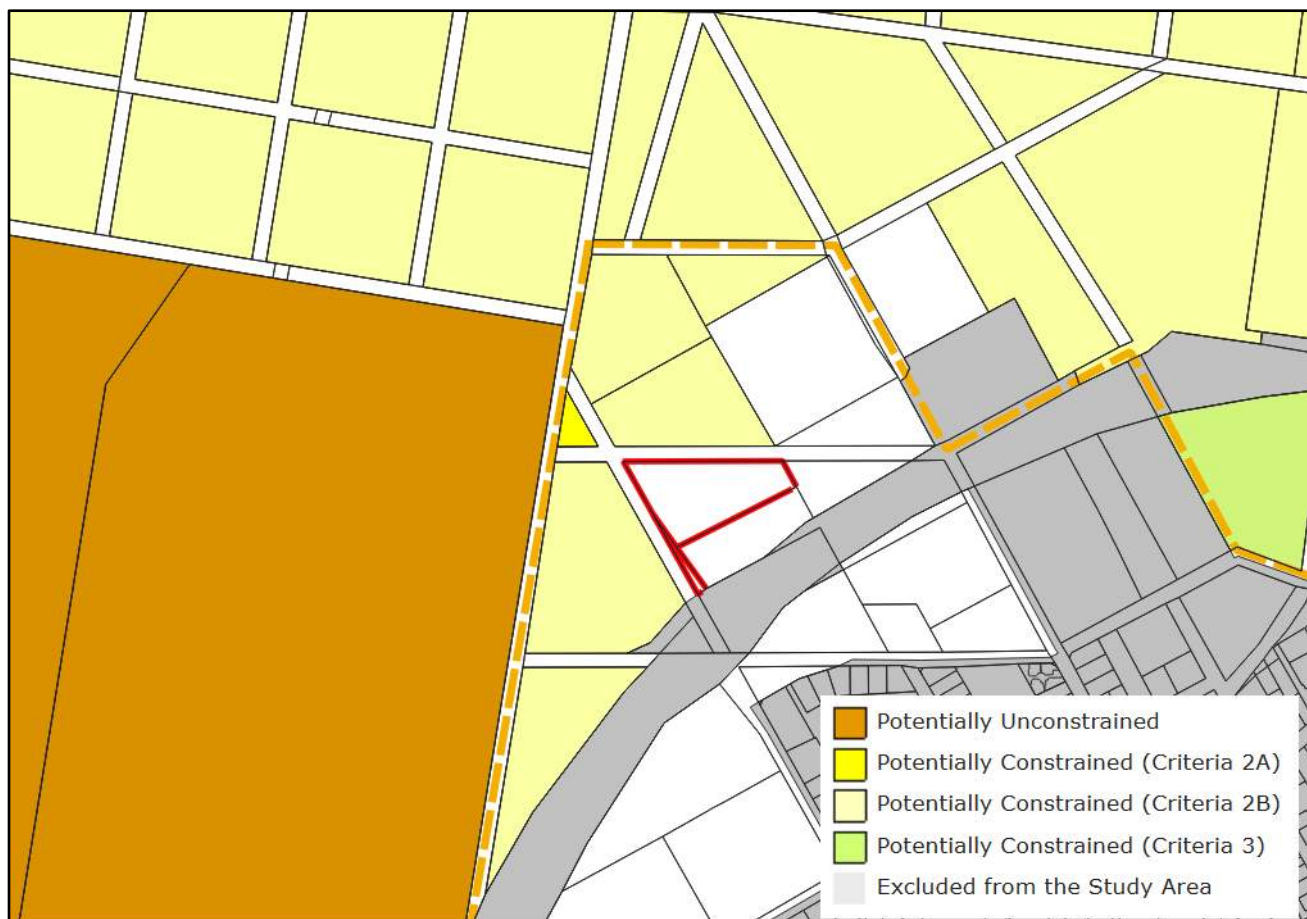


Figure 14. Land Potentially Suitable for Agriculture Zone Layer with site identified (red), relative to the Oatlands Township Boundary (orange). The site was not excluded from the study area, though has not been identified with respect to any suitability. Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST.

Though the land is not considered as agricultural land within the meaning of the Policy, the potential impacts of the proposal on nearby land which is considered agricultural land are relevant, particularly the potential for pollutants to enter a watercourse which has been dammed for the purpose of irrigating.

Consideration of water quality however is more specifically addressed under the State Policy on Water Quality Management 1997 (SPWQM). Broadly, use and development of land must be in accordance with instruments devised to give effect to that policy, namely the State Planning Provisions. This instrument can appropriately mitigate the potential for contamination of water for irrigating purposes by permitting use or development subject to conditions on water quality.

Such conditions may be imposed on a permit under clause 6 of the Planning Scheme, and doing so would satisfactorily address the potential impacts to agricultural land near to the proposed site.



Figure 15. site relative to watercourses which flow toward a dam at 'Dulverton Park', 5 Interlaken Road (Dam ID 10632). Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and Google.

State Policy on Water Quality Management 1997

The State Policy on Water Quality Management 1997 (SPWQM) aims to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's RMPS.

The site includes two watercourses: One is a heavily modified drain (ref Figures 11, and 12 of this report) which carries flows from Oatlands underneath the Midland Highway. The other is a section of the Dulverton Rivulet which runs along the northern periphery of Oatlands (ref Figure 13) through the sewage lagoons north east of the site, and toward a dam at 5 Interlaken Road.

On the site there are few natural assets except that of maintained water flows, and the existing water quality. Development facilitated by the amendment may feasibly maintain flows, and with respect to quality; the development will be required to comply with the applicable standards of the Natural Assets code, and general conditions on quality may be imposed on any permit. The applicant also contends an onsite wastewater system may be sited entirely outside of the waterway coastal protection area, and Councils Environmental Health Officer has noted that this will require detailed design at the plumbing permit stage to ensure matters of health are observed.

In considering the appropriateness of the amendment, though there is potential that poorly managed stormwater could introduce hydrocarbons into watercourses, it is considered reasonable that the general power to impose conditions implements the policy, rather than relying on use categorisation in a given zone.

With reference to the SPWQM at paragraph 15.1 (c), point source discharge may be authorised where discharge will not prejudice the achievement of the water quality objectives for the receiving water. The policy anticipates limits for emissions may be set – per conditions of any permit.

As for diffuse sources of pollution, the development to be facilitated by the amendment is proposed with a finished surface level higher than the 1%AEP + Climate Change factor, and so diffuse source in a flooding event is unlikely.

The proposed amendment, allows for a use class which though precedent to a potentially contaminating activity, can be sufficiently managed such that the point source discharge of pollutants is managed to not prejudice the water quality.

Tasmanian State Coastal Policy 1996

The land at 20 Interlaken Road is not within 1km of any State waters. This policy is not applicable to the proposed rezoning.

National Environmental Protection Measures

The following National Environmental Protection Measures (NEPMs) have been adopted as State policies by Tasmania:

Air Toxics NEPM;

New service stations can implement vapour recovery technologies which are highly effective in reducing air toxics within the meaning of the NEPM. The use of vapour recovery technology is understood to be industry regulated. Other matters of air quality related to road use are implemented through fuel standards and vehicle emission standards.

With respect to the amendment facilitating a use otherwise allowable in urban zones, detailed response regarding the air quality impacts is not considered necessary on balance of the degree to which the industry is regulated, and its common occurrence across the state.

Ambient Air Quality NEPM;

Similar to the Air Toxics NEPM, emissions of carbon monoxide, nitrogen dioxide and sulfur dioxide (as parts of vehicle exhaust) are regulated through fuel standards and vehicle emissions standards. Fuel stations of themselves do not generate exhaust fumes.

Assessment of Site Contamination NEPM;

The goal of this NEPM is to establish a nationally consistent approach to the assessment of site contamination to ensure sound environmental management practices by the community which includes regulators, site assessors, environmental auditors, landowners, developers and industry.

This is not relevant in considering the amendment request.

Diesel Vehicle Emissions NEPM;

The Diesel Vehicle Emissions NEPM is implemented through fuel and vehicle emission standards. This is not relevant in considering the amendment request.

Movement of Controlled Waste between States and Territories NEPM;

No controlled waste is expected to be generated by the proposal. This is not relevant in considering the amendment request.

National Pollutant Inventory NEPM;

The goal of this NEPM is to collect a broad base of information on emissions and transfers of substances on the reporting list, and to disseminate the information collected. This is not relevant in considering the amendment request.

Used Packaging Materials NEPM.

The proposed amendment would lead to development that will involve typical and small scale civil infrastructure activity for the development of the subdivision roads and infrastructure. It is considered that waste, emissions and potential for contamination risk would be minor and that the proposal would be consistent with the NEPMs.

Section 34(2)(d)

The instrument – satisfies the relevant criteria in relation to the TPPs.

This provision of the Act is not currently applicable – as the TPPs are not in effect as of the date of this report.

Section 34(2)(e)

The instrument – as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.

As required by section 34(2)(e) of LUPAA, a draft LPS amendment must be consistent as far as practicable with the relevant regional strategy.

The site is within the area of the Southern Tasmania Regional Land Use Strategy 2010- 2035 (STRLUS). All policies within the STRLUS have been reviewed. This report discusses those policies that are directly relevant to the matters under consideration. The remaining policies, do not materially influence the assessment and are therefore not addressed in detail.

Biodiversity and geodiversity policies

BNV 1 Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.

There are no natural assets evident at the site, with the exception of water flows through a drain and that of the Dulverton Rivulet. These assets may be feasibly maintained through appropriate design of stormwater systems as well as the imposition of conditions to observe quality targets.

BNV 2 Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.

As above.

BNV 5 Prevent the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.

Any permit issued for the development of a fuel station may require a weed management plan both during construction and ongoing. Vegetation rehabilitation works for the removal of declared weeds otherwise are exempt from requiring a planning permit and this exemption listed within the State Planning Provisions effectively implements this policy. (BNV 5.1)

Water resources policies

WR 1 Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries

WR 2 Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.

Both WR1 and WR2 may be implemented by the maintenance of water flows and achievement of water quality targets, similar to the feasible actions which implement the Biodiversity and geodiversity policies. The State Policy on Water Quality Management outcomes may be achieved through conditions imposed by reference to clause 6 of the State Planning Provisions. (WR1.1)

Managing risks and hazards policies

MRH 1 Minimise the risk of loss of life and property from bushfires.

The site is subject to bushfire risk, and an accredited person has prepared a Bushfire Hazard Management Report, as well as an Emergency Management Strategy which has been endorsed by the Tasmania Fire Service.

The proposed amendment does not affect the Bushfire Prone Hazard Areas Code which implements this policy. (MRH 1.4)

MRH 2 Minimise the risk of loss of life and property from flooding

The site is subject to Flood risk. The amendment does not affect the Flood Prone Hazard Areas Code which implements this policy. (MRH 2.2)

MRH 4 protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.

A use within the Vehicle Fuel Sales and Service Use Class is a potentially contaminating activity by definition of the State Planning Provisions. It is understood however that there are Australian Standards for the storage and development of tanks and fuel stations to prevent contamination.

Notwithstanding this, any potential contamination would be managed through C14.0 Potentially Contaminated Land Code which has been devised to implement this policy (MRH 4.1).

Cultural Values policies

CV 4 Recognise and manage significant cultural landscapes throughout the region to protect their key values.

The site is partially subject to a scenic road corridor which has been applied to capture and protect the scenic qualities of the landscape either side of the Midland Highway. Much of the scenic quality in this area is owed to cultural heritage, being a historic pattern of agricultural uses.

The site is not within a ‘Local Historic Landscape Precinct’ within the meaning of the Local Historic Heritage Code, which has been applied to the southern and eastern side of the Midland Highway (Oatlands Cultural Landscape Precinct). There are however shared values managed by the relevant codes invoked by development within the two overlays, and the Cultural Values Policy is a relevant antecedent to the recognition of both.

The amendment proposes an additional use, and to allow for canopy signs and blade signs at the site as a discretionary sign type. Ordinarily these sign types are prohibited. Noting the site conditions and value with respect to the scenic quality of the site, an amendment to allow such sign types as permissible does not of itself offend the scenic qualities of the site, noting the scenic road corridor will continue to manage the particular form of any such signage, and the site is only partially subject to this overlay.

It is reasonable to consider that this policy insofar as it relates to the types of values of the site can continue to be implemented by the C8.0 Scenic Protection Code (CV 4.2).

Recreation and Open Space

ROS 1 Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well-being, amenity, environmental sustainability and the economy

Though the Recreation and Open Space Policies tend to the delivery of open spaces, these have relevance for this amendment in that providing for a specific retail service at the periphery of Oatlands where otherwise not permissible has implications for achieving positive open space outcomes within the town. Particularly, these relate to the viability of connections within the township to serve the community, without disruption of heavy vehicles.

The amendment contributes to the implementation of this policy (ROS 1.5).

Land use transport integration policies

LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.

The proposal aims to provide a fuel station which leverages off of the national highway network, assisting in the efficiency of the movement of passengers and freight. As an externality, it is considered the proposal will also improve the walking experience within the Oatlands Township by reducing the frequency of larger vehicles using High Street (LUTI 1.11).

Tourism

T1 Provide for innovative and sustainable tourism for the region

The amendment will facilitate the development of a fuel station with rest area which alongside freight distributors, will likely serve tourists travelling along the Midland Highway. The provision of fuel at the periphery of a township arguably serves the centre of the township to reduce vehicle traffic, thereby making it a more pleasant destination for walking and, outdoor dining amongst the significant historic value of Oatlands.

Provided the specifics of the qualification as recommended are initiated, being a strict limitation on activities which may be associated with any fuel station beyond fuel, the charging of electric vehicles, and provision of a rest area; the site of itself cannot function as a destination diverting tourism focus from the centre.

The amendment implements this policy (T1.1).

Activity Centre policies

AC1 Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas

The amendment will facilitate a fuel station, signage and rest area at the periphery of Oatlands, which is a Rural Services Centre*. The nature of the qualification as recommended, and as modified from the original request is such that the potential for colocation of other activities with the fuel station is limited, thereby ensuring a focus on employment, retail and commercial uses in the centre of town. The amendment does however recognise the benefits of the use and the synergies with the Midland Highway. (AC1.3 and AC 1.6)

AC3 Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.

Similar to matters relevant for the Land use transport integration policy, the proposal aims to provide a fuel station which leverages off of the national highway network, assisting in the efficiency of the movement of passengers and freight. The proposal will also improve the walking experience within Oatlands by reducing the frequency of larger vehicles using High Street (AC 3.1)

The amendment is considered to implement the relevant Activity Centre policies

*Rural Services Centre		
Role	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally	Brighton Huonville New Norfolk Oatlands Sorell
Employment	Includes a mix of retail and office based employment servicing the local area or having limited office space requirements. May include one or two larger employers that are not suited to an urban location.	
Commercial including retail	Should offer at least one major or a combination of independent supermarkets and a range of speciality shops. Local or district level commercial office space servicing the community. May include district offices of government functions if strong correlation to features of the surrounding location.	
Government Services & Community infrastructure	Should offer a range of health and cultural facilities required to support rural community: District Health Centre, Service Tasmania outlet, Community Centre/Community Hall. Educational facilities should be provided (at least Primary and Secondary School,). Should be centre of Local Government services within the relevant LGA. May include State Government district offices benefitting from a more rural location (i.e. Park & Wildlife, Inland Fisheries,	
Residential	Some limited residential.	

It is considered that the proposal is consistent as far as practicable with the relevant policies of the Strategy.

Section 34(2)(f) Strategic Plan

The instrument – has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates.

The relevant Strategic Plan for the land is the *Southern Midlands Strategic Plan 2024 – 2034*.

The strategic plan does not anticipate the proposal, though it is relevant to note that there are no objectives of this plan which seek to prevent or dissuade development of the sort facilitated by the amendment.

At 3.4, the Strategic Plan does seek to implement the outputs from the Structure Plan projects. It is considered these projects related to pedestrian amenity will be supported by reducing the instance of heavy vehicles using High Street and redirecting those vehicles to a dedicated rest area at the periphery of the town.

In promoting the objective of Environmental Sustainability, a key action at 3.7.1.6 is to facilitate the installation of further EV charging stations in key geographic locations. The amendment includes within the qualification charging of electric vehicles as a permissible component of the use.

In summary, though the amendment is not a Council initiative of the Strategic Plan, it is not inconsistent, and will tend to an environment which allows for the objectives of the plan to be more readily achieved.

The amendment also assists the implementation of key actions of other key strategies which underpin the Strategic Plan, as outline below:

Oatlands Structure Plan (2021)

The *Oatlands Structure Plan (2021)* prepared by JMG Engineers and Planners for the Southern Midlands Council provides the structure and strategic direction for the Oatlands Township.

The Structure Plan includes a series of recommendations for priority development areas and other land use and development directions for the township. The Structure plan does not anticipate a need for an additional fuel station, though it is recognised that structure plans cannot always identify private initiatives. The Structure plan does however provide a number of initiatives related to increasing pedestrian amenity of High Street, which would be served by reducing heavy vehicles undertaking rest stops or refueling within the centre of town.

Similar to the Strategic Plan, although the Structure plan does not anticipate the need for a fuel station, an amendment to facilitate such a use does not conflict with any initiative of the plan, and may serve to further those initiatives related to pedestrian amenity.

Oatlands Integrated Development Strategy (2008)

The *Oatlands Integrated Development Strategy 2008*, has specific actions for Oatlands related to improving the amenity of open space areas, establishing pedestrian corridors, and improving the safety and amenity of these corridors by reducing traffic speed and volumes. The proposal will divert heavy vehicles from High Street, and will owed to the recommended modification further limiting associated activities, perpetuate the focus of walkable facilities in proximity to the civic hub as intended by this strategy.

Section 34(2)(g)

The instrument – as far as practicable, is consistent with and co-ordinated with and LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.

The site is within the Southern Midlands Local Government Area (LGA). This is bordered by:

1. Brighton,
2. Derwent Valley,
3. Central Highlands,
4. Northern Midlands,
5. Glamorgan Spring Bay and
6. Sorell
7. Clarence

The Southern Midlands LGA and the aforementioned LGAs is shown below in figure 16.



Figure 16: Southern Midlands LGA bordered by seven (7) other LGAs Image design: Land Use Planning and Development Tasmania Pty Ltd. Underlying data: LIST and Google.

Within Southern Midlands and the surrounding LGAs, the limitation on the Vehicle Fuel Sales and Services Use Class within typical Rural or Agriculture zoning patterns outside or at the edge of townships have been dealt with in a number of ways.

- **Southern Midlands:** there are two existing Site-specific Qualifications which override the Use table of the Rural Zone. These are SOU-20.1, for 3001 Midland Highway, Kempton, and SOU-20.2 for 1172 Midland Highway, Mangalore. The proposal is relatively consistent with these noting minor variation in the wording and specifically allowing for sign types typical of fuel stations.
- **Brighton:** no similar provisions are included within the LPS, though the Brighton Highway Services Precinct recognises the importance of fuel services for motorists travelling on the Midland Highway, providing development standards for bowser separation from nearby dwellings – an important component when having regard for the Air Toxics NEPM and the surrounding area of that site.

For 20 Interlaken Road, the underlying use and development standards are appropriate and a Site-specific Qualification achieves the same purpose as the Brighton SAP which works in a complementary fashion to the Light Industrial Zone.

- **Derwent Valley:** no similar provisions are included within the Derwent Valley LPS. The Derwent Valley municipal area does not include the Midland Highway.
- **Central Highlands:** no similar provisions are included within the Central Highlands LPS. The Central Highlands municipal area does not include the Midland Highway.

- **Northern Midlands:** there are two Particular Purpose Zones (PPZ) being NOR-P1.0 Particular Purpose Zone - Campbell Town Service Station, and NOR-P2.0 Particular Purpose Zone - Epping Forest Service Station. Of these, NOR-P1.0 transitioned into the Northern Midlands LPS, whereas NOR-P2.0 did not, and was considered under section 32(4), and the LPS criteria under section 34(2).

Ultimately the reasonableness of fuel stations to be sited outside or at the periphery of townships where servicing heavy vehicles using the Midland Highway was considered as appropriate and the new Particular Purpose Zone was inserted.

Importantly, for reason of the surrounding residential amenity at Epping Forest, the Particular Purpose Zone was chosen to provide for multiple controls and uses within a particular Use Table. For 20 Interlaken Road, the underlying use and development standards of the zone are appropriate and a Site-specific Qualification achieves the same purpose with lesser controls than a PPZ.

- **Glamorgan-Spring Bay:** no similar provisions are included within the Glamorgan-Spring Bay LPS. The Glamorgan-Spring Bay municipal area does not include the Midland Highway, and the Tasman Highway is not a category 1 road within this LGA.
- **Sorell:** no similar provisions are included within the Sorell LPS. The Sorell municipal area does not include the Midland Highway. The Tasman Highway and the Arthur Highway are Category two and three roads respectively. There is no equal demand for a fuel station of the sort proposed within Rural Zone land on lower order State roads by comparison to the Midland Highway.
- **Clarence:** no similar provisions are included within the Clarence LPS. The Clarence municipal area does not include the Midland Highway. Though the Tasman Highway is a category one road within this LGA, the application of Rural Zone adjoining the Tasman Highway in Clarence is limited. Fuel stations are permissible at multiple locations along the Tasman Highway in this municipal area.

The proposal responds to common needs along the national highway in a relatively consistent manner noting the qualities of the site, and the intent for the degree of control required to appropriately facilitate the use with respect to the surroundings.

Section 34(2)(h)

The instrument – has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The site is not in the vicinity of the Tasmanian Gas Pipeline.

The proposal is considered to be compliant with each paragraph of section 34(2) and so is supportable.

CONCLUSION TO PART 1

Part 1 of this report has assessed an application to the Southern Midlands Council to insert a Site-specific Qualification. Having regard for the LPS criteria, and as outlined in the body of this part, the amendment request is supportable insofar as it is modified slightly so that the Site-specific Qualification will read as:

An additional Discretionary [Use](#) Class for this [site](#) is:

Vehicle Fuel Sales and Service, if only for the sale of fuels, charging of electric vehicles, and provision of a dedicated rest area, provided no other activity associated with the use is proposed; and

The Rural zone is an applicable zone of the Table C1.6 for Canopy signs, or Blade signs, if for directing attention to the sale of fuel, or charging of electric vehicles, and no other use or activity

The modification from the qualification as requested¹, to that recommended to be certified is to capture the specific Use Class category, the nature of uses requested (charging of vehicles and a dedicated rest area), and to redirect the emphasis of associated use limitations from listed activities, to a clear qualification that any other activity proposed to be associated with that use for operational or other synergistic reasons cannot do so without the fuel sales use then becoming prohibited. This will prevent the collocation of uses which do not necessarily operate as one, but rely on shared accesses, parking areas and the like to provide other retail services, thereby disrupting the role of the town centre in a Rural Services Centre. The qualification does not however prevent standalone or altogether different uses from applying under the Planning Scheme, only that no shared, operational benefits, or 'extension' characteristics will be available as justification for the permissibility of such a future use.

The modification to the signage component makes it clear that these sign types may only be permissible if for the purpose of advertising the site as a place to purchase fuel, rest, or charge an electric vehicle. Again this modification is to ensure that the permissibility of these sign types is limited to the specific use allowed, rather than permissible if associated with that use and advertising something altogether different.

This report has provided the statutory assessment against statutory provisions of the Land Use Planning and Approvals Act 1993, namely, assessment against the LPS Criteria provided under Section 34. This is the mandatory assessment criteria that must be satisfied before the Planning Authority certifies the amendment.

The amendment, per the application, and the assessment provided in this report demonstrates the amendment is compliant with the Section 34 Criteria and the amendment be initiated by the Planning Authority and the recommendations provided be adopted by the Planning Authority.

¹ *An additional Discretionary Use Class for this site is: Vehicle Fuel Sales and Hire with the qualification that if not for selling or installing motor vehicle parts, selling of food, drinks and other convenience items, hiring of trailers or servicing or washing of motor vehicles [and]*

Canopy and Blade Signs are discretionary if associated with a Vehicle Fuel Sales and Hire Use Class

PART 2 - ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

This assessment has been undertaken on the basis that Council has endorsed the SSQ enabling the use and development of a fuel station and associated advertising signage as discretionary under the Rural Zone.

Rural Zone

The subject site is zoned Rural.

The purpose of the Rural Zone is as follows:

20.1.1 To provide for a range of use or development in a rural location:

- (a) Where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
- (b) That requires a rural location for operational reasons;*
- (c) Is compatible with agricultural use if occurring on agricultural land; and*
- (d) Minimises adverse impacts on surrounding uses.*

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The proposal must however satisfy the requirements of the following applicable development standards of this zone:

Development Standards for Buildings and Works - Rural Zone		
20.4.1 Building height		
Objective: To provide for a building height that:		
<ul style="list-style-type: none"> (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties. 		
Acceptable Solutions	Performance Criteria	Office Comment
A1 Building height must be not more than 12m	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features.	<i>As advised at Part 4.3 of the application, the maximum height of the proposal is 7.4m.</i> <i>Acceptable Solution satisfied.</i>

20.4.2 Setbacks		
Objective: That the siting of buildings minimises potential conflict with use on adjoining sites.		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or</p> <p>(b) if the setback of an existing building is within 5m, not less than the existing building.</p>	<p>Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <p>(a) the bulk and form of the building;</p> <p>(b) the nature of existing use on the adjoining properties;</p> <p>(c) separation from existing use on the adjoining properties; and</p> <p>(d) any buffers created by natural or other features</p>	<p><i>All buildings will be located no closer than 5m from the respective front, side and rear boundaries.</i></p> <p><i>The building setback complies with the Acceptable Solution. A condition is recommended to ensure the setback is no less than 5m.</i></p>
<p>A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:</p> <p>(a) not less than 200m; or</p> <p>(b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building</p>	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) the existing and potential use of adjoining properties;</p> <p>(e) any proposed attenuation measures; and</p> <p>(f) any buffers created by natural or other features</p>	<p><i>N/A as the activity is not a sensitive use.</i></p>

CODE ASSESSMENT – TASMANIAN PLANNING SCHEME – SOUTHERN MIDLANDS

C1.0 Signs Code

The purpose of the Signs Code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity.

C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area

C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

This Code applies to all development for signs, unless the following clauses apply:

- (a) C1.4.2 or
- (b) C1.4.3

A number of signs are proposed with the development and include:

- 4 x Canopy signs – 2.75m L x 0.8m W (1 on each elevation)
- 2 x painted arrows for access and egress

The applicant in correspondence alongside a revised submission and drawings dated 11 February 2026 has confirmed that a blade sign is not proposed.

Though not strictly statutory for the purposes of the *Building Act 2016*, the painted entrance and exit arrows are per clause C1.3.2.1 taken to be most similar to statutory signs are so are considered exempt.

The applicable standards of this Code are addressed in the following table:

C1.6 Development Standards for Buildings and Works		
C 1.6.1 Design and siting of signs		
Objective: That:		
<ul style="list-style-type: none"> (a) Signage is well designed and sited (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area 		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 A sign must:</p> <ul style="list-style-type: none"> (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and (b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, <ul style="list-style-type: none"> (i) roof sign; (ii) sky signs; and (iii) billboard 	<p>P1.1 A sign must:</p> <ul style="list-style-type: none"> (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and (b) be compatible with the streetscape or landscape, having regard to: <ul style="list-style-type: none"> (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; 	<p><i>The proposed canopy sign is subject to a Site-specific qualification which modifies the signs code (per clause 5.4.1) such that it is to be considered as being within an applicable zone A1 (a).</i></p> <p><i>The canopy signs also comply with the relevant sign standards, and so meet the Acceptable Solution.</i></p>

	<p>(v) the number and density of signs on the site and on adjacent properties; and</p> <p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians</p>	
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

C2.0 Parking & Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- *To ensure that an appropriate level of parking facilities is provided to service use and development.*
- *To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*
- *To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*
- *To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*
- *To ensure that parking spaces and accesses meet appropriate standards.*
- *To provide for parking precincts and pedestrian priority streets.*

This Code applies to all development.

The applicable standards of this Code are addressed in the following table:

C2.5 Car parking Numbers		
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1. The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct</p>	<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p>	<p><i>Table C2.1 requires 4 parking spaces per service bay for ‘vehicle fuel sales and service.’ No service bays are provided, within the meaning of ‘vehicle servicing’, therefore there is no requirement for any car parking spaces.</i></p> <p><i>Notwithstanding that no spaces are required, a total of 10 on-site parking spaces are provided and this includes 3 x EV spaces. These spaces are to be developed along the southern side boundary</i></p>

<p>plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for</p>	<p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p>	<p><i>adjacent to the proposed amenities/rest room, though setback to afford landscaping.</i></p> <p><i>There is sufficient on-site area to accommodate the prescribed number of spaces that do not interfere with the heavy vehicle swept paths.</i></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

the proposed use or development specified in Table C2.1.		
----------------------------------------------------------	--	--

C2.6 Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas		
Objective: That parking areas are constructed to an appropriate standard.		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all-weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing. 	<p><i>It should be noted a response has not been provided within the TIA but is addressed in the Stormwater Management Report, the Flood Hazard Report and the RFI response to Council dated 10 December 2025.</i></p> <p><i>I note two waterways present on the site – Dulverton Rivulet and an artificial drainage course that connect near the NW corner of the site and then discharge beneath the existing bridge on Interlaken Road.</i></p> <p><i>Council's EHO in her assessment of the application notes the following comments: 'While I also note the proposed potentially contaminating activity will include development over the artificial drainage course, the documentation provides proposed measures to mitigate the risk to the environment including stormwater treatment/oil water separator device to capture hydrocarbons, refuelling tanks and fill points will be bunded and</i></p>

		<p><i>stormwater from the bunded areas will be directed to the treatment system.</i></p> <p><i>The overall flood risk has also been determined as low across the development footprint.</i></p> <p><i>Details of onsite wastewater management associated with the proposed rest area have been flagged as ‘to be determined once planning approval has been granted’. Details of the proposed system will be assessed through normal Council processes, with a plumbing application requiring a site and soil evaluation and system design by a suitably qualified person. The site and site evaluation/system design will be required to take the proximity to the waterways and other site features into consideration.’</i></p> <p><i>The Acceptable Solution A1 can be met.</i></p>
--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

C2.6.1.2 Design and layout of parking areas

Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site;</p>	<p><i>The applicant provided the following response in relation to the Code:</i></p> <p><i>‘The development was assessed against A1.1 (b). The relevant AS associated with the</i></p>

<p>Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p>	<p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>	<p><i>development is AS2890.1.'</i></p> <p><i>In summary the applicant's Traffic Engineer advises:</i></p> <p><i>'The parking space dimensions and manoeuvring areas comply with the requirements of AS2890.1. The development therefore complies with the requirements of AS A1.1 (b) of Clause C2.6.2 of the Planning Scheme.'</i></p> <p><i>Therefore, the proposal complies with Acceptable Solution.</i></p> <p>A1.2 <i>Not applicable.</i></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</p>		
<p>C2.6.3 Number of accesses for vehicles</p> <p>Objective: That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>		
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	<p>Officer Comment</p>
<p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>	<p><i>The subject site has existing frontage and access arrangements to Interlaken Road which is governed by an 80km/h speed limit.</i></p> <p><i>The Acceptable Solution cannot be met as the proposal relies on two accesses providing a one-way entry and exit configuration. The entry driveway will be constructed at the appropriate location of an existing access, and the exit driveway proposes separate site entry and exit arrangement.</i></p> <p><i>The additional access will not result in the loss of on-street parking, compromise traffic safety or pedestrian safety and amenity.</i></p> <p><i>The Performance Criteria can be met.</i></p>

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

- *To protect the safety and efficiency of the road and railway networks; and*
- *To reduce conflicts between sensitive uses and major roads and the rail network.*

This code applies to a use or development that:

- (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- (b) will require a new vehicle crossing, junction or level crossing; or
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ol style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ol style="list-style-type: none"> (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority. 	<p><i>The site has existing access and frontage arrangements to Interlaken Road which is not a Category 1 or Limited Access Road.</i></p> <p><i>As previously advised, the proposed development relies on two accesses providing a one-way entry and exit configuration. The entry driveway will be constructed at the appropriate location of an existing access, and the exit driveway proposes separate site entry and exit arrangement.</i></p> <p><i>In response to P1, the TIA advises the following:</i></p>

<p>development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.</p> <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>		<p>(a) <i>Increase in traffic; The traffic generation will be approximately 400 vehicles per day, with a peak of 50 vehicles per hour. The traffic generation can be absorbed in the surrounding road network without loss of operational efficiency.</i></p> <p>(b) <i>Nature of the traffic; the traffic will be consistent with the existing traffic currently utilising Interlaken Road.</i></p> <p>(c) <i>Nature of the road; Interlaken Road is a low-volume road</i></p> <p>(d) <i>Speed limit and traffic flow; Interlaken Road has a speed limit of 80-km/h and traffic flow is in the order of 1000 vehicles per day. Speed limit and traffic flow of Interlaken road can sufficiently absorb the traffic generation at the proposed access.</i></p> <p>(e) <i>Alternative access; No alternative access is available or considered necessary.</i></p> <p>(f) <i>Need for the use; The accesses are required to provide vehicular access to</i></p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

the proposed development.

(g) Traffic impact assessment; Report compiled by Midson Traffic documents the findings of a TIA. Report notes there is spare capacity to absorb the traffic generation associated with the proposed development.

(h) Advice from the road authority; email from DSG dated 12 August 2025 where they advise that 'We agree that the proposal, and its associated traffic impact on the Interlaken / Midland Highway junction, is acceptable.'

Therefore, the proposal complies with Performance Criteria.

Acceptable Solution A1.2 applies to the new exit driveway

However, the proposed development proposes two accesses (one entry and one exit driveway), therefore A1.2 cannot be met.

With respect to A1.4, the TIA advises that 'the existing access currently generates no traffic, therefore the increase in traffic at the access will exceed the requirements of Table

		<p><i>C3.1 (20% or 40 vmpd, whichever is greater).’</i></p> <p><i>Therefore, the proposal complies with Performance Criteria.</i></p> <p><i>All vehicles are able to access and egress the site in a forward direction and in doing so satisfy the Acceptable Solution A1.5</i></p>
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

C7.0 Natural Assets Code

The purpose of the Natural Assets Code is:

- *To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.*
- *To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.*
- *To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*
- *To minimise impacts on identified priority vegetation.*
- *To manage impacts on threatened fauna species by minimising clearance of significant habitat.*

This code applies to development on land within the following areas:

- a waterway and coastal protection area;
- a future coastal refugia area; and
- a priority vegetation area only if within the following zones:
 - Rural Zone;

C7.6 Development Standards for Buildings & Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary impact on natural assets.

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan</p>	<p>P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p>	<p><i>The proposal cannot comply with Acceptable Solution A1.</i></p>

<p>approved under this planning scheme;</p> <p>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</p> <p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) maintaining natural streambank and streambed condition, where it exists;</p> <p>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(e) the need to avoid significantly impeding natural flow and drainage;</p> <p>(f) the need to maintain fish passage, where known to exist;</p> <p>(g) the need to avoid land filling of wetlands;</p> <p>(h) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(i) minimising cut and fill;</p> <p>(j) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(k) minimising impacts on coastal processes, including sand movement and wave action;</p> <p>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>(m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and</p> <p>(n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.</p>	<p><i>The applicant provides the following in response to P1.1;</i></p> <p>(a) <i>A Stormwater Management Plan (SMP) and Erosion Management Plan would be prepared and submitted to Council prior to construction commencing.</i></p> <p>(b) <i>The site contains no vegetation.</i></p> <p>(c) <i>No streams are contained within the site and accordingly no impact upon any streambeds would result.</i></p> <p>(d) <i>No streams are present on the property.</i></p> <p>(e) <i>There is no natural flow of water across the site. The site does contain a modified drain. All stormwater generated from hard-paved areas will be directed to appropriate on-site detention basins.</i></p> <p>(f) <i>N/A</i></p> <p>(g) <i>No wetlands are on the site.</i></p> <p>(h) <i>The site is adjacent to the Midland Highway and provides for an easily accessible location for a proposed fuel outlet.</i></p> <p>(i) <i>As per above</i></p> <p>(j) <i>As per above</i></p> <p>(k) <i>The site is not near the coast.</i></p> <p>(l) <i>N/A</i></p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- (m) *The Stormwater Management and Erosion Management Plans would be prepared in accordance with this document.*
- (n) *No works on the coast are proposed.*
- It should be noted that a SMP compiled by Rare Innovation P/L was submitted in support of the application. The report acknowledges the site is currently un-serviced by a reticulated stormwater system/connection.*
- The proposed stormwater works include the following:*
- (i) Construction of hardstand area over the existing artificial drainage course*
 - (ii) Demolish existing DN600 culvert under the vehicular crossing within this open drain*
 - (iii) Construct a twin DN600 culvert extending the full length of the hardstand area*
 - (iv) Twin culvert proposed in order to improve the unobstructed capacity of the existing drain.*
 - (v) Construct a high-level overflow drain to ensure flows above capacity of new culvert can safely by-pass the*

		<p><i>developed fuel stop area</i></p> <p><i>(vi) Connect high-level drain back into Dulverton Rivulet</i></p> <p><i>(vii) Due to potential for hydrocarbon spills from re-fuelling activities, it is proposed to install a stormwater treatment/oil water separator device to capture hydrocarbons and prevent discharge to the receiving environment.</i></p> <p><i>viii) The refuelling areas as well as the tank fill points are to be suitably bunded to ensure containment of hydrocarbon spills, with all stormwater from bunded areas to be directed to the proposed treatment system.</i></p> <p><i>Therefore, the proposal complies with Performance Criteria.</i></p>
--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

C8.0 Scenic Protection Code

The purpose of the Scenic Protection Code is:

C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values

This code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:

- (a) Rural Living Zone;
- (b) Rural Zone;
- (c) Agriculture Zone;
- (d) Landscape Conservation Zone;
- (e) Environmental Management Zone; or
- (f) Open Space Zone.

This code does not apply to use.

The proposed activity is not exempt by virtue of C8.4.1

C8.6 Development Standards for Buildings & Works		
<p>C8.6.1 Development within a scenic protection area</p> <p>Objective: That:</p> <ul style="list-style-type: none"> (a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and (b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area. 		
Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 Buildings or works, including destruction of vegetation, within a scenic protection area must:</p> <ul style="list-style-type: none"> (a) be on land not less than 50m in elevation below a skyline; and (b) not total more than 500m² in extent. 	<p>P1.1 Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the vegetation to be removed; (b) the area of vegetation to be removed; (c) the topography of the site; (d) any visual impact on a skyline; (e) the nature of the reduction of the scenic value; and (f) the purpose of any management objectives identified in the relevant Local Provisions Schedule. 	<p><i>N/A as the proposal is not occurring within a Scenic Protection Area.</i></p>
<p>C8.6.2 Development within a scenic road corridor</p> <p>Objective: That:</p> <ul style="list-style-type: none"> (a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and (b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors. 		
Acceptable Solutions	Performance Criteria	Officer Comments
<p>A2. Buildings or works within a scenic road corridor must not be visible from the scenic road.</p>	<p>P2 Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) proposed reflectance and colour of external finishes; (c) design and proposed location of the buildings or works; (d) the extent of any cut or fill required; (e) any existing or proposed screening; 	<p><i>The Acceptable Solution cannot be met as the amenities and control room building is within the scenic road corridor.</i></p> <p><i>This structure is by way of recommended conditions of approval both required to be finished in neutral colours of muted tones, and landscaped. The</i></p>

	<p>(f) the impact on views from the road; and</p> <p>(g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.</p>	<p><i>landscaping is required to be complementary to the prevalent exotic species along the highway as identified within the management objectives of the Table C8.2</i></p> <p><i>Generally the amenities and control room building is a simple structure with traditional form (steep roof pitch and gabled roof form), akin to an outbuilding.</i></p> <p><i>The painted blockwork (beiges or creams) with modest windows will sit comfortably in a rural landscape.</i></p> <p><i>The roofing iron may be of a darker greys or blues in a proprietary finish, and this contrast with lighter wall colours is consistent with other commercial buildings in the area.</i></p> <p><i>no signage or other unsympathetic development is proposed within the scenic road corridor.</i></p> <p><i>The design and siting of the building will with the inclusion of landscaping and suitable conditions for material finished fulfill the purpose of the management objectives within the Table C8.2 (below)</i></p> <p><i>The proposal is considered to comply.</i></p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The values and management objectives applicable to the Midland Highway Scenic Corridor are provided for within the LPS – *SOU-C8.0 Scenic Protection Code* as detailed below:

Reference number	Scenic Road Corridor Description	Scenic Value	Management Objectives
SOU-C8.2.1	Midland Highway	<p>A multi-layered rural landscape of minimal built development, broad scale agriculture, dry forests and grasslands. Captured views to:</p> <p>(a) Early period dwellings and agricultural buildings;</p> <p>(b) Hedgerows;</p> <p>(c) Pioneer avenue tree plantings and other exotic tree plantings associated with the midland highway;</p> <p>(d) Former roads and formed tracks between Launceston and Hobart dating back to the early 19th century;</p> <p>(e) Natural woodland, stone formations, and native grasslands;</p> <p>(f) Early 19th settlement patterns and evidence of early land grants; and</p> <p>(g) Remnant vegetation and native fauna habitat.</p>	<p>(a) To minimise native vegetation clearance adjacent to the road by setting works and development back from the road.</p> <p>(b) To reduce visibility of works and development through vegetation screening and natural topography.</p> <p>(c) To minimise removal, clearance or modification of hedgerows, avenue plantings and other exotic plantings.</p> <p>(d) To maintain and continue the tradition of planting avenues of trees and related exotic plantings.</p> <p>(e) To encourage (and implement) a long term strategy for the ongoing replacement of avenue trees and related highway plantings.</p> <p>(f) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located.</p>

Summary of C8.0 Scenic Protection Code Assessment:

The application site is within the scenic road corridor, which has been applied from the edge of the state highway casement (see Figure 17). Despite the application of the corridor to the site, of the development proposed, only landscaping and the Amenities and control room

building is within the code overlay. Though the proposed development will be visible when viewed in relation to its surroundings from publicly accessible vantage points on the Midlands Highway, how much of the development is within scenic road corridor should be noted when considering compliance with the relevant standards of the code.



Figure 17. extract of the site plan which shows the extent of the Scenic Road Corridor over the site.

Of the development within the corridor, the amenities block is of a simple and sympathetic form to the surrounds noting its 30 degree roof pitch and blockwork to be painted in neutral tones.

It is considered the Amenities block and control room will not adversely affect the aesthetic value, nor disrupt the rural and pastoral character of the area.



Figure 18. View of site from Midland Highway, looking west. Photo: Land Use Planning and Development Tasmania Pty Ltd, taken 14 January 2026.

C12.0 Flood Prone Areas Hazard Code

The purpose of the Flood-Prone Areas Hazard Code is:

- *To ensure that use or development subject to risk from flood is appropriately located and managed, so that:*
 - (a) *people, property and infrastructure are not exposed to an unacceptable level of risk;*
 - (b) *future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and*
 - (c) *it does not increase the risk from flood to other land or public infrastructure.*
- *To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.*

This code applies to development of land within a flood-prone hazard area.

This code applies to use of land within a flood-prone hazard area if for:

- (a) a change of use that converts a non-habitable building to a habitable building; or
- (b) a new habitable room within an existing building.

This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

This code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.5.2 Critical use, hazardous use or vulnerable use		
Objective: That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.		
Acceptable Solution	Performance Criteria	Officer Comment
A1 No Acceptable Solution.	P1 A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to: (a) the type form and duration of the use; and (b) a flood hazard report that demonstrates that: (i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or (ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	<i>'Vehicle Fuel Sales and Service' is provided within the definition of a Hazardous Use.</i> <i>It should be noted the applicant has not provided a response in relation to P1.</i> <i>A flood hazard report prepared by Rare Innovation P/L has been provided in respect of C12.6.</i> <i>The Performance Criteria can be met.</i>
A3 No Acceptable Solution.	P3 In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to; risk, having regard to: (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity or a council.	<i>This matter is addressed within the Flood Hazard report.</i> <i>The Performance Criteria can be met.</i>

C12.6 Development Standards for Buildings and Works

C12.6.1 Provision of hazard management areas

Objective: That:

- (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
- (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 No Acceptable Solution</p>	<p>P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report. <p>P1.2 A flood hazard report also demonstrates that the building and works:</p> <ul style="list-style-type: none"> (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures 	<p>P1.1 <i>LISTMap identifies the site falls within the mapped areas of the State-wide Flood Hazard layer.</i></p> <p><i>The majority of the site is shown to be covered by areas of H1 classification with areas of higher hazard H2 and H3 shown to be confined to portions of the existing drains and in particular the confluence of Dulverton Rivulet and the artificial drainage course.</i></p> <p><i>A flood hazard report prepared by Rare Innovation P/L has been provided in respect of C12.6.</i></p> <p><i>The consultants advise the following:</i> <i>‘The residual risk for the proposed development is low and considered tolerable for its intended use. The proposed development area is likely to be located above the indicated 1% AEP flood hazard level of RL 390.60m AHD and is likely to</i></p>

		<p><i>maintain a tolerable hazard for use, including the proposed structure and amenities building.</i></p> <p><i>Access to and from the site is expected to remain at a maximum of low hazard H1 which is generally safe for vehicles and people and will continue to allow for safe site evacuation if required.'</i></p> <p><i>P1.2</i></p> <p><i>The proposed development footprint is not located within the main flood path and is not expected to obstruct flows.</i></p> <p><i>Rare advises the development is expected to maintain a tolerable risk from the 1% AEP flood without requiring flood protection measures other than those recommended.</i></p> <p><i>The proposal complies with the Performance Criteria P1.1 and P1.2.</i></p>
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The report does however provide for the following recommendations:

1. To construct finished concrete surface levels above the mapped flood level of RL 390.60m AHD except where required to match into existing road access
2. Construct a high-level overflow drain to maintain capacities of the existing artificial drainage course above the capacity of the proposed culverts to minimise risk of overflows passing through the hardstand areas.

These recommendations have informed the proposed conditions of approval.

C13.0 Bushfire-Prone Areas Code

The purpose of the Bushfire-Prone Areas Code is:

- *To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.*

This code applies to:

- subdivision of land that is located within, or partially within, a bushfire-prone area; and
- a use, on land that is located within, or partially within, a bushfire-prone area that is a vulnerable use or hazardous use.

C13.5 Use Standards

C13.5.2 Hazardous Uses

Objective: That hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.

Acceptable Solutions	Performance Criteria	Officer Comment
<p>A1 No Acceptable Solution</p>	<p>P1 A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</p> <ol style="list-style-type: none"> the location, characteristics, nature and scale of the use; whether there is an overriding benefit to the community; whether there is no suitable alternative lower-risk site; the emergency management strategy (hazardous use) and bushfire management plan; and other advice, if any, from the TFS. <p>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire prone area, having regard to:</p> <ol style="list-style-type: none"> the dimensions of hazard management areas; 	<p><i>The proposed fuel station will have a fuel storage capacity that exceeds manifest quantities as prescribed by the Work Health & Safety Regulations 2012.</i></p> <p><i>The fuel tanks will have a combined capacity of 223,200L.</i></p> <p><i>In addition, a Bushfire Emergency Plan (BEMP) endorsed by TFS must be in place prior to the storage of hazardous materials.</i></p> <p><i>The BEMP must be updated annually and supplied to TFS.</i></p>

	<ul style="list-style-type: none"> (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope; (e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS. 	<p><i>A Bushfire Hazard report compiled by Scott Livingston an accredited person was submitted in support of the application. The report provides the necessary BAL assessment and Bushfire Hazard Management Plan (BHMP).</i></p> <p><i>A hazard management area for BAL-12.5 rating for the bowsers, fuel tanks is well inside the proposed hardstand area and no additional fuel management is required. The hardstand provides compliant access.</i></p> <p><i>A static water supply will be required prior to storage of fuel quantities in excess of manifest quantities unless a hydrant can be provided within 120m hose lay of all buildings and tanks.</i></p> <p><i>The proposal complies with the Acceptable Solution at A1.</i></p>
<p>A2 An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.</p>	<p>P2 No Performance Criteria</p>	<p><i>An Emergency Strategy for the proposal has been endorsed by TFS (dated 28/04/2025).</i></p>

		<i>The proposal complies with the Acceptable Solution at A2.</i>
A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	P3 No Performance Criteria	<i>An Emergency Strategy for the proposal has been endorsed by TFS (dated 28/04/2025).</i> <i>The proposal complies with the Acceptable Solution at A3</i>

C13.6.2 Public and fire fighting access

Objective: That access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points

Acceptable Solutions	Performance Criteria	Officer Comment
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard	P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to: (a) appropriate design measures, including: (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails;	<i>The Bushfire Hazard Management Plan sets minimum standards for property access in line with the requirements of table E2.</i> <i>There are no plans for public roads or fire trails as part of this development.</i> <i>The proposal complies with the Acceptable Solution at A1, (b).</i>

<p>management plan that:</p> <p>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and</p> <p>(ii) is certified by the TFS or an accredited person.</p>	<p>(viii) use of through roads to provide for connectivity;</p> <p>(ix) limits on the length of cul-de-sacs and dead-end roads;</p> <p>(x) provision of turning areas;</p> <p>(xi) provision for parking areas;</p> <p>(xii) perimeter access; and</p> <p>(xiii) fire trails; and</p> <p>(b) the provision of access to:</p> <p>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</p> <p>(ii) fire fighting water supplies; and</p> <p>(c) any advice from the TFS.</p>	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

CONCLUSION TO PART 2

The proposed development is recommended for approval subject to conditions.

RECOMMENDATION

THAT, in accordance with the provisions of the *Land Use Planning and Approvals Act 1993* (the Act), the Planning Authority undertake the following:

- A. That per Sections 38(2)(a) and 40D(a)(i) of the Act, it agrees to prepare and initiate draft amendment DA2500/115 to the Southern Midlands Local Provisions Schedule, as provided in Attachment 2, to:
 - a. Insert a Site-specific Qualification into SOR-Site-specific Qualifications table within the Local Provisions Schedule for the land at 20 Interlaken Road, Oatlands (CT 44897/6) that an additional Discretionary Use Class for the site is: Vehicle Fuel Sales and Service if only for the sale of fuels, charging of electric vehicles, and provision of a dedicated rest area, provided no other activity associated with the use is proposed; and
The Rural zone is an applicable zone of the Table C1.6 for Canopy signs, or Blade signs, if for directing attention to the sale of fuel, or charging of electric vehicles, and no other use or activity****
- B. That in accordance with Section 40F of the Act, Council by instrument in writing affix the common seal of the Council to certify that draft amendment DA2500/15 as provided in Attachment 2 meets the LPS criteria provided in Section 34 per the requirements of Section 40F (1) of the Act.**
- C. That in accordance with Section 40FA (1) of the Act, Council directs that a copy of the draft amendment be provided to any relevant agencies or State authorities the Planning Authority considers may have an interest in the draft amendment.**
- D. That in accordance with Section 40G and Section 40Z of the Act, Council directs that draft amendment DA2500/15 be placed on public exhibition.**
- E. That in accordance with Section 40Y of the Act, Council grants a permit for a fuel station and signage at 20 Interlaken Road, Oatlands for reasons provided in the body of the planners report and subject to recommended conditions below.**

CONDITIONS

General

- (1) The use and development approved by this permit must be carried out substantially in accordance with:
 - a) the application for planning approval, inclusive of all information supplied in response to requests made pursuant to section 54 of the *Land Use Planning and Approvals Act 1993* (Tas);

- b) the endorsed drawings/documents; and
- c) the conditions of this permit,

and must not be varied without the further written approval of Council (i.e. which may given pursuant to section 56 of the *Land Use Planning and Approvals Act 1993* (Tas)).

- (2) A material finishes schedule must be submitted to the Manager Development and Environmental Services alongside documentation for building approval. This schedule must identify that the Amenities and control room building as shown on the approved plans is to be painted in neutral colours of muted tones (such as greys, creams, beiges or whites), and is to be clad in roofing iron of a prefinished colour of either grey or blue. Once endorsed the material finishes schedule will form part of the permit.
- (3) The finished surface level of the parking and access ways, (excluding vehicle access) must be no less than 390.6mAHD.
- (4) The finished floor level of the Amenities block must be no less than 390.6mAHD plus 300mm freeboard.

Landscaping

- (5) Prior to the commencement of works the developer must provide to Council a landscaping plan prepared by a suitably qualified and experienced person for the approval of Council's Manager Development and Environmental Services (**Landscaping Plan**). The Landscaping Plan must include:
 - a) a planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, sizes at maturity and quantities of each plant; and
 - b) landscaping and planting within all open areas of the Site; and
 - c) details of fencing (if any).

The Landscaping Plan must propose plantings that bear a suitable relationship to the scenic qualities of the site, such as Hawthorn, Lombardy Poplars, or Oak Trees. Once endorsed, the landscaping plan will form part of this permit and must be complied with.

- (6) Prior to commencement of the approved use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of Council's Manager Development and Environmental Services. Evidence demonstrating compliance with this condition of approval must be submitted to Council's Manager Development and Environmental Services within thirty (30) days of the completion of all plantings set out in the approved Landscaping Plan.
- (7) Vegetation planted in accordance with the approved landscaping plan must be maintained for the life of the development and be replaced in the event of failure to adequately thrive, or death.

Weed and disease management

- (8) Prior to construction works commencing, or the carrying out of any works approved or required by this permit, the developer must provide to Council a weed and disease management plan (**Weed Management Plan**) detailing measures to be adopted to limit the spread of any 'declared weed' introduced to the Site through imported soil, land disturbance or other vectors, for the approval of Council's Manager Development and Environmental Services

The Weed Management Plan must include measures to manage weeds and disease on the Site during both the construction phase and the post-construction phase of the approved development.

Once approved, the Weed Management plan will form part of this permit and must be complied with.

TasWater

- (9) The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA 2025/01026-STM, dated 29 August 2025 , a copy of which is attached to, and forms part of, this permit.

Services

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

Parking and Access

- (11) At least 10 car parking spaces (including Electric Vehicle charging stations) must be provided on the Site at all times, and those spaces must be designed and constructed in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*.
- (12) The internal driveway and areas set-aside for parking and associated access and turning must be provided to the satisfaction of Council's Municipal Engineer, and must comply with each of the following:
- a) be constructed with a durable all weather pavement;
 - b) be surfaced with a material resistant to abrasion from traffic, and which minimises the entry of water – i.e. a spray seal, asphalt, concrete or other material approved by Council's Municipal Engineer;
 - c) have a minimum carriageway width of four (4) metres; and
 - d) be drained to the approved stormwater system.

Department of State Growth.

- (13) A 1m sealed shoulder is to be designed and constructed encompassing the throat of the left-turn lane (approximately 50m) into Interlaken Road from the Midland Highway.

- (14) Interlaken Road is to be widened to provide sealed 3.5m lane widths from the Midland Highway intersection to the extent of the proposed development access.
- (15) A continuous centreline marking is to be installed on Interlaken Road over the same extent.

Stormwater

- (16) Stormwater drainage from the proposed development must drain to a legal discharge point to the satisfaction of Councils Manager Development & Environmental Services and in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016 (Tas).
- (17) Before any building work commences a stormwater management plan and civil design prepared by a suitably qualified person must be submitted and approved by Council's Development Assessment Committee. These documents must include:
 - a) Drainage design details for the proposed development including any onsite detention or reuse;
 - b) Demonstrate that stormwater from the development will not be directed to the road or neighbouring properties;
 - c) Include an overflow of the existing drain above the proposed pipe capacity to direct flood flows above a 1%AEP event away from the development area;
 - d) Provide for a rip rap wall or similar to dissipate overflow velocities into the Dulverton rivulet;
 - e) Demonstrate that the stormwater system will incorporate primary and secondary treatment measures of an appropriate capacity for pollutant reductions in stormwater generated by the development as follows:
 - i) 90% reduction in the average annual load of litter/gross pollutants;
 - ii) 80% reduction in the average annual load of total suspended solids (TSS);
 - iii) 45% reduction in the average annual load of total phosphorus (TP);
 - iv) 45% reduction in the average annual load of total nitrogen (TN); and
 - v) 99% reduction of petroleum hydrocarbons.
 - f) Include a maintenance schedule for the stormwater system, treatment, and any protocols for ongoing management of the potential for pollutants including hydrocarbons to enter watercourses in the event of failure.

Wastewater

- (18) Wastewater (including sewage) produced by the approved use and development must discharge to and be managed by an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas). The waste disposal system must be located outside of 10m from the edge of the drain, and not within 30m of the centreline of the Dulverton Rivulet.

Soil and Water Management

- (19) Before any work commences, a soil and water management plan prepared in accordance with the guidelines '*Soil and Water Management on Building and Construction Sites*', authored and/or published by the Derwent Estuary Programme and NRM South (**SWMP**), must be supplied to, and approved by, Council's Manager Development and Environmental Services. Once approved, the SWMP will form part of this permit and must be complied with. The SWMP must include the following:
- a) allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - b) critical natural areas such as drainage lines, recharge areas, wetlands, and unstable land;
 - c) estimated dates of the start and completion of the approved works;
 - d) timing of the Site rehabilitation and/or implementation of the landscaping program;
 - e) details of land clearing and earthworks or trenching, and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - f) arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - g) temporary erosion and sedimentation controls to be used on the Site; and
 - h) recommendations for the treatment and disposal of wastewater in accordance with *Standards Australia: AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney, 2000*.
- (20) Before any work commences, the developer must install temporary run-off, erosion and sediment controls in accordance with the approved SWMP, and maintain those controls at full operational capacity until the Site is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines '*Soil and Water Management on Building and Construction Sites*', authored and/or published by the Derwent Estuary Programme and NRM South, and to the satisfaction of Council's General Manager. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -

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

Construction amenity

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

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

(22) All works associated with the development of the Site must be carried out in a manner that does not unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of, any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of the:

- a) emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or similar;
- b) transportation of materials, goods and commodities to and from the Site;
- c) obstruction of any public footway or highway; or
- d) appearance of any building, works or materials.

(23) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the Site in an approved manner. No burning of any materials on site will be permitted unless first approved in writing by Council's Manager Development and Environmental Services.

(24) Public roadways and/or footpaths must not be used for the:

- a) storage of any construction materials or wastes;
- b) loading/unloading of any vehicle or equipment

- (25) The developer must make good and/or clean any footpath, road surface, drain, culvert or other like matter damaged, soiled or obstructed by the development, to the satisfaction of Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- A. Subject to subsections 53(3), 53(4) and 53(6) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit takes effect at the expiration of 14 days from the day on which the notice of the granting of this permit was served on all persons who have a right of appeal (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(1)).
- B. Pursuant to subsection 57(7) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit remains in effect until it:
- a) lapses under subsection 53(5) of the *Land Use Planning and Approvals Act 1993* (Tas); or
 - b) expires as a result of a condition or restriction contained in this permit; or
 - c) is cancelled under section 65G of the *Land Use Planning and Approvals Act 1993* (Tas).
- C. This planning permit is in addition to the requirements of the *Building Act 2016* (Tas). Approval in accordance with the *Building Act 2016* (Tas) may be required prior to works commencing. A copy of the *Director's Determination – categories of Building Work and Demolition Work* is available via the CBOS website: *Director's Determination - Categories of Building and Demolition Work* (PDF, 504.4 KB) or for Low Risk Building Work information go to: *Consumer Guide to Low Risk Building and Plumbing Work*.
- D. Where Crown Consent to the lodgement of a Planning Application has been sought, the consent from Crown does not constitute, nor imply any consent or approval to undertake works, or that any other approvals required under *Crown Lands Act 1976* (Tas) or otherwise have been granted. The applicant is required to obtain separate and distinct consent from the Crown before commencing any works upon Crown land.
- E. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for any approval sought under the *Building Act 2016* (Tas).
- F. This permit does not imply that any other approval required under any other legislation, by-law or other regulatory regime has been granted.
- G. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(4)).

- H. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* (Tas) or the *Environmental Protection and Biodiversity Protection Act 1999* (Cth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- I. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975* (Tas). If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975* (Tas).

DECISION

Moved by Clr A E Bisdee OAM, seconded by Clr F Miller

THAT Council refuse the application.

CARRIED

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

In terms of the grounds for moving the motion to refuse the application, Clr A E Bisdee OAM made the following comments:

1. Lack of employment: The proposed development being an unmanned self-service fuel station will not provide for the on-going employment of local residents. It is acknowledged an employee will be engaged for the cleaning of the amenities building and this is likely to be minimal (part-time). The construction and building phase may benefit local trades however there is no guarantee of a positive employment opportunities for the Oatlands, its residents or Southern Midlands.
2. Road user safety. There is no requirement within the application for the establishment of acceleration/deceleration lanes on the Midlands Highway which is governed by a 110km/h road speed limit. I do not agree with the Department of State Growths advice that the existing Midlands Highway and Interlaken Road junction is satisfactory. The proposed activity will compromise road user safety and I want to avoid a repeat of the crash history (major impacts) that are associated with Mood Food.

3. Trade Competition: Fuel sales at the proposed self-service fuel station are in direct competition with an existing service station in Oatlands. In addition the discounted price will potentially compromise the viability of an existing established business.
4. The provision of EV charging stations will likely impact on the economic viability of Council's own EV charging stations at the Oatlands Aquatic Centre whose revenue assists in off-setting Council's deficit and operational costs.
5. Hours of Operation & Illumination: The canopy signage associated with the covered forecourt will be illuminated 24/7. In doing so this will potentially compromise the existing rural amenity and conflict with Council's aspiration to develop Southern Midlands as a 'Dark Sky Reserve.' A major development like this would be contrary to the adoption and acceptance of such a Policy.
6. Rural zoning. The land is agricultural land and Southern Midlands is a rural Council. The loss and conversion of rural land for non-rural purposes is contrary to the zone provisions and is likely to create a precedent for other commercial activities.

**12.1.1 Application to Amend the Planning Scheme (Reference DA2500/105),
20 Interlaken Road, Oatlands (CT44807/6, CT20462/5)**

Author: MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES (GRANT FINN)

Date: 20 MAY 2026

Attachment(s)

Council report + extract from Council minutes (24 Feb 2026)

Introduction:

Further to Council's refusal to agree to TAS Petroleum P/L request pursuant to section 40T(1) of the Act to apply a Site Specific Qualification (SSQ) to the land at 20 Interlaken Road, Oatlands, Council is now in receipt of correspondence from the TAS Planning Commission dated 22 April 2026.

In short the Commission pursuant to s40B(4)(a) of the Act directs Council in its capacity as a planning authority to reconsider and decide whether to prepare a draft amendment in relation to the request made on behalf of TAS Petroleum P/L.

The TPC advises that the planning authority's decision should be accompanied by reasons to demonstrate how the LPS criteria were taken into account in making its decision.

In terms of the LPS Criteria, the following is an extract from the *Land Use Planning and Approvals Act 1993*:

"34. LPS criteria

(1) *In this section –*

relevant planning instrument means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.

(2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*

(a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*

(b) *is in accordance with [section 32](#); and*

(c) *furtheres the objectives set out in [Schedule 1](#); and*

(d) *is consistent with each State policy; and*

(da) *satisfies the relevant criteria in relation to the TPPs; and*

(e) *as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*

(f) *has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#), that applies in relation to the land to which the relevant planning instrument relates; and*

- (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) *has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#) .*

(2A) *A relevant planning instrument satisfies the relevant criteria in relation to the TPPs if –*

- (a) *where the SPPs and the relevant regional land use strategy have not been reviewed under [section 30T\(1\)](#) or section [section 5A\(8\)](#) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument is consistent with the TPPs, as in force before the relevant planning instrument is made; and*
- (b) *whether or not the SPPs and the applicable regional land use strategy have been reviewed under [section 30T\(1\)](#) or section [section 5A\(8\)](#) after the TPPs, or an amendment to the TPPs, is or are made – the relevant planning instrument complies with each direction, contained in the TPPs in accordance with [section 12B\(3\)](#) , as to the manner in which the TPPs are to be implemented into the LPSs.*

(3) *An amendment of an LPS, or a draft amendment of an LPS, is taken to meet the LPS criteria if the amendment of the LPS, or the draft amendment of the LPS, if made, will not have the effect that the LPS, as amended, will cease to meet the LPS criteria.”*

The TPC do however acknowledge at para 11 that the ‘LPS criteria were considered and in part contributed to the planning authority’s decision.’

Options:

As it stands, Council has in my opinion 1 of 2 options:

1. Revisit DA2500106 and adopt the recommendation of Council’s consultant planner (below) that was provided as part of Council’s agenda item dated 24 February 2026;

THAT, in accordance with the provisions of the Land Use Planning and Approvals Act 1993 (the Act), the Planning Authority undertake the following:

A. That per Sections 38(2)(a) and 40D(a)(i) of the Act, it agrees to prepare and initiate draft amendment DA2500/115 to the Southern Midlands Local Provisions Schedule, as provided in Attachment 2, to:

a. Insert a Site-specific Qualification into SOR-Site-specific Qualifications table within the Local Provisions Schedule for the land at 20 Interlaken Road, Oatlands (CT 44897/6) that an additional Discretionary Use Class for the site

is: Vehicle Fuel Sales and Service if only for the sale of fuels, charging of electric vehicles, and provision of a dedicated rest area, provided no other activity associated with the use is proposed; and The Rural zone is an applicable zone of the Table C1.6 for Canopy signs, or Blade signs, if for directing attention to the sale of fuel, or charging of electric vehicles, and no other use or activity.

- B. That in accordance with Section 40F of the Act, Council by instrument in writing affix the common seal of the Council to certify that draft amendment DA2500/15 as provided in Attachment 2 meets the LPS criteria provided in Section 34 per the requirements of Section 40F (1) of the Act.**
- C. That in accordance with Section 40FA (1) of the Act, Council directs that a copy of the draft amendment be provided to any relevant agencies or State authorities the Planning Authority considers may have an interest in the draft amendment.**
- D. That in accordance with Section 40G and Section 40Z of the Act, Council directs that draft amendment DA2500/15 be placed on public exhibition. E. That in accordance with Section 40Y of the Act, Council grants a permit for a fuel station and signage at 20 Interlaken Road, Oatlands for reasons provided in the body of the planners report and subject to recommended conditions.**

Or, alternatively:

- 2. Council reaffirm its decision not to support the request to prepare and initiate a draft amendment and that it provide further rationale to substantiate its refusal in accordance with LPS criteria to the Tasmanian Planning Commission.

Option 2:

To reaffirm its original decision, Council provides the following information that references LPS criteria.

Council is reminded that the decision to refuse the application was based on the following commentary:

- 1. Lack of employment: The proposed development being an unmanned self-service fuel station will not provide for the on-going employment of local residents. It is acknowledged an employee will be engaged for the cleaning of the amenities building and this is likely to be minimal (part-time). The construction and building phase may benefit local trades however there is no guarantee of a positive employment opportunities for the Oatlands, its residents or Southern Midlands**
- 2. Road user safety. There is no requirement within the application for the establishment of acceleration/deceleration lanes on the Midlands Highway which is governed by a 110km/h road speed limit. I do not agree with the Department of State Growths advice**

that the existing Midlands Highway and Interlaken Road junction is satisfactory. The proposed activity will compromise road user safety and I want to avoid a repeat of the crash history (major impacts) that are associated with Mood Food.

- 3. Trade Competition: Fuel sales at the proposed self-service fuel station are in direct competition with an existing service station in Oatlands. In addition the discounted price will potentially compromise the viability of an existing established business.*
- 4. The provision of EV charging stations will likely impact on the economic viability of Council's own EV charging stations at the Oatlands Aquatic Centre whose revenue assists in off-setting Council's deficit and operational costs.*
- 5. Hours of Operation & Illumination: The canopy signage associated with the covered forecourt will be illuminated 24/7. In doing so this will potentially compromise the existing rural amenity and conflict with Council's aspiration to develop Southern Midlands as a 'Dark Sky Reserve.' A major development like this would be contrary to the adoption and acceptance of such a Policy.*
- 6. Rural zoning. The land is agricultural land and Southern Midlands is a rural Council. The loss and conversion of rural land for non-rural purposes is contrary to the zone provisions and is likely to create a precedent for other commercial activities*

In doing so Council asserts that original grounds 3-5 (inclusive) are not valid criteria and are subsequently withdrawn.

- 1. Lack of employment:** The proposed development being an unmanned self-service fuel station will not provide for the on-going employment of local residents. It is acknowledged an employee will be engaged for the cleaning of the amenities building and this is likely to be minimal (part-time). The construction and building phase may benefit local trades however there is no guarantee of a positive employment opportunities for the Oatlands, its residents or Southern Midlands.

In respect to the above, this matter is addressed within the following:

Section 34(2)(e)

The instrument – as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.

Southern Tasmanian Regional Land Use Strategy (2010-2035)

Activity centres are referenced within STRLUS and they provide the focus for services, employment, and social interaction in cities and towns. They provide a broader function than just retail and commercial centres. They are also community meeting places, centres of community and government services, locations for education and employment, settings for recreation, leisure and entertainment activities, and places for living through new forms of higher density housing with good levels of amenity, in mixed land use settings.

The Regional Land Use Strategy promotes the development of multifunctional, accessible Activity Centres.

The benefits of an Activity Centre approach are significant in that it:

- Enhances the viability and vibrancy of centres and the surrounding urban environment;
- Enables a more efficient and equitable use of resources and infrastructure;
- Assists in focussing the delivery of key community services;
- Provides a centre around which housing opportunities can be strategically planned;
- Creates opportunities to live and work more closely;
- Assists in creating a more sustainable urban environment by reducing private vehicle travel and facilitating use of non-motorised forms of transport (walking and cycling); and
- Facilitates agglomeration economies for business and industry.

Council acknowledges that the size and townscape of each centre should be relative to its function, the availability of land, ease of pedestrian movement and improving linkages with public transport.

Within STRLUS, Oatlands is referred to as a Rural Service Centre whose role is to provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally.

With respect to employment, this generally includes a mix of retail and office based employment servicing the local area or having limited office space requirements. May include one or two larger employers that are not suited to an urban location

There are a number of regional policies that promote the development of multifunctional, accessible Activity Centres and include:

AC 1 Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.

AC 1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.

AC 1.2 Utilise the Central Business, General Business, Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.

- AC 1.3 *Discourage out-of-centre development by only providing for in-centre development within planning schemes.*
- AC 1.4 *Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.*
- AC 1.10 *Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas*

Comment:

The subject site is zoned Rural.

The proposal promotes the use and development of a site outside of the Activity Centre, contrary to AC1 and AC1.1.

The proposal promotes the use and development of a site within the Rural Zone, contrary to AC1.2.

With respect to alternatives, a fuel station could only be allowed within the Light Industrial Zone (Permitted), or the General Business Zone (Discretionary).

As detailed within the consultant planners report to Council, the development area of the fuel station at 20 Interlaken Road is approximately 4,500m², not including the vehicle cross overs. Assuming this is a relatively consistent spatial requirement for uses of this type, within the Oatlands area, there are fourteen sites with an area greater than 4,500m² which are within either the Light Industrial Zone, or the General Business Zone. Arguably then, these lots by virtue of their zoning and size are capable of a similar development without the need for a planning scheme amendment.

The amendment will facilitate a fuel station, signage and rest area at the periphery of Oatlands, which is a Rural Services Centre. The proposal therefore promotes an out-of-centre development, contrary to AC1.3.

In addition, the activity is not anticipated within the Rural Zone, and represents a significant departure from the SPP.

The out-of-centre development undermines the principal in strengthening and revitalising the activity centre, the local community and will be detrimental to the town, contrary to AC1.4.

The proposal is for the use and development of an unmanned self-service fuel station and will not provide for the on-going employment of local residents, contrary to AC1.10.

Whilst a response has been provided in relation to the operative STRLUS, Council acknowledges that the impending STRLUS provides for a much smaller Rural Services Activity Centre which is contained to the eastern portion of the Midlands Highway.

Section 34(2)(f) Strategic Plan

The instrument – has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates

Southern Midlands Strategic Plan (2024-2034)

Council's vision includes *'a diversified economy crating employment opportunities through sustainable agriculture/horticulture, commercial, industrial activity, heritage tourism and viable historic villages/service centres;*

There are multiple references within the strategic plan that refer to employment opportunities and these include;

Business

- Part 2.3.1b – Increase employment within the municipality
- Part 2.3.1.1 - Continue to facilitate and actively promote the development of new business opportunities

Comment

The proposal is for the development of an unmanned self-service fuel station and through its lack of direct employment does not advance the above aims and objectives.

Oatlands Structure Plan (2021)

The purpose of the Structure Plan is to develop an integrated framework of policies and recommendations that can be used at a strategic level to guide local and state government priorities in relation to land use and development in line with the community's vision for Oatlands.

As detailed at Part 2.3, key benefits of structure plan include:

- Infrastructure coordination - identification of infrastructure priorities that are determined based on strategic directions;
- Land supply monitoring - identification of likely future demand for land and prospective yields;
- Efficiency - by resolving broader planning issues ahead of detailed planning for subdivision and development, structure plans allow for more efficient subdivision and development approvals;

- Guidance - structure plans assist landowners and planning authorities to identify the specific issues and actions required to progress future developments;
- Implementation of regional and subregional planning policy at a local level;
- Resolution of potential land-use conflicts;
- Implementation of regional and subregional planning policy at a local level

The Study Area (Figure 1) is centred on the land adjoining, and immediately surrounding, the Callington Mill and Park, Council Chambers and the former Oatlands Council Depot site. The area then extends out to include the Oatlands light industrial zone towards the Midland Highway, the recreation ground, and the Lake Dulverton foreshore area.



Figure 1 - Oatlands study area locality

There are multiple references within the Oatlands Structure Plan to employment and one of the desired outcomes of the strategy was the *'retention, diversification and expansion of employment pathways, for local workers in the agriculture and tourism sector, in particular youth employment.'*

Key actions of the Structure Plan include among other things:

- Encourage affordable housing and rural support opportunities within the town and boost local employment;

At Part 3.4 of the SP, and specifically within Table 1 of this regional policy, Oatlands is identified as a *rural services centre* which means its role is to provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. The first key theme related to rural services centres is that activity centres are areas not only of focussed employment, retail and commercial uses, but also to provide community services and opportunities for social interaction. Such

centres should have a high level of amenity and good transport links with residential areas.

To achieve these objectives, a range of land uses should be provided in relevant zones within the relevant planning scheme including the General Business zone, which occupies land on either side of the High Street. This will contribute to creating a multi-functional activity centre. Further to this, out-of-centre development should be discouraged by only providing for in-centre development within the relevant planning scheme; development standards within the relevant scheme should ensure high-quality urban design and pedestrian amenity; and active street frontage layouts should have preference over parking lot dominant retailing

The proposed fuel station is considered to be contrary to the above on the basis that:

- It is not being developed within a relevant zone
- The subject sites location will not contribute to creating a multi-functional activity centre
- Its location will result in an out-of-centre development.

2. Road user safety. There is no requirement within the application for the establishment of acceleration/deceleration lanes on the Midlands Highway which is governed by a 110km/h road speed limit. Council does not agree with the Department of State Growths advice that the existing Midlands Highway and Interlaken Road junction is satisfactory. The proposed activity will compromise road user safety and Council wants to avoid a repeat of the crash history (major impacts) that are associated with *Mood Food* – 3001 Midland Highway, Kempton.

In respect to the above, this matter is addressed within the following:

Section 34(2)(e)

The instrument – as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.

STRLUS (2010-2035)

Part 13.1 STRLUS, the Midlands Highway is recognised as a significant inter-regional freight route.

Map 3, the Midlands Highway is clearly identified as a *Regional Transport Corridor*.

A focus area under the Strategy includes maximising the efficiency of freight and public transport corridors and assets including maintaining and improving existing key public transport corridors to facilitate reliable, frequent public transport services.

The Midland Highway (National Highway A1) is classified as a **Category 1 Trunk Road** in Tasmania, serving as the primary freight and passenger artery connecting the northern and southern regions. It is a critical 110 km/h, state-owned route, forming part of the national highway network.

The Midlands Highway 10 year Action Plan sets out the Australian and Tasmanian governments' key priorities for investing \$565 million over 10 years to upgrade the highway and improve road safety and save lives on Tasmania's key north-south freight route.

The objective of the investment was to deliver a minimum 3-star rating for the Midland Highway. Key works included the addition of safety barriers, lane widening, and creation of safer intersections to improve its Australian Road Assessment program (AusRAP) safety rating.

Crash data can provide valuable information on the road safety performance of a road network. In terms of crash data, the TIA at Part 2.2 notes the following:

Crash data was obtained from the Department of State Growth for a 5 year period between 1st January 2020 to 31st December 2024 for Interlaken Road between Midland Highway and Coldblow Lane.

Two crashes were reported during this time:

- *2:15am, Monday 7th February 2022 – 'other-curve' single vehicle crash resulting in property damage only.*
- *3:06pm, Sunday 3rd March 2024 – no crash type recorded (single vehicle crash) resulting in property damage only.*

The crash data does not indicate that there are any pre-existing road safety deficiencies in the transport network that may be exacerbated by traffic generated by the proposed development. No crashes were reported at the Midland Highway/ Interlaken Road junction.

This however is in the absence of the proposed development at 20 Interlaken Road, Oatlands.

In addition to better understand the likely traffic generation associated with the proposed development, comparisons have been made in the TIA with a like installation (Ampol self-service fuel station) in Campbell Town. It is important to note that section of Midlands Highway (85 High St) is governed by an 80km/h road speed. The comparison in Council's opinion is unreasonable.

Council contests the introduction of a traffic generator (fuel sales, rest area, amenities building) at this location without necessary provision of appropriate upgrades e.g.

acceleration and deceleration lanes, will not only increase the potential for vehicular collisions but compromise both the safety and efficiency of this transport corridor. This too was supported by Council's traffic engineer who undertook a peer review of the Midson TIA that was submitted in support of the application. They advised the following:

The site and its access itself have no material issues. The layout and internal circulation look workable.

The main concern would be the Interlaken Road / Midland Highway intersection. The intersection currently provides AUL (auxiliary left-turn) and CHR (channelized right-turn) treatments, so left-in and right-in to Interlaken Road are fine. The issue is egress: there are no acceleration/protected turn-out facilities for left-out or right-out movements. Expecting B-double trucks to enter a 110 km/h environment from stop without acceleration provision is a safety risk. We've already seen risks with right-turn movements across the highway at Mood Food; here we also have staggered geometry, which compounds the risk profile.

In the absence of an appropriate intersection upgrade the development represents a significant safety risk and is contrary to Regional Policy LUTI 1.7 *Protect major regional and urban transport corridors through planning schemes as identified in Maps 3 & 4.*

Section 34(2)(f) Strategic Plan

The instrument – has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates

Southern Midlands Strategic Plan 2024-2034

Key actions under *Part 1.1 Roads*, include;

- 1.1.1.3 Continue to work with the Department of State Growth (DSG) to improve the safety and standard of the Midland Highway and other state roads along with road junctions, with a high priority on the Mood Food Midland Highway access
- 1.1.1.5 Ensure that appropriate sight distances are maintained, for key transport routes, through effective roadside vegetation management / road realignment

Comment

Notwithstanding the advice from the road authority; email from DSG dated 12 August 2025 where they advise that '*We agree that the proposal, and its associated traffic impact on the Interlaken / Midland Highway junction, is acceptable*', Council does not agree with this position.

Council is of the opinion the development of a service station at this location without satisfactory upgrades - provision of acceleration/deceleration lanes will compromise the safety and efficiency of the road network.

Further to the above, whilst Council has been unable to source meteorological data, there is adequate anecdotal evidence to suggest that road safety is compounded by the prevalence of heavy fog for lengthy periods throughout the year.

Oatlands Structure Plan (2020)

Part 3.4 of the Oatlands Structure Plan refers to activity centres and within this regional policy, Oatlands is identified as a rural services centre which means its role is to provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs.

The first key theme related to rural services centres is that activity centres are areas not only of focussed employment, retail and commercial uses, but also to provide community services and opportunities for social interaction. Such centres should have a high level of amenity and good transport links with residential areas.

By virtue of its location on the periphery of the township and to the west of the Midlands Highway, the proposed development does not have good transport links with Oatlands residential areas.

6. Rural zoning. The land is agricultural land and Southern Midlands is a rural Council. The loss and conversion of rural land for non-rural purposes is contrary to the zone provisions and is likely to create a precedent for other commercial activities.

In respect to the above, this matter is addressed within the following:

Section 34(2)(d)

The instrument – is consistent with each State policy

The State Policy on the Protection of Agricultural Land 2009 (PAL) aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Agricultural land is defined under the policy as: *Agricultural land: means all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.*

The land is not considered agricultural land; it is not in use for agricultural purpose, nor does it have the potential for agricultural use noting its size and the disconnected circumstance of the lot in relation to its surroundings.

These factors for agricultural potential were examined as part of the ‘*Land Potentially Suitable for Agriculture Zone*’ project which though not excluding the site from the study area (identified as grey in figure 14), it did not identify any level of potential to warrant consideration as only ‘potentially constrained’

Though the land is not considered as agricultural land within the meaning of the Policy, the potential impacts of the proposal on nearby land which is considered agricultural land are relevant, particularly the potential for pollutants to enter a watercourse which has been dammed for the purpose of irrigation.

RECOMMENDATION

THAT Council:

1. **Revisit DA2500106 and adopt the recommendation of Council’s consultant planner (detailed above) that was provided as part of Council’s agenda item dated 24 February 2026;**

OR

2. **Council reaffirm its decision not to support the request to prepare and initiate a draft amendment which is based on the further rationale provided in this report.**

DECISION

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

THAT:

Council adjourn the decision on this matter until the June 2026 Council meeting. This would enable a Council Workshop to be held in the ensuing period, where the Department of State Growth, Traffic Engineers and Council’s Traffic Engineer, (who undertook the peer review of the Developer’s Traffic Impact Assessment) be invited to address the Council Workshop on the traffic safety concerns that Council has at this location.

CARRIED

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

Grant Finn

From: Verrier, James <James.Verrier@stategrowth.tas.gov.au>
Sent: Thursday, 11 June 2026 11:10 AM
To: Grant Finn
Cc: Moroni, Elspeth; Stirling, Matthew
Subject: RE: TAS Petroleum - 20 Interlaken Rd, Oatlands.

Dear Grant

Thank you for your email and apologies for the confusion around our response. I provide the following comments for consideration by the Council at its workshop next week:

Thank you for the invitation to attend a Council workshop and provide comment on the proposed unmanned fuel station at 20 Interlaken Road, Oatlands.

The Department manages the Midlands Highway and the intersection of Midland Highway/Interlaken Road and Stanley Street, which is in the form of a right/left staggered T.

The Department notes the unmanned fuel station is supported by a Traffic Impact Statement by a suitably experienced professional (Keith Midson).

The Department is also in receipt of follow up correspondence by Mr Midson further supporting the development.

There are some inaccuracies in the Midson documentation which should be corrected. The Department has not upgraded the Midland Highway/Interlaken Road/Stanley Street intersection and there is no existing formal heavy vehicle rest area on Interlaken Road.

However, the Midson report does find that the intersection has left and right turn deceleration lanes and sight distance that meets the relevant standards. It also mentions there are no numerical warrants for acceleration lanes and the reasons they might be considered do not appear to be met in this case. The Department does not contest these findings.

While the Department would not necessarily object to a northbound acceleration lane of suitable length, there are not many on the state road network and most others are where highway (and likely turning) traffic volumes are significantly higher.

There is obviously a northbound acceleration/overtaking lane on the Midland Highway at Mood Food at Kempton. Mr Midson may like to comment on this but it is reasonable to expect that the traffic generation at Mood Food is higher than at an unattended fuel station.

It would be difficult to provide a southbound acceleration lane at an intersection in this form.

In its response to the development referral from Council, the Department requested the developer undertaken some shoulder widening on the left turn into Interlaken Road, and Interlaken Road itself.

The Department has recently undertaken some minor line marking and signage work at the intersection to clarify priority when turning into the side roads.

The Department is not planning any upgrades to the intersection at this time and will continue to monitor its performance, along with the rest of the state road network.

Please let me know if you have any questions with regard to the above points and I look forward to hearing the outcome from the workshop.

Kind Regards
James

James Verrier | General Manager
Transport Policy and Planning | Department of State Growth
Level 1, 2 Salamanca Square, Battery Point TAS 7000 | GPO 536 Hobart, Tasmania, 7001
Phone: (03) 6166 3480 Mob: 0418 369 092
www.stategrowth.tas.gov.au

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

From: Grant Finn <gfinn@southernmidlands.tas.gov.au>
Sent: Thursday, 11 June 2026 10:11 AM
To: Moroni, Elspeth <Elspeth.Moroni@stategrowth.tas.gov.au>
Cc: Verrier, James <James.Verrier@stategrowth.tas.gov.au>; abenson <abenson@southernmidlands.tas.gov.au>
Subject: TAS Petroleum - 20 Interlaken Rd, Oatlands.

Some people who received this message don't often get email from gfinn@southernmidlands.tas.gov.au. [Learn why this is important](#)

Good morning.

In my discussion with Matt Stirling some 10 days ago and Council's invitation for DSG to attend a Council workshop on Monday 15th June 2026, Matt indicated the Dept. wouldn't attend but instead would provide correspondence confirming its position.

In my email to Matt yesterday seeking an update on the receipt of said correspondence, he instead suggested I contact both of you.

Can you please provide me with some documentation that I am able to present to our elected members for Monday's workshop?

Kind regards

Grant Finn | Manager | Development & Environmental Services



85 Main Street, Kempton, TAS, 7120
(All correspondence to P O Box 21, Oatlands, TAS, 7120)
P: 03 6254 5050
E: gfinn@southernmidlands.tas.gov.au
W: www.southernmidlands.tas.gov.au



OATLANDS TOWN HALL AND COUNCIL CHAMBERS

71 HIGH STREET OATLANDS TASMANIA

HISTORIC HERITAGE MANAGEMENT STRATEGY

JUNE 2026

Brad Williams – Manager Heritage Projects

Alan Townsend – Senior Heritage Projects Officer

Southern Midlands Heritage Office

Mason Street OATLANDS 7120

heritage@southernmidlands.tas.gov.au



CONTENTS

1. Introduction, Rationale and Brief	1
1.1. The Subject Site	1
1.2. Commissioning and Brief	4
1.3. Aspirations	9
1.4. Terminology, Glossary and Abbreviations	9
1.5. Project team and acknowledgements.....	10
2. Statutory Heritage Requirements.....	11
2.1. Land Use Planning and Approvals Act 1995 - Tasmanian Planning Scheme – Southern Midlands... 11	
C6.1. Local Heritage Place	11
C6.2. Local Heritage Precinct.....	11
C6.3. Local Historic Landscape Precinct	11
C6.4. Place of Archaeological Potential.....	11
C6.5. Significant Trees	12
7.4.3. Change of Use of a Place Listed on the Tasmanian Heritage Register or a Local Heritage Place.	12
C1.0 Signs Code	13
Effect of the application of the Local Historic Heritage Code.	13
2.2. Historic Cultural Heritage Act 1995 – Tasmanian Heritage Register	13
2.3. Environment Protection and Biodiversity Conservation Act 1999	17
2.4. Aboriginal Heritage Act 1975.....	17
2.5. National Construction Code 2023 and Building Act 2016.....	18
2.5.1. General	18
2.5.2. Fire safety and compliance requirements.....	18

2.5.3 Access and Disability Discrimination Act 1992 requirements.....	18
3. Conservation Planning Methodology.....	20
4. History of the Place	25
4.1. Previous Heritage Studies and Secondary Sources	25
4.2. Overview History of the Place	25
4.2.1. Pre-European Settlement.....	25
4.2.2. Initial European Settlement	26
4.2.3. The Oatlands Military Precinct.....	28
4.2.4. Early local administration at Oatlands	30
4.2.5. The beginning of self government	33
4.2.6. The first Town Hall: the Oatlands Supreme Court House	35
4.2.7. Planning the new Town Hall.....	37
4.2.8. Construction of the new Town Hall.....	40
4.2.9. Initial operation & the Oatlands Institute	43
4.2.10. The 1892 Additions	47
4.2.11. The Hall Caretaker.....	52
4.2.12. Lighting	54
4.2.13. Use of the Town Hall Assembly Room	55
4.2.14. War Memorials.....	60
4.2.15. Surface finishes	62
4.2.16. Later additions & alterations.....	69
4.3. Key Historic Themes.....	74
4.4. Use of the Subject Site Aligned with Historical Uses	76
5. Description of the Place.....	77
5.1. The Exterior of the building.....	77
5.2. Exterior, Landscape and Setting Elements	84

5.3. The Interior of the Building.....	90
5.3.1. General comments on the interior.....	90
5.3.2. Ground floor.....	94
Room G1 – Council chambers.	94
Room G2 – Hallway and Foyer.	97
Room G3 – Council and Service Tasmania Office (former reading room).	102
Room G4 – Front office (former council clerk’s office).	104
Room G5 – Office (former magistrate’s chamber).....	106
Room G6 – Office (former jury room).	108
Room G7 – Kitchen (former library).	110
Room G8 – Office (former police office).	112
Room G9 – Former Billiards Room.	114
Room G10 – Strong room.....	116
5.3.3. First Floor.....	118
Room 1.1 – Town Hall and Stage.....	118
Room 1.2 – Foyer	122
Room 1.3 – Office (former caretakers residence then dressing room).	124
Room 1.4 – Office (former caretaker’s kitchen then dressing room).	126
Room 1.5 – Hallway.....	128
Room 1.6 – Female toilets (former office/dressing room?).....	130
Room 1.7 – Male toilets (former office/dressing room?).....	132
6. Townscape Setting, Attributes and Values.....	134
6.1. Townscape Evolution of the Area.....	136
6.2. Visual Attributes of the Subject Site	139
6.3. Axial Relationships and Proximal Associated Sites	143
6.4. Summary of Townscape Setting and Contribution of the Subject Site.....	143

7. Comparative Analysis	144
8. Statement of Historic Heritage Significance	152
9. Significance of Individual Elements and Ability for Change.....	158
Exterior	161
Exterior, landscape and setting elements	163
Interior.....	164
Room G1 – Council chambers and former court room.....	164
Room G2 – Hallway	166
Room G3 – Council and Service Tasmania office (former reading room).....	168
Room G4 – Office (former council clerk’s office)	170
Room G5 – Office (former Magistrate’s room)	172
Room G6 – Office (former jury room)	174
Room G7 – Kitchen (former library).....	176
Room G8 – Office (former police office)	178
Room G9 – Offices (former billiards room)	180
Room G10 – Strongroom.....	182
Room 1.1 – Town hall and stage	183
Room 1.2 – Foyer	185
Room 1.3 – Office (former caretaker’s living room and bathroom, later dressing room).....	187
Room 1.4 – Office (former caretaker’s kitchen, later dressing room)	189
Room 1.5 – Hallway.....	191
Room 1.6 – Female toilets (former office? later dressing room).....	192
Room 1.7 – Male toilets (former office? later dressing room)	194
10. Constraints, Opportunities, Requirements and Threats	196
11. Heritage Management Policies	198
11.1. Heritage Management Objectives	198

11.2. Purpose of Policy and Definitions and Role of Statement of Significance.....	198
11.3. Development of policy.....	199
11.4. Policies.....	199
13. Management Responsibilities and Strategy.....	210
13.1. Management roles and responsibilities.....	210
13.2. Baseline maintenance and security.....	210
13.3. Consultation.....	210
13.4. Further Planning.....	210
13.5. Review of this Document.....	211
13.6. Implementation strategy.....	211

This document was written by Brad Williams CF (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management, G.Dip Environmental Planning) Manager Heritage Projects, Southern Midlands Council. Historical research was provided by Alan Townsend, Heritage Projects Officer, Southern Midlands Council.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page. Project North as described in this document refers to the direction of High (technically north-west).

Unless otherwise stated, all photographs were taken by Brad Williams 2026. Cadastral information depicted in this document must not be relied upon without verification by a surveyor.

This document has been prepared by Southern Midlands Council and may only be reproduced, used or distributed for commercial purposes by Council. A copy of this report may be distributed to any persons for not-for-profit historical/archaeological research and will be deposited with public repositories – however may not be used by any person/entity other than Council for commercial purposes without prior permission.

Southern Midlands Council expressly disclaims responsibility for any error in, or omission from, this document arising from or in connection with any assumptions being incorrect.

The opinions, conclusions and any recommendations in this document are based on conditions encountered and information available at the time of preparation. Southern Midlands Council reserves the right to retract or review any opinion, conclusion or recommendation should further relevant information come to hand at any time in the future; otherwise Council expressly disclaims responsibility for any error in, or omission from, this document arising from any such further information.

By submission of this document in any statutory process, Southern Midlands Council agrees with the findings, recommendations and conclusions and agrees to implement all recommendations as necessary (unless subsequently altered by a Permit Authority).

Frontispiece: The Oatlands Town Hall, c1930. State Library of Victoria.

1. INTRODUCTION, RATIONALE AND BRIEF

1.1. The Subject Site

Site name	Oatlands Town Hall and Council Chambers
Address	71 High Street, OATLANDS, TASMANIA 7120
C/T	214293/14
PID	5842573
Owner	Southern Midlands Council.
Client/Proponent	Southern Midlands Council.
Current use	Council offices, council chambers and disused town hall.

Figure 1.1 – Location of the subject site (shaded orange). LIST.



Figure 1.2 – Aerial image of the wider area, the subject site outlined in red. LIST.



Figure 1.3 – Aerial image of the subject site (outlined in red). LIST.



1.2. Commissioning and Brief

This document seeks to cover the following aspects of heritage management planning as a pragmatic means of providing sufficient planning to guide the foreshadowed aspirations for the site (see Section 1.3). It is acknowledged that in some cases comprehensive heritage management planning may not be required where values are not in doubt or at threat, and although ideally a comprehensive historic heritage management strategy (HHMS) should be prepared for all significant places, pragmatism and effective use of resources in the planning stage may be exercised in providing a level of planning sufficient to understand and maintain values, without unnecessary expenditure of resources. Accordingly, this document seeks to address the following aspects of a comprehensive HHMS (green items included, orange items included if necessary¹ and red items recommended for future planning²):

¹ These items may be part of the current brief/scope but may not be necessary – their necessity is to be informed by the included elements of the current project.

² These items may be necessary, but clearly outside the scope that may be impacted by current aspirations and/or beyond the current resources/stated desired scope of the client.

Component/document		Scenario for applicability of component/document	Must include components	Included in scope of current document		
				Included	Included if necessary	Recommended for future
1	Site History	Essential as the basis for all conservation planning initiatives as the baseline information on the development of a place. This may also include wider setting/townscape/associated site histories.				
2	Comparative analysis	Required where a site may have a uniqueness that contributes to its significance and to determine the scale of such in comparison to other similar places (regionally, temporally and/or thematically).	(1)			
3	Statement of Significance	Essential as the basis for all conservation planning initiatives to understand what attributes of a place demonstrate significance,	(1) ³			

³ Note that a statement of significance may also rely on a degree of site observation and comparative analysis.

		and against which the impact of any change can be measured in a heritage impact assessment and statement of compliance.				
4	Conservation Management Plan (CMP)	Where a place is highly significant, comparatively complex (including substantially degraded and/or altered) and/or where substantial change is foreshadowed.	(1) (2) (3)			
5	Conservation Policy Framework (CPF).	Where a place may be of lower significance, reasonably simple and where substantial change is not foreshadowed. Such a document usually has a lesser degree of site/comparative analysis.	(1) (3)			
6	Landscape Conservation Management Plan (LCMP)	Where there appears to be substantial landscape/setting issues which may be impacted by aspirations/development.	(1) (2)			
7	Streetscape/townscape analysis and development guidelines.	Where foreshadowed development/aspirations may result in impact wider than the subject site (e.g. within heritage or cultural landscape precincts) and/or where direct impact upon the heritage item (e.g. building) is not foreshadowed (however may include setting/curtilage issues).	(1) (3) (5) ⁴			

⁴ May also include (4) where significant landscape settings may be impacted.

8	Heritage Impact Assessment (HIA)	Assessing proposed changes/development against the policies of a CMP/CMF. This forms the basis of the Statement of Compliance for statutory applications.	(4) or (5) or (6) or (7)			
9	Statement of Historical Archaeological Potential (SoHAP)	Where historical archaeological values are likely. Note that where complex and highly significant archaeological values are expected, a standalone SoHAP is usually more appropriate than incorporation into a HHMS.	(1) (2) (3)			
10	Archaeological Impact Assessment (AMP)	Where historical archaeological values are likely and may be impacted by aspirations/development.	(9)			
11	Archaeological Method Statement (AMS)	Where historical archaeological values are likely and will be impacted by aspirations/development.	(10)			
12	Interpretation Plan	Where a place has interesting/high values and is likely to be publicly accessible/have public interest.	(1)	Future project		
13	Statement of Compliance	Specifically addressing statutory heritage requirements for submission with statutory applications.	(8)	Future project		

14	Implementation Strategy	A specific strategy for the implementation of the recommendations of any planning document, usually arranged into short/medium/long term initiatives.	(4) or (5) (6) (12).			
----	-------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------	--	--	--

1.3. Aspirations

The brief provided by the client is driven by the aspiration of retaining the building for its original and significant purpose as council chambers, council officers and in particular to overcome the access issue which has meant that the town hall on the first floor has not been used for that purpose for more than 25 years. A further aspiration is to provide policy encouraging an appropriate landscape setting for the forecourt, potentially in association with a wider ‘town square’ project as well as to guide actions relating to parking and public toilet issues at the rear of the site.

Note that as per the heritage management processes detailed in Section 3, the formulation of this document, the findings and recommendations **are not necessarily driven by those aspirations**. Impartial heritage management recommendations must not necessarily be influenced by the desired nor predisposed outcome of the client/owner and must be driven by industry standard processes with the aim of satisfactorily addressing statutory heritage requirements. **There is no up-front guarantee that heritage management recommendations will meet all aspirations.** The purpose of understanding aspirations is to ensure a pragmatic use of resources in the planning phase – e.g. to not necessarily undertake planning work where it may not be necessary, and to hone inputs into aspects which may be complex, contentious and/or require a higher level of planning/guidance.

1.4. Terminology, Glossary and Abbreviations

The following glossary and abbreviations are used in this document (where not defined elsewhere within this document):

Development	As defined in the Land Use Planning and Approvals Act 1993.
LIST	Land Information Systems Tasmania.
NRE Tasmania	Natural Resources Tasmania (Land Data Branch).
SLT	State Library of Tasmania.
SMC	Southern Midlands Council.
Suitably qualified person	As per s.65 of the Local Government Act 1993.
TAHO	Tasmanian Archive and Heritage Office.

THC	Tasmanian Heritage Council.
THR	Tasmanian Heritage Register.
Use	As defined in the Land Use Planning and Approvals Act 1995

1.5. Project team and acknowledgements

This document was written by Brad Williams, Manager Heritage Projects, Southern Midlands Council. Historical research was provided by Alan Townsend, Senior Heritage Project Officer, Southern Midlands Council.

2. STATUTORY HERITAGE REQUIREMENTS

2.1. Land Use Planning and Approvals Act 1995 - Tasmanian Planning Scheme – Southern Midlands.

Pursuant to the Land Use Planning and Approvals Act 1995 (LUPAA), the subject site is subject to the Local Historic Heritage Code (C6) of the Tasmanian Planning Scheme – Southern Midlands (the *planning scheme*), by inclusion on any of the following Tables in the Local Provisions Schedule (LPS).

Note however that as per Clause C6.2.3 of the Tasmanian Planning Scheme, the Local Historic Heritage Code does not apply to places registered on the Tasmanian Heritage Register (except for Clause C6.9.1 (Significant Trees)).

C6.1. Local Heritage Place

Although included on Table C6.1 as a Local Historic Heritage Place, as the subject site is also included on the Tasmanian Heritage Register, by virtue of Clause C6.2.2 the Local Heritage Place provisions of the Historic Heritage Code do not apply

C6.2. Local Heritage Precinct

Although included on Table C6.2 as being within a Local Heritage Precinct (Oatlands Township Precinct), as the subject site is also included on the Tasmanian Heritage Register, by virtue of Clause C6.2.2 the Local Historic Precinct provisions of the Local Historic Heritage Code do not apply.

C6.3. Local Historic Landscape Precinct

The subject site is not included on Table C6.3 of the LPS, therefore is not subject to Clauses C6.7.1, C6.7.3, C6.10.2 or C1.6.4 of the planning scheme which relate to Local Historic Landscape Precincts.

C6.4. Place of Archaeological Potential

Although the subject site is included on Table C6.3 as a Place or Precinct of Archaeological Potential, as the subject site is also included on the Tasmanian Heritage Register, by virtue of Clause C6.2.2 the Local Historic Heritage Code does not apply.

C6.5. Significant Trees

The subject site is not included on Table C6.5 of the LPS, therefore is not subject to Clause C6.9.1 of the planning scheme which relate to Significant Trees.

7.4.3. Change of Use of a Place Listed on the Tasmanian Heritage Register or a Local Heritage Place.

By virtue of Clause C6.2.4, the Local Historic Heritage Code does not apply to use. However, Clause 7.4 states:

7.4.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a Local Heritage Place subject to the Local Historic Heritage Code that would otherwise be Prohibited is Discretionary.

7.4.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:

- (a) the local historic heritage significance of the local heritage place; or*
- (b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.*

7.4.3 In determining an application the planning authority must have regard to:

- (a) any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;*
- (b) any statement of local historic heritage significance and historic heritage values, as described in the Local Historic Heritage Code;*
- (c) any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:
 - (i) the local historic heritage significance of the local heritage place or local heritage precinct; and*
 - (ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;**
- (d) any conservation plan prepared by a suitably qualified person in accordance with The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance 7th edition, 2013;*

- (e) *the degree to which the restoration, conservation and future maintenance of the heritage significance of the place is dependent upon the establishment of the proposed use;*
- (f) *the likely impact of the proposed use on the amenity, or operation, of surrounding uses;*
- (g) *any Heritage Agreement that may be in place, in accordance with the provisions contained in the Historic Cultural Heritage Act 1995;*
- (h) *the purpose and provisions of the applicable zone; and*
- (i) *the purpose and provisions of any applicable code.*

C1.0 Signs Code

The subject site is affected by the Signs Code of the Tasmanian Planning Scheme – State Planning Provisions. Of relevance to heritage is Clause C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts. The signs code sits outside the Local Historic Heritage Code, therefore the qualifier of inclusion on the Tasmanian Heritage Register overriding the Local Historic Code is not applicable.

Effect of the application of the Local Historic Heritage Code.

By inclusion on any table of the Local Historic Heritage Code (unless the code is rendered inapplicable by virtue of inclusion on the Tasmanian Heritage Register), unless proposed development is exempt by virtue of Clause C6.4, a discretionary development application will be required to be submitted to the planning authority.

There are no explicit submission requirements specific to historic heritage which must accompany that application, however the performance criteria of many of the clauses require consideration of the possible impact of any development upon the historic heritage values of the local heritage place as identified in the relevant LPS or if there are no historic heritage values identified in the LPS, the historic heritage values as identified in a report prepared by a suitably qualified person.

2.2. Historic Cultural Heritage Act 1995 – Tasmanian Heritage Register

The subject site is listed on the Tasmanian Heritage Register (THR) (place ID 5527); therefore is subject to the provisions of the *Historic Cultural Heritage Act 1995* (HCHA).

Figure 2.1 – Tasmanian Heritage Register registrations of the subject site (orange) and adjacent places (blue). www.thelist.tas.gov.au



The subject site is adjacent to the former Commandant's House at 69 High Street (THR 11031) as part of the Oatlands Military Precinct Complex (other adjacent titles registered for archaeological values).

Part 6 of the HCHA (Heritage Works) sets the process by which approvals for works may be gained from the Tasmanian Heritage Council (THC):

35. Heritage works require heritage approval

- (1) A person must not carry out any heritage works unless those heritage works have heritage approval.*
- (2) For the purposes of subsection (1), heritage works are taken to have heritage approval if, and only if –*
- (a) in a case where a minor works approval has been issued, the heritage works are carried out in accordance with –*
 - (i) that minor works approval; and*
 - (ii) if a discretionary permit or other permit is required for the heritage works under the Planning Act, that discretionary permit or other permit; or*
 - (b) in a case where a minor works approval has not been issued, the heritage works are carried out in accordance with a discretionary permit, major project permit or a combined permit.*
- (3) It is a defence in proceedings for an offence under subsection (1) if the defendant establishes that –*
- (a) the heritage works were carried out in response to an emergency; and*
 - (b) the heritage works were, both as to nature and extent, reasonably necessary for the purposes of responding to the emergency; and*
 - (c) in the circumstances, it was not practicable to seek a minor works approval; and*
 - (d) the defendant, before, while or as soon as practicable after carrying out the heritage works, notified the Heritage Council, in writing, of the emergency and the details of the heritage works.*

Sections 36-41 set the process for the lodgment and assessment of applications for a heritage works permit, via a Discretionary Development Application under the Land Use Planning and Approvals Act 1993.

Section 39 sets the Procedure if the Heritage Council wishes to be involved in determining discretionary permit application.

39. Procedure if Heritage Council wishes to be involved in determining discretionary permit application

- (1) This section applies if, in respect of a discretionary permit application, the Heritage Council gives the relevant planning authority the notification referred to in section 36(3)(b).*
- (2) The Heritage Council is to further consider the discretionary permit application and in so doing –*
- a) is to have regard to the likely impact of the relevant heritage works on the historic cultural heritage significance of the relevant registered place or heritage area and any registered place that adjoins the relevant registered place or heritage area; and*
 - b) may have regard to any representations made in respect of the application; and*

- c) *is to have regard to any matters prescribed by the regulations for the purposes of this subsection; and*
- d) *is to have regard to any relevant works guidelines; and*
- e) *may liaise with the relevant planning authority.*

Section 42 describes the process whereby certain works may be exempt from the requirement of s.35:

42. Minor works approvals

(1) A person may apply to the Heritage Council for a minor works approval for heritage works.

(2) The minor works approval application –

(a) is to be in a form provided or approved by the Heritage Council; and

(b) is to be supported by such information as the Heritage Council requires, either at the time of lodgment or subsequently.

(3) The Heritage Council may –

(a) approve the minor works application; or

(b) refuse the minor works application.

(4) Without limiting its discretion, the Heritage Council must approve the minor works application if it is reasonably satisfied that the heritage works –

(a) are identified in the works guidelines as works that will have no impact or only negligible impact on the historic cultural heritage significance of the relevant registered place or heritage area; and

(b) are capable of being carried out in accordance with the works guidelines.

Whilst the HCHA provides no specific detail as to how particular proposals are considered, nor does it provide any indicative thresholds of what may be considered to have *no or negligible* heritage impact, the THC/Tasmanian Government publication *Works Guidelines for Historic Heritage Places* (November 2015)⁵ provides further detail on the application process, guiding principles and the basis for decisions made by the THC.

⁵ http://heritage.tas.gov.au/Documents/Works_Guidelines_FINAL_Nov2015.pdf

In addition, the THC has a series of practice notes and technical guides, available via www.heritage.tas.gov.au which provide useful guiding principles for how the THC are expected to assess and determine applications for heritage works.

2.3. Environment Protection and Biodiversity Conservation Act 1999

The subject site is not listed on any of the following statutory lists arising from the Environment Protection and Biodiversity Conservation Act:

- The National Heritage List
- The Commonwealth Heritage List
- The World Heritage List

Nor is it included in any buffer zones arising from those lists, therefore is not subject to the historic heritage provisions of that Act.

2.4. Aboriginal Heritage Act 1975

An assessment of any possible Aboriginal heritage values is not part of the brief for this report; nonetheless the provisions of the *Aboriginal Heritage Act 1975* are applicable to the place. A search of the Tasmanian Aboriginal Heritage sites register (Job # 52466368) did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics (search valid until 25/8/2026). The Tasmanian Government *Unanticipated Discovery Plan – Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania* must be adhered to in the event that any Aboriginal heritage items are discovered during the course of any works.

2.5. National Construction Code 2023 and Building Act 2016

2.5.1. General

As set by the *National Construction Code 2023* and the *Building Act 2016*: Work to the place should comply with building code provisions, via the relevant building and plumbing permits. A Building Surveyor must review plans prior to submission to the Permit Authority for building approval to ensure that compliance is best met. It is acknowledged that there will be cases where the code may not be met due to the impact which compliance may have on significant fabric, therefore these should be assessed case-by-case, with non-compliance mitigated as best as possible to ensure appropriate conservation outcomes. The *Building Act 2016* (s.13, s.53(b)) has provision where provisions may be modified for applicability to heritage buildings where compliance would threaten the historic cultural heritage significance of the place – this should be assessed by a building surveyor, in conjunction with a heritage professional, to ensure best-fit with the provisions of the act within the policies of the CMP.

2.5.2. Fire safety and compliance requirements

The high cultural significance of this site, and the extent of combustible elements in the building alongside required evacuation procedure, means that fire safety and security issues are a primary consideration in planning for the site. These requirements are outlined by the *National Construction Code 2023*. The necessity of fire safety equipment may sometimes contravene standard conservation practice (i.e. detract aesthetically from cultural significance). However, the priority is ensuring the longevity of the building and safety of users/occupants – hence adequate fire protection is a primary priority. Nonetheless, adherence to the CMP (i.e. when introducing new fabric) should occur where practicable and any installations should seek to have minimal fabric impact, be as unobtrusive as practicable and where possible be reversible. The *Building Act 2016* (s.13, s.53(b)) has provision where provisions may be modified for applicability to heritage buildings where compliance would threaten the historic cultural heritage significance of the place – this should be assessed by a building surveyor in conjunction with a fire engineer where necessary, in conjunction with a heritage professional, to ensure best-fit with the provisions of the act within the policies of the CMP.

2.5.3 Access and Disability Discrimination Act 1992 requirements

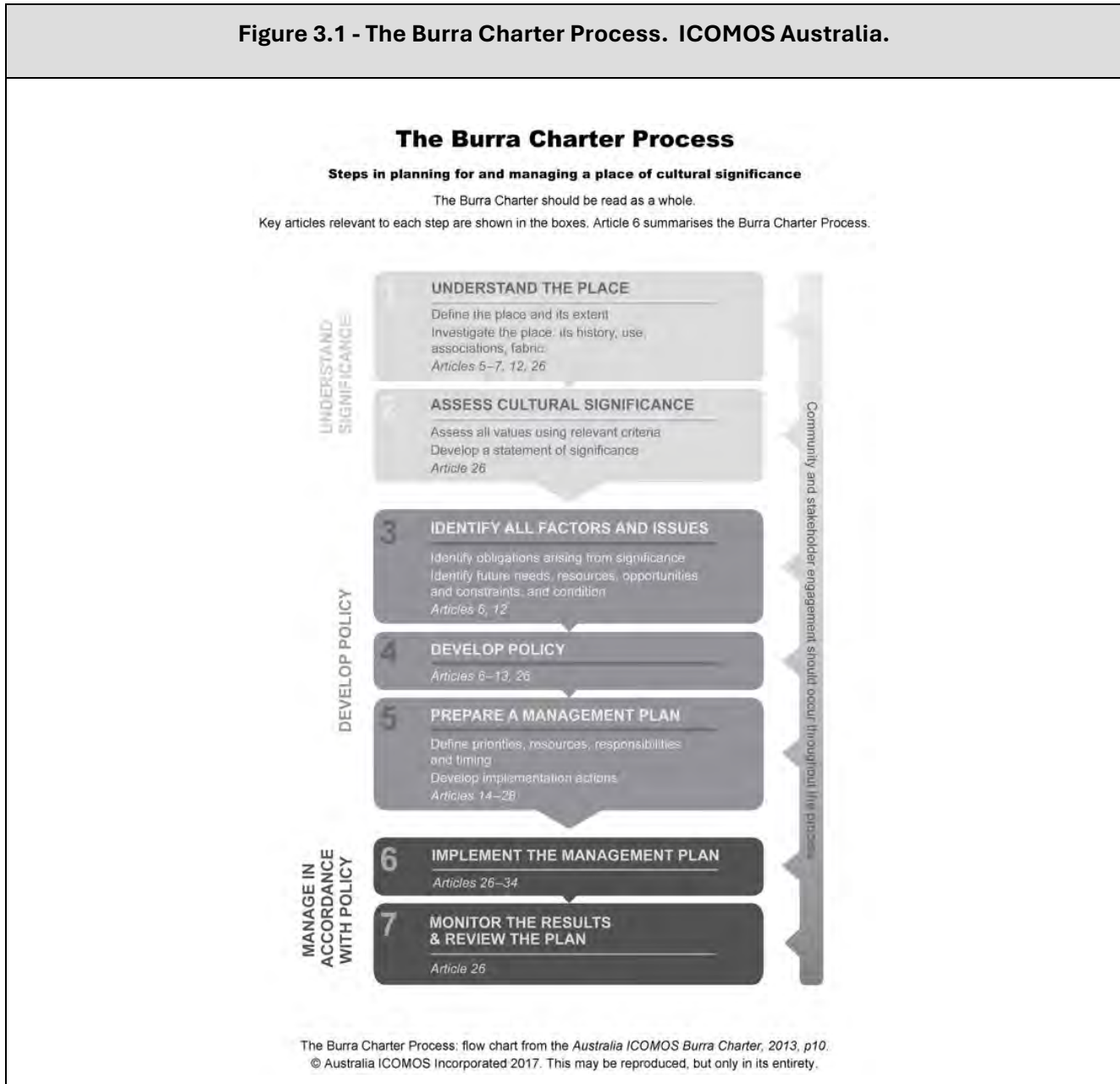
Further to the *National Construction Code 2023*, any change of use of the premises would require compliance with the objects of the *Disability Discrimination Act 1992* and the requirements of the *Disability*

(Access to Premises – buildings) Standards 2010. Where this would not be at the irreversible detriment of the historic cultural heritage values of the place, some dispensation may be possible via the formulation of a performance standards report for certification by a building surveyor. Careful consideration and balancing of Act objectives, heritage values and the desire for equitable access to the building would need to be part of the planning process for any amendment/upgrade of facilities. Interpretation planning should consider this scenario and propose means to compensate for any limited access.

3. CONSERVATION PLANNING METHODOLOGY

This document has been formulated in accordance with the International Council on Monuments and Sites (ICOMOS) Australia **Burra Charter**, which is considered to be the Australian heritage industry’s benchmark for assessing, understanding and managing heritage values.

Figure 3.1 - The Burra Charter Process. ICOMOS Australia.



The methodology in this document utilises the process detailed by James Semple Kerr in *The Conservation Plan*⁶ which is considered to be a sound benchmarking document for the formulation of conservation management plans and is endorsed by ICOMOS Australia.

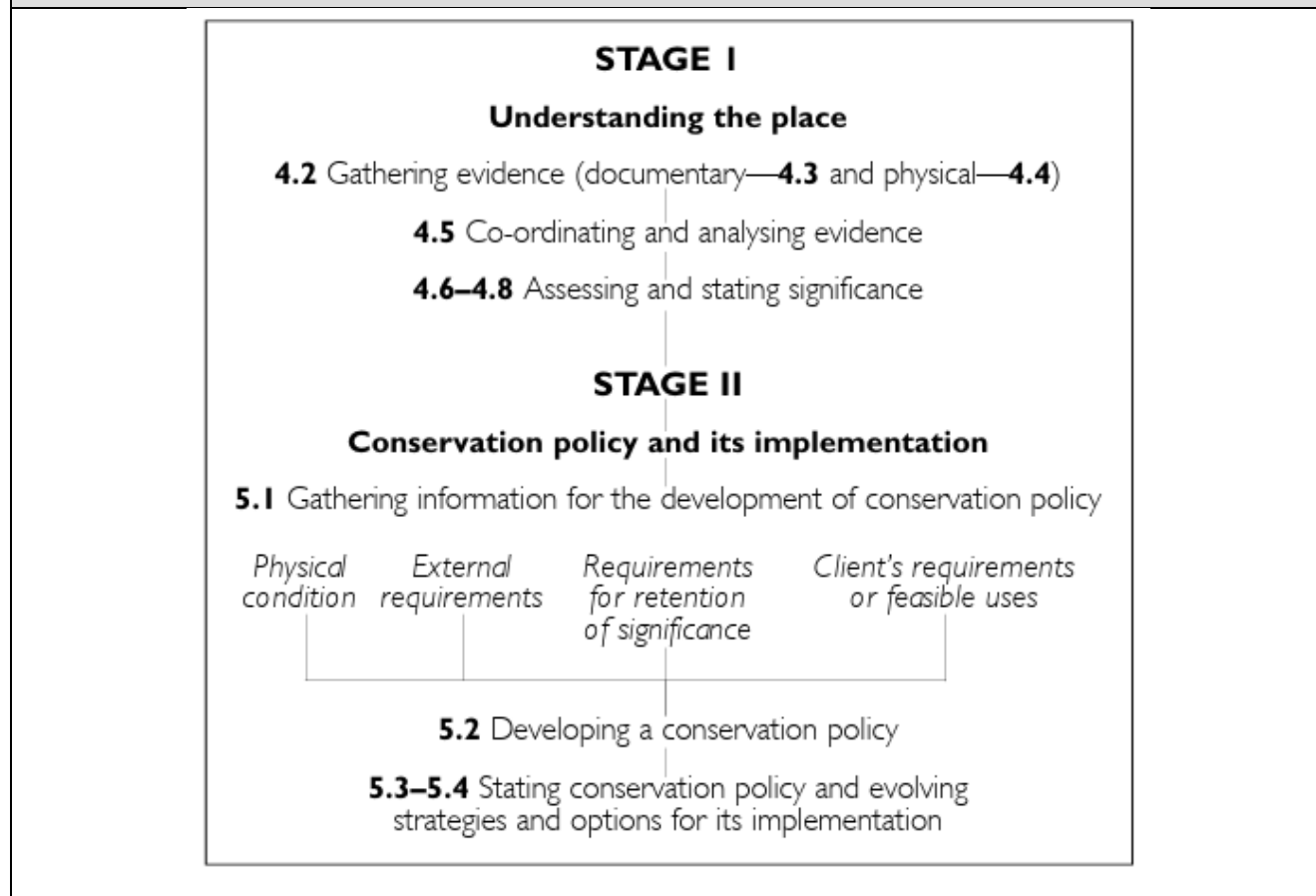
In the prefacing commentary of the document, Kerr provides a succinct overview of the aims of a conservation plan and the need for relevance and currency of such documents:

At its simplest, a conservation plan is a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development. For most places it deals with the management of change..... 'Conservation plan' has become a convenient generic term covering a variety of productions. The type of place, needs of owners, range of problems encountered and skills available all mean that the scope and approach must be flexible if the contents are to be both useful and succinct. The structure of such plans should therefore be tailored to resolve relevant issues in the most direct way..... The actual structure and scope of the plan has to evolve to suit the particular place and its problems.

Kerr summarises the process in the following table (with references to specific sections of his document):

⁶ KERR, J.S. (2013): *The Seventh Edition Conservation Plan. A Guide to the Preparation of Conservation Plans for Places of European Cultural Heritage*. Australia ICOMOS. The first edition of this document was prepared in 1982. <https://australia.icomos.org/wp-content/uploads/The-Conservation-Plan-7th-Edition-reduced-file-size.pdf>

Figure 3.2 - The Kerr conservation planning process.



The process detailed by Kerr finds its roots in the ICOMOS Australia *The Burra Charter*⁷, which was first adopted in 1979 and was most recently reviewed in 2013. The charter and associated practice notes are considered to represent best-practice in historic cultural heritage management and are applicable as the basis of conservation management plans in conjunction with the Kerr process. The following flowchart depicts the *Burra Charter* process:

Further to the broader conservation management planning process, the basis of all conservation planning is a thorough understanding of the historic cultural heritage significance of a place. As informed by historical and physical analysis, coupled with intangible values and meaning, all conservation planning decisions rely on the fundamental knowledge of the significance of a place. The document *Assessing Historic Heritage*

⁷ <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

*Significance for Application with the Historic Cultural Heritage Act 1995*⁸ is considered to provide a sound and logical process for the assessment and understanding of historic heritage significance. The principles of that document are utilised in the current document when considering the adequacy of statements of significance for the place and if these provide a sufficient basis for conservation management planning.

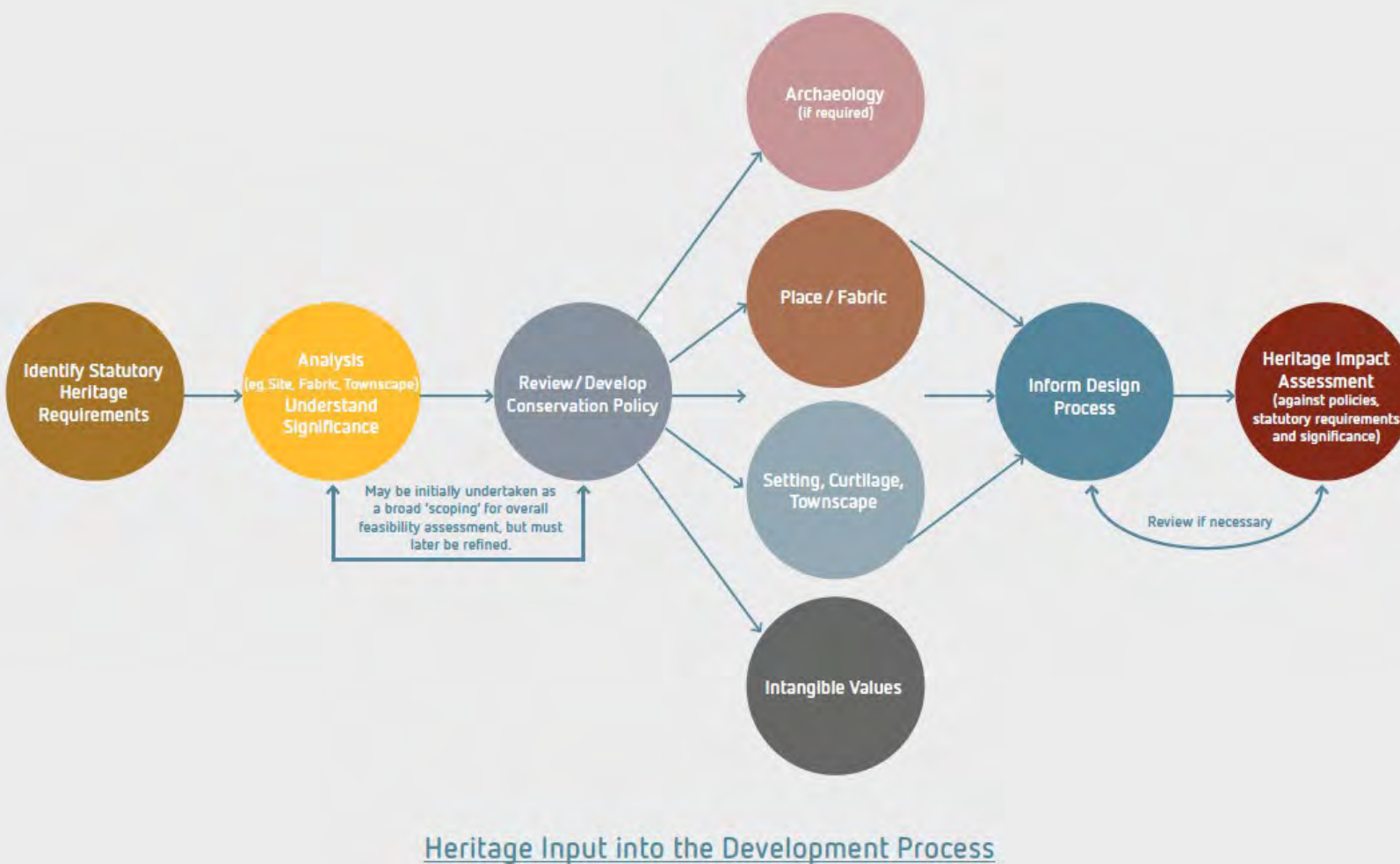
The fundamental distillation of conservation planning is the development of conservation policy, which is then utilised in further planning and implementation of the conservation management plan. In the formulation of conservation policy the ICOMOS Practice Note *Developing Policy*⁹ has been utilised as the framework for this task. In addition to industry standard conservation planning process, the conservation policy must also be aligned to statutory heritage requirements.

This document utilises that process in the following flowchart, which is expected to be used by the proponent and design team of any development to understand and respond to historic heritage values in the development process. Figure 3.3 depicts this process:

⁸ Department of Natural Resources and Environment Tasmania, Version 7, February 2025.
<https://heritage.tas.gov.au/Documents/Assessing%20Historic%20Heritage%20Significance.pdf>

⁹ https://australia.icomos.org/wp-content/uploads/Practice-Note_Developing-Policy.pdf

Figure 3.3 – Practice flowchart for the application of conservation management planning in the development process.



4. HISTORY OF THE PLACE

As outlined in the methodology in Section 3, the key to assessing historic heritage significance is to gain an understanding of the history of the place, the context of it within its surrounds, associated thematic contexts, and other intangible values (e.g. community value, value associated with people, events etc.). Whilst the scope of the current assessment did not allow a full and comprehensive historical research project into the place, it has been commissioned to provide sufficient understanding of the physical context of the building and surrounds upon which decisions regarding the management of heritage values can be made. Where relevant, this document suggests where further research may be required to further clarify or articulate particular points (e.g. associative values).

4.1. Previous Heritage Studies and Secondary Sources

The Tasmanian Heritage Register datasheet for the Oatlands Town Hall (THR ID 5527) provides a brief background history of the building sufficient for the inclusion on the Tasmanian Heritage Register. That has been reviewed and incorporated into the history below. No other previous heritage studies nor substantive secondary source documents provide any substantial insight into the history of the place.

4.2. Overview History of the Place

4.2.1. Pre-European Settlement

The Aboriginal presence in the Midlands dates back more than 60,000 years, with the area around Oatlands being a meeting place for the Big River and Oyster Bay groups. The original Aboriginal inhabitants of the area are the Paredarerme people, who formed part of the broader Big River Nation. They seasonally traversed the central plains and the shores of Lake Dulverton to hunt, quarry stone, and gather resources. The area's open grasslands were managed by Aboriginal people, using fire-stick farming to clear woodlands, promoting fresh growth to attract kangaroos, wallabies, and emus for hunting. Displacement by European settlement in the early 1800s leading to events such as the 'Black Line' (of which Oatlands was a central point) had a devastating impact upon the traditional inhabitants of Lutruwita/Tasmania. Today Aboriginal people still

have a deep cultural connection to country whose art, dance, stories, oral histories and songlines brought this place into being.

4.2.2. Initial European Settlement

The earliest consideration of a township at Oatlands resulted from Governor Macquarie's 1821 tour of Van Diemen's Land. On 3rd June 1821 the vice regal party stopped on the banks of the "Great Lagoon" (Lake Frederick, later renamed Dulverton) where Macquarie:

*fixed on the site of a Township on the banks of the said Lagoon, naming it 'Oatlands'. This a most eligible situation for a Town being well watered and in the midst of a rich fertile Country*¹⁰

Oatlands was one of four towns ordered by Macquarie – Perth, Campbell Town, Oatlands and Brighton. Contemporary newspapers reported that considerable thought lay behind Macquarie's choices, specifically, that each town was "seated in the midst of extensive Tracts of rich land", and that the four towns provided a "chain of stations" between Hobart and Launceston, 'whereby the Journeying between those places will be rendered both safe and convenient'¹¹. In July 1821, the official boundaries of the District of Bath were amended to include 'the Township of Oatlands'¹².

Despite the official changes there was no alteration on the ground for several years to come. In fact, the land on which the township was to stand had already been granted to Arnold Fisk, an American ship's captain who is best remembered for his role in the early development of flour mills in Hobart¹³. Fisk called his grant Oatlands Park¹⁴, and in 1823 was appointed Chief District Constable of the district of Methven¹⁵.

The first impetus towards carrying out Macquarie's directions appears to have come as a result of the dire state of the Jericho Gaol. In the 1820s Jericho possessed a log gaol and a government hut¹⁶, and was the

¹⁰ *Journal of a Voyage and Tour of Inspection to Van Diemen's Land 1821*, accessed 8 September 2025 at [Lachlan Macquarie - 1821 journal](#)

¹¹ *The Sydney Gazette and NSW Advertiser* 21 July 1821 p1

¹² *Hobart Town Gazette and Van Diemen's Land Advertiser* 28 July 1821 p1

¹³ Jill Cassidy and Keith Preston, *Thematic Study of the Tasmanian Flour Milling Industry* (Hobart, 2000) p9

¹⁴ *Hobart Town Gazette and Van Diemen's Land Advertiser* 22 November 1823 p2

¹⁵ *Hobart Town Gazette and Van Diemen's Land Advertiser* 3 May 1823 p2

¹⁶ Tasmanian Archives (TA) Colonial Secretary's Office (CSO) 1/1/211/5031

effective center of government business in the district. By 1825 the poorly built log gaol required potentially very costly repairs and additions¹⁷. Lieutenant Governor George Arthur's calculus appears to have been that it would be simpler to build a new gaol than fix the old, and if a new gaol were to be built, it could be built where Macquarie had previously directed Oatlands should be. In June 1825 Bath district Magistrate Thomas Anstey received a letter from Lieutenant Governor George Arthur 'upon the subject of the occupancy of Lemon Springs, or of Fisk's Farm at Oatlands as a Township'. Two months later, Anstey heard from his neighbor, Thomas Gregson, that Governor Arthur wanted his advice on which farm – Fisk's or Page's – would be a good location for 'the site of a new Gaol etc.'¹⁸.

Anstey reported in August 1825 that both farms were suitable, but that Fisk's farm held one advantage:

The north east corner of Fisk's farm abuts on Oatlands which was marked out by Governor Macquarie for the site of a new township. It may, therefore, be considered that in erecting Public Buildings on this Land, the intentions of the late Governor in Chief shall be carried into execution¹⁹.

Anstey also noted that establishing Oatlands on Fisk's farm would create the 'chain of stations' planned by Macquarie, Oatlands being 18 miles distant from the Cross Marsh²⁰. Acting on Arthur's instructions, Anstey approached the owners of both farms to see if they would consider selling or swapping part of their land for the new township. Eventually a deal was reached with Arnold Fisk, owner of a 2560-acre grant which included the township site ordered by Macquarie²¹. In September 1826, the Commissioners of Survey were directed to 'examine particularly the Township of Oatlands and report thereon'²². The following month, Colonel Balfour, Commandant of Port Dalrymple, was directed by Arthur to visit Oatlands to determine if it would make a better location for a military detachment than Jericho. Balfour reported that:

The preferable quality of the soil, the means afforded by the great extent of Crown lands when compared with the smallness of those at Jericho, & the facility afforded for bringing water in

¹⁷ TA CSO1/1/96/2299

¹⁸ TA CSO1/218/5242 p8

¹⁹ TA CSO1/218/5242

²⁰ TA CSO1/1/218/5242

²¹ TA CSO1/1/347/7911

²² TA CSO1/1/172/4147

*almost any quantity for the supply of the Township, are so perfectly apparent that I hesitate not to recommend the removal of the Troops from Jericho to Oatlands as soon as it may be practicable to do so.*²³

4.2.3. The Oatlands Military Precinct

With the decision made to build the new gaol at Oatlands and to station a military detachment there, Governor Arthur in February 1827 ordered Lieutenant Harvey Vachell of the Royal Staff Corps to proceed to Oatlands “for the purpose of erecting a Military Barracks”²⁴. Plans were to be provided by the Civil Engineer and fifteen convict mechanics (labourers) were placed under his orders. In August 1827 Acting Surveyor General William Sharland undertook a full survey of the proposed township, providing a very detailed report which included proposed locations for public buildings including a gaol and a church²⁵.

In September 1827 Arthur ordered Vachell to construct a log gaol and a commissariat store²⁶. By early 1828 the nucleus of the Oatlands Military Precinct was underway – the gaol, military barracks, commissariat, guard house and Quarters for the Officer Commanding the Troops²⁷. The latter (now known as the Commandant’s Quarters) were sited on a block part of which forms the present Oatlands Town Hall.

²³ TA CSO1/179/1735

²⁴ TA CSO1/1/47/902

²⁵ TA CSO1/1/172/4147

²⁶ TA CSO1/1/172/4147

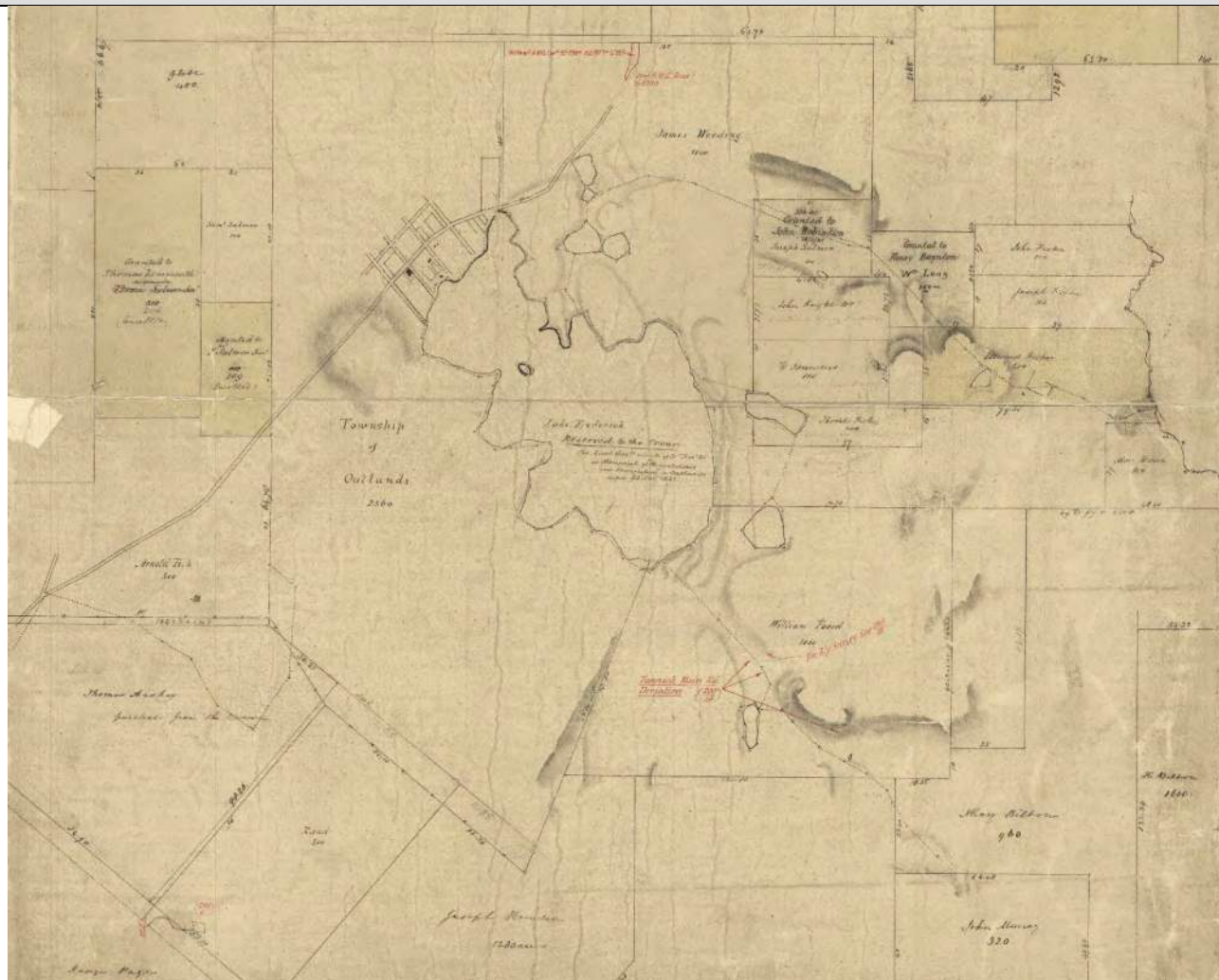
²⁷ TA CSO1/1/172/4147

Figure 4.1 – Sharland’s 1827 survey of Oatlands (Libraries Tasmania).



Note the 2560 acre Fisk grant.

Figure 4.2 – Map Somerset 49 (Detail) – undated map c1828 (Libraries Tasmania).



Note that the 2560-acre Fisk grant is now denoted “Township of Oatlands”. The Military Precinct is underway, with the Commandant’s Quarters, Military Barracks, Guard House and Commissariat Store depicted here

4.2.4. Early local administration at Oatlands

In March 1827 Governor Arthur introduced sweeping reforms of the magistracy in Van Diemen’s Land, dividing the island into nine police districts, one of which was the District of Oatlands. Central to the new system was the establishment of paid, full time Police Magistrates in charge of police, convict discipline, inquests, musters and all aspects of local government. For the new District of Oatlands, Arthur chose

Thomas Anstey²⁸, and provided him with an establishment of 6 constables, 10 field police, and later a flagellator and chief district constable. ²⁹ In July 1827 Anstey reported that:

*The Lieut. Gov. has shewn me the limits of my District at Oatlands. It is pretty extensive, but, - with the Dozen Constables of the Band of Field Police which he has promised me – I will venture to assert that it shall be my own fault, and I alone will have to bear the blame, if I do not keep the District in such good order, as it has never yet known.*³⁰

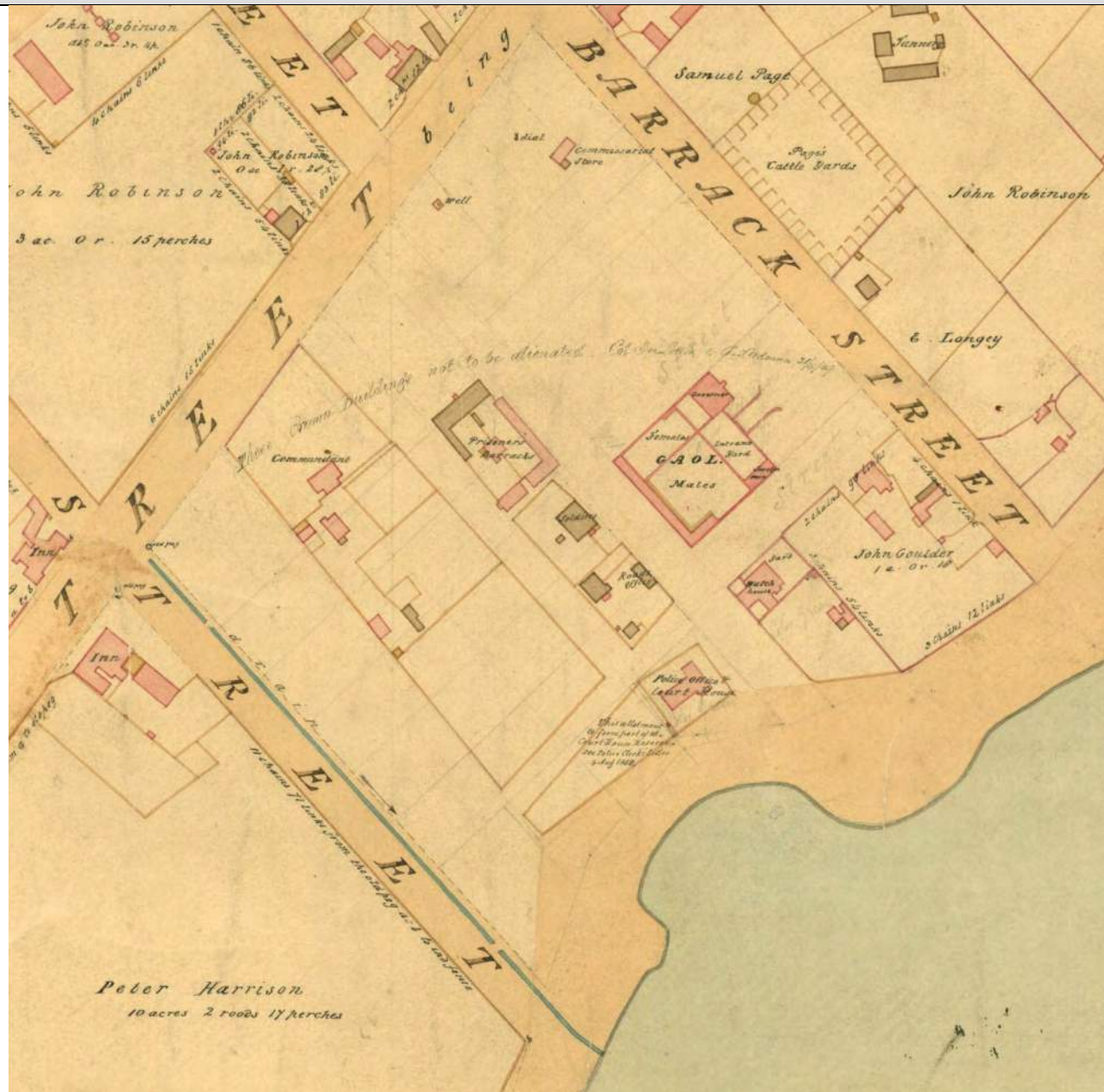
Anstey headed the Oatlands court of Petty Sessions in conjunction with local stipendiary magistrates. He was instrumental in having the Court House built, and highly supportive of the construction of the new (1834) Gaol. Anstey resigned in 1834 and was replaced by John Whitefoord, whose term as Police Magistrate covered most of the period until the establishment of the Rural Municipality of Oatlands.

²⁸ Historical Records of Australia (HRA), Series 3 volume 5, p.609 Arthur to Bathurst 30.8.1829

²⁹ HRA Ser.3 vol. 7, p. 247 Statement of the Police Establishment 19.4.28

³⁰ TA CSO1/172/4147

Figure 4.3 – Map Oatlands 21, c1843 - detail (Libraries Tasmania)



This section of Calder's 1843 survey depicts the Military Precinct, bounded by Church Street, High Street, Barracks Street and the Esplanade (excluding the John Goulder grant).

4.2.5. The beginning of self government

The end of transportation to Van Diemen's Land brought with it many changes to towns like Oatlands which had been established to serve as administrative units within the convict system. The first and most noticeable change was the sale in late 1859 of the bulk of the former Military Precinct. The second, and more consequential, was the establishment of Oatlands as a Rural Municipality.

Figure 4.4 – Map Oatlands 8 detail (Libraries Tasmania).



The portion shaded yellow includes Lot 14, sold by Government in 1861, formerly part of the Military Precinct. This is the lot later purchased by the Municipality of Oatlands for the erection of a Town Hall

From early 1861, Tasmanian districts could form themselves into municipalities. Generally speaking the new municipalities followed the outlines of Governor Arthur's Police Districts, with power transferring from a paid Police Magistrate to an elected body with very similar areas of responsibility.

The first move towards municipal government for Oatlands took place in July 1861, when a public meeting was held at the Midlands Hotel. Chaired by James McLanachan MHA and attended by a number of the Oatlands gentry (Thomas Burbury, Henry Coop, Thomas Jillett, Edward Frances Saunderson, Dr McNamara), the meeting centred around the following petition:

*That your Petitioners are the Owners and Occupiers of Property situate in the Police District of Oatlands in Tasmania....And your Petitioners humbly pray that Your Excellency [Governor Sir Henry Edward Fox-Young] may be pleased to proclaim the said Police District of Oatlands a Municipality.*³¹

Six months later, the proclamation was published in the Gazette and read from the steps of the Oatlands Hotel. Reporting the following day, *The Mercury* noted that "the English ensign floating in front of the Oatlands Hotel is denotive of the joy of the people of the District in favour of the municipal institution"³². The inaugural Oatlands Municipal Election closed on Thursday 9th January 1862 with Returning Officers from Jericho and Antill Ponds reporting their tallies. The election 'created very fair interest, doubtless from the novelty of the introduction into the district of the venerated and antique British principle of self government'³³. According to *The Mercury*:

*At this time the excitement in the township was considerable, and a large number of people assembled in front of the Midland and Oatlands Hotels....On Friday forenoon Mr Forster appeared on the parapet of the Midland Hotel and said, it became his duty, now that the election was finished, to announce officially the final state of the poll.*³⁴

³¹ *The Mercury* 20 July 1861 p4

³² *The Mercury* 7 December 1861 p2

³³ *The Mercury* 13 January 1862 p.2

³⁴ *Ibid.*

The highest vote winners were John Rowland Roe, John Tabart, Thomas Burbury, James Lord and George Wilson, followed by a number of prominent locals, mostly farmers.

The first meeting of the new Rural Municipality of Oatlands was held at the old Oatlands Courthouse on the 28th February 1862. Amongst a great deal of administrative business (such as presenting the Municipal Common Seal) the new Council agreed to take on most of the police and judicial functions of the old Oatlands Police District. The new Council agreed to take over the Oatlands, Spring Hill and Tunbridge Police, settling salaries and personnel, whilst the former Petty Sessions court hearings for minor offences would be taken over by the Warden's Court.

Another matter settled at this inaugural meeting was the By-Laws of the Municipality of Oatlands, including:

- Offences against decency
- Resisting the Town Surveyor
- Profane & Obscene Language
- Throwing filth, or causing Obstruction in the Streets
- Furious Riding or Driving
- Swine not to be kept as a nuisance
- Trading on the Lord's Day
- Offensive Smells from Premises
- Carts and Drays to be licensed
- Disorderly Houses

4.2.6. The first Town Hall: the Oatlands Supreme Court House

One of the first issues for the Council to resolve was the transfer of the 'Police Buildings' (Watch House and Gaol) and Court House from the Crown to the Municipality. From the beginning, the Court House had been used as Council Chambers, and the 'Police Buildings' were clearly a necessary part of administering the police. The Colonial Secretary advised in May 1862 that the transfer was being delayed by the issue of repairs to the Police Buildings.³⁵ In October 1862, Council voted to "accept the transfer of the Police Buildings from

³⁵ TA AB785/1/1 (Minutes of Oatlands Municipality) P43 17 May 1862

the Government....but to express its regret and disappointment that the Court House has not also been transferred'.³⁶ Council resolved to accept transfer of the Court House on the Government's terms that 'the use thereof shall at all times when required for the sittings of the Supreme Court or for any Government purpose be relinquished by the Council....inasmuch as at present the Court House is in the occupation of the Council merely upon sufferance'³⁷.

Despite this, the Court House remained officially a Crown possession, although in regular use as the Oatlands Council Chambers. In February 1863, Councillor Roe moved that 'an approach be made to the Executive for the transfer of the allotment of land fronting the School House [former Military Barracks] for building purposes'. The motion was carried but the approach denied by the Colonial Secretary³⁸. However, the Colonial Secretary wrote again in April 1863, advising that 'the Government contemplated discontinuing the sitting of the Supreme Court at Oatlands, and requesting to know whether the Council would take charge of the buildings for Municipal purposes on condition of keeping them in repair'.³⁹ Despite the potential cost of upkeep (especially on the Gaol) Council voted unanimously to accept transfer of the buildings.⁴⁰

Although Council now owned the Court House and occupied it as the Oatlands Council Chambers, the community still kept an eye towards the future needs of the town. In January 1864, Council became concerned to see one of the last bits of Crown land sold off (and thus not available for future Council expansion). At a meeting in November 1863, a petition was presented which read in part:

It has come to the knowledge of the Municipal Council...that it is in contemplation to put up to public auction an allotment of Crown land of about eleven acres called 'The Ordinance Reserve' opposite the Wardour Castle Inn...that such land is the only remaining piece of unalienated Crown land except a small allotment fronting the Board of Education School House...and no land is left for Municipal public purposes, save the sites of the old police buildings [Courthouse and Watch House], and they are off the Main Street...The Council is of opinion that it is undesirable and unjust to deprive the people of every site of land which might

³⁶ TA AB785/1/1 P63 25 October 1862

³⁷ TA AB785/1/1 P63 25 October 1862

³⁸ TA AB785/1/1 P76 20 February 1863

³⁹ TA AB785/1/1 P86 6 June 1863

⁴⁰ TA AB785/1/1 P88 6 June 1863

hereinafter be turned to advantage as a place of public recreation, or for the construction of a Literary Institute or Mechanics Institute, or hospital, or a public library, or any other beneficial public purpose... ”⁴¹

Despite Council’s protest the land was duly sold, however it is clear from the above petition that as early as 1863, Council and the community envisioned the need for a civic space which would accommodate a library, literary institute and recreational space – in short, almost exactly what the 1881 Town Hall would eventually be built to accommodate.

In the meantime, the Council made do with the old Court House. This meant that the building had to accommodate court hearings (i.e. Petty Sessions/Warden’s Court), meeting rooms, as well as providing office space for the Oatlands Police. Space being at a premium, resort was made to the Gaol, with the ceiling and plastering being repaired in the ‘House at Gaol at present occupied by the Council Clerk’. Council continued to maintain the Chambers, for example in 1867 accepting a tender to ‘repair the Plastering round [illegible] of the Council Chamber’.⁴²

4.2.7. Planning the new Town Hall

By the 1870s the old Court House was clearly no longer sufficient for the municipality, as was recognised by the Council and ratepayers alike. In August 1877, a motion initiated by Councillor R.D. Lord to build a Town Hall in Oatlands gained unanimous support from his fellow Councillors. According to Lord, this would:

Not only very much improve the appearance of Oatlands, but will be the means of supplying a want long and inconveniently felt here, inasmuch as the township does not contain any public place sufficiently large and convenient for holding public meetings, or in which concerts and public entertainments can be held, or lectures given, and which has long been felt to be a very great drawback to the place.⁴³

At first, Council hoped to acquire Crown land on which to build the new Town Hall. In August 1877, amidst uncertainties about the future use of the Oatlands Gaol, the Warden applied to have the site of the Gaol

⁴¹ TA AB785/1/1 P120 28 Nov 1863

⁴² TA AB785/1/2 (Minutes of Municipality of Oatlands Vol 2) p15

⁴³ *The Mercury* 8 August 1877 p.3

upon which to build the new Town Hall. However, the Colonial Secretary declined to allow demolition of the Gaol, citing potential future requirements of the Colony for penal establishments and discipline⁴⁴. This did not stop the Council asking again the following year (see below), this time to use the stone from the gaol for construction.

The following month, Councillor Jones reported that two pieces of land in High Street were available for purchase and would make a suitable site for the proposed Town Hall.⁴⁵ This allotment had originally formed part of the Military Precinct, being on High Street between the Commanding Officer's Quarters and the Soldiers' Barracks/ Probation Station block, and had been purchased from the Crown by George Taylor in February 1860.⁴⁶ In August 1878, Council approved the purchase of the land.⁴⁷ which was brought from Thomas Hampton for £175.⁴⁸ Standing on Hampton's land were 'old buildings' which were auctioned by Mr Westbrook, returning £2 17 shillings to the Council.⁴⁹

Finance was perhaps the largest obstacle to building the Town Hall. In March 1878, a meeting of Oatlands ratepayers was held to vote on authorising the Council to seek finance for a new town hall which would be 'a very great advantage to the municipality, and an ornament to the township, especially as the site upon which it is intended to build the Town Hall is on the main street, and in the very centre of the town'.⁵⁰ Once authorised, Council voted to seek a loan for £1,800 in November 1878 through tenders. The process was protracted, but a loan was eventually signed in February 1880 with the law firm of Dobson & Mitchell.⁵¹

⁴⁴ *The Mercury* 16 October 1877 p.3

⁴⁵ TA AB785/1/2 p.94 (1 November 1877)

⁴⁶ DPIPWE Land Information System Tasmania (LIST) Certificate of Title (CT) 19/149

⁴⁷ TA AB785/1/2 p.114 (3 August 1878)

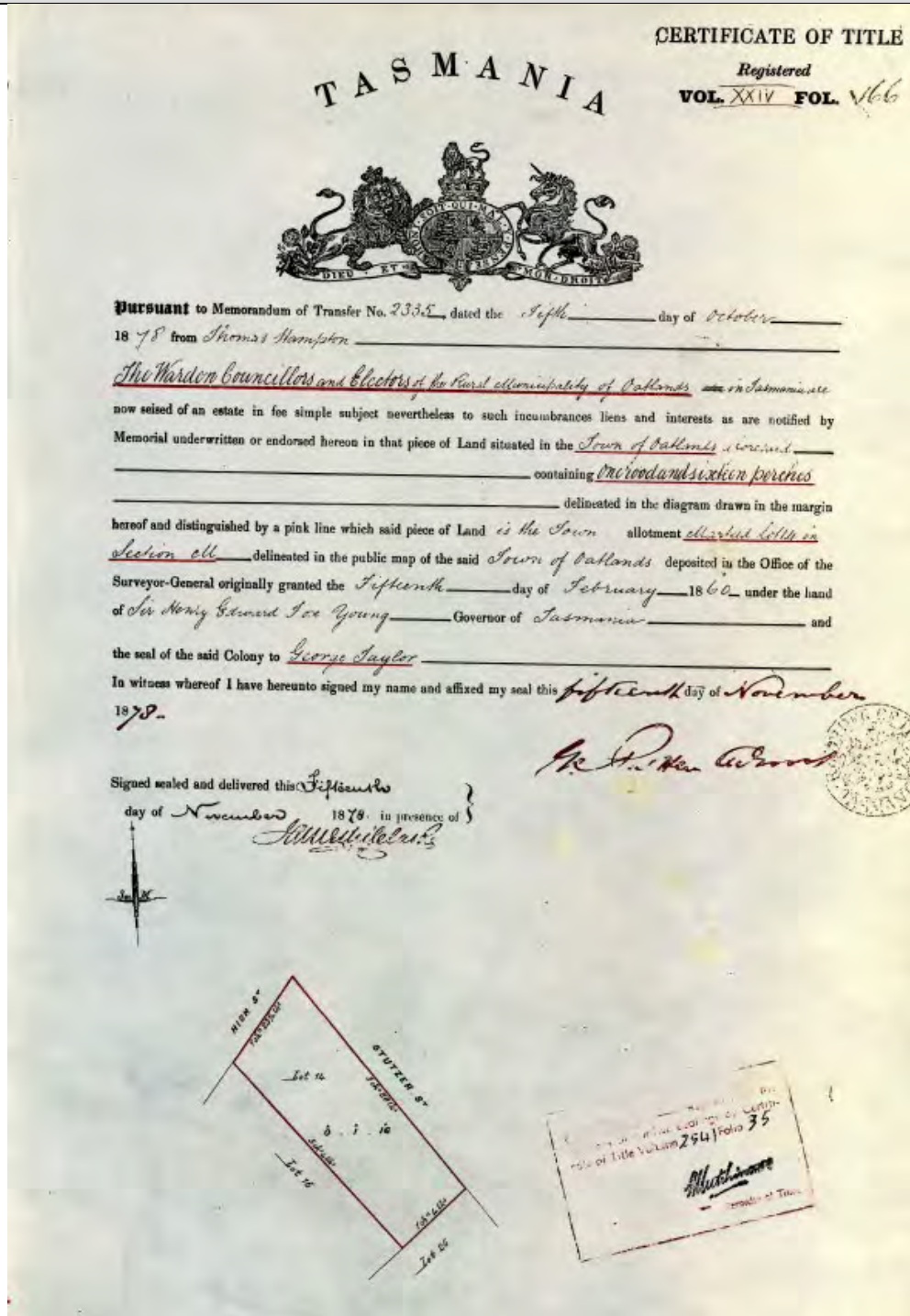
⁴⁸ DPIPWE LIST CT24/166

⁴⁹ TA AB785/1/2 p.148

⁵⁰ *The Mercury* 21 March 1878 p2

⁵¹ TA AB785/1/2 p.164 (16 February 1880)

Figure 4.5 – Certificate of Title Vol24 Folio 166 (NRE Tasmania).



1878 Certificate of Title recording the purchase of Thomas Hampton's land by the Municipality of Oatlands, future site of the Town Hall

4.2.8. Construction of the new Town Hall

With finance in place, Council appointed the architect William Henry Lord to design the town hall.⁵² Lord was born in Pontville in 1853, the son of John Lord.⁵³ He began his career as a pupil of Hobart architect Henry Hunter⁵⁴ and first gained notice through the design competition for a memorial for Captain Clinch to be erected in the Queenborough Cemetery. Lord's design won the competition, and he was closely involved in the construction of the memorial.⁵⁵ By 1877 he was working as a draftsman at the Public Works Department and working outside of hours as an architect. Only a handful of his designs are known; few are of any value in terms of comparative analysis to the Oatlands Town Hall. The only known design which bears comparison is Lord's plan for major alterations to Pressland House in Melville Street, Hobart. Lord accepted the commission in May 1882,⁵⁶ with the work completed in 1886.⁵⁷ His design included a complete rebuild of the façade which turned the attic rooms into a full first floor. The new façade bears a similarity to the Oatlands Town Hall in that both are fairly plain and unornamented (although the Town Hall's plainness may have been the result of cost cutting – see below). Lord's other known designs are a fairly eclectic mix of architectural styles.

In May 1880 Lord brought his plans for the new Town Hall to a council meeting for inspection. They met with the approval of Council, and tenders were called for construction. At the following Council meeting, the Warden tabled six tenders ranging from £1,845 to £2,392. All were considered too high, and the Councillors decided that 'Mr Lord be asked to reduce the plans so that the cost should not exceed £1,200'.⁵⁸ Later evidence suggests that the plans were changed to remove the hall-keepers rooms; commentators at the time thought it also lost 'much of its architectural beauty'.⁵⁹

At the July 1880 Council meeting, new tenders were tabled based on the reduced plans, including W. Anscomb (£1,675); W. Duncan (£1,400) and N. Fish (£1,495). These tenders were still considered too high, so Mr Duncan offered to 'erect the Town Hall if certain alterations were made as suggested in his Tender for

⁵² TA AB785/1/2 p.161

⁵³ *The Courier* 17 September 1853 p2

⁵⁴ Pers Comm, Sam Nicholls, 10 July 2025

⁵⁵ *The Tasmanian* 11 September 1875 p13

⁵⁶ *The Mercury* 27 May 1882 p1

⁵⁷ *The Mercury* 28 December 1886 p2

⁵⁸ TA AB785/1/2 p174

⁵⁹ See *The Mercury* 22 December 1880 p2 – Discussion of the near finished building mentions "it is contemplated at some future time to add hall-keepers rooms to the building"

the sum of £1,250 and to complete the building in 9 months'.⁶⁰ The matter remained undecided, with Council receiving the following month applications from John Headstrong and Walter Fish 'to superintend the building of the Town Hall'. In October 1880 a contract was signed with Duncan to erect the Town Hall. William Duncan was a well-known Hobart building contractor who is best remembered for building the 'new' Customs House in Hobart in 1900⁶¹.

Construction of the Town Hall was well underway in December 1880 when a reporter for the *Launceston Examiner* described works:

*Oatlands Town Hall – This building we understand is nearly completed. It will provide a great advantage to the town, although the architect (Mr WH Lord) was obliged to modify its proportions and dispense with much of its architectural beauty in order to bring the cost within the means at the disposal of the Municipality. The frontage is 63 x 33 feet, with a main entrance of 12 feet on the ground floor. There is one room suitable for meetings, 22 ft 6 in x 30 feet. The staircase is five feet wide, allowing a top landing of 12 feet x 12 feet. The entrance to the hall is by a 6 feet opening and the inside of the hall is 60 feet by 30 feet, with a platform of 12 feet. It is contemplated at some future time to add hall-keepers rooms to the building.*⁶²

Stone for the Town Hall came from the Fish brothers quarry opened by Walter Fish in 1869. Stone from this quarry was used in the construction of St John's Presbyterian Church, Hobart, as well as the Launceston, Burnie and Devonport Town Halls. In the 20th century, stone from the Fish quarry was used to build the Commonwealth Bank building in Hobart⁶³.

With work progressing well, a letter from W.H. Lord was received in April 1881 'proposing the substitution of tanks for drain pipes'; Council decided to 'carry out the original plan and have the drain pipes'. The following month, Walter Fish tendered to 'cut a drain along the back and down the sides of the Town Hall 9 inches square, to carry off the water, the same to be covered with stone flagging'. Council voted to accept Fish's

⁶⁰ TA AB785/1/2 p174

⁶¹ *The Mercury* 2 January 1908 p4

⁶² *Launceston Examiner* 22 December 1880 p2

⁶³ *The Mercury* 21 November 1933 p3

£7/15 tender for these works⁶⁴. Early photographs indicate the Town Hall was enclosed by a picket fence and central wooden gates (see Figure 4.9) built by Messrs Fisher and Pennicott in 1881⁶⁵.

In December 1880, a journalist passing through Oatlands reported that:

*This much required building is running up fast, and will be quite an ornament to the township...in a few weeks more the stonework will be completed; such is the rapidity with which our contractor is getting along”.*⁶⁶

By May 1881 the Town Hall was completed, but problems became immediately apparent, with a special council meeting called on 17th May to address the issues. The Warden stated that:

*The object in calling the Meeting was to consider the very defective state of the plastering in some of the rooms of the Town Hall and to determine what line of Action should be taken.*⁶⁷

Councillors met with William Henry Lord on site and the architect agreed that ‘three of the rooms downstairs (both walls and ceilings) ought to be stripped and plastered’⁶⁸. The last payment of £300 to contractor William Duncan was rescinded and payment withheld until the rooms were re-plastered. These works were finally finished and the Town Hall handed over to the Municipality in July 1881⁶⁹.

⁶⁴ TA AB785/1/2 pp 199 & 203

⁶⁵ TA MCC 24/1/1/11

⁶⁶ *The Mercury* 15 December 1880 p3

⁶⁷ TAHO AB785/1/2 p204

⁶⁸ *Ibid*

⁶⁹ *The Mercury* 12 July 1881 p3

4.2.9. Initial operation & the Oatlands Institute

Before the Town Hall could be officially opened a number of operational questions had to be addressed. To achieve this, Council created the Town Hall Committee in July 1881; the new committee was charged with all aspects of managing the Hall, including deciding which groups were allowed use of which rooms. Additionally, the Town Hall Committee was to decide on and prepare for the official opening of the Hall. In terms of usage, the Town Hall was built very much as a community centre, with a small secondary function of providing office space for the Council Clerk and a meeting room for the Council which could double as a court room for Petty Sessions hearings (formerly heard at the old Oatlands Court House). The focus until nearly the end of the 20th century was providing space for community entertainment and improvement. Central to this endeavour was the Oatlands Institute, which for more than 60 years ran the Library, Reading Room and Billiard Room (see below) housed in the Town Hall. The Oatlands Institute was established in February 1880, spurred into existence through the knowledge that Oatlands would soon have a new Town Hall with space set aside for the Institute⁷⁰. The Institute was not the first of its kind in Oatlands, which had already seen a Mechanics Institute and a Literary Association. At the core of all of these organisations was the belief that ordinary men could ‘improve’ themselves by reading, if only the books and a quiet space to read were provided. Led by Edward Whitesides, the Institute soon had a formal agreement with the Oatlands Municipality that they would have space in the new Town Hall. At the June 1881 meeting, Council agreed:

*That the large room on the ground floor on the right hand side be used as a reading room and library, and that the two rooms on the left hand side be used as the Council Clerk’s Office and for the Meetings of the Council.*⁷¹

In the meantime, the Oatlands Municipality provided the Institute with ‘reading Rooms in the old Military Barracks....until the rooms promised in the new Town Hall are ready’⁷².

The new Town Hall was officially opened on 17 September 1881, with the first community event being the Oatlands Roman Catholic bazaar.⁷³ In March 1882, the Town Hall Committee came to an agreement with the Oatlands Institute that Council would provide £20 per annum for the purchase of books and periodicals

⁷⁰ *The Examiner* 11 August 1832 p5

⁷¹ TA AB785/1/2 p206

⁷² *The Mercury* 7 July 1881

⁷³ TA AB785/1/2 p.216 September 1881

for the Institute’s Library, which would be housed in “the front room on the left hand side” of the Town Hall. Council also gave the Institute the use of ‘the back room for reading and other amusements’, with smoking permitted after 6 pm.⁷⁴

This arrangement proved very successful. By March 1882, the Institute had 126 members⁷⁵ and was able to report that:

*The Institute has been doing good and useful work and has succeeded in drawing the young from the most questionable places of resort. The Institute is making strenuous efforts to furnish them with both amusement and instruction. Some eighteen or twenty young fellows are enjoying social games or reading in the Town Hall instead of the makeshift arrangements. There are plenty of periodicals and papers.*⁷⁶

By 1886, The Institute Library held between 500 and 600 books ‘comprising the best literature available’. Monthly book loans were in the hundreds⁷⁷. The Reading Room was open 10 am to 10 pm Monday to Saturday, with a custodian employed by the Institute on duty most days.⁷⁸ By 1891, the Institute had the use of both the Reading Room and the Meeting Room, in which space was installed a billiard table.⁷⁹ The billiard table was very much in line with the Institute ethos; it was designed to give the youth of Oatlands a healthy alternative from milling about the streets. Additionally, the Institute looked down on ‘games of chance’⁸⁰ which could lead to gambling (billiards was seen as a game of skill).

⁷⁴ TA AB785/1/2 pp228-22

⁷⁵ Australian Decorative & Fine Arts Societies, “The Oatlands Institute” accessed 24 August 2021 at [ADFA Mechanics Institute.pdf](#)

⁷⁶ *The Mercury* 7 March 1882

⁷⁷ *Mercury* 6 September 1886

⁷⁸ Australian Decorative & Fine Arts Societies, “The Oatlands Institute” accessed 24 August 2021 at [ADFA Mechanics Institute.pdf](#)

⁷⁹ *The Mercury* 8 August 1891 p1

⁸⁰ *The Mercury* 1 March 1887 p3

Figure 4.6 – The earliest known photograph including the Town Hall (early 1880s). TAHO PH30-1-2969.



This shows the building limited to the front pile with a small skillion to the rear, being the original footprint of the building.

Figure 4.7 – Excerpt from a c1890 lantern slide panorama of Oatlands.



This shows the town hall prior to the 1892 extensions, with only the small skillion at the rear. Note the large yard at rear.

4.2.10. The 1892 Additions

With the growth of the Oatlands Institute and consequent increasing demands for space in the Town hall, a number of design flaws were emerging:

The splendid looking building which constitutes the Town Hall at Oatlands excites general admiration from visitors, but a closer acquaintance shows that most of the interior arrangements are not quite so complete as they might be. The Oatlands Institute, which has a nice little library numbering 700 volumes, set out in a room 13 feet by 12 feet, has a good deal to complain of in this respect. Two rooms are granted by the Council, one as a library and one as a newsroom, but they are both so absurdly small that they would hardly hold 12 people in comfort. The average nightly attendance is 25, and so many people being placed together in such small rooms is not very conducive to health or comfort. There is a large well ventilated room in the hall which, we are informed, lies entirely idle except for an occasional supper or a Sunday afternoon's discourse, and this, with very little trouble, could be fitted up as a library and reading room combined. This would give space for a large reading table besides small tables for social games. The whole of the upper storey is taken up by a concert room, which has one of the best dancing floors in the colony. The stage, however, has been erected so as to cover up the two end windows, and thus spoils the appearance of the room. The stage, which is not high enough, gives no means of separate egress for performers, who are compelled to pass through the audience to reach their rooms. It also wants a proscenium. It has been suggested to remove the stage to the other end of the hall, and make a door and staircase, or build adjoining rooms there”⁸¹

In September 1886, Oatlands Institute President E.J. Whitesides approached Council for more space in the Town Hall⁸². During discussion of the Institute's request, Councillor Archer proposed adding two rooms at the corner of the Town Hall, which could be used as reading room and library. On the first floor, above the

⁸¹ *The Mercury* 7 September 1885 p1

⁸² TA AB785/1/2 p.378 (4 September 1886)

two rooms, could be built another two rooms to be used either as dressing rooms or caretaker's residence⁸³ (Councillor Archer's proposal would eventually be incorporated into the 1892 additions). In the meantime, the Institute was granted use of the large meeting room downstairs.⁸⁴

Thus the push began for additions to the Town Hall. Initially, Councillors were concerned that 'any increase in expenditure will meet with a great deal of opposition'.⁸⁵ Despite these fears public sentiment began leaning towards the new additions. By December 1886, the *Mercury* was reporting that 'there is a strong desire expressed by many inhabitants of the township of Oatlands in favour of better facilities being afforded for theatrical companies who visit [Oatlands]'.⁸⁶ Amongst the gripes of visiting performers was the lack of dressing rooms, which forced actors to "don their costumes behind a temporary screen at the back of the stage". Additionally, it was widely felt that the Hall Caretaker should reside on site.

At the May 1887 Council meeting, the question of additions to the Town Hall was entered into at length. Debate centred on the mechanism by which the additions would be funded, with the Council eventually agreeing to approve the additions 'contingent on the resolution being passed that the matter be submitted to the ratepayers for their approval'.⁸⁷ A public meeting was duly held in June 1887, and the additions were approved by a majority of 30 to 9.⁸⁸

Curiously, the Town Hall additions dropped off the agenda for several years without explanation. Whatever the reason, tenders were not called until October 1891 for 'additions to the Town Hall and Municipal buildings at Oatlands'. The new additions were designed by architect George Fagg, who shared an office with William Henry Lord.⁸⁹ Fagg was a British architect who migrated to Tasmania in 1885 and worked with William Henry Lord. A versatile architect with a strong interest in Tudor Revival, Fagg was also notable for his Romanesque and Colonial Revival designs. Prominent amongst the many Tasmanian buildings designed by Fagg are the Parattah Railway Hotel (1889), Hobart Baptist Tabernacle (1886-89), High Peak Neika (1891-

⁸³ *The Mercury* 4 October 1886 p3

⁸⁴ TA AB785/1/2 p.385 (4 December 1886)

⁸⁵ *The Mercury* 4 October 1886 p3

⁸⁶ *The Mercury* 6 December 1886 p2

⁸⁷ *The Mercury* 9 May 1887 p3

⁸⁸ *The Mercury* 6 June 1887 p3

⁸⁹ *The Mercury* 30 October 1891 p3

2), Campbell Town Hospital (1889), Winmarleigh Lodge & Stables, Taroona (1889-92) and Miller's Corner, Murray Street Hobart (1890).

Stonemasonry was erected by the Fish Brothers (see above), with joinery and carpentry undertaken by Joseph Upchurch and Robert Turnbull.⁹⁰ Upchurch was a local builder who had previously built the Parattah schoolhouse and schoolmaster's residence.⁹¹ Turnbull, a Scottish emigrant, arrived in Van Diemen's land in 1860 and was hired by Robert Kermode to oversee the extensive alterations and additions to the Mona Vale homestead. In later years, he built the original section of the Parattah Hotel and oversaw the erection of Stonehenge for Sydney Page.⁹² The skill of Turnbull & Upchurch is most evident in the quality of the exposed roof trusses which form an essential design element of Fagg's 'Billiard Room'.

Built with no windows and no natural light other than that admitted by the roof lantern, the most striking element of the Billiard Room is the neo-Gothic/Tudoresque roof structure. Reminiscent of 19th century church design, the structure, with carefully chamfered king post trusses and a high level of detail, fits very much with Fagg's interest in Gothic and neo-Tudor design. Also, it is worth noting that Fagg designed (and Robert Turnbull built) the 1889 additions to the Parattah Hotel, constructed in similar Gothic/Tudor revival style. This being the case, it would be reasonable to assume that Turnbull was responsible for making and fitting the Billiard Room's decorative roof structure.

By May 1892, the additions were almost finished. At this time, the *Mercury* reported that:

*The stone work by Messrs Fish Brothers is now complete, they having only to finish a chimney or two, whilst Messrs Upchurch and Turnbull have roofed in the double structure, and have started on the flooring and inside work....The present reading room and library will remain, but the [old] billiard room will in future do duty as Courtroom, two commodious retiring rooms having been added at the back....*⁹³

On the ground floor, the new additions included ‘

⁹⁰ *The Mercury* 12 May 1892 p2

⁹¹ *Launceston Examiner*

⁹² *The Midlands News* 29 August 1903 p2

⁹³ *Daily Telegraph* 12 May 1892 p2

‘offices for each of the Municipal functionaries – Council Clerk and Superintendent of Police’, and of course the Billiard Room. Upstairs, the additions included new rooms set aside as caretaker’s quarters as well as dressing rooms. Also, after years of complaints from performers,⁹⁴ the stage was moved to the opposite end, raised several feet, and a separate entrance provided for performers.⁹⁵

⁹⁴ *The Mercury* 6 December 1886 p2

⁹⁵ *Daily Telegraph* 12 May 1892 p2

Figure 4.7 – Coronation Celebrations (George V), Oatlands Town Hall. The Weekly Courier, 6th July 1911.



Showing the interior of the Town Hall (facing east). Note the wall niche (extant) and venetian blinds).

Figure 4.8 – Oatlands Town Hall c1928 (State Library of Victoria)



Note original fence, gate and lamp. The War Memorial is here seen in its original form and World War 1 gun carriage visible at right of photograph.

4.2.11. The Hall Caretaker

As soon as the Town Hall was completed and the Town Hall Committee formed in July 1881, consideration turned to the appointment of a hall caretaker. In October 1881, Council agreed to advertise for ‘a competent person to take charge of the Town Hall and keep it clean, the first engagement to be for three months as a Trial’.⁹⁶ It was assumed at this time that the Caretaker would have a wife who could take on some of the duties.

⁹⁶ TA AB785/1/2 p.218 October 1881

The first Caretaker was a C. Hodges, appointed in April 1882, followed shortly after by John Larkin at a salary of £20 per annum.⁹⁷ The early caretakers were not provided with quarters, however, the 1891 additions included two rooms set aside as quarters for the Hall Caretaker. These were the rooms designated as 1.3 and 1.4 in Section 5.

The Caretaker's duties included:

1. *To attend to lighting of Hall and Street Lamps, to keep them clean and in good order. Reading room and front hall to be lighted every night till 10PM. Ground in front of Hall and back yard to be kept tidy and free from litter and rubbish*
2. *To be in attendance when Assembly Room is being used to prevent unseemly conduct or destruction of Council's property*
3. *Rubbish of Town Tip to be kept in order and all rubbish that can be burned to be so destroyed*
4. *Horse watering troughs to be cleaned out monthly*
5. *Drains leading into Lake Dulverton to be kept clean and free from rubbish and timber*
6. *Trees in Recreation Ground and Streets to be attended to as directed. Recently planted trees to be watered as necessary.*
7. *High Street to be cleaned up every Saturday and others in vicinity of Hall to be cleaned periodically*
8. *Township streets to be kept free from unregistered cattle and any found not wearing Council's label to be impounded.*
9. *Outside duties to be performed on days when street lamps (sentence crossed out] need not be lighted. The time of latter is regulated by time of year, month, etc.*
10. *General – The Caretaker's wife will be required to keep the whole of the inside of the Town Hall clean and tidy. The Council Clerk's office to receive daily attendance. The Bench in Court Room and the Council table to be set as required. The Reading Room to be kept thoroughly clean and papers filed and kept. Council Clerk's mail to be posted daily. A book of engagements of Town Hall to be kept".⁹⁸*

⁹⁷ TA AB785/1/2 p.232, 238 April and July 1882

⁹⁸ TA MCC 24/1/1/11 – "Circular to Applicants re position of Caretaker of Hall, 11 April 1924"

In addition to the above duties, the Caretaker also had to “grub the briars and broom in all the streets and along the road”. Not surprisingly, the role grew to be almost impossible to fulfill, and by 1922 complaints were being made about the state of the Town Hall, Reading Room, etc.⁹⁹

By 1927, those duties had changed to include supervision of the Oatlands Institute’s Library, Reading Room and Billiard Room. The Caretaker was instructed to open the Billiard Room on weekdays from 2PM to 5PM and 6PM to 10PM; to give out books from the Library, to take charge of the Reading Room and file newspapers on arrival, ‘lighting the Lamp and fire as required to keep the room in order’. By this stage the salary had increased to £138 per annum.¹⁰⁰ Caretakers were generally returned soldiers or ex-policeman, having qualities or experience which helped them to keep users of the Town Hall and Billiard Room compliant with the rules. By the 1920s, the good salary and availability of quarters made the Caretaker’s job a sought after position; in 1924, some 32 men applied for the position,¹⁰¹ and by the 1933 (in the midst of the Depression) somewhere around 40 men applied. The caretaker position was discontinued in the 1960s after the advent of television caused a reduction in usage of the Town Hall.¹⁰²

4.2.12. Lighting

Before the Town Hall was officially opened, the Town Hall Committee was tasked with purchasing the ‘necessary lamps’.¹⁰³ No detail is given, but it is reasonable to assume that the lamps at this time would have been kerosene fueled. A lamp was also installed over the front gate, and in June 1883 a “hanging lamp with two burners” was purchased for the Reading Room.¹⁰⁴ Lighting the various lamps was the responsibility of the Caretaker (see above).

In June 1907, Council contracted with A.E. Gaylor to install an acetylene gas plant to provide gas lighting for the Town Hall. The Caretaker’s duties were revised to include “to light up as the daily light requires, keeping the Gasometer properly charged.”¹⁰⁵ This gas plant continued in service until 1929, providing gas light to the

⁹⁹ *The Mercury* 17 March 1922, p7

¹⁰⁰ TA MCC24/1/1/- “Circular to Applicants for Position of Caretaker to the Oatlands Hall and Institute, April 1927”

¹⁰¹ *The Mercury* 30 April 1924 p10

¹⁰² Pers comm., Nick Wilson & Jenny Wilson, May 2024

¹⁰³ TA AB785/1/2 p211 June 1881

¹⁰⁴ TA AB785/1/2 p.267 June 1883

¹⁰⁵ TA MC24/1/1/11 – “Circular to Applicants for Position of Caretaker to the Oatlands Hall and Institute, April 1927”

Assembly Room, Reading Room and Library every night until 10PM. Then, in June 1929, Council approached a Mr. Eldridge for a quote to install electric lighting in the Town Hall.¹⁰⁶ Eldridge provided a quote for £90/3/- to install electric lighting with a total of 46 lamps. The eventual installation included just 22 lights with only 3 power points in the entire building. The Assembly Room was fitted with 6 electric footlights.¹⁰⁷

4.2.13. Use of the Town Hall Assembly Room

As soon as the Town Hall was opened in September 1881, a steady array of performers plied their wares on the Town Hall stage. The majority of social events were local people putting on euchre tournaments, dances, bazaars, fundraising of every conceivable variety, political meetings and musical soirees by talented locals.

At first, professional performers were unimpressed by the stage arrangements. Originally, the stage was placed at the northern end, thereby obscuring two windows; also, there were no dressing rooms for performers. The 1891 additions addressed these problems, making the Oatlands Town Hall a very attractive venue for itinerant performers and troupes of actors, singers, musicians, etc. Dancers also rated it highly, declaring it to have ‘one of the best dance floors in the colony’.¹⁰⁸

To give just a few examples, J.D. Foley, the ‘King of Fun’, whilst touring the state in 1921 visited the Oatlands Town Hall. Foley offered “an attractive, refined and Varied Programme consisting of Character Impersonations, Singing, Sketches, Droll Delineations, Songs of all Nations, Dancing, Musical Items, Characters from all corners of the Globe and Laughable Ventriloquism”.¹⁰⁹

About a decade after Foley’s visit, the ‘Great Barrie’, well known magician, came to Oatlands. The Great Barrie’s program included “19 items of Mystery and magic and mirth, including the greatest of all – SAWING A WOMAN IN HALVES in full view of the audience”.¹¹⁰ The Great Barrie (also known as Cecil Barrie, managed by Mrs. Barrie) appeared at the Oatlands Town Hall on 31st January 1933 ready to put on “the biggest mystery ever staged”. As well as the ‘sawing a woman in halves’ routine, Barrie kept the people of Oatlands

¹⁰⁶ TA MC24/1/1/11 – Correspondence, 24 June 1929

¹⁰⁷ TA MC24/1/1/11 – Correspondence, undated, lists all electric fittings in Oatlands Town Hall

¹⁰⁸ *The Mercury* 7 September 1885 p.1

¹⁰⁹ TA MC24/1/1/11 – promotional flier for “Foley the King of Fun”

¹¹⁰ *Riverina Recorder* 28 September 1935 p2

spellbound with ‘the Bottle and Glass Trick’; ‘great Indian sack trick’, ‘handcuff manipulations’ and a musical number from Lady Teeney to enliven the mood.

In the late nineteenth and early 20th century, magic lantern shows were a popular staple at the Town Hall. One of the most famous to appear at the Town Hall was *Soldiers of the Cross*, a multimedia production which many see as one of the first attempts at a feature film made in Australia. The show consisted of segments of film interspliced with coloured glass slides telling the story of Christ and various Christian martyrs. *Soldiers of the Cross* appeared at the Oatlands Town Hall on Christmas night 1920, with Salvation Army ‘Ambassador’ Herbert Booth providing a live evangelistic lecture to accompany the show.

The first movie (a silent movie) at the Town Hall was *The Story of the Kelly Gang* which aired in September 1907. Directed by Charles Tait, the film premiered in Melbourne in December 1906 and generated huge interest. Like *Soldiers of the Cross*, it was a landmark moment in Australian cinema, providing the first of its kind in the bushranging genre which dominated Australian film for decades. Nearly 30 years later, one of the many sequels played at the Oatlands Town Hall (see below).

In December 1920, H.D. Nicholls leased the Assembly Room for displaying picture shows, although little is known of him. More effective use was made of the Assembly Room by Murray Jones, who was granted a 12-month lease of the Assembly Room in June 1923.¹¹¹ Jones would operate picture shows at the Oatlands Town Hall until September 1931, when the ‘Roxy’ cinema was completed. Jones’ operation included construction of an ‘operating box’ in the Town Hall (exact location unknown) as well as a shed in the rear of the building.¹¹² Jones ran picture shows every Saturday from 6pm to 11 pm, with an agreement in his lease “not to allow any dancing to take place after the exhibition of his motion pictures”. After Jones moved his operation to the Roxy, the only picture shows to be held at the Town Hall were organised by travelling picture show men such as the Bye Brothers.

¹¹¹ *The Mercury* 19 June 1923 p3

¹¹² TA HSD1/1/2339 – Agenda Paper 22 December 1931

Figure 4.9 – Various advertising broadsheets and programmes for entertainment at the Oatlands Town Hall, c1930s. TAHO MCC24/1/1/11.



Figure 4.10 – Regulations & Tariffs for the Town Hall c1930. TAHO MCC24/1/1/11.

TOWN HALL, OATLANDS

REGULATIONS & TARIFF

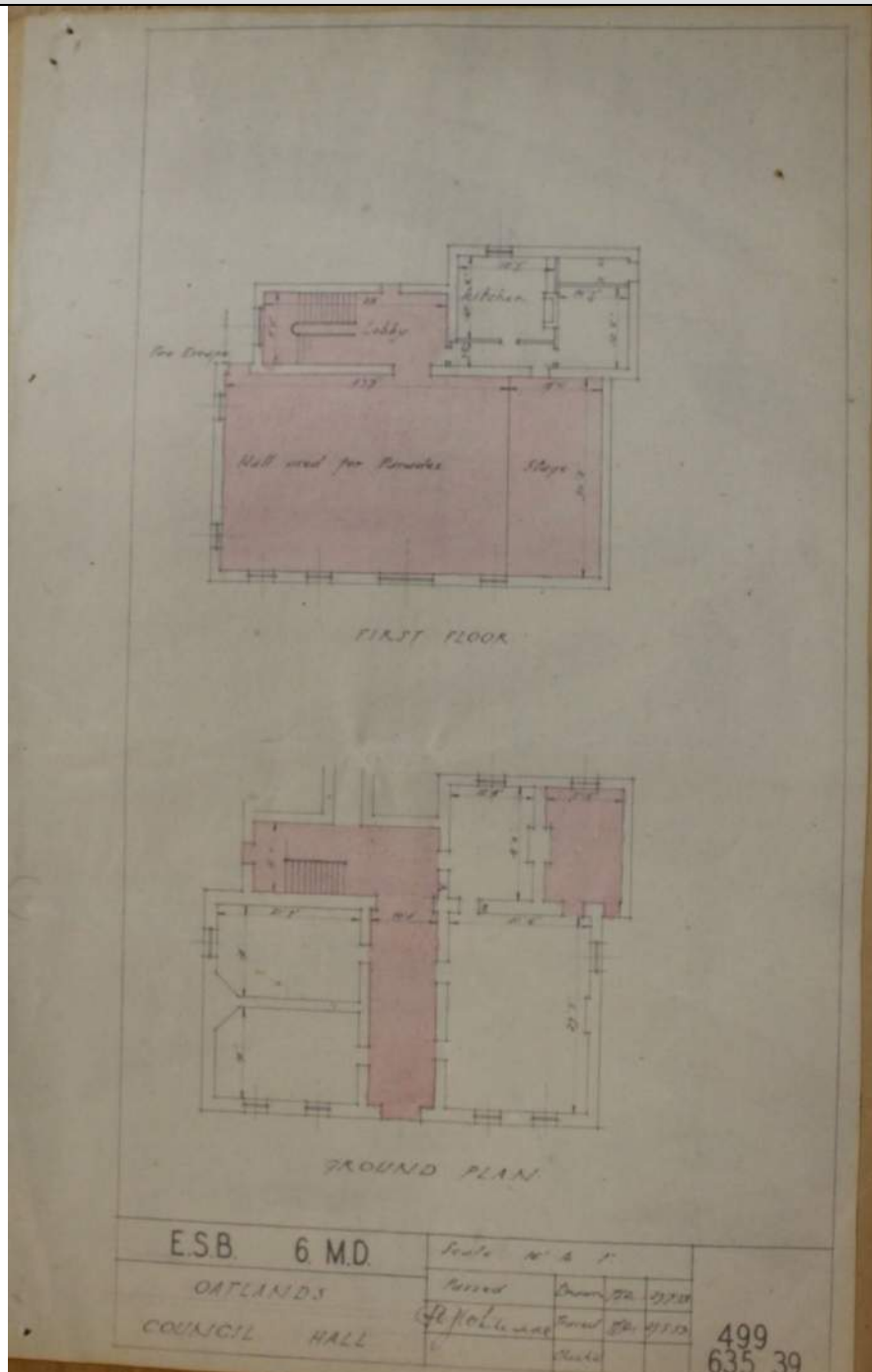
1. The Hall may be engaged on application to the Council Clerk for the purposes and at the charges mentioned hereunder.
2. If more than one application is received at the same time for the use of the Hall on the same date, the Council Clerk is authorised to decide which of the applicants is to have the preference.
3. A deposit of one-half the fee payable may be required from any person engaging the Hall, if the Council Clerk thinks fit, and non-resident lessees shall pay the full fee before the doors are opened.
4. A deposit of 5/- shall be paid by the person engaging the Hall, to be returned if everything is found to be in good order. Such deposit fee shall not indemnify the lessee from liability should the damage done be found to exceed 5/-
5. Under no circumstances shall the Hall be sub-let without the sanction of the Council Clerk.

TARIFF

	£	s.	d.
ALL-NIGHT BALL, with 5 additional rooms	1	10	0
ALL-NIGHT BALL, with 3 additional rooms	1	5	0
HALF-NIGHT BALL, with 3 additional rooms	0	12	6
If continued after Midnight, at per hour or part thereof	0	5	0
SOCIAL, HALF-NIGHT (without Dancing)	0	7	6
PICTURE SHOWS, ETC. (closing about 11 p.m.)	1	0	0
DITTO, two successive nights (same Company)	1	15	0
FAIR, BAZAAR, ETC. (day and night)	1	5	0
DITTO, two successive nights	1	15	0
POLITICAL MEETINGS IN ASSEMBLY HALL (without Dancing)	0	10	0
USE OF COURT-ROOM in day time	0	5	0
DITTO, at night, to close before Midnight	0	7	6
USE OF SMALL ROOM (Committee Meetings, etc.), day time	0	1	0
DITTO, DITTO, at night	0	2	6
RELIGIOUS SERVICES ON SUNDAY (day time), each Service	0	5	0
DITTO, DITTO (at night), ditto	0	7	6
REHEARSALS	0	1	0
DITTO, at night, per hour, 1/- extra			Free
FREE LECTURES (when sanctioned by Warden)	0	7	6
CHURCH OR SCHOOL CONCERT (without Dancing)	0	10	0
DANCING OR SINGING LESSONS, per Quarter, one hour per week (day time)	1	0	0
DITTO, DITTO, Ditto, Ditto (at night)	0	2	6
USE OF CROCKERY (each time)			

The Regulations and Tariffs give an idea of how important the Town Hall was as a community space

Figure 4.11 – 1939 Town Hall plan (partial). TAHO MCC24/1/1/11.



This 1939 plan was prepared by the Defence Department as part of plans to use the Assembly Room as a Drill Hall. Note that the rear section of the building has been omitted from this plan and there appears to be some inaccuracies (see Section 5). This shows the caretaker's residence on the first floor adjacent to the stage.

4.2.14. War Memorials

The first two people to be memorialised in the Town Hall were Percy Maclaren and Alfred Thomas Pillinger. Maclaren was a soldier in the 1st Tasmanian Imperial Bushmen fighting in South Africa during the Boer War. He was killed in action at Bronkhurst Spruits in January 1901.¹¹³ In May 1901 Council granted permission for a memorial to be erected in the Town Hall for Trooper Maclaren.¹¹⁴ A public subscription raised over £25, and the monumental stonemason Thomas Gillon was commissioned to create the memorial.¹¹⁵

In the same month that the Percy Maclaren subscription was launched, Council was presented with:

*A handsomely framed enlarged photo of the late Mr A T Pillinger, which was accepted with genuine pleasure [by Council] and a prominent position on the wall of the Council Chamber would be allotted to this souvenir of one whose memory must be revered in the district he served so long.*¹¹⁶

Pillinger was elected to the Oatlands Council and in 1874 became Warden. He went on to serve a long career as Member of the House of Assembly for the Oatlands District, eventually serving 23 years, including five years as Minister of Lands. He died in May 1899;¹¹⁷ two years later, a public subscription was launched and eventually raised sufficient funds to have the framed photograph of Pillinger attached to a substantial marble tablet made by Thomas Gillon.¹¹⁸ The memorial was officially unveiled in April 1906.

The third memorial to be erected is that for William Burbury of Inglewood. Born in Oatlands in 1836, Burbury served on the Oatlands Council for 28 years, including a four-year stint as Warden from 1887 to 1891. The Burbury Memorial was erected in February 1907.¹¹⁹

¹¹³ Town Hall Memorial and Australian War Memorial [Percy McLaren | Australian War Memorial](#)

¹¹⁴ *Daily Telegraph* 10 May 1901 p4

¹¹⁵ Town hall file IMG116,117

¹¹⁶ *Daily Telegraph* 10 May 1901 p4

¹¹⁷ Pillinger, Alfred Thomas (1839-1899)', *Australian Dictionary of Biography Online Edition* accessed 31 July 2025 [Biography - Alfred Thomas Pillinger -](#)

[Australian Dictionary of Biography](#)

¹¹⁸ *The Mercury* 24 April 1906 p4

¹¹⁹ *The Mercury* 7 February 1907 p2

During World War One, councils across Tasmania turned their attention to memorialising the men and women who served in the war. In October 1915, the Oatlands Municipality wrote to a number of councils seeking advice on methods of memorialisation; at the same time, Council approached businesses such as Mercury Walch to obtain quotes for Honour Boards.¹²⁰ However as the war progressed it soon became apparent that something on a larger scale was needed.

The last of the Oatlands district soldiers to return, Sergeant Ivo Page, was welcomed by a civic ceremony at the Town Hall in March 1920.¹²¹ Around this time the Oatlands Municipality contracted with Hobart monumental stonemasons Watson Brothers. The foundation stone was laid by General Sir W.R Birdwood in a ceremony in February 1920.¹²² The chosen design was an obelisk 'rising to a height of ten feet and completed by a sphere supported by finely carved scrolls'. The monument was opened by Governor Sir William Allardyce in April 1921, three days before Anzac Day. The memorial:

...stands in the centre of the approach to the municipal building, [taking] in its main line the form of a triangular obelisk of freestone, faced on each side with marble tablets on which are inscribed the names, two hundred and fifty in all, of those who served. On the tablet immediately confronting the main road are placed in a position of special honour the names of the fifty one men who gave their all, the list concluding with the words "Greater love hath no man than this that he lay down his life for his friend."¹²³

Since its opening the Memorial has been a major feature of Anzac Day commemorations in Oatlands. The marble panels have in recent years been replaced in bronze due to age, with the original panels now on display at the Oatlands District Historical Society.

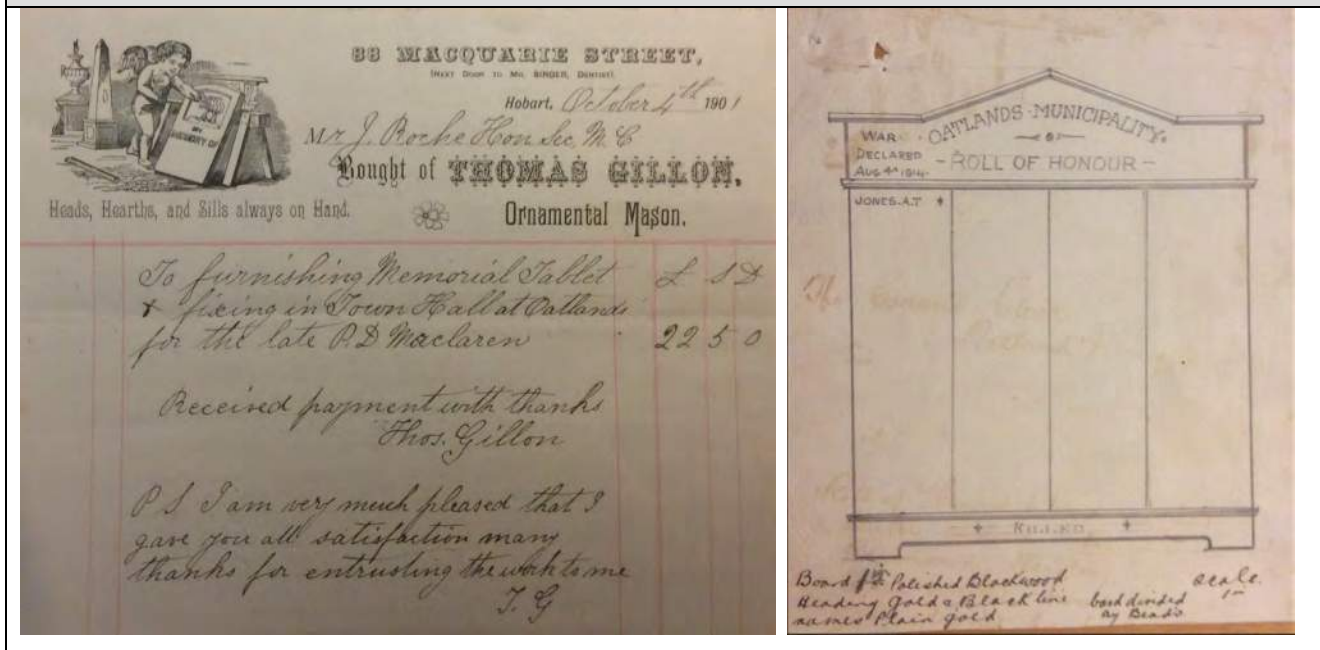
¹²⁰ TA AB785/1/2 18 October 1915

¹²¹ *The Mercury* 15 March 1920 p3

¹²² *The Mercury* 22 April 1921 p5

¹²³ *The Mercury* 22 April 1921 p5

Figure 4.12 – Receipt from Thomas Gillon for the McLaren memorial tablet, 1901 and the design for the WWI Roll of Honour. TAHO MCC24/1/1/11.



4.2.15. Surface finishes

In the course of this research, several references were found regarding the interior treatment of the Town Hall. The first occurs in September 1881, when Council minutes record that a J. Grimmond was painting the interior of the Town Hall with distemper. In December 1886, Council recommended that ‘the front door of the Town Hall be painted and grained.’¹²⁴

In July 1932, roller blinds were fitted (or perhaps re-fitted) to the building; the following year, Council approved the purchase of 22 yards of brown linoleum for the Town Hall. Probably at the same time (the date is unclear) the Town Hall underwent major renovations including complete re-painting. Where necessary old paint on woodwork to be burnt off and two coats of ‘Bergers best paint’ to be applied. Walls and ceilings were painted in ‘cold water paint’, with Council specifying ‘Kalsomine’.

¹²⁴ The Mercury 6 December 1886 p4

Figure 4.13 – Oatlands Town Hall 1961. TAHO PH30-1-322.



This shows the building and fence in much the same form as they exist today.

Figure 4.14 – 1946 aerial photograph. Lands Tasmania 0017-109.



Note an outbuilding at the rear of the main portion of the building. This is noted as a 'brick fuel store' on Figure 4.18.

Figure 4.15 – 1969 aerial photograph. Lands Tasmania 0522-160.



Note the roof ventilators above the town hall and what appears to be playground equipment in the rear yard.

Figure 4.16 – 1974 aerial photograph. Lands Tasmania 0622-218.



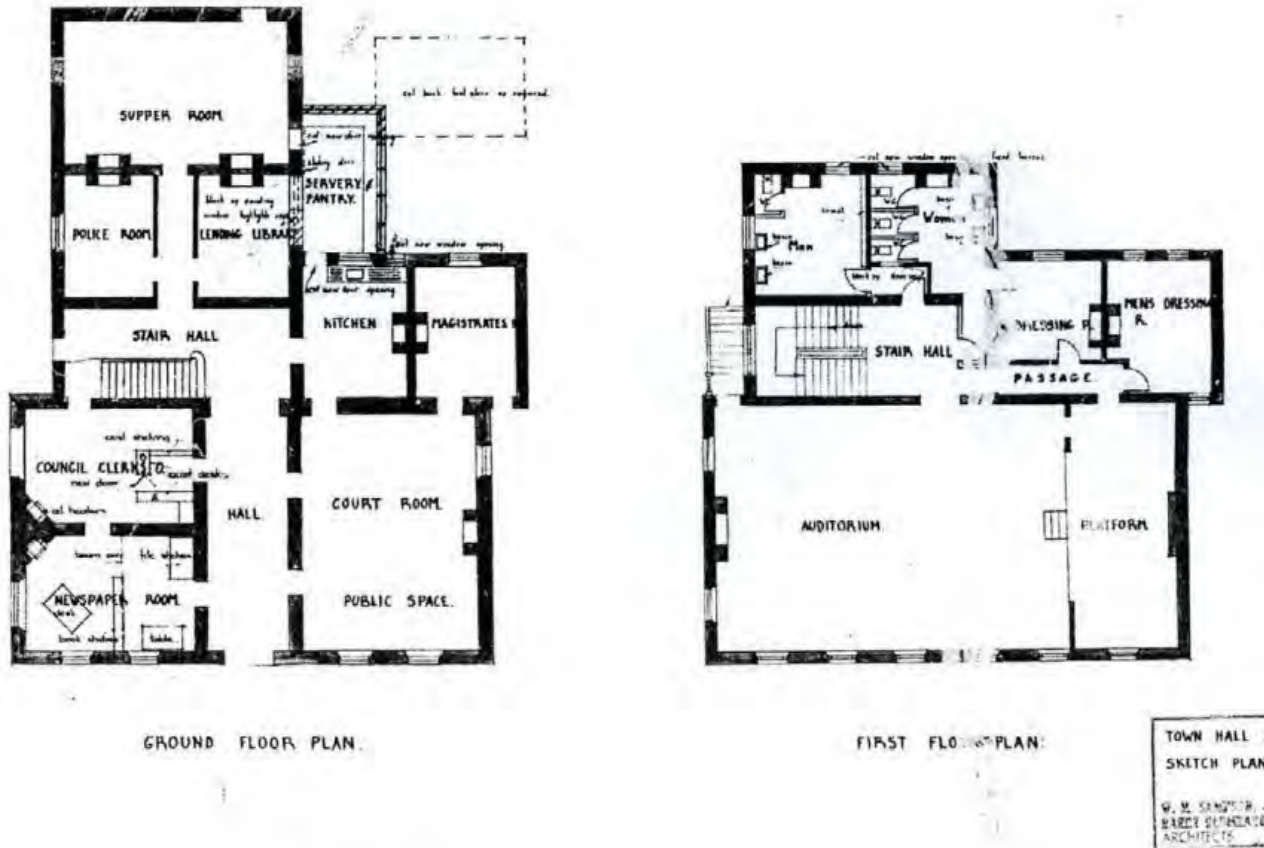
This shows the addition of the servery added to the rear of the site between the jury room and kitchen. The public toilets had not yet been built. Note the presence of firewood in the backyard.

Figure 4.17 – 1990 aerial photograph. Lands Tasmania 1160-196001.



Just prior to the 1993 extension. The public toilets had been built and a small shed is present in the rear yard.

Figure 4.18 – 1962 Town Hall Sketch Plan. TAHO PWD266/4/2689.



1962 Sketch Plan for proposed modifications – note the Hall Caretaker’s apartment is now used as dressing room space, staff toilets now installed. The plan indicates that the ground floor was still being used much as it was in the 1890s

4.2.16. Later additions & alterations

During the 1933 renovations (see above) a fire escape was added to the Assembly Room. In July 1939 a Mr. Dechaineaux designed a new concrete and pipe fence which was erected by a Mr. McGuffie in late 1940.¹²⁵ In the early 1940s the old Oatlands Sunday School was re-located to the rear of the Town Hall, as were the former Stonehenge and Stonor state school buildings. These were used as library and classrooms for the Oatlands State School. They were located roughly where two brick housing units and the concrete toilet block now stand.¹²⁶

In 1968 a supper room and servery were built on the rear of the building (in the location of the current print room), modifying the jury room and adding a door to the billiards room. This was demolished in 1993.

Major renovations and restoration were undertaken as part of the amalgamation of the Oatlands and Green Ponds Councils (and part of Richmond) to form the Municipality of Southern Midlands in 1993.

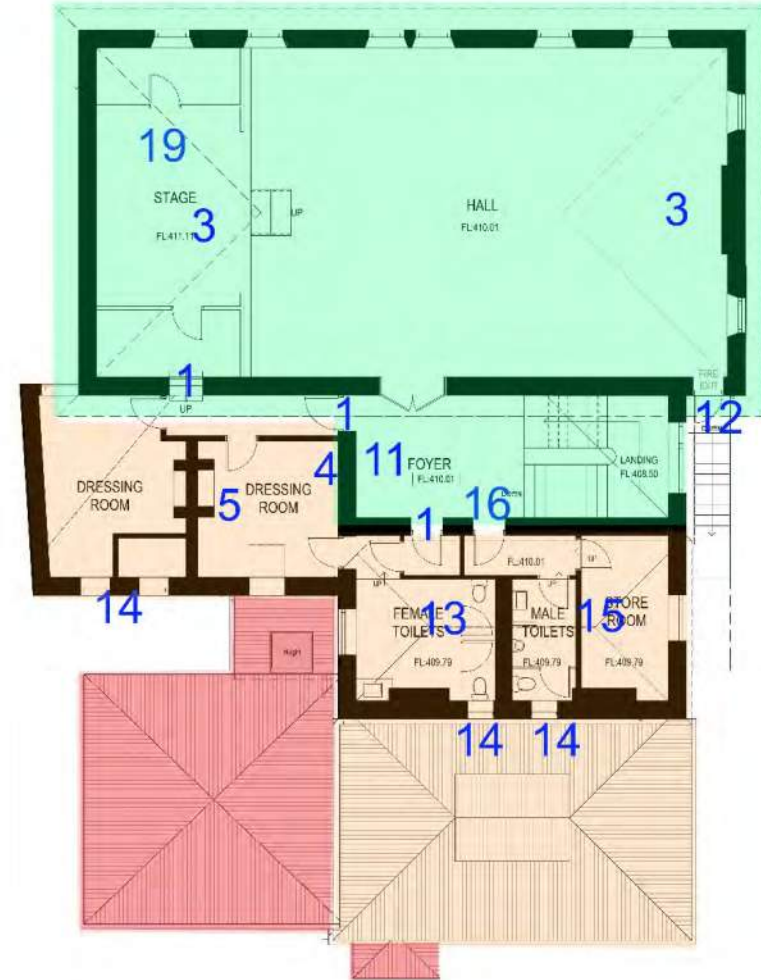
¹²⁵ Heritage Tasmania Datasheet "Oatlands Town Hall THR5527 p5, cites TA MCC24/1/1/1

¹²⁶ Heritage Tasmania Datasheet "Oatlands Town Hall THR5527 p5

Figure 4.20 – Phase diagram of the building.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Phasing	
Green	Original 1881 building.
Orange	1892 additions.
Red	Later c20th additions (mostly c1993).
Changes to the original building for the 1892 additions	
1	New door insertions.
2	New archway.
3	Stage swapped ends of room.
4	Window blocked.
Changes to the building pre-1939	
5	Kitchen installed.
Changes to the building pre-1968 (including 1968 works)	
6	Kitchen installed and window removed. Wall modified for a door to a pantry/servery and new window beside original window. Pantry and servery removed in 1993 for the current copier room and link to that extension. Door inserted 1993.
7	Wall partially removed.
8	Strong room added.
9	Windows added and billiard room converted to supper room. Window blocked as part of the 1993 works.
10	New door insertion.
11	Hallway added (now removed).
12	Fire stair and door added.
13	Caretaker residence removed and toilets inserted.
14	Windows added.
15	Male toilets reduced in size to include store room.
Changes to the building between 1969 and 1993 (including 1993 works)	
16	Doors added.

17	Kitchen installed.
18	Further wall removal.
19	Stage reconfigured.
20	Airlock added.
21	Door reconfigured. Airlock to side door added c2015.
22	Partitions added 2024.

4.3. Key Historic Themes

Further to the historical background of the site outlined here, the following key historic themes and associations are potentially demonstrated by the place. The Tasmanian Government’s *Assessing Historic Heritage Significance*¹²⁷ document lists 14 key historical themes for sites of state significance. Further, the Heritage Council of New South Wales provides a list of 38 NSW historical themes¹²⁸ and Heritage Victoria/Heritage Council of Victoria have established a complex framework of historical themes¹²⁹, many of which are also considered applicable to the Tasmanian scenario (some of which expand upon the Tasmanian list). A compiled list is provided as per the table below - those shaded are considered to be represented by the subject site:

Theme		More specifically
Agricultural, orcharding and pastoral industries.		
Animal husbandry, hunting and control.		
Birth and death.		
Commerce and trade.		
Communication.		
Convict experience & administration.		
Creative endeavour.		
Defence, the home-front and commemoration.		The War Memorial and honour boards demonstrate this theme.
Developing centres for trade, governance, patterns of domestic life and health and welfare.		The presence of a town hall, council chambers and use for various community purposes demonstrate this theme.
Domestic life.		
Education and training.		The use of the building for a library and mechanic’s institute demonstrate this theme.

¹²⁷ *Assessing Historic Heritage Significance for Application with the Historic Cultural heritage Act 1995*. Department of Natural Resources and Environment Tasmania, Version 7, February 2025.

¹²⁸ <https://www.environment.nsw.gov.au/topics/heritage/request-a-heritage-listing/nsw-historical-themes>

¹²⁹ *Victoria’s Framework of Historical Themes*. Heritage Council of Victoria, February 2010.

Events.		The use of the building for various community purposes demonstrate this theme.
European colonisation, contact with Aboriginal peoples and evolving relationships.		
Exploration and survey.		
Forestry.		
Government administration.		The main street presence and use of the building for a town hall, council chambers and court room demonstrate this theme.
Health.		
Hotels and entertainment.		
Hydro power, irrigation and water management.		
Interaction with the natural environment, remote places and defence of the environment.		
Later migration/ethnic influences.		
Law and order.		The use of part of the building as a council chamber and court room demonstrates this theme.
Manufacturing and processing.		
Maritime industry and communications.		
Marking boundaries.		
Memorialising the past, people and society's achievements.		
Mining and geological extractive industries.		
Natural disaster response.		
Prominent persons.		Many locally prominent persons have an association with the council chambers, as well as those commemorated on the various war memorials.
Recreation/leisure/sport.		The town hall had been a place of recreation for many decades until access issues ceased that use.
Religion.		

Science and technology.		
Social institutions.		The town hall had been a place of social gathering for many decades until access issues ceased that use.
Tourism.		
Trades and professions.		
Transport, roads and railway (inland).		
Transport (maritime).		
Utilities.		
Welfare.		

4.4. Use of the Subject Site Aligned with Historical Uses

The continued use of the place for municipal and other government purposes is a key part of maintaining its historical associations. The loss of the use of the town hall as a place of community gathering and entertainment has severed that historical continuity. Maintenance of the war memorials as a place of somber commemoration alongside those uses is also an important part of the historical continuity of the use of the place.

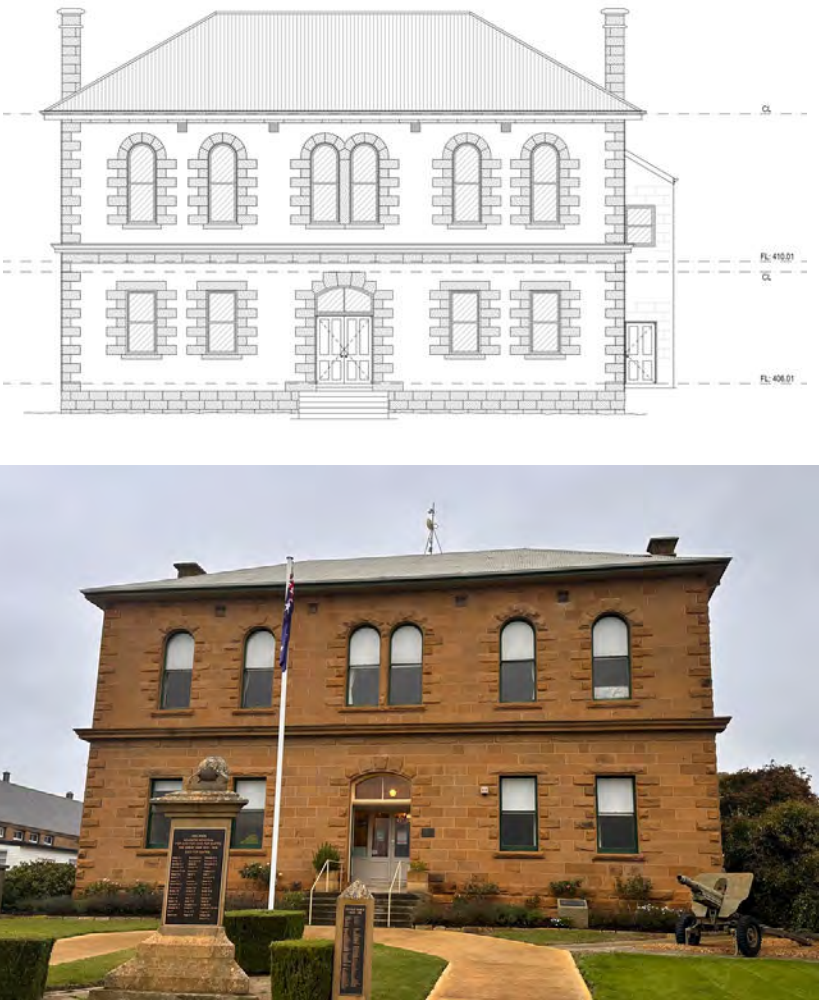
Within the context of the Oatlands Military Precinct, the place is the only remaining portion of that site which is used for Government administrative purposes, which is a vestige of the colonial settlement of the wider area.

5. DESCRIPTION OF THE PLACE

5.1. The Exterior of the building



Exterior of the building

General description: The building comprises almost wholly of finely cut and tooled ashlar sandstone (with the exception of the rendered 1993 extension. The prominent foundation courses on the front elevation reflect the slight slope of the land and the 1891 extension blends seamlessly into the slightly earlier original building. The modifications to apertures from various periods have been done very sympathetically, matching the sandstone quoining and most of the original timber framed windows remain. Steps lead to the front door also reflecting the slight slope of the land. The roof form is complex and reflects the various build-phases and functionalities of the building (particularly the billiards room) and with the exception of the original skillion now embedded into the middle of the building the roof forms are all separate and independent hipped forms. The painted corrugated galvanised iron cladding probably replaces shingles (or possibly slate? – noting that the adjacent former State School of contemporary vintage originally had a slate roof). The tall chimneys are pronounced, being on the outer side of the hips and feature rusticated sandstone finishes.

Item/component	Description/Notes	Image
Northern elevation	<p>The northern elevation wholly retains its original form, with the exception of the subtle portion of the 1892 extension to the west. The prominently quoined windows (arched only on the upper floor) and doors and finely tooled sandstone are a statement of the grandiose façade designed to address High Street. The original paired four-panel doors remain.</p> <p>The front steps have a concrete finish. It is likely that these either replaced, or now cover earlier sandstone steps.</p> <p>During the mid-c20th a series of roof ventilators were present on the roof, which have since been removed.</p>	 <p>The image contains two parts: an architectural elevation drawing at the top and a photograph at the bottom. The drawing shows a two-story building with a gabled roof, two chimneys, and a central entrance with a pediment. The upper floor has five arched windows, and the lower floor has four windows and a central door. The drawing includes level markers on the right: 'GL' at the top, 'FL-415.01' and 'GL' in the middle, and 'FL-406.01' at the bottom. The photograph shows the actual building, a two-story sandstone structure with a central entrance, a flagpole, and a stone memorial in the foreground.</p>



<p>Eastern elevation</p>	<p>The eastern elevation demonstrates the evolution of the building, with the line between the original building and skillion and the 1892 extension. With the exception of the added window to the former billiards room and the addition of the fire stair, this elevation remains as per the 1892 form of the building. The original side door has been replaced.</p>	 <p>The image contains two parts: an architectural drawing at the top and a photograph at the bottom. The architectural drawing is a line drawing of the eastern elevation of a three-story building. It shows a mix of brick and stone masonry. On the left is a single-story skillion extension with a gabled roof. The main building has two chimneys, a central entrance with a fire staircase, and several windows, including arched windows on the upper floor. The drawing includes level markers: 'R. 408.79' on the left, 'R. 410.01' and 'G.' on the right, and 'R. 408.01' at the bottom right. The photograph below shows the actual building, a three-story brick structure with a stone base. It features a similar layout to the drawing, with a skillion extension on the left, a central entrance with a fire staircase, and arched windows on the upper floor. The building is set on a street with a sidewalk and a road in front.</p>
--------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Southern elevation</p>	<p>The southern elevation is partially obscured by the 1993 extensions and has been modified with the addition of the toilet windows and the fire stair door.</p>	 <p>The image contains two parts: an architectural elevation drawing at the top and a photograph at the bottom. The drawing shows a cross-section of a two-story building with a gabled roof, multiple chimneys, and a central entrance. It includes level markers such as 'FL 410.01', 'FL 408.79', and 'FL 406.01'. The photograph shows the actual building, a two-story structure with a brick lower level and a stone upper level. It features a central green door with a small porch, a white SUV parked in front, and several chimneys on the roof. A satellite dish is visible on the left side of the building.</p>
---------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------


<p>Western elevation</p>	<p>The western elevation of the original building has been partially obscured by the 1892 extension, which does blend seamlessly into the original structure. It has been further obscured by the 1993 extension. All apertures are original to their build-date.</p>	
<p>Masonry</p>	<p>The building is built from local sandstone, laid in ashlar courses and featuring a hierarchy of finishes – finely tooled and margined blocks on the façade, and more coarsely tooled blocks without margins on the sides and rear. A heavy sandstone cornice marks the line of ground-to-first floor. The corners and window/door surrounds and lintels are rusticated finished quoins which also features on the faces of windowsills and the foundation courses. The sides and rear have had cement tuck pointing added over the face of the lime pointing.</p>	


Roof form	The roof form is a complex series of hipped forms with the exception of the original skillion now embedded in the centre of the building and the very subtle central portion of the 1993 extensions.
Roof cladding & rainwater goods.	The painted corrugated galvanised iron cladding probably replaces shingles (or possibly slate? – noting that the adjacent former State School of contemporary vintage originally had a slate roof). Rainwater goods have been replaced in several phases over the years as part of routine maintenance.
Eaves, fascias etc.	The eaves, fascias etc. are painted timber.



<p>Chimneys</p>	<p>The tall chimneys are pronounced, being on the outer side of the hips and feature rusticated sandstone finishes.</p>	
<p>Fire stair</p>	<p>Added in 1933, the fire stair is a prominent element on the northern elevation. Leading from a door at the rear of the town hall, the door aperture has been sympathetically inserted and a period-appropriate door utilised.</p>	

5.2. Exterior, Landscape and Setting Elements

Item/component	Description/Notes	Image
Fencing	<p>The fencing around the High and Stutzer Street sides comprises of concrete posts and a concrete plinth with steel pipe railings. This was constructed in 1940 and is not sympathetic to the building. The two front gateways each feature lanterns. Gates have been removed.</p>	 <p>The image block contains two photographs. The top photograph shows a gateway to a property, featuring a stone pillar topped with a black lantern. A concrete plinth and steel pipe railings form the fence. A white sign in the foreground reads 'ADMINISTRATIVE & WORKS OFFICE BELLAYS'. The building in the background is a two-story brick structure with arched windows. The bottom photograph shows a similar gateway from a different perspective, highlighting the concrete posts and railings against a green lawn and the brick building.</p>

<p>Forecourt</p>	<p>The forecourt is grassed with a path from High Street, with two entrances that sweep around the central Oatlands Soldiers' Memorial (cenotaph) and join to a single path to the front steps. The path is coloured concrete. The forecourt also contains a cannon as well as a memorial to John Hutton Bisdee VC.</p>	
<p>Trees/landscaping</p>	<p>The forecourt and Stutzer Street edge is nicely landscaped although none of the plantings are of any substantial age nor prominence.</p>	

<p>Minor outbuildings</p>	<p>There are 1980s public toilets at the rear of no particular architectural merit and these are not described at length in the current document.</p>	 A photograph of a brick public toilet building. The building is constructed of light-colored bricks and has a flat roof. A green trash bin is visible on the left side of the building. A wooden bench is positioned in front of the building. A white car is partially visible on the right side of the frame. The sky is overcast.
<p>Carpark</p>	<p>The rear of the site comprises of an asphalt carpark (with a small lawned area that contains a modern air quality monitoring station).</p>	 A photograph of an asphalt carpark. A blue sign with the word 'TOILETS' in white capital letters is visible in the upper left corner. Several cars are parked in the carpark, including a black car and a dark SUV. A red car is partially visible in the foreground on the right. The background shows a brick building and some trees under an overcast sky.

Soldier's Memorial/
cenotaph.

The centre of the garden which the path wraps around is the location of the Oatlands Cenotaph, a sandstone column with three sides, each with a bronze plaque to fallen soldiers. Two sandstone obelisks flank the cenotaph with honour rolls of ex-servicepeople. This central area contains rosemary bushes and a flagpole.



Bisdee memorial

A recent memorial to Trooper John Hutton Bisdee VC is located near the front entrance. This is a bronze plaque on a sandstone block.



<p>Gun</p>	<p>The research for this project has not revealed the origin of the gun. Further research is required to understand its significance.</p>	 A photograph of a vintage anti-aircraft gun mounted on a trailer with large tires, positioned outdoors on a gravel path. The gun is painted a light, weathered color and has a long barrel with a muzzle brake. It is situated on a concrete path next to a gravel area, with a green fence and trees in the background.
------------	-------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

5.3. The Interior of the Building

For the purposes of this assessment, each room/area in the building has been assigned a number based on the original baseplan of the building, with a ‘datasheet’ for each room/area providing a broad description and commentary on the integrity of the room. Section 9 will consider these spaces and their integrity for individual significance (see that section for methodology) in-light of the statement of significance for the site as a whole as proposed in Section 7.

5.3.1. General comments on the interior

Element	Description
Structure	The internal walls are all masonry (presumed rubble sandstone). Floor framing is timber. It is reputed that the main structure of the upper floor in the original 1881 section includes steel girders, which is possible given that as a ‘dance hall’ added structural durability would be desirable for the town hall (i.e. Room 1.1) and that this would have been feasible given the coming of the railway a few years prior to the build.
Floors	The floors are generally the original timber boards on a timber frame, however Rooms G7 and G9 and Rooms 1.6 and 1.7 have been concreted. All floors are carpeted (except the kitchen and toilets).
Wall and ceiling linings.	These generally retain their original lime based plaster (render on walls, on lathe on ceilings) although some ceilings have been plastersheeted (i.e. G3, G4, G5, G6, G7). Room G1 has a Baltic pine boarded ceiling, and G10 has a Baltic pine boarded ceiling which is raked to the hip of the roof. Only the front section of Room G2 (entrance hall) has any embellishment (i.e. cornice and roses) and Room 1.1 (town hall) has ceiling roses.
Joinery (doors, architraves and skirting boards).	Most original joinery remains, with the exception of the loss of skirting boards in Rooms G3 and G4 from wall removal and in Room G7 from

	<p>installation of a kitchen. It is not clear if skirting boards remain in Room G10. Practically all original doors remain, although some have been modified to swing in the opposite direction and have glazed top panels inserted (e.g. D3, D4, D10, ED2). There are several later doors which (including their architraves) have been faithfully replicated from original (e.g. D11, D12, D18). Two mantelpieces are missing (Rooms G5, G7, 1.6, 1.7). Most doors have had their original locks and handles replaced.</p>
Fireplaces.	All original fireplaces remain, some however have been blocked (e.g. Rooms G7, 1.6, 1.7).
Stairs	The original main stair remains. This is an elaborate late-Victorian timber stair with fine detailing.
Surface finishes.	No significant surface finishes are observable, however undoubtedly further investigation via paint scrapes would reveal earlier finishes and colour schemes. There are several unpainted mantelpieces and the boarded ceilings in Rooms G1 and G10 retain an early varnish/shellac finish.
Fittings and fixtures.	No significant fittings/fixtures were observed (e.g. early electrical, plumbing, cabinetry etc.). Noting that the internal memorial plaques are fixed to the building (see below).
Movable cultural heritage.	The building contains many items of movable cultural heritage associated with the building, for example framed photographs of past councilors, monarchs and military personnel. Room G2 includes two fixed memorial plaques. A canon is present in the forecourt. Council also maintains a collection of some original furniture (several council chambers chairs and

	a clerk's desk) – which are managed by Council's Heritage Projects Program.
--	-----------------------------------------------------------------------------

The following designations are used in this document:

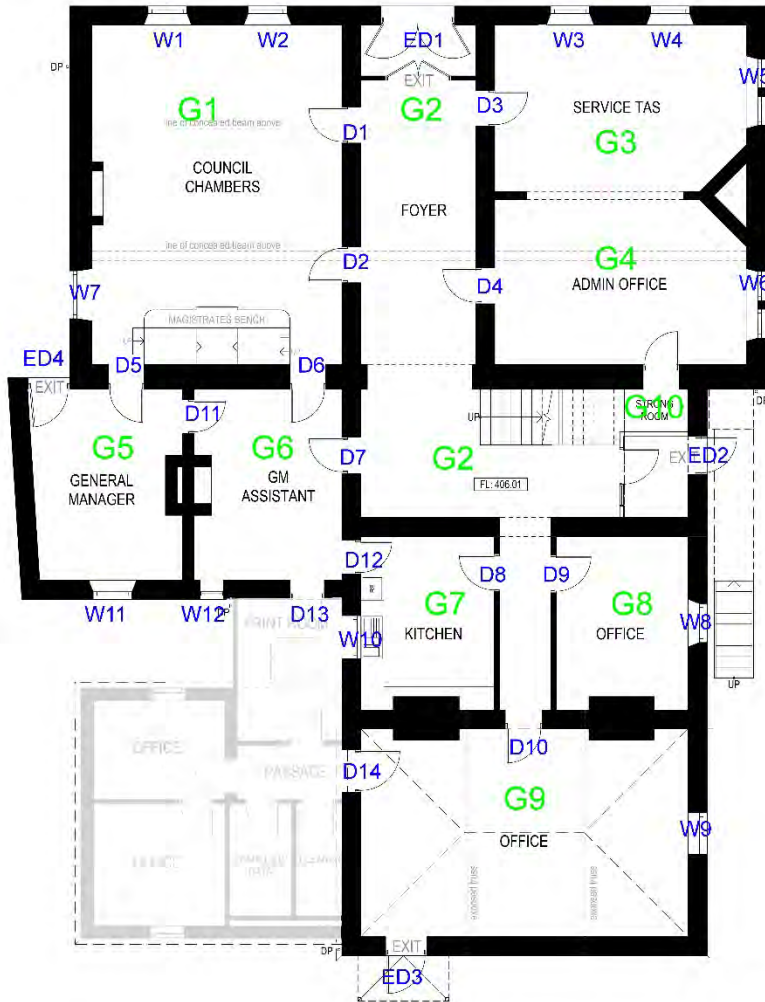
(W): Windows

(ED): Exterior doors

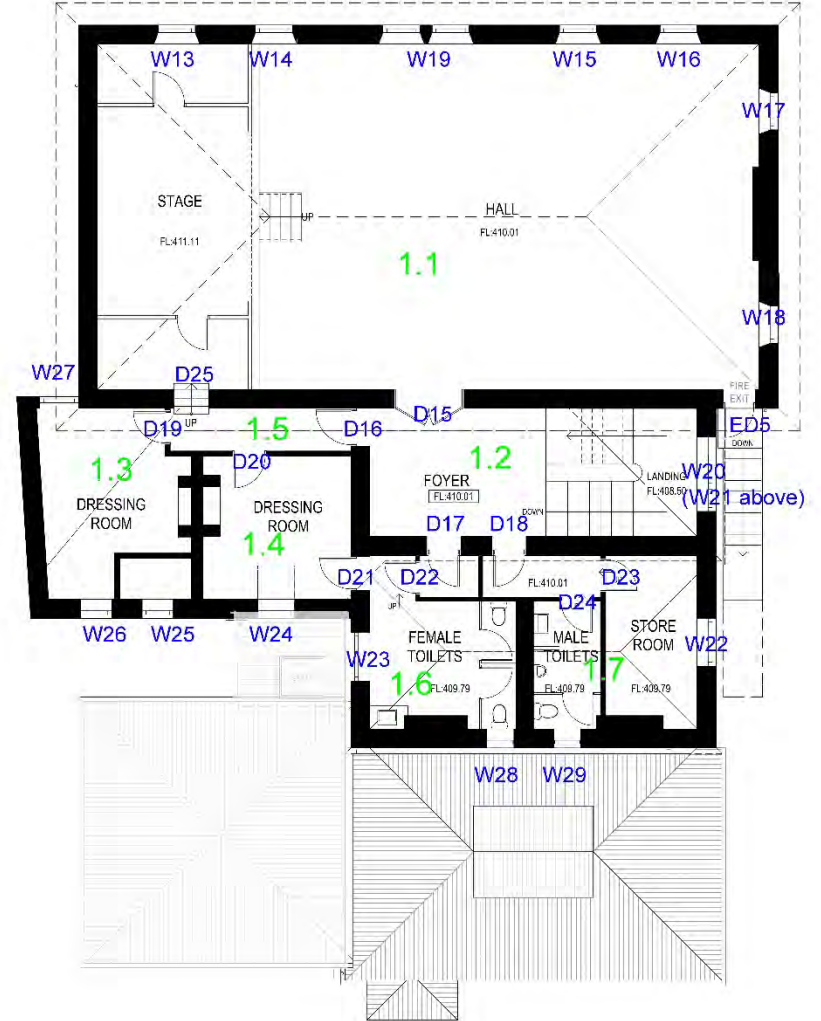
(D): Doors (where relevant, doors are described further in the room into which they open).

(G): Ground floor rooms

(1): First floor rooms




GROUND FLOOR PLAN
1:100



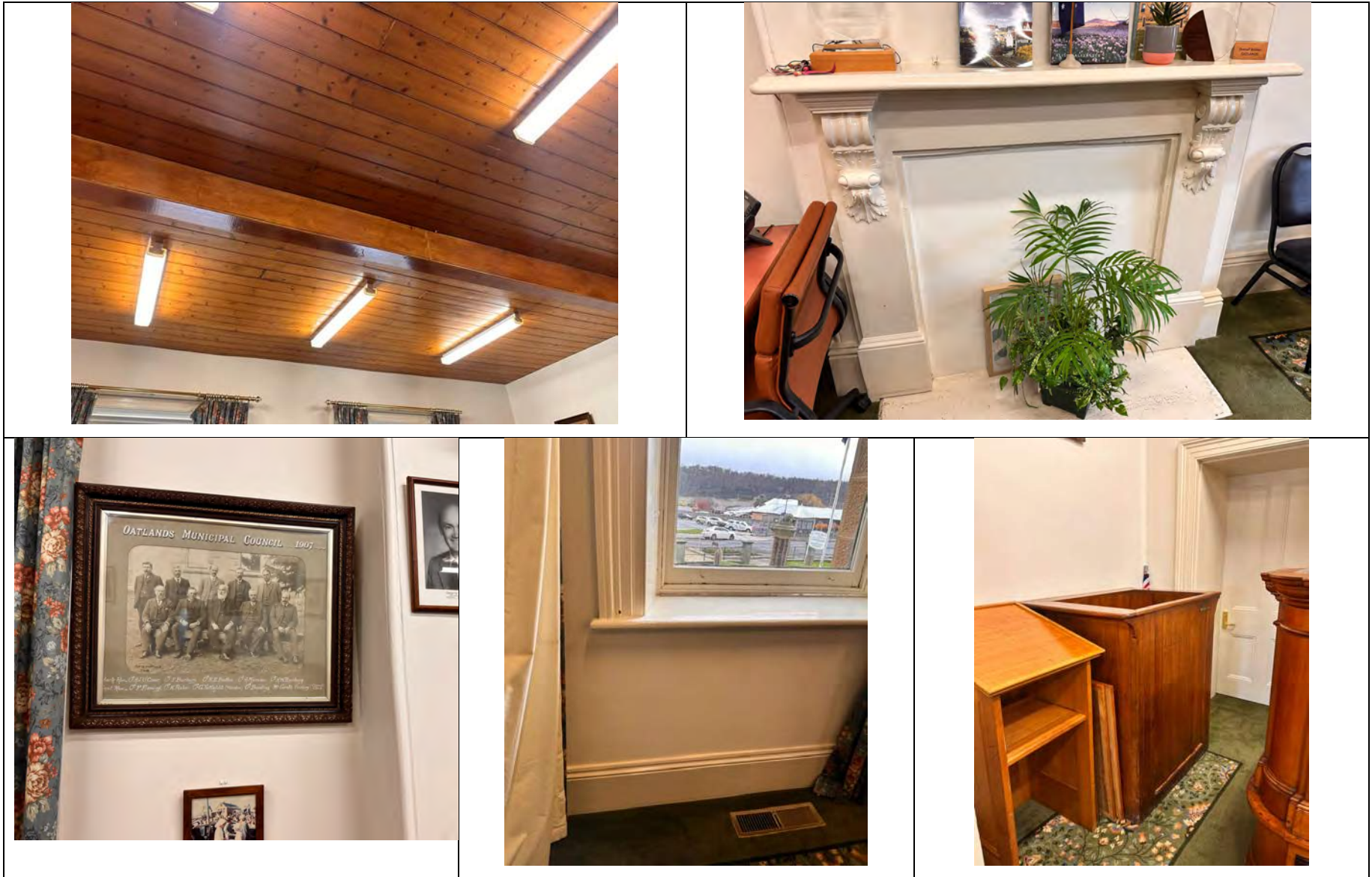
FIRST FLOOR PLAN
1:100

5.3.2. Ground floor

Room G1 – Council chambers.	
Description and integrity	 <p style="text-align: center;">GROUND FLOOR PLAN 1:30</p>
<p>The room retains its original 1881 form, however has had doors added to the eastern wall for access to the magistrates chamber and jury room as part of the 1892. The room retains all of its original joinery, including mantelpiece. The timber floor has been carpeted and the plaster wall linings are the original lime-based plaster. This room has a boarded Baltic pine ceiling with pronounced beams encased in Baltic pine boards. It is rumored that the ceiling (i.e. upper-floor) structure is steel beam construction, which would explain that casing.</p> <p>The ornate pine judges bench remains, as does a later witness box. The room contains an array of movable cultural heritage including past-councilor photographs and corporate trophies. Council retains some of the original chairs from the chamber as part of the heritage collection.</p>	
Ability to demonstrate key historic attributes of the site	<p>The room has the ability to demonstrate a late-c19th council chamber and court room. This is demonstrated by the large open space, the grand treatment of the room and the presence of the judges bench. This is perpetuated by the continued use of the room as a council chamber.</p>

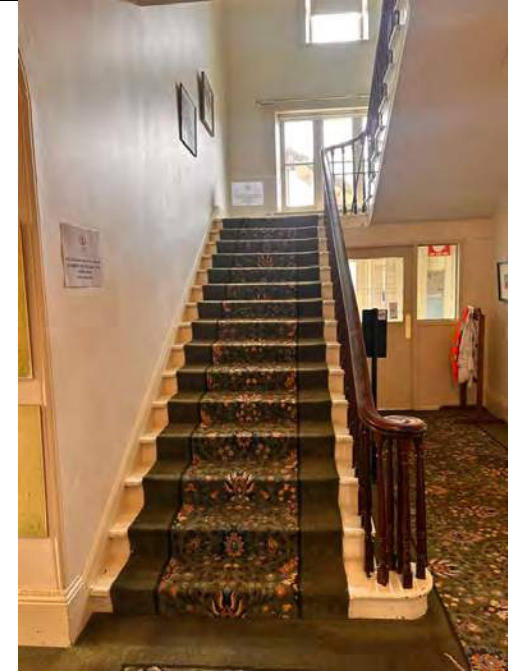
Images

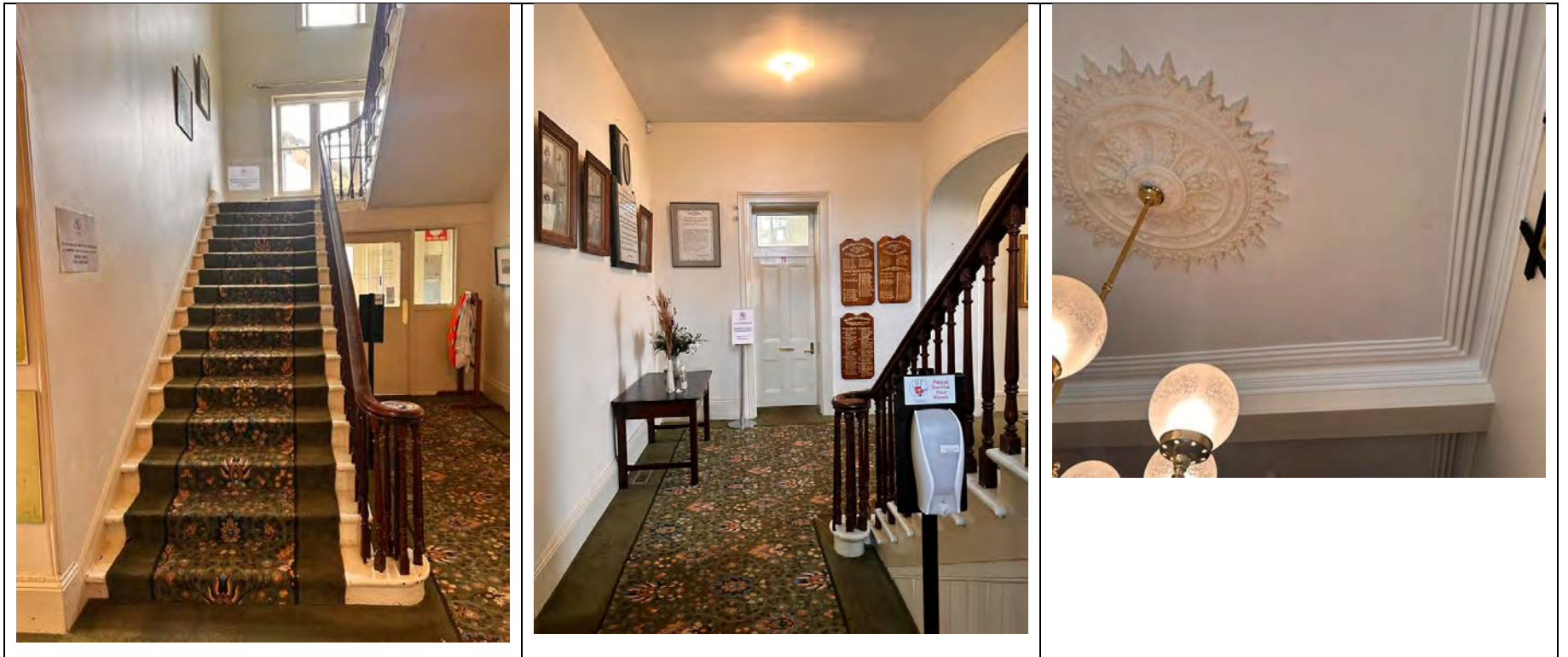


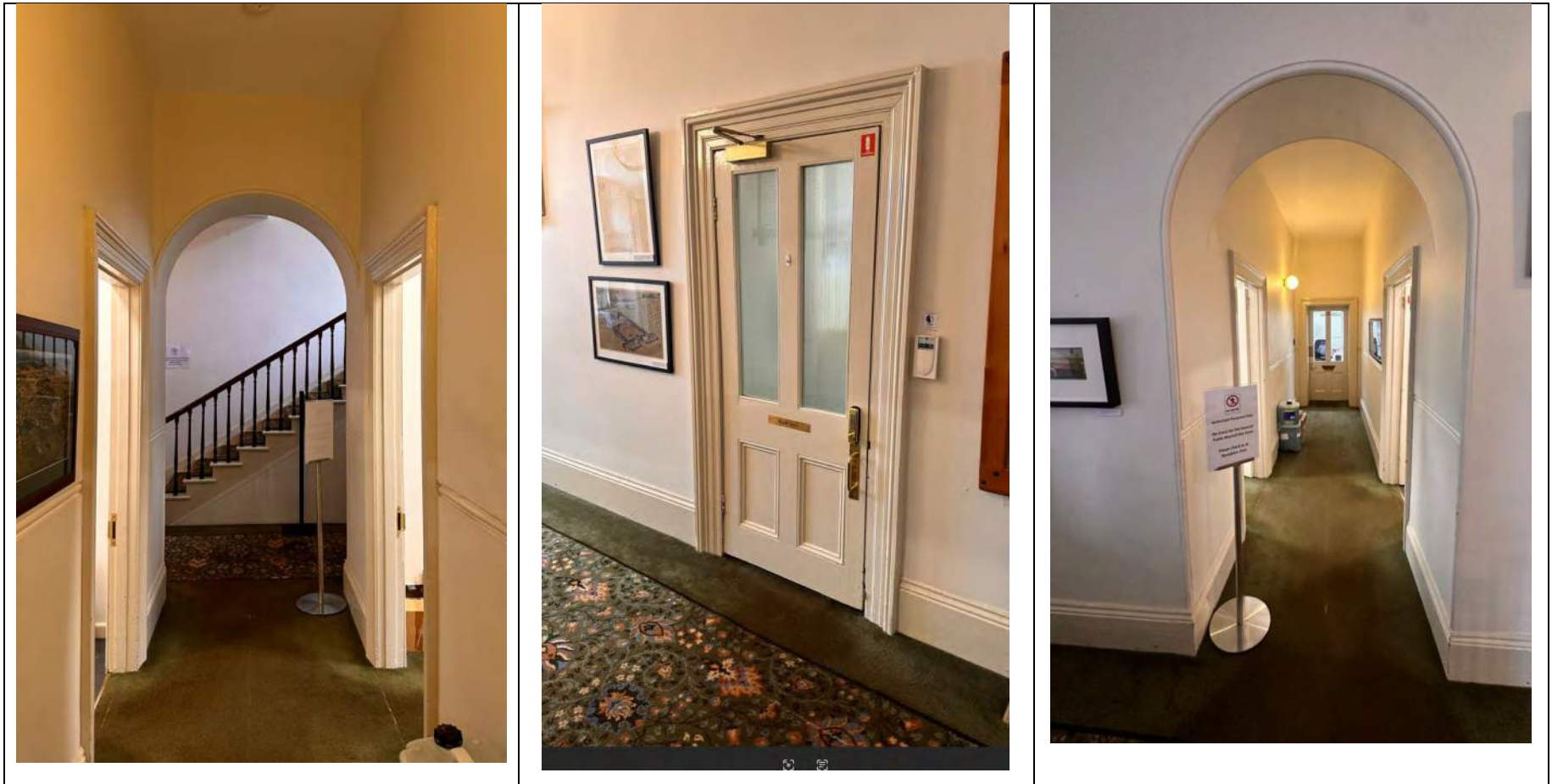


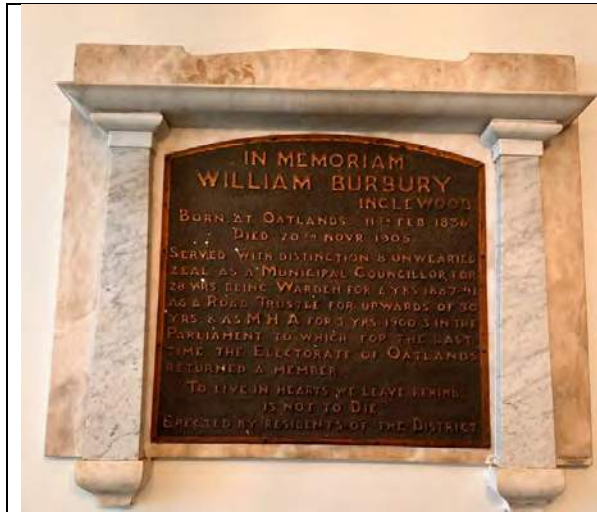
Room G2 – Hallway and Foyer.	
<p style="text-align: center;">Description and integrity</p> <p>The hallway retains its original 1881 form, however the arched opening and the rear portion and the door to G6 would have been added as part of the 1892 additions. It is not clear whether there were any additional doors/windows prior to that addition. All joinery is original although the doors to G3 and G4 have been modified with top panel glazing and that to Room G4 now swings outwards. The timber floor has been carpeted and the wall and ceiling linings are the original lime-based plaster. There is a substantial cornice and ceiling roses to the front portion, which are absent at the rear. The perpendicular section to the main entrance hall includes the stairs, which are of an ornate late-Victorian style with turned balusters and a substantial timber railing with volute at the end.</p> <p>This room features the McLaren and Burbury memorials attached to the walls, as well as several framed soldier photographs and other movable cultural heritage.</p>	<p style="text-align: center;">GROUND FLOOR PLAN 1:20</p>
<p style="text-align: center;">Ability to demonstrate key historic attributes of the site</p>	
<p>This room is a fine example of an entrance and ancillary hallways of a late-Victorian public building. The degree of decoration in the front section which is absent from the rear demonstrates the cost-cutting evident in the historical accounts of the planning of the building.</p>	

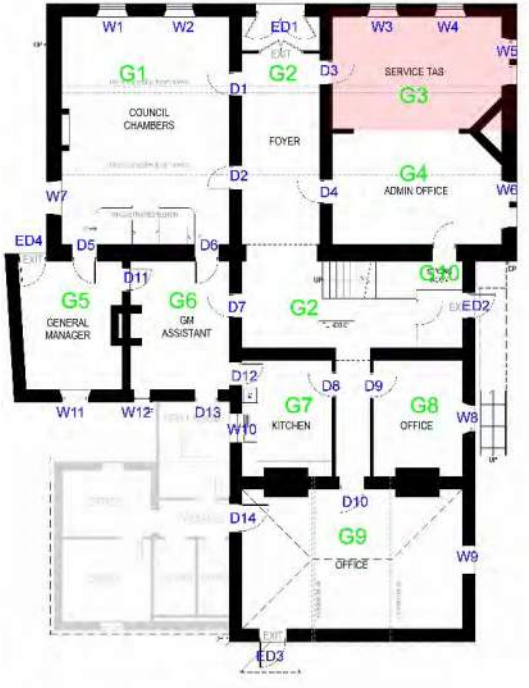
Images



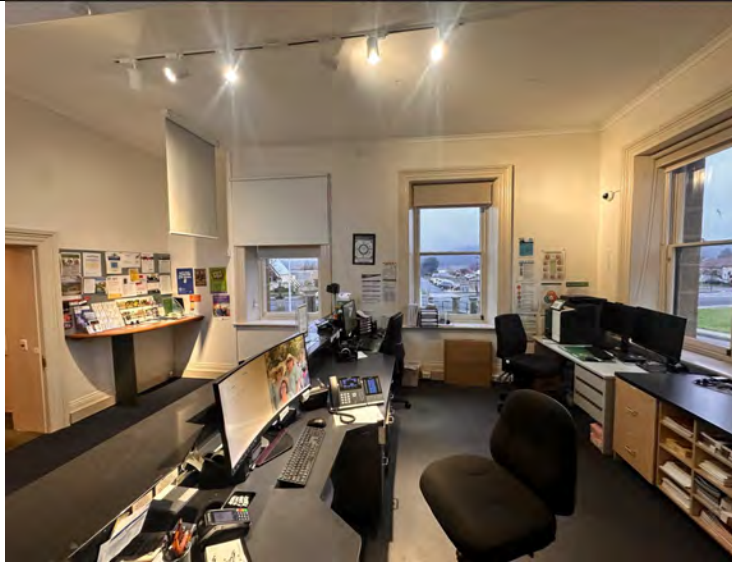






Room G3 – Council and Service Tasmania Office (former reading room).	
Description and integrity	
<p>This room has been modified from its original 1881 form by the removal of most of the wall between it and Room G4, however this is largely reversible and the original form of the room remains legible. It retains some of its original joinery (architraves, skirting boards and mantelpiece – the latter being much less ornate than that in Room G1) however some has been lost in later modifications. The timber floor has been carpeted and the wall and retain their original lime-based plaster. The ceiling appears to have been re-plastered in plastersheet with a modern coved cornice. The room features a corner fireplace which backs onto that of G4 with the flues integrated into a decorative arch in Room 1.1. Modern office partitioning on a raised plinth was added in the 2010's.</p>	 <p>The ground floor plan shows a central corridor with rooms on either side. Room G3 is located in the upper right quadrant, adjacent to the Service Tas area. It is a rectangular room with a pink highlight. To its left is the Foyer (G2) and the Admin Office (G4). Below G3 are the General Manager (G5) and GM Assistant (G6) offices. Further down are the Kitchen (G7) and another Office (G8). At the bottom is another Office (G9). The plan is annotated with window (W) and door (D) numbers, and exit points (ED).</p>
Ability to demonstrate key historic attributes of the site	
<p>This room has been modified but generally in a reversible manner to meet the changing public interface of the building however is still legible as a late Victorian public room.</p>	

Images



Room G4 – Front office (former council clerk’s office).	
<p style="text-align: center;">Description and integrity</p>	
<p>This room has been modified from its original 1881 form by the removal of most of the wall between it and Room G3, however this is largely reversible and the original form of the room remains legible. It retains some of its original joinery (architraves, skirting boards and mantelpiece) however some has been lost in later modifications. The timber floor has been carpeted and the wall and retain their original lime-based plaster. The ceiling appears to have been re-plastered in plastersheet with a modern coved cornice. The room features a corner fireplace which backs onto that of G4 with the flues integrated into a decorative arch in Room 1.1. Modern office partitioning on a raised plinth was added in the 2010’s.</p>	<p style="text-align: center;">GROUND FLOOR PLAN 1:25</p>
<p style="text-align: center;">Ability to demonstrate key historic attributes of the site</p>	
<p>This room has been modified but generally in a reversible manner to meet the functional needs associated with customer service in the building however is still legible as a late Victorian public room.</p>	

Images



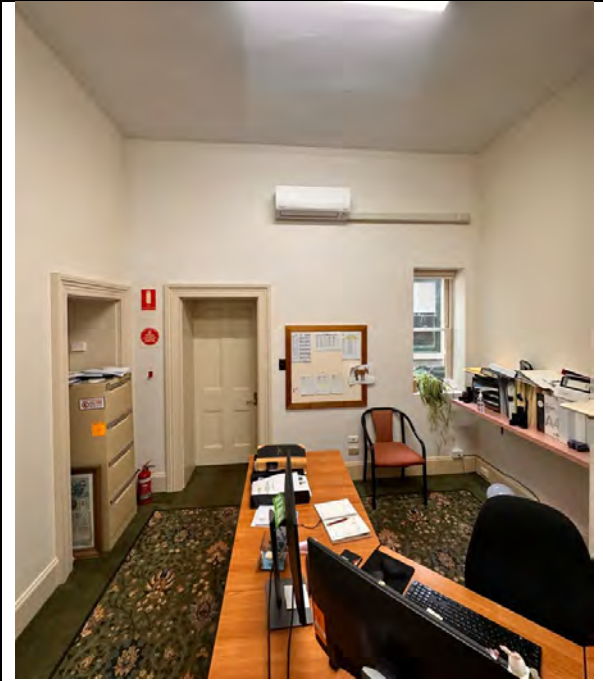
Room G5 – Office (former magistrate’s chamber).	
Description and integrity	
<p>This room retains its original form as part of the 1892 additions however has had a door added to Room G6 (which has been done in a replica style/detaining to others) post-1983 - originally accessible only from the exterior and to the judges’ bench. The room retains most of its original joinery although the mantelpiece has been removed. The timber floor has been carpeted and the wall linings retain their original lime-based plaster. The ceiling appears to have been replastered with plastersheet with a modern coved cornice.</p>	<p style="text-align: center;">GROUND FLOOR PLAN</p>
Ability to demonstrate key historic attributes of the site	
<p>This room is important in demonstrating the use of the building as a courthouse. The original configuration making a statement about the exclusivity of the judge, with its own external access and limited linkage to the remainder of the building.</p>	



Images



Room G6 – Office (former jury room).	
Description and integrity	
<p>This room retains its original form as part of the 1892 additions however has had a door added from Room G5 (which has been done in a replica style/detaining to others) post-1983. The room has direct access to both the foyer and court room representing its original use by jury. The eastern wall has been substantially modified pre-1968 with the original window removed, a door added (originally linking the now removed kitchen, now linking to the print room in the 1990s extension) and a smaller window inserted to the south. A door to the current kitchen was added post 1983 (also in replica styling). The room retains most of its original joinery although the mantelpiece has been removed. The timber floor has been carpeted and the wall and ceiling linings retain their original lime-based plaster.</p>	<p>The ground floor plan shows a central corridor with several rooms branching off. Room G6, labeled 'GM ASSISTANT', is highlighted in pink and is located between the 'GENERAL MANAGER' (G5) room to the west and the 'KITCHEN' (G7) to the east. It has direct access to a 'FOYER' (G2) to the north and a 'COURT ROOM' (G1) to the northeast. The plan also shows various other rooms like 'COUNCIL CHAMBERS' (G1), 'ADMIN OFFICE' (G4), and 'OFFICE' (G8, G9), along with numerous windows (W1-W12) and doors (D1-D14). Exits are marked as ED1, ED2, ED3, and ED4.</p>
Ability to demonstrate key historic attributes of the site	
<p>This room is important in demonstrating the use of the building as a courthouse. The original configuration indicating jury use by the direct link to the court room. This has been diminished by later modifications which form a thoroughfare and the loss of the original window has diminished the integrity of this room.</p>	<p>GROUND FLOOR PLAN</p>

Images



Room G7 – Kitchen (former library).	
Description and integrity	
<p>This room retains its original 1881 form although has been substantially modified with skirting boards removed, mantelpiece removed and a door added post-1968 linking to Room G6 in replica styling. The floor has been concreted and modern kitchen cupboards have been added. The wall linings retain their original lime-based plaster however the ceiling has been replastered with plastersheet (and possibly lowered?). The original window remains however has been internal since the c1968 addition of the adjacent kitchen (now demolished and replaced by the 1990s extension). The ceiling has damage from the failing toilets above.</p>	
Ability to demonstrate key historic attributes of the site	
<p>Loss of detailing and subsequent modifications has diminished the ability of this room to demonstrate any important theme, although its original form remains legible. Its former use as a library is an important part of the history of the building for public purposes.</p>	

GROUND FLOOR PLAN
1:25

Images



Room G8 – Office (former police office).	
Description and integrity	
<p>This room retains its original form as part of the 1892 extensions. All original joinery (skirting boards, architraves and mantelpiece) remains. A later but sympathetic inbuilt cupboard has been installed on one side of the chimney breast. The timber floor has been carpeted. The wall and ceiling linings retain their original lime-based plaster.</p>	
Ability to demonstrate key historic attributes of the site	
<p>The form and detailing of this room is important in demonstrating the original co-location of police services with the council services, representing the Municipal Police in Tasmania.</p>	<p style="text-align: center;">GROUND FLOOR PLAN 33</p>

Images



Room G9 – Former Billiards Room.	
Description and integrity	
<p>This room retains its original form as part of the 1892 extension, although has had a later door added to link to the 1968 servery extension and a window added to the northern side. The room retains some of its original joinery (architraves) and has had a plywood dado added (probably to hide rising damp) – it is unclear if the original skirting boards remain beneath that paneling. The floor has been concreted and the walls retain their original lime-based plaster. There are two fireplaces each with their original mantelpiece – it is unclear if original hearths remain under tiles. The door to the hallway has had glazing added and the exterior door has been re-swung to open outwards. The striking feature of this room is the raked ceiling with ornate kingpost trusses and roof lantern. The lining is Baltic pine and the trusses appear to be Oregon and are of a style attributable to the architect George Fagg. The room has recently been partitioned for offices with lightweight partitions and glazing.</p>	<p style="text-align: center;">GROUND FLOOR PLAN</p>
Ability to demonstrate key historic attributes of the site	
<p>This room has the ability to demonstrate the original use as a billiards room, with the lack of windows and the roof lantern indicative of that use. As a large open space it represents the later use as a supper room. These are important attributes of the social and recreational history of the building.</p>	

Images



Room G10 – Strong room.	
Description and integrity	
<p>The strong room was added pre-1968 in the understair area, possible replacing an earlier cupboard accessed from the hallway.</p>	
Ability to demonstrate key historic attributes of the site	
<p>This room is of some importance in demonstrating the customer service area which is a later use of Room G4. It may have some association with the earlier use of Room G4 as a council clerk's office.</p>	<p style="text-align: center;">GROUND FLOOR PLAN 1/16</p>

Images



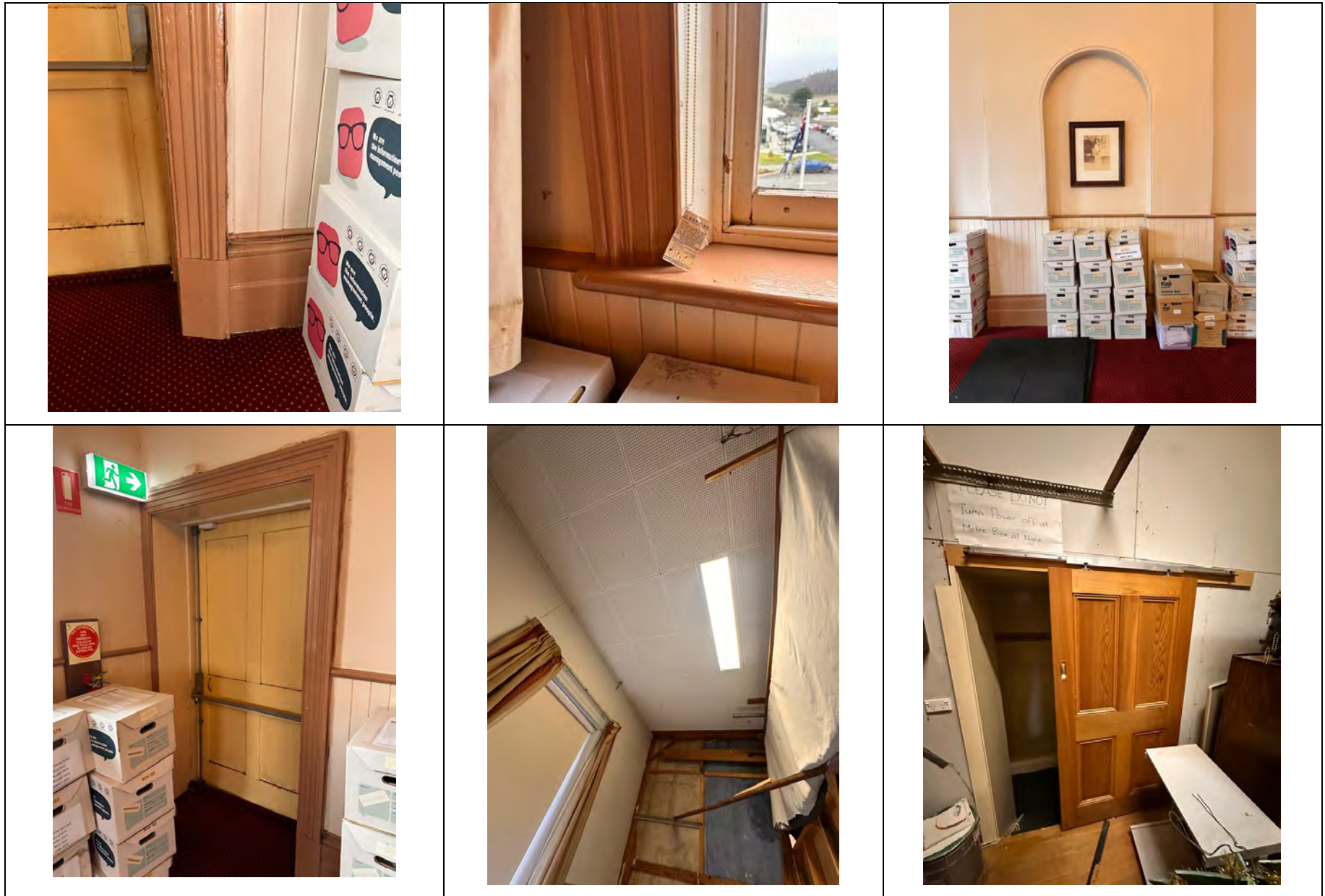
5.3.3. First Floor

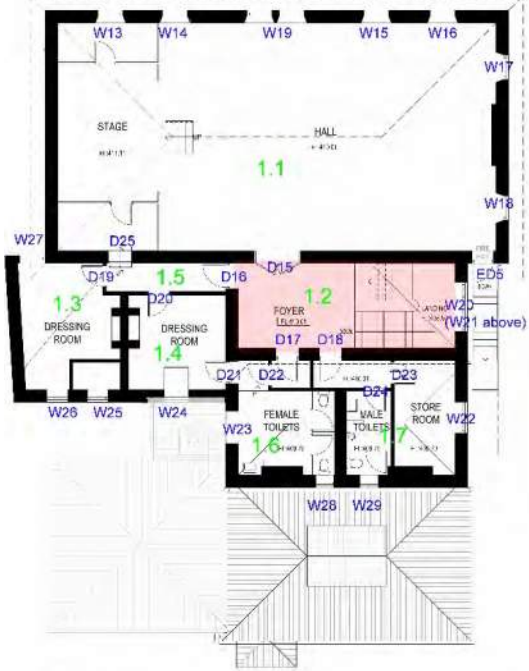
Room 1.1 – Town Hall and Stage.	
Description and integrity	
<p>This room retains its original 1881 form as a large open space occupying the entire footprint of the front portion of the building. Entered by double doors from the foyer (these doors have been replaced, but the original aperture remains) the room retains all of its original joinery with a dado around the wall to protect from the impact of chairs and damage from use as a dance hall. The walls and ceiling linings are the original lime-based hard plaster and the ceiling features roses. There are defunct mid-c20th roof ventilation apertures on the ceiling. The northern end of the room has an arch which is formed by the chimney shafts of the fireplaces in Rooms G3 and G4. A fire exit door (ED5) has been later-added to the northern end of the eastern elevation. It is unclear when this was added (possibly as part of the 1892 additions) and that joinery and stonework is sympathetic to the original.</p> <p>Originally the stage was at the northern end, which was moved to the southern end around the time of the 1892 additions. The stage has been subject to multiple periods of modification and contains a lot of mid-c20th fabric. A false ceiling has been installed above the stage.</p>	
Ability to demonstrate key historic attributes of the site	<p>FIRST FLOOR PLAN</p>
<p>This room is critical in understanding a range of historic themes that the building represents, in terms of council’s contribution to the social and recreational history of the district. This is however</p>	

inhibited by the lack of compliant access to the room (and overall first floor) and has resulted in its disuse for that historically significant purpose.	
-----------------------------------------------------------------------------------------------------------------------------------------------------------	--

Images

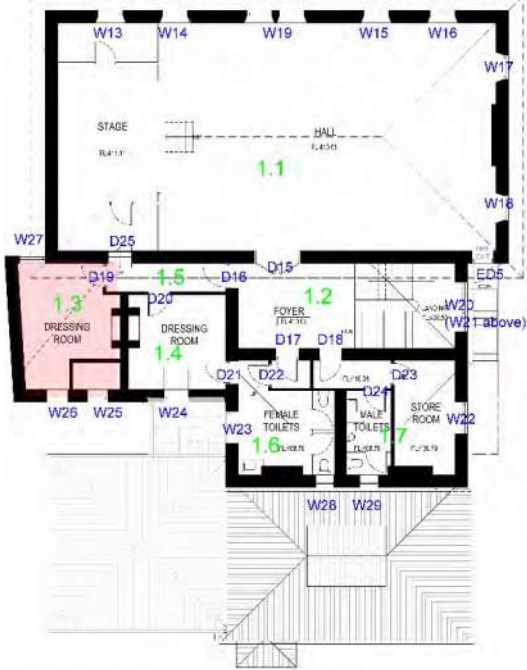




Room 1.2 – Foyer	
Description and integrity	
<p>This room generally retains its original 1881 form as the landing and entry to the town hall, however the configuration of it as a thoroughfare has changed. With the 1892 extension it became the interface between the town hall, stairs, offices (dressing rooms?) and caretaker’s residence. The doors now leading to the male and female toilets are depicted in slightly different locations on the 1968 plan, and a single door is also depicted in a different location on the 1939 plans (that may be a drafting error). A door to the caretaker’s residence was added as part of the 1892 extension. An early photograph suggests a small window on the southern wall which would have been filled as part of the 1892 work (see Figure 4.6). Nonetheless it retains what appears to be all original joinery, with the added door(s) replicating earlier detailing. A paneled dado has been added. The original lime-based plaster wall and ceiling linings remain (the ceiling damaged from water ingress). The timber floor has been carpeted.</p>	 <p>FIRST FLOOR PLAN</p>
Ability to demonstrate key historic attributes of the site	
<p>An important thoroughfare area interfacing the stairs (and ground floor) with the town hall, former caretakers residence and offices/dressing rooms.</p>	

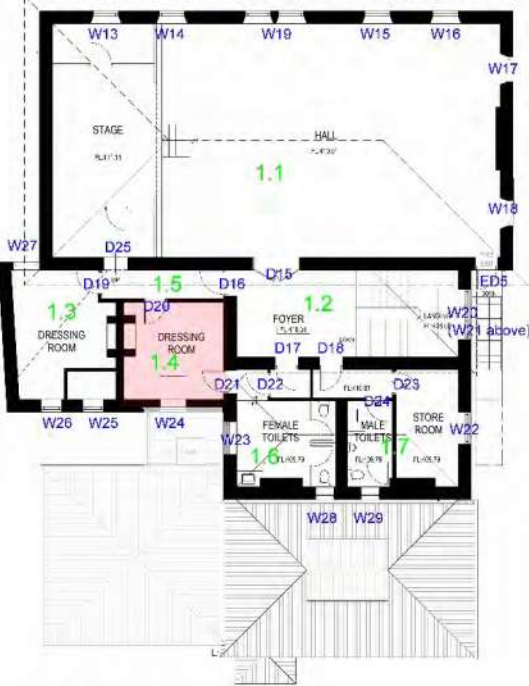
Images



Room 1.3 – Office (former caretakers residence then dressing room).	
Description and integrity	
<p>This room retains its original form from the 1892 extension, however has been partitioned to form a small service room in the north-eastern corner (some early plans also show a different configuration of partition). The 1939 plans do not show the current windows, however these look contemporary with the extension so that may be a drafting error. That plan also shows a window in the southern wall (?). In a lower part of the roof, the ceiling has a small rake. The timber floor is carpeted and the walls and ceilings retain their original lime-based plaster. All original joinery appears to remain, including the mantelpiece.</p>	
Ability to demonstrate key historic attributes of the site	
<p>This room demonstrates the presence of the caretaker’s residence, later use of the town hall as a performance space and the later use as offices.</p>	<p>FIRST FLOOR PLAN 1:25</p>

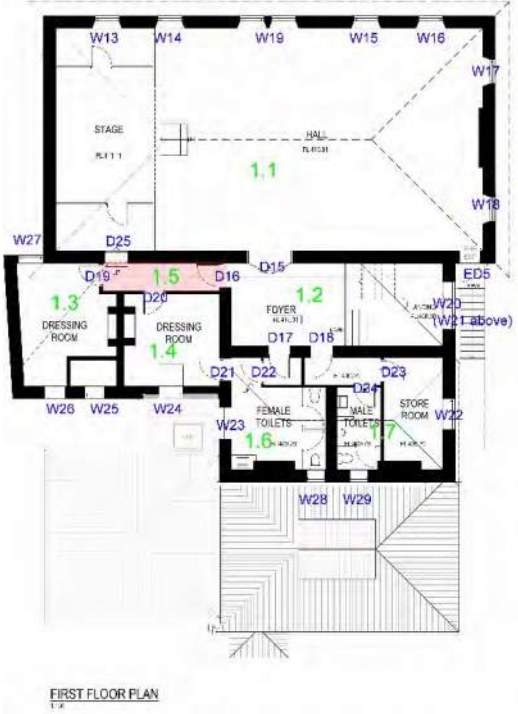
Images



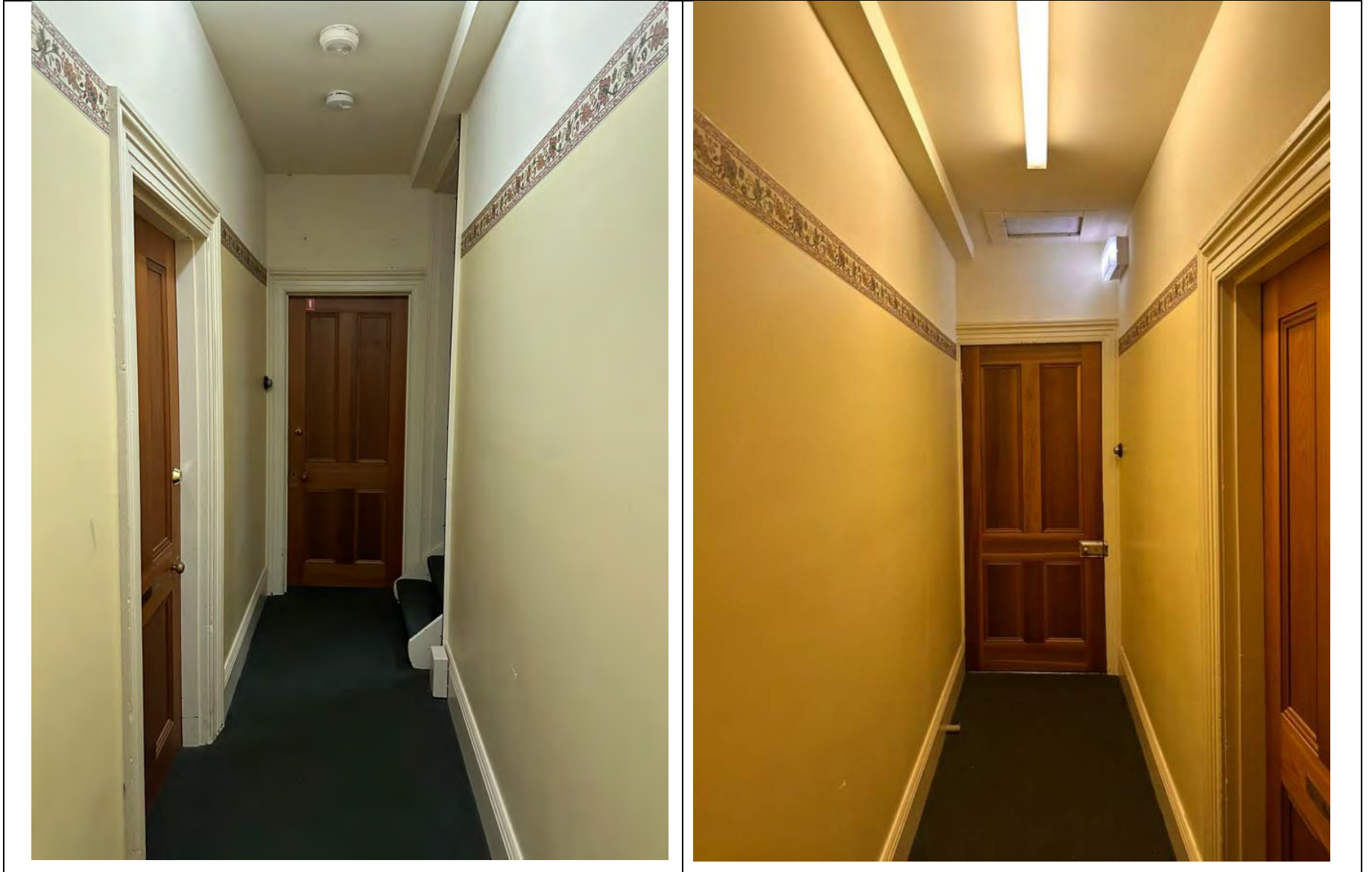
Room 1.4 – Office (former caretaker’s kitchen then dressing room).	
<p style="text-align: center;">Description and integrity</p>	
<p>This room retains its original form from the 1892 extension and is shown as a kitchen on the 1939 plan. In a lower part of the roof, the ceiling has a small rake on the eastern side. The timber floor is carpeted and the walls and ceilings retain their original lime-based plaster. All original joinery appears to remain, including the mantelpiece. A blocked door to the female toilets is not shown on the 1939 plan and may be a later insertion, done sympathetically to replicate joinery elsewhere.</p>	
<p style="text-align: center;">Ability to demonstrate key historic attributes of the site</p>	
<p>This room demonstrates the presence of the caretaker’s residence, later use of the town hall as a performance space and the later use as offices. This room was until recently known as the ‘Mayor’s Office’.</p>	<p style="text-align: center;">FIRST FLOOR PLAN 1:20</p>

Images



Room 1.5 – Hallway	
<p style="text-align: center;">Description and integrity</p>	 <p style="text-align: center;">FIRST FLOOR PLAN 1:1</p>
<p>This room retains its original form as part of the 1892 extension, as part of the caretaker's residence and later used as access from the foyer to the dressing rooms and to the stage. The timber floor is carpeted and all original joinery remains. The wall and ceiling lining is lime-based plaster.</p>	
<p style="text-align: center;">Ability to demonstrate key historic attributes of the site</p>	
<p>The integrity of this room is low and with subsequent modifications it does not represent any key historical attributes of the site apart from the possible use as an office and occasional use as a dressing room.</p>	

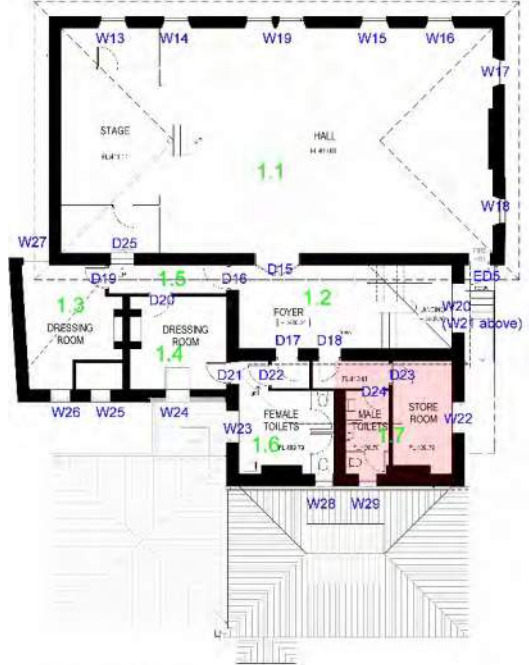
Images



<p>Room 1.6 – Female toilets (former office/dressing room?).</p>	
<p>Description and integrity</p>	
<p>Generally retaining its original form from the 1892 extension, however partitions have been added to form an air lock and toilet cubicles which were installed in or prior to 1968. The original use is not clear, it may have been used as an office, but early sources suggest a dressing room. The fireplace has been blocked and part of the wall between this and Room 1.7 has been removed to facilitate access to the male toilets (these rooms would have originally interconnected, so there is likely to be a blocked door in this wall). A door to Room 1.4 has been blocked, however this may not be an original doorway. Stepping down from the foyer, the floor has been concreted (or some form of overlay) and is painted. Apart from the original window architraves on the southern wall all original joinery has been removed. The walls and ceiling retain their original lime-based plaster lining (the ceiling damaged by water ingress). A new window has been added on the eastern wall.</p>	<p>FIRST FLOOR PLAN</p>
<p>Ability to demonstrate key historic attributes of the site</p>	
<p>The integrity of this room is low and with subsequent modifications it does not represent any key historical attributes of the site. The history as part of the caretakers residence is of interest in understanding the evolution of the building and how it was used.</p>	

Images



Room 1.7 – Male toilets (former office/dressing room?).	
<p style="text-align: center;">Description and integrity</p>	
<p>Part of the 1892 extension, this room has been divided into two rooms and an airlock, one room housing the male toilets, the other the library. The toilets were installed in or prior to 1968 in a single large room that has subsequently been partitioned to form the library. The original use is not clear, it may have been used as an office, but early sources suggest a dressing room. The fireplace has been blocked and part of the wall between this and Room 1.6 has been removed (these rooms would have originally interconnected, so there is likely to be a blocked door in this wall). Stepping down from the foyer, the floor has been concreted (or some form of overlay) and is painted. Apart from the original window architraves on the northern wall all original joinery has been removed. The walls and ceiling retain their original lime-based plaster lining (the ceiling damaged by water ingress). A new window has been added on the eastern wall.</p>	 <p style="text-align: center;">FIRST FLOOR PLAN</p>
<p style="text-align: center;">Ability to demonstrate key historic attributes of the site</p>	
<p>The integrity of this room is low and with subsequent modifications it does not represent any key historical attributes of the site apart from the possible use as an office and occasional use as a dressing room.</p>	

Images



6. TOWNSCAPE SETTING, ATTRIBUTES AND VALUES

This section will further articulate the development and character of the precinct and specifically consider the subject site as a contributory element. The subject site is within the Oatlands Township Local Heritage Precinct as per Table C6.2 of the Tasmanian Planning Scheme – Southern Midlands. That table lists the significance of the precinct as:

SOU-C6.2.1 – OATLANDS - OATLANDS TOWNSHIP PRECINCT
Statements of significance
a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles;
b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character;
c) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township transport routes joining the north and south of the State, and as an intended central capital associated with the pastoral activity of the Midlands area,
d) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time;
e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts;
f) it has the largest number of sandstone buildings within a township setting in Australia.

The associated Design Criteria/Conservation Policy is as follows:

Design Criteria/Conservation Policy
1. The design and siting of buildings and works must satisfy the following criteria:
<ul style="list-style-type: none"> a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required;
<ul style="list-style-type: none"> a) building setback from frontage must provide a strong edge to Main Street and be parallel to the street;
<ul style="list-style-type: none"> b) buildings must address the street, unless at the rear of a site;
<ul style="list-style-type: none"> c) buildings must not visually dominate the streetscape or buildings at places listed in Table.C6.1;
<ul style="list-style-type: none"> d) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;
<ul style="list-style-type: none"> e) external wall building material must be any of the following: <ul style="list-style-type: none"> i. sandstone of a colour matching that commonly found in Oatlands' buildings; ii. weatherboard (traditional profiles); iii. rendered, painted or lime wash brickwork; iv. unpainted brick of a traditional form and colour laid with a traditional bond; v. traditional Tasmanian vertical board (non-residential buildings only); vi. corrugated profile steel cladding, painted/colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only).
<ul style="list-style-type: none"> f) roof form and material must be consistent with the following: <ul style="list-style-type: none"> i. pitch between 30 and 40 degrees and hipped or gable if a major part of the building; ii. pitch less than 30 degrees and skillion if a minor part of the building at the rear; iii. avoidance of large unbroken expanses of roof and very long roof lines;

<p>iv. roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted.</p> <p>v. guttering is rounded profile, with downpipes of circular cross-section.</p>
<p>g) wall height sufficient to provide for lintels above doors and windows, with wall space above;</p>
<p>h) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p>
<p>i) fences along frontages must be:</p> <ul style="list-style-type: none"> i. between 900mm and 1000mm high, with a maximum of 1200mm for posts; ii. vertically articulated, (such as with dowel-and-rail, picket or palisade fences); iii. “transparent” or “open” in appearance, that is, the distance between dowels or pickets, etc., iv. must be such that the fence does not appear ‘solid’.
<p>2. Subdivision must satisfy the following criteria:</p>
<p>a) maintain and extend the existing recto-linear grid pattern of streets;</p>
<p>b) provide for a variety of lot sizes;</p>
<p>c) where appropriate off High Street, provide a traditional ‘soft edge’ design approach for stormwater and footpath works.</p>

6.1. Townscape Evolution of the Area

As detailed in Section 4, this central portion of Oatlands finds its government/administrative roots in the first settlement of the town in the 1820s. The Oatlands Military Precinct was established as the administrative hub of the town and region, which was intended to become the central capital of the colony. The land on

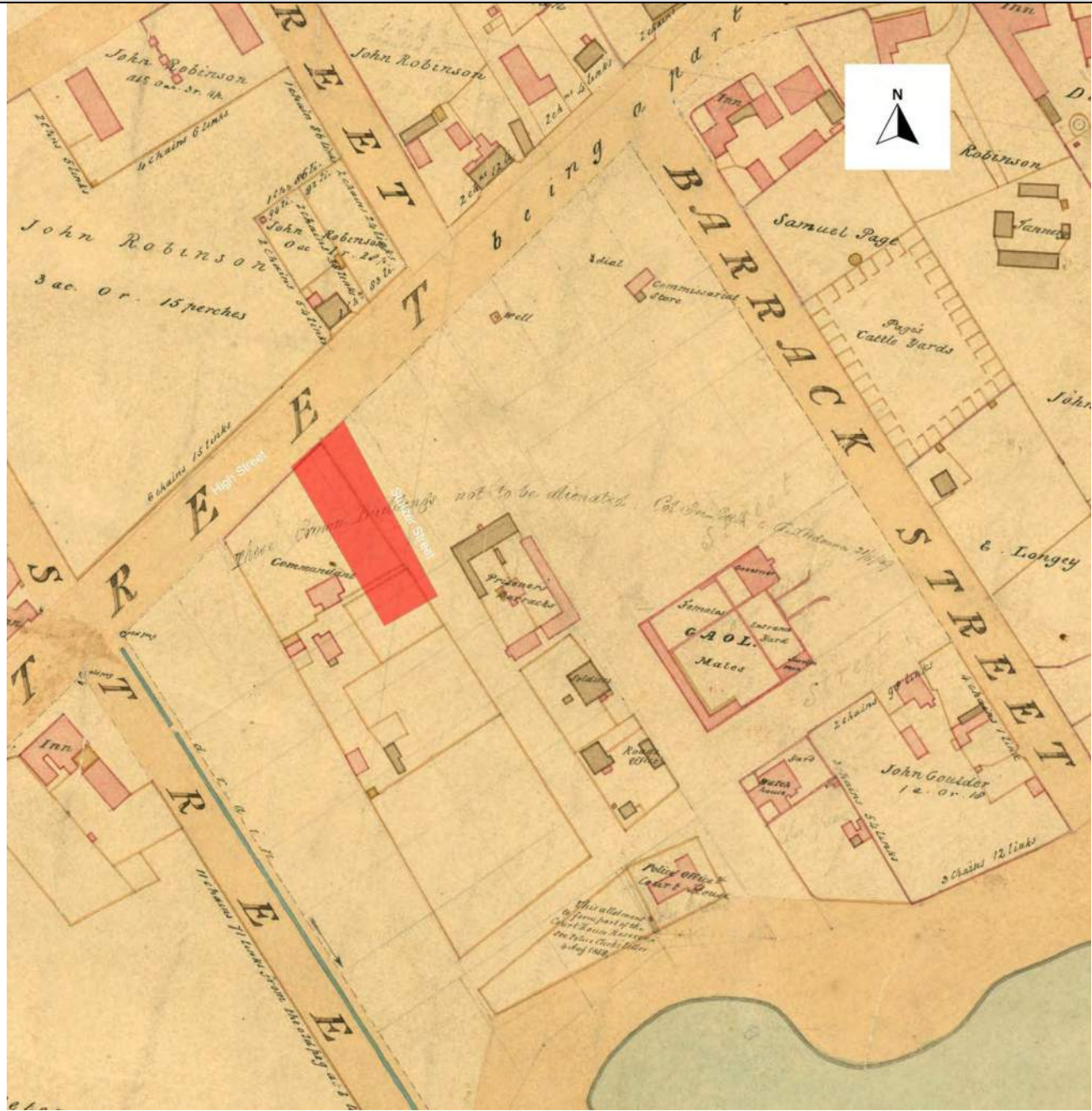
which the Oatlands Town Hall and Council Chambers is located was part of the wider Oatlands Military Precinct, but no earlier development is known to have occurred on that site – being between the military barracks and Commandant's house. The precinct was bounded by High, Barrack, Church Streets and The Esplanade, and what are not intervening streets (Campbell, Stutzer and Mason) were not part of the original town plan.

Several buildings remain from the Oatlands Military Precinct, including the goal, supreme court house, commissariat, Commandant's house, watch house (part) and Superintendent's cottage. The area also has substantial and significant archaeological remains relating to sites such as the barracks, road/probation station and guard house, as well as ancillary infrastructure.

The disbandment of the military presence at Oatlands c1859, the end of the convict system and the move from colonial to municipal government meant that the way the district (and indeed the colony) was governed changed. The Oatlands Military Precinct was subdivided and much of it sold off. As per section 4 the subject site was also sold to private ownership, but subsequently bought by the newly-formed council for the construction of the town hall and council chambers. Nonetheless much of the precinct remained in government ownership, for example the goal, court house, and several allotments for police use. The adjacent state school site remained in government ownership, as did the site of the post office.

The portions of the precinct sold to private ownership were developed slowly. Whilst there was a proliferation of small cottages constructed during the couple of decades after the military disbandment, the precinct was developed over the following 100 or-so years with a range of architectural styles, however residential use was predominant, with the exception of the southern portion of the High Street frontage where several shops were developed. Overall, there is no cohesive architectural tenor nor building typology in the immediate area. The town hall and council chambers bear no parallel with most of the immediate area, with the exception of the contemporary former Oatlands State School building as discussed below. The town hall and council chambers, together with the former state school and the gaoler's residence are the larger of the buildings within the immediate area and certainly have landmark qualities.

Figure 6.1 – The Oatlands Military Precinct in relation to the subject site (shaded red). Libraries Tasmania O/21.




6.2. Visual Attributes of the Subject Site

The following table makes observations both to and from the subject site from street level in the current townscape context, with historical analogies and evolution also observed:

Figure 6.2 – Key close vantage points to the place



Point	Importance to the heritage and visual values of the place	Image	Outcomes compatible with maintaining visual values
1	The building reveals itself when approached southward along High Street at about 79 High Street. The building has a strong townscape presence and the oblique angle of High Street compared to the cross-streets make the building appear to be oblique to the town grid. This		No major development to the forecourt area. Any development at the rear of the site must comply with the Oatlands Township Local Heritage Precinct provisions of the Tasmanian Planning Scheme – Southern Midlands.
2	increases its prominence on this approach. The large setback together with the adjacent former Oatlands State School are an anomaly in this area which generally has small/no street setbacks and announces these buildings as differing from the surrounding commercial and residential development.		No major development to the forecourt area. Retain minimalist landscaping. Consider a more period-appropriate fence.

<p>3</p>	<p>Clearly from the street frontage the building has a dominating street presence, despite its large setback. Flanked by the former Oatlands State School and the Commandant's residence, the building sits somewhat in isolation due to its large scale. The cenotaph provides a foreground focus and symmetry to the forecourt.</p>		<p>No major development to the forecourt area. Retain minimalist landscaping. Consider a more period-appropriate fence.</p>
<p>4</p>	<p>The building is not prominent from these vantage points and is only viewed as a backdropping element to the nearby High Street shops.</p>		<p>No major development to the forecourt area.</p>
<p>5</p>			

<p>6</p>	<p>The building and its complex roof form is a prominent element from these vantage points. The relationship to High Street is not clearly evident from these points and the back-of-house has a diminished presence due to the cascading roof forms.</p>		<p>Any development at the rear of the site must comply with the Oatlands Township Local Heritage Precinct provisions of the Tasmanian Planning Scheme – Southern Midlands.</p>
<p>7</p>			
<p>8</p>	<p>The building is not prominent from this vantage point, however in winter when the trees lose their leaves that prominence is increased.</p>		

6.3. Axial Relationships and Proximal Associated Sites

The site has a commanding position within the centre of Oatlands, with a High Street frontage intended to provide for town presence, with the forecourt providing outdoor space for gathering, commemoration etc. The oblique angle of High Street in relation to the cross-streets provides for an oblique frontage, and although the building is set square to the grid, that oblique street layout enhances the presence of the building when travelling south along High Street.

The key relationship of the building is with that of the adjacent former Oatlands State School, which has a similar townscape presence and also is enhanced by the oblique nature of High Street. These buildings are almost contemporary, and have for over 140 years provided a sense of open space with their forecourts, severed by Stutzer Street. The relationship of these buildings provides a sense of civic space, although their traditional uses were vastly different. Each has always maintained a usable civic front courtyard, but they have never been physically attached nor offered the same functionality.

6.4. Summary of Townscape Setting and Contribution of the Subject Site

The Oatlands Town Hall and Council Chambers are a unique element in the townscape, both in the bulk of the building and its unusually large setback and somewhat oblique relationship to High Street. It has a complimentary relationship with the adjacent former Oatlands State School building which is a contemporary, large-scale sandstone building with a similarly large street setback. The building does not contribute to any wider cohesive building type, style or scale.

That said, any development of the subject site, particularly at the rear, must consider the heritage and townscape values of the wider precinct as well as any possible impact on the building itself. Conforming with the precinct design criteria/conservation policy as well as not competing with the building should guide any proposed rear development. Note that the forecourt has no capacity for development beyond landscaping and minor complementary infrastructure.



7. COMPARATIVE ANALYSIS



In order to better understand the significance of the subject site as a representative example, a range of temporal, regional and thematic comparisons are to be drawn in order to gauge the importance and/or representativeness of the complex amongst considerations such as like typologies of buildings and such similar complexes from mid-late-c19th Tasmania. Whilst this is not an exhaustive list, it provides some basis for posing the comparative importance of the Oatlands Town Hall and Council Chambers on a wider scale than the local area. In 1907 there were 107 local government (equivalent) areas in Tasmania, deriving from Councils, Road Trusts, Town Boards etc. At that time, this was reduced to 53, which were further reduced in 1993 to the present 29. Whilst a comprehensive comparison of all of these would be of interest, the scope of the current investigation will utilise a sample of such based on towns which have similar attributes to Oatlands (i.e. regional small towns established in the 1820s-30s and which retain a number of heritage buildings in general) however some better-known examples of later-established municipal areas which have/had notable council buildings will also be mentioned below.



For the basis of this consideration, the following key attributes of the site will be utilised:




- A mid-late c19th municipal building (i.e. built specifically for municipal government).
- A building that was built in response to the formation of Municipal Government, as opposed to colonial government.



The following table provides a brief comparison to other similar (or potentially similar) sites in Tasmania (i.e. smaller-scale municipal buildings in historic rural townships):


Town	Colonial or Municipal complex?	Council chambers	Town Hall	Court house/ police office	Image
Swansea	Municipal complex established c1860 to replace earlier colonial settlement at Waterloo Point.	Purpose-built council chambers and court house in use from 1860 to 2014. Gaol at rear and police office adjacent. Now used for community purposes (i.e. no longer used as council offices).	Town hall elsewhere.	Council offices used as court house. Gaol at rear and police office adjacent.	
Bothwell	Early colonial complex, council offices in earlier 'Literary Society' building.	Council and court operations in earlier colonial building and late c19th town hall building adjacent. Still in use as Central Highlands Council headquarters.		Separate court house and police office.	

Campbell Town	Early colonial complex in Bridge Street. Some buildings remain converted to residence. Later municipal buildings in high Street not as a 'complex'.	Council offices purpose built c1930s (in conjunction with town hall) to replace earlier building. In private ownership.		Separate police office and court house.	
Evandale	Little evidence of early colonial infrastructure - presumably an annexe of Launceston. Municipal infrastructure established in the 1860s.	Purpose built 1867 council chambers now converted to a bakery/café. School building converted for new council chambers and court house in 1977.	Town hall attached.	Council chambers included a court house. Police office elsewhere.	
Fingal	Earliest council buildings reused earlier probation station buildings.	1881 council chambers and court house destroyed by fire in 1929. Now a private residence.		Unknown.	

<p>Kempton</p>	<p>Convict road and probation station the core of government infrastructure.</p>	<p>Council chambers and court room built in the 1860s incorporating earlier constables house and watch house. Still in use as a branch office of Southern Midlands Council.</p>	<p>Town hall elsewhere.</p>	<p>Police office initially in the building then moved next door.</p>	
<p>Sorell</p>	<p>Built on the site of former court house and gaol.</p>	<p>Council offices and court house built in 1910. Now used for community purposes (i.e. no longer used as council offices).</p>	<p>Town hall elsewhere.</p>	<p>Court house part of the 1910 council office building.</p>	

Pontville	Built within the former convict/military establishment.	Council chambers built c1900. Now used for community purposes (i.e. no longer used as council offices).	Town hall elsewhere.	Police office adjacent.	
Latrobe	Large complex of council chambers/offices, post office, court room and library built between 1879 and 1883, with substantial additions in the 1910s. All still used for original purpose, except the court room which is now a museum.				
Longford	Early colonial township with military presence. Later administrative development has	C1860s council chambers and court house remain in use as Northern Midlands Council offices built	Town hall elsewhere.	Police office elsewhere.	

	overprinted that earlier form.	on the site of earlier police buildings.			
Oatlands	Colonial military establishment from the 1820s, disbanded c1860, earlier buildings recycled for other government purposes.	Purpose built council chambers and town hall built in 1881. Utilised from build date for library/literary purposes. Still in use as the headquarters of Southern Midlands Council.		Police office and use as a court room included in purpose-built extension shortly after original build (1892).	
Richmond	Colonial military establishment from the 1820s, disbanded c1860, earlier buildings recycled for other government purposes.	Council offices and court house in c1820s court house. Town hall built adjacent in 1880 incorporating former watch house. Now used for community purposes (i.e. no longer used as council offices).		Police office elsewhere.	

<p>Ross</p>	<p>Early colonial complex largely demolished and converted to municipal purposes in similar location in late-c19th to early c20th.</p>	<p>Town hall built 1880s with later council office addition. Now used for community purposes (i.e. no longer used as council offices).</p>	<p>Early court house elsewhere, demolished, presumably in favour of court sessions at Campbell Town.</p>	
-------------	----------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

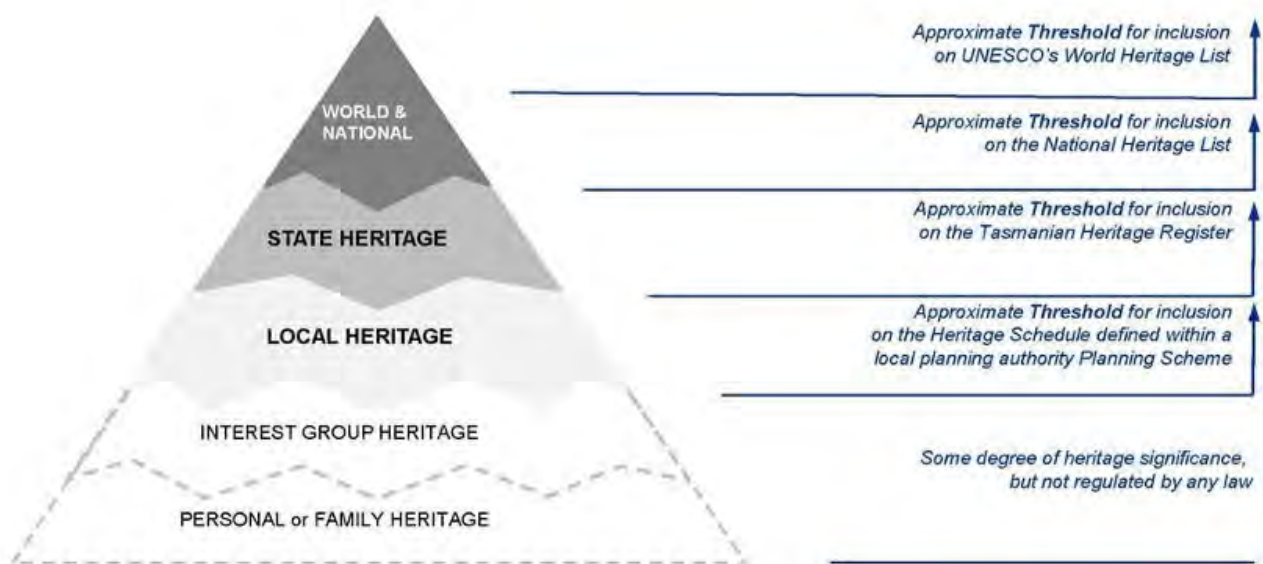
The above examples demonstrate that a variety of configurations by which early municipal buildings were established, often a mix of uses including municipal, police, court, library (etc.) functions, as per the Oatlands example. Architectural responses were also varied with no 'set template' for how these buildings were designed or constructed. Buildings were often recycled from earlier colonial administrative buildings; however it was not uncommon that new buildings were erected in commemoration of the newly formed municipal governments. Overall, however, there seems to be no 'typical' approach to how these types of buildings/complexes were established.

The Oatlands Town Hall and Council Chambers were purpose built in 1881 for those purposes, shortly thereafter incorporating a court house and police office, at a single time. Although police and court uses no longer occupy the building – it is still in use for its original purposes as a combined town hall and council chambers (noting however disuse of the town hall). No other late-Victorian building in rural Tasmania has that suite of characteristics. Therefore, the continuity of use of the building as a town hall and council chambers is of high significance.

8. STATEMENT OF HISTORIC HERITAGE SIGNIFICANCE

The following statements of significance are drawn from the Tasmanian Heritage Register (italicised) and are based on the national HERCON standard for statements of significance, based on the amount of information currently at-hand. Note that natural history values have not been assessed here, as these are beyond the scope of this assessment. This statement of significance has been based upon the history of the place as outlined above, however could be further refined with more detailed investigations into the site history. Additional comments where considered necessary have been added for the current document (non-italicised).

The assessment methodology for each criterion follows the methodology detailed in the Tasmanian Government's Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995 (Version 7, February 2025). That document provides a 'tiered' approach to assessing significance as demonstrated by the following diagram (drawn from Page 6 of that document):



The assessment below will consider the threshold at which individual criteria may be met (within the scope of the brief of the current document). Note that further comparative analysis may be required in some instances to establish such levels of significance.

Where it may initially appear marginal as to whether a place may or may not meet a particular criterion, a further discussion against the Exclusion Parameters as proposed in the Assessing Historic Heritage Significance document may be provided.

Note that the following does not apply to the 1990s extension which is overall considered to be of neutral significance.

A. Importance to the course, or pattern of our cultural or natural history.

A place is of importance to the course or pattern of Tasmania's history if that place is the product of, or is an example of, or was influenced by, or has influenced, or is associated with, or has a symbolic association with, or is the site of – an event, phase, period, process, function, movement, custom or way of life (including values, aspirations, tastes and fashions) which has made a strong, noticeable or influential contribution to the evolution or pattern of the settlement and development of Tasmania.

The Oatlands Town Hall demonstrates the pattern of regional settlement and development of Tasmania in the late nineteenth century, through the establishment of local governments to provide community services for a growing population. The Town Hall has served the Oatlands and greater Southern Midlands district for over 130 years as a seat of governance, as a court, place of civil ceremony and remembrance, and venue for social interaction. The relative grandness of the building as a regional civic institution was facilitated through an economy of scale - combining the council offices, courthouse, public library and dance hall into the one facility. Inclusion of a small residence reflects the C19th trend of retaining resident caretakers onsite. The choice of stone as building material and the Victorian Georgian architectural style of the building harks back to the early phase of Oatlands' development, when local stone was the dominant building material. The later establishment of war memorials in the grounds of the Town Hall demonstrates the widespread C20th pattern of commemorating local community members who not only fell in war but who served in any conflict. The Oatlands Town Hall remains a landmark structure that defines the main civic/commercial area of Oatlands.

B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.

A place demonstrates rare or uncommon aspects of Tasmania's heritage if that place illustrates in its fabric an event, phase, period, process, function, movement, custom or way of life (including values, aspirations, tastes and fashions) which, or an aspect of which: (i) was considered uncommon or unusual at the time of its origin; (ii) is no longer practised AND is of special interest; or (iii) was once commonplace but for which there is little surviving evidence in Tasmania.

As per the comparative analysis in Section 7, no other building in rural Tasmania is known to have been a mid-late c19th purpose-built facility that included council chambers, town hall, police office and court house that is still in use for most of those purposes.

C. Potential to yield information that will contribute to an understanding of our cultural or natural history.

A place has the potential to yield information that will contribute to an understanding of Tasmania's history if, through analysis and further examination or research of the place and its fabric (including artefacts), it can provide information that could not be derived from any other source. While this criterion in Tasmania is most often used to define archaeological research potential, it may also be used for the research potential of architectural design, construction techniques, historical gardens, etc.

D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.

This criterion is concerned with representativeness. A place included under this criterion should demonstrate the principal characteristics of a particular class of cultural place if that place displays the defining features, qualities or attributes of its type, where type or class of place illustrates a range of human activities including a way of life, a custom, an ideology or philosophy, a process, a land use, a function, a form, a design, a style, a technique or some other activity or achievement. To be considered a good representative example, the place should have a high level of intactness.

The Town Hall is a particularly fine example of a double-storey Victorian Georgian stone civic building within a regional township. It is predominantly unchanged externally, and in a number of its main public rooms internally, and demonstrates a number characteristics of the style, particular by the medium-pitched hipped roof with boxed eaves, simple chimneys, the symmetrical facade, stone walling, sash windows with large panes, stone sills and lintels and transom light above the door.

The purpose-built billiards room is somewhat unique attribute of the building.

E. Importance in exhibiting particular aesthetic characteristics

This criterion may be interpreted as a place being important because of its aesthetic significance if that place exhibits sensual qualities that can be judged against various ideals including beauty, picturesque, evocative, expressive, landmark presence, symbolism or some other quality of nature or human endeavour.

F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.

A place is important in demonstrating a high degree of creative or technical achievement if that place illustrates artistic or technical excellence, innovation, accomplishment, extension or creative adaptation in a variety of fields of human endeavour including but not exclusive to art, engineering, architecture, industrial or scientific design, landscape design, evolved design, construction, fabrication, manufacture, or craftsmanship.

Subject to the confirmation of the use of steel in the structure, this is an early use of that material in rural Tasmania and correlates with the coming of the railway and opening up rural areas to new materials and technologies.

G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

A place has a special associational value if it is associated with a person, organisation or group of people who or which is of importance to the history of Tasmania. In this context, importance may relate not only to the great and well-known, but also to the influential, the exemplary, and the innovative.

The Oatlands Town Hall has significance to the people of Oatlands as a focal point of their community and as the site of a number of various community events and activities. The Town Hall has served the greater Southern Midlands district for over 130 years, as the seat of local government, a meeting place and a place of provision of services to the community. The War Memorials in the forecourt hold special significance to the residents of the Southern Midlands as a place of memory and commemoration. Oatlands has a reputation throughout Tasmania and further afield for its large and distinctive collection of mid-nineteenth century sandstone buildings, of which the Town Hall forms a fine centrepiece in the heart of the town.

H. Special association with the life or works of a person, or group of persons, of importance in our history.

A place has a special associational value if it is associated with a person, organisation or group of people who or which is of importance to the history of Tasmania. In this context, importance may relate not only to the great and well-known, but also to the influential, the exemplary, and the innovative.

The Oatlands Town Hall and Council Chambers have associations with many prominent local persons, including former Mayors, Councillors etc. The cenotaph and other war/service memorials emphasise the importance of the place as a place of commemoration. The building was built by the prominent local stonemasons the Fish Brothers and is a fine example of their work.

9. SIGNIFICANCE OF INDIVIDUAL ELEMENTS AND ABILITY FOR CHANGE

Based on the overall statements of significance outlined in Section 6, and the broad description and analysis of the evolution of the place as detailed in Section 4, individual and collective elements, and other possible heritage values (e.g. intangible values) of the place will be assessed here, in order to assign or rank specific levels of significance, upon which heritage management policies will be formulated in Section 12, to inform the implementation strategy in Section 13. For the purposes of this section the following scale will be used to assign degrees of significance to individual elements of the fabric and form of the place:

High	Elements, forms or spaces which readily demonstrate important aspects of the significance of the place or related important historic theme.
Medium	Elements, forms or spaces which less-readily demonstrate important aspects of the history of the place or readily demonstrate aspects of lower significance (or related important historic theme).
Low/no	Elements, forms or spaces which less demonstrate less important aspects of the history of the place.
Neutral	Elements, forms or spaces which neither contribute to, nor detract from, the significance of the place.
Intrusive	Elements, forms or spaces which obscure the significance or are likely to threaten the longevity/integrity of significant elements, forms or spaces.

Whilst it is noted that the significance of any place need not necessarily be solely embodied in original fabric (i.e. later modifications can contribute to significance through demonstrating the evolution of the place), it is relevant to consider the impact that later modifications may have had on the integrity of more significant elements and whether that has diminished the significance of such. Similarly, decay of significant elements

may also have an impact on their ability to demonstrate significance. Accordingly, following scale will be used to rank **levels of integrity** of elements, forms or spaces within the context of the overall significance of the place:

High	Elements which are highly intact and readily demonstrate their respective significance.
Medium	Elements which subsequent modification or degradation have obscured or reduced their ability to readily demonstrate their respective significance; however this may be retrievable through restoration without the need for introduction of substantial new fabric which may reduce or obscure significance.
Low	Elements which have lost the ability to demonstrate any significance and could not feasibly be restored without conjecture or substantial addition of new fabric.

The following matrix represents the interplay of integrity and significance and introduces colour coding as used in the following tables:

	Integrity		
Significance	High	Medium	Low
High			
Medium			
Low			
Neutral			
Intrusive			

Accordingly, the following colour code has been adopted to consider significance in-light of the integrity of that particular element:

High	
Medium	
Low/no	
Neutral	
Intrusive	

The above is also correlated with the ability to sustain further change, i.e. elements of high significance have a low ability to sustain further change, elements of low significance and neutral elements have a greater ability to sustain change, and intrusive element ought be changed. The following Tables provide an overview of the significance of the elements of the building and brief commentary on their ability to sustain further change. These are further articulated in the heritage management policies in Section 11.

The following colour coding will be used to express the ability of particular elements to sustain change/modification:

Do not change unless absolutely necessary	
Some changes may be possible	
Change may be readily acceptable.	
Change is encouraged	

Exterior					
Element		Significance	Ability for change	Recommendations and ability for modification	
Overall form	Original building	1881			No ability for modification beyond routine maintenance and minor infrastructure required for compliance (e.g. access, fire etc.).
	1892 addition				Low ability for modification limited to areas previously modified.
	1990s additions				Modify as desired.
Elevations	Western				No ability for modification beyond routine maintenance and/or removal of later modifications and minor infrastructure required for compliance (e.g. access, fire etc.).
	Northern				
	Southern				
	Western				Low ability for modification limited to areas previously modified.
Roofing	Form				No ability for change.
	Cladding				Undertake like-for-like routine maintenance as required.
	Rainwater goods				
	Eaves, fascias etc.				
Chimneys					No ability for modification beyond routine maintenance. Removal of cement products is encouraged.
Masonry					
Foundations					
Front steps					Removal of concrete in favour of reinstating sandstone steps is encouraged. Given the height of the landing and grade of the ground, there is no opportunity for ramp installations.
Windows ¹³⁰	W1	Aperture			

¹³⁰ Note that an examination of door hardware to ascertain the presence of any original hardware is required on a case-by-case basis in the event of changes. Original hardware should be retained, later hardware may be removed/replaced as desired.

(if not listed, assume nil significance and high modification potential).	To				Retain as existing. If desired internal double glazing may be fitted. Additional hardware for security purposes may be installed in ass reversible manner as practicable.
	W8				
	W10	Joinery			
	W11				
	W13 to W27				
W28 W29	Aperture				Retain if desired, or ideally reinstate wall to earlier detailing (infill). Do not enlarge. Any new joinery must be sympathetic to the building.
	Joinery				
Doors ¹³¹	ED1	Aperture			Retain as existing. Additional hardware for security purposes may be installed in ass reversible manner as practicable.
		Joinery			
	ED2	Aperture			Likely to be the original door, but modified with glazing and re-swung. Retain the door but may be further modified if necessary for access requirements. Do not alter aperture.
		Joinery			
	ED3	Aperture			Modify door as desired provided this is visually sympathetic (it is not clear if these doors are original, but they are sympathetic). Do not enlarge apertures.
		Joinery			
	ED4	Aperture			
		Joinery			
	ED5	Aperture			Retain as existing. Additional hardware for security purposes may be installed in ass

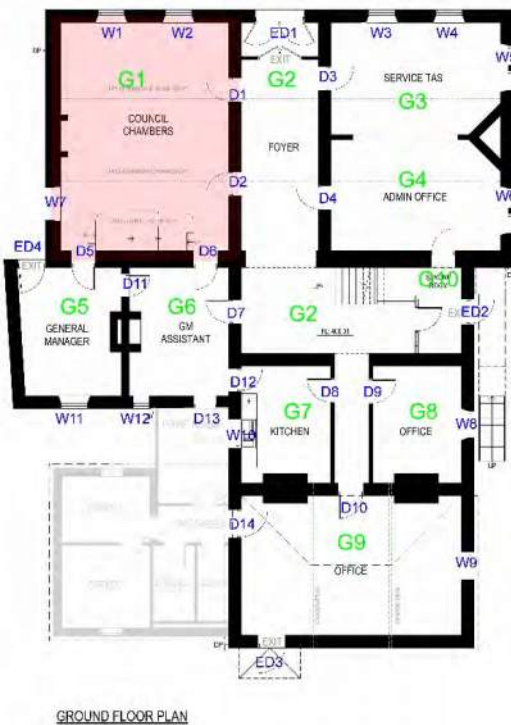
¹³¹ Note that an examination of door hardware to ascertain the presence of any original hardware is required on a case-by-case basis in the event of changes. Original hardware should be retained, later hardware may be removed/replaced as desired.

					reversible manner as practicable. If not required, seal closed. It is not clear if this is an original door/doorway however it has been installed in a sympathetic manner.
		Joinery			
Fire stair					Subject to fire engineer and access consultant advice.

Exterior, landscape and setting elements				
Element		Significance	Ability for change	Recommendations and ability for modification
Fencing				Replace with a more period appropriate fence. Retain a representative sample (e.g. at the rear, or on the southern boundary).
Forecourt	Path			
	Trees/landscaping			Minimal landscaping is encouraged to provide for public use of the space.
	Cenotaph and Soldiers' memorial			
	Bisdee memorial			If necessary, this could be relocated elsewhere on the site.
	Gun			Further research on the origins of this is required.
Toilets				Retain, remove or replace as desired (noting Policy 5).

Interior (note that doors are included in the room that they open into – external doors are included in exterior).

**Room G1 –
Council chambers
and former court
room.**




	Significance	Ability for change	Recommendations/ability for modification
Overall form			Retain overall form.
Ceiling lining			Any patching/repair to be done in traditional materials (no cement or silicone).
Wall lining			Any patching/repair to be done in traditional materials (no cement or silicone).
Finishes ¹³²			If desired, undertake surface finish analysis to guide future decoration schemes. Do not paint ceiling or beams (high significance finish).

¹³² Note that the assignment of significance to finishes (except where of high significance) refers to the possibility of examining these for earlier decorative schemes. This is not intended to preclude any repainting (without stripping).


Doors ¹³³			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.
Door architraves			Avoid mounting switches on architraves.
Window architraves			
Skirting Boards			
Fireplace			
Mantle			
Hearth			
Cabinetry			Retain judge's bench and movable cabinetry associated with court use.
Floor and floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical ¹³⁴			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.
Movable cultural heritage			Continue to manage as part of Council's heritage collection.

¹³³ Note that an examination of door hardware to ascertain the presence of any original hardware is required on a case-by-case basis in the event of changes. Original hardware should be retained, later hardware may be removed/replaced as desired.

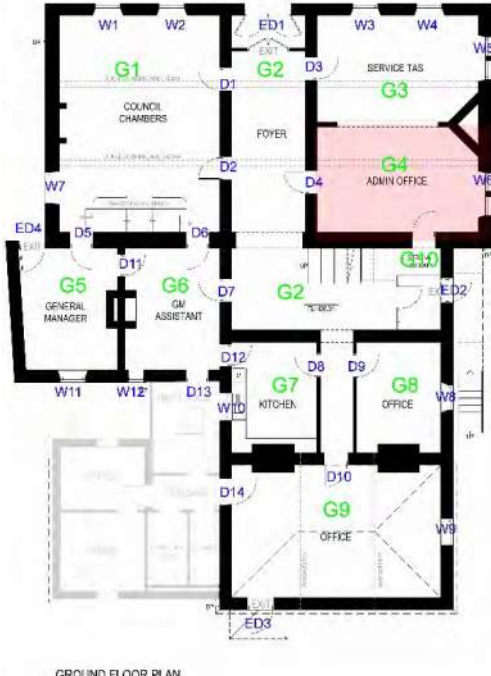
¹³⁴ Note that 'electrical' is defined here to include fire detection, security and IT systems.

Room G2 – Hallway	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	Significance	Ability for change	Recommendations/ability for modification
Overall form			
Airlocks			Retain, remove or modify as desired.
Ceiling lining			Any patching/repair to be done in traditional materials (no cement or silicone).
Cornice/rose etc.			
Wall lining			Any patching/repair to be done in traditional materials (no cement or silicone).
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.
Stairs			Ensure any works for compliance include a heritage impact assessment.
Doors			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.


Door architraves			Avoid mounting switches on architraves.
Window architraves			
Skirting Boards			
Cabinetry			Retain, remove or modify electrical cabinetry in ED2 airlock as desired.
Floor/floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical			Upgrade as necessary/desired. Fittings may be styled as desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.
Movable cultural heritage		Continue to manage as part of Council's heritage collection.	

<p>Room G3 – Council and Service Tasmania office (former reading room)</p>	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>			<p>Retain overall form. Reinstate wall between this room and Room G4 if desired.</p>
<p>Partitions</p>			<p>Retain, remove or modify as desired.</p>
<p>Ceiling lining</p>			<p>Remove plastersheet and cornice if desired. Any subsequent patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>			<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>			<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Doors</p>			<p>Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.</p>
<p>Door architraves</p>			<p>Avoid mounting switches on architraves.</p>
<p>Window architraves</p>			


Skirting Boards			
Fireplace			
Mantle			
Hearth			
Cabinetry			
Floor/floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical			Upgrade as necessary/desired. Fittings may be styled as desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room G4 – Office (former council clerk’s office)</p>	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>	<p style="background-color: red; color: red;"> </p>	<p style="background-color: red; color: red;"> </p>	<p>Retain overall form. Reinstate wall between this room and Room G4 if desired.</p>
<p>Partitions</p>	<p style="background-color: lightgrey;"> </p>	<p style="background-color: lightgreen;"> </p>	<p>Retain, remove or modify as desired.</p>
<p>Ceiling lining</p>	<p style="background-color: lightgrey;"> </p>	<p style="background-color: lightgreen;"> </p>	<p>Remove plastersheet and cornice if desired. Any subsequent patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>	<p style="background-color: lightgreen;"> </p>	<p style="background-color: lightgreen;"> </p>	<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Doors</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.</p>
<p>Door architraves</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Avoid mounting switches on architraves.</p>
<p>Window architraves</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p> </p>


Skirting Boards			
Fireplace			
Mantle			
Hearth			
Cabinetry			
Floor/floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical			Upgrade as necessary/desired. Fittings may be styled as desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room G5 – Office (former Magistrate’s room)</p>	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	Significance	Ability for change	Recommendations/ability for modification
Overall form			Retain overall form.
Ceiling lining			Remove plastersheet and cornice if desired. Any subsequent patching/repair to be done in traditional materials (no cement or silicone).
Wall lining			Any patching/repair to be done in traditional materials (no cement or silicone).
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.
Doors			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates. Additional doorway may be blocked if desired.
Door architraves			Avoid mounting switches on architraves on original doorways.
Window architraves			
Skirting Boards			


Fireplace			
Mantle			Reinstate period-appropriate mantle if desired.
Hearth			
Shelving			
Floor/floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room G6 – Office (former jury room)</p>	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	<p>Retain overall form. Later doorways could be blocked if desired.</p>
<p>Ceiling lining</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>	<p style="background-color: #90EE90;"></p>	<p style="background-color: #90EE90;"></p>	<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Doors</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	<p>Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates. Later doorways may be blocked if desired.</p>
<p>Door architraves</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	<p>Avoid mounting switches on architraves on original doorways.</p>
<p>Window architraves</p>	<p style="background-color: #D3D3D3;"></p>	<p style="background-color: #90EE90;"></p>	<p>Reinstate original window if opportunity arises.</p>
<p>Skirting Boards</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	


Fireplace			
Mantle			
Hearth			
Floor/floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room G7 – Kitchen (former library)</p>	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>	<p style="background-color: red; color: red;"> </p>	<p style="background-color: red; color: red;"> </p>	<p>Retain overall form. Additional doorway may be blocked if desired.</p>
<p>Ceiling lining</p>	<p style="background-color: lightgrey;"> </p>	<p style="background-color: lightgreen;"> </p>	<p>Remove plastersheet and cornice if desired. Any subsequent patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>	<p style="background-color: red; color: red;"> </p>	<p style="background-color: red; color: red;"> </p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>	<p style="background-color: lightgreen;"> </p>	<p style="background-color: lightgreen;"> </p>	<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Doors</p>	<p style="background-color: red; color: red;"> </p>	<p style="background-color: red; color: red;"> </p>	<p>Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates. Additional doorway may be blocked if desired.</p>
<p>Door architraves</p>	<p style="background-color: red; color: red;"> </p>	<p style="background-color: red; color: red;"> </p>	<p>Avoid mounting switches on architraves on original doorways.</p>
<p>Window architraves</p>	<p style="background-color: red; color: red;"> </p>	<p style="background-color: red; color: red;"> </p>	<p> </p>

Skirting Boards			Reinstate missing skirting boards with replicas if opportunity arises.
Fireplace			Reinstate fireplace if desired.
Mantle			Reinstate period-appropriate mantle if desired.
Hearth			Reinstate hearth if desired.
Cabinetry			
Floor/floorcoverings			Remove concrete floor. Reinstate a timber boarded floor on a timber framed structure. Ensure underfloor ventilation. If continued use as a kitchen is desired, then a sheet floor may be installed in-lieu of timber floorboards.
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room G8 – Office (former police office)</p>	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	Significance	Ability for change	Recommendations/ability for modification
Overall form			Retain overall form.
Ceiling lining			Any patching/repair to be done in traditional materials (no cement or silicone).
Wall lining			Any patching/repair to be done in traditional materials (no cement or silicone).
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.
Door			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.
Door architraves			Avoid mounting switches on architraves on original doorways.
Window architraves			
Skirting Boards			

Fireplace			
Mantle			
Hearth			
Cabinetry			
Floor and floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

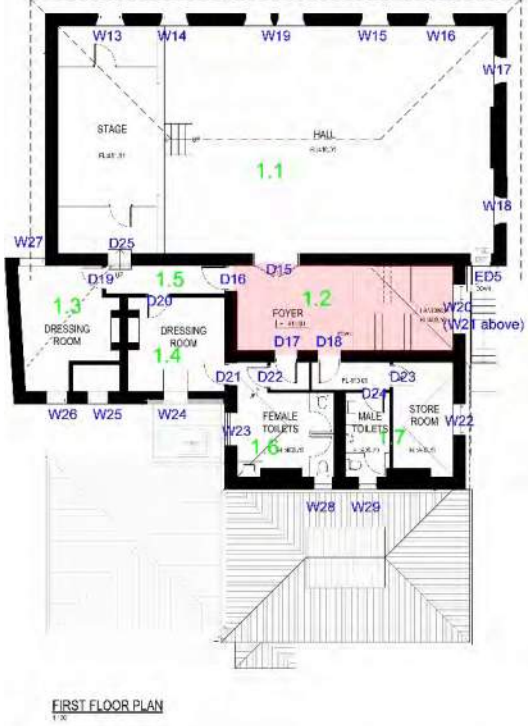
<p>Room G9 – Offices (former billiards room)</p>	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>			<p>Retain overall original form. Additional door (to 1990s extension) and window may be blocked if desired.</p>
<p>Dado</p>			<p>Remove and address any rising damp issues.</p>
<p>Ceiling lining</p>			<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>			<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>			<p>If desired, undertake surface finish analysis to guide future decoration schemes. Do not paint ceiling or trusses (high significance finish).</p>
<p>Doors</p>			<p>Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates. Additional door (to 1990s extension) and window may be blocked if desired.</p>
<p>Door architraves</p>			<p>Avoid mounting switches on architraves.</p>

Window architraves			
Skirting Boards			If dado is removed, ascertain whether original skirting boards are present and if so retain (or replicate if desired).
Fireplaces			
Mantles			
Hearths			Unclear if present beneath tiles. If so, remove tiles and retain.
Floor and floorcoverings			Remove concrete floor. Reinststate a timber boarded floor on a timber framed structure. Ensure underfloor ventilation.
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room G10 – Strongroom</p>	 <p style="text-align: center;">GROUND FLOOR PLAN</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form and detailing</p>			<p>Retain and modify as desired.</p>

Room 1.1 – Town hall and stage			
	Significance	Ability for change	Recommendations/ability for modification
Overall form	Red	Red	Retain overall form.
Ceiling lining	Red	Red	Patch ventilator apertures if desired. Any patching/repair to be done in traditional materials (no cement or silicone).
Ceiling roses.	Red	Red	
Wall lining	Red	Red	Any patching/repair to be done in traditional materials (no cement or silicone).
Dado	Red	Red	
Finishes	Green	Green	If desired, undertake surface finish analysis to guide future decoration schemes.
Fire door	Green	Green	Block if it is deemed not necessary.
Door architraves	Red	Red	Avoid mounting switches on architraves.
Window architraves	Red	Red	

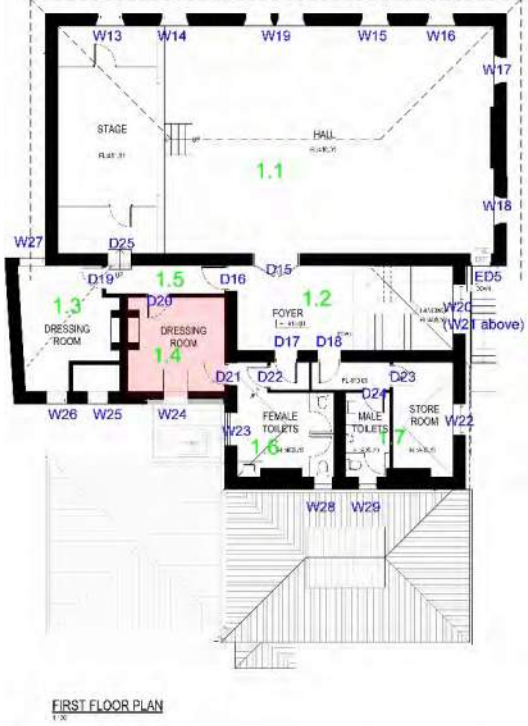
Skirting Boards			
Stage			Retain the stage, however later accretions may be removed as desired. New access to the stage is likely to be necessary/desirable which should be compliant and as sympathetic to the building as practicable. The stage door may be replaced as desired.
Floor and floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical			Upgrade as necessary/desired. Fittings may be styled as desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

Room 1.2 – Foyer			
	Significance	Ability for change	Recommendations/ability for modification
Overall form	Red	Yellow	Modification of toilet doors is likely to be acceptable (noting change in these previously).
Ceiling lining	Red	Red	Any patching/repair to be done in traditional materials (no cement or silicone).
Wall lining	Red	Red	Any patching/repair to be done in traditional materials (no cement or silicone).
Dado	Grey	Green	Ideally remove.
Finishes	Green	Green	If desired, undertake surface finish analysis to guide future decoration schemes.
Stairs	Red	Red	Ensure any works for compliance include a heritage impact assessment.
Doors	Red	Red	Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates. Later door insertions may be blocked if desired.
Doors to town hall	Grey	Blue	Reinstate period-appropriate main doors (ensure access compliance).

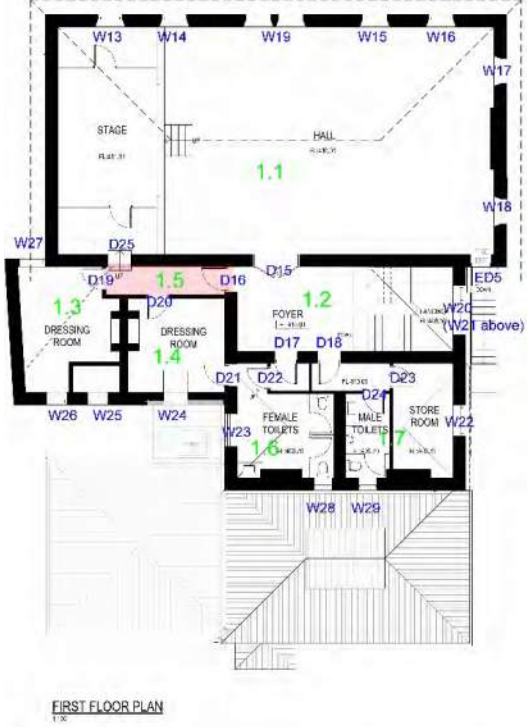
Door architraves			Avoid mounting switches on architraves on original doors.
Window architraves			
Floor/floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

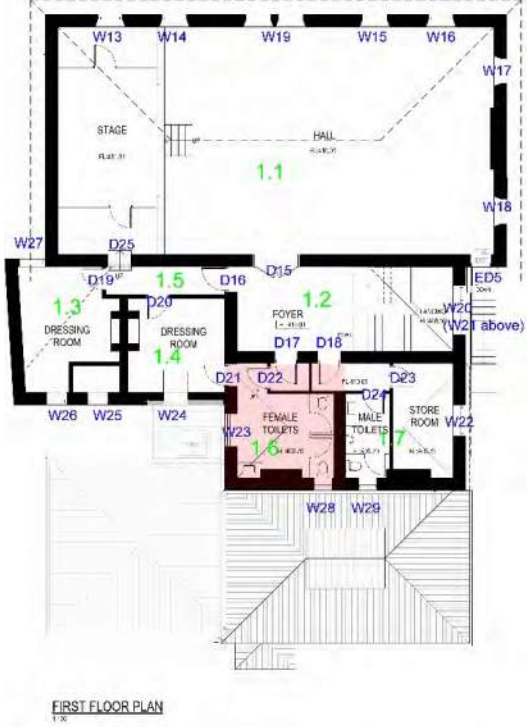
<p>Room 1.3 – Office (former caretaker’s living room and bathroom, later dressing room)</p>	 <p>FIRST FLOOR PLAN</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	<p>Retain general overall form. Retain partition.</p>
<p>Ceiling lining</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>	<p style="background-color: #90EE90;"></p>	<p style="background-color: #90EE90;"></p>	<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Stage door</p>	<p style="background-color: #90EE90;"></p>	<p style="background-color: #90EE90;"></p>	<p>Replace as desired for functional requirements.</p>
<p>Door architraves</p>	<p style="background-color: #90EE90;"></p>	<p style="background-color: #90EE90;"></p>	
<p>Window architraves</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	
<p>Skirting Boards</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	
<p>Fireplace</p>	<p style="background-color: red;"></p>	<p style="background-color: red;"></p>	

Mantle			
Hearth			
Floor and floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).
Plumbing/electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room 1.4 – Office (former caretaker’s kitchen, later dressing room)</p>	 <p>FIRST FLOOR PLAN 1:30</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Retain overall form.</p>
<p>Ceiling lining</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Urgent repair to ceiling is required. Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>	<p style="background-color: #90EE90;"> </p>	<p style="background-color: #90EE90;"> </p>	<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Door</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.</p>
<p>Door architraves</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Avoid mounting switches on architraves on original doorways.</p>
<p>Window architraves</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p> </p>
<p>Skirting Boards</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p> </p>

Fireplace			
Mantle			
Hearth			
Floor and floorcoverings			Remove concrete floor. Reinstate a timber boarded floor on a timber framed structure. Ensure underfloor ventilation.
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room 1.5 – Hallway</p>			
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Retain overall form.</p>
<p>Ceiling lining</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>	<p style="background-color: #90EE90;"> </p>	<p style="background-color: #90EE90;"> </p>	<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Door</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.</p>
<p>Door architraves</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p>Avoid mounting switches on architraves on original doorways.</p>
<p>Skirting Boards</p>	<p style="background-color: red;"> </p>	<p style="background-color: red;"> </p>	<p> </p>

<p>Room 1.6 – Female toilets (former office? later dressing room)</p>	 <p>FIRST FLOOR PLAN 1:30</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>	<p>Yellow</p>	<p>Green</p>	<p>Ideally remove partitioning. Note that there may be an obscured interconnecting doorway to Room 1.7.</p>
<p>Ceiling lining</p>	<p>Red</p>	<p>Red</p>	<p>Any subsequent patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>	<p>Red</p>	<p>Yellow</p>	<p>Remove later panelling and assess underlying lining. Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>	<p>Green</p>	<p>Green</p>	<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Doors</p>	<p>Yellow</p>	<p>Green</p>	<p>Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.</p>
<p>Door architraves</p>	<p>Yellow</p>	<p>Green</p>	<p>Avoid mounting switches on architraves on original doorways.</p>
<p>Window architraves</p>	<p>Red</p>	<p>Red</p>	<p>Limited to original window. East-facing windows/joinery may be modified or blocked as desired.</p>

Skirting Boards			Reinstate missing skirting boards with replicas if opportunity arises.
Fireplace			Reinstate fireplace if desired.
Mantle			Reinstate period-appropriate mantle if desired.
Hearth			Reinstate hearth if desired.
Cabinetry			
Floor/floorcoverings			Any new flooring will depend on proposed use – i.e. if to remain a wet area then it is not necessary to replace in timber.
Plumbing/electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for ‘fake heritage’ fittings). Avoid chasing into walls and fixing to joinery if possible.

<p>Room 1.7 – Male toilets (former office? later dressing room)</p>	<p>FIRST FLOOR PLAN 1:30</p>		
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>
<p>Overall form</p>	<p>Yellow</p>	<p>Green</p>	<p>Ideally remove partitioning. Note that there may be an obscured interconnecting doorway to Room 1.6.</p>
<p>Ceiling lining</p>	<p>Red</p>	<p>Red</p>	<p>Urgent repair to ceiling is required. Any subsequent patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Wall lining</p>	<p>Red</p>	<p>Yellow</p>	<p>Remove later panelling and assess underlying lining. Any patching/repair to be done in traditional materials (no cement or silicone).</p>
<p>Finishes</p>	<p>Green</p>	<p>Green</p>	<p>If desired, undertake surface finish analysis to guide future decoration schemes.</p>
<p>Doors</p>	<p>Grey</p>	<p>Grey</p>	<p>Fit any new hardware required for security/compliance as desired.</p>
<p>Door architraves</p>	<p>Grey</p>	<p>Grey</p>	
<p>Window architraves</p>	<p>Red</p>	<p>Red</p>	<p>Limited to original window. East-facing windows/joinery may be modified or blocked as desired.</p>

Skirting Boards			Reinstate missing skirting boards with replicas if opportunity arises.
Fireplace			Reinstate fireplace if desired.
Mantle			Reinstate period-appropriate mantle if desired.
Hearth			Reinstate hearth if desired.
Floor/floorcoverings			Any new flooring will depend on proposed use – i.e. if to remain a wet area then it is not necessary to replace in timber.
Plumbing/electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for ‘fake heritage’ fittings). Avoid chasing into walls and fixing to joinery if possible.

10. CONSTRAINTS, OPPORTUNITIES, REQUIREMENTS AND THREATS

The preceding sections have followed the conservation management planning process (as depicted in Section 3) in the gathering of evidence (Section 4), articulating a detailed physical description of the place (Section 5), provided an assessment of the overall historic cultural heritage significance of the place (Section 8) within the context of various key heritage themes (Sections 4 and 6) and has provided a detailed breakdown as to how the physical nature of the site acts to demonstrate that historic heritage significance (Section 9).

Prior to the formulation of conservation policy, it is necessary to consider a range of other (some external) factors which may influence how the implementation of the conservation management plan may be rolled out. This is an assessment of the *constraints* that the site and its ongoing management and maintenance may present, the *opportunities* that the site may present, the *requirements* around going forward with any use of the site and any *threats* to achieving any objective. To gain an understanding of the wider range of management scenarios for the place, initially these may be proposed without regard for heritage, and may not necessarily be relevant to heritage – where relevant these are used to inform the framework within which the conservation policies are formulated.

The following table provides overarching constraints, opportunities and requirements for the building/site:

Constraints
<ul style="list-style-type: none"> - The heritage values of the building and consequent statutory heritage requirements may constrain change/development. - Compliant access to the first floor is not currently not possible. - The building has limited opportunity for additions. - The front steps cannot be feasible ramped.
Opportunities
<ul style="list-style-type: none"> - The disused town hall offers a great opportunity for reinstating a large public gathering and performance space. This would reinstate the significant cultural continuity of the use of the building. - The rear yard area offers opportunity for additional buildings/spaces in support of the continued significant use of the place. - Office spaces used for incidental storage on the first floor have the opportunity for more active uses.
Requirements
<ul style="list-style-type: none"> - The building must be fit-for-purpose and spatially adequate for the functions of Council. - The building must provide the required amenity for both the public and staff. - Expenditure on the building should be in-line with public expectations. - Public consultation must precede any major changes to the building. - Any change/development must comply with statutory heritage requirements in conjunction with the Building Code of Australia.
Threats
<ul style="list-style-type: none"> - The non-compliant access to the building could result in liability to Council as the owner, both from staff and the public. - Toilet facilities are not fit-for purpose. - The building has issues arising from previous inappropriate interventions (e.g. concrete floors).

11. HERITAGE MANAGEMENT POLICIES

11.1. Heritage Management Objectives

The following objectives drive the conservation management process for the subject site:

- To maintain the significant traditional use of the place – as council chambers and offices.
- To reinstate the significant original use of the place as a town hall.
- To maintain the streetscape/townscape values of the place.
- To maintain significant fabric but to allow the place to remain fit-for-purpose.
- To maintain community associations with the place.
- To guide possible future development at the rear of the site in support of public uses.

11.2. Purpose of Policy and Definitions and Role of Statement of Significance

It is expected that any administrators and professionals planning and undertaking physical works on site will first familiarise themselves with all general conservation policies, then the specific implementation recommendation (based on these policies) relating to the particular element on which works are being planned.

Any conservation policy strongly favours the conservation of elements of primary significance, and the removal of elements which may be of detriment to the conservation or interpretation of elements of a higher significance. A thorough understanding of the statement of significance, and the specific significance of individual items, is therefore essential in appreciating how specific policies have been developed, and how these should be applied to the physical attributes of the place.

The statement of significance has defined and ranked the eras, themes and associations which the place represents, and the analysis of the physical attributes has detailed what represents such. Each element of the physical fabric has been assigned its own significance level, based on its ability to demonstrate the significance of the place, and thresholds for assignment of this significance have been kept consistent in the assessment of all elements.

The policies below, therefore, broadly guide how this fabric should be treated (within the context of form, associations, setting etc.) in order to allow it to better conserve and demonstrate the statement of significance.

11.3. Development of policy

Having ascertained the ability for fabric to demonstrate the statement of significance, constraints, opportunities and requirements are considered, alongside stakeholder requirements, to develop the broad conservation policies below. Whilst conservation policies may be contrary to the constraints, opportunities or requirements, the policies aim to best address these whilst still maintaining appropriate conservation practice. Any unresolved conflict is then to be specifically debated in the implementation strategy for any particular proposal.

11.4. Policies

As per the methodology in Section 3, the underlying principle by which all conservation practices should be guided is the ICOMOS Australia *Burra Charter*. The statement of significance has defined the attributes of the site of which greatest significance is assigned, thereby the priority of conserving attributes associated with such should be considered paramount compared to those of lesser significance. This, however, must be balanced with retention of elements of lesser significance where guided by the conservation policies. With the statement of significance in mind and with the adoption of Burra Charter principles this section will introduce the conservation policies developed specifically for the subject site.

1	General Policies		Objective of Policy
1.1	Approach to works	The approach to managing any works on the place must be guided by the principles of the ICOMOS Australia <i>Burra Charter</i> . ¹³⁵	To ensure that all proposed works have an adequate level of heritage input based on a thorough understanding of values.
1.2	Use/development	Any use or development of the place must not have any unreasonable adverse heritage impact upon identified values of the place and wider environs.	To ensure that all works are undertaken in a manner which seeks to enhance and not diminish the heritage values of the place and that adequate heritage input is included in any future development of the place.
1.3	Supervision	All works to the significant elements of the place, and planning for such works, must be guided by a conservation architect, heritage consultant or other person(s) qualified and experienced in the conservation of historic heritage places.	
1.4	Ongoing use	The <u>critical</u> aspect of maintaining the holistic heritage values of the building, including architecture, fabric, associations and contents, is the continued use of the building. Continued use for its original purpose is the ideal outcome, however,	To ensure that the significant use that maintains the values of the building is retained (and where possible reinstated).

¹³⁵ <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

		<p><u>adaptive reuse</u> is essential to ensure the survival of the building. The loss or abandonment of use would have an overarching negative heritage impact upon all values of the place.</p>	
1.5	Compatible use	<p>In some circumstances the adaptive reuse of parts of the building for public purposes is encouraged where public needs may evolve.</p>	<p>To allow the feasible adaptive reuse of (parts of) the building for public purposes.</p>
1.6	Balance of heritage impact	<p>It is acknowledged that some heritage impact may arise from the desire for the place to have a suitable adaptive use, particularly in the context of upgrades required for amenity, compliance etc. Any such impacts must be balanced with whether that heritage impact is necessary, under the overarching necessity of a compatible use.</p> <p>It must be acknowledged that non-use or underutilisation of the building may result in a more adverse impact in dereliction or vulnerability of the building.</p>	<p>To allow maximum amenity and compliance of the building in facilitating an appropriate use.</p>

2	Significant Fabric & forms (to be read in conjunction with Section 9)		Objective of Policy
2.1	Significant fabric and forms	Fabric, forms and spaces deemed to be of high significance must be conserved and a careful balance to achieve Policy 1.6 must be considered.	To retain the integrity of the building but to ensure that it remains fit-for-purpose.
2.2	Non-significant fabric and forms	Elements of the building which are of low or no significance may be retained, modified or demolished as desired. Removal of lesser-significant fabric to reveal fabric/forms of higher significance is encouraged.	To recognise that there are portions of the building which are not considered to be of heritage value and in some cases may be inhibiting the appreciation of heritage value.

3	Exterior Building Envelope		Objective of Policy
3.1	Original building form	Retain the significant original form of the building and seek to reinstate that where lost.	To retain the significant outward appearance of the building and to limit change to areas already changed.
3.2	Roof form	Retain the roof form.	To retain the significant roof form.
3.3	Facade	No changes to the façade are permissible.	To retain the significant façade and maintain its streetscape/townscape character.
3.4	Fenestrative pattern.	The fenestrative pattern of the building must not be further altered and where	To retain the significant fenestrative pattern of the building and to limit change to areas already changed.

		opportunity arises the earlier fenestrative pattern is to be reinstated.	
3.5	Windows and doors	<p>All original/significant windows and doors must be maintained and where missing replicas of the original should be installed. These must be documented as new work.</p> <p>Minor modifications to doors and windows (e.g. measures for security and thermal/acoustic efficiency) may occur provided that these are reversible and result in no visual impact (e.g. internal double-glazing).</p>	To maintain and/or reinstate missing significant architectural detailing.
3.6	Detailing	Significant exterior detailing should be retained, unless replacement is necessary for repair, weatherproofing or security purposes, in which case compatible styling and materials must be used. New work should be sympathetic to the original form, detailing and materials.	

4	Interior		Objective of Policy
4.1	General layout	The general layout of the interior should remain unchanged with the exception of removing later insertions and reinstatement of missing elements.	To maintain and reinstate the traditional interior form of the building.
4.2	Linings	Original linings must be retained and where defective or missing should be reinstated in a compatible material.	To retain and restore original lining detail.
4.3	Flooring	If desired, the timber floors may be revealed and restored to original finish (oil-based non-film-forming finish). If this is not desirable, then any floorcoverings must be removable. Concrete floors should be removed and replaced with timber flooring on a timber frame.	To retain and restore original flooring detail and to address damp issues in rooms where there are concrete floors (e.g. G7, G9).
4.4	Significant joinery	Significant joinery (e.g. doors, skirtings, architraves etc.) must remain unchanged, particularly in rooms/areas of the highest significance. Where joinery is missing, these should be reinstated with replicas based on original evidence or comparative analysis from other contemporary buildings.	To maintain significant joinery and reinstate where missing.

4.5	Finishes	<p>A survey of the original colour and finish scheme should be commissioned to establish a traditional colour and finish scheme. 'Windows' of earlier finishes are to be retained in each room where possible.</p>	<p>To reinstate an appropriate interior colour and finish scheme utilising evidence for original colours and materials and to interpret earlier finishes.</p>
4.6	Kitchens/bathrooms	<p>Kitchens/bathrooms may be installed in non-principal rooms if required. Their installation must be as reversible as practicable and not impact upon significant fabric. This policy is to act in association with Policies 1.6, 4.7 and 7.2 in particular.</p> <p>New fixtures and fittings need not attempt to emulate a 'heritage style' but must be sympathetic.</p>	<p>To recognise that these facilities may be required and to manage the impact arising from such.</p>
4.7	Service installation	<p>The installation of plumbing, electrical, heating, fire detection/protection, security, acoustics and environmental (etc.) services are likely to be acceptable however these should be installed in an unobtrusive manner as possible and in as reversible manner as possible. Policies 1.6, 4.7 and 7.2 in particular.</p>	<p>To recognise that these facilities may be required and to manage the impact arising from such.</p>

		New fixtures and fittings need not attempt to emulate a ‘heritage style’ but must be sympathetic.	
--	--	---------------------------------------------------------------------------------------------------	--

5	Extensions and further development		Objective of Policy
5.1	Existing extensions	The 1990s addition may be modified within its existing building envelope with no further heritage input. If desired this could be demolished.	Noting that this extension is of no significance but provides amenity to the building.
5.2	New extensions	There is limited scope for further extensions. The location of the 1990s addition is the only area where extensions may be possible. Any extension must be sympathetic and subservient to the existing building.	To maintain the significant form of the building but to allow modest extensions is required for ongoing significant use.
5.3	New buildings	There is scope for new buildings in the rear area (i.e. carpark and toilet block area). Any new buildings must be designed in a sympathetic form in-line with the Local Heritage Precinct provisions. New buildings should only be allowed if for a purpose supporting the feasible ongoing use of the building and/or for public purposes.	To ensure that any new buildings are sympathetic to the place and wider precinct and contribute to the ongoing feasible use of the place.

6	Setting, landscaping and wider site relationships		Objective of Policy
6.1	Key viewlines.	Key viewlines as identified on Figure 6.2 must be maintained.	To maintain the presence of the building in the wider townscape.
6.2	Forecourt	The forecourt must remain relatively clear so as to allow for the presence of the memorials to be discerned and to allow public gatherings.	To maintain the prominence of the memorials and to facilitate public use of the space.
6.3	Parking	Parking on the site is to be discouraged, with the exception of equal-access parking and minimal staff parking. Any parking must be to the rear of the building.	To avoid the proliferation of vehicles on the site.
6.5	Fencing	Any proposed fencing must be sympathetic to the building and era and its original context, particularly where visible from the front of the building.	To provide for a sympathetic setting for the building.
6.6	Subdivision/strata titling	The site must not be subdivided.	To maintain the early title form and to allow for future development in support of the feasible ongoing use of the building.

7	Access and National Construction Code compliance		Objective of Policy
7.1	Access	<p>The installation of compliant access infrastructure to the building is essential for its significant ongoing use as a public facility – in particular the reinstatement of the significant use of the town hall is reliant on compliant access. This is likely to be difficult without some heritage impact. The ongoing use of the building must consider this and seek to implement a performance solution to provide as best as possible equitable access with as minimal heritage impact as practicable.</p> <p>Any access infrastructure required should be as reversible and visually unobtrusive as practicable.</p>	<p>To acknowledge that such infrastructure is essential to maintain the significant ongoing use and reinstatement of significant uses and that some heritage impact may be justified in doing so within the context of the overarching community benefit.</p>
7.2	Building surveyor and compliance	<p>Where substantial adverse heritage impact would arise from meeting NCC compliance, detailed dialogue must occur between the building surveyor, heritage consultant, client and permit authorities to balance heritage impact and compliance and to consider feasible alternatives, performance-based solutions and a pragmatic balanced outcome.</p>	<p>To acknowledge that NCC compliance may be more difficult within a heritage building and that the NCC has provisions for a relaxation of requirements based on a satisfactory performance solution where adverse heritage impact may arise.</p>

8	Other policies		Objective of Policy
8.1	Interpretation	Interpretation of the heritage values of the building is encouraged. An interpretation plan should be formulated and implemented.	To engage the public in the history and heritage of the building.
8.2	Signage	Any outdoor signage must be discrete, but sufficient to mark the presence of the building and services therein. Indoor signage (e.g. minor wayfinding) should also be discrete. It is recommended that a signage strategy be adopted for the building consistent with Council’s design guidelines.	To avoid proliferation of signage that may cause visual clutter and to take a consistent approach to signage.
8.3	Archaeology	No archaeological input is required in any future development.	Despite being part of the Oatlands Military Precinct, the site is not considered to be archaeologically sensitive, therefore

13. MANAGEMENT RESPONSIBILITIES AND STRATEGY

13.1. Management roles and responsibilities

Southern Midlands Council as the owner and occupant of the building is responsible for the implementation of this historic heritage management strategy in the ongoing use, maintenance and development of the subject site. Council's Heritage Projects Unit will be primarily responsible for synthesising the implementation of this plan in conjunction with other council units as required.

13.2. Baseline maintenance and security

Council's Manager Heritage Projects in conjunction with Council's Director Assets and Coordinator Building Services will be responsible for the baseline maintenance and security of the building. Building users/staff to report any maintenance issues to those officers as any issue becomes apparent.

13.3. Consultation

Any major works (i.e. beyond basic maintenance and security) to the building/site must include public consultation. This may include publication in Council's newsletter, targeted public consultation sessions and/or through the development approvals process.

Consultation with Heritage Tasmania is encouraged ahead of any major proposed works to the building/site.

13.4. Further Planning

The following additional planning (outside the scope of the current document) is recommended:

- A routine maintenance schedule.
- A heritage impact assessment for any major works proposals.
- An interpretation plan.
- A decorative scheme analysis.

13.5. Review of this Document

This document should be reviewed under the following circumstances:

- In the event that any of the major uses of the building are discontinued.
- In the event that any major new use is proposed.
- In the event that the building is severely damaged.

A routine review should be undertaken every 10 years in any case.

13.6. Implementation strategy

The following implementation strategy is proposed.

Urgent and essential works (immediate)
<ul style="list-style-type: none"> - Providing compliant access to the building. This is likely to include the installation of a lift, rationalisation of a main entry point to the building, reconfiguration of airlock(s), provision of equal-access parking space(s), installation of compliant toilet facilities and addressing fire engineering issues. - Upgrade of the toilet facilities in general within the building. - Check and repair of rainwater goods, especially where symptoms of damp ingress are evident on ceilings on the first floor.
Precautionary works (short term, 1-2 years).
<ul style="list-style-type: none"> - Remove concrete floors from Rooms G7 and G9 and ensure adequate underfloor ventilation. - Assess the condition of the main stairs.
Desirable, but not essential works (opportunistic).
<ul style="list-style-type: none"> - Reinstate lost interior detailing (e.g. missing joinery). - Investigate the front steps and reinstate sandstone steps. - Install period-appropriate doors between the first floor foyer and town hall.

- Upgrade the stage by removal of later accretions, provision of adequate access and appropriate staging infrastructure.
- Redevelopment or removal of the toilets at rear.
- Install period-appropriate fencing.
- Consider the fit of public open space with nearby public open space.
- Infill windows W28 and W29 with compatible sandstone.
- Better utilise Rooms 1.3 and 1.4.
- Consider carpet removal and restoration of timber floors where appropriate.
- Remove dado from Rooms G9 and 1.2.
- Install interpretation.



AS VIEWED FROM STUTZER STREET



DEVELOPMENT APPROVAL: 3D RENDERS (EXTERNAL)
JOB: TOWN HALL ACCESS PROJECT AND RENOVATIONS
ADDRESS: 71 HIGH STREET OATLANDS TAS 7120

CLIENT : SOUTHERN MIDLANDS COUNCIL

TITLE REF: 214293/14

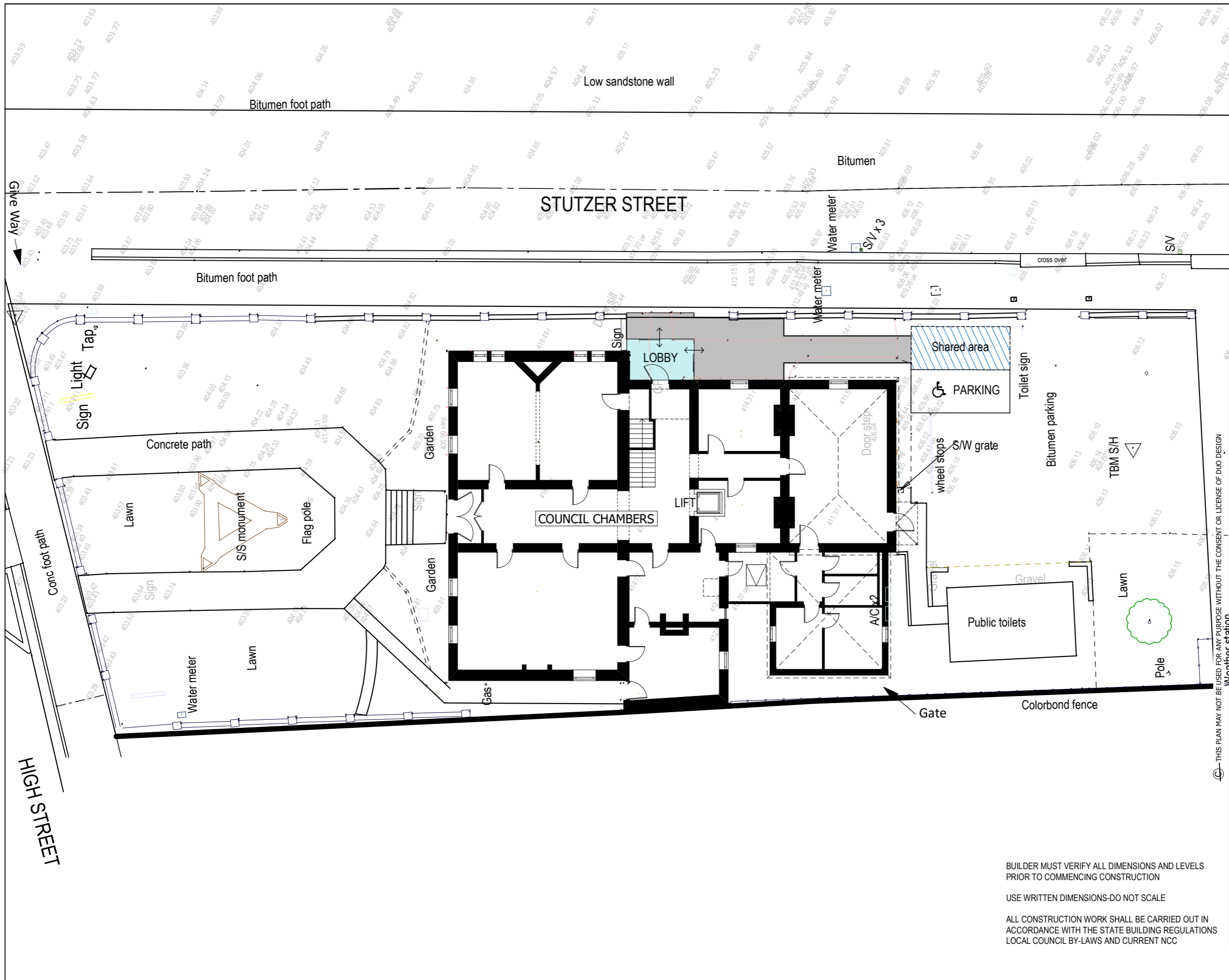
Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063
M : 0409 537 337
or 0434 147 747

Email : duodesign@bigpond.com





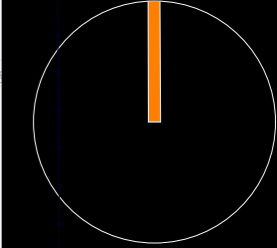
Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com



JOB : COUNCIL CHAMBERS
ACCESS PROJECT &
RENOVATIONS

AT : 71 HIGH STREET
OATLANDS TAS 7120

FOR : SOUTHERN
MIDLANDS COUNCIL

DRAWING TITLE :
SITE PLAN

DRAWN: MJD	DATE: 16.4.2025	DWG NO. :
SCALE:A3 1:200	ISSUE: DA	01



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN



Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

COUNCIL CHAMBERS
JOB : ACCESS PROJECT &
RENOVATIONS

AT : 71 HIGH STREET
OATLANDS TAS 7120

FOR : SOUTHERN
MIDLANDS COUNCIL

DRAWING TITLE :

**EXISTING GROUND
FOOR PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	16.4.2025	02

SCALE:A3	ISSUE:
1:100	DA

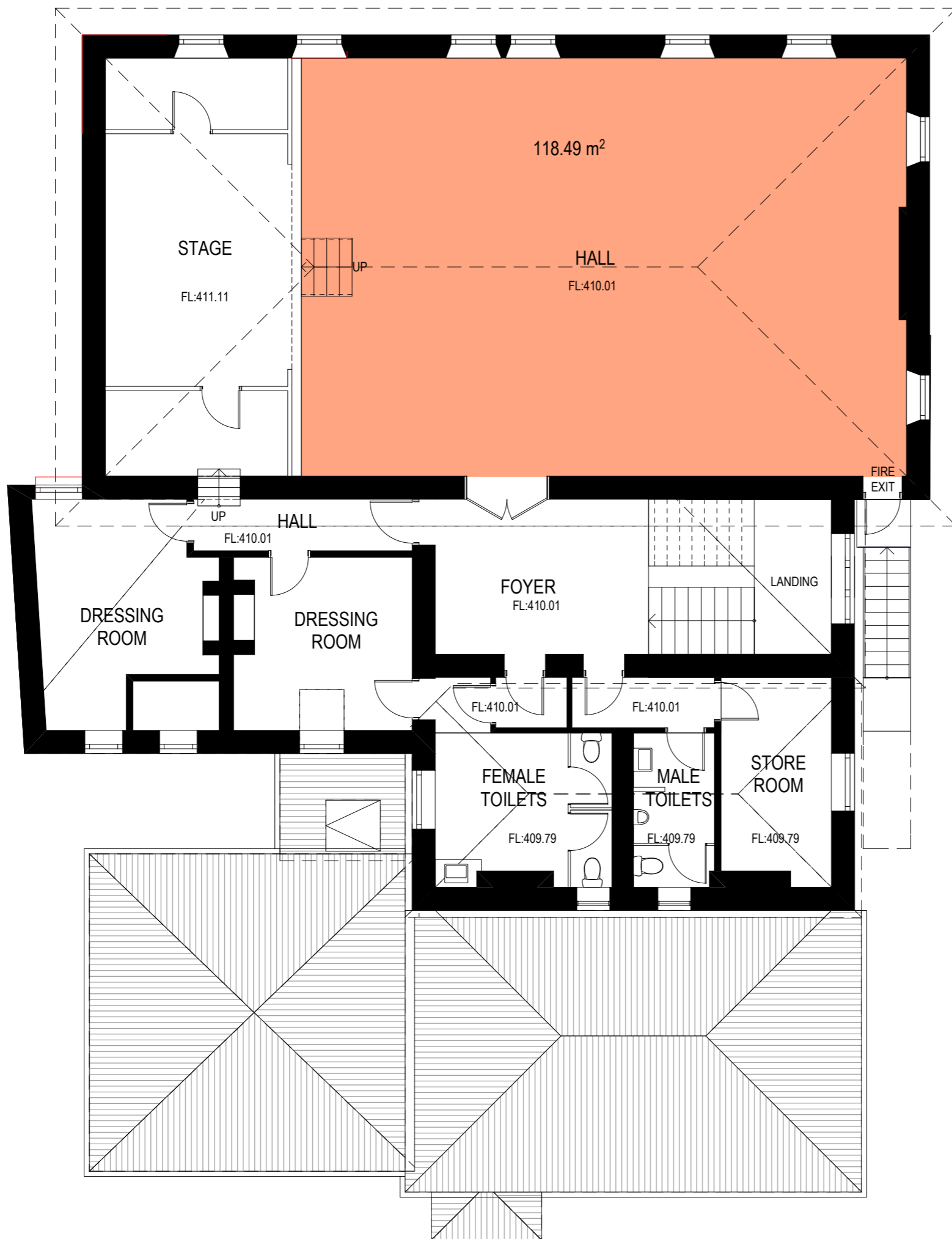
© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC



Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

COUNCIL CHAMBERS
JOB : ACCESS PROJECT &
RENOVATIONS

AT : 71 HIGH STREET
OATLANDS TAS 7120

FOR : SOUTHERN
MIDLANDS COUNCIL

DRAWING TITLE :

**EXISTING FIRST
FOOR PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	16.4.2025	03
SCALE:A3	ISSUE:	
1:100	DA	

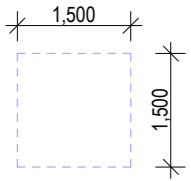
© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

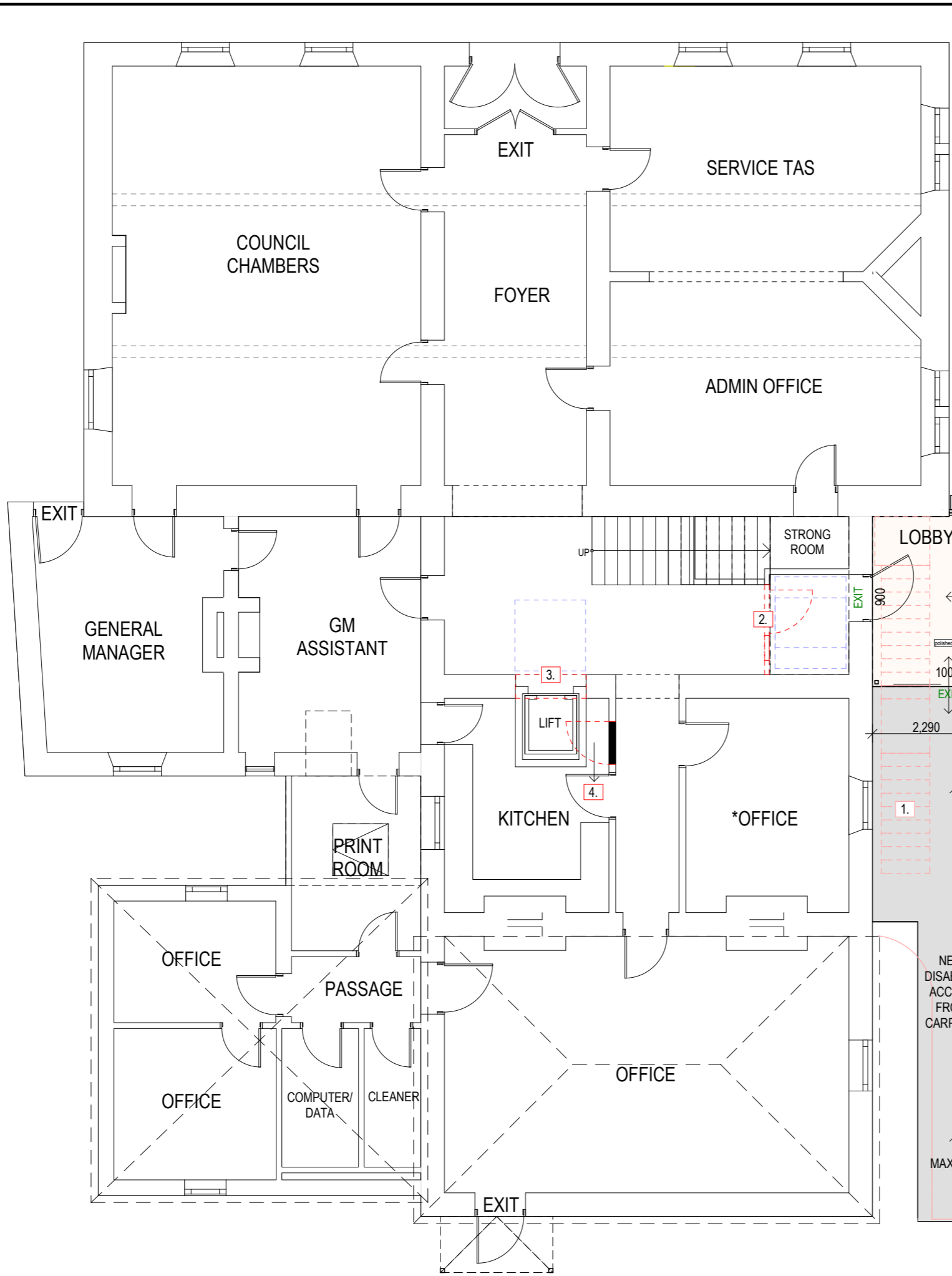
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC





WHEELCHAIR 60° to 90° turn

DENOTES FLOOR AREA OF NEW LOBBY ADDITION (8.30m²)



- PROPOSED DEMOLITION NOTES (GROUND FLOOR)**
1. REMOVE EXTERNAL METAL STAIRS AND LANDINGS & MAKE GOOD / REPAIR EXTERNAL BLOCKWORK WALLS
 2. REMOVE AIRLOCK PARTITION WALL AND DOOR
 3. REMOVE INTERNAL BLOCKWORK TO SUIT NEW GROUND FLOOR LIFT OPENING. STORE RECLAIMED MATERIAL FOR FUTURE USE
 4. RELOCATE EX. DOOR AND MAKE GOOD OPENING. HERITAGE TO ADVISE.

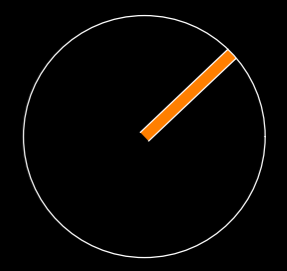
remove existing columns

Boundary

Bitumen Footpath

NEW DISABLED ACCESS FROM CARPARK
MAX 1:14

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION
USE WRITTEN DIMENSIONS-DO NOT SCALE
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC



© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

REV :
19/6/2026 - Demolition notes

COUNCIL CHAMBERS
JOB : ACCESS PROJECT & RENOVATIONS

AT : 71 HIGH STREET
OATLANDS TAS 7120

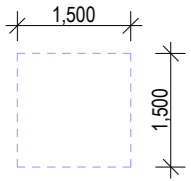
FOR : SOUTHERN
MIDLANDS COUNCIL

DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

DRAWN: MJD	DATE: 16.4.2025	DWG NO. :
SCALE:A3 1:100	ISSUE: DA	04



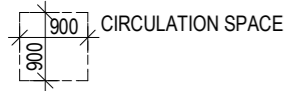
Belinda Weston
Mark Day
155 Fergusson Rd,
Brighton. TAS. 7030
Ph : 03 62680063
M : 0409 537 337
or 0434 147 747
Email :
duodesign@bigpond.com



WHEELCHAIR 60° to 90° turn

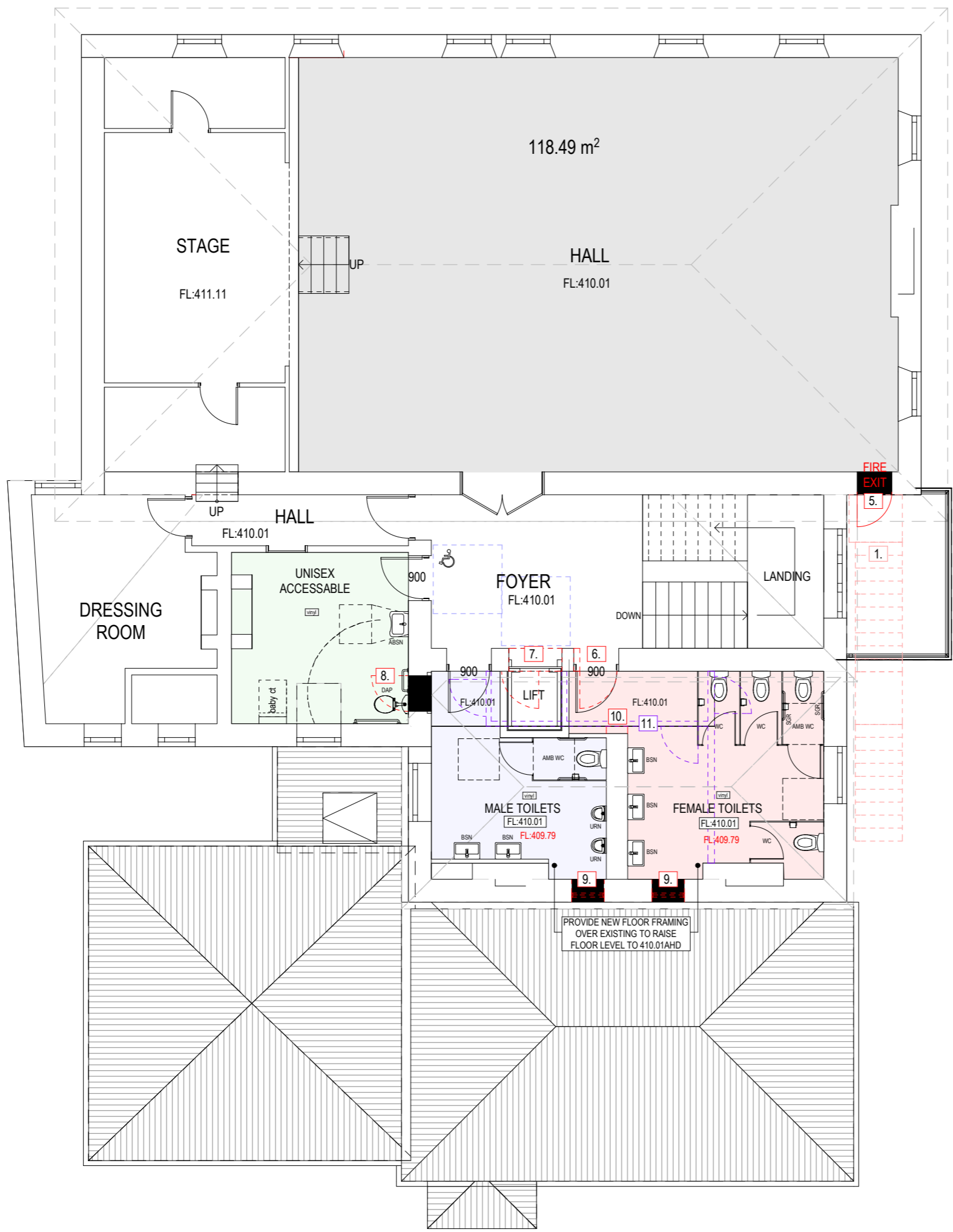
FL:409.79 EXISTING FFL
 FL:410.01 PROPOSED FFL

FIXTURE SCHEDULE	
ABBREV:	DESCRIPTION
WC	TOILET
AMB WC	AMBULANT TOILET
DAP	ACCESSABLE WC PAN
BSN	WASH BASIN
ABS	ACCESSIBLE WASH BASIN
SGR	STAINLESS GRAB RAIL
URN	URINAL



900 CIRCULATION SPACE

■ DENOTES AREA OF NEW MALE FACILITIES
 ■ DENOTES AREA OF NEW FEMALE FACILITIES



- PROPOSED DEMOLITION NOTES (FIRST FLOOR)**
1. REMOVE EXTERNAL METAL STAIRS AND LANDINGS
 - 2,3,4. REFER GROUND FLOOR PLAN DEMOLITION NOTES
 5. REMOVE FIRE EXIT DOOR AND MAKE GOOD OPENING. HERITAGE TO ADVISE.
 6. REMOVE EX. DOOR AND ENLARGE OPENING TO SUIT NEW 900W DOOR. STORE RECLAIMED MATERIAL FOR FUTURE USE ON SITE
 7. REMOVE DOOR AND BLOCKWORK TO ALLOW NEW FIRST FLOOR LIFT OPENING. STORE RECLAIMED MATERIAL FOR FUTURE USE ON SITE
 8. REMOVE TIMBER DOOR AND FILL OPENING.
 9. REMOVE LOUVERED GLASS AND TIMBER FRAME AND MAKE GOOD OPENING. HERITAGE TO ADVISE.
 10. REMOVE PART MASONRY WALL. HERITAGE TO ADVISE
 11. REMOVE PARTITION WALLS, EX. CUBICLE PARTITIONS, FITTINGS AND FIXTURES

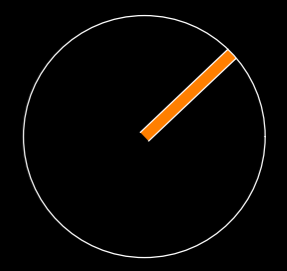
Belinda Weston
 Mark Day

155 Fergusson Rd,
 Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
 or 0434 147 747

Email :
 duodesign@bigpond.com



© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

REV :
 19/6/2026 - Demolition notes

COUNCIL CHAMBERS
 JOB : ACCESS PROJECT &
 RENOVATIONS

AT : 71 HIGH STREET
 OATLANDS TAS 7120

FOR : SOUTHERN
 MIDLANDS COUNCIL

DRAWING TITLE :
**PROPOSED FIRST
 FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	16.4.2025	05
SCALE:A3	ISSUE:	
1:100	DA	

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
 PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
 ACCORDANCE WITH THE STATE BUILDING REGULATIONS
 LOCAL COUNCIL BY-LAWS AND CURRENT NCC



Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com



NORTH EAST ELEVATION STUTZER STREET VIEW

THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

COUNCIL CHAMBERS
JOB : ACCESS PROJECT &
RENOVATIONS

AT : 71 HIGH STREET
OATLANDS TAS 7120

FOR : SOUTHERN
MIDLANDS COUNCIL

DRAWING TITLE :

**PROPOSED
ELEVATION**

DRAWN: MJD	DATE: 16.4.2025	DWG NO. : 06
SCALE:A3 1:100	ISSUE: DA	

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC



Belinda Weston
Mark Day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com

COUNCIL CHAMBERS
JOB : ACCESS PROJECT &
RENOVATIONS

AT : 71 HIGH STREET
OATLANDS TAS 7120

FOR : SOUTHERN
MIDLANDS COUNCIL

DRAWING TITLE :

**PROPOSED
ELEVATION**

DRAWN:	DATE:	DWG NO. :
MJD	16.4.2025	07
SCALE:A3	ISSUE:	
1:100	DA	

© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

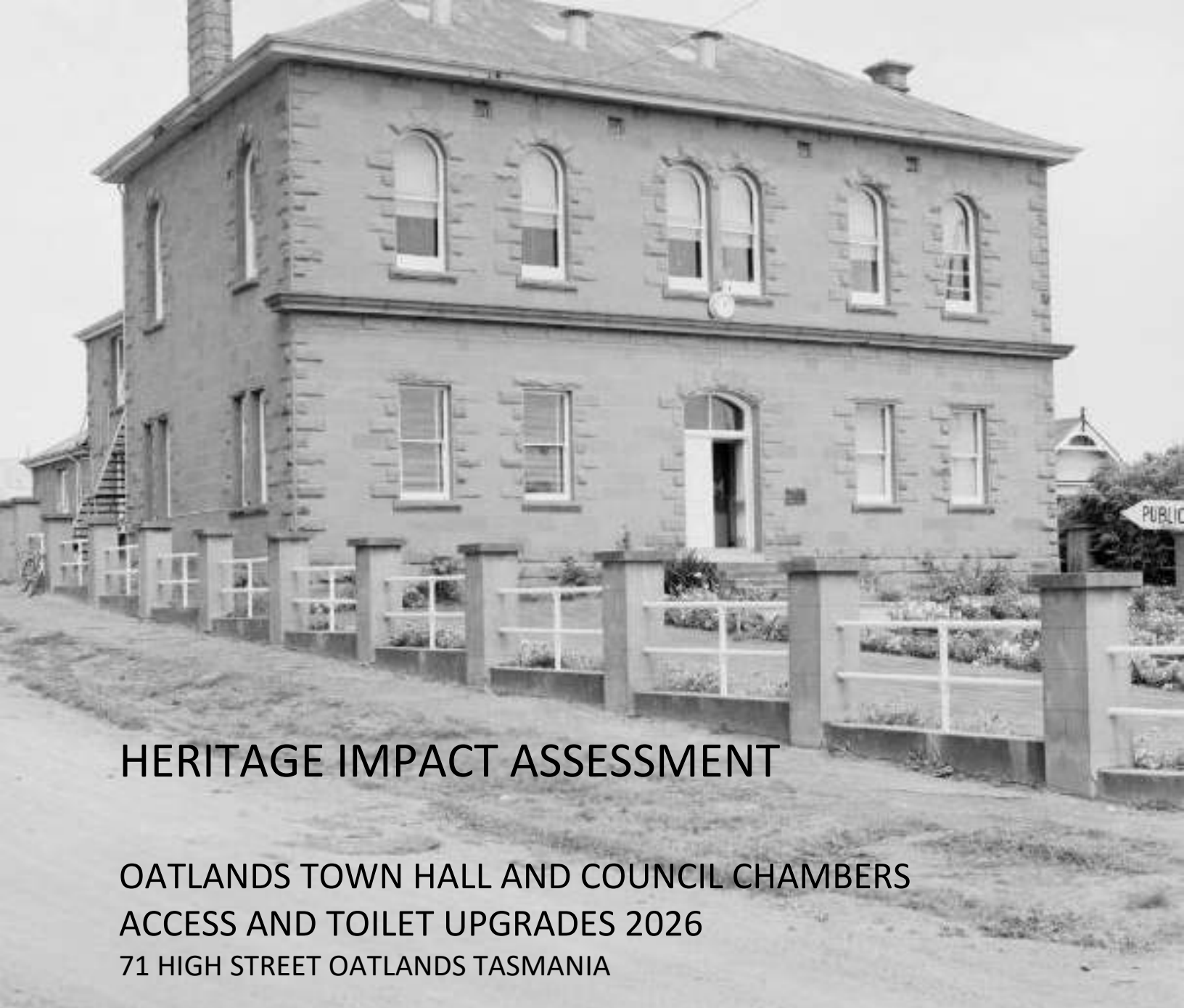


SOUTH EAST ELEVATION

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC



HERITAGE IMPACT ASSESSMENT

OATLANDS TOWN HALL AND COUNCIL CHAMBERS
ACCESS AND TOILET UPGRADES 2026
71 HIGH STREET OATLANDS TASMANIA

JUNE 2026

Brad Williams – Manager Heritage Projects

Southern Midlands Heritage Office

Mason Street OATLANDS 7120

heritage@southernmidlands.tas.gov.au



CONTENTS

1. Introduction, Rationale and Scope	1
1.1. The Subject Site	1
1.2. Project Background.....	5
2. Legislative Requirements.....	7
2.1. Statutory Heritage Requirements	7
2.2. National Construction Code 2023 and Building Act 2016.....	7
2.2.1. General	7
2.2.2. Fire safety and compliance requirements.....	8
2.2.3 Access and Disability Discrimination Act 1992 requirements.....	8
3. Conservation Planning Background.....	9
4. The proposed Works, Heritage Impact and Mitigation Strategies.....	11
5. Heritage Impact assessment	27
5.1. Impact upon overall significance of the place.....	31
5.2. Consideration of Impact Against Specific Recommendations of the HHMS.....	34
Exterior	34
Room G2 – Hallway	39
Room G7 – Kitchen (former library).....	43
Room 1.2 – Foyer	47
Room 1.4 – Office (former caretaker’s kitchen, later dressing room)	50
Room 1.6 – Female toilets (former office? later dressing room).....	54
Room 1.7 – Male toilets (former office? later dressing room)	58
5.3. Consideration of Impact Against the Conservation Policy of the HHMS	61
5.4. Statement of Compliance with Acceptable Outcomes of the Tasmanian Heritage Council’s Works Guidelines.....	69
Appendix A – Access Appraisal Report.....	73

This document was written by Brad Williams CF (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management, G.Dip Environmental Planning) Manager Heritage Projects, Southern Midlands Council.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page. Project North as described in this document refers to the direction of High (technically north-west).

Unless otherwise stated, all photographs were taken by Brad Williams 2026. Cadastral information depicted in this document must not be relied upon without verification by a surveyor.

This document has been prepared by Southern Midlands Council and may only be reproduced, used or distributed for commercial purposes by Council. A copy of this report may be distributed to any persons for not-for-profit historical/archaeological research and will be deposited with public repositories – however may not be used by any person/entity other than Council for commercial purposes without prior permission.

Southern Midlands Council expressly disclaims responsibility for any error in, or omission from, this document arising from or in connection with any assumptions being incorrect.

The opinions, conclusions and any recommendations in this document are based on conditions encountered and information available at the time of preparation. Southern Midlands Council reserves the right to retract or review any opinion, conclusion or recommendation should further relevant information come to hand at any time in the future; otherwise Council expressly disclaims responsibility for any error in, or omission from, this document arising from any such further information.

By submission of this document in any statutory process, Southern Midlands Council agrees with the findings, recommendations and conclusions and agrees to implement all recommendations as necessary (unless subsequently altered by a Permit Authority).

1. INTRODUCTION, RATIONALE AND SCOPE

1.1. The Subject Site

Site name	Oatlands Town Hall and Council Chambers
Address	71 High Street, OATLANDS, TASMANIA 7120
C/T	214293/14
PID	5842573
Owner	Southern Midlands Council.
Client/Proponent	Southern Midlands Council.
Current use	Council offices, council chambers and disused town hall.
Proposed development	Upgrade of main access, installation of lift, toilet upgrade and reinstatement of town hall use.

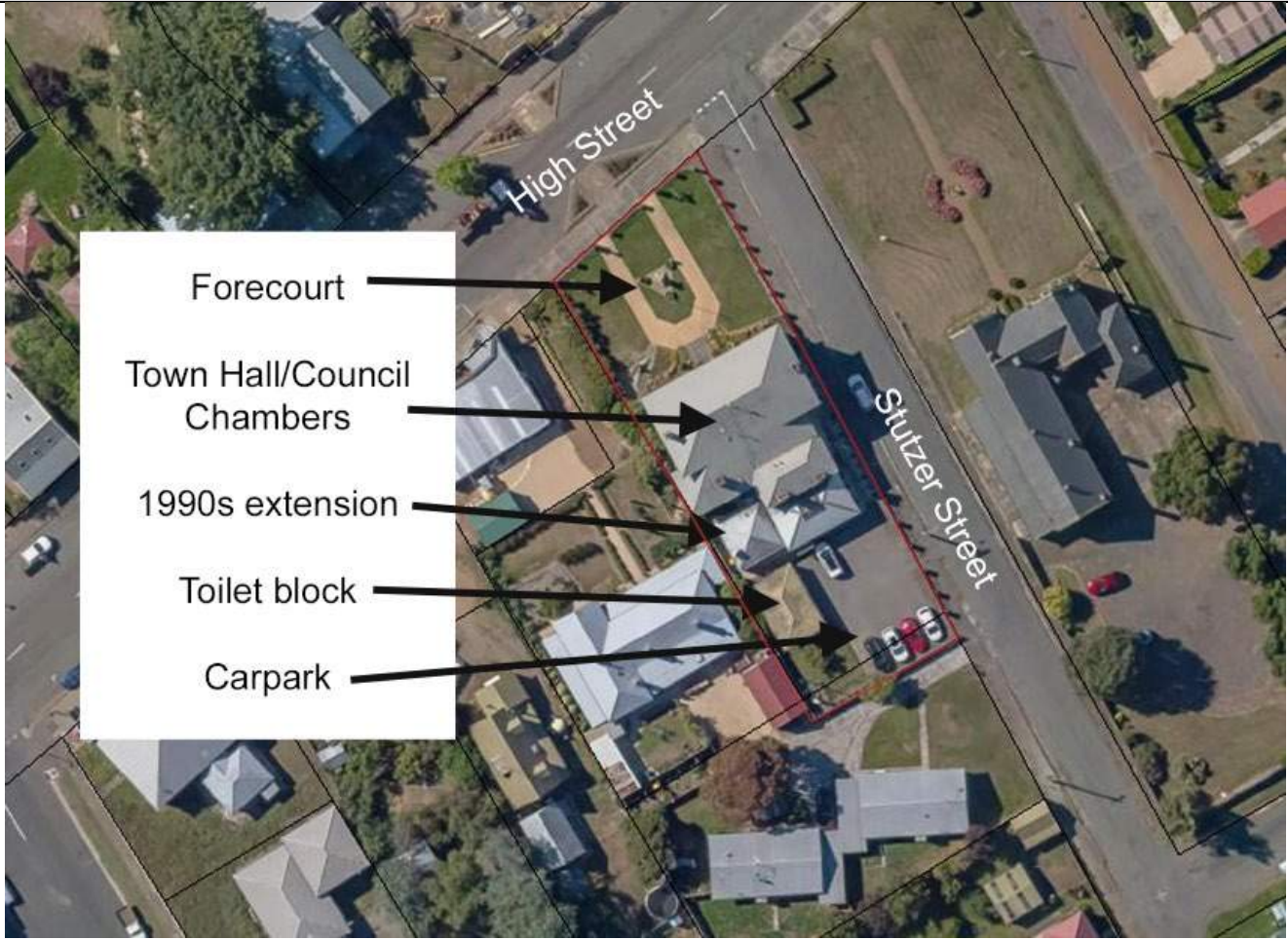
Figure 1.1 – Location of the subject site (shaded orange). LIST.



Figure 1.2 – Aerial image of the wider area, the subject site outlined in red. LIST.



Figure 1.3 – Aerial image of the subject site (outlined in red). LIST.



1.2. Project Background

This heritage impact assessment (HIA) has been formulated for Southern Midlands Council to accompany a forthcoming development application for essential upgrades to the Oatlands Town Hall and Council Chambers, which is also to be considered by the Tasmanian Heritage Council.

A historic heritage management strategy (HHMS) for the subject site has been produced by Southern Midlands Council and this HIA is to be read in conjunction with that document.¹

The HIA identified several ‘urgent and essential’ works/initiatives as part of the implementation strategy and recommended that these be addressed immediately, which include:

- Providing compliant access to the building. This is likely to include the installation of a lift, rationalisation of a main entry point to the building, reconfiguration of airlock(s), provision of equal-access parking space(s), installation of compliant toilet facilities and addressing fire engineering issues.
- Upgrade of the toilet facilities in general within the building.

Prior to the formulation of the HHMS, it has been acknowledged for some years that access arrangements in the building are unsuitable and non-compliant, which resulted in the closure of the town hall some 25+ years ago. The disuse of this space ceased the cultural continuity of that use, for which the building was purpose-built for, and has resulted in the community losing a valuable meeting/gathering/entertainment space.

Interconnected with the lack of access to the town hall, it is acknowledged that if the town hall is upgraded, then flow-on compliance effects will need to be addressed. These include:

- Upgrade of toilets for equal access. The current toilets have a step down, and the cubicles, fixtures, travel/maneuvering paths etc. are not compliant with current standards. The toilets are no longer fit

¹ Historic Heritage Management Strategy. Oatlands Town Hall and Council Chambers, 71 High Street, Oatlands, Tasmania. Southern Midlands Council, June 2026.

for purpose even from a functional perspective, with failed plumbing resulting in the closure of the female toilets, meaning that there is only a single unisex toilet (former male toilet) in a building with 10+ staff. Further, the existing toilet facilities not meeting standards for access has the potential for discrimination against staff.

- The current building entrances are non-compliant. Whilst level access is available from the side door, the door fixtures, path of travel/maneuvering, airlock etc. do not comply. The front entrance is solely accessible via steps.
- There is no accessible parking space on or near the site.

The proposed works program seeks to rectify those issues.

2. LEGISLATIVE REQUIREMENTS

2.1. Statutory Heritage Requirements

Tasmanian Planning Scheme - Southern Midlands

Although included on Table C6.1 as a Local Historic Heritage Place, and on Table C6.2 as being within a Local Heritage Precinct, as the subject site is also included on the Tasmanian Heritage Register, by virtue of Clause C6.2.2 the Local Historic Heritage Code does not apply to the proposed works.

Historic Cultural Heritage Act 1995

The subject site is listed on the Tasmanian Heritage Register (THR) (place ID 5527); therefore is subject to the provisions of the *Historic Cultural Heritage Act 1995* (HCHA). Section 5.4 of this document considers the proposal against the *Acceptable Outcomes* of the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (November 2025).

2.2. National Construction Code 2023 and Building Act 2016

2.2.1. General

As set by the *National Construction Code 2023* and the *Building Act 2016*: Work to the place should comply with building code provisions, via the relevant building and plumbing permits. A Building Surveyor must review plans prior to submission to the Permit Authority for building approval to ensure that compliance is best met. It is acknowledged that there will be cases where the code may not be met due to the impact which compliance may have on significant fabric, therefore these should be assessed case-by-case, with non-compliance mitigated as best as possible to ensure appropriate conservation outcomes. The *Building Act 2016* (s.13, s.53(b)) has provision where provisions may be modified for applicability to heritage buildings where compliance would threaten the historic cultural heritage significance of the place – this should be assessed by a building surveyor, in conjunction with a heritage professional, to ensure best-fit with the provisions of the act within the policies of the HHMS.

2.2.2. Fire safety and compliance requirements

The high cultural significance of this site, and the extent of combustible elements in the building alongside required evacuation procedure, means that fire safety and security issues are a primary consideration in planning for the site. These requirements are outlined by the National Construction Code 2023. The necessity of fire safety equipment may sometimes contravene standard conservation practice (i.e. detract aesthetically from cultural significance). However, the priority is ensuring the longevity of the building and safety of users/occupants – hence adequate fire protection is a primary priority. Nonetheless, adherence to the CMP (i.e. when introducing new fabric) should occur where practicable and any installations should seek to have minimal fabric impact, be as unobtrusive as practicable and where possible be reversible. The *Building Act 2016* (s.13, s.53(b)) has provision where provisions may be modified for applicability to heritage buildings where compliance would threaten the historic cultural heritage significance of the place – this should be assessed by a building surveyor in conjunction with a fire engineer where necessary, in conjunction with a heritage professional, to ensure best-fit with the provisions of the act within the policies of the HHMS.

2.2.3 Access and Disability Discrimination Act 1992 requirements

Further to the National Construction Code 2023, any change of use of the premises would require compliance with the objects of the Disability Discrimination Act 1992 and the requirements of the Disability (Access to Premises – buildings) Standards 2010. Where this would not be at the irreversible detriment of the historic cultural heritage values of the place, some dispensation may be possible via the formulation of a performance standards report for certification by a building surveyor. Careful consideration and balancing of Act objectives, heritage values and the necessity for equitable access to the building would need to be part of the planning process for any amendment/upgrade of facilities.

Pursuant and in addition to the above, Council has a responsibility and duty of care to provide a safe facility with equitable access to the town hall as a purpose-built public space which derives much of its significance through the cultural continuity of public use. As an employer, Council has a responsibility and duty of care to ensure that facilities are available for all staff (and future staff). As custodian of a significant heritage building, the achievement of those outcomes must balance heritage impact.

3. CONSERVATION PLANNING BACKGROUND

The following key points are drawn from the HHMS as relevant to the proposed project (page/section numbers in brackets):

History of the building (s.4):

- The Oatlands Town Hall and Council Chambers were purpose-built in 1881.
- They were extended in 1892 to include a library, police office, two more offices, a caretaker's residence and a billiards room.
- Further extensions were undertaken in 1993.

Integrity of the building (s.5 & s.9):

The integrity of the building is very high given its 130+ years of usage. The original layout is almost wholly intact, however there have been some interventions such as interconnecting doors and additional windows, which have been done in a sympathetic manner (generally between 1983 and 1993) with replicated joinery etc. Some interventions have been inappropriate, such as concrete floors (which are identified in the HHMS as short-term initiatives to address).

Significance of the building (s.8 & s.9)

The significance of the building in part derives from it being a purpose-built town hall and council chambers which remains in use for its original purpose – however the disuse of the town hall has diminished that significance. To reinstate that use would be a positive heritage and community outcome.

Constraints, Opportunities, Requirements and Threats (p.197).

- Non-compliant access to the first floor is identified as a constraint.
- The front steps not feasibly being ramped is identified as a constraint.
- The potential reinstatement of the use of the town hall for public purposes is identified as an opportunity.
- Office spaces used for incidental storage on the first floor being used for more active uses is identified as an opportunity.
- The building being fit-for purpose and spatially adequate for the functions of Council is identified as a requirement.

-
- Provision of public and staff amenity is identified as a requirement.
 - Any change/development must comply with statutory heritage requirements in conjunction with the Building Code of Australia is identified as a requirement.
 - Non-compliant access potentially resulting in liability of Council is identified as a threat.
 - Toilets not being fit for purpose is identified as a threat.

Significance of Individual Elements and Ability for Change (s.9).

Based on the site analysis and the overarching statements of significance, the HHMS assigned significance to individual elements of the building, and proposed a ranked ability for change to these. The current proposal is assessed against those recommendations in Section 5.2 of this document.

Heritage Management Policies (s.11).

The HHMS formulated a suite of heritage management policies further to the specific ‘ability for change’. The current proposal is assessed against those policies in Section 5.3 of this document.

4. THE PROPOSED WORKS, HERITAGE IMPACT AND MITIGATION STRATEGIES

The following professional input has been utilised in the planning of the current proposal:

Personnel	Expertise	Company
Brad Williams	Heritage advisor & client representative	Southern Midlands Council
Michael Small	Access consultant	Equality Building
Ross Murphy	Castellon Consulting	Fire Engineer
Dan Gardner	Engineer	Aldanmark (Vertos)
Jarrold Bevan	Building Surveyor	Holdfast
Mark Day & Belinda Weston	Building Designer	Duo Design

The proposal is detailed on Duo Design plans: *Town Hall Access Project and Renovations, 71 High Street Oatlands Tas 7120* (Development Approval set dated 16th April 2025) as well as supplementary information as presented below. Broadly, the proposal involves:

Demolition:

- Removal of the c2015 airlock on the side entrance of the building.
- Removal of the 1930 external steel fire stairs.
- Demolition of a section of wall in the ground floor foyer into the existing kitchen to make way for a lift installation.
- Complete removal of the kitchen floor (concrete).
- Minor demolition of structure between the ground and first floor above the kitchen, and above the female toilets on the first floor to make way for the lift installation.
- Demolition of a section of the kitchen wall adjacent to the rear hallway to relocate an existing door further rearward to make way for the lift installation (re-using removed masonry and joinery).
- Demolition of a section of wall between the first-floor foyer and existing female toilets and former 'Mayor's Office' for an opening for the lift installation and new toilet arrangements.

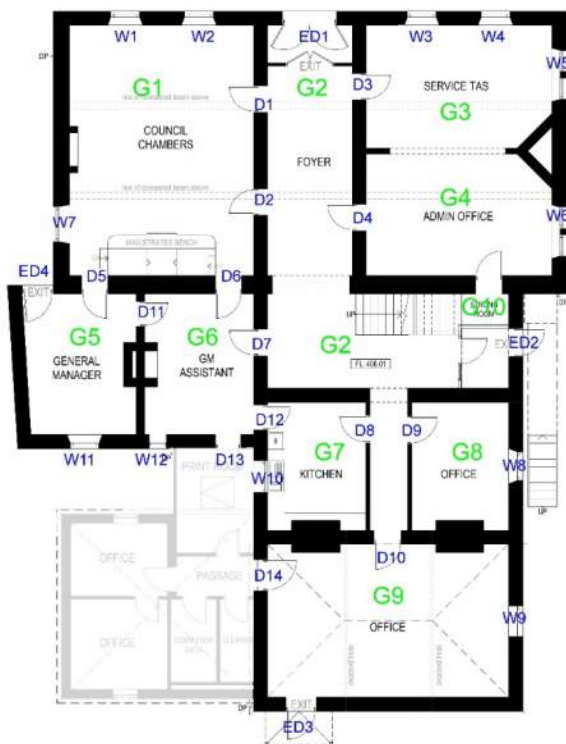
- Demolition of the fitout of the existing male and female toilets and library, including modern partitions.

Development:

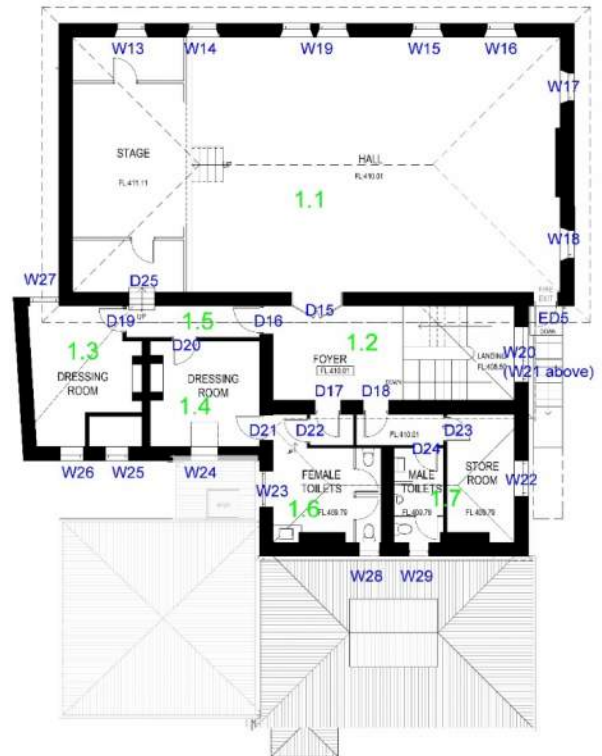
- Construction of a new glass and steel entrance on the side of the building to achieve accessibility requirements both from the street and parking area.
- Installation of a lift within the footprint of the existing kitchen and female toilets, accessed from both level foyers.
- Refurbishment of the toilets.
- Installation of an accessible toilet in the former 'Mayor's Office'.

Eash specific element is discussed in further detail below, to be read in conjunction with the Duo Design plans, acknowledging that the undertakings below will form part of the development application documentation (to be further detailed on the BA set of plans if approved):

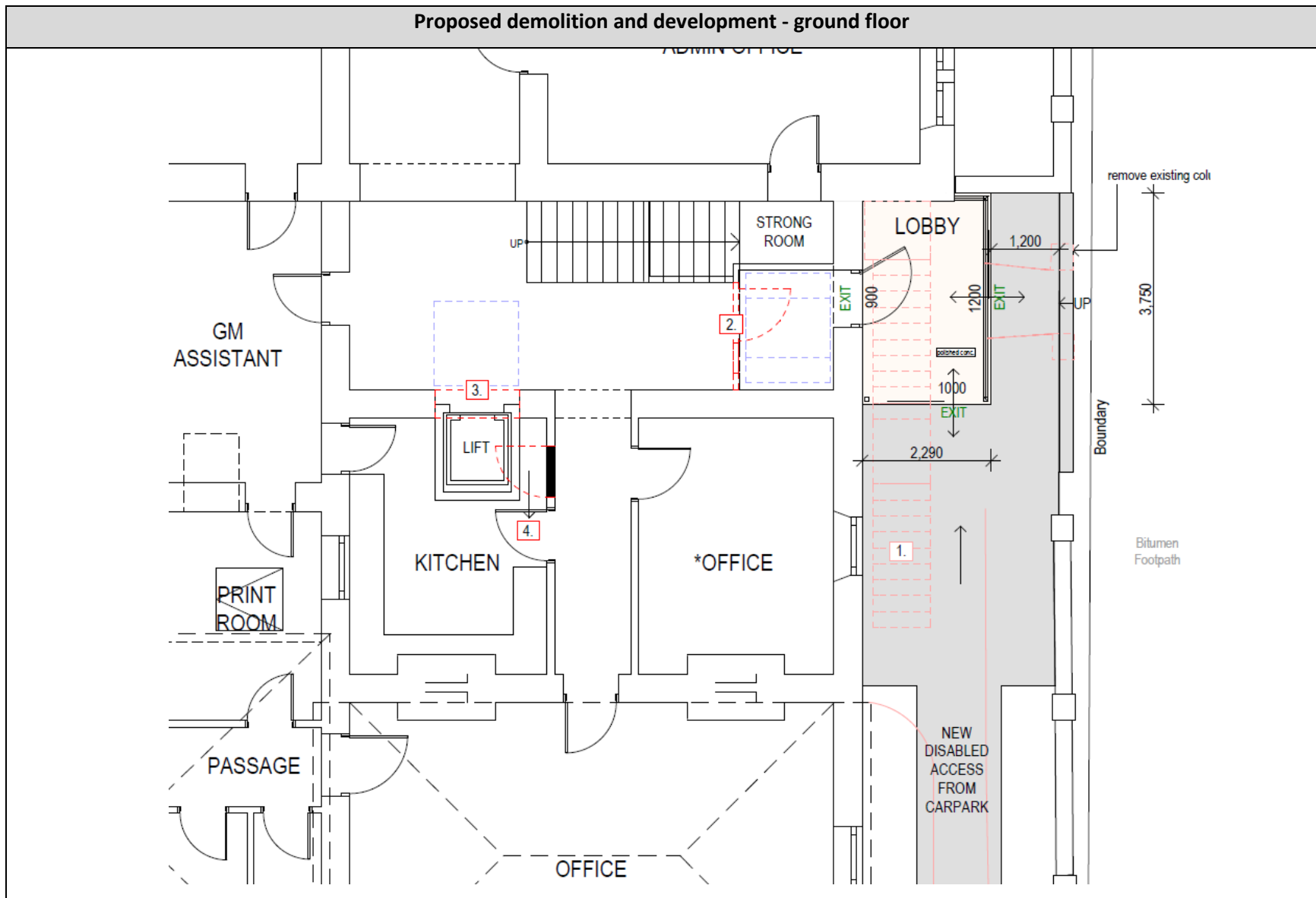
The following room, window and door designations are used in the discussion below (drawn from the HHMS p.78):




GROUND FLOOR PLAN
1:50




FIRST FLOOR PLAN
1:50




Item	Proposed demolition	Discussion	Images
1	Remove metal fire stair and landings.	Advice has been gained from a fire engineer that once the lift is installed, there is no need for the fire stair (the existing staircase will act as the secondary access point to the first floor. Removal of the fire stair is essential for the facilitation of the new entrance (see below) and the stair is unsightly and it obscures two significant windows.	
2	Remove c2015 airlock.	This airlock is non-compliant and of no particular merit.	

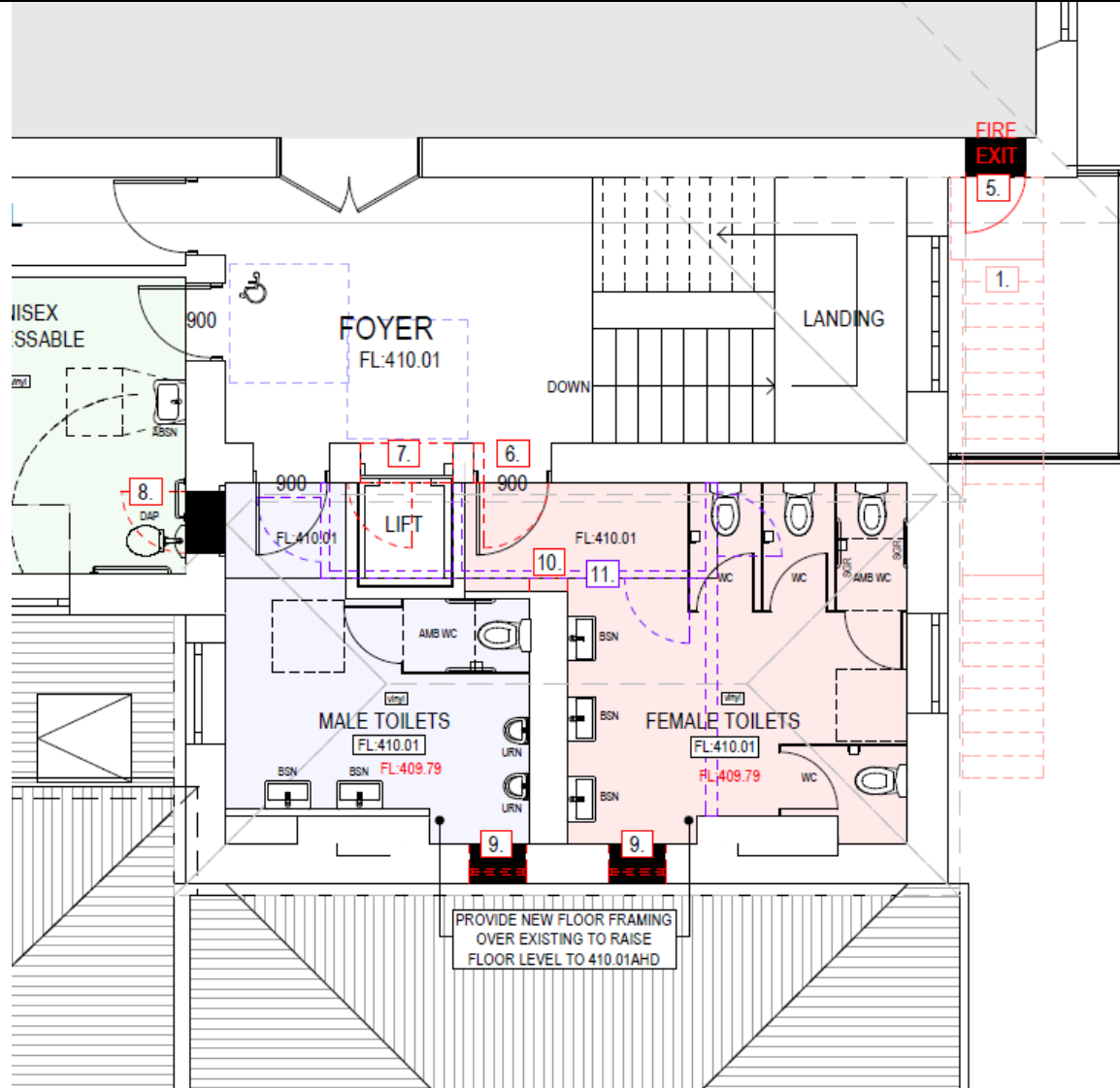
	<p>New side entrance lobby.</p>	<p>The design of the proposed entrance lobby has taken the rationale of ‘not faking old’ and is therefore proposed to be constructed of steel and glass. It is designed to be as transparent as practicable to be subtle and allow the sandstone walls and apertures beyond to still read as external. The entry will have two automatic glass sliding doors – one from the Stutzer Street gateway, and one from the carpark where an accessible parking space will be designated. As the only level access to the public area of the building, this entrance must read as the ‘principal access’ (i.e. rather than the front door, which will still be utilised, but designated as a secondary access). The design rationale of the height was therefore to attract attention as the principal entry. Discrete window decal signage will be utilised for wayfinding, limited to advertising the presence of Southern Midlands Council and Service Tasmania.</p> <p>Note – the designer has been requested to provide an option for a single-storey version of this (i.e. height not to exceed the landing windowsill). This is considered to be a better heritage outcome and likely to be less contentious. Signage can address the issue of designating this as the primary access.</p>	
--	---------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------


3	Removal of a section of wall for lift opening.	<p>This section of wall is of sandstone construction, being the original rear wall of the 1881 building. It is expected to be finely finished on the kitchen side, and rubble on the foyer side. The stone will be salvaged for repair work elsewhere on/in the building.</p> <p>The section of skirting board to be removed will be used in repairs elsewhere in the building.</p> <p>The McLaren memorial will require temporary removal, to be reinstated to the right upon completion of the works</p> <p>The opening into the lift on the ground level will be a plastered arch replicating the adjacent arch between the foyer and rear hallway. This is intended to provide some visual cohesion with existing apertures.</p>	 <p>The photograph shows an interior hallway with a patterned carpet and a wooden staircase on the left. A section of the wall is highlighted in pink, indicating the area to be removed for a lift opening. On the wall, there are several framed photographs and a larger memorial plaque. A small table with a vase of flowers and a sign on a stand are also visible.</p>
3	Removal of ceiling lining, ceiling structure and floor within lift	This will result in the loss of some original structural material between the ground and first floors and ceiling structure on the first floor. Some internal roof structure may also require removal with an	



	footprint on both levels.	engineering solution to specify remedial works in the BA documentation.	
	Removal of concrete kitchen floor.	The kitchen fittings will be removed (for later reinstatement) and the concrete floor will be demolished. The lift-pit will be established after the concrete floor is removed. The floor will be reinstated on a timber frame with sheet flooring and new vinyl. The skirting boards will be replaced with replica profiles (the current skirting boards are modern replacements).	
	Remove modern sandstone paving near side entrance door and laying new stone paving on-grade for access.	This existing paving is of no particular merit. Sandstone will be used for the new paving for visual cohesion with the building.	

4	Demolition for relocation of kitchen door.	<p>To facilitate the lift installation, the kitchen door is to be moved rearward (approx. 1000mm), this will require demolition of a section of what is expected to be rubblestone wall and the removal of the existing kitchen door and associated joinery for reinstatement in the new opening. The stone will be salvaged to fill the existing doorway.</p> <p>The door and all associated joinery will be relocated from its existing location to the proposed location to facilitate the lift installation.</p>	 <p>The photograph shows a hallway with a green carpet and cream-colored walls. In the center is an arched doorway leading to a staircase with a dark metal railing. To the left of the arch, a red arrow points left towards the wall, with the text 'Move doorway 1000mm' written in red above it. Another red arrow points left towards the bottom left corner of the frame.</p>
---	--------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Proposed demolition and development - first floor




Item	Proposed demolition	Discussion	Images
5	Removal door.	<p>This door was added to serve the fire stair in 1933. With removal of the stair, this door will be infilled externally with sandstone to match surrounding, and internally with lime-based plaster. The dado and skirting on the interior will be replicated.</p>	
6	Enlarge (non-original) door opening to	<p>This door was added in the mid-c20th. The proposed new door is to be a replica timber four panel door with Victorian style architrave.</p>	

	accommodate a 900mm wide door		
7	Removal of a section of wall for lift opening	<p>This section of wall is of sandstone construction, being the original rear wall of the 1881 building. It is expected to be finely finished on the kitchen side, and rubble on the foyer side. The stone will be salvaged for repair work elsewhere on/in the building.</p> <p>The opening into the lift on this level will be squared to match proportions of the adjacent doors. This is intended to provide some visual cohesion with existing apertures.</p> <p>As per the discussion above, the lift is essential for the ongoing significant use of the building and this location is deemed to be the most feasible.</p>	
	Remove section of wall for new male toilet door and lift opening.	The door to the existing female toilets and associated joinery will be retained for reinstatement in a new location to the right.	

First floor conceptual montage. Duo Design.

	<p>Remove section of wall for door to accessible toilet.</p>	<p>For compliant travel paths from the lift, the existing door to this room cannot be used (it will be retained as a secondary access, but kept locked most of the time). This door is intended to utilise replica joinery to match other doors in this area (with compliant hardware).</p>	
8	<p>Remove door and block opening.</p>	<p>This door and associated joinery will be reused as the door to the accessible toilet elsewhere in this room (see above)..</p>	

9	Remove later added louvred windows and infill.	These windows are of no significance and their removal will reinstate the original fenestrative pattern of this area. The exterior will be infilled with sandstone to match the existing surrounding area. The interior will be plastered with lime-based plaster.	
---	------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

10-11	Demolish modern partitions and all toilet fixtures etc.	These are not fit-for purpose and require urgent upgrade. These rooms are generally devoid of any significant detailing (with the exception of the larger window joinery – which is to be retained). The concrete floor is to be retained (unless removal is necessary). Removing modern accretions will reinstate the original form of these rooms – the original central wall is to be retained. Any significant fabric revealed will be retained.	
	New male toilets.	It is proposed to install one male toilet and two urinals, which the building surveyor has advised	

		<p>is sufficient for the expected number of staff and visitors to the building (including when the town hall is in use). Design resolution will be provided in the building approvals documentation phase. Note that this area has a low degree of integrity, with little heritage detailing. It is not expected that compliance requirements (e.g. waterproofing) will cause any heritage issues.</p>	
	New female toilets.	<p>It is proposed to install four female toilets, which the building surveyor has advised is sufficient for the expected number of staff and visitors to the building (including when the town hall is in use). Design resolution will be provided in the building approvals documentation phase. Note that this area has a low degree of integrity, with little heritage detailing. It is not expected that compliance requirements (e.g. waterproofing) will cause any heritage issues. The removal of partitioning will allow a better discernment of the original form of that room.</p>	
	Accessible toilet.	<p>It is proposed to install an accessible toilet within the office space (Room 1.4). This is sufficient for compliant paths or travel, turns etc. Design resolution will be provided in the building approvals documentation phase. Some</p>	

		dispensations based on heritage impact will be required, such as retention of timber flooring (likely with an overlay) and skirting boards as well as reversible tiling/paneling.	
--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

5. HERITAGE IMPACT ASSESSMENT

This section will consider the proposal for general heritage impact via an annotated commentary of the plans, then against the specific recommendations of the historic heritage management strategy based on the significance of the place as per Sections 7 and 8 of that document. Subsequently commentary will be made against the conservation policies of Section 9 of the development guidelines, culminating in an assessment against the specific statutory heritage provisions of the scheme.

The following colour coding has been used to identify where impact is likely/possible:

	<p>No impact and accords with recommendations and/or conservation policy. The project architect is invited to provide any points of clarification on such items, however this is not considered necessary or mandatory.</p>
	<p>Minor impact, but readily justifiable as a means of promoting a feasible use/ adaptive reuse and generally accord with recommendations and/or conservation policy. The project architect is to provide brief comment on other factors which need to be considered in justifying heritage impact on these items – which are considered as acceptable.</p>
	<p>Major impact and does not accord with recommendations and conservation policy. Refer to the architect's statement and/or comments against these items for a more balanced consideration against non-heritage factors affecting the development proposal and considerations against 'prudent and feasible' alternatives which may justify the impact.</p>

Based on the overall statements of significance outlined in Section 6 of the development guidelines, and the broad description and analysis of the evolution of the place as detailed in Section 4 of that document, individual and collective elements, and other possible heritage values (e.g. intangible values) of the place will be assessed here, in order to assign or rank specific levels of significance, upon which heritage management policies will be formulated in Section 9. For the purposes of this section the following scale will be used to assign degrees of significance to individual elements of the fabric and form of the place:

High	Elements, forms or spaces which readily demonstrate important aspects of the significance of the place or related important historic theme.
Medium	Elements, forms or spaces which less-readily demonstrate important aspects of the history of the place or readily demonstrate aspects of lower significance (or related important historic theme).
Low/no	Elements, forms or spaces which less demonstrate less important aspects of the history of the place.
Neutral	Elements, forms or spaces which neither contribute to, nor detract from, the significance of the place.
Intrusive	Elements, forms or spaces which obscure the significance or are likely to threaten the longevity/integrity of significant elements, forms or spaces.

Whilst it is noted that the significance of any place need not necessarily be solely embodied in original fabric (i.e. later modifications can contribute to significance through demonstrating the evolution of the place), it is relevant to consider the impact that later modifications may have had on the integrity of more significant elements and whether that has diminished the significance of such. Similarly, decay of significant elements may also have an impact on their ability to demonstrate significance. Accordingly, following scale will be used to rank **levels of integrity** of elements, forms or spaces within the context of the overall significance of the place:

High	Elements which are highly intact and readily demonstrate their respective significance.
Medium	Elements which subsequent modification or degradation have obscured or reduced their ability to readily demonstrate their respective significance; however this may be retrievable through restoration without the need for introduction of substantial new fabric which may reduce or obscure significance.
Low	Elements which have lost the ability to demonstrate any significance and could not feasibly be restored without conjecture or substantial addition of new fabric.

The following matrix represents the interplay of integrity and significance and introduces colour coding as used in the following tables:

	Integrity		
Significance	High	Medium	Low
High			
Medium			
Low			
Neutral			
Intrusive			

The above is also correlated with the ability to sustain further change, i.e. elements of high significance have a low ability to sustain further change, elements of low significance and neutral elements have a greater ability to sustain change, and intrusive element ought be changed. The following colour coding will be used to express the ability of particular elements to sustain change/modification:

Do not change unless absolutely necessary	
Some changes may be possible	
Change may be readily acceptable.	
Change is encouraged	

5.1. Impact upon overall significance of the place.

Further to Section 8 of the HHMS, the following table considers the proposal against the statements of significance for the place.

A. Importance to the course, or pattern of our cultural or natural history.	
Statement of significance	Impact of proposal
<p><i>The Oatlands Town Hall demonstrates the pattern of regional settlement and development of Tasmania in the late nineteenth century, through the establishment of local governments to provide community services for a growing population. The Town Hall has served the Oatlands and greater Southern Midlands district for over 130 years as a seat of governance, as a court, place of civil ceremony and remembrance, and venue for social interaction. The relative grandness of the building as a regional civic institution was facilitated through an economy of scale - combining the council offices, courthouse, public library and dance hall into the one facility. Inclusion of a small residence reflects the C19th trend of retaining resident caretakers onsite. The choice of stone as building material and the Victorian Georgian architectural style of the building harks back to the early phase of Oatlands' development, when local stone was the dominant building material. The later establishment of war memorials in the grounds of the Town Hall demonstrates the widespread C20th pattern of commemorating local community members who not only fell in war but who served in any conflict. The Oatlands Town Hall remains a landmark structure that defines the main civic/commercial area of Oatlands.</i></p>	<p>The proposal allows for fit-for-purpose continued use of the building for its original and significant use, as well as reinstating the use of the town hall, therefore has a positive outcome in perpetuating this significance.</p>
B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.	
<p>As per the comparative analysis in Section 7 [of the HHMS], no other building in rural Tasmania is known to have been a mid-late c19th purpose-built facility that included council chambers, town hall, police office and court house that is still in use for most of those purposes.</p>	<p>The proposal has a positive outcome in reinstating the traditional use of the town hall and perpetuating this significance.</p>

D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.	
<p><i>The Town Hall is a particularly fine example of a double-storey Victorian Georgian stone civic building within a regional township. It is predominantly unchanged externally, and in a number of its main public rooms internally, and demonstrates a number characteristics of the style, particular by the medium-pitched hipped roof with boxed eaves, simple chimneys, the symmetrical facade, stone walling, sash windows with large panes, stone sills and lintels and transom light above the door.</i></p> <p>The purpose-built billiards room is somewhat unique attribute of the building.</p>	<p>The proposal has minor impact on the internal fabric of the building which is considered necessary for facilitating is significant original use. The proposed new entrance is designed to be subservient and read as clearly modern and is necessary to allow fit-for-purpose and compliant use of the building without substantial detriment to its ability to demonstrate the principal characteristics of a place of its type. This impact is considered acceptable on-balance with the use of the building.</p>
F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.	
<p>Subject to the confirmation of the use of steel in the structure, this is an early use of that material in rural Tasmania and correlates with the coming of the railway and opening up rural areas to new materials and technologies.</p>	<p>This may be able to be investigated as part of these works to assist in understanding this significance.</p>
G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	
<p><i>The Oatlands Town Hall has significance to the people of Oatlands as a focal point of their community and as the site of a number of various community events and activities. The Town Hall has served the greater Southern Midlands district for over 130 years, as the seat of local government, a meeting place and a place of provision of services to the community. The War Memorials in the forecourt hold special significance to the residents of the Southern Midlands as a place of memory and commemoration. Oatlands has a reputation throughout Tasmania and further afield for its large and distinctive collection of mid-nineteenth century sandstone buildings, of which the Town Hall forms a fine centrepiece in the heart of the town.</i></p>	<p>The reinstatement of the public use of the town hall and the provision of compliant access throughout the building will strengthen community values through continue significant use.</p>

H. Special association with the life or works of a person, or group of persons, of importance in our history.

The Oatlands Town Hall and Council Chambers have associations with many prominent local persons, including former Mayors, Councillors etc. The cenotaph and other war/service memorials emphasise the importance of the place as a place of commemoration. The building was built by the prominent local stonemasons the Fish Brothers and is a fine example of their work.

The reinstatement of the public use of the town hall and the provision of compliant access throughout the building will strengthen these associations through continue significant use.

5.2. Consideration of Impact Against Specific Recommendations of the HHMS

The following considers the impact of the proposal against the specific recommendations of each area/element as detailed in Section 9 of the HHMS and the recommendations therein.

Exterior					
Element		Significance	Ability for change	Recommendations and ability for modification	Commentary on proposal
Overall form	Original 1881 building			No ability for modification beyond routine maintenance and minor infrastructure required for compliance (e.g. access, fire etc.).	The proposed new entrance is designed to be subservient and read as clearly modern and is necessary to allow fit-for-purpose and compliant use of the building without substantial detriment to its ability to demonstrate the principal characteristics of a place of its type. This impact is considered acceptable on-balance with the use of the building.
	1892 addition			Low ability for modification limited to areas previously modified.	
	1990s additions			Modify as desired.	No works to this area are proposed.
Elevations	Western				No changes proposed.

				No ability for modification beyond routine maintenance and/or removal of later modifications and minor infrastructure required for compliance (e.g. access, fire etc.).	
	Northern				The proposed new entrance is designed to be subservient and read as clearly modern and is necessary to allow fit-for-purpose and compliant use of the building without substantial detriment to its ability to demonstrate the principal characteristics of a place of its type. This impact is considered acceptable on-balance with the use of the building.
	Southern				No changes proposed.
	Western			Low ability for modification limited to areas previously modified.	The proposal will reinstate sandstone walls within two later-added apertures (i.e. W28-29) which is a positive outcome in reinstating the earlier form of this elevation.
Roofing	Form			No ability for change.	No changes proposed.
	Cladding			Undertake like-for-like routine	
	Rainwater goods			maintenance as required.	
	Eaves, fascias etc.				
Chimneys					No changes proposed.

				No ability for modification beyond routine maintenance. Removal of cement products is encouraged.	
Masonry					The proposal will reinstate sandstone walls within two later-added apertures (i.e. W28-29) which is a positive outcome in reinstating the earlier form of this elevation.
Foundations					No changes proposed.
Front steps				Removal of concrete in favour of reinstating sandstone steps is encouraged. Given the height of the landing and grade of the ground, there is no opportunity for ramp installations.	No changes proposed.
Windows ² (if not listed, assume nil significance and high modification potential).	W1 To W8 W10 W11 W13 to W27	Aperture			No changes proposed.
		Joinery			
				Retain as existing. If desired internal double glazing may be fitted. Additional hardware for security purposes may be installed in as reversible manner as practicable.	

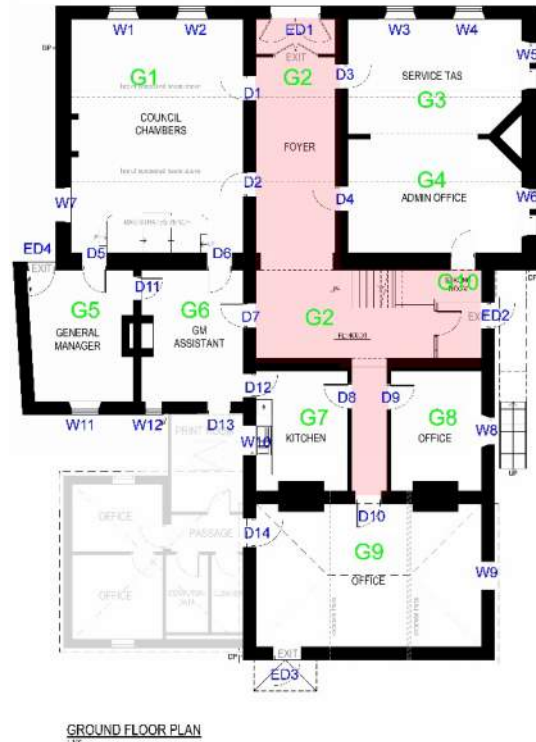
² Note that an examination of door hardware to ascertain the presence of any original hardware is required on a case-by-case basis in the event of changes. Original hardware should be retained, later hardware may be removed/replaced as desired.

	W28 W29	Aperture			Retain if desired, or ideally reinstate wall to earlier detailing (infill). Do not enlarge. Any new joinery must be sympathetic to the building.	These later-added windows will be blocked with sandstone to reinstate the original form of the wall. This is a positive heritage outcome.
		Joinery				
Doors ³	ED1	Aperture			Retain as existing. Additional hardware for security purposes may be installed in as reversible manner as practicable.	No changes proposed.
		Joinery				
	ED2	Aperture			Likely to be the original door, but modified with glazing and re-swung. Retain the door but may be further modified if necessary for access requirements. Do not alter aperture.	No changes proposed, although hardware may require upgrading. It is proposed that this door be fixed open during the opening hours of the building once the new entrance/airlock is completed.
		Joinery				
	ED3	Aperture			Modify door as desired provided this is visually sympathetic (it is not clear if these doors are original, but they are sympathetic). Do not enlarge apertures.	No changes proposed.
		Joinery				
	ED4	Aperture				No changes proposed.
		Joinery				

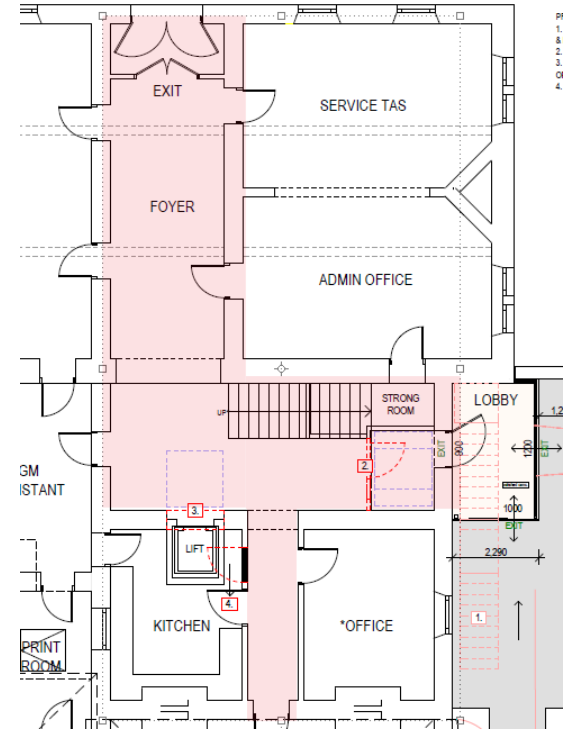
³ Note that an examination of door hardware to ascertain the presence of any original hardware is required on a case-by-case basis in the event of changes. Original hardware should be retained, later hardware may be removed/replaced as desired.

	ED5	Aperture			Retain as existing. Additional hardware for security purposes may be installed in as reversible manner as practicable. If not required, seal closed. It is not clear if this is an original door/doorway however it has been installed in a sympathetic manner.	This door will be made inoperable and sealed closed.
		Joinery				
Fire stair					Subject to fire engineer and access consultant advice.	This is proposed to be removed and the exterior stone reinstated and internally the plaster, dado and skirting will be replicated, which is a positive heritage outcome in the removal if a visually intrusive element.

**Room G2 –
Hallway**



Existing



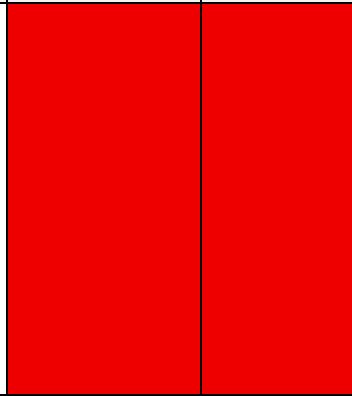
Proposed

Significance

**Ability for
change**

**Recommendations/ability for
modification**

Overall form



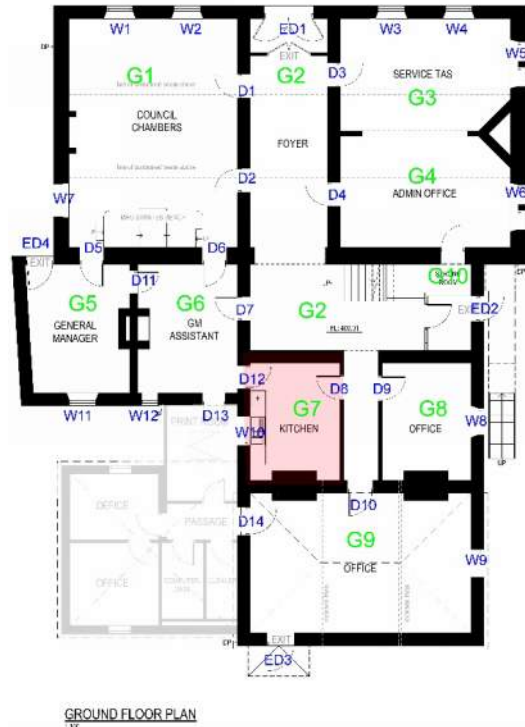
The overall form of this room will remain unchanged, however the proposal involves some changes to this room necessary for the reconfiguration of access points to provide compliant access. This has been designed to be kept as minimal as practicable and where significant fabric is removed it will be reused in new apertures. This impact is unavoidable and it is considered that the mitigation via reuse of fabric and sympathetic styling of new fittings (where

				possible) is acceptable given the overall positive outcome of providing fit-for-purpose facilities and access for the public and staff therefore perpetuating the ongoing significant use of the building.
Airlocks			Retain, remove or modify as desired.	The side airlock will be removed.
Ceiling lining			Any patching/repair to be done in traditional materials (no cement or silicone).	No works proposed.
Cornice/rose etc.				
Wall lining			Any patching/repair to be done in traditional materials (no cement or silicone).	Some wall lining will be lost as the result of the lift aperture. This will have some impact however is unavoidable. The opening to the lift will be detailed in a plastered arch with staff bead as per the adjacent hallway aperture to provide visual cohesion. Traditional lime-based plaster will be used in patching the walls following the relocation of the door to Room G7.
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.	A traditional colour scheme will be reinstated to this room.

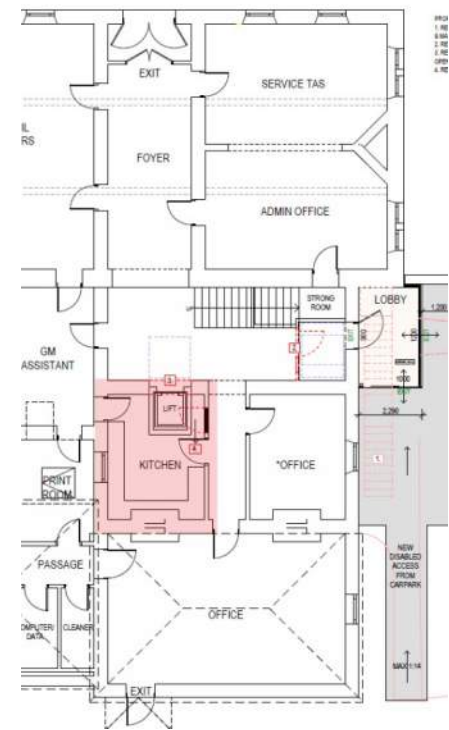
Stairs			Ensure any works for compliance include a heritage impact assessment.	No works proposed.
Doors			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/ rebates.	The necessary relocation of the door to Room G7 will utilise all significant fabric as a means of mitigating impact. New door hardware is likely to be required. Significant hardware will be retained and made inoperable if necessary.
Door architraves			Avoid mounting switches on architraves.	
Window architraves				
Skirting Boards				A section of skirting board will be removed for the lift aperture. This will be reused or stored on site.
Cabinetry			Retain, remove or modify electrical cabinetry in ED2 airlock as desired.	This will be retained.
Floor/floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).	A future consideration.
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage')	Electrical associated with the lift will be installed to applicable standards.

			fittings). Avoid chasing into walls and fixing to joinery if possible.	
Movable cultural heritage			Continue to manage as part of Council's heritage collection.	The McLaren memorial will be moved to the right to remain as near its original location as practicable and remain in a prominent location in the room.

**Room G7 –
Kitchen (former
library)**



Existing



Proposed

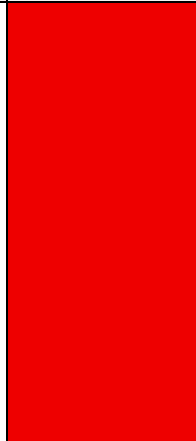
Significance

**Ability for
change**

**Recommendations/ability for
modification**

Commentary on proposal

Overall form



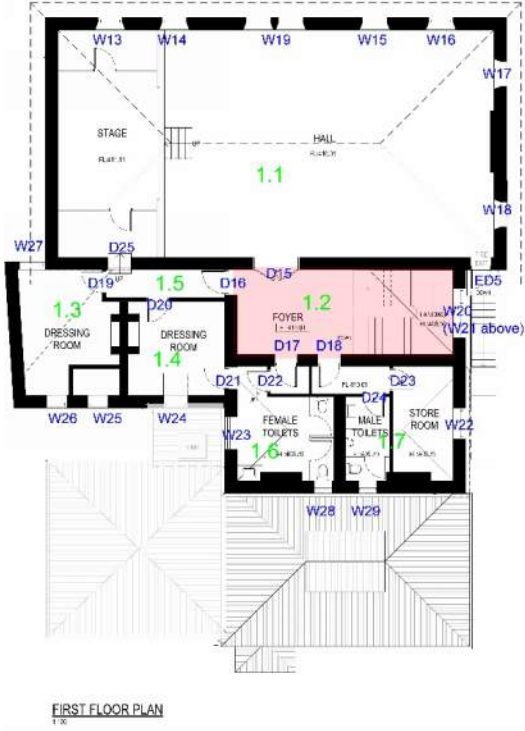
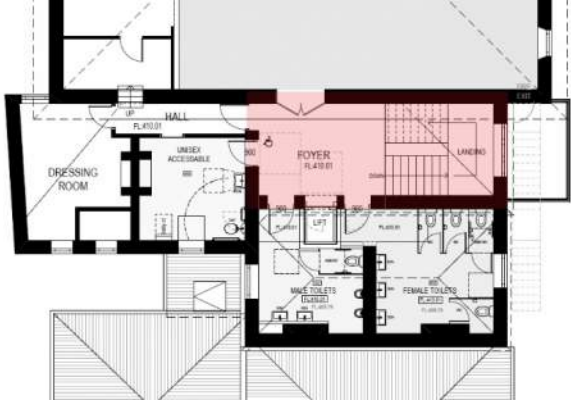
Retain overall form. Additional doorway may be blocked if desired.

The form of this room will be changed with the necessity of the lift shaft being installed in the room. The proposal involves some changes to this room necessary for the reconfiguration of access points to provide compliant access. This has been designed to be kept as minimal as practicable and where significant fabric is removed it will be reused in new apertures. This impact is unavoidable and it is considered that the mitigation via reuse of fabric and

				sympathetic styling of new fittings (where possible) is acceptable given the overall positive outcome of providing fit-for-purpose facilities and access for the public and staff therefore perpetuating the ongoing significant use of the building.
Ceiling lining			Remove plastersheet and cornice if desired. Any subsequent patching/repair to be done in traditional materials (no cement or silicone).	The ceiling will be partially removed to facilitate the lift. Given the previous intervention this is not considered to have heritage impact.
Wall lining			Any patching/repair to be done in traditional materials (no cement or silicone).	New wall linings on the lift shaft will be done in plastersheet to resemble original plaster. Repairs associated with the door relocation will be done in traditional lime-based plaster.
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.	This is a future consideration.
Doors			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates. Additional doorway may be blocked if desired.	The necessary relocation of the door to Room G2 will utilise all significant fabric as a means of mitigating impact. New door hardware is likely to be required. Significant hardware will be retained and made inoperable if necessary.

Door architraves			Avoid mounting switches on architraves on original doorways.	
Window architraves			Retain as existing.	No works proposed.
Skirting Boards			Reinstate missing skirting boards with replicas if opportunity arises.	Replica skirting boards will be fitted as part of these works.
Fireplace			Reinstate fireplace if desired.	This is a future consideration.
Mantle			Reinstate period-appropriate mantle if desired.	This is a future consideration.
Hearth			Reinstate hearth if desired.	This is a future consideration.
Cabinetry				Cabinetry will be modified to suit the revised room layout. This will have no heritage impact.
Floor/floorcoverings			Remove concrete floor. Reinstate a timber boarded floor on a timber framed structure. Ensure underfloor ventilation. If continued use as a kitchen is desired, then a sheet floor may be installed in-lieu of timber floorboards.	The concrete floor will be removed and a timber framed floor with sheet overlay and vinyl will be reinstated for ongoing kitchen use. This is a positive outcome in promoting underfloor ventilation and arresting damp issues.
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for	Electrical and plumbing will be upgraded as necessary.

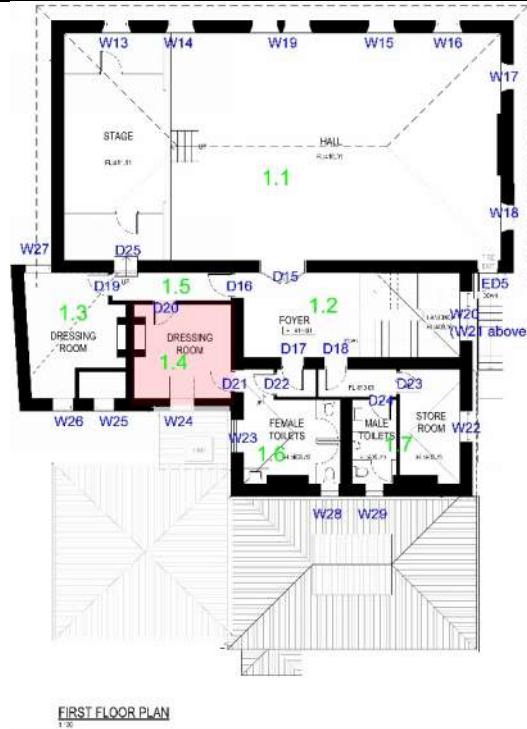
			'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.	
--	--	--	----------------------------------------------------------------------------------------	--

<p>Room 1.2 – Foyer</p>	 <p style="text-align: center;">Existing</p>			 <p style="text-align: center;">Proposed</p>
	<p>Significance</p>	<p>Ability for change</p>	<p>Recommendations/ability for modification</p>	<p>Commentary on proposal</p>
<p>Overall form</p>			<p>Modification of toilet doors is likely to be acceptable (noting change in these previously).</p>	<p>The overall form will be retained however the proposal involves some changes to this room necessary for the reconfiguration of access points to provide compliant access. This has been designed to be kept as minimal as practicable and where significant fabric is removed it will be reused in new apertures. This impact is unavoidable and it is considered that the mitigation via reuse of fabric and sympathetic styling of new fittings (where possible) is acceptable given the overall positive</p>

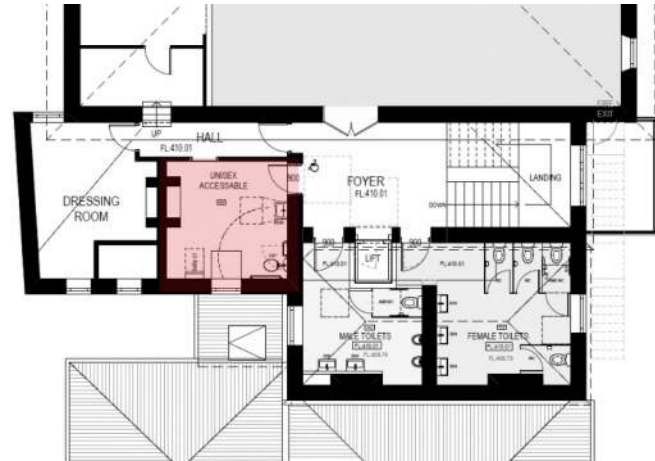
				outcome of providing fit-for-purpose facilities and access for the public and staff therefore perpetuating the ongoing significant use of the building.
Ceiling lining			Any patching/repair to be done in traditional materials (no cement or silicone).	No works proposed.
Wall lining			Any patching/repair to be done in traditional materials (no cement or silicone).	Repairs associated with the door relocation will be done in traditional lime-based plaster.
Dado			Ideally remove.	This will be removed.
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.	A traditional colour scheme will be reinstated in this room.
Stairs			Ensure any works for compliance include a heritage impact assessment.	No works proposed.
Doors			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates. Later door insertions may be blocked if desired.	The existing door to the female toilets will be reused in the new location to access the proposed male toilets. The door removed from between the existing female toilets and former Mayor's Office will be reused on the new access to the accessible toilet. New hardware will be fitted as required. This is considered to mitigate the

				removal of those doors for the revised configuration and therefore be an acceptable outcome.
Doors to town hall			Reinstate period-appropriate main doors (ensure access compliance.	Further detail on replacement doors to be provided in the building permit application documentation.
Door architraves			Avoid mounting switches on architraves on original doors.	
Window architraves				No works proposed.
Floor/floorcoverings			Expose floorboards if desired. Finish in a non-film-forming material (e.g. oil or wax).	This is a future consideration.
Electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.	Electrical associated with the lift will be installed to applicable standards.

**Room 1.4 – Office
(former
caretaker’s
kitchen, later
dressing room)**



Existing



Proposed

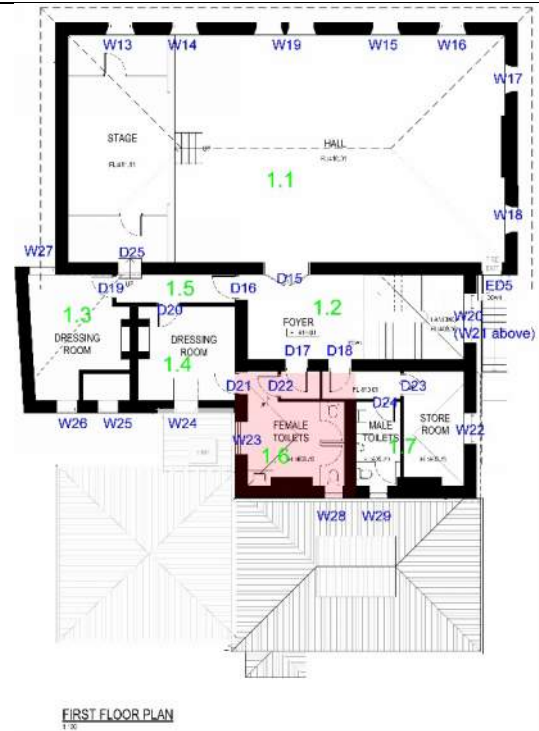
Significance	Ability for change	Recommendations/ability for modification	Commentary on proposal
		Retain overall form.	The overall form will be retained however the proposal involves some changes to this room necessary for the reconfiguration of access points to provide compliant access. This has been designed to be kept as minimal as practicable and where significant fabric is removed it will be reused in new apertures. This impact is unavoidable and it is considered that the mitigation via reuse of fabric and sympathetic styling of new fittings (where possible) is acceptable given the overall positive outcome of providing fit-for-purpose facilities and

				access for the public and staff therefore perpetuating the ongoing significant use of the building.
Ceiling lining			Urgent repair to ceiling is required. Any patching/repair to be done in traditional materials (no cement or silicone).	The ceiling lining is to be repaired.
Wall lining			Any patching/repair to be done in traditional materials (no cement or silicone).	It is likely that new impervious linings will be required (to at least the bottom half of the wall) for waterproofing the new toilet facility. Further detail is to be provided in the building application documentation however this is intended to be reversible as practicable (i.e. battened over existing lining to be retained).
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.	A future consideration.
Door			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.	The door removed from between this room and the existing female toilets will be reused on the new access to the accessible toilet. New hardware will be fitted as required. This is considered to mitigate the removal of that door for the revised configuration and therefore be an acceptable

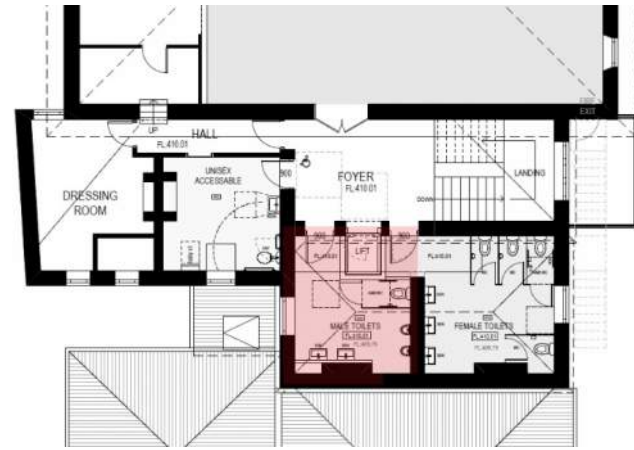
Door architraves			Avoid mounting switches on architraves on original doorways.	outcome. The door to the hallway will remain as-existing, but generally kept locked.
Window architraves				No works proposed.
Skirting Boards				It is likely that new linings will be required (to at least the bottom half of the wall) for waterproofing the new toilet facility. Further detail is to be provided in the building application documentation however this is intended to be reversible as practicable (i.e. battened over existing skirting boards to be retained).
Fireplace				No works proposed.
Mantle				
Hearth				
Floor and floorcoverings			Remove concrete floor. Reinststate a timber boarded floor on a timber framed structure. Ensure underfloor ventilation.	The existing flooring will be covered in vinyl necessary for the proposed toilet. This will be done in a reversible manner.

Electrical/plumbing			Upgrade as necessary/ desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.	New plumbing will be installed. This will be done in as reversible manner as practicable (noting that there has previously been plumbing in this room).
---------------------	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------

**Room 1.6 –
Female toilets
(former office?
later dressing
room)**



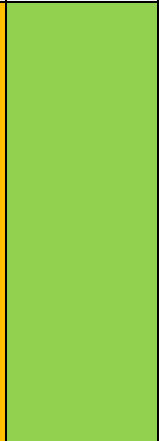
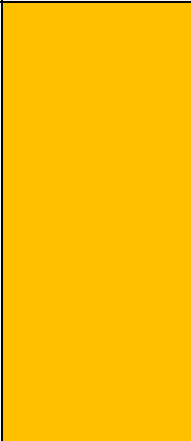
Existing



Proposed

Significance	Ability for change	Recommendations/ability for modification	Commentary on proposal
--------------	--------------------	------------------------------------------	------------------------

Overall form



Ideally remove partitioning. Note that there may be an obscured interconnecting doorway to Room 1.7.

The form of this room will be changed due to the necessity of placing the lift shaft in this location, as well as some changes to this room necessary for the reconfiguration of access points to provide compliant access. This has been designed to be kept as minimal as practicable and where significant fabric is removed it will be reused in new apertures. This impact is unavoidable and it is considered that the mitigation via reuse of fabric and sympathetic styling of new fittings (where possible) is acceptable given the overall positive outcome of

				providing fit-for-purpose facilities and access for the public and staff therefore perpetuating the ongoing significant use of the building.
Ceiling lining			Any subsequent patching/repair to be done in traditional materials (no cement or silicone).	The ceiling will be re-lined in plastersheet with a skim-coat to resemble hard plaster. A section of ceiling is to be removed to facilitate the lift overrun.
Wall lining			Remove later panelling and assess underlying lining. Any patching/repair to be done in traditional materials (no cement or silicone).	Modern linings will be removed and patching done in lime-based plaster as necessary. It is likely that new impervious linings will be required (to at least the bottom half of the wall) for waterproofing the new toilet facility. Further detail is to be provided in the building application documentation however this is intended to be reversible as practicable
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.	A future consideration.
Doors			Fit any new hardware required for security/compliance as desired. Avoid impact on joinery by minimal fixings/rebates.	The existing door to the female toilets will be reused in the new location to access the proposed male toilets. The door removed that leads to the former Mayor's Office will be reused on the new access to the accessible toilet. New hardware will be fitted as required. This is considered to mitigate the

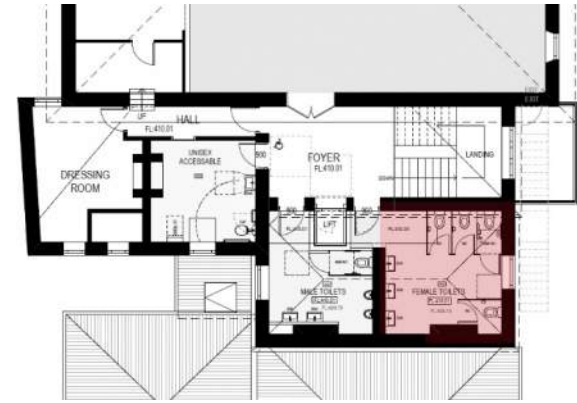
Door architraves			Avoid mounting switches on architraves on original doorways.	removal of those doors for the revised configuration and therefore be an acceptable outcome.
Window architraves			Limited to original window. East-facing windows/joinery may be modified or blocked as desired.	The original window architraves will be retained. The later-added window to the east will be infilled.
Skirting Boards			Reinstate missing skirting boards with replicas if opportunity arises.	Coved vinyl flooring will be used, therefore skirting boards will not be reinstated at this stage. This does not preclude that occurring later if desired.
Fireplace			Reinstate fireplace if desired.	No works proposed.
Mantle			Reinstate period-appropriate mantle if desired.	
Hearth			Reinstate hearth if desired.	
Floor/floorcoverings			Any new flooring will depend on proposed use – i.e. if to remain a wet area then it is not necessary to replace in timber.	A new overlay flooring will be installed on a timber frame 220mm higher than the existing floor. This is necessary to achieve a floor level with the foyer, and also allows for services to be run with less potential heritage impact. The existing flooring will remain beneath. Whilst this will have some impact with altering the original floor-to-ceiling height, it is considered necessary for the functionality of the space.

Plumbing/electrical			Upgrade as necessary/ desired. Fittings may be styled as-desired (i.e. no need for 'fake heritage' fittings). Avoid chasing into walls and fixing to joinery if possible.	Plumbing and electrical will be upgraded to appropriate standards.
---------------------	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

Room 1.7 – Male toilets (former office? later dressing room)



Existing



Proposed

	Significance	Ability for change	Recommendations/ability for modification	Commentary on proposal
Overall form			Ideally remove partitioning. Note that there may be an obscured interconnecting doorway to Room 1.6.	The proposal will reinstate a more legible form of this room by removing the later-c20th partitions. The existing (later-added) door will remain and a later-added window blocked.
Ceiling lining			Urgent repair to ceiling is required. Any subsequent patching/repair to be done in traditional materials (no cement or silicone).	The ceiling will be re-lined in plastersheet with a skim-coat to resemble hard plaster.

Wall lining			Remove later panelling and assess underlying lining. Any patching/repair to be done in traditional materials (no cement or silicone).	Modern linings will be removed and patching done in lime-based plaster as necessary. It is likely that new impervious linings will be required (to at least the bottom half of the wall) for waterproofing the new toilet facility. Further detail is to be provided in the building application documentation however this is intended to be reversible as practicable
Finishes			If desired, undertake surface finish analysis to guide future decoration schemes.	A future consideration.
Doors			Fit any new hardware required for security/compliance as desired.	The existing door will remain and new hardware fitted as required.
Door architraves				
Window architraves			Limited to original window. East-facing windows/joinery may be modified or blocked as desired.	The original window architraves will be retained. The later-added window to the east will be infilled.
Skirting Boards			Reinstate missing skirting boards with replicas if opportunity arises.	Coved vinyl flooring will be used, therefore skirting boards will not be reinstated at this stage. This does not preclude that occurring later if desired.
Fireplace			Reinstate fireplace if desired.	No works proposed.

Mantle			Reinstate period-appropriate mantle if desired.	
Hearth			Reinstate hearth if desired.	
Floor/floorcoverings			Any new flooring will depend on proposed use – i.e. if to remain a wet area then it is not necessary to replace in timber.	A new overlay flooring will be installed on a timber frame 220mm higher than the existing floor. This is necessary to achieve a floor level with the foyer, and also allows for services to be run with less potential heritage impact. The existing flooring will remain beneath. Whilst this will have some impact with altering the original floor-to-ceiling height, it is considered necessary for the functionality of the space.
Plumbing/electrical			Upgrade as necessary/desired. Fittings may be styled as-desired (i.e. no need for ‘fake heritage’ fittings). Avoid chasing into walls and fixing to joinery if possible.	Plumbing and electrical will be upgraded to appropriate standards.

5.3. Consideration of Impact Against the Conservation Policy of the HHMS

The following considers the impact of the proposal against the conservation policies of the HHMS (Section specific recommendations of each area/element as detailed in Section 9 of the HHMS and the recommendations therein.

1	General Policies		Commentary on proposal
1.1	Approach to works	The approach to managing any works on the place must be guided by the principles of the ICOMOS Australia <i>Burra Charter</i> . ⁴	The historic heritage management strategy (HHMS) has been formulated by a heritage professional in accordance with the process advocated by the ICOMOS Australia <i>Burra Charter</i> in accordance with this policy. Refer to Section 3 of that document.
1.2	Use/development	Any use or development of the place must not have any unreasonable adverse heritage impact upon identified values of the place and wider environs.	The HHMS has guided the planning process and the current document provides a heritage impact assessment on the proposal in accordance with this policy.
1.3	Supervision	All works to the significant elements of the place, and planning for such works, must be guided by a conservation architect, heritage consultant or other person(s) qualified and experienced in the conservation of historic heritage places.	Ongoing heritage input will occur during the detail design phase as well as the implementation.
1.4	Ongoing use	The <u>critical</u> aspect of maintaining the holistic heritage values of the building, including architecture, fabric,	The key drive of the current proposal is to provide for fit-for-purpose and compliant ongoing significant use of

⁴ <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

		<p>associations and contents, is the continued use of the building. Continued use for its original purpose is the ideal outcome, however, <u>adaptive reuse</u> is essential to ensure the survival of the building. The loss or abandonment of use would have an overarching negative heritage impact upon all values of the place.</p>	<p>the building. A key driver is the ability to utilise the town hall for its original purpose and to provide community benefit arising from that use.</p>
1.5	Compatible use	<p>In some circumstances the adaptive reuse of parts of the building for public purposes is encouraged where public needs may evolve.</p>	
1.6	Balance of heritage impact	<p>It is acknowledged that some heritage impact may arise from the desire for the place to have a suitable adaptive use, particularly in the context of upgrades required for amenity, compliance etc. Any such impacts must be balanced with whether that heritage impact is necessary, under the overarching necessity of a compatible use.</p> <p>It must be acknowledged that non-use or underutilisation of the building may result in a more adverse impact in dereliction or vulnerability of the building.</p>	<p>This heritage impact assessment explains and balances heritage impact with the necessity of the works in achieving the ongoing use of the building and the reinstatement of the town hall use.</p>

2	Significant Fabric & forms (to be read in conjunction with Section 9 of the HHMS)		Commentary on proposal
2.1	Significant fabric and forms	Fabric, forms and spaces deemed to be of high significance must be conserved and a careful balance to achieve Policy 1.6 must be considered.	Whilst the proposal does result in the loss of some significant fabric and forms (e.g. layout of some areas of the building) this is balanced in the planning process and in the HIA to justify that impact in the overarching heritage benefit of the ongoing significant use of the building and the reinstatement of the significant use of the town hall.
2.2	Non-significant fabric and forms	Elements of the building which are of low or no significance may be retained, modified or demolished as desired. Removal of lesser-significant fabric to reveal fabric/forms of higher significance is encouraged.	The proposal removes some non-significant fabric and forms, including windows W28-29, modern partitioning in Room 1.7 and the modern dado in Room 1.2. The concrete floor in Room G7 will also be removed.

3	Exterior Building Envelope		Commentary on proposal
3.1	Original building form	Retain the significant original form of the building and seek to reinstate that where lost.	With the exception of the proposed entrance structure (see below) the overall building form will remain unchanged. Some later apertures will be reinstated as wall which is a positive heritage outcome.
3.2	Roof form	Retain the roof form.	The roof form will remain unaltered. Engineering advice has concluded that infrastructure associated with the lift

			can be contained within the existing roofspace.
3.3	Facade	No changes to the façade are permissible.	No works proposed.
3.4	Fenestrative pattern.	The fenestrative pattern of the building must not be further altered and where opportunity arises the earlier fenestrative pattern is to be reinstated.	The proposal removes two later window insertions and reinstates sandstone walling in accordance with this policy.
3.5	Windows and doors	All original/significant windows and doors must be maintained and where missing replicas of the original should be installed. These must be documented as new work. Minor modifications to doors and windows (e.g. measures for security and thermal/acoustic efficiency) may occur provided that these are reversible and result in no visual impact (e.g. internal double-glazing).	All significant windows, doors and detailing are to be retained.
3.6	Detailing	Significant exterior detailing should be retained, unless replacement is necessary for repair, weatherproofing or security purposes, in which case compatible styling and materials must be used. New work should be sympathetic to the original form, detailing and materials.	

4	Interior		Commentary on proposal
4.1	General layout	The general layout of the interior should remain unchanged with the exception of removing later insertions and reinstatement of missing elements.	The general layout of the interior will only have limited impact, being from the footprint of the proposed lift shaft and the reconfiguration of several doors. This is considered acceptable within the context of the overarching priority of keeping the building fit-for purpose for its significant original use (and reinstating the town hall use).
4.2	Linings	Original linings must be retained and where defective or missing should be reinstated in a compatible material.	Except for where portions of walls are to be removed to facilitate new openings, all significant linings will be retained. Any repairs will be undertaken in traditional lime-based plaster (with the exception of the bathroom ceilings which will be plastersheeted and skim-coated to resemble such).
4.3	Flooring	If desired, the timber floors may be revealed and restored to original finish (oil-based non-film-forming finish). If this is not desirable, then any floorcoverings must be removable. Concrete floors should be removed and replaced with timber flooring on a timber frame.	The proposal removes the concrete floor in the kitchen. Although a timber floor will not be installed, this does not preclude that occurring later.
4.4	Significant joinery	Significant joinery (e.g. doors, skirtings, architraves etc.) must remain unchanged, particularly in rooms/areas of the highest significance.	The proposal will have a minor impact upon significant joinery, with that impact being associated with the reconfiguration of doorways and the introduction of the lift doorway. In all

		Where joinery is missing, these should be reinstated with replicas based on original evidence or comparative analysis from other contemporary buildings.	cases, significant joinery will be reused in the reconfigured doorways, therefore retained and used on-site. This is considered to be adequate mitigation.
4.5	Finishes	A survey of the original colour and finish scheme should be commissioned to establish a traditional colour and finish scheme. 'Windows' of earlier finishes are to be retained in each room where possible.	Finish analysis will be undertaken in the foyers and an early colour scheme reintroduced if evidence allows.
4.6	Kitchens/bathrooms	Kitchens/bathrooms may be installed in non-principal rooms if required. Their installation must be as reversible as practicable and not impact upon significant fabric. This policy is to act in association with Policies 1.6, 4.7 and 7.2 in particular. New fixtures and fittings need not attempt to emulate a 'heritage style' but must be sympathetic.	The new toilet facilities will be within areas currently used for such. The conversion of Room 1.4 to an accessible toilet is consistent with this policy as that room has previously been a kitchen.
4.7	Service installation	The installation of plumbing, electrical, heating, fire detection/protection, security, acoustics and environmental (etc.) services are likely to be acceptable however these should be installed in an unobtrusive manner as possible and in as reversible manner as possible. Policies 1.6, 4.7 and 7.2 in particular.	Whilst further detail will be required in the building approval documentation phase, continued heritage input will be integrated into that detail design to ensure that service installation is consistent with this policy.

		New fixtures and fittings need not attempt to emulate a 'heritage style' but must be sympathetic.	
--	--	---------------------------------------------------------------------------------------------------	--

5	Extensions and further development		Commentary on proposal
5.2	New extensions	There is limited scope for further extensions. The location of the 1990s addition is the only area where extensions may be possible. Any extension must be sympathetic and subservient to the existing building.	The proposed entrance extension has been designed to be as minimalist as possible with a high degree of transparency so as to be as subservient and clearly modern as practicable.

6	Setting, landscaping and wider site relationships		Commentary on proposal
6.1	Key viewlines.	Key viewlines as identified on Figure 6.2 must be maintained.	The proposal does not impact any key viewlines.
6.3	Parking	Parking on the site is to be discouraged, with the exception of equal-access parking and minimal staff parking. Any parking must be to the rear of the building.	The proposal includes a single accessible parking space in the rear of the site in accordance with this policy.

7	Access and National Construction Code compliance		Commentary on proposal
7.1	Access	The installation of compliant access infrastructure to the building is essential for its significant ongoing use as a public facility – in particular the reinstatement of	This proposal is largely driven by the need to provide compliant access to the building. The HHMS has guided the process of considering the heritage

		<p>the significant use of the town hall is reliant on compliant access. This is likely to be difficult without some heritage impact. The ongoing use of the building must consider this and seek to implement a performance solution to provide as best as possible equitable access with as minimal heritage impact as practicable.</p> <p>Any access infrastructure required should be as reversible and visually unobtrusive as practicable.</p>	<p>impact of such and the current document details that impact, why it may be unavoidable and mitigation strategies pursuant to that. This document has also identified where further heritage input will be needed in the detail design process to adequately balance the essential access requirements with the heritage values of the building in accordance with this policy.</p>
7.2	Building surveyor and compliance	<p>Where substantial adverse heritage impact would arise from meeting NCC compliance, detailed dialogue must occur between the building surveyor, heritage consultant, client and permit authorities to balance heritage impact and compliance and to consider feasible alternatives, performance-based solutions and a pragmatic balanced outcome.</p>	As per Policy 7.1.

8 Other policies		Commentary on proposal	
8.1	Interpretation	<p>Interpretation of the heritage values of the building is encouraged. An interpretation plan should be formulated and implemented.</p>	<p>An interpretation plan will be formulated for the building.</p>
8.2	Signage	<p>Any outdoor signage must be discrete, but sufficient to mark the presence of the building and services therein.</p>	<p>It is proposed that window decals be utilised on the two automatic doors on the proposed airlock. This will be minimal and sufficient to identify</p>

	Indoor signage (e.g. minor wayfinding) should also be discrete. It is recommended that a signage strategy be adopted for the building consistent with Council's design guidelines.	Council and Service Tasmania as the occupants of the building and any necessary accessibility information.
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------

5.4. Statement of Compliance with Acceptable Outcomes of the Tasmanian Heritage Council's Works Guidelines

The following table considers the proposal against the *Appropriate Outcomes* of the Tasmanian Heritage Council's Works Guidelines.⁵

Types of works (as per guidelines)	Commentary on proposal
Maintenance and Repair of Built Elements	
1.4. Rising damp treatment.	Damp issues caused by the concrete floor in the kitchen will be addressed by ensuring ventilation under a new framed floor.
1.10. Services, fixtures and fittings.	Upgrade of toilet services is a key priority of the proposed works. These have been designed to be as discrete as practicable and further detail design as part of the building permit documentation process will include heritage input to ensure minimal impact and reversibility. It is expected that Heritage Tasmania will require these to be submitted for consideration as a condition of any approval.

⁵ <https://heritage.tas.gov.au/Documents/Works%20Guidelines%20V2%202025.pdf>

4. Interpretation.	
4.1. Interpretation signboards.	An interpretation plan is to be formulated for the site. This will be submitted to Heritage Tasmania in due course as a Minor Works Application (depending on the physical nature of the interpretation).
4.2. Plaques and inscriptions.	
4.3. Outlines of vanished structures.	
4.3. Audio-visual and lighting installations.	

6. Demolition and relocation of built elements.	
6.3. Partial demolition.	Partial demolition is required for the installation of the lift, as well as relocation of several doors to facilitate compliant access. The impact of this is to be mitigated by reuse of materials (i.e. relocated doors) and keeping the demolition associated with the lift as minimal as practicable.

9. Alterations, Additions and Extensions.	
9.1. Internal alterations (generally).	<p>The proposal involves substantial internal alterations for the installation of the lift, as well as relocation of several doors to facilitate compliant access. The impact of this is to be mitigated by reuse of materials (i.e. relocated doors) and keeping the demolition associated with the lift as minimal as practicable.</p> <p>The new toilets require alterations which are generally limited to the alteration of areas/fabric already previously modified.</p>
9.2. Internal partitions.	The proposal involves internal partitions to accommodate the lift shaft. This has been kept as discrete and minimal as practicable. Some later internal partitions are to be removed (e.g. in Room 1.7) which reinstates the earlier form of that room.

9.5. Additions.	The proposed entrance extension has been designed to be as minimalist as possible with a high degree of transparency so as to be as subservient and clearly modern as practicable.
-----------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

10. Access to Heritage Places.	
10.1. Providing access (generally).	This proposal is largely driven by the need to provide compliant access to the building as well as compliant accessible toilets, parking and paths of travel. The HHMS has guided the process of considering the heritage impact of such and the current document details that impact, why it may be unavoidable and mitigation strategies pursuant to that. This document has also identified where further heritage input will be needed in the detail design process to adequately balance the essential access requirements with the heritage values of the building.
10.2. Accessible toilet facilities.	
10.3. Ramp and walkway access.	The proposal only involves minimal ramping near the side door of the building. This will be sandstone paving to be sympathetic to the building.
10.4. Internal circulation and use.	As per 10.1 and 10.2.
10.5. Lifts.	
10.6. Parking and external circulation.	The proposal includes a single accessible parking space in the rear of the site in accordance with this policy.

11. New Services (including upgrades for energy efficiency).

11.1. New services (generally).	Upgrade of toilet services is a key priority of the proposed works. These have been designed to be as discrete as practicable and further detail design as part of the building permit documentation process will include heritage input to ensure minimal impact and reversibility. It is expected that Heritage Tasmania will require these to be submitted for consideration as a condition of any approval.
11.2. Fire safety.	The provision of the lift allows for removal of the existing 1933 fire stairs, which are visually dominant and then will allow a better solution for access to the building via the proposed entrance structure.

16. Objects related to a place (movable heritage).

16.1. Removal of an object.	The McLaren memorial will be relocated to nearby its existing location.
-----------------------------	-------------------------------------------------------------------------

APPENDIX A – ACCESS APPRAISAL REPORT



Access Appraisal Report

Oatlands Town Hall

June 2022

574 Nelson Road, Mount Nelson 7007
T: 0400 577 991
E: michael@equalitybuilding.com.au
ABN: 70 150 241 213

Table of Contents

Table of Contents	i
Access Appraisal Oatlands Town Hall	1
Section A The purpose of an Access Appraisal	1
Section B Building owner/operator responsibilities	1
<i>Disability Discrimination Act 1992 (DDA)</i>	2
<i>Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)</i>	3
Affected part upgrade	4
<i>National Construction Code (NCC)</i>	6
Tasmanian building law and discretionary authority	6
Appeals and Performance Solutions in relation to existing buildings	7
Summary	8
Section C Core concepts and references	9
Accessible and continuous accessible path of travel	9
Access Appraisal benchmark	9
Relevant references	9
Section D Access appraisal of Oatlands Town Hall, 71 High St, Oatlands	10
Introduction	10
Access from the allotment boundary	10
Carparking	10
Building entrances	11
General circulation	12
Stairways	12
Toilet facilities	13
Signage	13
Hearing augmentation	13
Options for improving access	13
Lift	14
Effect of installing a lift	14
Toilets	15
Carparking	15
Disclaimer	15
Appendix 1 - Expertise	16

Access Appraisal Oatlands Town Hall

I have been asked to prepare a brief Access Appraisal of the Oatlands Town Hall building at 71 High St, Oatlands.

Specifically I have been asked to provide an overview of:

- existing accessible features of the building
- options for improving access
- the impact of taking action to improve access.

Details of my expertise and experience are included as Appendix 1.

Section A The purpose of an Access Appraisal

An Access Appraisal provides an overview of the key access issues impacting on the use of buildings.

Addressing access issues can be valuable for a wide range of people including older Australians; people who are blind or have low vision; people who are Deaf or have a hearing impairment; people with mobility disabilities – including people who use a walking frame, wheelchair, scooter or cane, people with a learning or cognitive disability; families with young children using prams and those with wheeled luggage or delivery trolleys.

An Access Appraisal can be used to identify:

- Key access barriers that might be addressed during upgrade and maintenance works to improve access for employees or visitors
- Areas of potential liability for discrimination complaints and liabilities for the purposes of due diligence reports
- The effect of decisions to upgrade buildings on requirements to upgrade access paths and options for cost effective way of achieving compliance

Section B Building owner/operator responsibilities

Those responsible for a building, whether they are the owner, lessee or manager must ensure equitable and dignified access to, and use of, buildings and services that operate out of them for people with disability.

The most relevant laws and regulations that set out this responsibility are the Federal *Disability Discrimination Act 1992* (DDA) (and similar state and territory anti-discrimination laws including the *Anti-discrimination Act 1998 (Tas)*), the *Disability (Access to Premises – buildings) Standards 2010* (Premises Standards), the *Building Code of Australia* (BCA) and Tasmanian building law.

Disability Discrimination Act 1992 (DDA)

The DDA provides protection against discrimination for people with disability throughout Australia. It also makes it unlawful to discriminate against a person who is an associate of a person with disability, such as a friend, co-worker, carer or family member.

The definition of disability in the DDA is very broad and includes people with a physical, intellectual, psychiatric, neurological, cognitive, sensory (such as a hearing or vision impairment), or learning disability. It also protects people with a physical disfigurement or those carrying a disease-causing organism such as people who are HIV positive.

People with disability who experience discrimination because of their disability can make a complaint of discrimination to the Australian Human Rights Commission (or the Office of the Anti-Discrimination Commissioner in Tasmania).

For example, a person with low vision may complain if they experience barriers to safely finding their way around a building because there are no accessible signs or high contrast tactile ground surface indicators at the top or bottom of a flight of stairs to assist with safe movement.

Similarly, a person who uses a wheelchair may complain if an office, shop or community hall has steps at its entry, if a doorway to an office is not wide enough to allow them to pass through or if there are no accessible toilet facilities in a building.

Most existing buildings, with the exception of private housing, are covered by the general non-discrimination provisions of the DDA and could be subject to a complaint at any time if a person with disability experienced an access barrier getting to and into a building and using the facilities and services offered inside.

If a complaint were made about access to a particular building an attempt would be made to reach an agreement between the parties through conciliation.

If conciliation were not successful the person making the complaint could progress their complaint to the Federal Court (or Anti-Discrimination Tribunal if the complaint was under State law), which would make a binding decision on the complaint, and what action, if any, should be taken to address an access barrier.

The person or organisation responsible for a building could defend their failure to provide access by arguing that removing the discrimination would result in 'unjustifiable hardship'.

Whether or not such a defence would be successful would depend on a court (or Tribunal) assessing all relevant factors put to it such as costs associated with the

removal of a barrier, technical difficulties, significant heritage questions and the benefits and detriments that might be experienced by all parties.

As the DDA does not include any technical compliance detail, the outcome of every complaint may be different depending on the circumstances of the complaint.

A court may consider current technical requirements relevant to new buildings such as the Premises Standards (see below) when deciding what action should be undertaken in relation to a complaint about an existing building, but is not obliged too.

Application to this building

The Oatlands Town Hall is an existing building open to the public, or a section of the public including staff, and as such is covered by the non-discrimination provisions of the DDA and the Tasmanian Anti-Discrimination Act.

Any features of the building that are inaccessible to people with disability could be the subject of a discrimination complaint at any time.

The owner and/or operator would be liable for potential discrimination complaints.

Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)

The Premises Standards are a regulation made under the DDA aimed at improving building access and giving greater certainty to the building industry on what must be done to meet responsibilities under the DDA.

The Premises Standards address a wide range of access issues relevant to people with different disabilities including people who are blind or have low vision, people with hearing impairment and people with mobility impairment, including those who use a wheelchair or walking aids.

The requirements of the Premises Standards also benefit people who may have balance difficulties, problems gripping and turning handles or switches and people with intellectual or cognitive difficulties who are unfamiliar with a building.

The Premises Standards commenced on 1 May 2011 and apply to all new buildings and upgrades to existing buildings where an application for building approval was made on or after 1 May 2011.

The Premises Standards include in Schedule 1 an *Access Code for buildings* (Access Code) that provides mandatory Performance Requirements that must be met. The Performance Requirements can be met by either meeting detailed

technical compliance 'Deemed-to-Satisfy' provisions that are also contained or referenced within the Access Code or by developing an alternative approach to meet the Performance Requirements.

If a new building or the upgraded part of an existing building meets the Performance Requirements of the Access Code by applying the Deemed-to-Satisfy technical solutions or through the adoption of a suitable alternative solution those responsible for a building can be confident they are fulfilling their responsibilities under the DDA and are protected from successful complaints as a result.

The Premises Standards are triggered when someone makes an application for building approval to either build a new building or to modify or extend an existing building.

If, for example, a new office extension is being built, but no new work is taking place in the existing toilets there would be no requirement to upgrade the toilets to meet the requirements of the Premises Standards. If, however, the toilets were being re-built as part of the building application the toilets would have to be upgraded to meet the requirements of the Premises Standards.

Work to upgrade an existing building, such as repainting, replacing carpets or air-conditioning ducts and, in some circumstances, work under \$5,000 in value would normally not require building approval so the Premises Standards would not be triggered. Clarification on what would, and what would not, constitute work that would require a building approval would need to be sought from a building certifier on a case-by-case basis.

It is unlawful to not comply with the Premises Standards and failure to comply could result in complaints.

Application to this building

In this case any upgrade of Oatlands Town Hall would automatically trigger a requirement to meet the access provisions of the Premises Standards. This will **only** apply to the new work that is the subject of any building application.

This means that if some new work is being undertaken in one part of the Oatlands Town Hall the Premises Standards only applies to that part and not to the rest of the building (**subject to the 'affected part' provisions – see below**).

Affected part upgrade

The Premises Standards also include a requirement for upgrading the path of travel between the principal pedestrian entrance and that part of the building that

is being extended or modified and is subject to a requirement for building approval. This is referred to as the 'affected part'.

The 'affected part' upgrade is only triggered, however, where a building application for new building work in an existing building is made by:

- the building owner, or
- a lessee - if the lessee occupies the whole building.

This means that if a lessee in a building makes an application to extend or modify a part of the building they lease and they are one of a number of lessees in the building the 'affected part' upgrade requirements do not apply.

It is important to note that this requirement to upgrade the accessibility of the path of travel from the principal pedestrian entrance to the area of the new work that is the subject of the building application does not extend to other parts of the building.

So, for example in the diagram below the 'affected part' upgrade requirements do not extend to the areas such as the toilets, conference room or kitchenette.

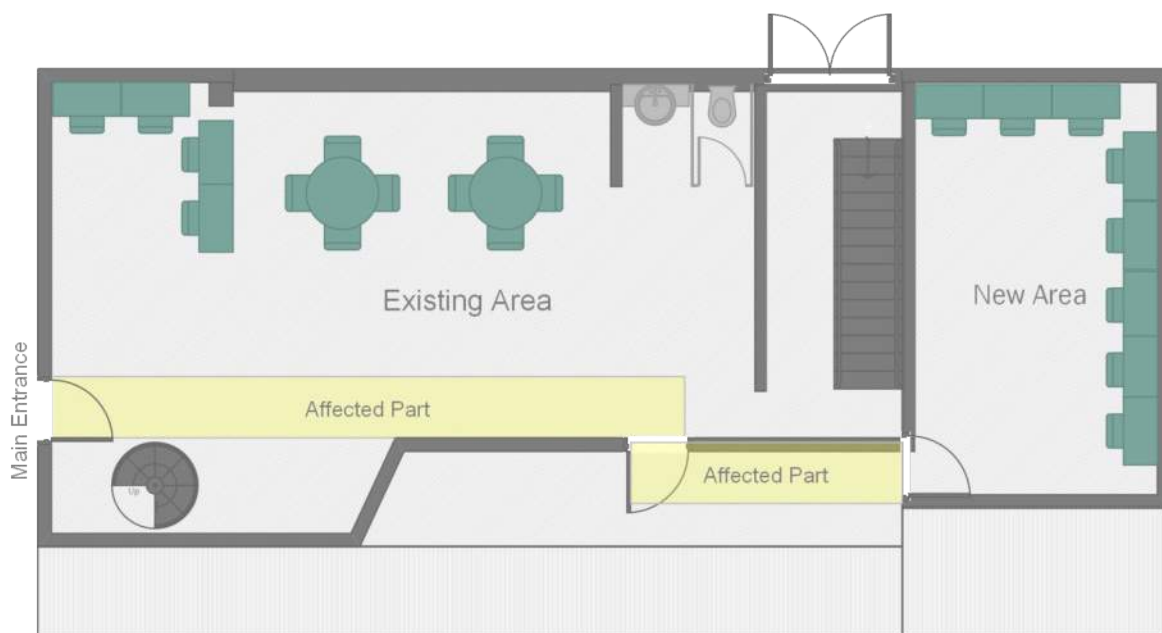


Diagram showing extent of application of the 'affected part'.

The 'affected part' similarly does not extend from the principal pedestrian entrance to the allotment boundary or any carparking spaces associated with the building.

The requirement to address the 'affected part' has also been adopted in Tasmanian building law by virtue of the fact that the Tasmanian Government has inserted a requirement for compliance with the Premises Standards in a local variation to the Building Code of Australia as follows:

Tas D3.13 Compliance with the Premises Standards

- a) A Building Solution must comply with the Disability (Access to Premises – Buildings) Standards 2010.
- b) A Building Solution complies with Tas D3.0(a) if it complies with the applications, exceptions and concessions in the Disability (Access to Premises – Buildings) Standards 2010.

The other areas of an existing building that are not covered by the ‘affected part’ upgrade requirements such as the toilets, conference room and kitchenette (in the example above) would, however, continue to be vulnerable to possible discrimination complaints if not accessible.

The requirement to upgrade the ‘affected part’ when undertaking any extension to or modification of an existing building may have a significant effect on design and budgets and as a result this report also discusses those potential effects.

Application to this building

In this case if the owner undertook any new work inside the building that required a building approval the ‘affected part’ requirements would be triggered.

National Construction Code (NCC)

The NCC is a national code adopted by state and territory governments through their building laws. New buildings and upgrades to existing buildings requiring a building approval must meet the requirements of the NCC.

On 1 May 2011, the NCC was changed to replicate the compliance requirements found in the Access Code of the Premises Standards.

As a result, those responsible for the design, construction, certification and management of buildings can be confident that if their new or upgraded building meets the requirements of the current NCC they are also meeting their responsibilities under the Access Code of the Premises Standards.

Tasmanian building law and discretionary authority

In addition to the requirements of the NCC developments are also subject to local building law including the *Building Act 2016* (Tas) and the *Building Regulations 2016* (Tas).

The certifying authority (building certifier) is required to make a determination on whether, and to what extent, local building law would apply and the determination of the certifier could have significant effect on access requirements.

Section 13 (2) of the *Building Act 2016* (Tas) empowers a building surveyor to exercise discretion in relation to requiring compliance with the provisions of the NCC for an historic building in certain circumstances:

(2) A building surveyor may determine that a provision of the National Construction Code in relation to farm buildings or historic buildings be altered in certain circumstances.

(3) A determination under subsection (1) or (2) –

(a) must not impose a higher standard than the standard imposed by the provision of the National Construction Code being altered by the determination; and

(b) is to be in accordance with any prescribed requirements; and

(c) is taken to modify the National Construction Code as it applies in the circumstances to which the determination relates.

This provision allows for some flexibility in relation to Deemed-to-Satisfy compliance and the construction of Performance Solutions.

Application to this building

As Oatlands Town Hall is a heritage listed building some flexibility may be possible in relation to the full application of current access requirements.

Appeals and Performance Solutions in relation to existing buildings

When new work is undertaken in an existing building there may be access issues that present particular problems in relation to meeting compliance requirements in full. This may be particularly so in relation to the 'affected part' of a building.

There are two possible approaches that could be taken where achieving full compliance with the technical Deemed-to-Satisfy requirements of the Premises Standards and NCC is considered to be too onerous.

First a person responsible for a building could propose to the building certifier a Performance Solution to meeting the mandatory Performance Requirements of the Premises Standards and NCC. If the building certifier accepted the Performance Solution the project might proceed in a way other than by compliance with the Deemed-to-Satisfy provisions.

Secondly the person responsible for the building could approach the Resource Management and Planning Appeal Tribunal (RMPAT) on the question of whether or not full compliance with the access requirements would result in an unjustifiable hardship. If such an approach were successful a building certifier could approve a project even though full compliance was not achieved.

In either situation my view is that expert advice should be sought on how to proceed.

Summary

In summary:

- The Oatlands Town Hall is subject to anti-discrimination law and is currently vulnerable to discrimination complaints by people with disability who cannot access the building or use the facilities within it.
- The current owners and/or operators are liable for complaints.
- Any new work to upgrade the building would trigger a requirement for the new work to meet current accessibility standards.
- Any new work undertaken inside the building would also trigger an upgrade of the path of travel from the main entrance to the area of new work – the ‘affected part’.
- Due to the heritage value of the building some flexibility is possible in relation to meeting all access related provisions.
- When addressing access issues it may be possible to propose Performance Solutions to achieving access other than by following the Deemed-to-Satisfy requirements.
- In some situations where it is not possible to comply with the Deemed-to-Satisfy requirements or develop a suitable Performance Solution an appeal may be made to the RMPAT on the grounds that providing access would involve an unjustifiable hardship.

Section C Core concepts and references

Accessible and continuous accessible path of travel

The term *accessible* is defined in the Premises Standards as ‘having features to enable use by people with disability’.

The primary reference for technical Deemed-to-Satisfy specifications on providing access is Australian Standard *Design for Access and mobility Part 1: General requirements for access – new building work* (referred to as AS 1428.1).

AS 1428.1 details features such as circulation space requirements, floor and ground surfaces, signage, doorways, stairways, ramps, handrails, luminance contrast requirements, accessible toilets, switches and controls and the use of tactile ground surface indicators.

A *continuous accessible path of travel* is defined as ‘an uninterrupted path of travel to, into or within a building providing access to all accessible features’. It must not include a step, stairway, turnstile, revolving door, escalator, moving walkway or other impediment.

Access Appraisal benchmark

This Access Appraisal generally uses the compliance requirements of the Access Code within the Premises Standards (and the current NCC) as its benchmark. This is because any new building or extended/modified part (new part) of an existing building is required to meet this level of access.

Technical material relied on in the preparation of this report comes from Australian Standards documents that are referenced in the Premises Standards, specifically AS 1428.1, which provides general access specifications.

Relevant references

- *National Construction Code 2019*
- *Disability (Access to Premises – Buildings) Standards 2010 (Cth)*
- *AS 1428.1 2009 Design for access and mobility – New building work*
- *AS 1428.4.1 2009 Design for access and mobility - Tactile ground surface indicators*
- *AS2890.6 Off street carparking*
- *Building Act 2016 (Tas)*
- *Building Regulations 2016 (Tas)*

Section D Access appraisal of Oatlands Town Hall, 71 High St, Oatlands

Introduction

Oatlands Town Hall is a heritage listed 2 storey sandstone building completed in 1881. The building is occupied by the Southern Midlands Council and Services Tasmania.



Photo 1 provides a general view of the centre

Access from the allotment boundary

The requirements for a new building are that a *continuous accessible path of travel* must be provided from the main points of a pedestrian entry at the allotment boundary to the building.

In this case the approach to the building from the allotment boundary on High St is along a level walkway leading to a flight of stairs.

A second public entrance from Stutzer St has a step at the allotment boundary, however, an accessible path leads to the entrance from the carparking area at the rear of the building.

Carparking

The requirements for accessible car parking spaces for a new building of this type is that 1 accessible car parking space must be provided for every 100 spaces or part thereof.

There is also a requirement for a continuous accessible path of travel to be provided from any accessible carparking space to an accessible entry to the building.

The requirements do not specify where an accessible carparking space must be located where there are multiple carparks serving the same building, nor do they specify who should be eligible to use the required space (staff and/or visitors).

In this case I identified public carparking along surrounding roads and a small carpark to the rear of the building. There are, however, no designated accessible carparking spaces.

Building entrances

The requirements for new buildings for entrances are that the principal pedestrian entrance must be accessible and overall 50% of entrances must be accessible including the principal pedestrian entrance. However, if an inaccessible entrance is more than 50m from an accessible entrance it also must be accessible.

Accessible features include a step less entry, clear door opening widths, circulation space around the doorway, door hardware, luminance contrast with surrounds visual markings across fully glazed doors.

There are 2 entrances to the building used by the public. Entrance 1 is the principal pedestrian entrance used by visitors.

Entrance 1 is not accessible as it includes a flight of stairs.

The stairs themselves do not comply with current requirements in relation to handrails, luminous contrast nosings and tactile ground surface indicators at the top and bottom.



Photo 2 shows the stairway at the main entrance

Consideration should be given in the future to improving the safety of the stairway noting the heritage issues involved.

The second entrance provides access into the building for people with mobility disability, however, there are a number of features that would not meet current requirements.

These include:

- The width of the clear door opening
- The step ramp which has no landing in front of the door
- The latchside clearance at the door.

General circulation

Generally, circulation features inside new buildings include requirements for minimum corridor widths, clear door openings and circulation around doorways, passing and turning spaces, luminance contrast with door surrounds, door hardware and door opening forces, height of controls and security access devices and visual indicators on fully glazed doors and sidelights.

If new work that required building approval were to be undertaken inside any of the rooms or spaces action would need to be taken to achieve compliance with current requirements unless either a suitable Performance Solution approach could be developed or the cost or technical difficulties of doing this (or effect on heritage features) raised questions of unjustifiable hardship.

Once inside the building circulation on the ground floor level, particularly in the public areas, is good with minor doorway width and latchside clearance non-compliances.

Entrance 2, which provides access into the building, leads to a small lobby and then on into the main foyer, Council Chamber and offices.

The upper level of the building is approached via a broad stairway and as a result there is no access to the upper level for people with significant mobility disability.

Stairways

While stairways cannot form part of an accessible path of travel where they exist the requirements in new buildings include handrails on both sides, luminance contrast strips on the nosings of each step, tactile ground surface indicators in specified places and no open risers.

The original main stairway to the upper level has none of the currently required accessibility and safety features and while there would be no trigger to require it to be upgraded consideration should be given to making improvements if the upper level is to be used by the public

Toilet facilities

The requirements for accessible sanitary facilities in new buildings are that there must be a separate accessible unisex toilet at each location there is a bank of male and female toilets. In addition there are requirements for cubicles suitable for use by people with ambulant disability (ambulant accessible toilet).

The only toilet facilities in the building are a male and female block on the upper level.

There are no accessible toilet facilities within the building.

Signage

Signage requirements in relation to the NCC and Premises Standards are limited to identification or standard male and female toilets, accessible unisex toilets, ambulant accessible toilets, lift features and rooms containing hearing augmentation facilities.

The DDA, however, could be used to seek improvements in relation to other signage and wayfinding in a building such as room numbers, the location of facilities such as telephones or drink fountains etc.

All the mandated signage must include both braille and tactile elements.

There is no accessible signage within the building.

Hearing augmentation

The Premises Standards and NCC require a hearing augmentation system where there is a built-in amplification (PA) system in an assembly building, auditorium, meeting room, room used for judiciary purposes or a reception area where the public is screened from the service provider.

Tactile and braille signage informing occupants of the availability of hearing augmentation systems is also required outside rooms where systems are provided. In addition, general signage including information on the type of system available, area covered and location of receivers (if the system is FM or infrared) should be available inside any room with a hearing augmentation system.

If the upper level is going to have a PA system installed consideration will need to be given to installing a hearing augmentation system.

Options for improving access

There are a number of key improvements that could be made to improve access without significant effect on the heritage features of the building.

These improvements would ensure the building is renewed as an important community resource.

Some improvements will be required as a result of any new work being undertaken due to the affected part trigger discussed earlier and others would be discretionary.

Lift

The provision of a lift would allow for the use of the upper level chamber and address ongoing liability for discrimination complaints.

My preferred location for a lift would be in the current kitchen area on the ground floor leading to the area where the female toilets are currently are.

Getting to the lift from the main foyer via the arched passageway and kitchen door would be difficult for some people because of the limited circulation space – this would be particularly difficult for people who use scooters that are generally less manoeuvrable in tight spaces.

I would recommend consideration be given to creating a new entry to the kitchen area directly off the main foyer which reflects the existing arched passageway.

The distance travelled for a lift would be less than 12 m and as a result the minimum floor space for a lift would be 1100 mm wide by 1400 mm long. However, I would recommend either the lift should be roll in forward, roll out forward or a lift with a floor space of 1400 mm by 1600 mm for greater amenity.

Effect of installing a lift

Installing a lift would trigger an upgrade of the path of travel from the main entrance to the building to the area of new work (the affected part).

As the main entrance is at the front of the building and consists of a stairway a Performance Solution approach would need to be taken to justify using the current side entrance.

In order to do this the side entrance needs to be made more accessible and amenable.

This could be done by removing the existing door and part of the architrave to increase the opening width and installing an automatic opening door.

How this is achieved and how an airlock could be included if preferred are matters to be discussed with the design team.

The path of travel to the lift from this entrance would need no further upgrade if the recommendation above were adopted.

Toilets

Any other work in the building such as improving toilet facilities would be discretionary, however, failure to provide accessible toilet facilities having installed a lift would increase the likelihood of discrimination complaints.

Given the limited space available on the ground floor the most effective approach would be to fully re-design the male and female toilets on the upper level.

My recommendation would be to provide an accessible unisex toilet, a gender neutral ambulant accessible toilet and 1 or more gender neutral standard toilets depending on numbers of pans required based on building occupancy numbers. Even with the installation of a lift in the area currently used as part of the female toilets it is likely there would be sufficient space to provide adequate toilets especially if the certifying authority considered the public toilets on the allotment to be usable during large events.

Currently the NCC requires separate male and female ambulant accessible toilets so a gender neutral facility would require a Performance Solution report.

New toilets would automatically require accessible signage.

Carparking

While the affected part trigger would not involve the establishment of a designated accessible carparking space I would recommend one be provided in the rear carpark as this would give direct access to the side door.

Disclaimer

While care has been taken in the preparation of this Access Appraisal to ensure accuracy and relevance, Equality Building does not accept responsibility for actions taken by any public authority, organisation or individual based on this report.

This report is confidential and must not be reproduced or forwarded to any organisation other than to the client for which it was prepared.

© Michael Small Consulting Pty Ltd trading as Equality Building 2022

Appendix 1 - Expertise

Having spent ten years working on the development of the *Disability (Access to Premises – buildings) Standards 2010* (Premises Standards) through membership of the Building Access Policy Committee, its technical committee and a number of Standards Australia committees, I offer a unique expertise in the area of building accessibility and understanding of the intent of the Premises Standards and corresponding changes to the Building Code of Australia (BCA).

In my previous role at the Australian Human Rights Commission, I developed a number of valuable resources to assist industry and the community better understand the requirements for equitable access and how to achieve compliance with legal obligations. This included:

- *Advisory Notes on Access to Premises*
- *Guideline on access to buildings and services*
- *The good the bad and the ugly* - CD
- *Developing an effective action plan*

More recently I prepared the *Guideline on the application of the Premises Standards* that is the most authoritative reference material on the Premises Standards currently available to industry in Australia. I am currently finalising an update of this Guideline for the Australian Human Rights Commission in the light of application issues raised since its implementation.

In 2011, I drafted *Module Five - Understanding the Disability Access Provisions* of the Australian Building Codes Board's Awareness Resource Kit on the BCA.

I am an Associate member of the Association of Consultants in Access Australia (ACAA) and in 2012 received the national Minister's Award for Excellence in Disability Reform.

I established my access consultancy business in July 2011 and current and past clients include:

- Australian Building Codes Board
- Australian Institute of Building Surveyors
- Building Commission of Victoria
- Standards Australia
- PhilpLighton Architects
- Master Builders Tasmania
- Stockland
- Lend Lease
- Department of Health and Human Services, Tas
- Department of Justice, Tas
- Galloway Building Surveyors

- Lee Tyers Building Surveyors
- Milestone Building Code Certifiers
- Green Building Surveyors
- 1 Plus 2 Architects
- CIRCA Architects
- MSJ Architecture
- ARTAS
- Shellharbour City Council
- Wollongong City Council
- Marrickville Council
- Devonport City Council
- Hobart City Council
- Launceston City Council

My work has included the development of Access Appraisal reports, staff training, compliance advice, Performance Solution proposals and the development of guidelines on the application of building law.



SOUTHERN
MIDLANDS
COUNCIL



draft

Strategic Plan 2026 – 2036

Contents

Introduction	5
Southern Midlands Council	6
Our Vision	6
Our Mission	6
Our Guiding Principles	7
Southern Midlands Local Government Area.....	8
Dashboard Population Predictions SMC Overview	11
Dashboard Population Predictions – LGA Comparison.....	12
Council Financial Indicators 2024/25.....	14
Members of the Council	17
Organisation Structure by Function	18
Committee Structures Operational Framework.....	19
South Central Sub-region (SCS) Councils	20
Legislative Requirements for the Strategic Plan.....	21
Strategic Plan Structure – Strategic Themes	22
Strategic Plan Structure – graphic form.....	23
1. INFRASTRUCTURE.....	24
1.1 ROADS.....	24
1.2 BRIDGES	25
1.3 WALKWAYS, CYCLE WAYS & TRAILS	25
1.4 LIGHTING	26
1.5 BUILDINGS	26
1.6 SEWER / WATER / ENERGY	27
1.7 DRAINAGE.....	28
1.8 WASTE.....	28

1.9	INFORMATION, COMMUNICATION TECHNOLOGY	29
2.	GROWTH.....	30
2.1	RESIDENTIAL	30
2.2	TOURISM.....	31
2.3	BUSINESS	32
2.4	INDUSTRY.....	33
3.	LANDSCAPES	34
3.1	HERITAGE.....	34
3.2	NATURAL.....	35
3.3	CULTURAL	36
3.4	REGULATORY - DEVELOPMENT	37
3.5	REGULATORY – PUBLIC HEALTH	37
3.6	REGULATORY - ANIMALS	38
3.7	ENVIRONMENTAL SUSTAINABILITY	38
4.	COMMUNITY.....	40
4.1	COMMUNITY HEALTH & WELLBEING	40
4.2	RECREATION	41
4.3	ACCESS	42
4.4	VOLUNTEERS.....	42
4.5	FAMILIES	43
4.6	EDUCATION.....	43
4.7	CAPACITY, SUSTAINABILITY & RESILIENCE.....	45
4.8	SAFETY	46
4.9	CONSULTATION & COMMUNICATION	46
5.	ORGANISATION	47
5.1	IMPROVEMENT.....	47
5.2	SUSTAINABILITY	48
5.3	FINANCES.....	49

Plans & Strategies that Support the Strategic Plan 50

Introduction

This Strategic Plan for the Southern Midlands has been prepared as a 'blue print' for the future of the Southern Midlands local government area. This document also provides guidance for the organisation, to ensure that it has the capacity to deliver the range of services that the Southern Midlands community has identified.

The Strategic Plan has been based on information and advice provided through Community consultation with members of the Southern Midlands Community at a number of levels, as well as discussions with the elected members of Council and advice provided by Council officers.

It should be noted that, whilst Council has a major role to play in the achievement of the Community's vision for the Southern Midlands, it is not the only participant responsible for seeing the vision realised. Council, where ever possible, works in partnership with others, such as the Tasmanian and Australian Governments, other Councils and Community groups as well as business to help achieve the Community's vision.

Council has instigated a reorganisation of the operations of Council that aligns with the requirements of the changes to the Local Government Act 1993. The new structure comprises three Directorates, one focused on external customer services, one focused on internal business operations and the other is responsible for asset management, such as infrastructure & works and other related functions.

This is a document that builds on previous Strategic Plans and covers the ten year period to the year 2036. It is subject to broad consultation review every four years, as well as a desktop review in the interceding two years, this ensures up-to-date guidance to Council in the determination of its future priorities and directions.

Council welcomes comment on the Strategic Plan at any time. Input into the future direction of the Southern Midlands can be made by contacting one of the elected members or the Council's General Manager directly, or comments in writing can be addressed to: Southern Midlands Council, 71 High Street, Oatlands Tas 7120 or provided via Council's website www.southernmidlands.tas.gov.au



Clr Edwin Batt

MAYOR

Southern Midlands Council

Our Vision

(A Vision Statement is an aspirational description of what an organisation would like to achieve or accomplish in the mid-term or long-term future. It is intended to serve as a clear guide for choosing current and future courses of action.)

The following vision for the Southern Midlands municipal area was developed by Councillors on the basis of the information and advice provided at community meetings and through other Community engagement opportunities.

Council's Vision includes

- A community spirit based on friendliness, cooperation and self-help;
- An environment which encourages diversity, inclusion, local creativity, manufacturing, enterprise and self-help;
- Resilient and sustainable Communities across the Southern Midlands;
- A diversified local economy creating employment opportunities through sustainable agriculture/horticulture, commercial, industrial activity, heritage tourism and viable historic villages/service centres;
- Development based on the sustainable use of local resources and the physical environment;
- An enduring commitment to child and youth safety; and
- A range and standard of services within the Southern Midlands that are affordable and efficient.

Our Mission

(A Mission Statement is a short sentence or dot points used to explain, in simple and concise terms, an organisations' purpose(s) for being. These statements serve a dual role by helping employees/team members to remain focused on the tasks at hand, as well as encouraging them to find innovative ways of moving towards an increasingly productive achievement of organisational goals.)

The Mission was developed by Councillors and senior staff.

Council's Mission is, that in partnership with the community it will:

- Work for the benefit of the community;
- Be progressive and provide leadership;
- Operate as a team of Councillors and employees focused on performance;
- Be financially responsible.

Our Guiding Principles

(Guiding Principles are any principles or precepts that guide an organisation throughout its life in all circumstances, irrespective of changes in its goals, strategies, type of work, or the top management. They represent the beliefs and values which guide the culture of the organisation and underpin its work towards achieving the Vision and Mission)

Council and Employee team members will:

- Consult as well as listen to our customers & team members by maintaining open communication and keeping the community informed;
- Treat people with respect and courtesy;
- Provide advice to the best of our professional ability;
- Be sensitive to the needs of residents and visitors;
- Respond promptly to customers concerns and requests;
- Be fair, equitable and consistent in decisions and conduct;
- Facilitate participation as well as be responsive to the input of children and young people;
- Fully utilise the expertise and resources available to Council within the organisation and the Community;
- Develop the full potential of Councillors and all employees; and
- Operate in accordance with the “Codes of Conduct” adopted by Council.

Southern Midlands Local Government Area

The Southern Midlands Council was created on the 2nd April 1993 through the merging of the Municipalities of Oatlands, Green Ponds and the Northern wards of the Municipalities of Brighton and Richmond. The municipal area has a predominantly rural based economy.

Towns and localities include Mangalore, Bagdad, Broadmarsh, Elderslie, Dysart, Kempton, Melton Mowbray, Oatlands, Tunbridge, Tunnack, Parattah, Woodsdale, Levendale, Runnymede, Colebrook, Campania and Rekuna.

The area of the Southern Midlands is 2,561km², a high proportion of which is privately owned land (2406km²), divided into 3,700 rateable properties.

The municipal area is centrally located with both the Midland Highway and the north-south rail route bisecting the municipality.

It is covered by the Federal Government seat of Lyons, the State Government's House of Assembly seat of Lyons, along with the Legislative Council seat of Prosser.

The Council is responsible for:

Roads and Bridges

The third longest municipal road length in Tasmania with 814km, made up of the following;

- 41km of urban sealed roads
- 200km rural sealed roads
- 573km of rural unsealed roads
- 167 bridges

Waste Management

There are 3 waste transfer stations; Oatlands, Campania and Dysart

Municipal Offices

Oatlands – 71 High Street

The following Council Directorates and Business units operate from this office.

- General Manager’s Business Unit
- Corporate Services Directorate;
 - Finances;
 - Internal Compliance;
 - ICT & Administration
- Assets Directorate
 - Infrastructure & Works;
 - Natural Resource Management;
 - Engineering Design;
 - Oatlands Aquatic Centre

Kempton – 85 Main Street:

- Community Development Service Directorate
 - Community Services
 - Planning Development & Environmental Services,
 - Heritage Projects & Services.

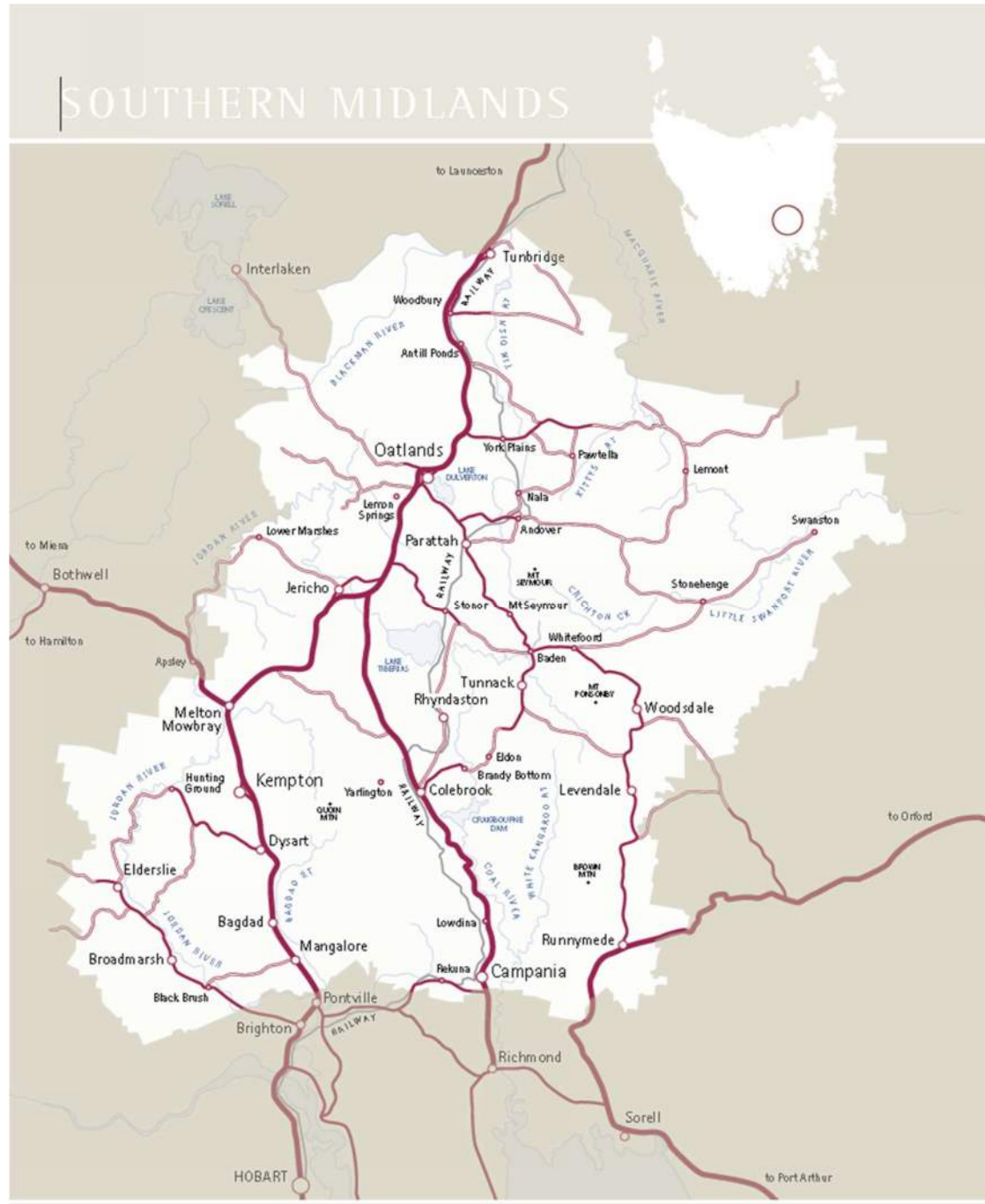
Council Works Depots; one at Oatlands and one at Kempton.

Oatlands Aquatic Centre – 70 High Street Oatlands

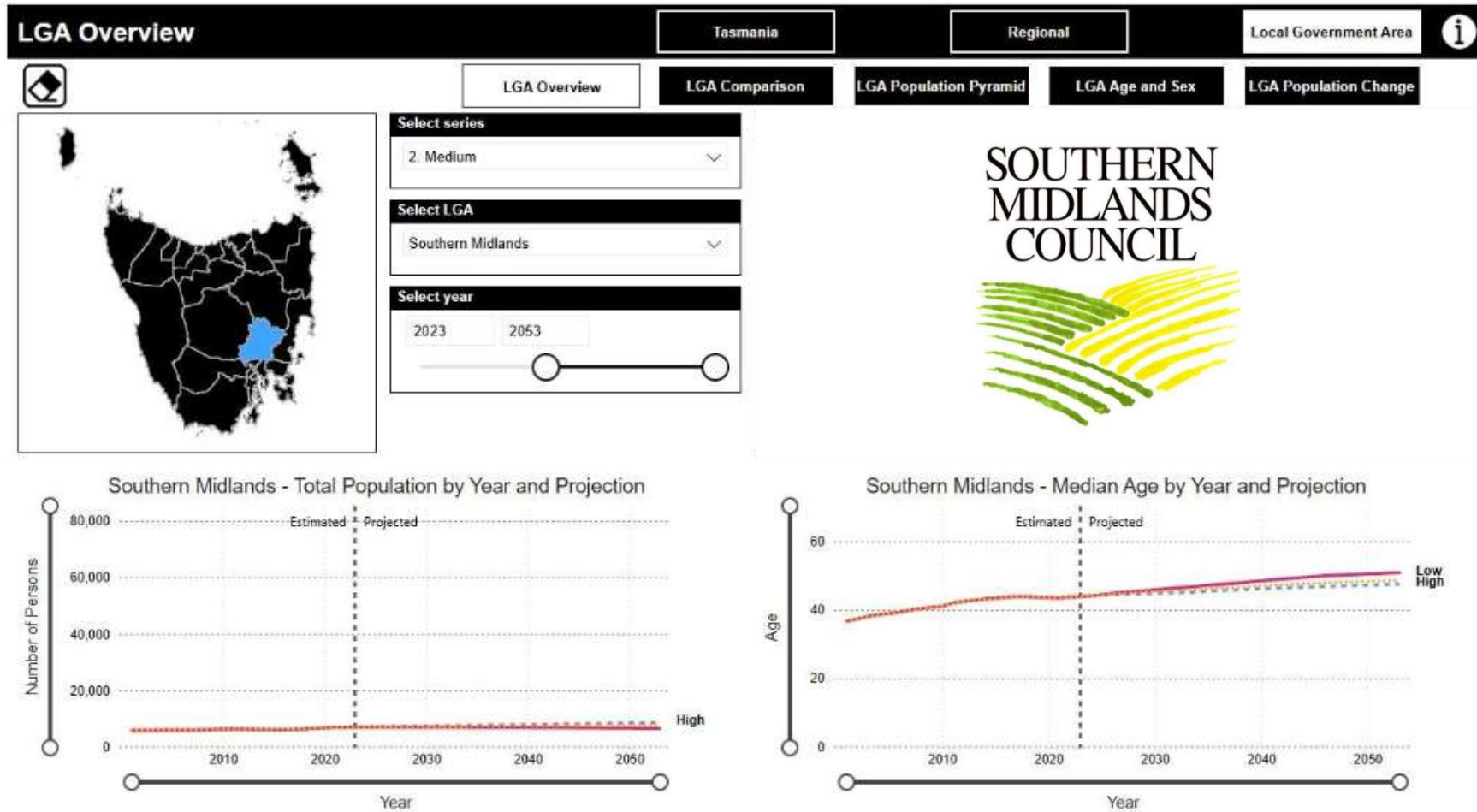
The following infrastructure elements are administered by TasWater

Water - 6 water schemes; Oatlands, Tunbridge, Kempton, Bagdad/Mangalore, Campania, Colebrook

Sewerage - 5 sewerage schemes; Oatlands, Kempton, Bagdad, Campania, Colebrook

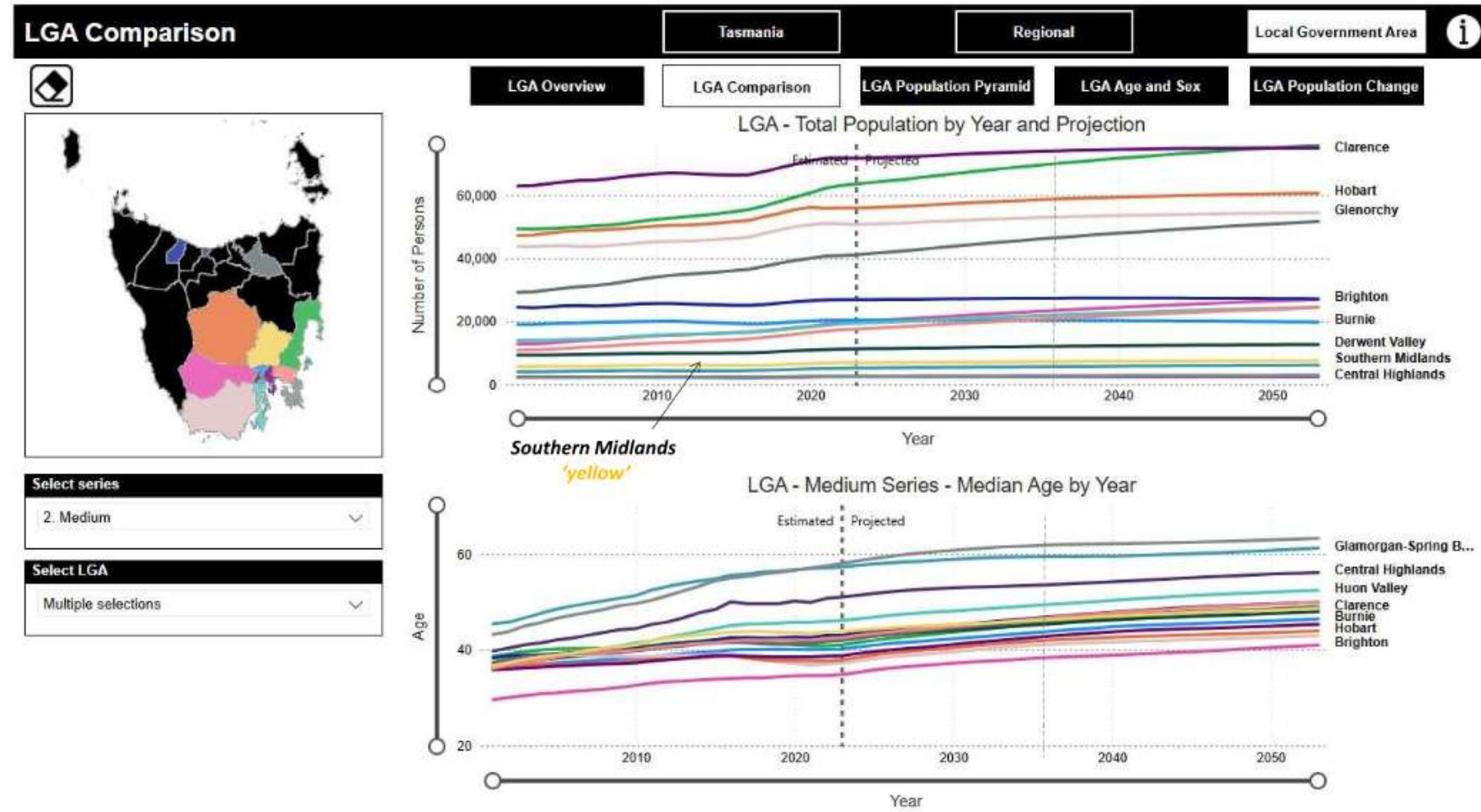


Dashboard Population Predictions SMC Overview



Dashboard Population Predictions – LGA Comparison

Projection figures from State Treasury for Median Age and Population



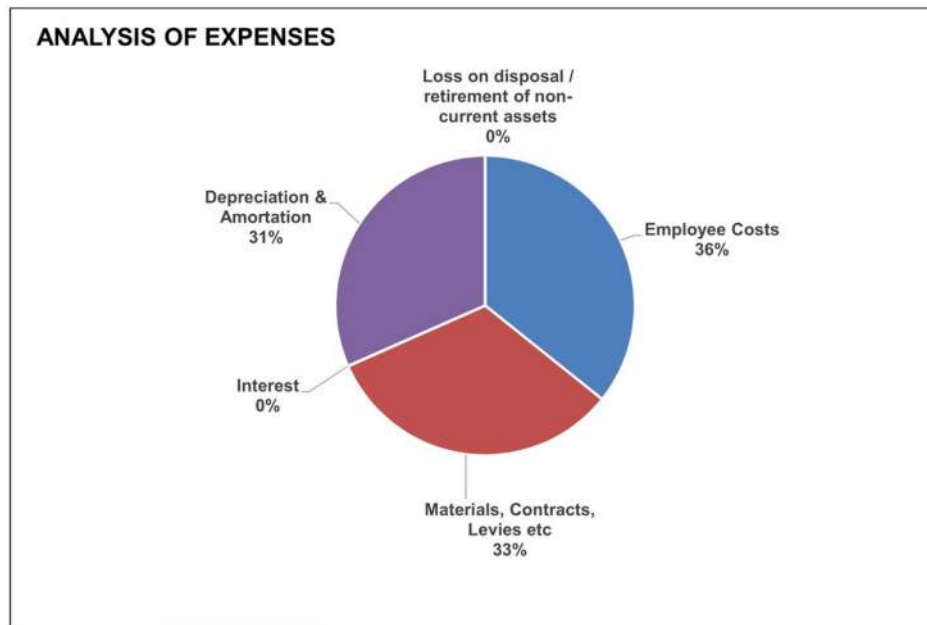
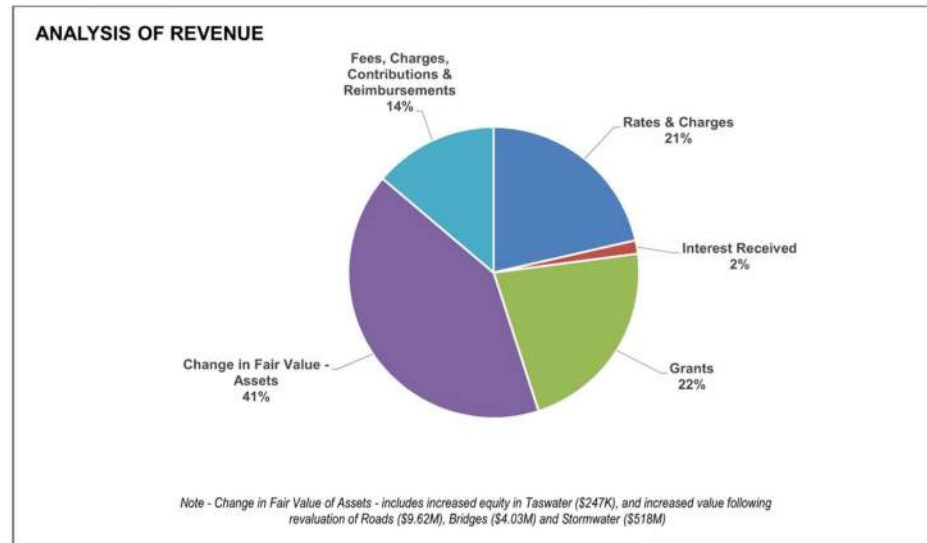
Projection figures from State Treasury for Median Age and Population

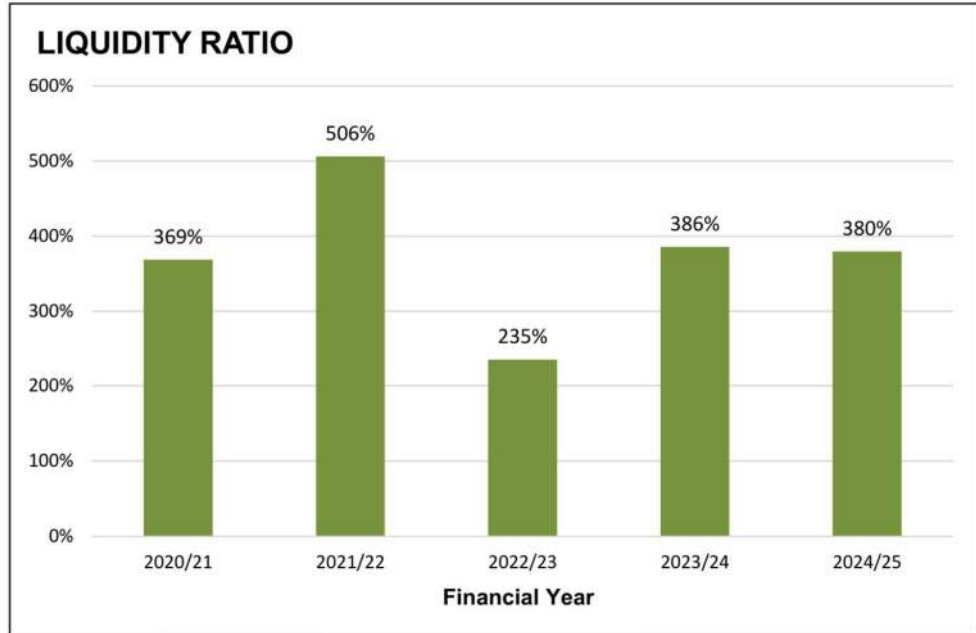
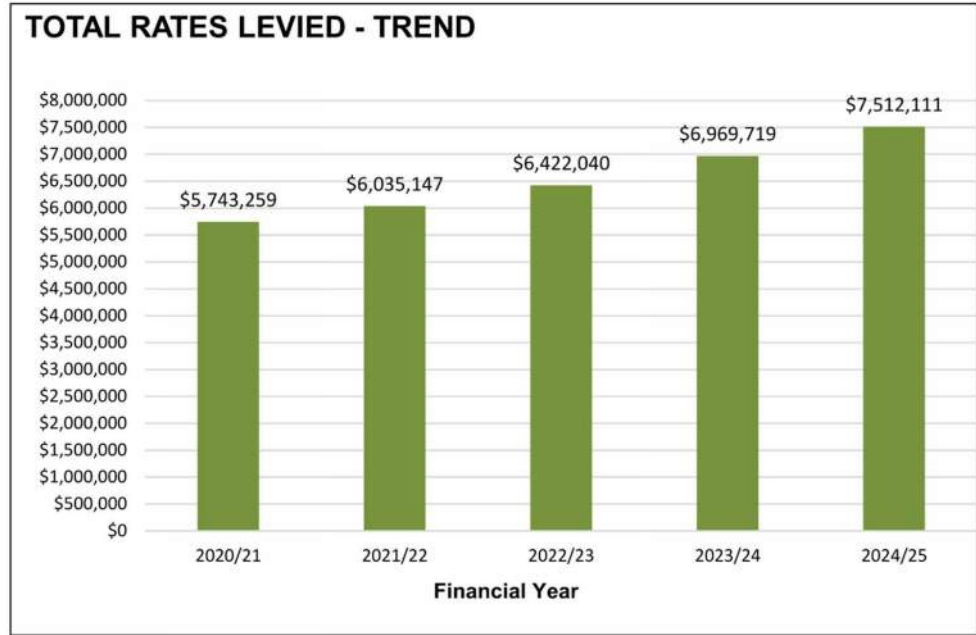
MEDIAN AGE		
LGA	2026	2036
Brighton	36.15	38.35
City of Burnie	41.28	43.82
Central Highlands	52.11	53.50
City of Clarence	42.37	45.63
Derwent Valley	43.20	45.39
City of Devonport	44.12	46.83
Glamorgan/Spring Bay	58.16	59.50
City of Glenorchy	38.45	41.08
City of Hobart	39.30	41.96
Huon Valley	47.17	49.42
Kingborough	43.20	46.16
Sorell	43.78	46.67
Southern Midlands	44.59	46.30
Tasman	59.48	61.85

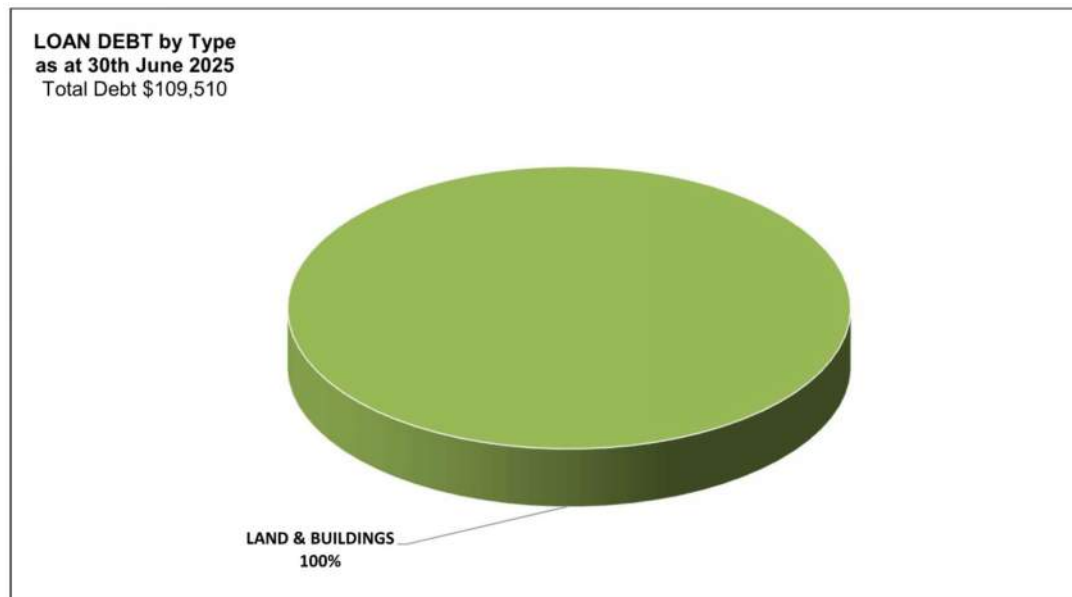
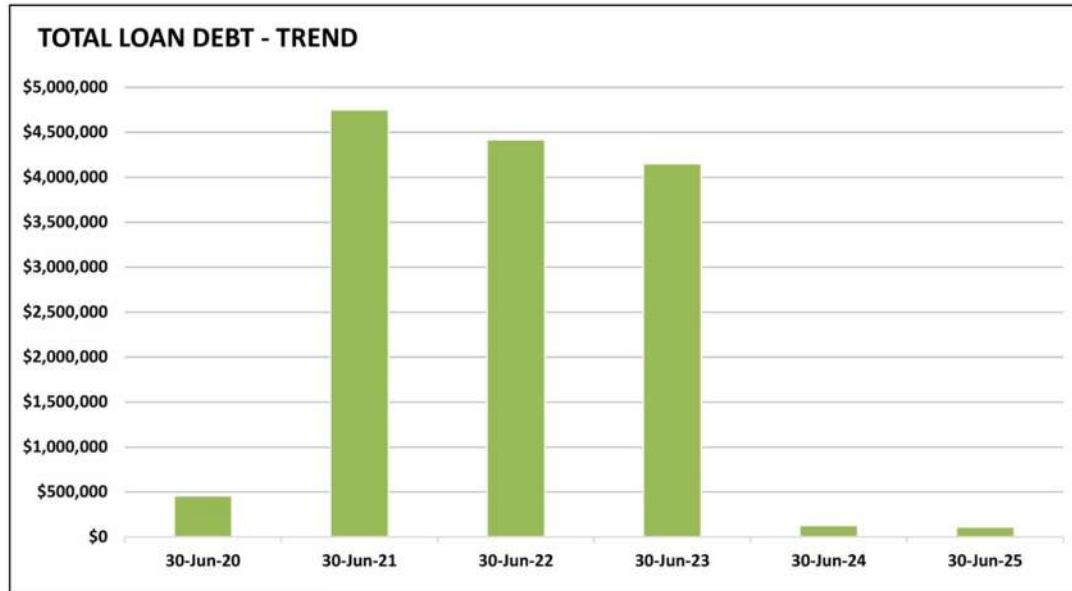
POPULATION			
LGA	2026	2036	% Increase
Brighton	20,786	23,526	1.13%
City of Burnie	20,400	20,410	1.00%
Central Highlands	2,598	2,636	1.01%
City of Clarence	65,037	70,096	1.08%
Derwent Valley	11,499	12,124	1.05%
City of Devonport	27,013	27,406	1.01%
Glamorgan/Spring Bay	5,345	5,746	1.08%
City of Glenorchy	51,230	53,112	1.04%
City of Hobart	56,498	58,796	1.04%
Huon Valley	20,029	22,081	1.10%
Kingborough	42,357	46,574	1.10%
Sorell	19,390	21,001	1.08%
Southern Midlands	6,993	7,324	1.05%
Tasman	2,722	2,864	1.05%

Using a medium population growth projection, the population of Southern Midlands is projected to increase from 6,912 in 2023, to 7,623 in 2053, an increase of 711.

Council Financial Indicators 2024/25







Members of the Council

Southern Midlands Council has seven elected members.



Mayor
Edwin Batt



Deputy Mayor
Karen Dudgeon



Councillor
Donna Blackwell



Councillor
Anthony (Tony)
Bisdee OAM



Councillor
Robert (Bob) Campbell



Councillor
Donald Fish



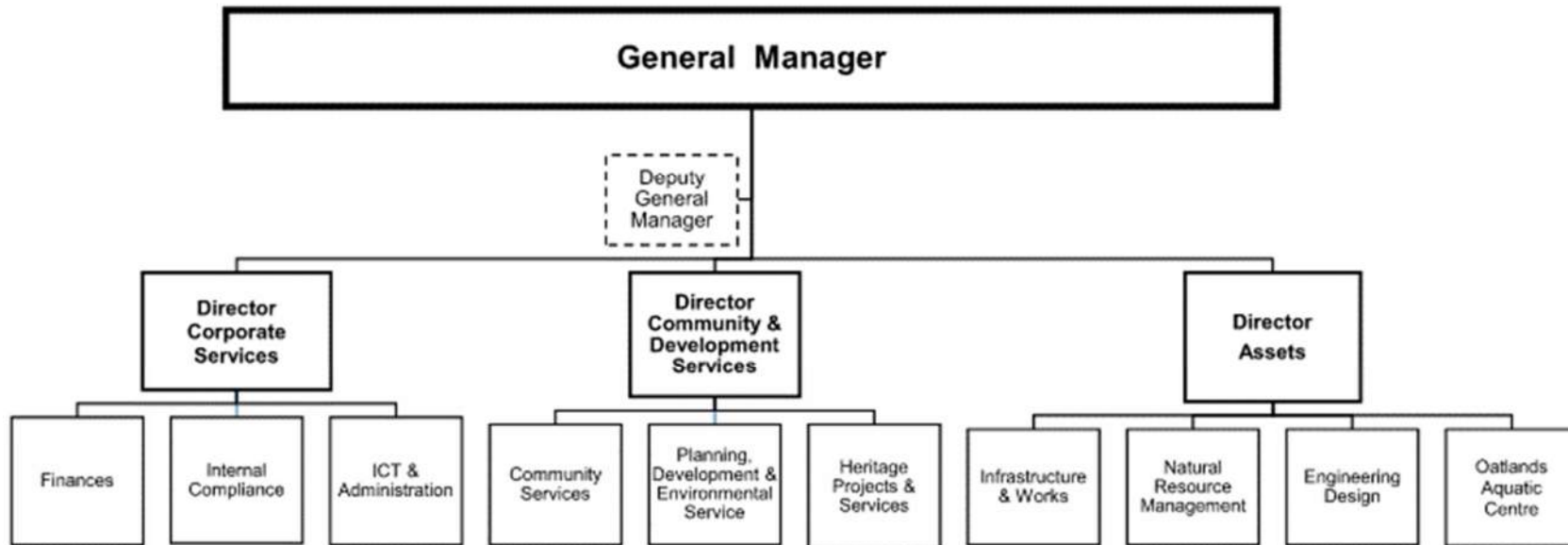
Councillor
Fraser Miller

Southern Midlands Council has a number of Business Units that are referred to in the Strategic Plan, which are staffed by the General Manager and his team. Activities within the Plan have been allocated to a business unit (the business unit structure shown on the next page) adjacent to the activities.

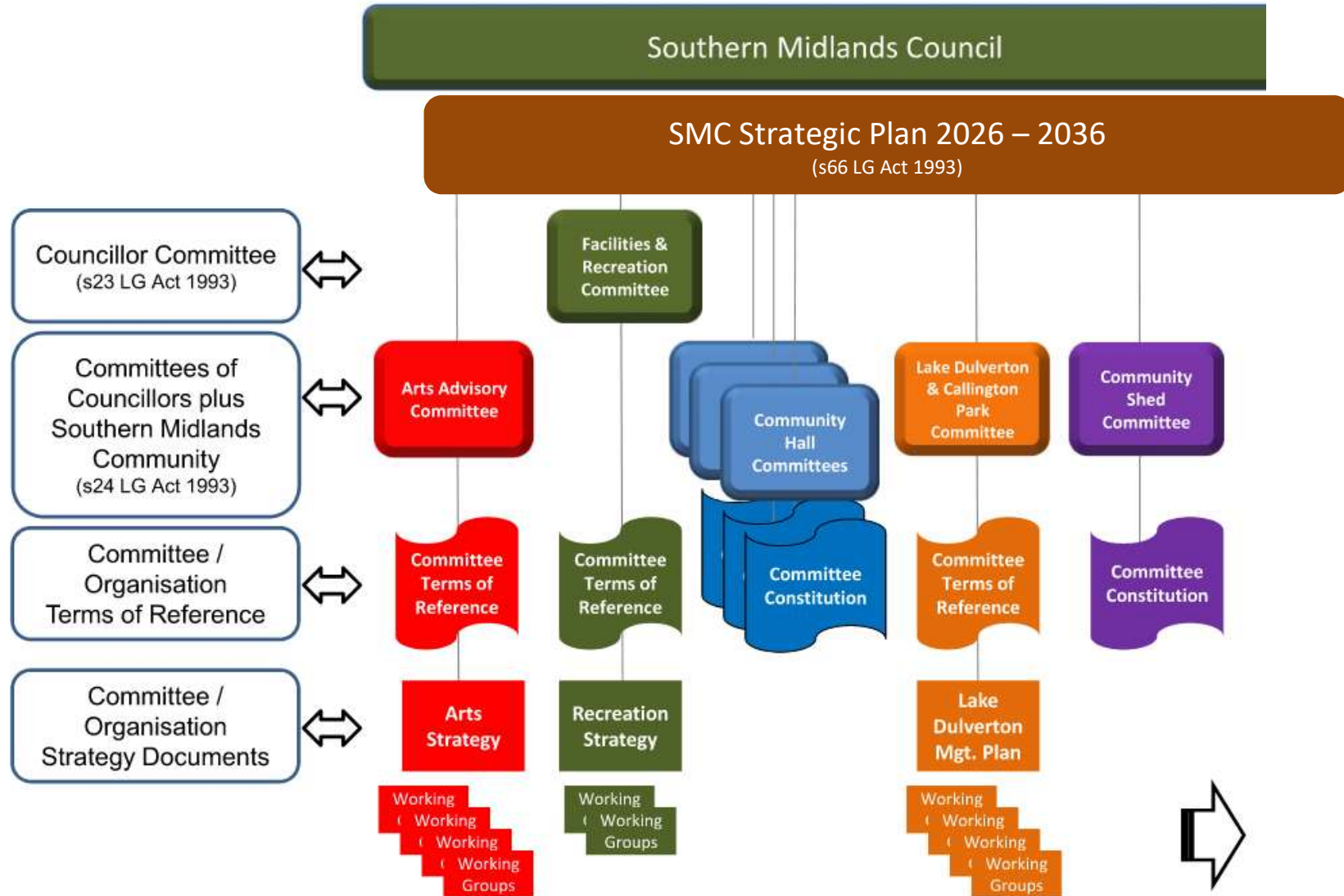
Organisation Structure by Function

Southern Midlands Community

Southern Midlands Council



Committee Structures Operational Framework



South Central Sub-region (SCS) Councils

Southern Midlands, Derwent Valley, Central Highlands and Brighton

Working together for the benefit of our broader Communities



21.7% of Tasmania's land mass and 6.6% of Tasmania's population

Major Joint Projects and Initiatives

SCS Augmented Reality Tourism Project (2016)

SCS Regional Workforce Planning Project – KPMG (2017)

SCS Local Government Workforce Planning (2018)

SCS Workforce Planning Grant – TCF \$395,000 (2020)

SCS Economic Infrastructure Development Study – KPMG (2022)

Establishment of SWN Jobs Hub – Jobs Tas - \$1,625,000 (2022)

Further funding of SWN Jobs Hub – Jobs Tas - \$2,100,000 (2024)



Southcentral Workforce Network (SWN) Jobs Hub

Legislative Requirements for the Strategic Plan

The Strategic Plan

The *Local Government Act 1993* requires all Councils to have a Strategic Plan for the Municipal area. The Strategic Plan is to be in respect of at least a ten (10) year period and updated as required.

Public Consultation

The *Local Government Act 1993* states that in preparing a proposed Strategic Plan, or updating an existing Strategic Plan, a Council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.

The General Manager of the Council is to make a copy of the proposed Strategic Plan, or an updated Strategic Plan, available for public inspection at the public office of the Council during ordinary office hours.

Changes to the Strategic Plan

The Southern Midlands Council will formally review the Southern Midlands Strategic Plan every four years. Once the formal review has been undertaken the Council is required to invite submissions from the public in respect of the plan. It is also required to consider those submissions before adopting or updating the strategic plan.

As soon as a Council adopts a strategic plan, or updates it, the General Manager is required, under the *Local Government Act 1993* to make a copy of the strategic plan available for public inspection at the public office of the Council during ordinary office hours. The Southern Midlands Strategic Plan will also be available on the Council's website at www.southernmidlands.tas.gov.au

Annual Planning

Councils are also required to prepare an Annual Plan for each financial year, which is required to be consistent with the Strategic Plan; and include:

- a statement of the manner in which the Council is to meet the goals and objectives of the Strategic Plan;
- a summary of the estimates of Council's revenues and expenditures for the financial year as adopted by Council;
- a summary of the major strategies to be used in relation to the Council's public health goals and objectives.

Annual Reporting

A Council must prepare an Annual Report containing, among other things:

- a summary of the Annual Plan for the preceding financial year;
- a statement of its goals and objectives in relation to public health for the preceding financial year;
- a statement of the Council's activities and its performance in respect of goals and objectives set for the preceding financial year;
- the financial statements for the preceding financial year.

Strategic Plan Structure – Strategic Themes

Strategic Themes

It should be noted that the strategic themes are not listed in priority order rather they are a set of interrelated themes.

Five strategic themes have been developed from the inputs provided by the Community and Council. The strategic themes provide the structure of the Southern Midlands Strategic Plan. They are:

1. Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council

2. Growth

The need to increase the population in the municipality and to grow the level of agricultural/horticulture, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of the appropriate services.

3. Landscapes

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.

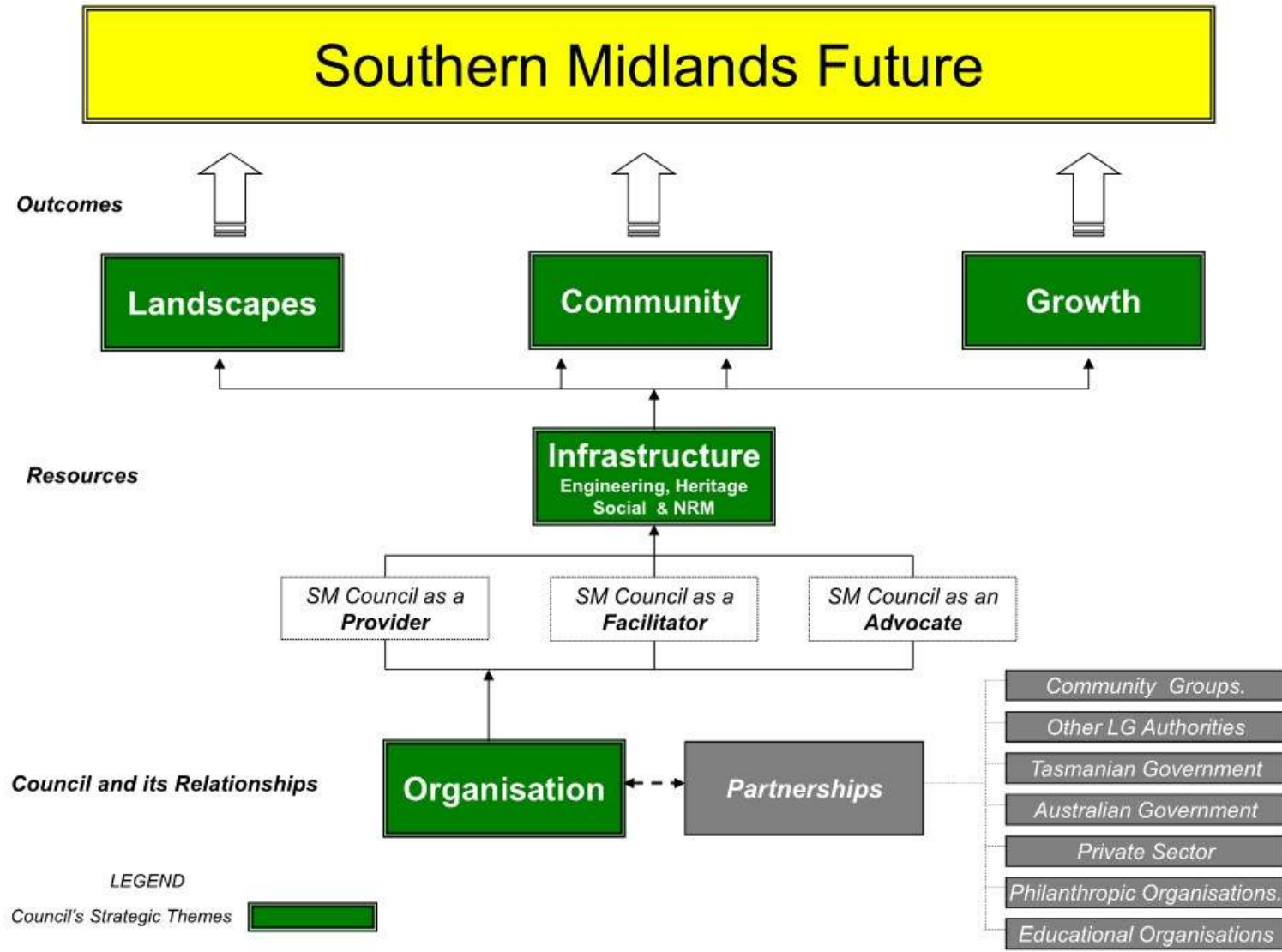
4. Community

The need to increase the opportunities for improved health & well-being, including retaining then building on the strong sense of Community and resilience that exists within the Southern Midlands.

5. Organisation

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

Strategic Plan Structure – graphic form



I. INFRASTRUCTURE

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

1.1 ROADS		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.1.1	Maintenance and improvement of the standard and safety of roads in the municipal area	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.1.1.1	Continue to seek opportunities to increase funding for road construction and capital upgrade projects from the Australian and State Governments, whilst incorporating appropriate design outcomes for public infrastructure in heritage areas where practicable	GM/IW
1.1.1.2	Continue to work collaboratively with the State Government's, Building Tasmania, formerly the Department of State Growth (DSG) to improve the safety and standard of the Midland Highway and other State roads, including associated road junctions A high priority will be placed on improvements to access the Mood Food site on the Midland Highway, recognising the safety risks and traffic volumes at this location.	GM
1.1.1.3	Continue to focus on road drainage improvements as key elements of road maintenance	IW
1.1.1.4	Ensure that appropriate sight distances are maintained along key transport routes through effective roadside vegetation management and, where required, road realignment	IW
1.1.1.5	Continue to implement a program of regular road safety audits in partnership with Building Tasmania	IW
1.1.1.6	In partnership with the State Government, address the management of reserved roads and their impact on fire risk and weed management	IW
1.1.1.7	Plan and deliver road infrastructure that meets the current and projected needs of industry	IW
1.1.1.8	Use design and material finishes appropriate to the local context	IW
1.1.1.9	Incorporate the use of recyclable materials (e.g tyres/glass, etc) into road pavements and pathways	IW
1.1.1.10	Maintain the Transport Asset Management Plan (last updated in October 2025)	IW
1.1.1.11	Plan and deliver appropriate tree planting and associated streetscape elements to enhance village environments	IW

1.1.1.12	Lobby for Government investment in the Bagdad-Mangalore Bypass as a major component in the State road network	GM
1.1.1.13	Explore the viability of creating a road link from Southern Midlands to the Tasman Highway on the East Coast north of Triabunna	GM
1.1.1.14	Pursue the further development of the road link from the Southern Midlands to the East Coast by upgrading the existing Buckland Road link	IW
1.1.1.15	Investigate a road connection between East Bagdad Rd Bagdad and Native Corners Rd Campania	IW
1.1.1.16	Implement the engineering outputs from the Oatlands Structure Plan	IW

1.2	BRIDGES	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.2.1	Maintenance and improvement of the standard and safety of bridges in the municipal area	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.2.1.1	Continue the ongoing program of bridge maintenance and replacement, incorporating the assessment of innovative construction methods for timber bridges and associated structures.	IW
1.2.1.2	Bridges with heritage significance shall be conserved and managed in a manner that respects and retains the original character.	IW

1.3	WALKWAYS, CYCLE WAYS & TRAILS	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.3.1	Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.3.1.1	Determine through consultation, the priorities for extensions to existing walkways and pedestrian areas	CS
1.3.1.2	In consultation with the community identify and develop new cycle ways, walkways and pedestrian areas based on identified need	CS
1.3.1.3	Investigate options for the accessibility of horse trails within the municipal area	CS

1.3.1.4	Inter-connect walkways/cycleways with neighbouring Council areas (e.g linkage with Campania to Richmond and/or Pontville to Bagdad as per the Bagdad Mangalore Structure Plan 2026.)	CS
---------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

1.4	LIGHTING	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.4.1a	Ensure adequate lighting based on demonstrated need	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.4.1.1	Develop a program for upgrading lighting in areas identified as having community safety needs, in accordance with the relevant Australian Lighting Standard	IW
1.4.1.2	Continue the undergrounding of power in Oatlands, as well as in all new residential subdivisions within Village Zoned areas.	IW
1.4.1.3	Actively monitor and adopt new technologies that reduce lifecycle costs; including the accelerated implementation of LED (Light Emitting Diode) street lighting to improve energy efficiency and long-term operational savings.	IW

1.5	BUILDINGS	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.5.1	Maintenance and improvement of the standard and safety of public buildings in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.5.1.1	Enhance and maintain a comprehensive program for building management and maintenance across the municipality	IW
1.5.1.2	Plan, develop and maintain public amenities to meet the needs of residents and visitors, with a focus on upgrading toilet facilities to ensure suitability for both current use and anticipated future demand.	CS / NRM
1.5.1.3	Promote and manage the sustainable use of Council buildings to optimise community benefit and maximise the value of the assets.	CS
1.5.1.4	Update Long-Term Strategic Asset Management Plan to reflect condition assessment of buildings	IW

1.5.1.5	Improve the quality, safety and functionality of community halls and facilities to ensure they are fit-for-purpose.	CS
1.5.1.6	Respond to community needs by implementing targeted and strategic approaches to the supply and management of facilities.	CS

1.6	SEWER / WATER / ENERGY	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.6.1	Increase the capacity of access to reticulated sewerage services	
1.6.2	Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water	
1.6.3	Increase the capacity of access to reticulated energy services	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.6.1.1	Represent the interests of developers and the community in discussions with TasWater, promoting fairness and equity in service provision.	GM
1.6.2.1	In collaboration with TasWater, investigate (through the adoption of Structure Plans) the future demand for water and sewerage services in areas zoned for future residential, commercial and industrial development in partnership with TasWater.	PDES
1.6.3.1	Investigate future energy service demand in areas zoned for future residential, commercial and industrial development, in partnership with relevant energy authorities	GM
1.6.3.2	Represent the interests of developers and the community in discussions with energy authorities, promoting fairness and equity in service provision.	GM
1.6.3.3	Encourage the Water Authority's proposed closure of the Bagdad Sewer Treatment Plant and subsequent piping of wastewater to Brighton for treatment, as supported in the Bagdad Mangalore Structure Plan 2026.	GM

1.7 DRAINAGE		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.7.1	Maintenance and improvement of the town storm-water drainage systems	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.7.1.1	Continue to program capital works that improve the effectiveness of the storm-water drainage systems in the towns of the municipality	IW
1.7.1.2	Research best practice methods for the disposal of Stormwater, that is applicable to country towns and rural living	IW
1.7.1.3	Adopt 'Water Sensitive Urban Design Principles' where appropriate	PDES
1.7.1.4	Research and monitor infrastructure requirements to ensure that the placement of future infrastructure is designed to withstand the impact of critical weather events	IW
1.7.1.5	Undertake the flood mitigation on-ground activities highlighted through hydraulic assessment	IW

1.8 WASTE		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.8.1	Maintenance and improvement of the provision of waste management services to the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.8.1.1	Support and participate in the activities of TasWaste South, being the regional body dealing with waste	IW
1.8.1.2	Maintain a continuous review of operational waste management arrangements, fostering co-operation with other local government authorities to improve efficiency and service delivery	IW
1.8.1.3	Explore the opportunities to promote and facilitate the reduction of waste to landfill	IW
1.8.1.4	Investigate the introduction of a 'user pays' system at the Waste Transfer Stations (in lieu of the charging the standard Waste Management Levy)	IW
1.8.1.5	In alignment with existing Tasmanian Government policies, target to halve the amount of organic waste sent to landfill by 2030.	IW

1.9	INFORMATION, COMMUNICATION TECHNOLOGY	INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.9.1	Improve access to modern communications infrastructure	
Key actions to achieve our aims:		Responsible Business Unit(s)
1.9.1.1	Seek opportunities to facilitate the provision of cost effective broadband and mobile telecommunications access across the municipality	GM

2. GROWTH

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural/horticulture, timber, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services.

2.1 RESIDENTIAL		GROWTH
<i>What we are aiming to achieve:</i>		
2.1.1	Increase the resident, rate-paying population in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.1.1.1	Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme	PDES
2.1.1.2	Investigate the potential of under-utilised Australian, State and Local Government owned land for use and/or development	PDES
2.1.1.3	Investigate and pursue innovative responses to residential developments whilst maintaining an appropriate townscape context including rural and heritage character where appropriate	PDES
2.1.1.4	Investigate options pertinent to affordable housing	PDES
2.1.1.5	Lobby for increased transport services within the municipality and explore alternative transport options	CS
2.1.1.6	Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas	PDES
2.1.1.7	Pursue implementation of the recommendations in the Bagdad Mangalore Structure Plan 2026.	PDES
2.1.1.8	Recognise Campania, Kempton and Bagdad-Mangalore as commuter villages to Greater Hobart, and plan for growth accordingly.	PDES
2.1.1.9	In the Bagdad-Mangalore valley, pursue recommendations in the Bagdad Mangalore Structure Plan 2026 to establish new Low Density Residential Zone land not dependent on reticulated sewer services, plus new Rural Living Zone and the densification of existing Rural Living Zone in identified appropriate areas.	PDES

2.2 TOURISM		GROWTH
<i>What we are aiming to achieve:</i>		
2.2.1	Increase the number of tourists visiting and spending money in the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.2.1.1	Seek opportunities to support the development, growth and promotion of a wide range of tourism product and experiences	GM
2.2.1.2	Continue to pursue the establishment of a new hotel/accommodation facility in Oatlands, and based on the preferred Barrack Street site, consider any adverse impacts on the amenity of the new facility from nearby Council owned properties	GM
2.2.1.3	Seek opportunities to further develop and link heritage tourism opportunities both within and outside the region, including convict sites, the Oatlands Military Precinct and Callington Mill Precinct	HPS
2.2.1.4	Pursue appropriate development and adaptive re-use of Council's Heritage buildings for tourism e.g. Court house and Gaol in Oatlands'	HPS
2.2.1.5	Work in partnership with tourism organisations, including Destination Southern Tasmania and the Heritage Highway Tourism Region Association, to promote and develop the municipality's tourism potential.	CDS Directorate
2.2.1.6	Encourage local tourism operators to establish and maintain exposure on the Australian Tourism Data Warehouse web site, which allows local tourism operators to easily promote their business or events on numerous digital platforms that connect directly to consumers	CDS Directorate
2.2.1.7	Continue to embrace and implement the Heritage Highway Destination Action Plan, along with associated initiatives, to support tourism development and regional promotion.	CDS Directorate
2.2.1.8	Implement the tourism related outputs from the Oatlands Structure Plan	CDS Directorate
2.2.1.9	Investigate alternative locations for caravan users currently parking in the Callington Park Rodeo Paddock.	NRM
2.2.1.10	Investigate opportunities to enhance Dark Sky tourism.	CDS Directorate

2.3 BUSINESS		GROWTH
<i>What we are aiming to achieve:</i>		
2.3.1a	Increase the number and diversity of businesses in the Southern Midlands	
2.3.1b	Increase employment within the municipality	
2.3.1c	Increase Council revenue to facilitate business and development activities (social enterprise)	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.3.1.1	Continue to facilitate and actively promote the development of new business opportunities	CDS Directorate
2.3.1.2	Continue to provide support to businesses within the municipality to help ensure their long-term viability and to support them to actively work co-operatively together	CDS Directorate
2.3.1.3	Further develop economic opportunities of equine activities and services in respect of the former Oatlands racecourse	CDS Directorate
2.3.1.4	Pursue the establishment of regional or state-wide facilities that can take advantage of the municipality's central location, accessibility to the State's major road and rail facilities and/or the presence of very large titles affording opportunities for industries requiring large attenuation distances	PDES
2.3.1.5	Develop and promote incentives that encourage businesses to establish, grow and expand within the municipality.	GM
2.3.1.6	Develop and maintain infrastructure critical for the establishment and retention of business	CDS Directorate
2.3.1.7	Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the area	CDS Directorate
2.3.1.8	Target niche, high-end food and wine businesses to establish operations within the municipality	CDS Directorate
2.2.1.9	Assess and pursue initiatives to facilitate the establishment of a private bakery in Oatlands, supporting business growth and enhancing community services.	GM

2.4 INDUSTRY	GROWTH	
<i>What we are aiming to achieve:</i>		
2.4.1	Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands	
2.4.2	Increase access to irrigation water within the municipality	
Key actions to achieve our aims:		
	Responsible Business Unit(s)	
2.4.1.1	Develop opportunities that enhance Southern Midlands role as a focal point for rural activity	CDS Directorate
2.4.1.2	Continue implementation of the Southern Midlands Weed Management Strategy as it related to agricultural land/crown land/roads.	NRM
2.4.1.3	Facilitate the development of ‘value adding’ opportunities in the rural sector through high production agriculture/horticulture.	NRM
2.4.1.4	Continue playing a leadership role with the Southcentral Jobs Hub Network and other stakeholders to advocate/facilitate changes that are beneficial to the region <ul style="list-style-type: none"> i. Facilitate employment opportunities – <i>Local Jobs for Local People</i> ii. Develop programs that will improve literacy levels and business skills for people in the agricultural industry; iii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and iv. Develop improved approaches to optimising Vocation Education & Training (VET) and DoE programs 	CDS Directorate
2.4.1.5	Understand and strategically utilise the region’s economic enablers to support sustainable growth, attract investment, and enhance local prosperity.	CDS Directorate
2.4.1.6	Encourage and facilitate innovation in the rural sector	NRM
2.4.2.1	Support the implementation of irrigation schemes that service locations in the local government area	NRM

3. LANDSCAPES

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands

3.1 HERITAGE		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.1.1	Maintenance and restoration of significant public heritage assets	
3.1.2	Act as an advocate for heritage and provide support to heritage property owners	
3.1.3	Investigate document, understand and promote the heritage values of the Southern Midlands	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.1.1.1	Manage the heritage values of Council owned heritage buildings according to affordable best practice	HPS
3.1.1.2	Work in partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites	HPS
3.1.1.3	Continue to implement and review the Oatlands Commissariat and Gaol Master Plans	HPS
3.1.1.4	Seek to establish the Oatlands gaol site as an historic/archaeological interpretation centre	HPS
3.1.2.1	Support and monitor the ongoing development of the Heritage Skills Centre in Oatlands	HPS
3.1.2.2	Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage	HPS
3.1.3.1	Undertake and encourage research & publications on the heritage values of the Southern Midlands	HPS
3.1.3.2	Undertake effective heritage interpretation, education and communication programs	HPS
3.1.3.3	Continue to manage and utilise Council's heritage resources and collections	HPS
3.1.3.4	Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts	HPS
3.1.3.5	Support the creation of centralised initiatives for online accessibility to information relevant to heritage sites/buildings	HPS
3.1.3.6	Recognition and ensuring the maintenance of the significance of trees in the landscape especially along the Midland Highway and revegetation where any significant trees have been removed	HPS
3.1.3.7	Ensure that Aboriginal cultural heritage is recognised with appropriate consultation and inclusion	HPS

3.2 NATURAL		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.2.1	Identify and protect areas that are of high conservation value	
3.2.2	Encourage the adoption of “best practice” land care techniques	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.2.1.1	Continue implementation of the Southern Midlands Weed Management Strategy	NRM
3.2.1.2	Implement and monitor Lake Dulverton Water Operational Plan and the Lake Dulverton Management Strategy, including commencing a process to create a Management Statement that will eventually replace the Lake Dulverton Management Strategy.	NRM
3.2.1.3	Continue to work co-operatively with the Tasmanian Land Conservancy to protect and monitor the natural values of the Chauncy Vale Wildlife Sanctuary and to: <ul style="list-style-type: none"> i. facilitate quality visitor experiences for a broad range of user groups; ii. manage threats to the natural environment such as weeds and feral pests; iii. develop indigenous interpretation resources; iv. maintain important cultural heritage sites; v. continue to maintain as well as add new elements to the Wombat Walk to facilitate interaction between young people and the natural environment in an engaging & enjoyable way; and vi. review the Joint Management Plan every five years. 	CS
3.2.2.1	Facilitate and encourage voluntary native vegetation conservation agreements to conserve & protect high priority native vegetation communities	NRM
3.2.2.3	Actively pursue grant opportunities & projects in relation to preservation of bushland remnants, weed management, vegetation, and regenerative agricultural techniques	NRM
3.2.2.4	Maintain collaborative partnerships with NRM South, the Department of Natural Resources & Environment (NRE), and other relevant organisations to deliver on-ground projects	NRM
3.2.2.5	Implement the outputs from the Oatlands Structure Plan in relation to the Lake Dulverton and Callington Park areas, commencing with community consultation to develop a. <ul style="list-style-type: none"> i. detailed design for the traffic and pedestrian shared precinct on the foreshore area; ii. walkway on the Lake; and iii. walkway to Mary’s Island. 	NRM/CS

3.3 CULTURAL		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.3.1 Ensure that the cultural diversity of the Southern Midlands is maximised		
Key actions to achieve our aims:		Responsible Business Unit(s)
3.3.1.1	Identify, and promote the cultural identity of the Southern Midlands through festivals and events	CS
3.3.1.2	Continue to implement and update the Southern Midlands Arts Strategy	CS
3.3.1.3	Support the establishment and development of large scale culturally diverse developments and institutions in appropriate locations in the Southern Midlands and encourage the State Government to declare such projects as Projects of Regional Significance recognising their scale, importance and the far reaching nature of their potential benefits and impacts	CDS Directorate
3.3.1.4	Continue to promote and develop the Artist in Residence (and complementary Programs using Council owned heritage buildings	HPS
3.3.1.5	The creation of the Oatlands Village Square Project as scoped in the Oatlands Structure Plan	CDS Directorate
3.3.1.6	Continue to deliver the Heritage & Bullock Festival in Oatlands as the Southern Midlands premium winter festival	CS
3.3.1.7	Grow the scope and capacity of the Oatlands Highland Gathering, as the premium summer festival in the Southern Midlands	CS

3.4 REGULATORY - DEVELOPMENT		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.4.1	A regulatory environment that is supportive of and enables appropriate development	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.4.1.1	Encourage the State Government to provide efficiency and effectiveness to the planning system through the introduction of more State Planning Policies, State Planning Directives and common state-wide planning scheme provisions	PDES
3.4.1.2	Actively participate in the review of the Southern Tasmania Regional Land Use Strategy (STRLUS)	PDES
3.4.1.3	Review systems and procedures to ensure that “best value” is being provided in the delivery of customer services	CDS Directorate
3.4.1.4	Implement the outputs from the local Structure Plan projects.	CDS Directorate
3.5 REGULATORY – PUBLIC HEALTH		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.5.1	Monitor and maintain a safe and healthy public environment	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.5.1.1	Council may develop and implement an approved program for immunisation in its municipal area by liaising with the Tasmanian Health Service who is required to carry out school-based immunisation programs state wide	PDES
3.5.1.2	Continue to register and monitor food premises	PDES
3.5.1.3	Continue to ensure that on-site waste water disposal is effective	PDES
3.5.1.4	Encourage health professionals, including doctors and nurses, to relocate to the Southern Midlands to strengthen local healthcare services.	GM
3.5.1.5	Provide ongoing support to the Midlands Multi-Purpose Health Centre to ensure it continues to meet the healthcare needs of the community.	CS
3.5.1.6	Continually raise the awareness of Notifiable Diseases in the Community	PDES

3.5.1.7	Develop and maintain a comprehensive Emergency Management Plan for the LGA to ensure the protection of community health, safety and wellbeing during emergencies.	GM
3.5.1.8	Maintain and enhance Council-owned cemeteries, ensuring their continued operation and accessibility for the community.	IW
3.5.1.9	Work with the State Government and our neighbouring Councils in the implementation of responses to epidemics and/or pandemics to keep our Community safe	CDS Directorate

3.6 REGULATORY - ANIMALS		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.6.1	Create an environment where animals are treated with respect and do not create a nuisance for the community	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.6.1.1	Continue dog control, regulatory, licensing and educational programs	PDES
3.6.1.2	Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources	PDES
3.6.1.3	Investigate the establishment of Off-Lead Dog Parks in Oatlands and Campania.	CDS Directorate
3.6.1.4	Endorse the 'Southern Tasmania Regional Cat Management Strategy 2021-2026' recognising that the Strategy is based on an 'opt-in' approach which would be reliant on available resources, and taking into account the extent of the problem within each municipal area	PDES

3.7 ENVIRONMENTAL SUSTAINABILITY		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.7.1	Implement strategies to address the issue of environmental sustainability in relation to its impact on Council's corporate functions and on the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.7.1.1	Implement priority actions defined in Council's current Climate Change Adaption Plan. Review and update the Adaption Plan at least every five years or as new information regarding climate forced hazards become available.	IW

3.7.1.2	Regularly review Council's Climate Change Action Plan to define emissions reduction and energy efficiency priorities.	IW
3.7.1.3	Continually improve energy efficiency and assist the Community in energy efficiency initiatives	IW
3.7.1.4	Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to environmental sustainability	IW
3.7.1.5	Investigate options to potentially develop alternative energy sources, including but not limited to, a Solar Array Panel/bank to generate power to be used at the community level and excess back to the grid	IW
3.7.1.6	Promote and support the expansion of electric vehicle (EV) charging infrastructure at strategic locations to encourage the adoption of battery-operated vehicles and sustainable transport.	CDS Directorate
3.7.1.7	Act on initiatives and directives from the State Government to mitigate biodiversity emergencies and respond to vector-borne diseases associated with from climate change impacts.	GM

4. COMMUNITY

The need to increase the opportunities for improved health & well-being, including retaining then building on the strong sense of Community and resilience that exists within the Southern Midlands

4.1	COMMUNITY HEALTH & WELLBEING	COMMUNITY
<i>What we are aiming to achieve:</i>		
4.1.1	Support and improve the independence, health and wellbeing of the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.1.1.1	Partner with Governments, adjoining Councils and non-government organisations to improve the safety, health and well-being of the Community	CS
4.1.1.2	Review our play grounds / community spaces in recognizing the importance to our Community of inclusive play & universal design for broadest possible user catchment	CS
4.1.1.3	Promote the importance of regular exercise as part of Community health & wellbeing	CS
4.1.1.4	Explore opportunities for community members to engage with animals in a public space eg off-lead dog exercise areas	PDES
4.1.1.5	Improve the quality, safety and fit-for-purpose of community sport and active recreation facilities.	CS
4.1.1.6	Address community needs with well-targeted, focused and strategic approaches to facility supply	CS
4.1.1.7	Work with the State Government in implementing the Tasmanian Community Sport and Active Recreation Infrastructure Strategy	CS

4.2 RECREATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.2.1	Provide a range of recreational activities and services that meet the reasonable needs of the community	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.2.1.1	Implement the Southern Midlands Community Infrastructure Plan	CS
4.2.1.2	Identify opportunities to work in partnership with the Community and the State Government to improve recreational services and activities	CS
4.2.1.3	Maximise the potential use and benefits of the Oatlands Aquatic Centre	OAC
4.2.1.4	Facilitate additional recreational facilities for Lake Dulverton (e.g wetland walks and other passive recreation pursuits)	CS/NRM
4.2.1.5	Review our play grounds / spaces in recognizing the importance to our Community of inclusive play & universal design	CS
4.2.1.6	Undertake recreation space/ground development that facilitates drought tolerant recreation/playing surfaces	CS/IW
4.2.1.7	Address recreation grounds long-term & large-scale maintenance issues, including future upgrades and facility renewal strategies, to address in terms of cost, ongoing monitoring and triggers for change.	CS/IW
4.2.1.8	Address community needs with well-targeted, focused and strategic approaches to facility supply	CS
4.2.1.9	Further develop Callington Park as a family friendly recreation space	CS/NRM
4.2.1.10	Work with the community to maximise opportunities for recreation, activities and events within the Bagdad Community Precinct	CS

4.3 ACCESS		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.3.1	Continue to explore transport options for the Southern Midlands community	
4.3.2	Continue to meet the requirements of the Disability Discrimination Act (DDA)	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.3.1.1	Be an advocate for improving transport services for those in need within the Community	CDS Directorate
4.3.2.1	Continue the implementation of Council's Disability Access and Inclusion Plan in meeting the requirements of the Disability Discrimination Act 1992 (DDA)	CDS Directorate
4.3.2.2	Encourage organisations to adopt the inclusivity principle (if a person has a Carer with them then entry is only charged for one person, not two) for entry into events and facilities	CDS Directorate
4.3.2.3	Undertake necessary upgrades to the Oatlands Town Hall/Council Chambers to improve access and encourage greater use.	HPS

4.4 VOLUNTEERS		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.4.1	Encourage community members to volunteer	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.4.1.1	Ensure that there is support and encouragement for volunteering	CS
4.4.1.2	Facilitate training programs aimed at providing volunteers with the necessary skills	CS
4.4.1.3	Continue to support volunteers and their respective Community Groups through the Southern Midlands Community Small Grants Program	CS
4.4.1.4	Work with Volunteering Tasmania to refine policies and frameworks that support volunteering throughout the Southern Midlands	CS

4.5 FAMILIES		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.5.1	Ensure that appropriate childcare services as well as other family related services are facilitated within the community	
4.5.2	Increase the retention of young people in the municipality	
4.5.3	Improve the ability of seniors to stay in their communities	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.5.1.1	Monitor the adequacy of current childcare facilities (ie location, accessibility and number of placements)	CS
4.5.1.2	Take appropriate action with supporting, partner organisations to address any shortfalls/deficiencies identified in the provision of family related services across the Southern Midlands	CS
4.5.2.2	Develop youth programs that cover employment and training as well as being linked to social, recreational and entertainment activities	CS
4.5.2.3	In partnership with the State Government and not-for-profit partner organisations, investigate ways to enhance the delivery of youth services in the Southern Midlands	CS
4.5.2.4	Monitor and respond to the recreation needs of the young people of the Southern Midlands	CS
4.5.2.5	Work with community groups to facilitate meaningful youth engagement and support	CS
4.5.3.1	Provide continuing support to the Midlands Multi-Purpose Health Centre (MMPHC)	CS
4.5.3.2	Facilitate assistance for the seniors to stay in their own homes, or with the assistance of Carer & Support organisations in independent living units	CDS Directorate
4.5.3.3	Provide support for & where appropriate, facilitate the meaningful social engagement and social inclusion of older members of our Community	CSD
4.5.3.4	Provide continuing support for the Community Shed Oatlands as well as similar initiatives	CS
4.5.3.5	Continue to provide efficient & effective community supportive services with the Council operated Campania and Woodsdale cemeteries	CDS Directorate

4.6 EDUCATION		COMMUNITY
---------------	--	-----------

What we are aiming to achieve:	
4.6	Increase the educational and employment opportunities available within the Southern Midlands
Key actions to achieve our aims:	Responsible Business Unit(s)
4.6.1.1	Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community
4.6.1.2	Identify and implement the preferred management and operating model for Heritage and Education Skills Ltd.
4.6.1.3	Facilitate/provide heritage learning opportunities through public engagement, via Heritage and Education Skills Ltd, in partnership with universities and schools, wherever opportunity arises
4.6.1.4	Continue to work with the schools in the Southern Midlands to address and respond to reform initiatives in a positive manner together
4.6.1.5	Facilitate mentoring and leadership programs in partnership with the schools in the Southern Midlands (eg encourage school attendance at Council meetings and engagement in projects relating to Council as well as the Junior Mayor and Junior Deputy Mayor Program).
4.6.1.6	Continue playing a leadership role with the SWN Jobs Hub Network and other stakeholders to advocate/facilitate changes that are beneficial to the region <ul style="list-style-type: none"> i. Facilitate employment opportunities – <i>Local Jobs for Local People</i> ii. Develop programs that will improve employment prospects, literacy levels and business skills for people in the agricultural industry; iii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and iii. Develop improved approaches to optimising Vocation Education & Training (VET) and DECYP programs

4.7 CAPACITY, SUSTAINABILITY & RESILIENCE		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.7.1	Build, maintain and strengthen the capacity of the Community to help itself whilst embracing social inclusion to achieve sustainability	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.7.1.1	Support community groups who wish to run and/or develop community based facilities & events	CS
4.7.1.2	Continue to provide ongoing support for the Community Shed and its activities in Oatlands	CS
4.7.1.3	Continue to provide funding opportunities for community groups through the Southern Midlands Community Small Grants Program	CS
4.7.1.4	Provide support to community groups in their establishment and on-going development as well as assist these groups to access grants from a wide range of sources	CS
4.7.1.5	Provide support to the community in addressing major impacts that affect the ability of the Community to work cohesively together	CS
4.7.1.6	Increase opportunities for the ability of the aging population to remain in their communities	CS
4.7.1.7	Increase the opportunities for young people to remain/return to their local communities	CS
4.7.1.8	Facilitate meaningful engagement with Business and Trader Groups	CS
4.7.1.9	Prepare and support communities in anticipation of future focused events to address and reduce their disaster risk as well as increase resilience to future natural hazards.	GM
4.7.1.10	Implement the community based outputs from the Oatlands Structure Plan	CS

4.8 SAFETY		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.8.1	Increase the level of safety of the community and those visiting or passing through the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.8.1.1	Work in partnership with Tasmania Police to maintain and create safer communities	GM/CS
4.8.1.2	Develop and maintain a comprehensive Southern Midlands Emergency Management Plan for the LGA to ensure the protection of community health, safety and wellbeing during emergencies; and review every two years.	GM
4.8.1.3	Convene the Southern Midlands Emergency Management Committee twice per year	GM
4.8.1.4	Continue to support the SES Road Accident Rescue Unit, as well as their involvement in broader emergency incidents, in partnership with the State Emergency Service	GM
4.8.1.5	In partnership with the community, develop Community Safety Initiatives	CS
4.8.1.6	Work in partnership with the Tasmania Fire Service to keep Southern Midlands <i>'fire safe'</i>	CS
4.8.1.7	Continue to undertake hydraulic assessment of the municipal area (i.e. the provision of flood mapping and assess the interaction of stormwater with existing and potential future land uses). Includes investigating the availability of external funding support.	IW

4.9 CONSULTATION & COMMUNICATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.9.1	Improve the effectiveness of consultation & communication with the Community	
Key actions to achieve our aims:		Responsible Business Unit(s)
4.9.1.1	Continue to schedule Council meetings in the various districts of the Municipality and continue to make available recordings of Council meetings through the Council web site, to enhance the community consultation process	GM
4.9.1.2	Monitor emerging trends and innovations in community engagement	CS
4.9.1.3	Continue to issue the quarterly Council Newsletter for residents and ratepayers	GM
4.9.1.4	Continue to develop and maintain an 'up-to-date' Website as well as an effective Social Media.	ICT Admin

5. ORGANISATION

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community

5.1 IMPROVEMENT		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.1.1	Improve the level of responsiveness to Community & Developer needs	
5.1.2	Improve communication within Council	
5.1.3	Improve the accuracy, comprehensiveness and user friendliness of the Asset Management System	
5.1.4	Increase the effectiveness, efficiency and use-ability of Council ICT systems	
5.1.5	Maintain the Business Process Improvement focus & Continuous Improvement framework	
Key actions to achieve our aims:		Responsible Business Unit(s)
5.1.1.1	Maintain a comprehensive automated work order/public enquiry system as well as a complaints system	GM
5.1.1.2	Explore the use of Artificial Intelligence (AI) in enhancing customer service and response times	CS
5.1.1.3	Maintain an up to date profile of the Municipal Area to assist in identifying community and Developer needs	CDS Directorate
5.1.1.4	Implement the Local Government electoral reforms proposed by the Tasmanian Government.	GM
5.1.1.5	Increase the knowledge and skills of elected members through participation in the Local Government Learning and Development Framework	GM
5.1.2.1	Maintain an effective team member performance/development review system that provides employees with recognition for their achievements	GM
5.1.3.1	Continue to develop and implement Council's Asset Management System	IW
5.1.4.1	Identify training needs of staff & elected members and seek opportunities to enhance their skills	GM
5.1.5.1	Maintain-continual improvement processes across the organisation	GM

5.2 SUSTAINABILITY		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.2.1	Retain corporate and operational knowledge within Council	
5.2.2	Provide a safe and healthy working environment	
5.2.3	Ensure that staff and elected members have the training and skills they need to undertake their roles	
5.2.4	Increase the cost effectiveness of Council operations through resource sharing with other organisations	
5.2.5	Continue to maintain and improve the level of statutory compliance of council operations	
5.2.6	Ensure that suitably qualified and sufficient staff are available to meet the Communities need	
5.2.7	Work cooperatively with State and Regional organisations	
5.2.8	Minimise Councils exposure to risk	
5.2.9	Ensure that exceptional Customer Service continues to be a hallmark of Southern Midlands Council	
Key actions to achieve our aims:		Responsible Business Unit(s)
5.2.1.1	Provide efficient, effective and transparent governance, accountability and representation throughout all levels of the organisation	GM
5.2.1.2	Provide regular updates in respect of legislation and examples of <i>best practice</i> to all team members	GM
5.2.2.1	Ensure that the Council is a safe and healthy, worker friendly environment, which implements Child Safe policies and procedures.	GM
5.2.3.1	Provide access to education and training in order to support elected members and staff in their roles	GM
5.2.3.2	Provide access to training for employees to ensure that they have the training, skills and knowledge that the need to undertake their jobs in a professional and ‘Customer focused’ manner	GM
5.2.4.1	Continue to provide high quality shared services to other Councils for Council officers to work in an outreach manner	GM/ALL
5.2.4.2	Continue to identify opportunities for resource sharing with other Councils at a project level	
5.2.4.3	Identify and implement working relationships with the Councils in our sub region across a wide range of operational and support areas	GM/ALL
5.2.5.1	Maintain the structure and rigor of the Audit Panel in reviewing Council’s compliance obligations	GM
5.2.6.1	Review staffing levels at development review / performance appraisal time	GM
5.2.6.2	Ensure that a rigorous recruitment and selection process is undertaken prior to new team members being appointed	GM

5.2.7.1	Continue to participate in State and Regional forums, including the LGAT, as well as other appropriate organisations/structures	GM
5.2.8.1	Continue to refine Council's Risk Management Strategy/Practices and work within the framework of the MAV Insurance risk management model and ISO 31000;	ALL
5.2.8.2	Proactively identify and manage emerging risks to protect Council's assets, operations, and long-term sustainability	ALL
5.2.9.1	Commit to and achieve 'best practice' service level targets throughout the organisation;	GM
5.2.1.1	Review the SMC Strategic Plan, with a desktop review every two years and with a full community consultation/engagement process every four years.	GM

5.3 FINANCES		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.3.1	Community's finances will be managed responsibly to enhance the wellbeing of residents	
5.3.2	Council will maintain Community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation	
5.3.3	Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses	
Key actions to achieve our aims:		Responsible Business Unit(s)
5.3.1.1	Implement the Financial Management Strategy, incorporating the long-term Financial Management Plan, to ensure sustainable and accountable financial management.	GM
5.3.1.2	Maintain support for the Audit Panel to ensure it continues to operate in compliance with statutory requirements, providing oversight and governance assurance.	GM
5.3.1.3	Council resources are managed efficiently, effectively, and transparently to ensure accountability and the best outcomes for the community.	GM
5.3.2.1	Ensure that all borrowing decisions are aligned with the Southern Midlands Council Financial Management Strategy, supporting prudent financial management and long-term fiscal sustainability.	GM
5.3.3.1	Financial risk management is incorporated into the Council's Financial Management Strategy to ensure robust planning and mitigation of potential financial exposures.	GM

Plans & Strategies that Support the Strategic Plan

Current agreed plans that support this Strategic Plan include:

- Kempton Streetscape Study
- Pittwater Catchment Strategy
- Lake Dulverton Wildlife Sanctuary Management Plan
- Lake Dulverton Management Strategy
- Lake Dulverton Action Plan
- Blackman River – Catchment Study and discussion paper
- Oatlands Integrated Development Strategy
- Jordan River Catchment Management Plan
- Southern Midlands Bushcare Strategy
- Southern Midlands Arts Strategy
- Southern Midlands Council Climate Adaption Plan
- Campania Structure Plan 2015
- Oatlands Structure Plan 2020
- Performing Residencies in Southern Midlands (PRISM) Project Plan 2025
- Pittwater Catchment integrated vegetation management
- Upper Macquarie Catchment Management Plan
- Little Swanport Catchment Management Plan
- Southern Midlands Planning Scheme 2022
- Southern Midlands Council Financial Strategy and Policies
- Southern Midlands Weed Management Strategy
- Southern Midlands Heritage Strategy
- Imagine Campania Report
- Creative Colebrook Report
- Heritage Highway Tourism Development Plan
- Destination Southern Tasmania - Destination Action Plan
- Economic Infrastructure Development Study – KPMG
- SM Community Infrastructure Plan 2024
- Bagdad Mangalore Structure Plan 2026



Oatlands Office: 71 High Street, Oatlands Tas 7120

Kempton Office: 85 Main Street, Kempton Tas 7030

Phone: (03) 6254 5000

E-mail: mail@southernmidlands.tas.gov.au

Web: www.southernmidlands.tas.gov.au



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: January 2024
Review date: January 2026

~~Note This Policy is a consolidation of the following policies:~~

~~–Donations Policy~~

~~–Supporting Community Owned Halls Policy~~

1. PURPOSE

This Policy sets out Council's position in relation to:

1. Requests for financial assistance from not-for-profit registered welfare or community service groups working within the Southern Midlands Municipality;
2. Requests for financial assistance from persons chosen to represent Tasmania/Australia in sporting, social, economic, environmental development and/or related to the wellbeing of the community;
3. Supporting Community Owned Halls; and
4. School Citizenship / Achievement Awards for end of year Assemblies.

2. POLICY

2.1 Assistance for Annual Events

~~2.1.1 Requests for assistance from not for profit organisation, community, or service groups based within the Southern Midlands Municipality will be considered with the maximum donation being \$1,500.00.~~

~~Note: Assistance depends on value for money to the Community and will not be given for projects that would be eligible for consideration within Council's Community Small Grants Program.~~

Formatted: Indent: Left: 0 cm, Hanging: 1 cm, Tab stops: 1 cm, Left

~~Request for assistance relating to annual events organised by not-for-profit organisations, community groups, service clubs and associations. Applicants must be based in with the Southern Midlands Council municipal area. The policy applies only to events that meet the definition of a "Place of Assembly". For the purpose of this policy, a Place of Assembly is defined as an event where:~~

- ~~• 1,000 or more persons are expected to be present; and~~
- ~~• Attendance is expected for a duration of two (2) hours or more.~~

Formatted: List Paragraph,Bullet List,NFP GP Bulleted List,Recommendation,List Paragraph1, Bulleted + Level: 1 + Aligned at: 2.54 cm + Indent at: 3.17 cm

~~Applicants must provide sufficient evidence to demonstrate that the event meets this threshold. The level of assistance provided will be determined by Council based on demonstrated community benefit of the event, with the maximum donation being \$1,500.~~

Formatted: List Paragraph,Bullet List,NFP GP Bulleted List,Recommendation,List Paragraph1, Indent: First line: 0 cm



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: January 2024
Review date: January 2026

A written request for Council assistance must be submitted at the same time as the Place of Assembly application. Request submitted separately or after the Place of Assembly application may not be considered.

2.2 Representation - Individuals (Residents) re Sporting or Recreational Activities

Intrastate representation	\$100.00
Interstate representation	\$200.00
Overseas representation	\$400.00

2.2.1 Assistance will be available upon request by residents of the Southern Midlands Municipality achieving State or National representation. The following criteria must be met:

- Evidence of selection will be required prior to the allocation of funds
- Grants will be provided to individuals only (not teams)



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: January 2024
Review date: January 2026

- Grants will not be provided to those over the age of 18 at the commencement of each calendar year.
- Grants will not be provided to officials (i.e. coaches, managers, judges)

2.3 Supporting Community Owned Halls

2.3.1 This part of the Policy is aimed at supporting the Management Committee(s) of the various community owned Halls through:

- a) The provision of funding to assist with major building upgrade and maintenance;
- b) The provision of funding to subsidise the cost of maintaining Public Liability Insurance Cover for these premises; and
- c) Granting exemptions from Council Rates and Charges.

2.3.2 This funding assistance recognises the importance of these community owned facilities in building social capital and providing a valuable service to the community.

Background

There are currently nine Community Owned Halls in the Southern Midlands local government area. They being:

- ~~1.~~ ~~Baden Hall (future to be confirmed)~~
- ~~2.~~1. Broadmarsh Community Hall
- ~~3.~~2. Jericho Hall
- ~~4.~~3. Levendale Community Hall
- ~~5.~~ ~~Mt Seymour Hall (future to be confirmed)~~
- ~~6.~~4. Parattah Jubilee Hall
- ~~7.~~5. Stonor Hall
- ~~8.~~6. Tunbridge Community Hall
- ~~9.~~7. Tunnack Community Hall
- ~~10.~~8. *St Mary's Community Hall & Cemetery, Kempton (authorised for inclusion 28.09.22)*

The Southern Midlands Council will allocate an amount of \$5,000 per annum for major upgrade/maintenance works to community owned Halls (to be known as the Building Fund). It is intended, unless determined otherwise by the Committee, that this will be allocated as a single amount, inferring that each community owned facility will be entitled to apply for this allocation once every three years. If more than one application is received in any one-year, then the Facilities & Recreation Committee, will at its absolute discretion, determine the successful



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: January 2024
Review date: January 2026

application based evidence provided by the Hall Committees, as well as the scope of previous Building Funds provided under this policy.

The Southern Midlands Council will also allocate an amount per financial year to enable Management Committee(s) to be reimbursed 50% of the cost of maintaining Public Liability Cover (i.e. cost of the premium) for the premises under its control. This reimbursement amount from Council is capped at \$500.00 per policy.

Whilst there is an indirect cost to Council through loss of potential income, these properties have always been exempted from rates and charges and therefore there is no budget implications.

Process (Building Fund)

2.3.3 Submissions received from Management Committees of Community Owned Halls will be referred to the Facilities & Recreation Committee for consideration, prioritisation (where necessary) and final decision in terms of allocating the funds.

The investment by Council of any funds shall be assessed as being value for money as well as being a valuable contribution to building the Community capacity of the area.

The requesting Hall Committee shall be financially viable prior to Council considering funding the project (evidence to be provided shall be the last financial year's annual statement/or a current bank statement).

Any such allocation by the Facilities & Recreation Committee to Community Owned Hall Committees would not preclude the relevant Hall Committee from applying for the annual Community Small Grants Program via the SMC Community Small Grants Program, to a maximum of \$3,000.

Process (Part Premium Reimbursement - Public Liability Cover)

2.3.4 Council will reimburse 50% of the cost of the insurance premium for Public Liability Cover for the Community owned Hall property. This amount will be reimbursed upon presentation of a copy of the receipt (as evidence of payment) and the Certificate of Currency. The reimbursement does not extend to other types of insurance that may be taken out (e.g. contents).



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: January 2024
Review date: January 2026

2.4 School Citizenship/Achievement Awards for end of year assembly

High Schools to receive \$100.00 per year.

Primary Schools to receive \$60.00 per year.

2.4.1 Donations will be made to each school in the municipal area annually for school citizenship/achievements awards for the end of year assembly.

2.4.2 The following schools are in the Southern Midlands Municipal area:

- Bagdad Primary School
- Campania District School
- Kempton Primary School
- Oatlands District High School

2.4.3 These guidelines should not be considered to be rigid, Council may vary donations at its discretion. Payments are to be processed in October of each year.

2.5 Community Small Grants

The Southern Midlands Council's Community Small Grants program has been established to support projects, developed for the benefit of the residents of the Southern Midlands local government area.

The Community Small Grants provide assistance to community groups to improve safety, undertake minor capital works or purchase equipment.

The total amount to be allocated through the Community Small Grants Program is determined on an annual basis through the Budget process.

The Community Small Grants Guidelines are included as an attachment to this Policy.

2.6 Repayable advances to Community Based Organisations (Terms and Conditions)

In addition to the other support measures detailed in this Policy, Council will consider applications from not-for-profit, community based organisations to provide a repayable advance subject to certain conditions and parameters.



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: January 2024
Review date: January 2026

Approved advances will be provided under the following terms:

1. Repayable Advance (repayable within a one-year period and no interest applied. Indexation not applicable as the advance is to be repaid within a one-year period)

- o A nominal maximum of \$5,000 for any cash advance will apply, unless there are circumstances (or proposals) that warrant special consideration;
- o An application for a funding advance is to address the following criteria and will be considered on merit. The following criteria will also be used to determine whether the amount is to be advanced on an interest free basis.

Criteria:

- a) *Demonstrate considerable benefit to the Southern Midlands community;*
- b) *Raise the awareness of or access to a service, program, group or issue or maximize the participation or use of a facility;*
- c) *Address local issues by attempting to meet a community need or gap;*
- d) *Show evidence of community support for the project;*
- e) *Enhance the lifestyle options for residents and visitors in the community;*
- f) *Demonstrate an ability to manage the project through resource allocation including financial resources, effective planning, clear goals and evaluation processes;*
- g) *Is the project reliant on other funds, if so has other funding been approved (evidence of the other funding is required to accompany the application);*
- h) *includes the ability for broad Community access – Land Tenure [in the ownership of the applicant or in other ownership]*
- i) *Funds applied for as a % of the total amount to complete the project [Inc. in kind contribution] i.e. A financial contribution by the applicant/s would be favourably looked upon*
- j) *Demonstrate that a Risk Assessment of the project is deemed within acceptable limits*



Council Policy
DONATIONS & COMMUNITY SUPPORT POLICY

Approved by: Council
Approved date: January 2024
Review date: January 2026

2. Repayable Advance (repayable over more than a one-year period with annual indexation but with no interest)

This will apply if the advance is repayable (or repaid) over a period of more than one year, and Council has determined that no interest will be applied on the outstanding amount based on meeting the required criteria (refer above)

- A nominal maximum of \$5,000 for any cash advance will apply, unless there are circumstances (or proposals) that warrant special consideration;
- The amount outstanding at the conclusion of each twelve months (i.e. from the date of the advance) will be indexed by a percentage equivalent to the rate that Council is receiving on its short-term investments (e.g. 30 day term deposits) at the time that the indexations is to be applied.

3. Repayable Advance (repayable with interest) Note: Indexation does not apply under this option.

- This provision applies in a case where a funding advance is approved but does not satisfy a sufficient number of criteria to receive the amount interest free.
- Interest is to be calculated on the month-end balance. The rate of interest will be equivalent to the rate that Council is receiving on its short-term investments (e.g. 30 day term deposits) at the time that the interest is to be applied.

Applications will be received at any time but generally limited to 2 separate applications being considered each year (unless special consideration is warranted).

3. DOCUMENT ADMINISTRATION

This policy is a managed document and is to be reviewed every two years or as directed by the General Manager.

SOUTHERN
MIDLANDS
COUNCIL



2026/27

ANNUAL PLAN

AND

BUDGET DOCUMENTS


2026-2027 BUDGETED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

		LTFMP	VARIANCE
RECURRENT INCOME			
RATES AND CHARGES	\$ 8,228,816	\$ 7,939,000	\$ 289,816
USER FEES	\$ 1,560,070	\$ 1,575,000	\$ (14,930)
GRANTS - RECURRENT	\$ 4,982,205	\$ 4,864,000	\$ 118,205
INTEREST	\$ 492,000	\$ 492,000	\$ -
COMMERCIAL REVENUE	\$ -	\$ -	\$ -
GOVERNMENT SUBSIDIES	\$ 35,100	\$ 12,000	\$ 23,100
OTHER INCOME	\$ 100,000	\$ 150,000	\$ (50,000)
INVESTMENT REVENUE FROM WATER CORPORATION	\$ 182,400	\$ 182,400	\$ -
	\$ 15,580,592	\$ 15,214,400	\$ 366,192
NET CAPITAL INCOME			
GRANTS - CAPITAL	\$ 1,264,513	\$ 1,264,000	\$ 513
CONTRIBUTIONS	\$ -	\$ -	\$ -
NET GAIN/(LOSS) ON DISPOSAL OF ASSETS	\$ -	\$ -	\$ -
	\$ 1,264,513	\$ 1,264,000	\$ 513
TOTAL INCOME	\$ 16,845,105	\$ 16,478,400	\$ 366,705
EXPENSES FROM CONTINUING OPERATIONS			
EMPLOYEE COSTS	\$ 6,180,336	\$ 6,115,000	\$ 65,336
MATERIALS AND CONTRACTS	\$ 4,310,634	\$ 4,258,000	\$ 52,634
DEPRECIATION & AMORTISATION	\$ 5,039,700	\$ 5,039,700	\$ -
CONTRIBUTIONS	\$ 307,026	\$ 296,700	\$ 10,326
FINANCE COSTS	\$ -	\$ -	\$ -
COMMERCIAL EXPENSES	\$ -	\$ -	\$ -
OTHER EXPENSES	\$ 231,540	\$ 188,000	\$ 43,540
TOTAL EXPENSES FROM CONTINUING OPERATIONS	\$ 16,069,236	\$ 15,897,400	\$ 171,836
RESULT FROM CONTINUING OPERATIONS	\$ 775,869	\$ 581,000	\$ 194,869
<i>Less Net Capital Income Section</i>	\$ (1,264,513)	\$ (1,264,000)	\$ (513)
	\$ (488,644)	\$ (683,000)	\$ 194,356

SOUTHERN
MIDLANDS
COUNCIL

2026-2027 BUDGETED STATEMENT OF CASH FLOWS

CASH FLOWS FROM OPERATING ACTIVITIES

Payments

Employee Costs	\$ (6,180,336)
Materials and Contracts	\$ (4,310,634)
Interest	\$ -
Other	\$ (538,566)
	<u>\$ (11,029,536)</u>

Receipts

Rates	\$ 8,228,816
User Charges	\$ 1,560,070
Interest Received	\$ 492,000
Government Subsidies	\$ 35,100
Other	\$ 100,000
Grants - Recurrent	\$ 4,982,205
Investment Revenue from Water Corporation	\$ 182,400
	<u>\$ 15,580,592</u>

Net Cash from operating activities **\$ 4,551,056**

CASH FLOWS FROM INVESTING ACTIVITIES

Payments for Property, Plant and Equipment (subject to confirmation of Carry Forwards)	\$ (6,885,678)
Payments for Investments	\$ -
Proceeds from Sale of Property, Plant and Equipment	\$ 775,000
Capital grants (Less Grants received in Advance)	\$ 1,264,513

Net Cash used in investing activities **\$ (4,846,165)**

CASH FLOWS FROM FINANCING ACTIVITIES

Repayment of Borrowings	\$ -
Proceeds from Borrowings / Transfer from Reserves	\$ 530,000

Net cash used in financing activities **\$ 530,000**

Net increase / (decrease) in cash held **\$ 234,891**

Cash at beginning of reporting year \$ 14,160,838

Cash at end of reporting year **\$ 14,395,729**

SOUTHERN
MIDLANDS
COUNCIL

OPERATING BUDGET - PROGRAM CLASS SUMMARY

PROGRAMS:	REVENUE	EXPENDITURE	SURPLUS / (DEFICIT)
INFRASTRUCTURE	3,013,861	7,393,030	-4,379,169
GROWTH	547,856	358,095	189,761
LANDSCAPES	665,173	2,040,579	-1,375,406
COMMUNITY	389,764	1,886,305	-1,496,541
ORGANISATION	12,228,452	4,391,226	7,837,226
TOTALS:	16,845,105	16,069,235	775,870

SOUTHERN
MIDLANDS
COUNCIL

PROGRAM SUMMARY

	REVENUE	EXPENDITURE	SURPLUS / (DEFICIT)
INFRASTRUCTURE			
Roads	1,324,813	4,305,519	-2,980,706
Bridges	0	748,441	-748,441
Walkways	0	284,475	-284,475
Lighting	0	78,120	-78,120
Buildings (Public Toilets)	300	145,268	-144,968
Sewer / Water	0	0	0
Drainage	0	91,302	-91,302
Waste	1,688,748	1,719,905	-31,157
Information, Communication Technology	0	20,000	-20,000
INFRASTRUCTURE TOTAL:	3,013,861	7,393,030	-4,379,169
GROWTH			
Residential	0	10,000	-10,000
Tourism	13,500	38,552	-25,052
Business	534,356	309,543	224,813
Industry	0	0	0
GROWTH TOTAL:	547,856	358,095	189,761
LANDSCAPES			
Heritage	1,000	530,808	-529,808
Natural	18,973	256,091	-237,118
Cultural	0	16,000	-16,000
Regulatory - Development	557,500	1,081,539	-524,039
Regulatory - Public Health	8,500	26,505	-18,005
Regulatory - Animals	79,200	129,636	-50,436
Environmental Sustainability	0	0	0
LANDSCAPES TOTAL:	665,173	2,040,579	-1,375,406
COMMUNITY			
Community Health & Wellbeing	0	387,791	-387,791
Recreation	355,632	1,317,359	-961,727
Access	0	0	0
Volunteers	0	30,000	-30,000
Families	34,132	10,000	24,132
Education	0	0	0
Capacity & Sustainability	0	55,505	-55,505
Safety	0	59,950	-59,950
Consultation & Communication	0	25,700	-25,700
COMMUNITY TOTAL:	389,764	1,886,305	-1,496,541
ORGANISATION			
Improvement	0	134,251	-134,251
Sustainability	139,397	3,848,449	-3,709,052
Finances	12,089,054	408,526	11,680,528
ORGANISATION TOTAL:	12,228,452	4,391,226	7,837,226
OPERATING BUDGET SURPLUS / (DEFICIT) :			775,870

Program: **INFRASTRUCTURE**Sub Program: **ROADS****Program Objectives:****Strategic Theme: Infrastructure**

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

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

Description & Level of Service:

Council has responsibility for 609 kms of unsealed and 209 kms of sealed road. These roads have been classified into a hierarchy - UA, UB, UC, & UD and SA, SB & SC (where "A" is the higher design standard), based on the use/traffic and the economic and social importance of each road. Maintenance of the road network is undertaken by the Council workforce in conjunction with external Contractors as necessary and appropriate. Maintenance is undertaken in accordance with clear specifications adopted by Council.

Strategies / Action Plans:

- 1.1.1.1 Continue to seek opportunities to increase funding for road maintenance and construction from Australian and State Government, whilst incorporating appropriate design outcomes for public infrastructure in heritage areas where practicable
- 1.1.1.2 Assess new, cost effective sources and methods of road construction / materials suitable for road maintenance
- 1.1.1.3 Continue to work with the Department of State Growth (DSG) to improve the safety and standard of the Midland Highway and other State Roads along with road junctions
- 1.1.1.4 Continue to focus on road drainage and road improvements as key elements of road maintenance
- 1.1.1.5 Ensure that appropriate sight distances are maintained, for key transport routes, through effective roadside vegetation management / road realignment
- 1.1.1.6 Continue a program of regular safety audits of roads in conjunction with Department of State Growth
- 1.1.1.7 In partnership with the State Government address the issue of reserved roads and their impact on fire and weed management
- 1.1.1.8 Continue the program of dust suppression on gravel roads in accordance with Council's policy
- 1.1.1.9 Provide road infrastructure appropriate to industry demand
- 1.1.1.10 Use design and material finishes appropriate to the local context
- 1.1.1.11 Incorporate the use of recyclable materials (eg tyres/glass) into road pavements and pathways
- 1.1.1.12 Update Long-Term Strategic Asset Management Plan to reflect condition assessment
- 1.1.1.13 Establishment of appropriate trees and related streetscapes elements in our villages
- 1.1.1.14 Government investment in the Bagdad-Mangalore Bypass as a major component in the State road network
- 1.1.1.15 Explore the viability of creating a road link from Southern Midlands to the Tasman Highway on the East Coast north of Triabunna
- 1.1.1.16 Pursue the further development of the road link from the Southern Midlands to the East Coast by upgrading the existing Buckland Road link
- 1.1.1.17 Implement the outputs from the Oatlands Structure Plan

Performance Indicators:

Average cost per tonne of material placed for resheeting of gravel roads. Average cost per klm per grader for maintenance grading of gravel roads. Average cost per square metre of area repaired for bitumen patching. Average cost per kilometre of roadside slashing. No. of complaints per klm of sealed/unsealed road per year.

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Heavy Vehicle Licence Fees	11,700		35,100
Sale of Road Materials	0		0
Developer Contributions	6,000		6,000
Developer Contributions - Woodsdale Quarry	19,200	14,553	19,200
Grant(s) - Safer Rural Roads	0		0
Vulnerable Road Users Program	0		0
Roads to Recovery Program	1,064,853	1,012,500	1,264,513
Total Revenue:	1,101,753	1,027,053	1,324,813
EXPENDITURE:			
Pavement Maint.	888,113		936,884
Shoulder Maint.	83,316		29,398
Drainage	414,102		338,584
Traffic Facilities	58,085		63,085
Verges	315,977		286,568
Depreciation	2,651,000		2,651,000
Budget Reduction/Adjustment (Capital Wages)	0		0
Total Expenditure:	4,410,593	0	4,305,519
(Surplus)/Deficit:	3,308,840	-1,027,053	2,980,706

Program: **INFRASTRUCTURE**

Sub Program: **BRIDGES**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

1.2.1 Maintenance and improvement of the standard and safety of bridges in the municipal area.

Description & Level of Service:

Council has responsibility to maintain 154 Bridge structures (includes major culverts) with a total deck area of 7,260 m2. Maintenance of bridges is generally undertaken by the Council workforce and replacement / renewal of Bridges is done by suitability qualified Contractors. Major renewal / replacements projects go through a tender process. All Bridge structures are inspected on a quarterly basis by AusSpan (Total Bridge Management).

Strategies / Action Plans:

1.2.1.1 Continue the current program of bridge maintenance and replacement including the monitoring and consideration of new construction methods for the replacement of timber bridges and related structures, with the exception of bridges having heritage significance, which shall be maintained in an appropriate manner consistent with their original character

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Natural Disaster Relief Fund (Subsidy)	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Maintenance	79,013		81,473
AusSpan Inspections	22,377		32,968
Special Purpose Vehicles Network Inspection	0		0
Interest Charges - Bridges			
Depreciation	552,000		634,000
Budget Reduction/Adjustment	0		0
Total Expenditure:	653,390	0	748,441
(Surplus)/Deficit:	653,390	0	748,441

Program: **INFRASTRUCTURE**

Sub Program: **WALKWAYS, CYCLEWAYS & TRAILS**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

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

Description & Level of Service:

To pro-actively undertake strategic asset management for the long-term construction as well as reconstruction of walkways and related infrastructure. Actively seek sources of funding for high priority infrastructure projects.
To apply a balanced engineering / technical view to issues that demands such an approach.

Strategies / Action Plans:

- 1.3.1.1 Determine through consultation, the priorities for extensions to existing walkways and pedestrian areas
- 1.3.1.2 In consultation with the community identify and develop new cycle ways, walkways and pedestrian areas based on identified need
- 1.3.1.3 Investigate options for the accessibility of horse trails within the municipal area
- 1.3.1.4 Inter-connect walkways/cycleways with neighbouring Council areas (eg linkage with Campania to Richmond or Pontville to Bagdad)

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Comm Dev Grant Program - Kempton Streetscape Project	0		0
Comm Dev Grant Program - Broadmarsh Streetscape Project	0		0
Department of State Growth - Midland/Mood Food Pathway	0		0
Better Active Transport Grant (Bagdad Walkway)	0		0
Local Roads and Comm Infrastructure Program (Phase 4 - Total \$665,531)	0		0
Grant(s) - Bagdad Walkway (Election)	0		0
Department of State Growth - Bus Stop Program	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Footpath Maintenance	47,506		48,486
Township Verges & Nature Strips (Mowing/Spraying etc)	152,140		159,530
Street Cleaning	73,519		76,459
Budget Reduction/Adjustment	0		0
Total Expenditure:	273,165	0	284,475
(Surplus)/Deficit:	273,165	0	284,475

Program: **INFRASTRUCTURE**

Sub Program: **LIGHTING**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

- 1.4.1a Ensure adequate lighting based on demonstrated need
- 1.4.1b Contestability of energy supply

Description & Level of Service:

- * Council manages lighting in built up areas for residents and visitors to enjoy a safe and ready access to roads, streets and Council buildings.
- * Aurora provides the installation and maintenance service for street lighting

Strategies / Action Plans:

- 1.4.1.1 Develop a program for upgrading lighting in areas of community safety need in accordance with the Australian Lighting Standard
- 1.4.1.2 Continue the undergrounding of power in Oatlands
- 1.4.1.3 Adopt new technology as it arises to reduce lifecycle costings; for example energetically pursue the implementation of LED (Light Emitting Diode) for replacement of street lighting

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Comm Dev Grant Program - Oatlands U/Ground Lighting	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Street Lighting	93,936		78,120
Total Expenditure:	93,936	0	78,120
(Surplus)/Deficit:	93,936	0	78,120

Program: **INFRASTRUCTURE**

Sub Program: **BUILDINGS (PUBLIC TOILETS)**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

- 1.5.1.1 Enhance the program for building management and maintenance across the municipality
- 1.5.1.2 Develop and maintain public amenities to meet community and visitor needs, including continuing to upgrade public amenities with a focus on toilet facilities to meet community and visitor needs with regard to possible future use as well as current use
- 1.5.1.3 Ensure sustainable use of Council buildings is maximised for Community benefit
- 1.5.1.4 Update Long-Term Strategic Asset Management Plan to reflect condition assessment of buildings
- 1.5.1.5 Improve the quality, safety and fit-for-purpose of community halls and facilities
- 1.5.1.6 Address community needs with well-targeted, focused and strategic approaches to facility supply

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Mobile Toilet Hire	0	300	300
Grant(s) - State (Election)	0		0
Total Revenue:	0	300	300
EXPENDITURE:			
Maintenance - Public Toilets	140,739		145,268
Depreciation			
Budget Reduction/Adjustment	0		0
Total Expenditure:	140,739	0	145,268
(Surplus)/Deficit:	140,739	-300	144,968

Program: **INFRASTRUCTURE**

Sub Program: **SEWER / WATER**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

1.6.1 Increase the capacity of access to reticulated sewerage services

1.6.2 Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water

Description & Level of Service:

Strategies / Action Plans:

1.6.1.1 Monitor the future demand for sewerage services in areas zoned for future residential, commercial and industrial development in partnership with the Water Authority

1.6.1.2 Advocate for Developers and the Community to the Water Authority in respect of service level equity

1.6.2.1 Investigate the future demand for water services in area zoned for future residential, commercial and industrial development in partnership with the Water Authority

1.6.2.2 Advocate for Developers and the Community to the Water Authority in respect of service level equity

1.6.2.3 Investigate the future demand for energy services in areas zoned for future residential, commercial and industrial development in partnership with the Energy Authorities

1.6.2.4 Advocate for Developers and the Community to the Energy Authorities in respect of service level equity

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
	0		0
Depreciation			
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	0	0	0
(Surplus)/Deficit:	0	0	0

Program: **INFRASTRUCTURE**

Sub Program: **DRAINAGE**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

1.7 Maintenance and improvement of the town storm-water drainage system

Description & Level of Service:

* To pro-actively undertake strategic asset management for the long-term construction, reconstruction and maintenance of stormwater reticulation and related infrastructure.

* Actively seek sources of funding for high priority infrastructure projects.

* To apply a balanced engineering/technical view to issues that demands such an approach.

Strategies / Action Plans:

1.7.1.1 Continue to program capital works that improve the effectiveness of the storm-water drainage systems in the towns of the municipality

1.7.1.2 Research best practice methods for the disposal of Stormwater, that is applicable to country towns and rural living

1.7.1.3 Adopt 'Water Sensitive Urban Design Principles' where appropriate

1.7.1.4 Research and monitor forecasts in relation to critical weather events (eg design/specifications)

1.7.1.5 - Undertake hydraulic assessment of the municipal area (i.e. the provision of flood mapping and assess the interaction of stormwater with existing and potential future land uses). Includes investigating the availability of external funding support. The initial focus being the main population and transit areas around Bagdad and Mangalore

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Inspection & Connection Fees	0		0
Local Roads and Comm Infrastructure Program (Phase 2 - Total \$609,032)	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Maintenance	31,081		33,302
Interest Charges	0		0
Depreciation	58,000		58,000
Budget Reduction/Adjustment	0		
Total Expenditure:	89,081	0	91,302
(Surplus)/Deficit:	89,081	0	91,302

Program: **INFRASTRUCTURE**Sub Program: **WASTE****Program Objectives:****Strategic Theme: Infrastructure***The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.***Strategic Plan Reference:**

1.8 Maintenance and improvement of the provision of waste management services to the community

Description & Level of Service:**Strategies / Action Plans:**

1.8.1.1 Continue to review the ongoing operational arrangements for waste management including co-operation with other local government authorities

1.8.1.2 Undertake a review of the whole waste management service delivery system regularly

1.8.1.3 Explore the opportunities to promote/facilitate a reduction of waste to landfill

1.8.1.4 Support and participate in the activities of the newly established 'Southern Tasmanian Regional Waste Authority

1.8.1.5 Investigate the introduction of a 'user pays' system at the Waste Transfer Stations (in lieu of the charging the standard Waste Management Levy)

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Waste Transfer Stations - Disposal Fees / Sale of Recyclables	40,000	32,551	40,000
Waste Transfer Stations - Sale of Recyclables	0		0
Rates (Est Rates based on \$282 per collection point - prev \$272)	515,712	532,677	556,668
Container Deposit Levy - rebate ex Cleanaway	0		18,000
Waste Management Levy (Est based on \$310 & \$105 - prev \$305 & \$100)	1,043,335	1,053,051	1,074,080
Total Revenue:	1,599,047	1,618,280	1,688,748
EXPENDITURE:			
Household Collection Service	491,459		529,740
Operating Expenses - Oatlands WTS	359,321		388,141
Operating Expenses - Campania WTS	335,352		362,724
Operating Expenses - Dysart WTS	377,108		410,200
Other Expenditure	0		0
Waste Management Plan (incl. Regional Group etc)	1,600		1,600
Land Tax Payable	0		0
Interest Charges	0		0
Depreciation	27,500		27,500
Budget Reduction/Adjustment	0		0
Total Expenditure:	1,592,340	0	1,719,905
(Surplus)/Deficit:	-6,707	-1,618,280	31,157

Program: **INFRASTRUCTURE**

Sub Program: **INFORMATION COMMUNICATIONS TECHNOLOGY**

Program Objectives:

Strategic Theme: Infrastructure

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Strategic Plan Reference:

1.9.1 Improve access to modern communications infrastructure

Description & Level of Service:

Strategies / Action Plans:

1.9.1.1 Seek opportunities to facilitate the provision of cost effective broadband and mobile telecommunications access across the municipality

1.9.1.1 Support the establishment of telecommunication infrastructure at Mt Hobbs

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Total Revenue:	0	0	0
EXPENDITURE:			
Investigation	20,000	0	20,000
Total Expenditure:	20,000	0	20,000
(Surplus)/Deficit:	20,000	0	20,000

Program: **GROWTH**Sub Program: **RESIDENTIAL****Program Objectives:****Strategic Theme: Growth**

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services

Strategic Plan Reference:

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

Description & Level of Service:**Strategies / Action Plans:**

- 2.1.1.1 Seek opportunities to increase the number of subdivisions providing affordable land in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme
- 2.1.1.2 Investigate the potential of under-utilised Australian, State and Local Government owned land for use and/or development
- 2.1.1.3 Investigate and pursue innovative responses to residential developments whilst maintaining an appropriate townscape context including rural and heritage character where appropriate
- 2.1.1.4 Investigate options pertinent to affordable housing
- 2.1.1.5 Lobby for increased transport services within the municipality and explore alternative transport options
- 2.1.1.6 Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Policy Remission - First Home Building Scheme	0	0	10,000
Budget Reduction/Adjustment			
Total Expenditure:	0	0	10,000
(Surplus)/Deficit:	0	0	10,000

Program: **GROWTH**Sub Program: **TOURISM****Program Objectives:****Strategic Theme: Growth**

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services

Strategic Plan Reference:

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

Description & Level of Service:**Strategies / Action Plans:**

2.2.1.1 Seek opportunities to support the development, growth and promotion of a wide range of tourism in the Southern Midlands

2.2.1.2 Seek opportunities to further develop and link heritage tourism opportunities both within and outside the region, including convict sites, the Oatlands Military Precinct and Callington Mill Precinct

2.2.1.3 Pursue appropriate development of Council's Heritage buildings for tourism e.g. Court house and Gaol in Oatlands

2.2.1.4 Support the development of tourism products

2.2.1.5 Work in partnership with tourism organisations including Destination Southern Tasmania and the Heritage Highway Tourism Region Association

2.2.1.6 Encourage local tourism operators to establish and maintain exposure on the Australian Tourism Data Warehouse website, which allows local tourism operators to easily promote their business or events on numerous digital platforms that connect directly to consumers

2.2.1.7 Embrace and implement the Heritage Highway Destination Action Plan along with associated initiatives

2.2.1.8 Implement the outputs from the Oatlands Structure Plan

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Misc. Income (Event Income / Lake Dulverton Showers)	4,500	3,718	4,500
Kempton Roadside Stopover (Donations / Shower)	5,500		4,500
Oatlands Roadside Stopover (Donations)	0	1,047	4,500
Grant(s)	0		0
Total Revenue:	10,000		13,500
EXPENDITURE:			
Tourism (Promotion & Other Council activities)	8,400		8,000
Contributions (HHTRA)	12,000		12,000
Contributions (Destination South)	7,876		8,152
Special Projects (incl. Marketing Plan)	13,000		10,400
Grant Expenditure			
Budget Reduction/Adjustment			
Total Expenditure:	41,276	0	38,552
(Surplus)/Deficit:	31,276	0	25,052

Program: **GROWTH**Sub Program: **BUSINESS****Program Objectives:****Strategic Theme: Growth**

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services

Strategic Plan Reference:

- 2.3.1a Increase the number and diversity of businesses in the Southern Midlands
- 2.3.1b Increase employment within the municipality
- 2.3.1c Increase Council revenue to facilitate business and development activities (social enterprise)

Description & Level of Service:**Strategies / Action Plans:**

- 2.3.1.1 Continue to facilitate and actively promote the development of new business opportunities
- 2.3.1.2 Continue to provide support to businesses within the municipality to help ensure their long-term viability and to support them to actively work co-operatively together
- 2.3.1.3 Further develop economic opportunities of equine activities and services in respect of the former Oatlands racecourse
- 2.3.1.4 Seek opportunities to support the development of affordable temporary accommodation for seasonal and other workers
- 2.3.1.5 Pursue the establishment of regional or state-wide facilities that can take advantage of the municipality's central location, accessibility to the State's major road and rail facilities and/or the presence of very large titles affording opportunities for industries requiring large attenuation distances
- 2.3.1.6 Develop and promote incentives for businesses to establish and expand
- 2.3.1.7 Develop and maintain infrastructure critical for the establishment and retention of business
- 2.3.1.8 Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the area
- 2.3.1.9 Complete the transition and transfer of the Council owned business 'Heritage Building Solutions Pty Ltd' into Council's organisational structure
- 2.3.1.10 Assess future governance and management options for the Council owned business 'Heritage Education and Skills Centre Ltd'
- 2.3.1.11 Target niche high end food/wine outlets to establish businesses within the Southern Midlands

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Sale of Water (TasWater)	0		0
Private Works - Income	268,480	292,232	258,209
Private Works - Stornoway Contract	91,969	63,084	93,747
Private Works - Building Services Unit	0	24,415	0
TasWater - Distributions	182,400		182,400
Callington Mill - Operations (Sale of Bulk Flour product - old Stock)	0		0
Subsidiaries (HBS & HESC)	0		0
Total Revenue:	542,849	379,730	534,356
EXPENDITURE:			
Incentives	0		0
Private Works - Expenditure	223,733		215,174
Stornoway Contract	79,973		81,519
Subsidiaries (HBS & HESC)	0		0
Callington Mill - Operations (includes property maintenance)	12,850		12,850
Interest Charges	0		0
Budget Reduction/Adjustment			
Total Expenditure:	316,556	0	309,543
(Surplus)/Deficit:	-226,293	-379,730	-224,813

Program: **GROWTH**

Sub Program: **INDUSTRY**

Program Objectives:

Strategic Theme: Growth

The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

- 2.4.1.1 Develop opportunities that enhance Southern Midlands role as a focal point for rural activity
- 2.4.1.3 Continue implementation of the Southern Midlands Weed Management Strategy as it related to agricultural land/crown land/roads.
- 2.4.1.4 Facilitate the development of 'value adding' opportunities in the rural sector through high production agriculture
- 2.4.1.5 Continue playing a leadership role with the Southcentral Jobs Hub Network and other stakeholders to advocate/facilitate for changes that are beneficial to the region
 - i. Develop programs that will improve literacy levels and business skills for people in the agricultural industry;
 - ii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and
 - iii. Develop improved approaches to optimising Vocation Education & Training (VET) and DoE programs
- 2.4.1.6 Understand and maximise the economic enablers in the region
- 2.4.1.7 Encourage and facilitate innovation in the rural sector
 - 2.4.2.1 Encourage and promote, development as well as production opportunities associated with irrigation schemes
 - 2.4.2.2 Support the implementation of irrigation schemes that service locations in the local government area
 - 2.4.2.3 Support the State Governments Economic Development Plan in the growth of services to support the rural and regional economies

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Tunbridge Dam - Water Lease	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Operating Expenses	0	0	0
Total Expenditure:	0	0	0
(Surplus)/Deficit:	0	0	0

Program: **LANDSCAPES**Sub Program: **HERITAGE****Program Objectives:****Strategic Theme: Landscapes***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

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

Description & Level of Service:**Strategies / Action Plans:**

- 3.1.1.1 Manage the heritage values of Council owned heritage buildings according to affordable best practice
- 3.1.1.2 Work in partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites
- 3.1.1.3 Continue to implement and review the Oatlands Commissariat and Gaol Master Plans
- 3.1.1.4 Seek to establish the Oatlands gaol site as an historic/archaeological interpretation centre
 - 3.1.2.1 Support and monitor the ongoing development of the Heritage Skills Centre in Oatlands
 - 3.1.2.2 Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage
- 3.1.3.1 Undertake and encourage research & publications on the heritage values of the Southern Midlands
- 3.1.3.2 Undertake effective heritage interpretation, education and communication programs
- 3.1.3.3 Continue to manage and utilise Council's heritage resource and collections
- 3.1.3.4 Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts
- 3.1.3.5 Support the creation of centralised initiatives for online accessibility to information relevant to heritage sites/buildings
- 3.1.3.6 Recognition and ensuring the maintenance of the significance of trees in the landscape especially along the Heritage Highway (Midland Highway) and the revegetation where trees have been removed

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Oatlands Gaol - Rental Income / Donations	0		0
Oatlands Court House - Rental Income / Donations	1,000		1,000
Grant - NSRF (Commissariat)	0		0
Heritage Volunteer Program / Archaeological Digs	0		0
Total Revenue:	1,000	0	1,000
EXPENDITURE:			
Staffing / General Operating	393,520		422,642
Court House (incl. gen funds for displays/interps etc)	20,833		21,519
Gaolers Residence	26,534		27,219
Parattah Railway Station	4,100		4,100
73 High Street (Roche Hall)	19,853		20,424
79 High Street (Commissariat)	18,333		18,904
Heritage Volunteer Program / Archaeological Digs	18,000		16,000
Budget Reduction	0		0
Interest Charges	0		0
Depreciation	0		0
Total Expenditure:	501,173	0	530,808
(Surplus)/Deficit:	500,173	0	529,808

Program: **LANDSCAPES**Sub Program: **NATURAL****Program Objectives:****Strategic Theme: Landscapes***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

- 3.2.1 Identify and protect areas that are of high conservation value
 3.2.2 Encourage the adoption of "best practice" land care techniques

Description & Level of Service:**Strategies / Action Plans:**

- 3.2.1.1 Continue implementation of the Southern Midlands Weed Management Strategy
 3.2.1.2 Implement and monitor the Lake Dulverton Management Strategy and Water Operational Plan
 3.2.1.3 Continue to work co-operatively with the Tasmanian Land Conservancy to add value to the Chauncy Vale Wildlife Sanctuary and to develop a new management document reflecting current best practice
 3.2.1.4 Facilitate and encourage voluntary native vegetation conservation agreements to conserve & protect high priority native vegetation communities
 3.2.1.5 Use a collaborative approach (through the planning scheme) to recognise and protect values on private land only where:
 i. the land contains natural values Council has deemed to be of high conservation value at the local level;
 ii. existing spatial information provides a reasonable level of surety as the presence of those values;
 iii. the values are not already afforded a reasonable degree of protection by higher levels of government; and
 iv. the patch size is sufficiently large to ensure long term environmental sustainability.
 3.2.2.1 Actively pursue grant opportunities & projects in relation to preservation of bushland remnants, weed management, vegetation, and regenerative agricultural techniques
 3.2.2.2 Maintain collaborative partnerships with NRM South, DPIPWE, and other relevant organisations to deliver on-ground projects

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Chauncy Vale - Gate Donations	4,500		4,500
Lake Dulverton - Donations (Committee contribution)	5,000		5,000
Lake Dulverton - Signage Charges	0		200
Rental - Chauncy Vale Cottage / Aurora Reimbursements	7,145		9,273
Grant(s) - State (Election)	0		0
NRM Grants	0		0
Total Revenue:	16,645	0	18,973
EXPENDITURE:			
Campania Bush Reserve	2,360		2,360
Chauncy Vale Reserve	41,136		26,774
Weed Management Program	60,729		62,816
Landcare Facilitator (incl New Grant Application allocation)	108,665		112,954
Committee (incl. Dulverton Corridor)	17,750		17,750
Lake Dulverton (Midlands Water Scheme)	26,875		33,437
Depreciation	0	0	0
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	257,515	0	256,091
(Surplus)/Deficit:	240,870	0	237,118

Program: **LANDSCAPES**

Sub Program: **CULTURAL**

Program Objectives:

Strategic Theme: Landscapes

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

3.3.1.1 Identify, and promote the Cultural identity of the Southern Midlands through festivals and events

3.3.1.2 Continue to implement and update the Southern Midlands Arts Strategy

3.3.1.3 Develop an Events and Festivals Strategy

3.3.1.4 Support the establishment and development of large scale culturally diverse developments and institutions in appropriate locations in the Southern Midlands and encourage the State Government to declare such projects as Projects of Regional Significance recognising their scale, importance and the far reaching nature of their potential benefits and impacts

3.3.1.5 Continue to promote and develop the Artist in Residence Program using Council owned heritage buildings

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Community Donations	0		
Heritage Hub (79 High Street)	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Arts Advisory Committee	0	0	0
Heritage Garden (Callington Mill)	0	0	0
Commissariat HUB (transfer to Heritage Program)	0	0	0
Artist in Residence Program	16,000	0	16,000
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	16,000	0	16,000
(Surplus)/Deficit:	16,000	0	16,000

Program: **LANDSCAPES****Sub Program: REGULATORY (DEVELOPMENT)****Program Objectives:****Strategic Theme: Landscapes***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

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

Description & Level of Service:**Strategies / Action Plans:**

- 3.4.1.1 Continue to support the State Government's State-wide Planning Initiative and to work in co-operation within the Southern Tasmanian region to finalise the Local Provisions Schedule for the Tasmanian Planning Scheme
- 3.4.1.2 Encourage the State Government to provide more direction to the planning system through the introduction of more State Planning Policies, State Planning Directives and common state-wide planning scheme provisions
- 3.4.1.3 Make use of the Joint Land Use Planning Initiative (JLUPI) outcomes to develop the local content for the new planning scheme
- 3.4.1.4 Actively participate in the review of the Southern Tasmania Regional Land Use Strategy
- 3.4.1.5 Process planning, building and plumbing applications in a timely manner and monitor compliance with the relevant legislation
- 3.4.1.6 Review systems and procedures to ensure that "best value" is being provided in the delivery of customer services
- 3.4.1.7 Ensure staff are adequately resourced and supported to apply consistent, transparent and procedural fairness in pursuing enforcement action in matters of non-compliance
- 3.4.1.8 Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas
- 3.4.1.9 Ensure staff are adequately resourced and supported to apply consistent, transparent and procedural fairness in pursuing enforcement action in matters of non-compliance

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Subdivision & Development App Fees	320,000		250,000
Env Health - PPE's, Septic Tank & Food Premises	7,500		7,500
Building / Plumbing Application Fees	200,000		200,000
Public Open Space Contributions	150,000	0	100,000
Total Revenue:	677,500	0	557,500
EXPENDITURE:			
Salaries (incl. On-Costs)	874,222		904,533
Office - Operating Expenses (incls Legal Fees)	86,783		87,556
Advertising	20,000		20,000
Vehicle Costs	42,000		52,000
Consultancy Costs - EHO; Engineering & Building Surveying	78,053		17,450
Planning Scheme Development	0		0
Regional Planning Project	0		0
Interest Charges	0		0
Depreciation			
Budget Reduction/Adjustment	0		0
Total Expenditure:	1,101,058	0	1,081,539
(Surplus)/Deficit:	423,558	0	524,039

Program: **LANDSCAPES**Sub Program: **REGULATORY (PUBLIC HEALTH)****Program Objectives:****Strategic Theme: Lifestyle***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.***Strategic Plan Reference:**

3.5.1 Monitor and maintain a safe and healthy public environment

Description & Level of Service:**Strategies / Action Plans:**

3.5.1.1 Continue to provide school immunisation programs

3.5.1.2 Encourage members of the Community to actively participate in immunisation programs

3.5.1.3 Continue to register and monitor food premises

3.5.1.4 Continue to ensure that on-site waste water disposal is effective

3.5.1.5 Encourage health professionals, including doctors and nurses, to move to the Southern Midlands

3.5.1.6 Provide continuing support to the Midlands Multi-Purpose Health Centre

3.5.1.7 Continually raise the awareness of Notifiable Diseases in the Community

3.5.1.8 Maintain an Emergency Management Plan for the Southern Midlands local government area that will provide safeguards for the health & safety of the Community

3.5.1.9 Support Council owned cemetery services so they continue to be provided

3.5.1.8 Maintain the Kempton Community Health Centre and encourage health professionals along with other community service providers to use the premises as a base for the provision of services

3.5.1.9 Work with the State Government and our neighbouring Councils in the implementation of responses to epidemics and/or pandemics to keep our Commu

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Cemetery Income (Campania & Woodsdale)	6,000		8,000
Immunisation	500		500
Kempton Community Health Centre - Rental Income (Moved to Families)	20,000		0
Total Revenue:	26,500	0	8,500
EXPENDITURE:			
Immunisation Costs	735		5,735
Medical Officer of Health	2,500		0
Cemeteries - Maintenance	14,820		14,820
Community Health Centre	8,125		5,950
Budget Reduction/Adjustment	0		
Total Expenditure:	26,180	0	26,505
(Surplus)/Deficit:	-320	0	18,005

Program: **LANDSCAPES**

Sub Program: **REGULATORY (ANIMALS)**

Program Objectives:

Strategic Theme: Lifestyle

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

3.6.1.1 Continue dog control, regulatory, licensing and educational programs

3.6.1.2 Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources

3.6.1.3 Encourage the State Government to recognise the feral cat problem as distinct from the escaped/released/straying domestic cat problem and to develop and resource a strategy to meaningfully reduce the number of feral cats that now form a self-sustaining and very large population in rural areas

3.6.1.3 Review the endorsed 'Southern Tasmania Regional Cat Management Strategy 2021-2026' recognising that the Strategy is based on an 'opt-in' approach which would be reliant on available resources, and taking into account the extent of the problem within each municipal area

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Dog Registration Fees	70,200	1,050	70,200
Infringement Notices	7,500		7,500
Impounding & Complaint Fees	1,500		1,500
Total Revenue:	79,200	1,050	79,200
EXPENDITURE:			
Animal Control Services	140,975		129,636
Budget Reduction/Adjustment			
Total Expenditure:	140,975	0	129,636
(Surplus)/Deficit:	61,775	-1,050	50,436

Program: **LANDSCAPES**

Sub Program: **ENVIRONMENTAL SUSTAINABILITY**

Program Objectives:

Strategic Theme: Landscapes

The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.

Strategic Plan Reference:

3.7.1 Implement strategies to address the issue of environmental sustainability in relation to its impact on Council's corporate functions and on the Community

Description & Level of Service:

Strategies / Action Plans:

3.7.1.1 Implement priority actions defined in Council's corporate Climate Change Adaption Plan

3.7.1.2 Continue implementation of Council's Climate Change Action Plan

3.7.1.3 Continually improve energy efficiency and assist the Community in energy efficiency initiatives

3.7.1.4 Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to climate change

3.7.1.5 Investigate options to potentially develop alternate energy sources, including but not limited to Solar Array Panel/bank to generate power to be used at the community level and excess back to the grid

3.7.1.6 Facilitate the installation of recharging stations for battery operated vehicles in key geographic locations

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Commissions - Solar Units	0	0	0
Home Energy Audits	0	0	0
Grants (EV Charging Station)	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Salaries (incl. On-Costs)	0	0	0
Climate Change Grant Expenditure (Grant rec'd 2011/12)	0	0	0
(Grant received 2011/12 - \$20934 - 90%)			
Sundry Allocation	5,000		0
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	5,000	0	0
(Surplus)/Deficit:	5,000	0	0

Program: **COMMUNITY**Sub Program: **COMMUNITY HEALTH & WELLBEING****Program Objectives:****Strategic Theme: Community**

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of the Community

Strategic Plan Reference:

4.1.1 Support and improve the independence, health and wellbeing of the community

Description & Level of Service:**Strategies / Action Plans:**

4.1.1.1 Partner with Governments, adjoining Councils and non-government organisations to improve the safety, health and well-being of the Community

4.1.1.2 Review our play grounds / community spaces in recognising the importance to our Community of inclusive play & universal design for broadest possible user catchment

4.1.1.3 Promote the importance of regular exercise as part of Community health & wellbeing

4.1.1.4 Explore opportunities for community members to engage with animals in a public space e.g off-lead dog exercise areas

4.1.1.5 Improve the quality, safety and fit-for-purpose of community sport and active recreation facilities

4.1.1.6 Address community needs with well-targeted, focused and strategic approaches to facility supply

4.1.1.7 Work with the State Government in implementing the Tasmanian Community Sport and Active Recreation Infrastructure Strategy

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Drop-In-Centre (Aquatic Centre)	0		0
Rental - Sumo Suits	0		0
Communities for Children	0		0
Grant - Healthy Comm Initiative	0		0
Rural Primary Health / Grants - School Holiday Program	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Salaries (incl. On Costs)	332,545		317,245
Operating Costs (incl. Vehicle Costs)	30,000		55,546
Holiday Program	16,000		15,000
School Community Garden	0		0
Communities for Children	0		0
Budget Reduction/Adjustment	0		0
Total Expenditure:	378,545	0	387,791
(Surplus)/Deficit:	378,545	0	387,791

Program: **COMMUNITY**Sub Program: **RECREATION****Program Objectives:****Strategic Theme: Community**

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

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

Description & Level of Service:**Strategies / Action Plans:**

4.2.1.1 Review and implement the Southern Midlands Recreation Plan

4.2.1.2 Identify opportunities to work in partnership with the Community and the State Government to improve recreational services and activities

4.2.1.3 Maximise the potential use and benefits of the Oatlands Aquatic Centre

4.2.1.4 Facilitate additional recreational facilities for Lake Dulverton (e.g wetland walks and other passive recreation pursuits)

4.2.1.5 Review our play grounds / spaces in recognising the importance to our Community of inclusive play & universal design

4.2.1.6 Undertake recreation space/ground development that facilitates drought tolerant recreation/playing surfaces

4.2.1.7 Address recreation grounds long-term & large-scale maintenance issues, including future upgrades and facility renewal strategies, to address in terms of cost, ongoing monitoring and triggers for change

4.2.1.8 Address community needs with well-targeted, focused and strategic approaches to facility supply

4.2.1.9 Construct a single unisex accessible toilet facility at Callington Park to encourage continued visitation as well as enhancing visitor experiences in the area

4.2.1.10 Further develop Callington Park as a family friendly recreation space

BUDGET:	2025/26	CURRENT	PROPOSED
	Est.	2025/26 Actual	2026/27 Budget
REVENUE:			
Pool - Admission Fees	270,000		300,000
Recreation Facilities - User Charges (incl. Aurora reimbursements)	5,500		5,500
Hall Facilities - User Charges (incl. Aurora reimbursements)	8,000		8,000
Grant(s) - State (Election) Kempton Rec & Campania Rec	0		0
Management Committee - Reimbursements	2,500		2,500
Management Committee - Reimbursements (Capital Income)	0		0
Bagdad Community Precinct - Rental (Club & Golf Course)	0		39,632
Total Revenue:	286,000	0	355,632
EXPENDITURE:			
Recreation Grounds (incl. Land Tax Payable)	156,982		161,901
Bagdad Community Precinct	0		36,888
Aquatic Centre	774,911		782,832
Council Halls	92,100		92,100
Community Halls	11,210		11,210
Community Centre - Oatlands	7,700		7,700
Topiaries	3,250		3,250
Parks & Reserves	202,088		208,478
Tree Removal	6,000		6,000
Interest Payments	2,223		0
Recreation Plan	0		7,000
Budget Reduction/Adjustment	0		0
Total Expenditure:	1,256,464	0	1,317,359
	(Surplus)/Deficit:	970,464	961,727

Program: **COMMUNITY**

Sub Program: **ACCESS**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

- 4.3.1a Continue to explore transport options for the Southern Midlands community
- 4.3.1b Continue to meet the requirements of the Disability Discrimination Act (DDA)

Description & Level of Service:

Strategies / Action Plans:

- 4.3.1.1 Be an advocate for improving transport services for those in need within the Community
- 4.3.1.2 Continue the implementation of Council's Disability Access and Inclusion Plan in meeting the requirements of the DDA
- 4.3.1.3 Encourage organisations to adopt the inclusivity principle (if a person has a Carer with them then entry is only charged for one person, not two) for entry into events and facilities
- 4.3.1.4 Further explore the viability of a lift in the Oatlands Town Hall / Council Chambers

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Access Committee	0	0	0
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	0	0	0
(Surplus)/Deficit:	0	0	0

Program: **COMMUNITY**

Sub Program: **VOLUNTEERS**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

4.4.1 Encourage community members to volunteer

Description & Level of Service:

Strategies / Action Plans:

4.4.1.1 Ensure that there is support and encouragement for volunteering

4.4.1.2 Facilitate training programs aimed at providing volunteers with the necessary skills

4.4.1.3 Continue to support volunteers and their respective Community Groups through the Southern Midlands Community Small Grants Program

4.4.1.4 Work with Volunteering Tasmania to refine policies and frameworks that support volunteering throughout the Southern Midlands

4.4.1.5 Continue to provide the SMC Community Small Grants Program to support Community groups and their volunteers

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Community Grants Program	30,000		30,000
Partnership - Bagdad Community Club	15,000		0
Budget Reduction/Adjustment	0		
Total Expenditure:	45,000	0	30,000
(Surplus)/Deficit:	45,000	0	30,000

Program: **COMMUNITY**

Sub Program: **FAMILIES**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

- 4.5.1.1 Monitor the adequacy of current childcare facilities (i.e location, accessibility and number of placements)
- 4.5.1.2 Take appropriate action with supporting partner organisations to address any shortfalls/deficiencies identified in the provision of family related services
- 4.5.2.1 Facilitate mentoring and leadership programs in partnership with the schools in the Southern Midlands (eg. encourage school attendance at Council meetings and engagement in projects relating to Council)
- 4.5.2.2 Develop youth programs that cover employment and training as well as being linked to social, recreational and entertainment activities
- 4.5.2.3 In partnership with the State Government and not-for-profit organisations, investigate ways to enhance the delivery of youth services in the Southern Midlands
- 4.5.2.4 Monitor and respond to the recreation needs of the young people of the Southern Midlands
- 4.5.2.5 Work with community groups to facilitate meaningful youth engagement and support
- 4.5.3.1 Provide continuing support to the Midlands Multi-Purpose Health Centre (MMPHC)
- 4.5.3.2 Facilitate assistance for the seniors to stay in their own homes, or with the assistance of Carer & Support organisations in independent living units
- 4.5.3.3 Provide support for & where appropriate, facilitate the meaningful social engagement and social inclusion of older members of our Community
- 4.5.3.4 Provide continuing support for the Community Shed Oatlands as well as the Carriage House at Kempton and similar initiatives

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Contributions	0		0
Kempton Centre (previously in Public Health)			12,500
Bagdad Child Care Centre - Rental	9,530		21,632
Total Revenue:	9,530	0	34,132
EXPENDITURE:			
Operating Grants (Child Care Centres)	0		0
Operating Grant (FDC)	0		0
Seniors	10,000		10,000
Budget Reduction/Adjustment	0		
Total Expenditure:	10,000	0	10,000
(Surplus)/Deficit:	470	0	-24,132

Program: **COMMUNITY**

Sub Program: EDUCATION

Program Objectives:
Strategic Theme: Community
The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.
Strategic Plan Reference:
 4.6.1 Increase the educational and employment opportunities available within the Southern Midlands

Description & Level of Service:

Strategies / Action Plans:
 4.6.1.1 Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community
 4.6.1.2 Identify and implement the preferred management and operating model for Heritage and Education Skills Ltd.
 4.6.1.3 Facilitate/provide heritage learning opportunities through public engagement, via Heritage and Education Skills Ltd, in partnership with universities and schools, wherever opportunity arises
 4.6.1.4 Continue to work with the schools in the Southern Midlands to address and respond to reform initiatives in a positive manner together
 4.6.1.5 Continue playing a leadership role with the Southcentral Jobs Hub Network and other stakeholders to advocate/facilitate changes that are beneficial to the region
 i. Develop programs that will improve literacy levels and business skills for people in the agricultural industry;
 ii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and
 iii. Develop improved approaches to optimising Vocation Education & Training (VET) and DoE programs

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Total Revenue:	0	0	0
EXPENDITURE:			
Budget Reduction/Adjustment			
Total Expenditure:	0	0	0
(Surplus)/Deficit:	0	0	0

Program: **COMMUNITY**

Sub Program: **CAPACITY, SUSTAINABILITY & RESILIENCE**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

- 4.7.1.1 Support Community groups who wish to run and/or develop Community based facilities & events
- 4.7.1.2 Continue to provide funding opportunities for Community Groups through the Southern Midlands Community Small Grants Program
- 4.7.1.3 Provide support to Community groups in their establishment and on-going development as well as assist those groups to access grants from a wide range of sources
- 4.7.1.4 Provide support to the Community in addressing major impacts that affect the ability of the Community to work cohesively together
- 4.7.1.5 Increase opportunities for the ability of the aging population to remain in their Communities
- 4.7.1.6 Increase the opportunities for young people to remain in or return to their local Communities
- 4.7.1.7 Facilitate meaningful engagement with Business and Traders Groups
- 4.7.1.8 Prepare and support Communities in anticipation of future focused events to address and reduce their disaster risk and increase resilience to future natural hazards
- 4.7.1.9 Implement the outputs from the Oatlands Structure Plan

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Special Events - Recoveries (Aust Day & ANZAC Centenary)	0		0
Men's Shed Income	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Special Events (Festivals etc)	35,525		35,525
Donations	8,500		8,500
Regional Development Campaign (SCSR)	0		0
Community Shed	6,480		6,480
Grant Exp - Special Events - Aust Day & ANZAC Centenary	0		0
Oatlands Structure Plan	5,000		5,000
Budget Reduction/Adjustment	0		0
Total Expenditure:	55,505	0	55,505
(Surplus)/Deficit:	55,505	0	55,505

Program: **COMMUNITY**

Sub Program: **SAFETY**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

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

Description & Level of Service:

Strategies / Action Plans:

- 4.8.1.1 Work in partnership with the Police to maintain and create a safer Communities
- 4.8.1.2 Maintain the Southern Midlands Emergency Management Plan and review every two years
- 4.8.1.3 Convene the Southern Midlands Emergency Management Committee twice per year
- 4.8.1.4 Continue to support the Road Accident Rescue Unit (as well as in incidents more generally besides those on roads) in partnership with the State Emergency Service
- 4.8.1.5 In partnership with the Community, develop Community Safety Initiatives
- 4.8.1.6 Work in partnership with the Tasmania Fire Service to keep the Southern Midlands 'fire safe'
- 4.8.1.7 Undertake hydraulic assessment of the municipal area (i.e. the provision of flood mapping and assess the interaction of stormwater with existing and potential future land uses). Includes investigating the availability of external funding support. The initial focus being the main population and transit areas around Bagdad and Mangalore

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
MAIB Reimbursements	0		0
Donations	0		0
Natural Disaster Risk Reduction Grant Program (NDRRGP)	0		0
- Bagdad-Mangalore Hydraulic Assessment (Total Grant \$80,830)			
Total Revenue:	0	0	0
EXPENDITURE:			
Emergency Service Unit	12,175		12,175
Fire Protection - General	5,350		5,350
Emergency Management Plan	2,425		2,425
Ambulance Service	0		0
Clearance of Waterways	0		40,000
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	19,950	0	59,950
(Surplus)/Deficit:	19,950	0	59,950

Program: **COMMUNITY**

Sub Program: **CONSULTATION & COMMUNICATION**

Program Objectives:

Strategic Theme: Community

The need to retain and build on the strong sense of community that exists within the Southern Midlands as well as increase the opportunities for improved health and well-being of those that live in the Southern Midlands.

Strategic Plan Reference:

4.9.1 Improve the effectiveness of consultation and communication with the community

Description & Level of Service:

Strategies / Action Plans:

- 4.9.1.1 Continue to schedule Council meetings in the various districts of the Municipality and continue to make available recordings of Council meetings through the Council website, to enhance the community consultation process
- 4.9.1.2 Monitor emerging trends in Community engagement
- 4.9.1.3 Continue to issue the quarterly Council Newsletter for residents and ratepayers
- 4.9.1.4 Continue to develop and maintain an 'up-to-date' website as well as an effective Social Media presence
- 4.9.1.5 Embrace innovative approaches to improving communications

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
	0	0	0
Total Revenue:	0	0	0
EXPENDITURE:			
Community Consultation	10,000		10,000
Radio Station	3,200		3,200
Council Newsletters & Reports	12,500		12,500
Budget Reduction/Adjustment	0	0	0
Total Expenditure:	25,700	0	25,700
(Surplus)/Deficit:	25,700	0	25,700

Program: **ORGANISATION**

Sub Program: **IMPROVEMENT**

Program Objectives:

Strategic Theme: Organisation

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community

Strategic Plan Reference:

- 5.1.1 Improve the level of responsiveness to Community & Developer needs
- 5.1.2 Improve communication within Council
- 5.1.3 Improve the accuracy, comprehensiveness and user friendliness of the Council Asset Management System
- 5.1.4 Increase the effectiveness, efficiency and use-ability of Council ICT systems
- 5.1.5 Maintain the Business Process Improvement & Continuous Improvement framework

Description & Level of Service:

Strategies / Action Plans:

- 5.1.1.1 Maintain a comprehensive automated work order/public enquiry system as well as a complaints system
- 5.1.1.2 Maintain an up to date profile of the Municipal Area to assist in identifying Community & Developer needs
- 5.1.2.1 Maintain an effective team member performance/development review system that provides employees with recognition for their achievements
- 5.1.3.1 Continue to develop and implement Council's Asset Management System
- 5.1.4.1 Identify training needs of staff & elected members and seek opportunities to enhance their skills
- 5.1.5.1 Maintain continual improvement processes across the organisation
- 5.1.5.2 Complete the implementation of the new ICT system (Magiq) and integration from existing systems

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
	0		0
Total Revenue:	0	0	0
EXPENDITURE:			
Enterprise Bargaining Unit	1,740		1,740
Work Practices Review	3,900		3,900
Corporate Compliance etc.	85,757		88,611
Staff Training	40,000		40,000
Budget Reduction/Adjustment	0		0
Total Expenditure:	131,397	0	134,251
(Surplus)/Deficit:	131,397	0	134,251

Program: **ORGANISATION**Sub Program: **SUSTAINABILITY****Program Objectives:****Strategic Theme: Organisation**

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

Strategic Plan Reference:

- 5.2.1 Retain corporate and operational knowledge within Council
- 5.2.2 Provide a safe and healthy working environment
- 5.2.3 Ensure that staff and elected members have the training and skills they need to undertake their roles
- 5.2.4 Increase the cost effectiveness of Council operations through resource sharing with other organisations
- 5.2.5 Continue to maintain and improve the level of statutory compliance of council operations
- 5.2.6 Ensure that suitably qualified and sufficient staff are available to meet the communities need
- 5.2.7 Work cooperatively with State and Regional organisations
- 5.2.8 Minimise Councils exposure to risk
- 5.2.9 Ensure that exceptional Customer Service continues to be a hallmark of Southern Midlands Council

Description & Level of Service:**Strategies / Action Plans:**

- 5.2.1.1 Provide efficient, effective and transparent governance, accountability and representation throughout all levels of the organisation
- 5.2.1.2 Provide regular updates in respect of legislation and best practice WH&S to all Council team members
- 5.2.2.1 Ensure that the Council is a safe and healthy, worker friendly environment
- 5.2.3.1 Provide access to education and training in order to support elected members and staff in their roles
- 5.2.3.2 Provide access to training for employees to ensure that they have the training, skills and knowledge that they need to undertake their jobs in a professional and 'Customer focused' manner
- 5.2.4.1 Continue to provide shared services to other LGAs for Council officers to work in an outreach manner
- 5.2.4.2 Continue to identify opportunities for resource sharing with other Councils at a project level
- 5.2.4.3 Identify and implement working relationships with the Councils in our sub region across a wide range of operational and support areas
- 5.2.5.1 Maintain the structure and rigor of the Audit Committee in reviewing Council's compliance obligations
- 5.2.6.1 Review staffing levels at development review time
- 5.2.6.2 Ensure that a rigorous recruitment and selection process is undertaken prior to new team members being appointed
- 5.2.7.1 Continue to participate in State and Regional forums, including the LGAT, as well as other appropriate organisations/structures
- 5.2.8.1 Continue to refine Council's Risk Management Strategy/Practices and work within the framework of the MAV Insurance risk management model and ISO 31000 - 2018
- 5.2.9.1 Commit to and achieve 'best practice' service level targets throughout the organisation
- 5.2.9.2 Review the Strategic Plan including an evaluation of Community expectations, every two years

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
Rental - Kempton Depot (TasWater)	12,920		13,216
Rental - 'Watchhouse' Kempton	3,000		3,000
Rental - Tunnack Mail Centre	468		425
Rental - Radio Tower (Glamorgan / Spring Bay)	880		650
Rental - Service Tasmania	19,862		20,577
Rental - NBN Co, Vodafone, Optus (Campania)	36,304		36,302
Rental - Barrack Street House	8,042		8,227
Labour On-Costs - Recoveries	500		500
Works - Minor Reimbursements	0		0
General Income Photocopies, Incl. Section 132 & 337 Certificates	55,000		55,000
Corporate - Minor Reimbursements	1,500		1,500
Total Revenue:	138,477	0	139,397
EXPENDITURE:			
Housing (Roche Hall; 16 Church; 16 Barrack)	19,372		19,372

Program: **ORGANISATION**

Sub Program: **SUSTAINABILITY**

Risk Management	6,000		6,000
Council Services	371,023		465,499
Administration	1,537,313		1,635,257
Asset Management	56,647		34,276
Engineering	376,760		464,395
Strategic Planning	14,450		14,450
Depreciation (Buildings, Computer & Minor Plant)	1,064,200		1,209,200
Loan Interest Charges - C/Chamber, Depot & Cap Works Gen	0		0
Budget Reduction / Adjustment	0		0
Total Expenditure:	3,445,765	0	3,848,449
(Surplus)/Deficit:	3,307,288	0	3,709,052

Program: ORGANISATION

Sub Program: FINANCES

Program Objectives:**Strategic Theme: Organisation**

The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

Strategic Plan Reference:

5.3.1 Community's finances will be managed responsibly to enhance the wellbeing of residents

5.3.2 Council will maintain community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation

5.3.3 Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses

Description & Level of Service:**Strategies / Action Plans:**

5.3.1.1 Implementation of the Financial Management Strategy, incorporating the long-term Financial Management Plan

5.3.1.2 Continue to support the Audit Panel to monitor financial risks and the potential impacts on Council's financial position

5.3.1.3 Council's resources are managed in an efficient, effective and transparent manner

5.3.2.1 Decisions in relation to borrowing are to be consistent with the Southern Midlands Council Financial Management Strategy

5.3.3.1 Financial risk management is built into the Financial Management Strategy

BUDGET:	2025/26 Est.	CURRENT 2025/26 Actual	PROPOSED 2026/27 Budget
REVENUE:			
State Fire Commission - Collection Fee (4%)	11,868	5,934	12,281
Fire Service Contributions	296,701	298,339	307,026
Debt Collection Recoveries	4,500	4,032	4,500
Insurance Claim Recoveries	0		0
Interest on Investments	520,000	347,798	492,000
Interest & Penalties (Rates)	100,000	100,327	100,000
General Rates	5,855,213	5,864,880	6,191,042
Australian Gov't - FAGS Grant	4,744,884	1,810,173	4,982,205
FBT Refund	0		0
LRCI - Grant Funded Projects (Grants Rec'd in Advance)	0		0
Total Revenue:	11,533,166	8,431,483	12,089,054
EXPENDITURE:			
State Levies & Charges - State Fire Commission	296,700		307,026
State Levies & Charges - Land Tax (3% Inc)	10,300		10,300
Bank Fees	22,500		22,500
Debt Collection Costs	15,000		15,000
Agency Commission Costs	5,000		5,000
Rate Discounts (Early Payment)	45,000		47,500
Rate Remissions	1,200		1,200
Interest Charges - Misc	0		0
Depreciation			
Budget Reduction/Adjustment			
Total Expenditure:	395,700	0	408,526
(Surplus)/Deficit:	-11,137,466	-8,431,483	-11,680,528

CAPITAL EXPENDITURE PROGRAM

2026-27

	DEPRECIATION		EXPENDITURE TYPE		SOURCE OF FUNDS								TOTAL PROJECT COST	
	ASSET VALUE	ASSET RENEWAL/ REPLACEMENT	ASSET RENEWAL/ REPLACEMENT PROJECTS	NEW ASSET PROJECTS	COUNCIL FUNDED RENEWAL	COUNCIL FUNDED NEW / PREVIOUSLY COMMITTED EXPENDITURE	R2R	SPECIFIC PURPOSE GRANTS	ELECTION COMMITMENTS	LRCI PHASE 4	GRANT APPLICATIONS SUBMITTED	EXTERNAL / PRIVATE CONTRIBUTIONS		LOAN/RESERVE FUNDED PROJECTS
INFRASTRUCTURE														
ROAD ASSETS	WDV Asset Value - 30/6/25	\$ 76,528,681				\$350,000	\$1,264,513			\$0				
	Est Annual Depreciation	\$ (2,651,000) \$ 2,651,000												
	WDV Asset Value - 30/6/26	\$ 73,877,681												
Resheeting Program	Roads Resheeting		800,000		600,000		200,000							800,000
Reseal Program	Roads Resealing (as per agreed program)		450,000		300,000		150,000							450,000
	- Program (as per Maloneys Condition Assessment Report)													
	- Confirmed Roads (Clifton Vale Road)													
	Sealed Roads - Edge Breaks		200,000		200,000									200,000
	- Confirmed Roads (Clifton Vale Road; Native Corners Road)													
Reconstruct & Seal	Roads - As per following:													
	- Program (as per Maloneys Condition Assessment Report)		394,500				394,500							394,500
	- Woodsdale Road (500m) - vicinity of 2476 Woodsdale Road		100,000				100,000							100,000
Construct & Seal (Unsealed Roads)	Mangalore - Blackbrush Road (1 km section) - starting from seal Broadmarsh end		100,000	100,000			200,000							200,000
	Rhyndaston - Rhyndaston Road (Remaining 1.35 km)		110,000	110,000			220,000							220,000
	Woodsdale - Buckland Road (6.9 km New Seal - Year 1 of 2 - Council Contribution)		81,662	190,546								272,208		272,208
	<i>Total Project Estimate - \$2,722,081 - 20% Council Contribution \$544,416 - subject to SLRIP Grant Funding</i>													
Minor Seals (New)	Nil.													
	Projects nominated (not funded):													
	Rhyndaston - Rhyndaston Road (Stonor Road end - sections between dust suppressants)													
Junction / Road Realignment / Other	Campania - Car Park Fence (900mm picket fence - powder coated)		13,000		13,000									13,000
	Kempton - Main Street (Kerb & Gutter 65m - renewal)		10,000		10,000									10,000
	Oatlands - Hay Street (Junction)		7,500	7,500	7,500	7,500								15,000
	Roads - Shouldering Program (Major)		300,000		300,000									300,000
	Projects nominated (not funded):													
	Oatlands - Sandy Lane (Junction) Deferred due to relocation of TasNetworks Pole													
			\$ 2,651,000	\$ 2,566,662 \$ 408,046	\$ 1,430,500	\$ 7,500	\$ 1,264,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272,208	\$ 2,974,708
BRIDGE ASSETS	WDV Asset Value - 30/6/25	\$ 26,309,759												
	Est Annual Depreciation	\$ (634,000) \$ 634,000												
	WDV Asset Value - 30/6/26	\$ 25,675,759												
	Elderslie - Roydon Road (Abutment and Foundation Reinstatement)		176,000		176,000									176,000
	Campania - Estate Road (Abutment Reinstatement)		176,000		176,000									176,000
	Colebrook - Lovely Banks Road (Culvert Extension)		30,000		30,000									30,000
			\$ 634,000	\$ 382,000 \$ -	\$ 382,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382,000
WALKWAYS	Footpaths - General Streetscapes		50,000		50,000									50,000
	Oatlands - Church Street - Design only - High Street to Esplanade (Both Sides) Additional to Budget c/f			30,000		30,000								30,000
	Oatlands - High Street (Vicinity of BP)		20,000	20,000	20,000	20,000								40,000
	Parattah - Township - Streetscape Works (Stage 2) Additional to Budget c/f		25,000	25,000	25,000	25,000								50,000
	Tunnack - Footpath Upgrade Program (Yr 2 of 3)		25,000	25,000	25,000	25,000								50,000
	Projects nominated (not funded):													
	Colebrook - Richmond Street - South of Hall													
	Parattah - Walking Track (Parattah End - Link to Township)													
			\$ -	\$ 120,000 \$ 100,000	\$ 120,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000
LIGHTING	Nil													
			\$ -	\$ - \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Attachment 2
Agenda Item 17.3.2

CAPITAL EXPENDITURE PROGRAM

2026-27

	DEPRECIATION		EXPENDITURE TYPE		SOURCE OF FUNDS								TOTAL PROJECT COST							
	ASSET VALUE	ASSET RENEWAL/ REPLACEMENT	ASSET RENEWAL/ REPLACEMENT PROJECTS	NEW ASSET PROJECTS	COUNCIL FUNDED RENEWAL	COUNCIL FUNDED NEW / PREVIOUSLY COMMITTED EXPENDITURE	R2R	SPECIFIC PURPOSE GRANTS	ELECTION COMMITMENTS	LRGI PHASE 4	GRANT APPLICATIONS SUBMITTED	EXTERNAL / PRIVATE CONTRIBUTIONS		LOAN/RESERVE FUNDED PROJECTS						
WORKS																				
Minor Plant																				
WDV Asset Value - 30/6/25	\$	137,945																		
Est Annual Depreciation	\$	(17,000)	\$	17,000																
WDV Asset Value - 30/6/26	\$	120,945																		
Oatlands Depot - Vehicle Hoist				5,000	5,000									5,000						
Oatlands Depot - Quick Fill Tank				10,000	10,000									10,000						
Minor Plant Purchases				12,000	12,000									12,000						
Radio System				5,000	5,000									5,000						
Plant Replacement Program																				
WDV Asset Value - 30/6/25	\$	3,319,461																		
Est Annual Depreciation	\$	(460,000)	\$	460,000																
WDV Asset Value - 30/6/26	\$	2,859,461																		
Heavy Vehicles - Refer separate Schedule	Gross Amount			724,758	724,758									724,758						
(Trade Allowance - \$304K)																				
Light Vehicles (Gross)	Gross Amount			660,133	660,133									660,133						
(Trade Allowance - \$471K)																				
	\$	477,000	\$	1,406,891	\$	10,000	\$	1,406,891	\$	10,000	\$	-	\$	-	\$	-	\$	1,416,891		
GRAND TOTALS	\$	5,008,000	\$	5,455,511	\$	1,430,167	\$	4,319,349	\$	491,500	\$	1,264,500	\$	-	\$	-	\$	810,329	\$	6,885,678

Attachment 2
Agenda Item 17.3.2



Schedule of Fees & Charges

2026-2027

Details	Description	Charge (including GST)	GST taxable
BUILDING FEES (BUILDING AUTHORITY)			
Assessment and determination of an application for an approval or consent in relation to building, demolition or plumbing work, pursuant to the <i>Building Act 2016</i> and <i>Building Regulations 2016</i>			
Building Permit or Demolition Permit Category 4 Works - Class 1 to Class 9C plus Class 10	Per application	\$300.00 Or 0.1% V.O.W. whichever is greater	No
Building Permit Category 4 Works - Staged development (Class 1 & 10)	Per stage	\$300.00 Or 0.1% V.O.W. whichever is greater	No
Building Permit - Stage Development (Classes 2 to 9)	Per stage	\$540.00 Or 0.1% V.O.W. whichever is greater	No
Building Permit Category 4 Works - Multiple Dwellings (2 or more)	Per application	\$375.00 Or 0.1% V.O.W. whichever is greater + \$65.00 per tenement unit	No
Building Permit - Variation to Building Permit	Per amendment	\$300.00 Or 0.1% V.O.W. whichever is greater	No
Lodgement of Notifiable Building Works Category 3 Works	Per lodgement	\$300.00 Or 0.1% V.O.W. whichever is greater	No
Lodgement of Amended Certificate of Likely Compliance for Notifiable Works Category 3 Works	Per lodgement	\$150.00	No
Lodgement of Low Risk Notifiable Work Category 1 and 2 Works	Per lodgement	Nil	No
Application for a Certificate of Completion		\$160.00	No
Building Permit - Extension of duration of Building Permit (per year)		\$410.00	No
Building Permit - Cancellation	Refundable component	100% of Inspections not carried out	No
Change of each building surveyor, builder or other responsible person	Per lodgement	\$65.00	No
Building Plan - Search Fee	Per property	\$130.00	No
Division 4 - Illegal Building Work:			
Application for a Permit of Substantial Compliance if subject to a Building Order	Per application	Minimum \$1120.00 or 0.1% v.o.w. whichever is greater	No
Illegal Building Works - Certificate of Completion Permit of Substantial Compliance	Per application	\$210	No

STATE GOVERNMENT LEVY			
Tasmanian Building & Construction Industry Levy As prescribed under Part 3 of the Building & Construction Industry <i>Training Fund Act 1990</i> which applies to value of work greater than \$20,000 – 0.2% of estimated costs of works		0.2% Value of works completed	No
Building Administration Fee Building Administration Fee as prescribed under Part 21 of the <i>Building Act 2016</i> which applies to value of work \$20,000 or greater – 0.1% of estimated cost of works		0.1% Value of works completed	No

COUNCIL BUILDING SURVEYING SERVICES			
Extension of Certificate of Likely Compliance (12 months) <i>Only if Council was Building Surveyor</i>	Per application	\$250.00	No
Application for a Building Certificate (as per Building Act)	Per application	\$2,500.00	No

PLUMBING / DRAINAGE FEES			
Certificate of Likely Compliance or Permit - Class 1a & 1b (Category 3 or 4 Works)		\$420.00	No
Certificate of Likely Compliance or Permit with wastewater - Category 4 - Class 1a; 1b; 7b and Garage 10a with wastewater		\$620.00	No
Certificate of Likely Compliance - Category 3 - Multiple Dwellings - Class 1a; 1b; and 10a with no wastewater		\$420.00 plus \$165.00 per extra dwelling or garage	No
Certificate of Likely Compliance - Category 4 - Multiple Dwellings - Class 1a; 1b; and 10a with wastewater		\$735.00 plus \$165.00 per extra dwelling or garage	No
Certificate of Likely Compliance - Class 2 to 9 (Class 7b exempt) Commercial	Total Building Cost < \$500,000	\$880.00	No
Certificate of Likely Compliance - Class 2 to 9 (Class 7b exempt) Commercial	Total Building Cost > \$500,000	\$980.00 minimum or 0.1% value of works whichever is greater	No
Plumbing Permit (Category 4 Works)	Per application	\$420.00	No
Lodgement of Notification of Plumbing Works (Category 2B Works)	Per lodgement	Nil	
Inspections	Per inspection	\$300.00	No
Certificate of Completion all categories	Per certificate	\$170.00	No
Variation to Plumbing Permit / Certificate of Likely Compliance		\$300.00	No
Plumbing Permit - Extension of Duration of Plumbing Permit (per year)		\$420.00	No
As Constructed Plans - Search Fee (Archived) (non-Archived / Electronic)	Per property Per property	\$60.00 \$27.50	No
Cancellation of Plumbing Permit or Certificate of Likely Compliance before Assessment <i>Refundable component</i>	20% of the base permit fee & 100% of Inspections not carried out	20% of the base permit fee & 100% of Inspections not carried out	No
Cancellation of Plumbing Permit or Certificate of Likely Compliance after issued <i>Refundable component</i>	0% of the base permit fee & 100% of Inspections not carried out	0% of the base permit fee & 100% of Inspections not carried out	No
Form 46 essential building services schedule of maintenance plumbing matters	Per application/request	\$170.00	No
Retrospective Approval	200% applicable application fee	200% applicable application fee	No

Details	Description	Charge (including GST)	GST taxable
PLANNING			
Development/Use Fees:			
Exempt/No Permit Required Certificate	per application	\$170.00	No
Permitted Application (s58)	Per application	\$420 min or 0.15% value of works whichever is greater	No
Discretionary Application (s57)	Per application	\$420 min or 0.15% value of works whichever is greater Plus advertising fee	No
Minor Amendment - Permitted & Discretionary (s56)	Per application (Note: Advertising not required)	\$340.00	No
Retrospective Approval - Application for non-approved Use or Development	Per application	Fees applicable are double application fees where applicable advertising fee	No
Extension of Time - s53(5A)	Per application	\$270.00	No
Strata Title for Units	Per application plus fee per unit	\$370 plus \$85 per unit	No
Applications - Level 2 Activities (under the <i>Environmental Management & Pollution Control Act 1994</i> (base fee) + advertising fee	Per application	\$945 Plus advertising fee	No
Assessment of Part 5 Agreement	Per agreement	\$376.50	No
Application for a Planning Scheme amendment	per application	\$15,000.00 + applicable DA fee + \$1500.00 advertising + TPC fee (at cost)	No
Application for a STRLUS amendment	per application	\$25,000.00 + applicable DA fee + \$1500.00 advertising + TPC fee (at cost)	No
Subdivision / Boundary Adjustment Planning Fees:			
Base fee	per application	\$750.00	No
(i) Plus lot fee (for each lot shown on proposal plan, incl. balance lot)	per lot	\$120.00	No
(ii) Plus advertising fee		\$520.00	No
Boundary Adjustment - Permitted	per application	\$490.00	No
Request for Amendment of Sealed Plan	per application	\$415.00 + sealing fee	No
Adhesion Order or Discharge (incl sealing) pursuant to s110 <i>Local Government & Building Misc Provisions Act 1993</i> .	Per application	\$350.00 + sealing fee	No
Sealing Fee (approved final seal plans and schedule of easements and strata certificates)	Per request for seal of plans or certificates	\$400.00	No
(i) plus each additional lot, including balance lot	per lot	\$50.00	No
Subdivision Permit - Minor Amendment - permitted (s56)	per application	\$310.00	No
Subdivision Permit - Minor Amendment - discretionary (s57)	per application	\$420.00	No
Subdivision Assessment - SMC internal assessment of Onsite Wastewater Report		\$200.00	No
Subdivision Exemption (s90)	per application	\$335.00	No
Developer Contributions	to be assessed on a 'case by case' basis.	to be assessed on a 'case by case' basis.	No
Advertising fees:			
(i) general notification	Per application	\$520.00	No
(ii) for planning scheme amendments & Level 1 & 2 Activities under EMPCA		\$1,560.00	No
Development/Use Fees - Other:			
Refund of Development Application Fees (withdrawn prior to determination). No refund if permit refused.	per application	20% of base fee (refund of advertising fee if not notified)	No
Re-advertising fee if due to changes to application by applicant	per application	\$520.00	No
Application for Mobile Food Vendor Permit (3 month Permit)	per application	SMC resident - \$100 Non-residents - \$150	No
Application for Mobile Food Vendor Permit (1 year Permit)	per application	SMC business - \$260 Non-residents - \$315	No
Miscellaneous Fees:			
EIA or specialist study to be assessed by suitably qualified person not contained within council (e.g. landscape architect). Actual amount charged shall be paid by applicant in addition to the applicable fee.	per report	Cost of the peer review study + 15% administration fee	Yes
Caravan Licence - Application to occupy a caravan on private land for more than 30 days during construction of dwelling <i>Refer to Council policy</i>	Minimum fee for 6 months, renewable up to 24 months	\$ 235.00 per 6 months	No
Search Fee - Request for Property Information / Search with consent of the owner	Per request	\$130.00	No
Request for copy of Permit or Plans (by current owner or with written consent)	Per page	\$2.00	Yes

Details	Description	Charge (including GST)	GST taxable
ENGINEERING SERVICES ASSESSMENT OF SUBDIVISION OR OTHER APPLICATIONS			
Engineering Assessment of Plans (Min fee or % whichever is the greater) Note: Includes one site inspection.	Per set	\$ 500.00 min or 1.0% value of works	No
Additional Inspections by Engineer (not included in initial charge)	Per inspection	\$260.00	No
Inspections by Works Management (no Engineering Plans)	Per inspection	\$200.00	No
Application to carry out works in Council Road reserve (trenching/civil works) including but not limited to access works, trenching- conduct an activity or any work within a Council road/street	Per application	\$300.00	No
Review of updated Engineering drawings	Per set	\$250.00	No
Stormwater connection Associated inspection fee/s	Each (kerb or pit connection) Per hour (or part thereof)	Price on Application \$200.00	No
Infrastructure Protection Bond:			
Footpath, kerb and channelling, and stormwater - refundable at completion of building works if infrastructure not damaged	Per application	\$3,000.00	No
Kerb and channelling, and stormwater - refundable at completion of building works if infrastructure not damaged	Per application	\$2,000.00	No
Infrastructure bond fee to be charged if builder has 5 or more concurrent building applications - refundable at end of financial year if infrastructure not damaged.	Per application	\$9,000.00	No
Bond establishment fee - non refundable	Per Bond	\$310.00	No
ENVIRONMENTAL HEALTH			
Food Business Operations Licences			
Fees payable under Food Act 2003			
Food Licence - Priority 1 Classification	Per application & per annual renewal	\$350.00	No
Food Licence - Priority 2 Classification	Per application & per annual renewal	\$250.00	No
Food Licence - Priority 3 Classification	Per application & per annual renewal	\$160.00	No
Food Licence - Notification Only - Priority 3-N and Priority 4 Classifications	Per notification (once only fee)	\$55.00	No
Food Licence - for charitable organisations; sporting club canteens, food vans etc (P1, P2 or P3)	Per application & per annual renewal	\$100.00	No
Temporary Food Licence Certificate of Registration (<i>food stalls etc</i>)	Per application	\$44.00	No
Temporary Food Licence Certificate of Registration (<i>Local Not-For-Profit Community Organisation etc</i>)	Per application	\$0.00	No
Request for Report from EHO (FORM 42) - CLC or Occupancy Permit	Per application including a Final Inspection once works have been completed	\$500.00	No
Food Premises - Pre Purchase Inspection	Per Inspection per Hour (or part thereof)	\$125.00	
Food Premises - Additional Inspection	Per Inspection per Hour (or part thereof)	\$125.00	
Improvement Notices or Prohibition Orders	Per Inspection	\$300.00	
Certificates & Licences (Regulatory)			
Fees payable under Public Health Act 1997			
Special Event Place of Assembly Licence (over 1000 people)	per hour or part thereof	\$190.00	No
Special Event Place of Assembly Licence (over 1000 people) <i>Local Not-For-Profit Community Organisation</i>	Per application	Nil	No
Special Event Place of Assembly - Compliance Inspection (Weekdays)	per hour or part thereof	\$200.00	No
Special Event Place of Assembly - Compliance Inspection (out of Hours)	per hour or part thereof	\$260.00	No
Water Carrier Licence / Renewal (every year after expiry)	Per renewal	\$140.00	No
Private Water Supply Licence		\$140.00	No
Registration of Premises / Licence (e.g. body piercing, tattoo studio)		\$100.00 + \$65 for licence per person	No
Air & Water Systems (Legionella)		\$140.00	No
Burial and Cremation Act 2002:			
Private burial assessment (application, assessment, approval)	Per hour or part thereof	\$200.00	No
Miscellaneous:			
Sampling (bacterial) - potable water/water carters/swimming pool/spa	Per sample	\$250.00	No
Supply of Sharps Container 1.4lt	Per container	\$10.00	Yes

Details	Description	Charge (including GST)	GST taxable
ENVIRONMENT			
Environment Protection			
Environment Protection Notice under the <i>Environmental Management & Pollution Control Act 1994</i>	Per notice	\$1,200.00	No
Environment Protection Notice (EPN) Amendment	Per application	\$600.00	No
Environment Protection Notice (EPN) Compliance Inspection	Per hour or part thereof	\$200.00	No
Aerated Waste Water Treatment Systems (AWWTS)			
Commercial Waste Water (Fertigation) Assessment	Per assessment	\$980.00	No
ANIMAL CONTROL			
REGISTRATION FEES			
Dog desexed	(Vet Certificate or Stat Dec Required)	\$42.00	No
Dog Non-desexed		\$55.00	No
Greyhound/Working Dog/Purebred Dog for breeding	Certificate required, TCA, or GRT membership or ABN	\$42.00	No
Dangerous Dog/Restricted Breed/Guard Dog as declared by General Manager	Dogs declared pre 30 June 2024 Dogs declared post 30 June 2024	\$120.00 \$815.00	No
Guide Dogs/Hearing Dogs			n/a
<i>Pension Card Holder (one dog per property)</i>	<i>Pension Concession Card & Health Care Card</i>		
Replacement Tag (metal lifetime tag)		\$16.00	No
Formal Notice of Complaint		\$160.00	No
KENNEL LICENCE			
Application for a Licence under the <i>Dog Control Act 2000</i>	Per application	\$165.00	No
Plus fee for advertising of Application for Licence		\$520.00	No
Annual Licence renewal fee (including Inspection)		\$80.00	No
IMPOUNDING			
Advertising stock		\$520.00	No
Afterhours release		\$180.00	No
Transportation to livestock to designated Pound (if external assistance required)		Cost recovery basis plus 10%	Yes
Impound fee (per animal) – Normal workdays (1 st occurrence)		\$45.00	No
Impound Fee (per animal) – Normal workdays (2 nd and subsequent occurrences)		\$55.00	No
Impound fee (per animal) – Weekends & public holidays		Cost recovery basis (charges to be calculated in accordance with Private Works Policy)	No
Feed/Care Fee for impounded animals (daily charge)	Per day	\$25.00	No
Veterinary treatment		Cost recovery basis	Yes
Dogs Home of Tasmania Fee for impounding	Paid direct to Dogs Home	Refer Dogs Home of Tasmania	
CEMETERIES - CAMPANIA & WOODSDALE			
Reserved Cemetery Plot (non-refundable)	GST incl.	\$2,250.00	Yes
Wall of Remembrance	GST incl.	\$300.00	Yes
Exhumation		Cost recovery basis	Yes

Details	Description	Charge (including GST)	GST taxable
GROUNDS & FACILITIES			
Fees and charges for recreation grounds and other facility usage have been developed to reflect costs incurred for general maintenance and facility management			
Chauncy Vale Reserve			
Day Dawn Cottage Entry Fee (Book through Council - 6254 5050)	Per Adult	\$5.00	Yes
	School Group	\$20.00	Yes
Peter Bird Memorial Meeting Room - (online booking - www.chauncyvale.com)	Per day	\$30.00	Yes
Campervan Site Booking (online booking - www.chauncyvale.com)	Per day	\$10.00	Yes
Oatlands Recreation Ground (not including Club Room hire)	Council	Price on application	Yes
Oatlands Recreation Ground – Club Rooms Casual users to book through Oatlands Football Club	Oatlands Football Club		
Kempton Recreation Ground (not including Club Room hire)	Council	Price on application	Yes
Kempton Recreation Ground – Club Rooms Casual users to book through Council	Council	Price on application	Yes
Campania Recreation Ground Casual users to book through Management Committee	Management Committee		
Colebrook Recreation Ground Casual users to book through Management Committee	Management Committee		
Mangalore Recreation Ground Casual users to book through Council	Council	Price on application	Yes
Bagdad Community Precinct Recreation Ground Casual users to book through Council	Management Committee	\$150 per day (Hirer responsible for removal of waste)	Yes
Tunnack Recreation Ground Casual users to book through Management Committee	Management Committee		
Parattah Recreation Ground Casual users to book through Management Committee	Management Committee		
Mt Pleasant Recreation Ground Casual users to book through Management Committee	Management Committee		

HALLS			
Oatlands Town Hall (former Court Room)			
Local Organisation		\$20 per day	Yes
Other Organisation		\$40 per day	Yes
Gay Street Hall, Oatlands Casual users to book through Management Committee	Management Committee		
Victoria Memorial Hall, Kempton Casual user to book through Brighton Green Ponds RSL	Brighton/Green Ponds RSL		
Campania Community Hall & Campania War Memorial Hall Casual users to book through Management Committee	Management Committee		
Colebrook Memorial Hall Casual users to book through Management Committee	Management Committee		
Woodsdale Hall Casual users to book through Management Committee	Management Committee		

Details	Description	Charge (including GST)	GST taxable
OATLANDS AQUATIC CENTRE			
Pool - Casual Passes			
Infant Casual - 4 Years & Under		Nil	Nil
Child Casual - 5 to 16 Years		\$6.00	Yes
Adult Casual - 17 Years & Over		\$8.00	Yes
Concession Casual Health Care / Pensioner Conc		\$6.00	Yes
Pass (4 persons) - maximum of 2 Adults		\$24.00	Yes
Gym Use			
Adult Casual - 17 Years & Over		\$8.00	Yes
Concession Casual Health Care / Pensioner Conc		\$6.00	Yes
Pool & Gym			
Adult Casual - 17 Years & Over		\$13.50	Yes
Concession Casual Health Care / Pensioner Conc		\$9.50	Yes
Pool / Gym (10 Visit Passes) - use of both pool and gym is two sessions			
Adult - 17 Years & Over - 10 Session Passes		\$72.00	Yes
Concession - 10 Session Passes		\$54.00	Yes
Pool - 6 Month Membership			
Adult - 17 Years & Over		\$363 (\$27.92 per f/n)	Yes
Concession		\$286 (\$22.00 per f/n)	Yes
Memberships			
Pool & Gym		\$36.00 per f/night	Yes
Gym Only		\$24.00 per f/night	Yes
Memberships - Pool & Gym (Family)			
Family: 1 Adult & 1 Child		\$550.00	Yes
Family: 1 Adult & 2/3 Children		\$600.00	Yes
Family: 2 Adults & 1/2 Children		\$650.00	Yes
Family: 2 Adults & 3 Children		\$700.00	Yes
Family: 2 Adults & 4 plus Children		\$750.00	Yes
Pool Hire; Group Bookings & Birthday Parties			
Pool Hire - 1 Lane	Per Hour	\$35.00	Yes
Pool Hire - Extra Lifeguard (If required)	Per Hour / Per Lifeguard	\$40.00	Yes
Pool Hire - Whole Pool	Per Hour	\$175.00	Yes
Birthday Parties - Room Hire	Per Hour	\$60 plus \$4.50 fee per Adult & Child	Yes
Birthday Parties - Kids & Parent Entry Fee (per person)	Per Person	\$4.50	Yes
Learn to Swim Programs			
Private Lessons - 5 Day Programs	Per Lesson	\$26.00	Yes
Private Lessons - Individual Booking	Per Lesson	\$32.00	Yes
Term Lesson Programs	Per Lesson	\$18.00 (First/Only Child)	Yes
Term Lesson Programs	Per Lesson	\$17.00 (Second Child)	Yes
Term Lesson Programs	Per Lesson	\$16.00 (Third + Child)	Yes

HERITAGE BUILDING HIRE			
Oatlands Commissariat (79 High Street)	Main Room	\$120 per day \$180 (2-day fee)	Yes
	Main rom plus kitchen	\$150 per day \$220 (2-day fee)	Yes
	Wood fired Oven * (* In additional to building hire fee)	\$80 per day \$120.00 (2-day fee)	Yes
Oatlands Court House	Main and front rooms	\$120 per day \$180 (2-day fee)	Yes
	Main, front & kitchen	\$150 per day \$220 (2-day fee)	Yes
Oatlands Gaol	Exhibition Space	\$100 per day \$150 (2-day fee)	Yes
Roche Hall	Forecourt (no building access)	\$50 per day \$80 (2-day fee)	Yes

Details	Description	Charge (including GST)	GST taxable
WASTE MANAGEMENT			
WASTE TRANSFER STATION DISPOSAL FEES – Campania, Dysart & Oatlands			
GENERAL WASTE (Applies to out-of-area Users Only):			
Car Boot/Station Wagon		\$20.00	Yes
Utility/Single Axle Trailer		\$50.00	Yes
Double Axle Trailer		\$100.00	Yes
Light Truck (up to 3m3)		\$140.00	Yes
TYRES (Charges apply to all Users):			
Tyres - Car / Motor Bike		\$12.00	Yes
Tyres - Car / Motor Bike (with Rim)		\$22.00	Yes
Tyres - 4WD / Light Truck		\$30.00	Yes
Tyres - 4WD / Light Truck (with Rim)		\$45.00	Yes
Tyres - Heavy Truck		\$45.00	Yes
Tyres - Heavy Truck (with Rim)		\$100.00	Yes
Tyres - Other		POA	Yes
OTHER (Charges apply to all Users):			
Whitegoods	per item	\$15.00	Yes
Car Bodies (Oatlands WTS only) - by appointment	per item	\$70.00	Yes
Demolition Waste (max. 3 cubic metres)	per m3	\$60.00	Yes
Fencing Wire with Timber Attached	per m3	\$100.00	Yes
Large Furniture Items (e.g. Lounge Suite)	per item	\$25.00	Yes
Mattresses (All Sizes)	per item	\$25.00	Yes
Waste Oil	per litre	\$1.50	Yes
ROADSIDE COLLECTION WHEELIE BIN REPLACEMENT			
Replacement Wheelie Bin	240 litre	\$90.00	Yes

GENERAL			
PHOTOCOPIING - A4 OR A3 DOCUMENTS			
A4 Single 1 - 20		\$0.40	Yes
A4 Single 21 to 50		\$0.35	Yes
A4 Single 51 +		\$0.30	Yes
A4 Double 1 to 20		\$0.75	Yes
A4 Double 21 to 50		\$0.65	Yes
A4 Double 51 +		\$0.55	Yes
A3 Single 1 – 20		\$0.60	Yes
A3 Single 21 to 50		\$0.55	Yes
A3 Single 50 +		\$0.50	Yes
A3 Double 1- 20		\$1.00	Yes
A3 Double 21 to 50		\$0.90	Yes
A3 Double 50 +		\$0.80	Yes
COLOURED COPIES			
A4 Single 1 – 20		\$1.55	Yes
A4 Single 21 to 50		\$1.50	Yes
A4 Single 51 +		\$1.45	Yes
A4 Double 1 to 20		\$2.95	Yes
A4 Double 21 to 50		\$2.85	Yes
A4 Double 51 +		\$2.75	Yes
A3 Single 1 - 20		\$2.85	Yes
A3 Single 21 to 50		\$2.75	Yes
A3 Single 50 +		\$2.65	Yes
A3 Double 1- 20		\$5.65	Yes
A3 Double 21 to 50		\$5.45	Yes
A3 Double 50 +		\$5.25	Yes
LAMINATING - A4 OR A3 DOCUMENTS			
A4		\$1.50	Yes
A3		\$2.00	Yes

PROPERTY & RATES CERTIFICATES			
132 Certificate of Liabilities (Statutory Fee)	30 Fee Units	\$58.80	No
337 Land Information Certificate (Statutory Fee)	132.5 Fee Units	\$259.70	No

CODE OF CONDUCT			
Complaint - Lodgement (Statutory Fee)	50 Fee Units	\$98.00	No

COPY OF DOCUMENTS			
Request for information under the <i>Right to Information Act 2009</i> (Statutory Fee)	25 Fee Units	\$49.00	No
Copy of Council Minutes or Agenda		Nil	
Copy of Council By-Law		N/A	
Copy of Council Policy		\$2.00 (plus \$0.20 per page)	No