SOUTHERN MIDLANDS COUNCIL

ATTACHMENTS
ORDINARY COUNCIL MEETING

Campania Hall
Reeve Street, Campania
Wednesday 26th March 2025
10.00 a.m.

Item 5.1	Draft Council Meeting Minutes (Open) – 25th February 2025
Item 5.2.1	Lake Dulverton & Callington Park Management Committee Minutes – 17th March 2025
	Chauncy Vale Wildlife Sanctuary Management Committee Minutes – 18th November 2024
Item 12.1.1	DA25/00001 Development Application Documents
Item 12.1.2	DA24/00111 Development Application Documents
Item 12.4.1	Revised Land Use Planning and Approvals (DAP) Bill 2025
	Land Use Planning and Approvals Amendment (DAP) Bill 2025
Item 15.6.2	Slide Presentation – Oatlands Off-Lead Dog Park
Item 17.1.3	Draft Dispute Resolution Policy

Attachment
AGENDA ITEM 5.1

SOUTHERN MIDLANDS COUNCIL

MINUTES
ORDINARY COUNCIL MEETING

Tuesday, 25th February 2025
10.00 a.m.

Tunbridge Hall
99 Main Road, Tunbridge

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 Special Committees of Council - Receipt of Minutes 5
5.2.2 Special Committees of Council - Endorsement of Recommendations 5
5.3 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE *LOCAL GOVERNMENT ACT 1993*)6
5.3.1 Joint Authorities - Receipt of Minutes 6
5.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly) 7

6. NOTIFICATION OF COUNCIL WORKSHOPS 8

7. COUNCILLORS – QUESTION TIME 9

7.1 QUESTIONS (ON NOTICE) 9
7.2 QUESTIONS WITHOUT NOTICE 10

8. DECLARATIONS OF PECUNIARY INTEREST 12

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA 13

10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.) 14

10.1 PERMISSION TO ADDRESS COUNCIL 14

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

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 17

12.1 DEVELOPMENT APPLICATIONS 17
12.1.1 Development Application (DA24/111) 17
12.2 SUBDIVISIONS 17
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY) 17
12.4 PLANNING (OTHER) 18
12.4.1 Minister's Proposed Amendments to the Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS 2010) Urban Growth Boundary. 18

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..19

13.1 ROADS 19
13.2 BRIDGES 19
13.3 WALKWAYS, CYCLE WAYS AND TRAILS 19
13.4 LIGHTING 19
13.5 BUILDINGS 19
13.6 SEWERS / WATER 19
13.7 DRAINAGE 19
13.8 WASTE 20
13.9 INFORMATION, COMMUNICATION TECHNOLOGY 20
13.10 OFFICER REPORTS – INFRASTRUCTURE & WORKS 21
13.10.1 Manager – Infrastructure & Works Report 21

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH) 22

14.1 RESIDENTIAL 22
14.2 TOURISM 22
14.3 BUSINESS 22
14.4 INDUSTRY 22

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES) 23

15.1 HERITAGE 23

15.1.1 Heritage Project Program Report 23
5.2 NATURAL 23
15.2.1 NRM Unit – General Report 23
15.3 CULTURAL 24
15.4 REGULATORY (DEVELOPMENT) 24
15.5 REGULATORY (PUBLIC HEALTH) 24
15.6 REGULATORY (ANIMALS) 24
15.6.1 Animal Management Report 24
15.6.2 Oatlands Off-Lead Dog Park 25
15.7 ENVIRONMENTAL SUSTAINABILITY 25

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY) 26

16.1 COMMUNITY HEALTH AND WELLBEING 26
16.2 RECREATION 26
16.2.1 Oatlands Aquatic Centre – Coordinators Report 26
16.3 ACCESS 26
16.4 VOLUNTEERS 27
16.4.1 Tunnack Victoria Hall – Future Ownership 27
16.5 FAMILIES 28
16.6 EDUCATION 28
16.7 CAPACITY & SUSTAINABILITY 28
16.8 SAFETY 28
16.9 CONSULTATION & COMMUNICATION 28

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION) 29

17.1 IMPROVEMENT 29
17.1.1 Policy Development - Body Worn Camera (BWC) 29
17.1.2 Policy Development – Private Works 29
17.1.3 Policy Development – Rates and Charges Policy 30
17.1.4 Southern Tasmanian Councils Authority – Future Structure 30
17.2 SUSTAINABILITY 31
17.2.1 Tabling of Documents 31
17.2.2 Elected Member Statements 31
17.3 FINANCES 32
17.3.1 Monthly Financial Statement (Period ending 31 January 2025) 32
17.3.2 Murray Jones and Sons Pty Ltd – Proposed Subdivision (Station Street, Kempton) – Request for Remission of Development Application Fee 32

18. MUNICIPAL SEAL 33

18.1 SIGNING & SEALING GRANT DEED – DEPARTMENT OF STATE GROWTH, ACTIVE TASMANIA 33
18.2 SIGNING & SEALING GRANT DEED – DEPARTMENT OF PREMIER AND CABINET 33

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA 34

20. BUSINESS IN "CLOSED SESSION" 36

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION 36
20.2 APPLICATIONS FOR LEAVE OF ABSENCE 36
20.3 AUDIT PANEL MINUTES 36
20.3.1 Audit Panel Receipt of Minutes 36
20.3.2 Audit Panel Endorsement of Recommendations 36
20.4 STAFF MATTER 37

21. CLOSURE 38

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON TUESDAY 25TH FEBRUARY 2025 AT THE TUNBRIDGE HALL, 99 MAIN ROAD TUNBRIDGE, COMMENCING AT 10.00 A.M.

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 and Clr B Campbell

Mr T Kirkwood (General Manager), Mr G Finn (Manager Development and Environmental Services), Mr D Richardson (Manager Infrastructure and Works), Mrs A Burbury (Finance Officer) and Mrs J Thomas (Executive Assistant).

4. APOLOGIES

Clr F Miller and Clr D Fish.

RECOMMENDATION

THAT the apology from Clr F Miller be received and Council grant leave of absence for the meeting.

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

THAT the apologies from Clr D Fish and Clr F Miller be received and Council grant leave of absence for the 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	✓	

5. MINUTES

5.1 Ordinary Council Meeting

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

THAT the Minutes (Open Council Minutes) of the Council Meeting held 22nd January 2025 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	✓	

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

The Minutes of the following Special Committees of Council, as circulated, are submitted for receipt:

- Woodsdale Community Memorial Hall General Meeting – General Committee Meeting – 12th January 2025
- Lake Dulverton & Callington Park Management Committee Minutes – 11th February 2025

RECOMMENDATION

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

DECISION
Moved by Clr B Campbell, seconded by Clr D Blackwell

THAT the minutes of the above 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	✓	

5.2.2 Special Committees of Council - Endorsement of Recommendations

The recommendations contained within the minutes of the following Special Committees of Council are submitted for endorsement:

- Woodsdale Community Memorial Hall General Meeting – General Committee Meeting – 12th January 2025
- Lake Dulverton & Callington Park Management Committee Minutes – 11th February 2025

RECOMMENDATION

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

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

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	✓	

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

5.3.1 Joint Authorities - Receipt of Minutes

The Minutes of the following Joint Authority Meetings, as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority Minutes – 16th December 2024
- TasWaste South Local Government Forum Minutes – 7th November 2024

RECOMMENDATION

THAT the Minutes of the above Joint Authorities be received.

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

THAT the Minutes of the above Joint Authorities 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	✓	

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

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

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

THAT the information 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	✓	

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

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

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

Nil.

7.2 Questions Without Notice

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

Clr A E Bisdee OAM – Requested an update on negotiations with Vos Constructions in relation to Oatlands Aquatic Centre final contract claim.

Deputy General Manager – outstanding sandstone veneer work now completed and the final contract retention / settlement amount can be negotiated and finalised.

Clr B Campbell – Informed Council that the Colebrook Shop is now trading seven days per week from 6 a.m. – 6 p.m.

Clr B Campbell – Colebrook Recreation Ground – is it currently being used?

General Manager advised that the 'shed' at the Recreation Ground is currently being used by a group of local persons as a meeting place. This has occurred since the closure of the Colebrook Tavern.

Clr B Campbell – Oatlands Racetrack – is it currently being used and are there any plans for the property?

General Manager advised that it is currently being used by licensed harness and thoroughbred trainers from the area. They undertake track maintenance as required. In terms of future development plans, there are no formal or detailed plans but the trainers have expressed a desire to have 'wash down' stalls constructed.

Clr B Campbell – raised concerns regarding feral cats. Can anything be done?

General Manager advised that there is a 'Southern Tasmanian Cat Management Strategy' and from a local government perspective, the extent of involvement is at the discretion of individual Councils. At present, the Southern Midlands Council does not have sufficient resources to take on a significant role in cat management.

Clr B Campbell – Yarlington Road area – locals becoming unhappy with the amount of times stock is straying.

General Manager informed Council that there are issues relating to stock straying. The Animal Control Officer has committed considerable time to tray and address the issues. There has been ongoing communication with the property owners and Tasmania Police will also now become involved.

Deputy Mayor K Dudgeon – Made reference to another vehicle accident at the entry to Mood Food on Saturday 22nd February 2025.

General Manager confirmed that following a recent meeting with the Minister for Infrastructure (Kerry Vincent MHA), it is apparent that he is taking an active interest in this matter. Copies of previous correspondence has been sent to the Minister for his information.

Deputy Mayor K Dudgeon – How many new Development Applications did Council approve in 2024, compared to 2023?

Manager Development & Environmental Services – This data is provided in the Southern Midlands Council Annual Report. There has definitely been an increase in dwellings but will provide council with actual numbers at the next Council Meeting.

Mayor E Batt – made reference to an Email communication received from the TFS Campania Brigade (Captain Kate Gillham) relating to the possible use of a section of the Campania Bush Reserve for youth training and development activities.

General Manager advised that a response indicating 'in-principle' support has been provided in response to the proposal. The support was subject to addressing issues associated with the participation and insurance cover for TFS juniors which should not be any issue.

Mayor E Batt – Parattah Railway – any development plans for this area? Indicated that Council needs to increase its focus on this township.

General Manager provided some background information relating to the Parattah Railway Station property. It was confirmed that there are no specific development plans other than general maintenance and upkeep. Council has recently constructed a 'display shed' which houses the old 'ganger's trolley'.

Mayor E Batt – Melton Mowbray park update?

Manager Infrastructure and Works confirmed that on-site works are to commence immediately. The first stage will involve the construction of dry stone perimeter walls.

8. DECLARATIONS OF PECUNIARY INTEREST

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the Agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter on the agenda, or any supplementary item to the agenda, which Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

Nil.

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

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

Julia Jabour – Southern Midlands Regional News - Hotel development update?

The General Manager confirmed that the preferred proponents are still focussed on reviewing design plans; construction costs and the resultant business plan. The project is still under consideration however a decision will be required in the short-term based on timeframes within the Development Agreement.

Paul Worldron – Tunbridge - Made comment regarding the property at Parattah where numerous horses are being kept. He questioned how so many horses are allowed in a built up area of Parattah?

Manager Development & Environmental Services. Animal welfare officers have inspected the area and the horses appear to be in good condition, but the high number is concerning. Issue of flies and odour. Staff continue to monitor the site.

Paul Worldron – Tunbridge – asked why the northern end of Scott Street was not sealed recently (when other sealing works took place)/

Manager Infrastructure and Works advised that this section of road requires reconstruction prior to sealing. The aim is to budget in the forthcoming financial year.

10.1 Permission to Address Council

Nil.

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

THAT Council adjourn for morning tea at 10.37 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	✓	

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

THAT the meeting reconvene at 11.03 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	✓	

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

Nil.

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

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

12.1 Development Applications

12.1.1 Development Application (DA24/111)
For Alterations, Addition, Refurbishment to Existing Club Rooms, and New Change Room with Facilities at 29 High Street, Oatlands, owned by Southern Midlands Council

Item 12.1.1 was withdrawn from the Agenda as the 'Submission Planning Notice Assessment' has not been issued by TasWater.

It was confirmed that the applicant has granted an extension to the timeframe permitted for assessment to enable consideration at the March 2025 Council Meeting.

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

THAT the information be received noting that a decision will be made at the March 2025 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	✓	

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

12.4.1 Minister's Proposed Amendments to the Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS 2010) Urban Growth Boundary.

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

THAT Council determine that it has no objection to the proposed amendments to the Urban Growth Boundary as set out in the *'STRLUS Urban Growth Boundary Update Consultation Paper, February 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	✓	

[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 Sewers / Water

Strategic Plan Reference(s) 1.6
Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.7 Drainage

Strategic Plan Reference 1.7
Maintenance and improvement of the town storm-water drainage systems.

Nil.

13.8 Waste

Strategic Plan Reference 1.8
Maintenance and improvement of the provision of waste management services to the Community.

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9
Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Mayor E Batt – Kempton Recreation Ground – made comment relating to the recently installed watering system and the likelihood that there will be subsidence over the trenches.
Manager Infrastructure and Works confirmed that the trenches are being monitored and the contractor will continue to backfill and top dress the trenches (and ground area).

Mayor E Batt – Kempton Recreation Ground Lights – can the ground lights be checked prior to tend of daylight savings and commencement of night training?
Manager Infrastructure and Works – Lights to be tested.

Deputy Mayor K Dudgeon – Kempton Recreation Ground – when will the ground be suitable for training etc.?
Manager Infrastructure and Works – Ground can now be used for training only, but a risk assessment should be undertaken prior (i.e. similar to the match day risk assessment checklist).

Clr B Campbell – Ponsonby Road – has the property owner be contacted?
Manager Infrastructure and Works to make contact as soon as practicable.

Clr B Campbell – Midland Highway, Tunbridge – southern junction – no merger lane for vehicles existing Tunbridge heading south. Why wasn't a merger lane constructed at the time of upgrade?
Advice to be sought from the Department of State Growth but likely due to the close proximity of the Tunbridge Cemetery i.e. insufficient width to enable construction of a merger lane.

RECOMMENDATION

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

DECISION
Moved by Clr B Campbell, seconded by Clr D Blackwell.

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	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

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

Nil.

14.2 Tourism

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

Nil.

14.3 Business

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

Nil.

14.4 Industry

Strategic Plan Reference 2.4
Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22	
3.1.1	Maintenance and restoration of significant public heritage assets.
3.1.2	Act as an advocate for heritage and provide support to heritage property owners.
3.1.3	Investigate document, understand and promote the heritage values of the Southern Midlands.

15.1.1 Heritage Project Program Report

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

THAT the Heritage Projects 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	✓	

5.2 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 Deputy Mayor K Dudgeon, seconded by Clr 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	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	

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 A E Bisdee OAM, seconded by Clr B Campbell.

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	✓	

15.6.2 Oatlands Off-Lead Dog Park

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

THAT the Deputy General Manager provide a further Report to the March 2025 Council meeting in respect of the options for a possible Off-Lead Dog Park in Oatlands.

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	✓	

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.

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 Oatlands Aquatic Centre – Coordinators Report

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

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	✓	

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.

16.4.1 Tunnack Victoria Hall – Future Ownership

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

THAT:

a) The information be received and noted;
b) Council acknowledge and record its appreciation of the Tunnack Hall and Progress Association and its commitment to manage this community asset (and likewise to all community owned Halls);
c) Council determine that the request to transfer ownership of the Tunnack Victoria Hall be declined. The primary reasons being:

- **The anticipated up-front cost of securing ownership;**
- **The ongoing financial implications from an asset management perspective (including future maintenance and upkeep etc.); and**
- **General recognition of the issues listed above.**

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	✓	

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.

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8
Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1
Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework

17.1.1 Policy Development - Body Worn Camera (BWC)

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

THAT Council formally adopt the Body Worn Camera Policy.

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	✓	

17.1.2 Policy Development – Private Works

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

THAT Council formally adopt the Private Works Policy.

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	✓	

17.1.3 Policy Development – Rates and Charges Policy

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

THAT Council formally adopt the Rates and Charges Policy.

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	✓	

17.1.4 Southern Tasmanian Councils Authority – Future Structure

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

THAT Council confirm its support for the formation and funding of a Southern Tasmanian Council Network (STCN).

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	✓	

17.2 Sustainability

Strategic Plan Reference 5.2
Retain corporate and operational knowledge within Council / Provide a safe and healthy working environment / Ensure that staff and elected members have the training and skills they need to undertake their roles / Increase the cost effectiveness of Council operations through resource sharing with other organisations / Continue to manage and improve the level of statutory compliance of Council operations / Ensure that suitably qualified and sufficient staff are available to meet the Communities need / Work co-operatively with State and Regional organisations / Minimise Councils exposure to risk / Ensure that exceptional customer service continues to be a hallmark of Southern Midlands Council

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

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

Deputy Mayor K Dudgeon – Attended a meeting with the Minister for Infrastructure (Kerry Vincent MHA) on14th February 2025. A number of issues were raised and it is extremely pleasing that it is apparent that the Minister is prepared to address the issues raised. It was a very beneficial meeting.

Deputy Mayor K Dudgeon – made comment in relation to the recent visit by four Japanese academics. The visitors, Professor Emeritus Masakazu Tani, PhD, Kyushu University; Associate Professor, Doctor of Design, Ryo Abe PhD, Tokyo University of the Arts; Shingei, Research Assistant and Tara Watzl, an Architectural student at UTAS, participated in a full itinerary and from all observations the outcomes were really meaningful for their research. They had targeted Richmond, Evandale and Oatlands as their research locations.

Clr D Blackwell – Recently attended the Bagdad / Mangalore Structure Plan workshops. Congratulations to Damien Mackey and Grant Finn (Manager Development & Environmental Services). The workshops were well received and attended by locals.

Mayor E Batt – Congratulated Kempton Festival organisers. An extremely well run, vibrant event which raised money for community projects.

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 31 January 2025)

DECISION
Moved by Clr A E Bisdee OAM, seconded by Clr 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	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	

17.3.2 Murray Jones and Sons Pty Ltd – Proposed Subdivision (Station Street, Kempton) – Request for Remission of Development Application Fee

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

THAT in accordance with section 77 of the *Local Government Act 1993,* Council grant a remission of the $900 Development Application Fee relating to the subdivision proposal submitted by Murray Jones and Sons Pty Ltd.

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	✓	

18. MUNICIPAL SEAL

18.1 Signing & Sealing Grant Deed – Department of State Growth, Active Tasmania
Upgrades to the Campania Recreation Ground plus a new Scoreboard

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

THAT Council endorse the Signing and Sealing the Grant Deed for the funding agreement between the Tasmanian Government through the Department of State Growth / Active Tasmania and the Southern Midlands Council for the amount of $253,000.00 for the upgrading of the Campania Recreation Ground.

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	✓	

18.2 Signing & Sealing Grant Deed – Department of Premier and Cabinet
Installation of a Unisex Accessible Toilet in Callington Park Oatlands

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

THAT Council endorse the Signing and Sealing the Grant Deed for the funding agreement between the Tasmanian Government through the Department of Premier and Cabinet and the Southern Midlands Council for the amount of $45,000.00 for the upgrading of the Callington Park with an accessible unisex toilet.

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	✓	

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

RECOMMENDATION

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015, the following items are to be dealt with in Closed Session.*

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

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015, the following items are to be dealt with in Closed Session.*

Matter	***Local Government (Meeting Procedures) Regulations 2015* Reference**
Closed Council Minutes - Confirmation	*15(2)(g)*
Applications for Leave of Absence	*15(2)(h)*
Audit Panel Minutes	*15(2)(b)*
Staff Matter	*15(2)(a)*

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	✓	

RECOMMENDATION

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

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

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED

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

CLOSED COUNCIL MINUTES

20. BUSINESS IN "CLOSED SESSION"

20.1 Closed Council Minutes - Confirmation

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.

20.2 Applications for Leave of Absence

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 15(2)(h) of the Local Government (Meeting Procedures) Regulations 2015.

20.3 Audit Panel Minutes

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.

20.3.1 Audit Panel Receipt of Minutes

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.

20.3.2 Audit Panel Endorsement of Recommendations

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 15(2)(b) of the Local Government (Meeting Procedures) Regulations 2015.

20.4 Staff Matter

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.
Item considered in Closed Session in accordance with Regulation 15(2)(a) of the Local Government (Meeting Procedures) Regulations 2015.

RECOMMENDATION

THAT Council move out of "Closed Session".

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

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	✓	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 12.32 p.m.

LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

MINUTES

Monday 17th March 2025

Council Chambers
Oatlands
1.30 p.m.

TABLE OF CONTENTS

1. ATTENDANCE 1

2. APOLOGIES 1

3. CONFIRMATION OF MINUTES 2

4. BUSINESS ARISING FROM PREVIOUS MEETING 2

4.1 CALLINGTON PARK – UNISEX ACCESSIBLE TOILET + BABY CHANGE TABLE – PROPOSAL . 2

4.2 FORMAL RECOGNITION OF AN EXISTING USE OF A SITE – DOGS ON LAKE FORESHORE 3

4.3 1980 LAKE DULVERTON MANAGEMENT PLAN & MANAGEMENT STATEMENT PROPOSAL . 3

4.4 FORMER CATTLE SALE YARDS AT CALLINGTON PARK – GENERAL MAINTENANCE 4

4.5 GEESE AND MALLARD DUCKS AT LAKE DULVERTON 5

4.6 DRONE SURVEY OF CUMBUNGI IN AND AROUND LAKE DULVERTON 5

4.7 WATER MILFOIL (BROWN FLOATING PLANT IN LAKE DULVERTON) 6

4.8 TABLE AND SEAT COMBINATION AND SEAT FOR CALLINGTON PARK AREA 8

5.0 TREASURER'S REPORT 9

6.0 OTHER MATTERS 12

6.1 CALLINGTON PARK 12

6.2 BUDGET REQUEST FOR 2025/2026 YEAR 12

6.3 OTHER 14

6.3.1 Callington Park Event – Tribute to Live Aid Concert 40 Years Ago 14

6.3.2 Dulverton Anglers – Possible Training Centre 14

6.3.3 Dog Park 14

7.0 . NEXT MEETING 14

LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

MINUTES
Monday 17th March 2025

1.30 p.m.
Council Chambers
Oatlands

MEMBERS:
Chairman: Councillor Don Fish (Deputy Mayor K Dudgeon – proxy)

Parks & Wildlife Rep: Brian Campbell (Proxy rep:)
Resident Representatives: Mrs Maria Weeding, Mr Athol Bennett, Dr Robert Simpson, Mrs Karen Dudgeon, Ms Helen Geard, Mrs Jenni Muxlow, Mr Grant Wilson

The meeting opened at 1.30 p.m.

1. ATTENDANCE
Councillor Don Fish (part meeting), Athol Bennett, Maria Weeding, Helen Geard, Robert Simpson, Grant Wilson, Jenni Muxlow.

2. APOLOGIES
Mrs Karen Dudgeon

Discussion following noting of apologies:

The Chairperson expressed concern that there was no attendance at the meeting by Parks & Wildlife. Other Members at the meeting expressed the same concerns, as there is currently a significant number of items listed on the agenda (carried from previous meetings) that are awaiting input and / or advice from Parks &Wildlife. One significant item has been on hold waiting on advice for just over twelve months. It was noted that a proxy representative from Parks had attended the November 2024 meeting, but given this was their first meeting, they were not able to provide information that the committee had been waiting on.

Members expressed their frustration at the situation being created whereby the Committee are not able to resolve a number of matters at their meetings, even though notice of upcoming meetings and the items to be discussed are advised in good time. It was requested and agreed by Members that a letter be written to Ashely Rushton, Parks & Wildlife (P&W) Southern Regional Manager, outlining the issues that are current to the committee that require input / action from Parks. Chairman Don Fish indicated that he would sign the letter. The committee felt that the letter should come from the Council's General Manager. It was requested by Members that the General Manager and the Chairman sign the letter.

3. CONFIRMATION OF MINUTES

The Committee to confirm the 11th February 2025 minutes.

RECOMMENDATION
That the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting held on 11th February 2025.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Dr Robert Simpson
SECONDED Mr Athol Bennett
THAT the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting, held on 11th February 2025.
CARRIED

4. BUSINESS ARISING FROM PREVIOUS MEETING

4.1 CALLINGTON PARK – UNISEX ACCESSIBLE TOILET + BABY CHANGE TABLE – PROPOSAL

Since the last meeting the following has occurred:

- The building has been inspected and signed off by the Building Surveyor and the Plumbing Inspector. The Certificate of Completion is yet to be obtained. There is one completion of works form required from a tradesperson and this is being followed up.
- A counter has been added to the site, to count the number of users of the toilet block. This is the walking track counter from Hawthorn Bay. It will be interesting to see the numbers.
- A door stop has been be placed at the top of the main door – mounted on the wall. On windy days the door can currently blow back, as the door closer is not overly tight. This is because it has to meet regulations for an accessible toilet, so the door has to be easy to open.
- Grate drainage has been put at the side of the building where the slab extends out towards the hedge. It is important that no water lies in the area as it will be quite shaded and cold in winter, with possible ice, yet this is the path area to the service door at the rear of the building. This work is an added precaution being taken, over and above the original plans.

There has been a lot of positive feedback from the community, particularly the parents/ carers using the park with young children.

Helen reported that the counter is showing an average of 236 people using the toilet a day.

RECOMMENDATION

That the Committee note the information.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED
THAT the information be noted.

4.2 FORMAL RECOGNITION OF AN EXISTING USE OF A SITE – DOGS ON LAKE FORESHORE

Recap: *A letter from Parks & Wildlife (P&W) Southern Regional Manager – Ashley Rushton letter (dated 4th September 2024) revealed that dogs in any capacity in a Conservation Area will need approval by the Parks & Wildlife Southern Tasmanian Regional Manager. Parks recognise that the community have been walking their dogs in this location for decades, however Council need to apply to have the activity approved and formalised.*

A letter outlining how dogs would be managed going forward was sent to Ashely Rushton Parks & Wildlife (P&W) Southern Regional Manager on 23rd December 2024 . The letter included a map that showed the 'dogs permitted on lead' and 'no dogs allowed' areas. The map also showed that dogs are not permitted within 30M of the foreshore at Mahers Point area and the Flax Mill sites.

At this stage there has been no reply from Parks. Any update, if available, will be provided to the meeting.

There was no update available for the meeting.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

Nil.

4.3 1980 LAKE DULVERTON MANAGEMENT PLAN & MANAGEMENT STATEMENT PROPOSAL

Recap information: *At the February 2024 Committee meeting, it was noted that the Lake Dulverton Wildlife Sanctuary Management Plan 1980 (1980 Plan) is the legal document that prescribes how the Lake Dulverton water is to be managed and any subsequent management documents can only be implemented if consistent with 1980 Plan.*

It was suggested by Parks that the way forward may be to progress with a Management Statement for the area, which would incorporate aspects of the 1980 Plan and the 2002 Lake Dulverton Management Strategy. The Statement would then become the guiding document for the ongoing management of the area.

Brian from Parks thinks that the Management Statement may need to be developed first before the 1980 Plan can be denounced. Brian was to investigate further and report to the next meeting.
At the July 2024 meeting Jerard (P&W Rep) indicated that he would try and get an example of a Management Statement for the Committee to see what was involved. Currently there is one for the Meehan Ranges and Gordons Hill Reserve.

An update was provided to the September 2024 meeting by Brian. Brian said he had sought some information but what had been provided to him was insufficient, so he needed to do more 'homework'. Apparently, Parks would normally do the Management Statements internally, but they do not have the resources to do one for this area. There are only a few areas in Tasmania that have a Management Statement. Brian said he needed to formally ask the Parks service as to what is the process for a Council to do /develop the Statement. Brian said that once we have a Management Statement then he felt that seeking to have the 1980 Management Plan rescinded would be relatively easy, even though it has to go through both houses of Parliament to achieve such.

November 2024 meeting: Marta, (the Parks Representative) said she is familiar with P&W Management Statements and will endeavour to provide a sample Management Statement or template to the Committee by Christmas 2024.

To date nothing has been forwarded from Parks even though a reminder was emailed in mid-January 2025 to say we were still waiting on this information.

At this stage the committee are being guided by the 1980 Management Plan, which does not correspond with the zones that were defined in the Lake and agreed and outlined in the 2002 Lake Dulverton Management Strategy. Management of the Lake has become difficult under these circumstances.

There was no update available for the meeting.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

Nil.

4.4 FORMER CATTLE SALE YARDS AT CALLINGTON PARK – GENERAL MAINTENANCE

The remaining former cattle sale yards in the overflow Stop Over area of Callington Park are in need of some maintenance, as a number of the posts have nearly rotted off at the base. Maria has now contacted Alec Dean directly to see if it was possible to get as many as 10 split timber posts for replacement.

The most recent call to Alec revealed that he has now got a suitable log to provide the posts. He will be splitting the posts as part of a demonstration at the forthcoming Bream Creek Show and also the Woodsdale community event. Alec will be in touch after the events to let us know what he has available for the committee.

It was agreed at the November 2024 meeting that the Committee would hold a working bee to put in some of the posts. The committee may want to set a date for a working bee, even though we do not actually have the posts at this stage.

RECOMMENDATION

That the information be noted, posts and /or steel posts be purchased and a working bee be arranged on a day to be determined, to undertake some maintenance of some sections of the yards.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

RESOLVED
THAT the information be noted and that Maria let Don, Athol, Robert (Ras), Grant and Jenni know what is the proposed date for a working been once, the posts are at Oatlands.

4.5 GEESE AND MALLARD DUCKS AT LAKE DULVERTON

At the November 2024 meeting, the Committee gave full support to the Conservation Group and re-homing strategy with the removal of the geese being the first priority.

Council has endorsed the recommendation that was made to remove the geese from the Lake environment (endorsed through Committee Minutes at the December 2024 Council meeting).

Since then there has been some liaison with the Pacific Black Duck Conservation Group, and a number of rehoming options have been identified. Working with Council's Works Department, it is planned that the geese be captured and relocated sometime in March / April 2025.

The geese to be removed very soon, with new homes having been identified, and arrangements in place.

RECOMMENDATION

That the Committee note the information.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

RESOLVED
THAT the information be noted.

4.6 DRONE SURVEY OF CUMBUNGI IN AND AROUND LAKE DULVERTON

Recap: Skyapply, a drone company approached Council offering their services to map assets and vegetation. Each year, Council officers walk the perimeter of Lake Dulverton looking for Cumbungi infestations requiring control. It was suggested, that Skyapply drones could locate and map the Cumbungi more effectively than the Council officers.

Marta noted that a P&W permit would be required to fly a drone over a Conservation Area. Skyapply (or any other company) would need to be familiar with relevant legislation and permit requirements.

The Committee believed the drone proposal was worth exploring.

Since the last meeting a fee schedule of charges has been obtained.

Contact has been made with the company and it was determined that Skyapply should test out the capability of their mapping drone to ensure that their technology can distinguish the cumbungi plant leaf from other similar leaf type plants. This trial run would be not done in the Lake conservation area. If the trial proves that they can map the specific plant in question, then the Committee could consider seeking a budget for such work, which would be for spring – 2025. It is so important to ensure that the lake does not become an area where cumbungi establishes. It is a large and difficult area to patrol, as the water is often not deep enough for a boat of any type, and walking in the shallow water is also very difficult in many areas as the bed of the lake has frequent pockets of deep holes that can not be easily seen!

It was recognised that Parks have mentioned that use of a drone over the conservation area will need to be discussed further. It was also noted that the use of the drone would be for strategic management purposes for the long term sustainability of the lake environment. If cumbungi establishes then the Lake as a conservation area will be severely compromised.

Update for March meeting: Speaking with the operator of the Skyapply business in mid-March, it was explained that the opportunity to look at the cumbungi this season had now passed (as all known plants had been treated / seed heads cut etc.), and that we could revisit the idea in spring/summer of late 2025.

The committee expressed concern that it was difficult to plan ahead on the management of the lake in relation to this significant weed threat when the Committee has been advised that the use of a drone was going to require further input and advice from Parks. The committee are awaiting on further information from Parks. Members at the meeting expressed frustration that they were not able to resolve a number of questions on this issue.

It was decided that the current method of detecting this plant be continued for the next season. This involves wading in the muddy waters, as boating was not suitable for 90% of the work due to shallow waters or excessive plant growth in the lake water, to find any cumbungi plants.

RECOMMENDATION

That the Committee note the information.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

RESOLVED
THAT the information be noted.

4.7 WATER MILFOIL (BROWN FLOATING PLANT IN LAKE DULVERTON)

Recap: At the last meeting it noted that the Tasmanian Herbarium had identified the 'brown floating weed plant in the lake' as Myriophyllum salsugineum, which is a widespread common native plant typically found in lowland lakes.

The first record of this plant in Lake Dulverton goes back to 1926, – 99 years back. Locals that have lived in the Oatlands town for decades say the lake surface has not been covered so extensively by this plant before (in the time they have knowledge of which is 50+ years in some instances of memory recollection). Reflecting on this information, it is worth noting the history of the lake completely drying up at various intervals, which theoretically may have been points in time that severely cut the plant back to only a small amount surviving a prolonged dry period. Other ideas for the current proliferation may be related to the warmer climate experienced in the last 15 to 20 years, combined with water in the Lake now being maintained rather than drying up completely. There is no clear knowledge as to why the lake is currently as it is. It has become apparent that the wildlife is no longer using the lake for nesting and feeding where ever there is the presence of the densely populated Myriophyllum plant present.

The committee Members expressed their concerns listed as follows:

- *The Lake has become visually unappealing*

- *The vast majority of the wildlife has moved from the area where this plant is to inhabit the rear zone of the Lake – the 189Ha Natural zone*
- *Dense Myriophyllum reduces the ability to have any recreation activity occurring, particularly fishing which is near impossible to undertake*
- *The area of Myriophyllum is expanding year upon year, changing the ecosystem of the lake environment in terms of the original flora and the variety of bird fauna that has typically been found. For example: the swans use the water ribbon plant that typically covered the lake (Cycnogeton procerum) to build nests and the swans also eat the new leaf shoots of the plant as part of their diet. The water ribbon plant has been overtaken by the presence of the Myriophyllum salsugineum.*

The committee Members were not able to readily come up with any solutions to reverse this emerging problem. There was a query as to any options of spraying the plant, harvesting the plant, or even letting the Lake dry out for a short while, which may have been one of the ways that the plant has been partially set back in the past, reducing its impact. There was no firm conclusion on the way forward in relation to this issue. More research and liaison with Parks will need to occur. It was suggested that research be undertaken on other areas where the plant may be found and if there is any history on a way of managing the Myriophyllum salsugineum plant.

An update was given to the Committee at the meeting re this issue.

It is apparent that this issue has been looked at by a few of the Members since the last meeting of the Committee in February.

- There was the suggestion that the Committee seek funds in the 25/26 budget to get a Consultant to look at the impact that this plant was having on the lake and the options to manage this plant in a cost effective way. It was suggested that the Committee also consult with the State Government's Water Management Division as they would be able to liaise with Parks. The Committee felt that unless it was a joint approach, then money could be spent on a Consultant report that may come out with management recommendations for this plant that was not accepted by Parks. If that was the case, then the funds spent would have been a waste of money. It was also noted that if a report was to be prepared, the community would also have to be consulted as part of the overall plans going forward.

- It was noted that there was increasing community concern on social media outlets about this plant in the Lake, as it was taking over the Lake environment in the 51 Hectare Conservation Zone and Recreation Zones. One Member of the Committee has been responding to some of the comments, but there was a lot of differing views being expressed by members of the public, making it difficult to manage responses on so many fronts.

- Some research and liaison had been undertaken with companies that specialise in aquatic plant control, with the option of cutting and removing some of the Myriophyllum plant in mind. Research revealed one machine that may be suitable, being an amphibious machine that did not depend on a specific minimum water depth. However, it was quite a slow process and it equated to the equivalent of 'cutting fishing holes', by comparison to the volume of the Myriophyllum that is currently growing in the lake. It was discussed if purchasing such a machine should be included for possible funding through the 25/26 year Council budget. However, given the price that had been provided and the small output result from the purchase of a machine it was considered by Members that it was not worth pursuing Council funding at this point in time.

- The *Myriophyllum salsugineum* plant is not in the other two sections of the Lake. Information obtained shows that the *Myriophyllum* plant enjoys very high light intensity, regular additions of nutrients and a clean environment.

- One Member mentioned that may be there is some sort of chemical that could be applied, or possibly changing the PH of the water (providing it did not affect the ribbon reed native plant).

- Other Members thought that we should contact Members of government, given there was an election coming up. However, it was not clear what would be asked for, as we really needed to determine a course of action first that was acceptable by stakeholders.

- The committee again emphasised that this plant, despite it being a native aquatic plant, was negatively impacting the use of the 51 Hectare area by the wild life and also the recreational users of the Lake.

There was no firm conclusion decided other than seeking some further professional advice from persons that have expertise in the area of aquatic plant management. The Committee is seeking for management options going forward from any advice received.

The committee felt that they had lots of ideas, but this issue has been discussed at the last few meetings, and Parks need to be at the meeting to have input on such a topic.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

RESOLVED
THAT the information be noted and some further professional advice be sought as to options going forward for management of the *Myriophyllum salsugineum* currently found in the Conservation Zone and Recreation Zone of the Lake (51 Ha area zone).

{Chairman Don Fish left the meeting at 2.35 p.m.}. Maria Weeding facilitated the remainder of the meeting.

4.8 TABLE AND SEAT COMBINATION AND SEAT FOR CALLINGTON PARK AREA

At the last meeting it was mentioned that Callington Park has become very popular with visitors to the area, and there was the suggestion that we add some more visitor seating at Callington Park, as well as another table and seat combination. The committee will use some of their Commonwealth Bank account funds for the purchase of these items.

The items have now been ordered. There is a 6 to 8 week production wait and then a delivery wait, so they will not be at Oatlands until around mid-May.

RECOMMENDATION

That the Committee note the information.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

RESOLVED

THAT the information be noted.

5.0 TREASURER'S REPORT

A statement detailing the Receipts and Expenditure for the 2024/2025 financial year to date was be tabled at the meeting.

RECOMMENDATION

The statement detailing the Receipts and Expenditure for the 2024/2025 financial year to date be received and noted.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

MOVED Mrs Jenni Muxlow
SECONDED Mr Grant Wilson
THAT the statement detailing the Receipts and Expenditure for the 2024/2025 financial year to date be received.

CARRIED

SOUTHERN MIDLANDS COUNCIL

LAKE DULVERTON MANAGEMENT COMMITTEE

2024/25 STATEMENT OF RECEIPTS AND PAYMENTS

For the period 1st July 2024 to 14th March 2025

	RECEIPTS $		PAYMENTS $	COMMENTS
Opening Balance 01.07.24 Commonwealth Bank Account	46,689.57			
Capital				
Callington Park - Toilet	203,000.00		176,951.81	Additional $45K budget - election commitment $25,275.57 expenses c/f
Oatlands Off-lead Dog Park ($35,000)	-		0.00	
Operating				
Callington Park - Repairs to well	2,000.00		0.00	
Lake Dulverton foreshore	-		0.00	
Solar Lights	1,800.00		0.00	
Lake Dulverton - Committee Budget	2,000.00		51.46	Postage
Tas Irrigation - Water Operational Costs	26,273.00	Operational Charge	6,880.00	
		Asset Renewal Levy	2,580.00	
		Water Usage	14,750.15	
Interest	107.29	Bank Charges	0.00	
Donations	3,890.15			
		Total Expense to date	$ 201,213.42	
		Funds on hand	84,546.59	
	$ 285,760.01		$ 285,760.01	

Funds on hand are represented by:

Comm. Bank Account No.06 7004 28003859 - 01.01.25	50,687.01
Special Projects - Unexpended Budget	33,859.58
	$ 84,546.59

Callington Park Toilet

			$
13/12/2022	Duo Design	Planning Drawings Stage 2	1,520.00
13/12/2022	Duo Design	Administration Project Co-ordination	200.00
13/12/2022	Duo Design	Concept Layout Stage 1	1,500.00
7/03/2023	Survey Plus	Survey for Hydrology	1,850.00
		EXPENSES CARRIED FORWARD 2022/23	**5,070.00**
15/08/2023	Utility Detection	Services location	1,250.00
18/09/2023	Ceeds Property	Hydraulic Design	5,200.00
17/10/2023	SMC	Planning Application	818.18
5/01/2024	SMC	Partial Refund - Planning Application	-668.18
23/02/2024	TasWater	Developer Charges Water & Sewerage	1,757.00
15/03/2024	TasWater	Certificate Certifiable Works & Compliance	384.09
14/04/2024	TasWater	100mm Sewerage Connection	4,760.00
16/05/2024	Duo Design	Working Drawings Callington Park Disabled Toilet	2,010.00
27/05/2024	Saltmarsh and E	Structural Design & Certification Callington Park Toil	1,500.00
19/06/2024	Leon McGuinness	Building Surveying, Inspections, Certificates etc per quote	2,400.00
19/06/2024	SMC	Building Administration Fee (CBOS)	110.00
19/06/2024	SMC	Industry Training Levy (BC&ITL)	220.00
19/06/2024	SMC	Notifiable Work Cat 3 Lodgement Fee BP240047	280.00
30/06/2024	SMC	3 Wages plus Oncosts	184.48
		EXPENSES CARRIED FORWARD 2023/24	**20,205.57**
	SMC	Wages and Oncosts	43,043.28
	SMC	Gravel	96.00
	SMC	Plant	7,564.56
	SMC	Plumbing Permit, Inspections, Certificate of Completion	1,280.00
	Access Hardware	Change Table & Signs, Threshold strip	856.13
	Anthony Collis	Fix Water Lines & Connect to Main Line	150.00
	Austral Bricks	Overland Rugged Bricks x 3072	7,412.32
	Australian Steel Co.	Trench Mesh Clips	186.89
	Barwicks Landscaping	Fat Sand, Loam	1,030.90
	Brierley	8mm Rope	51.60
	Bunnings	Various	2,337.94
	Ceeds Property	Design & Inspections	922.10
	Daniels Metal Fabr	Roofing Iron Fascia & Gutter, Flashings	1,466.95
	DeNeefe Signs	Do Not Flush signs x3	45.00
	Decorative Screens	Perforated Aluminium Screen Forrest x 2	2,618.00
	Drewent Park Plumbing	Basin, Toilet, Rails etc	8,060.73
	East Coast Concrete	32mpa Concrete x 14m3	4,410.00
	Johnson Tiles	Tiles and adhesive	1,073.25
	Langdale Electrical	Rough In & Fit Off	2,667.65
	Noble Concrete	Concrete Pumping 29.10.24	970.00
	Nubco	Reinforcing etc	1,611.93
	Nutrien	Cement, pipe fittings	241.05
	Protech	Sewer Connection Works	37,852.48
	Steelline Roofing	Wrap	231.13
	Steven C Turner	Bricklaying	4,067.15
	Tas Fire Doors	Doors	3,281.39
	Thompson Plumbing & Gas	Install Drainwave Flushing Device	5,600.00
	Tuff Stuff Washrooms	Jumbo Toilet Roll Holder	422.36
	Uptons	Gal Mesh & Star Pickets	155.45
	Whelan's Welding	Supply & Fit Roof Steel, Stainless Steel Cover & Mirror	11,170.00
	Youngs Decorating	Paint Metal Frames & Door Frames	800.00
		EXPENSES 2024/25	**151,676.24**
		TOTAL PROJECT EXPENDITURE TO DATE	**176,951.81**

6.0 OTHER MATTERS

6.1 CALLINGTON PARK

There is a planned gathering of bagpipe players scheduled to use the Callington Park area on Saturday 5th April – 9.30 a.m - 4.00 p.m. The event is being supported by the Southern Midlands Council, Pipe Bands Australia and the Callington Mill Distillery.

The area where the event will take place is being prepared with a smooth surface to enable the bands to safely march.

RECOMMENDATION

That the Committee note the information.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

RESOLVED
THAT the information be noted.

6.2 BUDGET REQUEST FOR 2025/2026 YEAR

Information was be provided to the meeting and discussed by the Members.
Members made a number of suggestions that were then agreed to include in the budget submission to Council.
See attached.

RECOMMENDATION

That the Committee forward the budget on to Council for consideration for the 2025/2026 budget.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

MOVED Mrs Jenni Muxlow
SECONDED Mr Athol Bennett

THAT the budget items as agreed be submitted to Council to consider funding for the 2025/2026 budget.

CARRIED

0	Item/Activity	Lake Dulverton & Callington Park Management Committee Proposed 25/26 Works Schedule and Budget Detail	New funds requested from Council - 25/26
	Callington Park	Community notice board - new otem $3000.00. General expenditure - posts for the yards etc.	5000.00
	Lake Dulverton foreshore & corridor	Interpretation signage - renew. $8000.00. Compliance signage - dog area signage $5000.00. General expenditure - $1000	14000.00
	Lake Dulverton	Options for management of the Water Milfoil plant. (Myriophyllum salugineum). Consultant report expenses.	20000.00
	Midlands Water Scheme	Operating budget - purchase of water for Lake Dulverton	26631.17
	Marys Island	Investigate fesibility of some form of access from end of Mahers Point across to Marys Island. Planning, public consultation and preliminary engineering.	0.00
			65631.17

6.3 OTHER

6.3.1 Callington Park Event – Tribute to Live Aid Concert 40 Years Ago

Jenni Muxlow is planning to put together an event for the community to attend. The event will mark 40 years since the Live Aid Concert in Britain, held to raise funds for food aid. It is planned that a large screen be used as part of the event, to be held on 15th June this year. Funds received by the community will go towards payment for a second mural being placed on the Oatlands school's aquatic centre building. Jenni will continue to work with Grant Wilson on the details for the event.

The committee noted the information.

6.3.2 Dulverton Anglers – Possible Training Centre

The Dulverton Anglers Group are looking at the possibility of becoming an accredited training facility for boat licences.

The committee noted the information.

6.3.3 Dog Park

One of the Members asked for an update as to what had happened to the proposed Dog Park for Oatlands, given the committee had tried to help out with the use of the Flax Mill site being available.

The Committee were advised that the Dog Park proponents were now looking to use a site at Chatham Street. This followed the Ross Street proposal, which was listed on the February Council agenda for Council's consideration but effectively withdrawn as there were barriers to the proposal that would prevent it being progressed.

The committee noted the information, expressing disappointment that the Ross Street site had not come to fruition.

7.0 NEXT MEETING

The committee decided that they did not want to set another meeting date without the assurance that Parks would be in attendance. The meetings had been changed to day time meetings to accommodate Parks, rather than having early evening meetings. The committee would greatly appreciate it if Ashley Rushton could come to the next meeting.

The meeting closed at 3.44 p.m.

* * * * *

CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE

SOUTHERN MIDLANDS COUNCIL

MINUTES

OF GENERAL MEETING HELD ON MON 18TH NOVEMBER 2024

AT CHAUNCY VALE RESERVE

Present:

Donna Blackwell	Chair (Councillor)
Heather Chauncy	Chauncy Family
Ben Masterman	Chauncy Family
Tony Bantick	Community
Jamie Ward	Community
Victoria Needham	Community
Vicky Bird	Bagdad Field & Game (BF&G)
Elise Jeffery	TLC
Wendy Young	SMC
Jo Rowley	SMC

Absent:

Brian Campbell	PWS

Apologies:

Graham Green	Community
Erin and Brody	Caretakers
Bob Campbell	Proxy Chair (Councillor)

Meeting opened 10.40am

1. Minutes

The minutes of the previous meeting held in August were accepted as a correct record: Moved – Tony, seconded – Jamie, carried

2. Matters arising from the minutes

New toilets, have received letter confirming $80,000 commitment from the Tasmanian Government & $20,000 from Council- the grant deed be will be received in due course. Graham will do up a project plan & site plan, the toilets will be based on a design from

Parks and Wildlife. Wendy Young will check the grant application to see whether Council employees will build or if it is to go to tender.

Andrew Evans has started on two new sculptures.

Electronic donations, discussed the option of a square, donation link etc. Elise to share what Bruny Island use. Still to keep cash boxes but need to provide an electronic alternative.

Heather would like a flyer for promotion to go to all schools emphasizing the outdoor education aspect. Need to update flyer to include walking tracks. Wendy Young to organise.

Moved- Heather, seconded- Ben

3. Correspondence

- *Judith Ridge* – requested her contact information be passed on in relation to her thesis she is writing on Nan Chauncy's book Tangara.

4. Financial report

The account balance as at 8/11/24 was $48,584.07. This amount reflects a new way of presenting the Chauncy Vale budget whereby wages for reserve management are included in the operating budget.

Financial report Moved – Jamie, seconded – Vicky carried

5. Reserve Management update

Mary Smyth from SMC will look after weed management and Wendy will ask her to prepare reports for meetings. Concerns were raised about trail maintenance and the road in. Brody (caretaker) will remove trees if necessary as will the works crew. Elise requested the reserve be added to Council's register so it is checked regularly. Will need to determine who will walk trails to check for damage on a quarterly basis.

Furniture from Caretakers Residence

- Furniture from the caretaker's house is currently being stored in the shed and Erin is worried vermin and water may be damaging them. Shed is not in good condition. Wendy to check what is being stored and the condition of it. Discussed purchasing a container to store the furniture as well as other items (tools etc) and where to place it- at cottage or in Council Depot. Vicky Bird has a container

for sale 20ft $4,000. Another option is to build a new shed. Wendy to investigate options available.

Moved- Tony, Second- Jamie carried

Request by Caretakers

- Erin and Brody would like to lay pine bark down above the cottage to make a play area for their daughter. No objections to this.

Moved- Jamie, Second- Vicky carried

6. Tasmanian Land Conservancy Flat Rock Reserve update

Nothing to update. Will check for quoll pictures on cameras. Wendy to check with Graham if camera is still up as it had been vandalised.

7. Other business

Campers
Tony Bantick asked if the caretakers check on campers to see if they have paid? Could be a safety issue, discussed ways of monitoring- writing down registrations, envelope to put camping money in, note on windscreen. Wendy to check with caretakers.

Wikicamp
Wikicamp information on Chauncy Vale is incorrect , need to contact to update. Is a paid App

Damage to wattle trees
It has been observed that there are individuals who are cutting wattles to obtain the wattle grubs out of them. It was noted that the people are driving a - grey Falcon with mag tyres. It appears they are getting 2-3 wattles on each occasion. At this point in time, a registration plate number has not been obtained so please keep eye out. If information can be reported to Council so they can liaise with Tasmania Police.

Fire Pump

Fire pump needs to be checked before fire season. Refuel and possibly a way to extract exhaust from the shed. Tony, Wendy and Jo to checked after the meeting to determine required works. Works are then to be communicated to Paul Lang.

Mowing of Grass

Heather suggested keeping an eye on the grass so it doesn't get too long, with a mow after Christmas. Monitor this and get the Council crew to mow when required.

Anniversary of Proclamation of Chauncy Vale

In 2026 is the 80th Anniversary since the Sanctuary was proclaimed this year, Heather advised she has spoken with 40 Degree South magazine and they may possibly do an article. , To celebrate have guided walks and bush skills activities. It was suggested there be BYO picnic/ BBQ events with the possibility of a coffee van.

Activity Days

Heather advised that she would like to have regular activity days perhaps during spring, autumn and winter, around school holiday times to encourage parents and children to visit Chauncy Vale. The frequency of the activity days to be determined but at least annually.

Heather also mentioned there seemed to be a decline in Probus groups that come to Chauncy Vale as a result of COVID, they have just not come back. She would like the flyer to be sent to the various groups as well as school holiday providers such as Uniting, Discovery and Lady Gowrie with a follow after. SMC to organise.

8. **Next meeting** Monday 17 February 2025 10:30am

9. **Meeting close 11.50am**

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Attachment
AGENDA ITEM 12.1.1

SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

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

Proposed use/development: *(Provide details of proposed works and use).*	Use: as existing – Zone 28: *Recreation – sports and recreation* Development: 180m² extension to the existing sports and recreation changeroom building for recreation ground users Planning Code Overlay: 6.1.60 Local Heritage Place – refers to the War Memorial Hall on Reeve Street that is not affected by works. The War Memorial Hall specific extent is within 10m radius of the Hall building. The proposed works are to the existing change room building, over 60m from the Hall.
Location of Development: *(If the development includes more than one site, or is over another property include address of both Properties).*	Campania Recreation Ground 30 – 34 Reeve Street Campania
Certificate of Title/s Volume Number/Lot Number:	CT 216031/1 and CT 212488/8
Land Owners Name:	Southern Midlands Council
Applicant's Name:	Philp Lighton Architects Pty Ltd
Contact details:	Peter Gaggin, Project Director, Philp Lighton Architects Pty Ltd email pgaggin@philplighton.com.au Office: 03 6223 2333 Mob: 0419878779
Details Tax Invoice for application fees to be in the name of: (if different from applicant)	Philp Lighton Architects Pty Ltd *Full Name/s or Full Business or Company Name and ABN if registered business or company name* edixon@philplighton.com.au — ABN 82 009 515 192

Estimated value of all the new work proposed:
$ 1,000,000 ex GST

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SOUTHERN MIDLANDS COUNCIL

For Commercial Planning Permit Applications Only

Signage: Is any signage proposed? Yes [ ] No [✓]

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours		to	
Weekdays	17.00		21.00
Sat	10.00		21.00
Sun	10.00		20.00

Proposed hours of new operation

Hours	am	to	pm
Weekdays	10.00		21.00
Sat	10.00		21.00
Sun	10.00		20.00

Number of existing employees: *Nil*

Number of proposed new employees: *Nil*

Traffic Movements:	Number of commercial vehicles serving the site at present	*1/week*	Approximate number of commercial vehicles servicing the site in the future	*1/week*
Number of Car Parking Spaces:	How many car spaces are currently provided		How many new car spaces are proposed	*Nil*

Is the development to be staged: Please tick ✓answer Yes [ ] No [✓]

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature (If not the Title Owner)	Applicant Name (*please print*)	Date
	Peter Gaggin Philp Lighton Architects Pty Ltd	06JAN25

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
Refer attachment	Southern Midlands Council	

refer to attached letter from the GM, representing the Land Owner

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SOUTHERN MIDLANDS COUNCIL

PRIVACY STATEMENT

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

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

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

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

Information & Checklist Sheet
DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ✓
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ✓
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ✓
4. Prescribed fees payable to Council

Information

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

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

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

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

Heritage Tasmania

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

TasWater

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

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/ data/assets/pdf file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

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AGENDA ITEM 12.1.1

SOUTHERN MIDLANDS COUNCIL

18th December 2024

TO WHOM IT MAY CONCERN

DEVELOPMENT APPLICATION
CAMPANIA RECREATION GROUND – 30 TO 34 REEVE STREET CAMPANIA
ALTERATIONS AND ADDITIONS TO THE EXISTING CHANGE ROOMS

I write to you to provide you with the Owners Declaration for a Development Application under s52 of the Land Use Planning and Approvals Act 1993.

As the duly authorised officer, I hereby give my permission for the lodgment of the abovementioned Development Application that covers land owned by the Southern Midlands Council.

Yours sincerely

Tim Kirkwood
General Manager

Address all correspondence to: The General Manager, PO Box 21 Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands Phone (03) 62545000 Fax (03) 62545014
Kempton Office: 85 Main Street, Kempton Phone (03) 62545050 Fax (03) 62545014
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

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Attachment
AGENDA ITEM 12.1.1

PHILP
LIGHTON
ARCHITECTS

49 Sandy Bay Road
Hobart Tasmania 7004
T +61(3) 6223 2333
hobart@philplighton.com.au

www.philplighton.com.au
Hobart/Launceston

General Manager

Planning Authority – Southern Midlands Council

PO Box 21

71 High Street

OATLANDS TAS 7120

13 January 2024

Dear Sir / Madam

Southern Midlands Council – Application for Planning Permit

Proposed Alterations & Additions to an existing Changeroom

Campania Recreation Ground

30-34 Reeve Street Campania

On behalf of Southern Midlands Council, the owners of the property, please accept this *Application for Planning Permit* under the *Tasmanian Planning Scheme – Southern Midlands Local Provisions* for an extension to the existing property at 30-34 Reeve Street Campania, Certificate of Title no. CT216031/1 and 212488/8 commonly known as the Campania Recreation Ground.

Proposal

The proposal is for demolition and alterations and additions to the existing sports and recreation changerooms to the North-West corner of the site, accommodating:

- Alterations (renovation) of the existing changerooms to contemporary standards
- Additions for new build changeroom facilities

Directors
Peter Gaggin FRAIA
Thomas Floyd AIA
Anthony Dalgleish AIA

Associate Directors
Mark Kukola AIA
Richard Headlam AIA
Kelsie Langley AIA

ACN 009 515 182 ABN 82 009 515 182

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- Public unisex Ambulant and PWD toilet facility
- Ground (Upper) Floor: eight resident rooms and associated amenity and facilities
- Extension of the existing verandah viewing area

The materials, finishes, colours, heights and general arrangement are to match into the existing adjacent clubroom building

The Recreation Ground site area is approximately 29.552Ha.

The existing changeroom building floor area, is approximately 132m^2

The proposed extension floor area is 180m^2

There are no proposed changes to the use, occupation, signage, traffic movements or carparking.

Weekday hours of operation has increased from existing 17:00-21:00 to the proposed 10:00-21:00

Documents

Enclosed are the *Application for Planning Permit* documents, comprising:

a. This *Letter* to Southern Midlands Council, dated 06 January 2025, describing the use and development

b. Completed Southern Midlands Council *Application for Planning Permit* form, naming Philp Lighton Architects Pty Ltd as the Applicant, and Southern Midlands Council as the landowners;

c. *Landowner Authorisation* from the landowners, Southern Midlands Council, for Philp Lighton Architects Pty Ltd to lodge the *Application*

d. CT 216031/1 and CT 212488/8 Title Folio text and Folio plan

e. PLA Drawings (all REV B):

DA-001	Cover Sheet & Project information
DA-002	Site Plan
DA-003	Demolition Plan

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DA-004	Floor Plan - Proposed
DA-005	Not used
DA-006	Roof Plan
DA-007	Proposed Elevations – South & East
DA-008	Proposed Elevation – North & West
DA-009	External View South-West from Oval
DA-010	External View Approach
DA-011	External View from North
DA-012	External View North-West from Oval
DA-013	Internal View Typical Changeroom

Use

The existing use under the Tasmanian Planning Scheme – *Sports and Recreation* will not change.

The *Planning Scheme Code Overlay 6.1.60 Local Heritage Place* refers to the War Memorial Hall adjacent to the entry to the Recreation Ground that is not affected by the works. The specific extent described in the *Planning Scheme* is 10m from the Hall with the proposed development being more then 50m from the Hall.

Proposed Alterations and Additions

The Ground Floor will be stripped out and internal walls removed.

The alterations and additions will have a reinforced concrete slab floor, painted brick veneer walls, and a pitched timber truss framed *Colorbond* corrugated profile roof. Spouting will be pre-formed *Colorbond* steel. The roof pitch shall match into the existing. Windows will be double glazed powdercoated aluminium framed.

The existing building will be “made good”, externally repainted and reroofed.

Electrical, hydraulic, exhaust and fire detection works will be provided and passive and active ESD components, including but not limited to, roof, ceiling, wall and under-slab insulation, double E- glazing, etc. will be incorporated into the construction.

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The extension will be built to the current Ground Floor level and will extend out and over the vacant land to the east of the existing building.

Cost

The estimated cost of this work is $ 1,000,000 (excl GST).

Architectural design and engineering

The works will be designed and certified by Philp Lighton Architects and our consulting engineers.

The building will be tendered to and constructed by an accredited construction company utilizing professional tradesmen to contemporary standard in accordance with the *Building Code of Australia* and applicable standards and codes.

Building & Plumbing Permits

Detailed design documentation and certification shall be provided for *Building and Plumbing Permits* following the issue of the *Planning Permit*.

Application

Please assess towards the issue of a *Planning Permit*. If Council would advise the applicable fees, payment will be organized.

Should you have any queries regarding any of the above, please do not hesitate to contact me.

Yours faithfully

Philp Lighton Architects Pty Ltd

Peter Gaggin

Director + Principal Architect

B.A. (Env Des), B.Arch

Fellow, Royal Australian Institute of Architects

CBOS ABSP 997A Architect

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49 Sandy Bay Road
Hobart Tasmania 7004
T +61(3) 6223 2333
hobart@philplighton.com.au

www.philplighton.com.au
Hobart/Launceston

Dear Sir/Madam

Request for Additional Information DA2500001 Proposed Alterations & Addition to Changeroom Facilities at 30-34 Reeve Street, Campania

Thank you for your correspondence, please see below response to the following RFI's.

1. The application states that proposed hours of operation for weekdays are to extend to 10am to 9pm. Please confirm the weekend hours of operation.

Hours of operation on weekends are the same as weekdays – 10am to 9pm

2. The application states that there will be no changes to traffic movements or carparking. However, the Parking and Sustainable Transport Code applies to all use and development and no details of the existing parking and access arrangements are shown on the plan, nor is there any written submission explaining how the current arrangement is suitable.

Provide updated plans and/or a submission explaining the parking and access situation and how it satisfies the following clauses from the Parking and Sustainable Transport Code:

- *C2.5.1 A1 or P1.1 Car parking numbers*
- *C2.6.1 Construction of parking areas A1or P1*
- *C2.6.2 Design and layout of parking areas A1.1/A1.2 or P1*
- *C2.6.5 Pedestrian access A1.1/A1.2 or P1*

Directors
Peter Gaggin FRAIA
Thomas Floyd AIA
Anthony Dalgleish AIA

Associate Directors
Mark Kukola AIA
Richard Headlam AIA
Kelsie Langley AIA

ACN 009 515 182 ABN 82 009 515 182

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C2.5.1 – Car parking numbers

The site will continue to operate with informal parking. As formal on-site parking is not being provided, it must be assessed against performance criteria P1.1 to ensure that an appropriate number of parking spaces are provided to meet the needs of the development.

The proposed development does not inhibit access to the north side of the site.

Performance Criteria	***Assessment***
The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:	
a) The availability of off-street public car parking spaces within reasonable walking distance to the site;	The site is surrounded by residential properties, with no dedicated off-street parking facilities within reasonable distance other than the parks adjacent the public toilets at 43 Reeve St
b) The ability of multiple users to share spaces because of: a) Variations in car parking demand over time; or b) Efficiencies gained by consolidation of car	There is only one use at this site.
c) The availability and frequency of public transport within reasonable walking distance of the site;	Metro route 726 services Campania, with the closest bus stop Alexander Cir near Colebrook Rd. The service operates three to six times per day in each direction and is not a viable option due to its location and service frequency.
d) The availability and frequency of other transport alternatives;	Due to the sites rural location, it is likely that spectators and players will ride share, at an occupancy vehicle rate of 2.2 people per vehicle, limiting the number of vehicles.
e) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;	None.
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;	No street parking seems to be available along Reeves Street adjacent to the grounds
g) The effect on streetscape; and	None.

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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.	To preserve the rural atmosphere, formal parking spaces will not be constructed, as the internal areas are considered suitable to accommodate informal parking. There is ample area within the site to accommodate at least 50 vehicles, minimising the risk of parking overflow.

C2.6.1 – Construction of parking areas

With the development site not providing any dedicated parking spaces, it is required to be assessed against the performance criteria P1.

Performance Criteria	***Assessment***
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:	
a) The nature of the use;	Sport and recreation facility within a small local town.
b) The topography of the land	The land is mostly situated within a flat terrain, with the north portion situated on a vertical grade.
c) The drainage system	The land is suitably contoured to promote natural water runoff, without the need for a formal drainage system.
d) The likelihood of transporting sediment or debris from the site onto a road or public place;	All vehicles leaving the site must travel on a gravel surface, reducing the risk of vehicles dragging sediment or debris onto the public road.
e) The likelihood of generating dust; and	Parking on the grassed areas surrounding the oval is not likely to generate dust. Similarly, the gravel entrance generates a low dusk risk
f) The nature of the proposed surfacing.	The internal driveways are constructed with a gravel surface, which is acceptable for a local recreational use. The grassed areas surrounding the oval, is fit for purpose to accommodate informal parking by light vehicles.

C2.6.2 – Design and layout of parking areas

As the proposal is to retain the current informal parking, which is considered appropriate to preserve the rural atmosphere and maximize the limited funds to enhance players' amenities, it must be assessed against Performance Criteria P1. This assessment demonstrates that the current parking arrangements will continue to provide convenient, safe, and efficient parking, meeting community expectations.

Performance Criteria	***Assessment***
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;	Existing rural recreation facility operating with informal parking, where light vehicles park around a sporting oval providing an effective way to utilise space, while preserving the rural and informal atmosphere of the site.
b) The proposed slope,	The majority of the site is situated on flat terrain, while the northern portion has

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	dimensions and layout;	a slight grade. The site is quite large, and the grades are considered suitable to accommodate light vehicles to manoeuvre and park in a safe and efficient manner.
c)	Useability in all weather conditions;	Regular maintenance of the grassed area will be undertaken to keep it in good condition, which includes mowing, aerating, and repairing any damaged sections to prevent uneven surfaces and mud patches.
d)	Vehicle and pedestrian traffic safety;	Operating speed of vehicles entering the oval is low due to the gravel road, minimizing the risk of adverse conflicts between pedestrians and vehicles.
e)	The nature and use of the development;	A sporting oval is a large open space primarily used for various outdoor sports and recreational activities. The proposal is to retain the current use, while enhancing the amenities.
f)	The expected number and type of vehicles;	The site will continue to generate a similar number of vehicles, with most vehicles expected to be light vehicles measuring less than 5.5 metres in length, with these vehicles having good manoeuvrability.
g)	The likely use of the parking areas by persons with a disability;	Adjacent to the existing pavilion there is a level gravel area that will be suitable for accessible parking
h)	The nature of traffic in the surrounding area;	The site has a singular access onto Reeve Street, which is the main arterial road in the town, lightly trafficked by light and heavy vehicles. This development will not adversely impact the traffic performance of the surrounding road network.
i)	The proposed means of parking delineation;	Informal parking is considered appropriate for this site and current and future use.

C2.6.5 – Pedestrian access

As the proposal is to retain the current informal parking, the current pedestrian access is being maintained. Due to the vehicle access to the site being contained mostly to small timeframes, pedestrians safety is maintained.

Performance Criteria	***Assessment***
Safe and convenient pedestrian access must be provided within parking areas, having regard to:	
the characteristics of the site;	Existing rural recreation facility operating with informal parking, where light vehicles park around a sporting oval providing an effective way to utilise space, while preserving the rural and informal atmosphere of the site.
the nature of the use;	Sport and recreation facility within a small local town.
the number of parking spaces;	To preserve the rural atmosphere, formal parking spaces will not be constructed, as the internal areas are considered suitable to accommodate informal parking. There is ample area within the site to accommodate at least 50 vehicles, minimising the risk of parking overflow.
the frequency of vehicle movements;	Frequency of vehicle access is concentrated around games and use of the oval.
the needs of persons with a disability;	Adjacent to the existing pavilion there is a level gravel area that will be suitable for accessible parking. Reducing the risk of interaction between pedestrian and vehicles.
the location and number of footpath crossings;	None.
vehicle and pedestrian traffic	During high volume staff are on site to direct traffic

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safety;	
the location of any access ways or parking aisles; and	Informal parking is considered appropriate for this site and current and future use.
any protective devices proposed for pedestrian safety.	Informal parking is considered appropriate for this site and current and future use.

Kind Regards

Peter Gaggin

Director

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DRAWING SCHEDULE

DA001	COVER SHEET		B
DA002	SITE PLAN		B
DA003	DEMOLITION PLAN		B
DA004	FLOOR PLAN		B
DA006	ROOF PLAN		B
DA007	ELEVATIONS		B
DA008	ELEVATIONS		B
DA009	SOUTH-WEST VIEW	FROM OVAL	B
DA010	APPROACH VIEW		B
DA011	VIEW FROM NORTH		B
DA012	NORTH-WEST VIEW	FROM OVAL	B
DA013	TYPICAL CHANGEROOM		B

PROJECT INFORMATION

LANDOWNER/DEVELOPER: SOUTHERN MIDLANDS COUNCIL
ADDRESS: 30-34 REEVE STREET CAMPANIA 7026
CERTIFICATE OF TITLE: 216031/1, 212488/8
ARCHITECTS: PHILP LIGHTON ARCHITECTS PTY LTD
49 SANDY BAY ROAD HOBART 7004
CBOS ABSP: PETER GAGGIN CC997A - ARCHITECT
LOCAL AUTHORITY: SOUTHERN MIDLANDS COUNCIL
PLANNING SCHEME: SOUTHERN MIDLANDS PLANNING SCHEME
PLANNING ZONE: 28 RECREATION
PLANNING CODE OVERLAY: 6.1.60 LOCAL HERITAGE PLACE - REFERS TO WAR MEMORIAL HALL ON REEVE STREET NOT AFFECTED BY WORKS. WAR MEMORIAL HALL SPECIFIC EXTENT 10m RADIUS OF HALL BUILDING.
PROPOSED WORKS ARE TO THE EXISTING CHANGE ROOM BUILDING.

SITE AREA: 29,552m^2
EXISTING BUILDING AREA: 132m^2
PROPOSED BUILDING AREA: 311m^2

NORTH

095.24130 SOUTHERN MIDLANDS COUNCIL
SMC CAMPANIA RECREATION GROUND
30-34 REEVE STREET CAMPANIA TAS 7026

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SEMI FORMAL GRAVEL PARKING

GRASS PARKING AROUND OVAL

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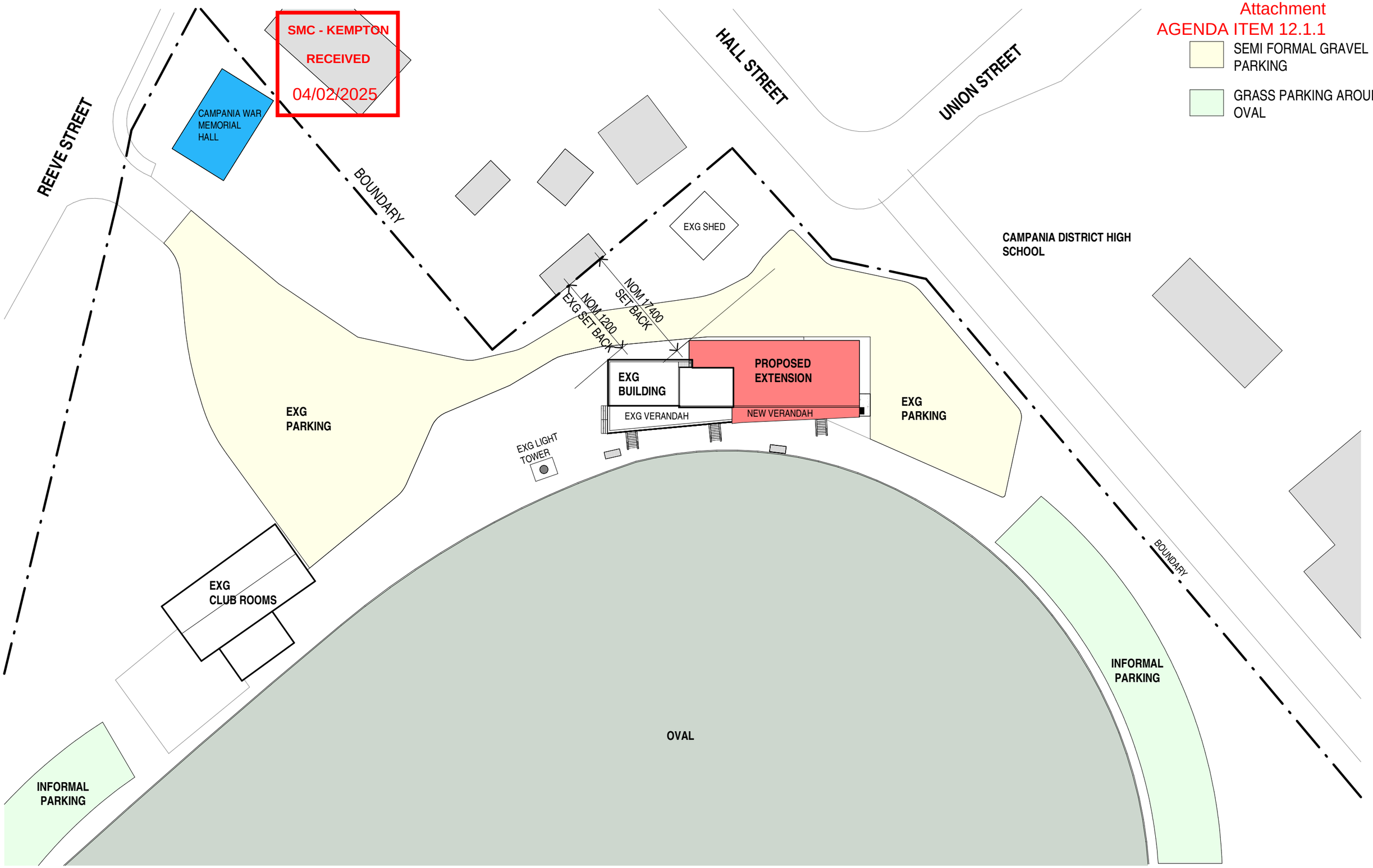

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SMC CAMPANIA RECREATION GROUND

CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **30-34 REEVE STREET CAMPANIA TAS 7026**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

PROJECT

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PARKING PLAN

DRAWING No: RFI001
PROJECT No: 095.24130

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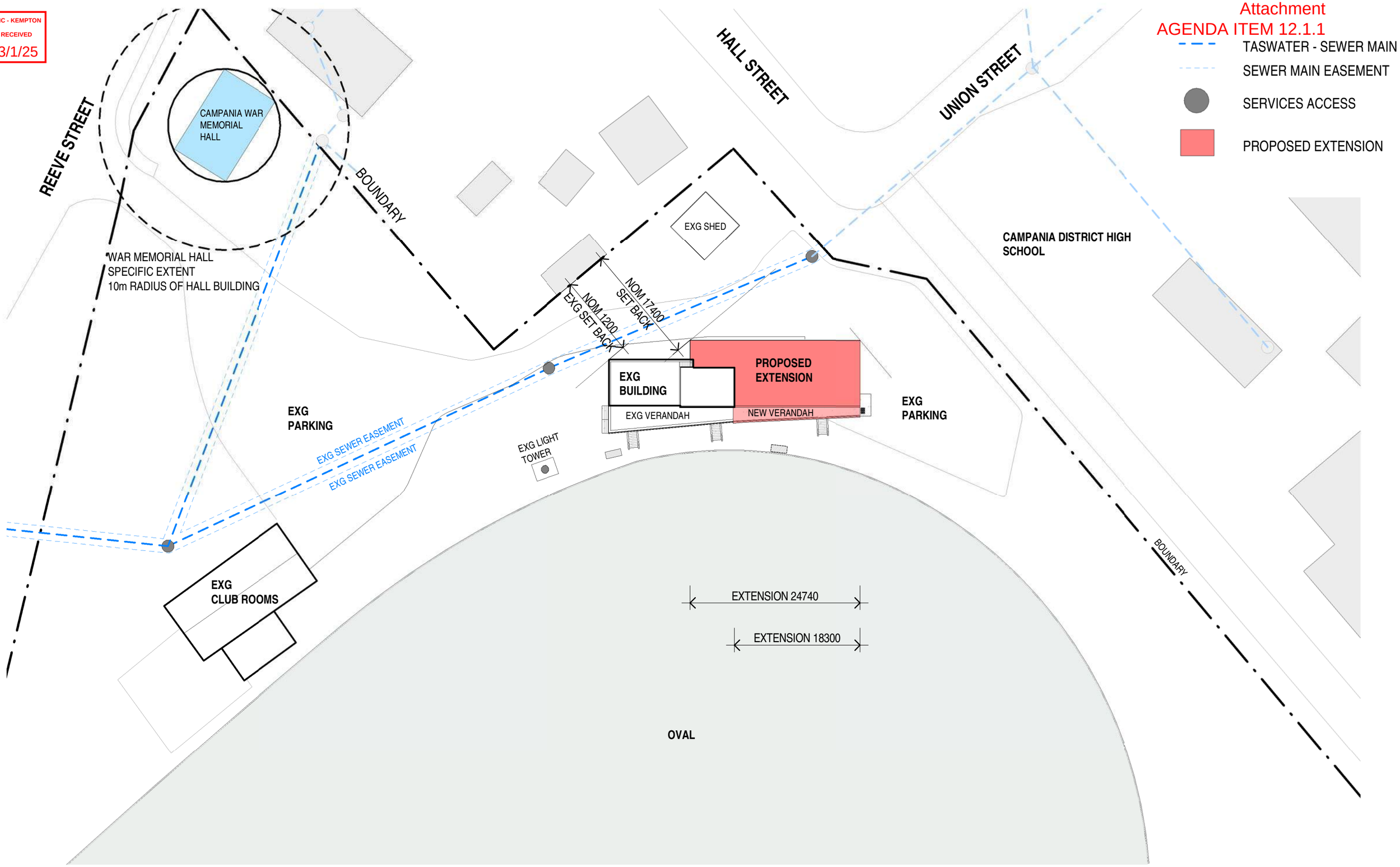

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ADDRESS: **30-34 REEVE STREET CAMPANIA TAS 7026**

Accredited Designers: Anthony Dalgleish: 567913835
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SITE PLAN	DRAWING No: DA002
	PROJECT No: 095.24130
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DEMOLITION

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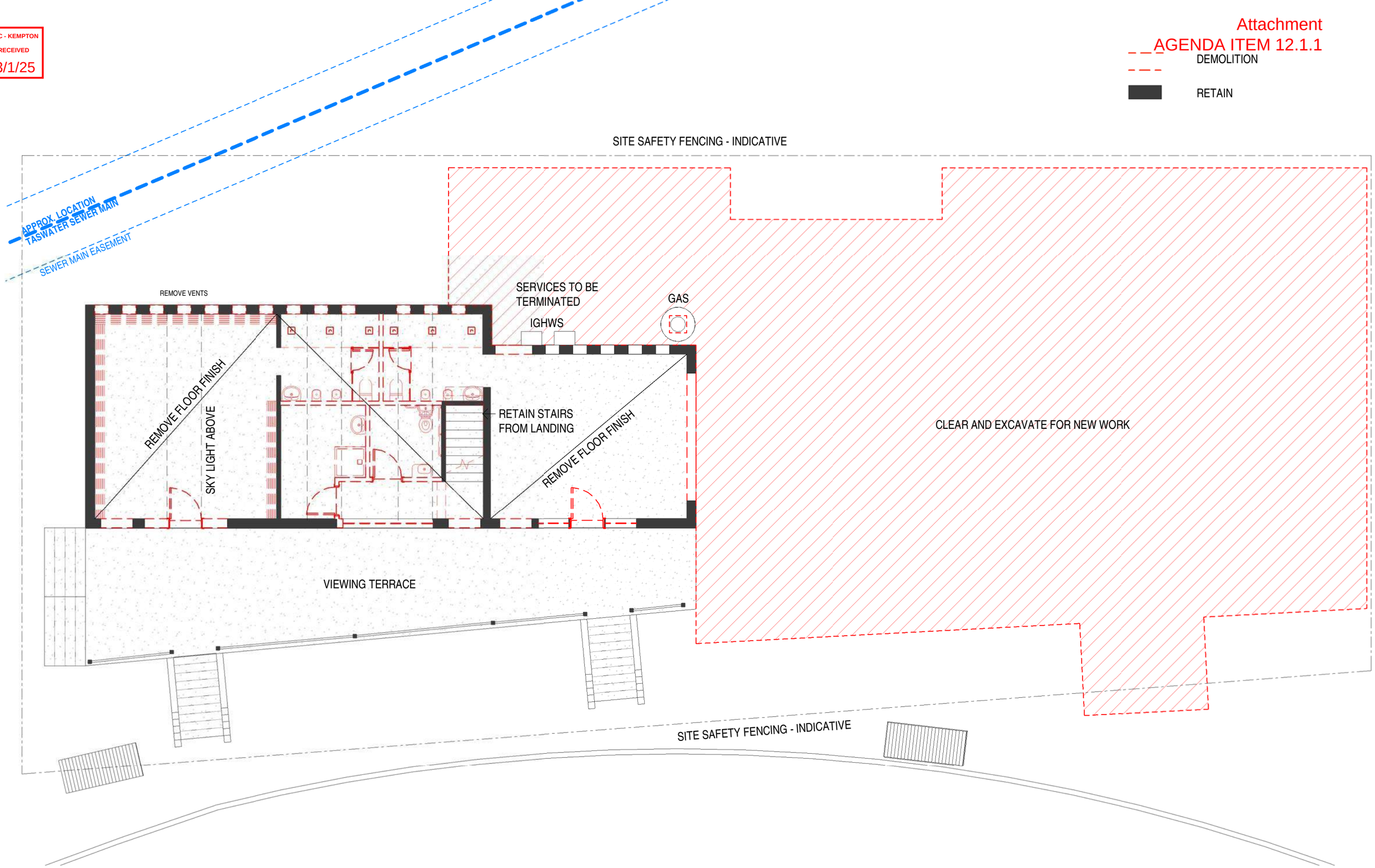

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DEMOLITION PLAN	DRAWING No: DA003
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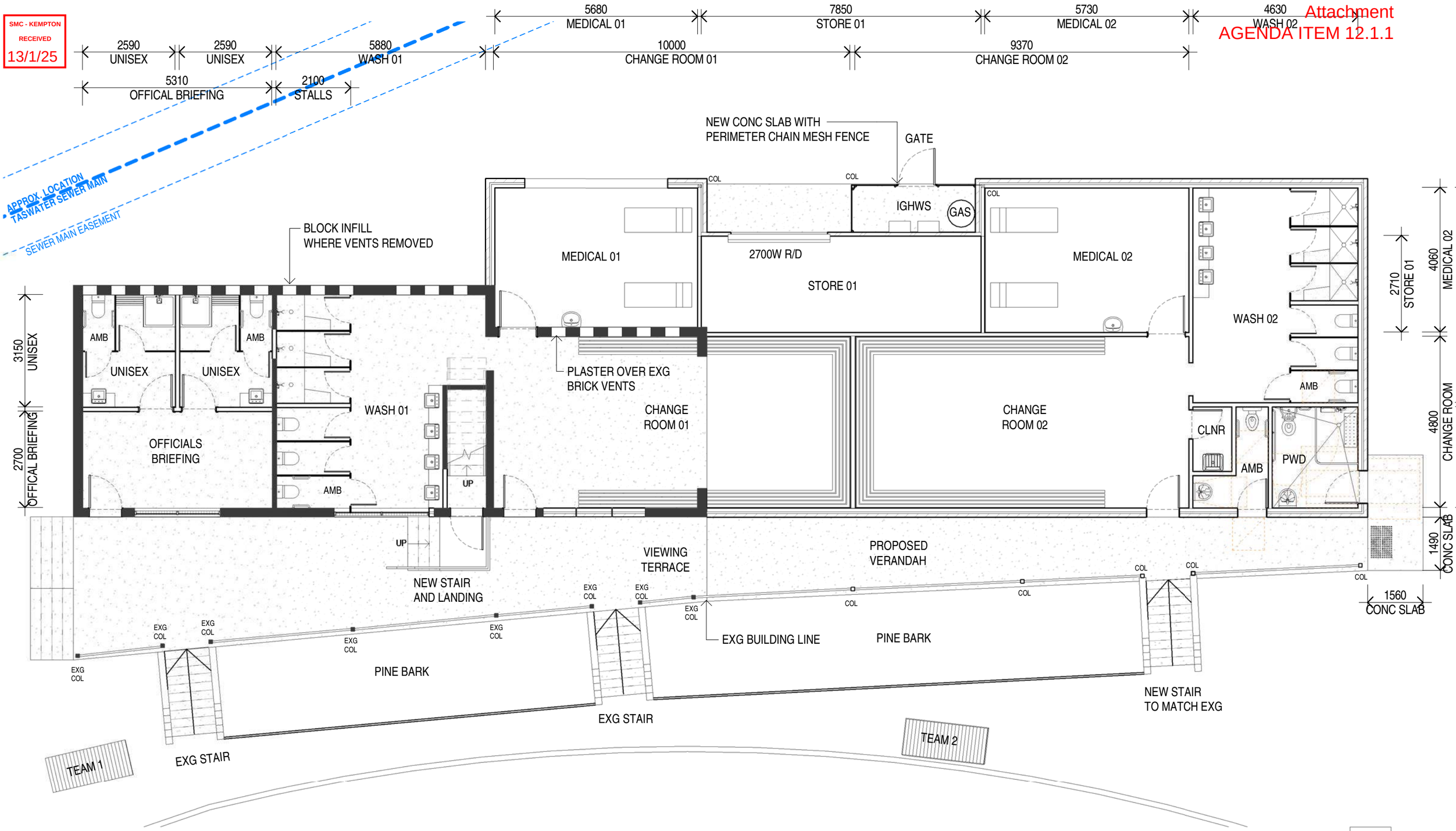

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FLOOR PLAN

DRAWING No: DA004
PROJECT No: 095.24130

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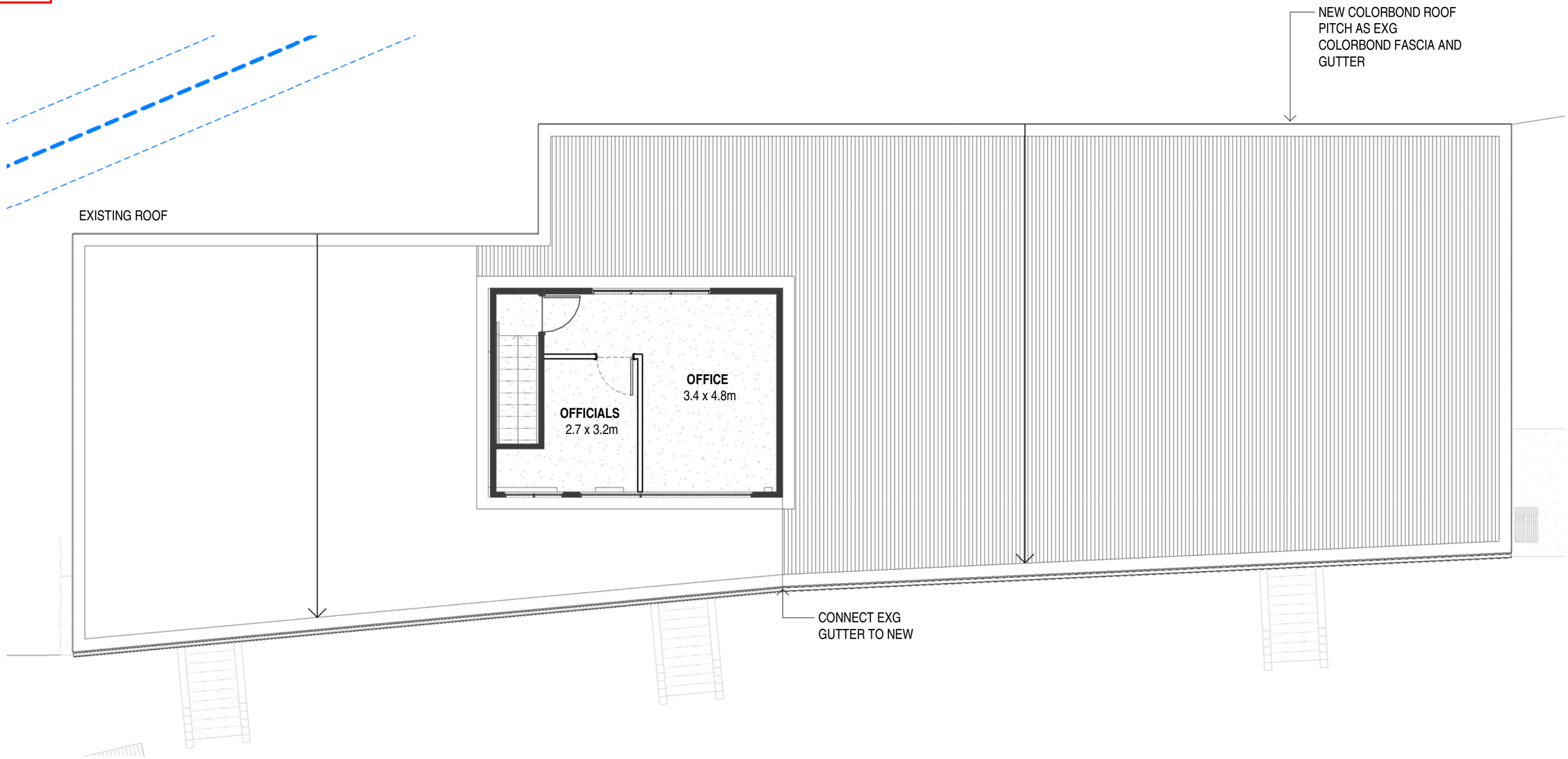

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ADDRESS: **30-34 REEVE STREET CAMPANIA TAS 7026**

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PROJECT

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ROOF PLAN

DRAWING No: DA006
PROJECT No: 095.24130

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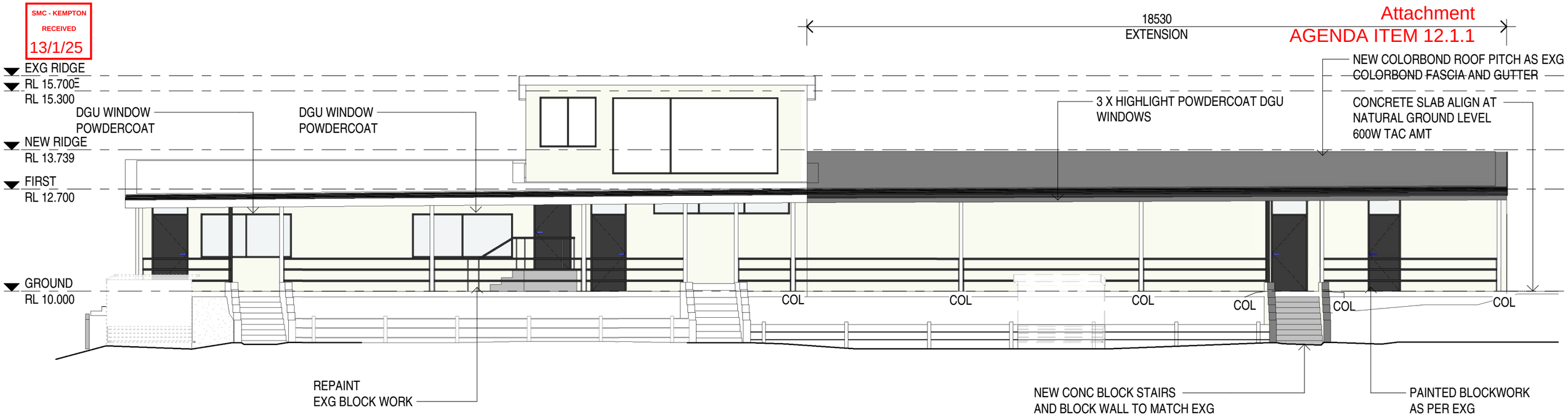

S SOUTH ELEVATION
1 : 100

E EAST ELEVATION
1 : 100

ALL DOORS:
PAINTED SOLID CORE
DOORS IN PRESSED METAL
FRAME

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SMC CAMPANIA RECREATION GROUND
CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **30-34 REEVE STREET CAMPANIA TAS 7026**

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ELEVATIONS	DRAWING No: DA007
	PROJECT No: 095.24130
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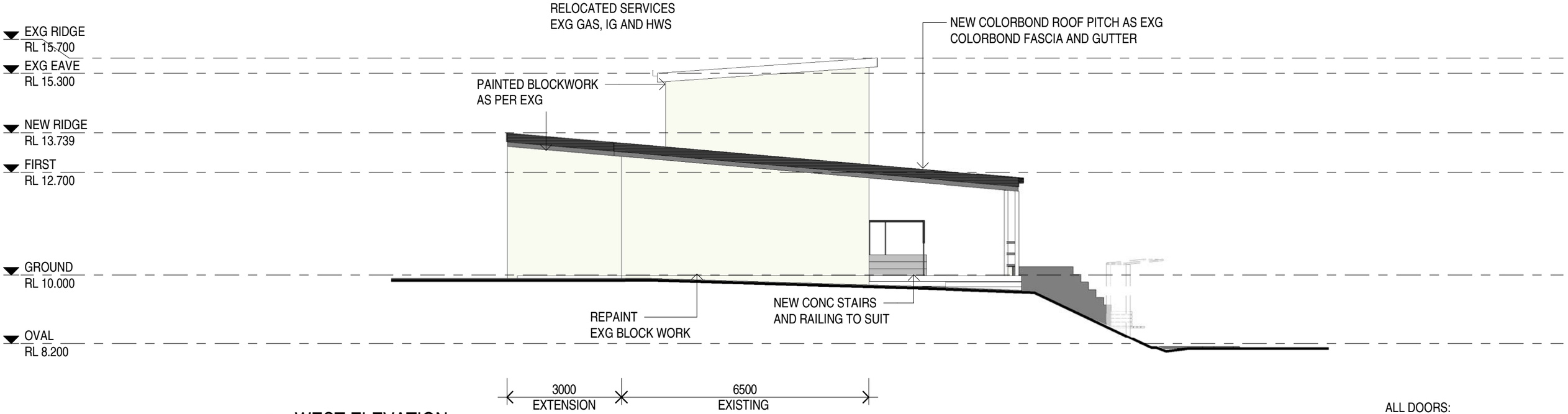
N NORTH ELEVATION
1 : 100



W WEST ELEVATION
1 : 100

ALL DOORS:
PAINTED SOLID CORE
DOORS IN PRESSED METAL
FRAME

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SMC CAMPANIA RECREATION GROUND

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ELEVATIONS	DRAWING No: DA008	
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SOUTH-WEST VIEW FROM OVAL

DRAWING No: DA009
PROJECT No: 095.24130

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ADDRESS: **30-34 REEVE STREET CAMPANIA TAS 7026**

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APPROACH VIEW

DRAWING No: DA010
PROJECT No: 095.24130

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VIEW FROM NORTH

DRAWING No: DA011
PROJECT No: 095.24130

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Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

NORTH-WEST VIEW FROM OVAL

DRAWING No: DA012
PROJECT No: 095.24130

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Accredited Designers: Anthony Dalgleish: 567913835
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Thomas Floyd: 611728668

TYPICAL CHANGEROOM

DRAWING No: DA013
PROJECT No: 095.24130

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ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE CONVENIENCE TO REPLACE
Purchase Grant Vol. 214 Fol. 1

CERTIFICATE OF TITLE

Register Book
Vol. Fol.
2482 26

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

TOWN OF CAMPANIA
ONE ACRE TWO ROODS THIRTY THREE PERCHES AND FOUR TENTHS OF A PERCH on the Plan hereon.

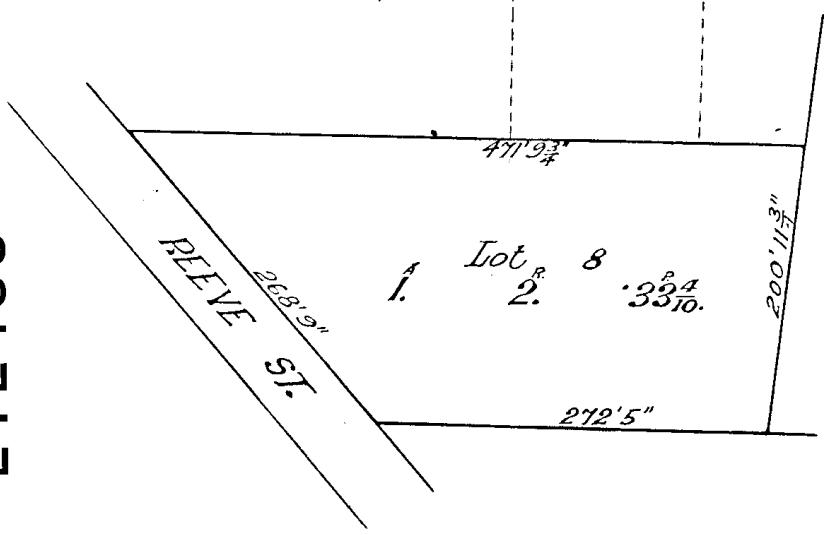
FIRST SCHEDULE (continued overleaf)

THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF RICHMOND.

SECOND SCHEDULE (continued overleaf)
NIL

CANCELLED
4 JAN 1995
RECORDER OF TITLES
NEW TITLE ISSUED

Lot 8 (Sec. E.)
Gt to The Warden etc Richmond
Meas. in ft & ins.



REGISTERED NUMBER 212488

RIES CAN

Lot 8 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

; RECORDER OF TITLES ARE NO LONGER SUBSISTING.

19 JUN 1969
Edition. Registered
Derived from P.G. Vol. 214 Fol. 1

ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE CONVENIENCE TO REPLACE

CERTIFICATE OF TITLE

Register Book
Vol. 2570 Fol. 48

Cert. of Title. Vol. 643. Fol. 63.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

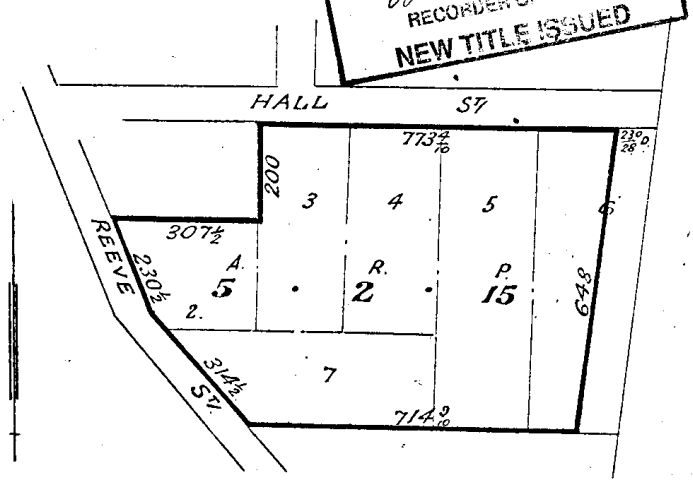
TOWN OF CAMPANIA
FIVE ACRES TWO ROODS FIFTEEN PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF RICHMOND.

SECOND SCHEDULE (continued overleaf)
NIL.

CANCELLED
12 JAN 1995
RECORDER OF TITLES
NEW TITLE ISSUED



THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER 216031

Part of 6A-OR-13½Ps. – Gtd. to The Warden &c. of the Municipality of Richmond. – Meas. in Links.

FIRST Edition. Registered 9 JAN 1970

Derived from C.T. Vol. 643. Fol. 63.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Attachment
AGENDA ITEM 12.1.1

Tasmanian Government

SMC - KEMPTON
RECEIVED
13/1/25

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
212488	8
EDITION	DATE OF ISSUE
2	05-Mar-2007

SEARCH DATE : 18-Dec-2024
SEARCH TIME : 01.47 PM

DESCRIPTION OF LAND

Town of CAMPANIA
Lot 8 on Plan 212488
Derivation : Lot 8 (Section E.) Gtd. to the Clarence City Council
Prior CT 2482/26

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Attachment
AGENDA ITEM 12.1.1

Tasmanian Government

SMC - KEMPTON
RECEIVED
13/1/25

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
216031	1
EDITION	**DATE OF ISSUE**
2	05-Mar-2007

SEARCH DATE : 18-Dec-2024
SEARCH TIME : 01.49 PM

DESCRIPTION OF LAND

Town of CAMPANIA
Lot 1 on Plan 216031
Derivation : Part of 6A-0R-13.1/2Ps. Gtd. to the Clarence City Council.
Prior CT 2570/48

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SOUTHERN MIDLANDS COUNCIL

SMC - KEMPTON
RECEIVED
09/09/24

Attachment
AGENDA ITEM 12.1.2

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

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

Proposed use/development: *(Provide details of proposed works and use).*	***Works to the existing Clubrooms and Change Rooms Building*** *The existing building's floor area is currently 346m². The proposal indicates a minor extension (4.5m²), major renovations and alterations (184m²) and general refurbishment to the remainder of the building (157m²). A new build steel framed roofed verandah is proposed to the front viewing area of the building (105m²)* ***Works to the proposed Change Rooms Building*** *The new building is 138m² with a similar design verandah (105m²)*
Location of Development: *(If the development includes more than one site, or is over another property include address of both Properties).*	*Oatlands Recreation Ground, 29 High Street Oatlands*
Certificate of Title/s Volume Number/Lot Number:	*CT 126116/1*
Land Owners Name:	*Southern Midlands Council*
Applicant's Name:	*Andrew Benson,* *Deputy General Manager, Southern Midlands Council - ABN 68 653 459 589*
Contact details:	*PO Box 21 Oatlands, Tas 7120* *03 62545000, 0429 852 730* *mail@southernmidlands.tas.gov.au* *abenson@southernmidlands.tas.gov.au* (
Details Tax Invoice for application fees to be in the name of: (if different from applicant)	*As above* *Full Name/s or Full Business or Company Name and ABN if registered business or company name* *Print email address* / *ABN*

What is the estimated value of all the new work proposed

$2,301,500.00 as per the attached Order of Costs

SOUTHERN MIDLANDS COUNCIL

SMC - KEMPTON
RECEIVED
09/09/24

Attachment
AGENDA ITEM 12.1.2

For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?	Yes		No	✓

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours		to	
Weekdays	*17.00*		*23.00*
Sat	*10.00*		*23.00*
Sun	*10.00*		*20.00*

Proposed hours of new operation

Hours	am	to	pm
Weekdays	*10.00*		*23.00*
Sat	*10.00*		*23.00*
Sun	*10.00*		*20.00*

Number of existing employees: *Nil*

Number of proposed new employees: *Nil*

Traffic Movements:	Number of commercial vehicles serving the site at present	*1/week*	Approximate number of commercial vehicles servicing the site in the future	*1/week*
Number of Car Parking Spaces:	How many car spaces are currently provided	*32*	How many new car spaces are proposed	*Nil*

Is the development to be staged:

Please tick ✓answer

Yes		No	✓

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.

2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.

3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.

4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.

5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature (If not the Title Owner)	Applicant Name (*please print*)	Date
	Andrew Benson (DGM SMC)	*06.09.24*

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

refer to attached letter from the GM, representing the Land Owner

SOUTHERN MIDLANDS COUNCIL

SMC - KEMPTON
RECEIVED
09/09/24

Attachment
AGENDA ITEM 12.1.2

6th September 2024

The Manager
Development & Environmental Services
Southern Midlands Council
85 Main Street
KEMPTON TAS 7030

Dear Grant

DEVELOPMENT APPLICATION
OATLANDS RECREATION GROUND – 29 HIGH STREET OATLANDS
ALTERATIONS AND ADDITIONS TO THE EXISTING CLUBROOMS/CHANGE ROOMS
PLUS
CONSTRUCTION OF NEW CHANGE ROOMS

I write to you to provide you with the Owners Declaration for a Development Application under s52 of the Land Use Planning and Approvals Act 1993.

As the duly authorised officer, I hereby give my permission for the lodgment of the abovementioned Development Application that covers land owned by the Southern Midlands Council.

Yours sincerely

Tim Kirkwood
General Manager

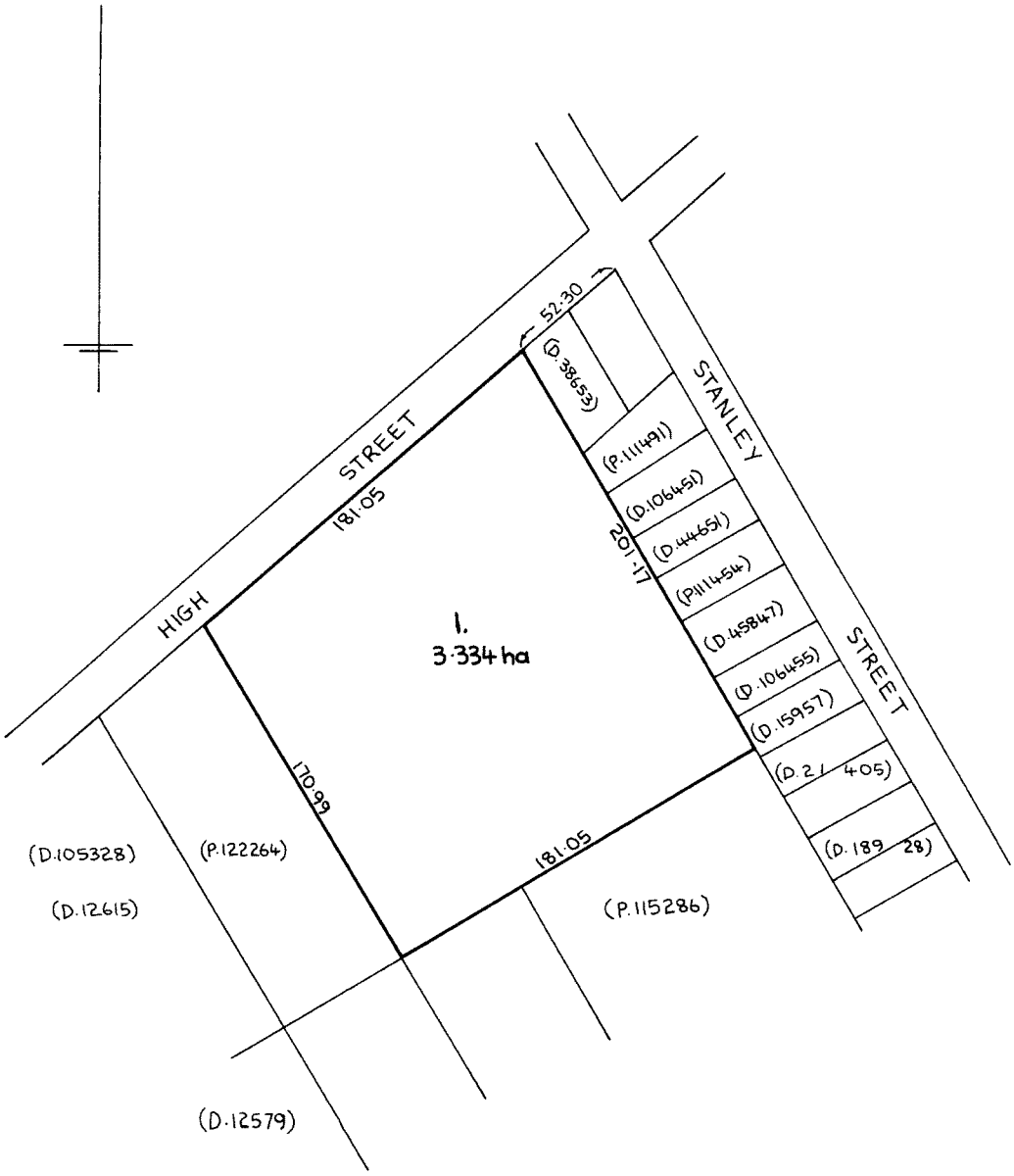
Address all correspondence to: The General Manager, PO Box 21 Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands Phone (03) 62545000 Fax (03) 62545014
Kempton Office: 85 Main Street, Kempton Phone (03) 62545050 Fax (03) 62545014
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

FILE NUMBER A.16810 GRANTEE PART OF 21A181P, GRANTED TO HENRY BILTON	**CONVERSION PLAN** LOCATION TOWN OF OATLANDS (SECTION Q) CONVERTED FROM 8/3797 NOT TO SCALE LENGTHS IN METRES	REGISTERED NUMBER **P 126116** APPROVED 11 OCT 1996 Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125	LAST UPI No. 2500517	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN D.B.

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



A-183 D.B.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SMC - KEMPTON
RECEIVED
09/09/24

Attachment
AGENDA ITEM 12.1.2

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
126116	1
EDITION	**DATE OF ISSUE**
3	20-Feb-1998

SEARCH DATE : 26-Apr-2024
SEARCH TIME : 11.48 AM

DESCRIPTION OF LAND

Town of OATLANDS
Lot 1 on Plan 126116
Being the land described in Conveyance 8/3797
Derivation : Part of 21A-1R-1P. Granted to Henry Bilton
Derived from A16810

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C70271 LEASE to OATLANDS FOOTBALL CLUB INC of a leasehold
estate for the term of 99 years from 15-April-1996 of
a building erected on the said land within described
as shown by a sketch diagram on the said lease
Registered 17-Feb-1998 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PHILP
LIGHTON
ARCHITECTS

49 Sandy Bay Road
Hobart Tasmania 7004
T +61(3) 6220 2332
hobart@philplighton.com.au

www.philplighton.com.au
Hobart/Launceston

Attachment
AGENDA ITEM 12.1.2

Our Ref: PG/095.24100

05 December 2024

Bernadette Conde

Planning Officer

Southern Midlands Council

PO Box 21

OATLANDS TAS 7120

Email: bconde@southernmidlands.tas.gov.au

Cc Patrick Stanton SMG

Dear Bernadette

RFAI DA2400111

SMC - Oatlands Recreation Ground

Existing Football Clubrooms Refurbishment

New Changerooms Building

Thank you for your request for additional information dated 20 September 2024. Please find following the additional information as requested, numbered as per the RFAI

1. **Site Plan and Elevations**

   PLA drawing set REV D is attached showing the site plan and elevations, together with the information as per the following advice from the Heritage Advisor

Directors
Peter Gaggin FRAIA
Thomas Floyd AIA
Anthony Dalgleish AIA

Associate Directors
Mark Kukola AIA
Richard Headlam AIA
Kelsie Langley AIA

2. **Heritage Precinct**

   We attach the assessment advice from the project heritage advisor, Brad Williams, against the heritage provisions under the planning scheme, also noting the following:

   - Heritage provisions reviewed against PLA drawings REV C that have been subsequently modified (as REV D) to include compliance suggestions / requirements
   - Colorbond "*Shale Grey"* is proposed for the new roofs. This is a neutral Colorbond colour that approximates the colour of a galvanized roof in a contemporary cost-effective long life low maintenance finish
   - External masonry has been amended to face brickwork that would be laid in a "traditional" stretcher bond. Bricks would be dark red similar to "*Austral Homestead Blackwood* or *Red Gum.*"

   Possible Heritage Impact

   Refer discussion within the *Williams Report*

   Assessment against applicable standards - Refer *Williams Report*

   C6.7 Local heritage precincts

   C6.7.1 Demolition within a local heritage precinct

   C6.7.3 Building and Works Excluding Demolition

3. **Taswater**

   Refer JMG Engineers' advice / response (pending)

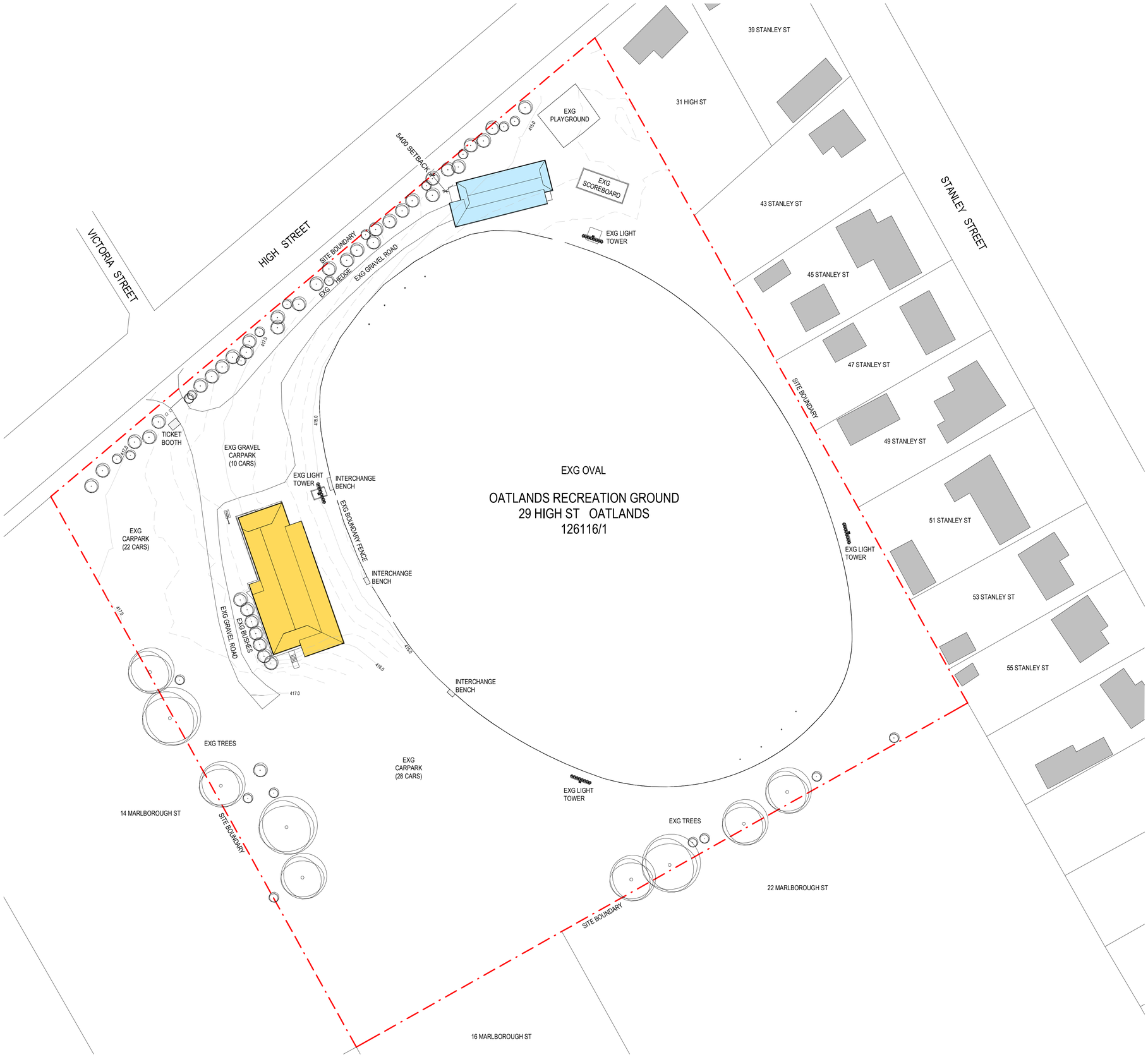
Should you require further information, please do not hesitate to contact me.

Yours sincerely

PHILP LIGHTON ARCHITECTS PTY LTD

Peter Gaggin

cc: Patrick Stanton - SMG



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LIGHTON
ARCHITECTS

OATLANDS RECREATION GROUND

CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC3997A
Thomas Floyd: 611728668

SITE PLAN LEGEND

- TITLE BOUNDARY
- EXISTING BUILDING
- RENOVATED EXISTING BUILDING
- PROPOSED BUILDING

NORTH

0 10 20 30m

DESIGN DEVELOPMENT

SITE PLAN	DRAWING No:	SK001
	PROJECT No:	095.24118
	SCALE: 1 : 500 @ A1	REVISION: D
	DATE: 09-12-24	

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Autodesk Docs://095-24118 SMC OATLANDS RECREATION GROUND/095-24118 SMC Oatlands Recreation Ground
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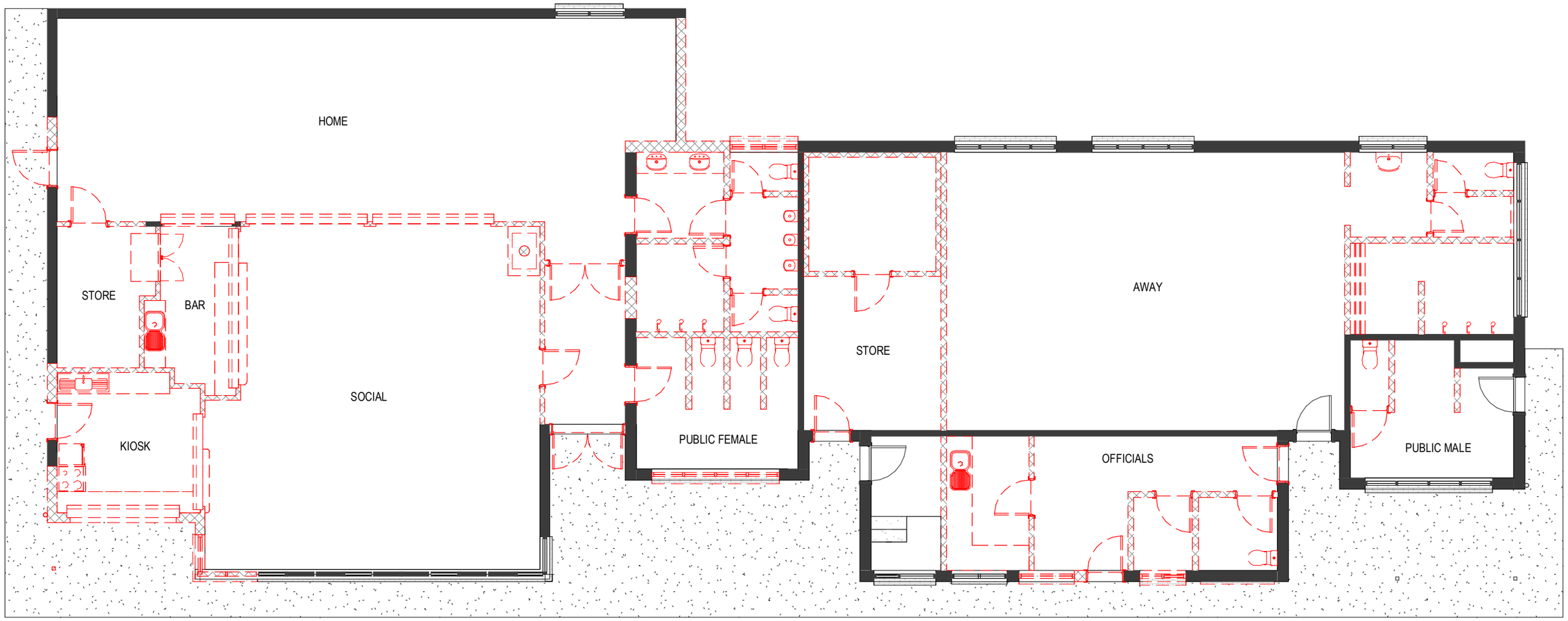
Attachment
AGENDA ITEM 12.1.2



OVAL

WALLS TO BE DEMOLISHED

PHILP LIGHTON ARCHITECTS

OATLANDS RECREATION GROUND

CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

NORTH

EXISTING BUILDING FLOOR PLAN DEMOLITION

DRAWING No: SK002
PROJECT No 095-24118

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SCALE: 1 : 100 @ A3
DATE: 09-12-24
REVISION: D

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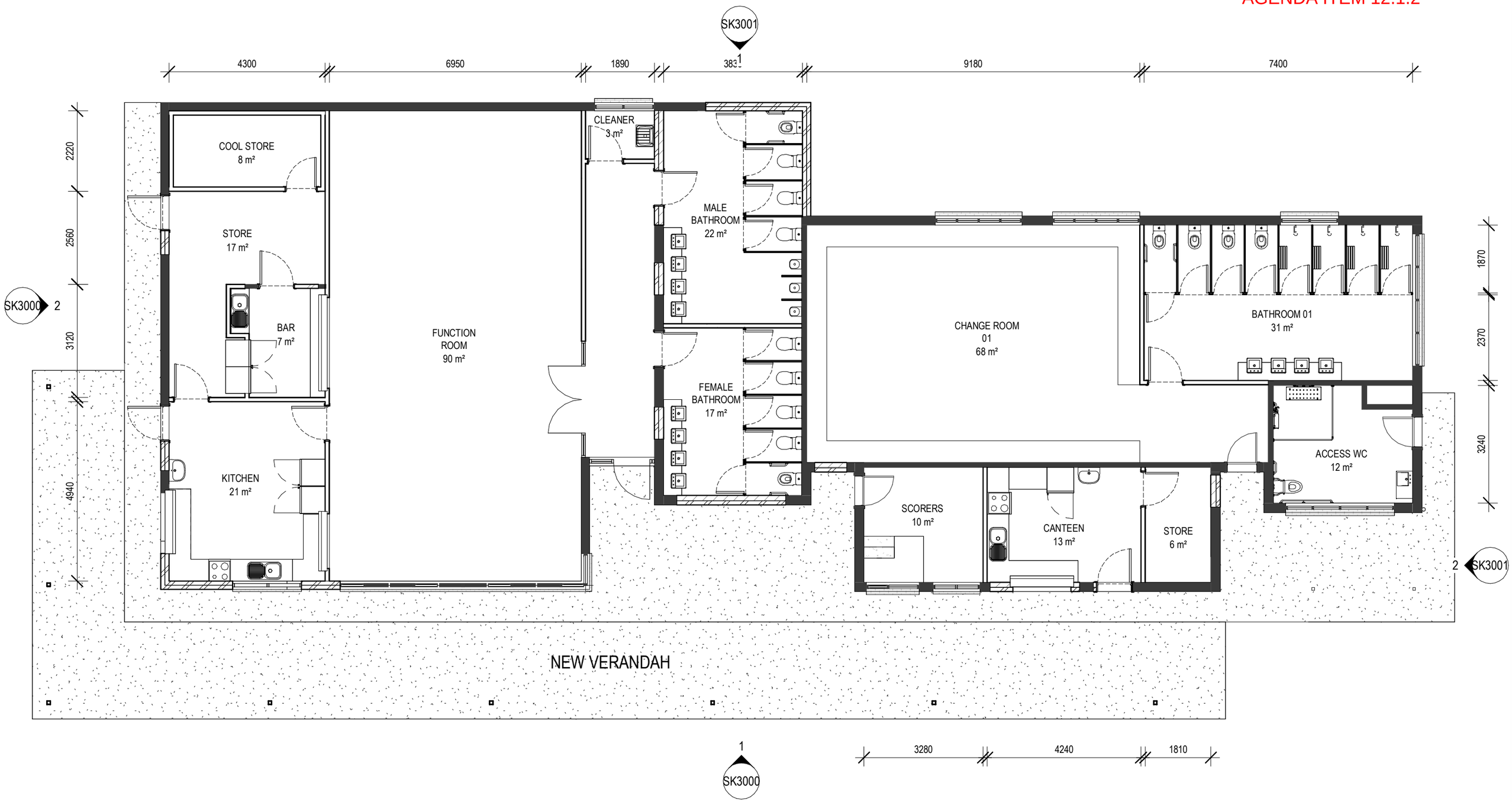

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LIGHTON
ARCHITECTS

OATLANDS RECREATION GROUND

CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

NORTH

EXISTING BUILDING FLOOR PLAN PROPOSED	DRAWING No: SK003	
	PROJECT No 095-24118	
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	DATE: 09-12-24	

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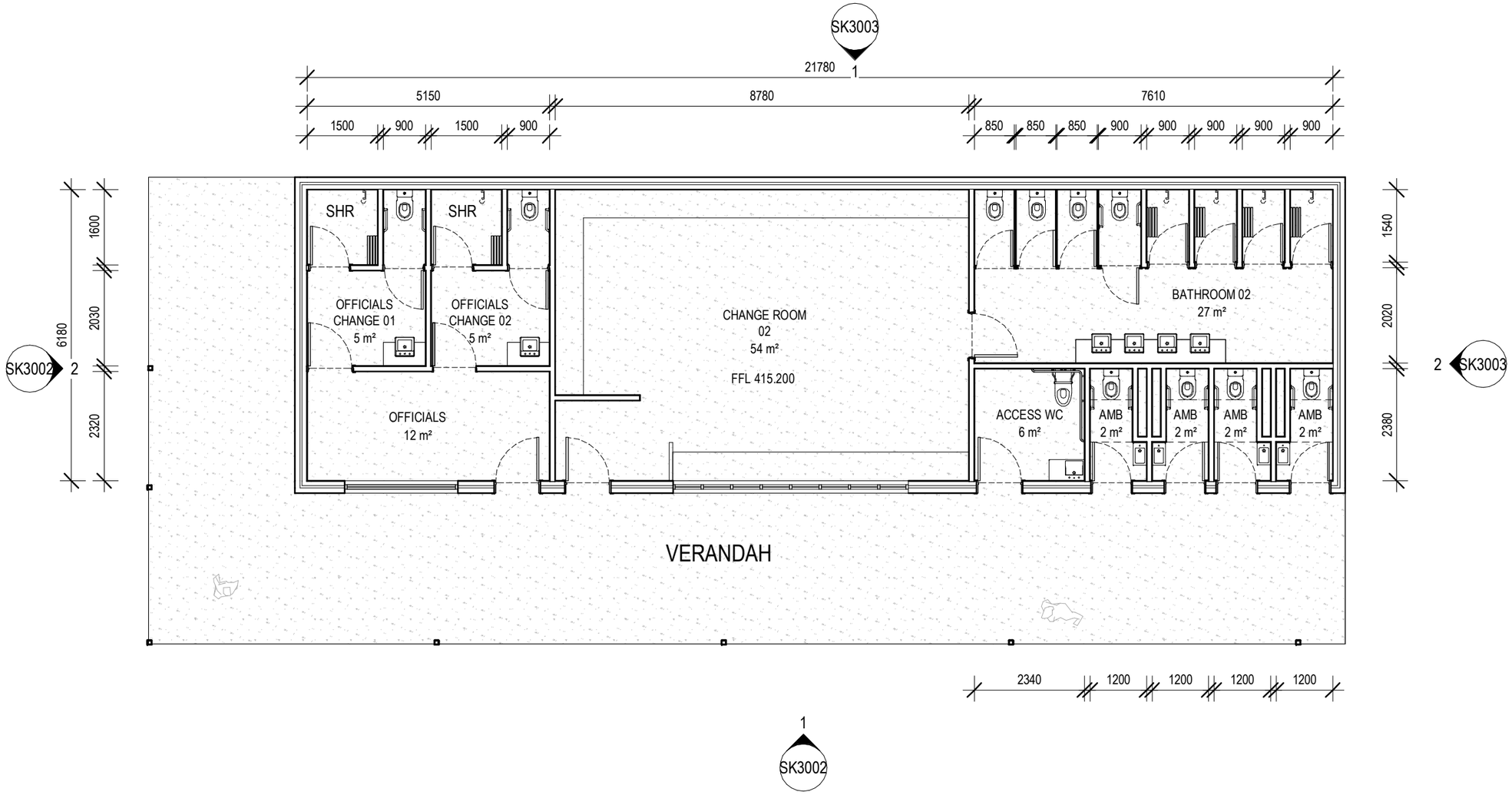

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LIGHTON
ARCHITECTS

OATLANDS RECREATION GROUND

CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

NORTH

NEW BUILDING FLOOR PLAN - PROPOSED	DRAWING No: SK004	
	PROJECT No 095-24118	
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	DATE: 09-12-24	

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Attachment
AGENDA ITEM 12.1.2

EXISTING BUILDING -VIEW FROM CARPARK

EXISTING BUILDING VIEW TO KIOSK

EXISTING BUILDING VIEW FROM OVAL

EXISTING BUILDING VIEW FROM VERANDAH

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LIGHTON
ARCHITECTS

OATLANDS RECREATION GROUND

CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

3D VIEWS 01	DRAWING No: SK005
	PROJECT No 095-24118
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NEW BUILDING VIEW FROM APPROACH

NEW BUILDING VIEW FROM EAST

NEW BUILDING VIEW FROM VERANDAH

VIEW FROM OVAL

PHILP
LIGHTON
ARCHITECTS

OATLANDS RECREATION GROUND

CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

3D VIEWS 02	DRAWING No: SK006	
	PROJECT No 095-24118	
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	DATE: 09-12-24	

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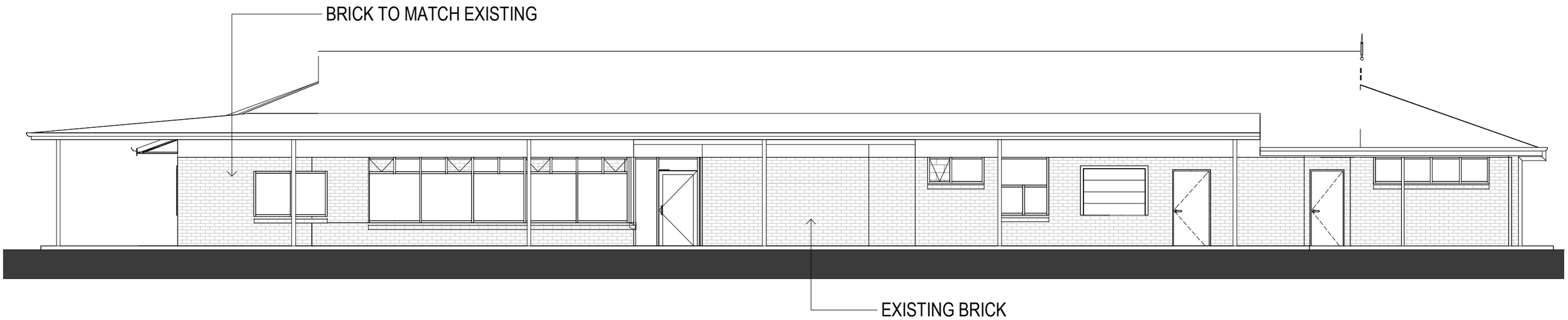
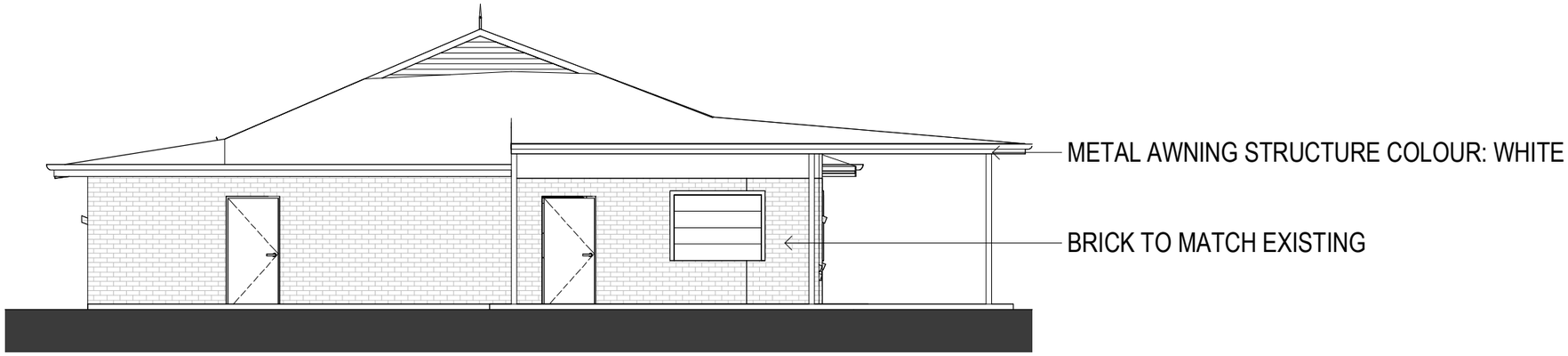


1 EXISTING CLUBROOM EAST ELEVATION - TO OVAL
1 : 100



2 EIXSTING CLUBROOM SOUTH ELEVATION
1 : 100

PHILP
LIGHTON
ARCHITECTS

OATLANDS RECREATION GROUND
CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

EXISTING CLUB ROOMS ELEVATIONS 01	DRAWING No: SK3000	
	PROJECT No 095-24118	
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	DATE: 09-12-24	

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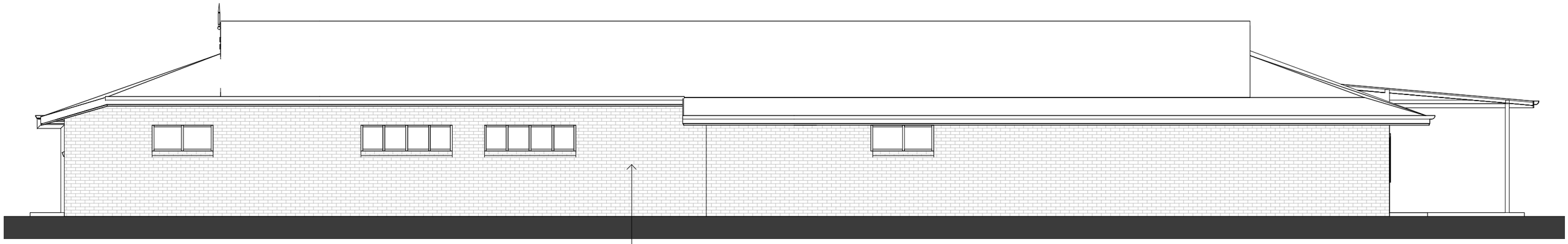
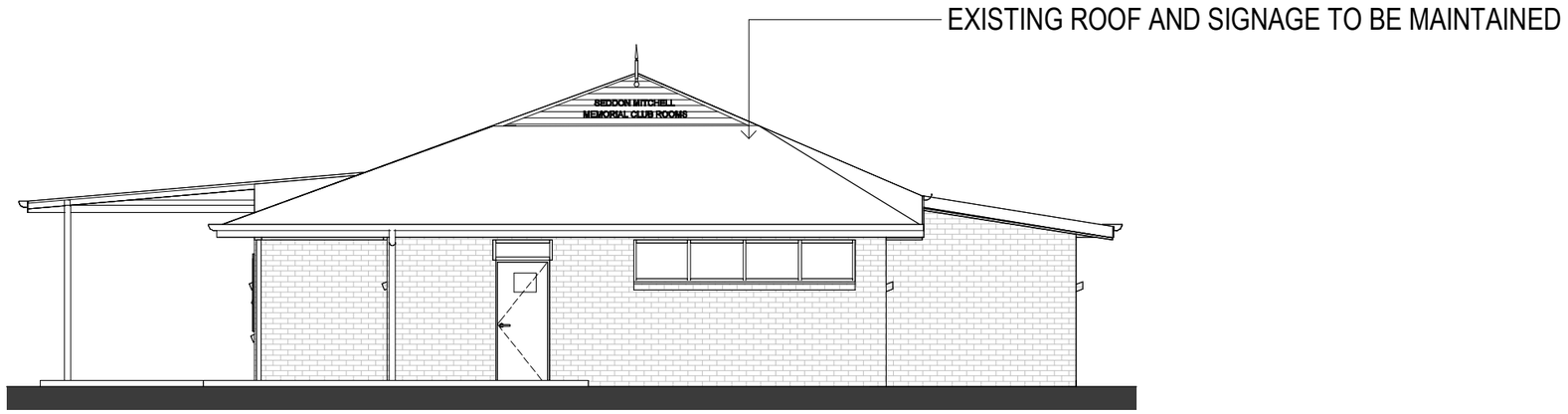


1 EXISTING CLUBROOM WEST ELEVATION
1 : 100



2 EXISTING CLUBROOM NORTH ELEVATION
1 : 100

PHILP LIGHTON ARCHITECTS

OATLANDS RECREATION GROUND
CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

EXISTING CLUB ROOMS ELEVATIONS 02	DRAWING No: SK3001	
	PROJECT No 095-24118	
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	DATE: 09-12-24	

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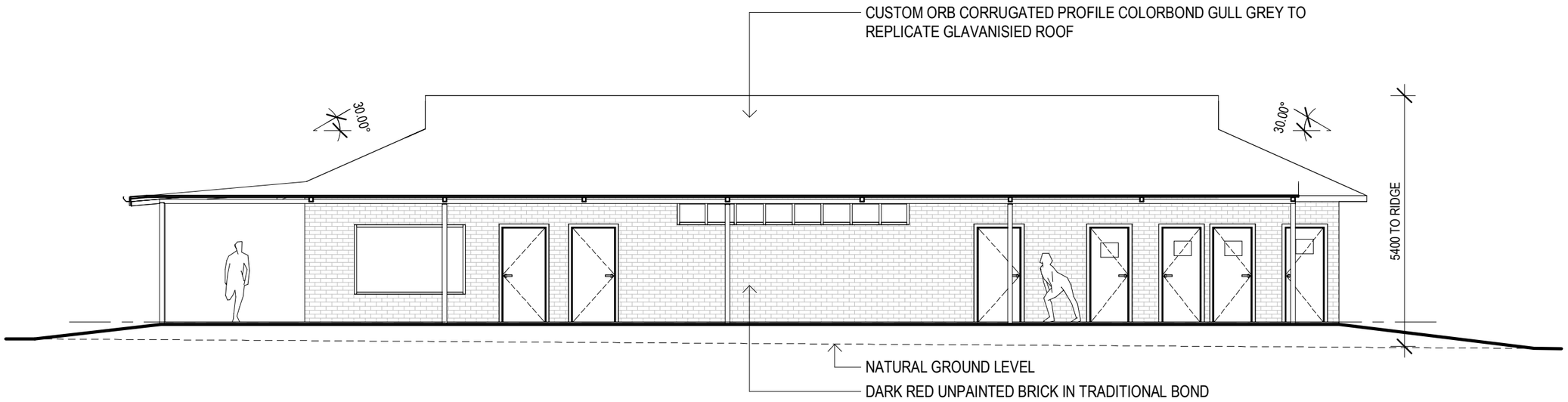
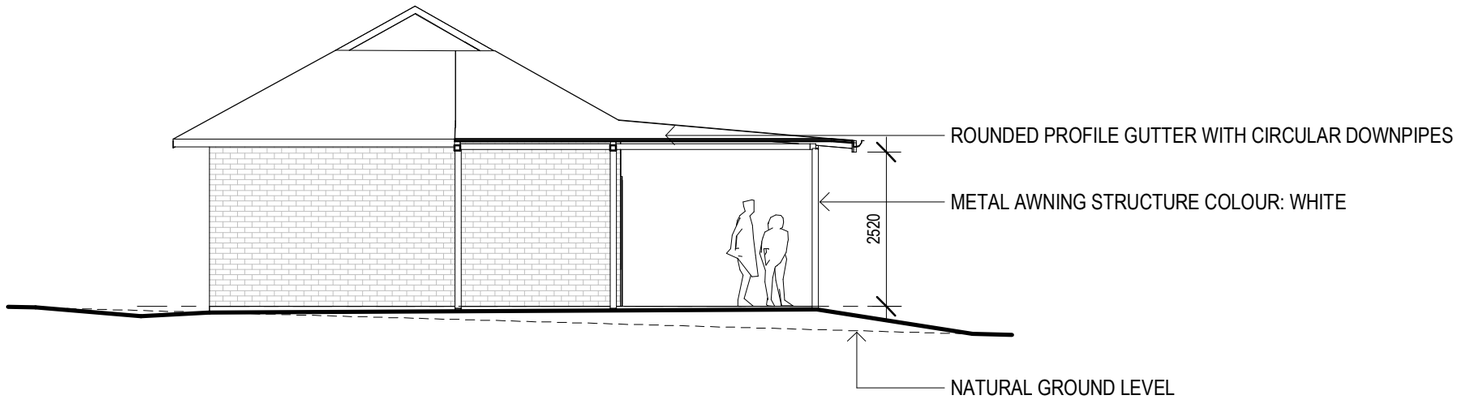
Attachment
AGENDA ITEM 12.1.2



1 NEW CHANGE ROOMS SOUTH ELEVATION - TO OVAL
1 : 100



2 NEW CHANGE ROOMS WEST ELEVATION
1 : 100

PHILP LIGHTON ARCHITECTS

OATLANDS RECREATION GROUND
CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

NEW CHANGE ROOMS ELEVATIONS 01	DRAWING No: SK3002	
	PROJECT No 095-24118	
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	DATE: 09-12-24	

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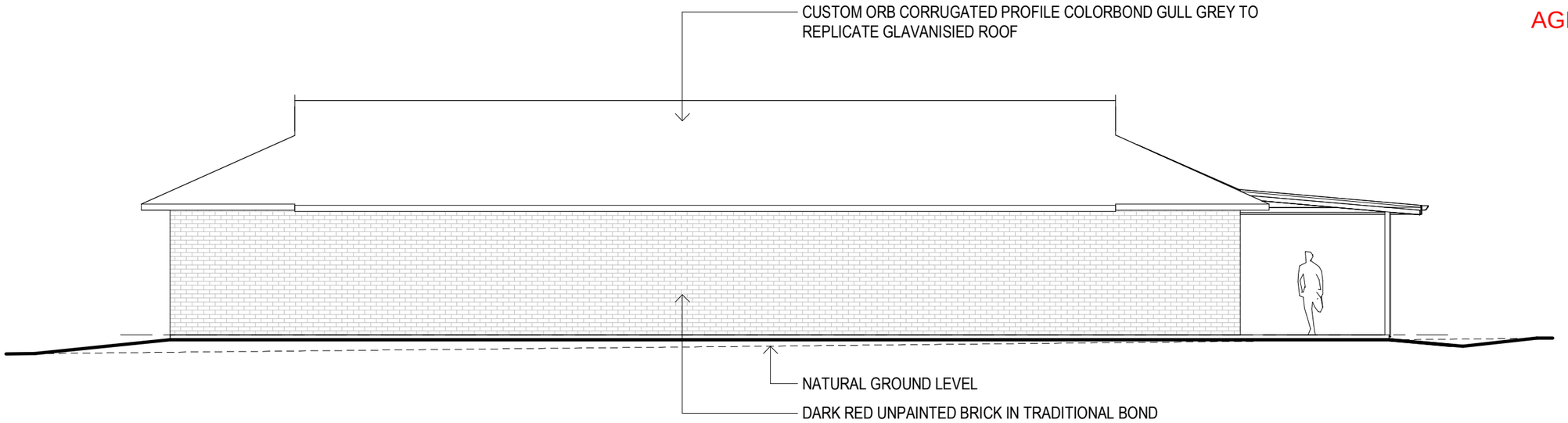
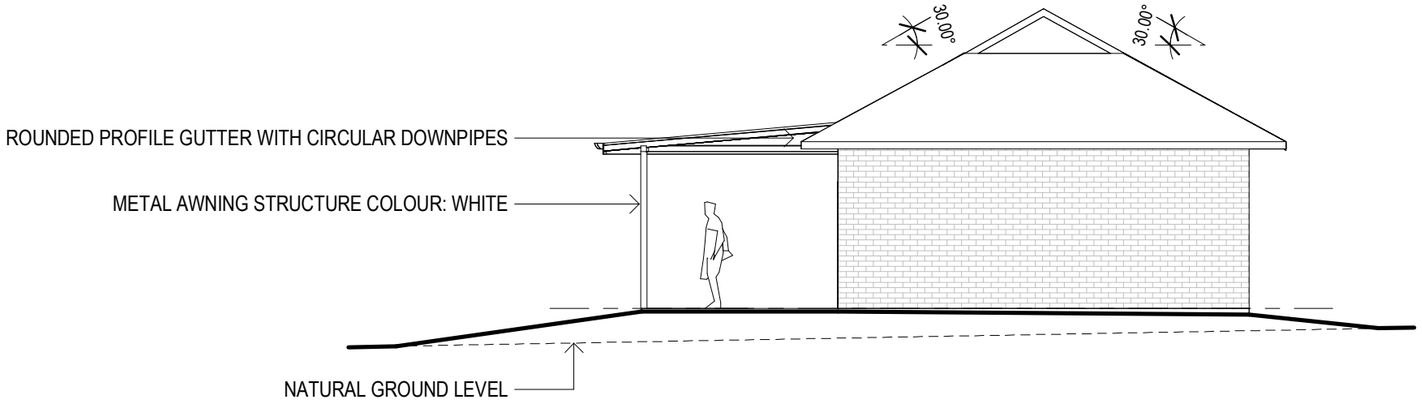
Attachment
AGENDA ITEM 12.1.2



1 NEW CHANGE ROOMS NORTH ELEVATION
1 : 100



2 NEW CHANGE ROOMS EAST ELEVATION
1 : 100

PHILP LIGHTON ARCHITECTS

OATLANDS RECREATION GROUND
CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

NEW CHANGE ROOMS ELEVATIONS 02	DRAWING No: SK3003	
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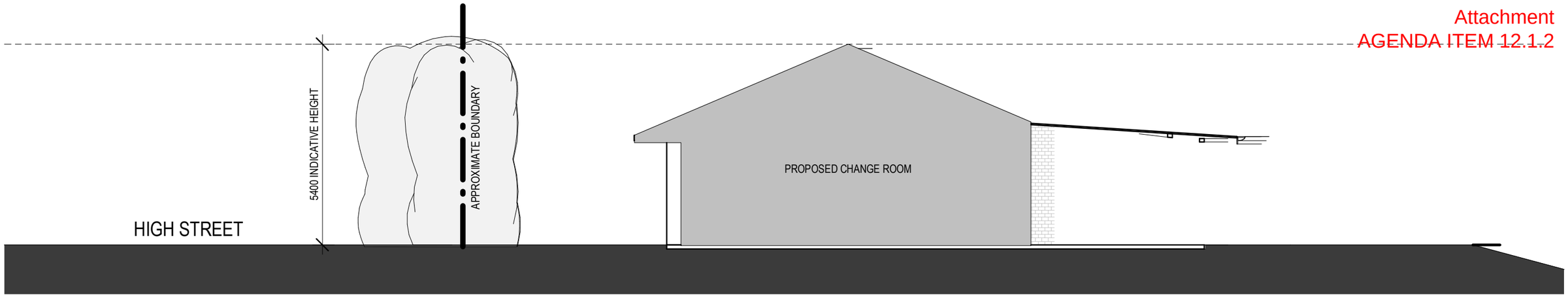

1 INDICATIVE SECTION
1 : 100

HIGH STREET - LOOKING DOWN

PHILP
LIGHTON
ARCHITECTS

OATLANDS RECREATION GROUND
CLIENT: **SOUTHERN MIDLANDS COUNCIL**
ADDRESS: **OATLANDS FOOTBALL CLUB HIGH ST OATLANDS TAS 7120**

Accredited Designers: Anthony Dalgleish: 567913835
Peter Gaggin: CC997A
Thomas Floyd: 611728668

STREET SECTION	DRAWING No: SK3500	
	PROJECT No 095-24118	
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	DATE: 09-12-24	

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ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

Attachment
AGENDA ITEM 12.1.2

0 10.0 20.0 30.0 40.0 50.0 metres
SCALE - 1 : 500

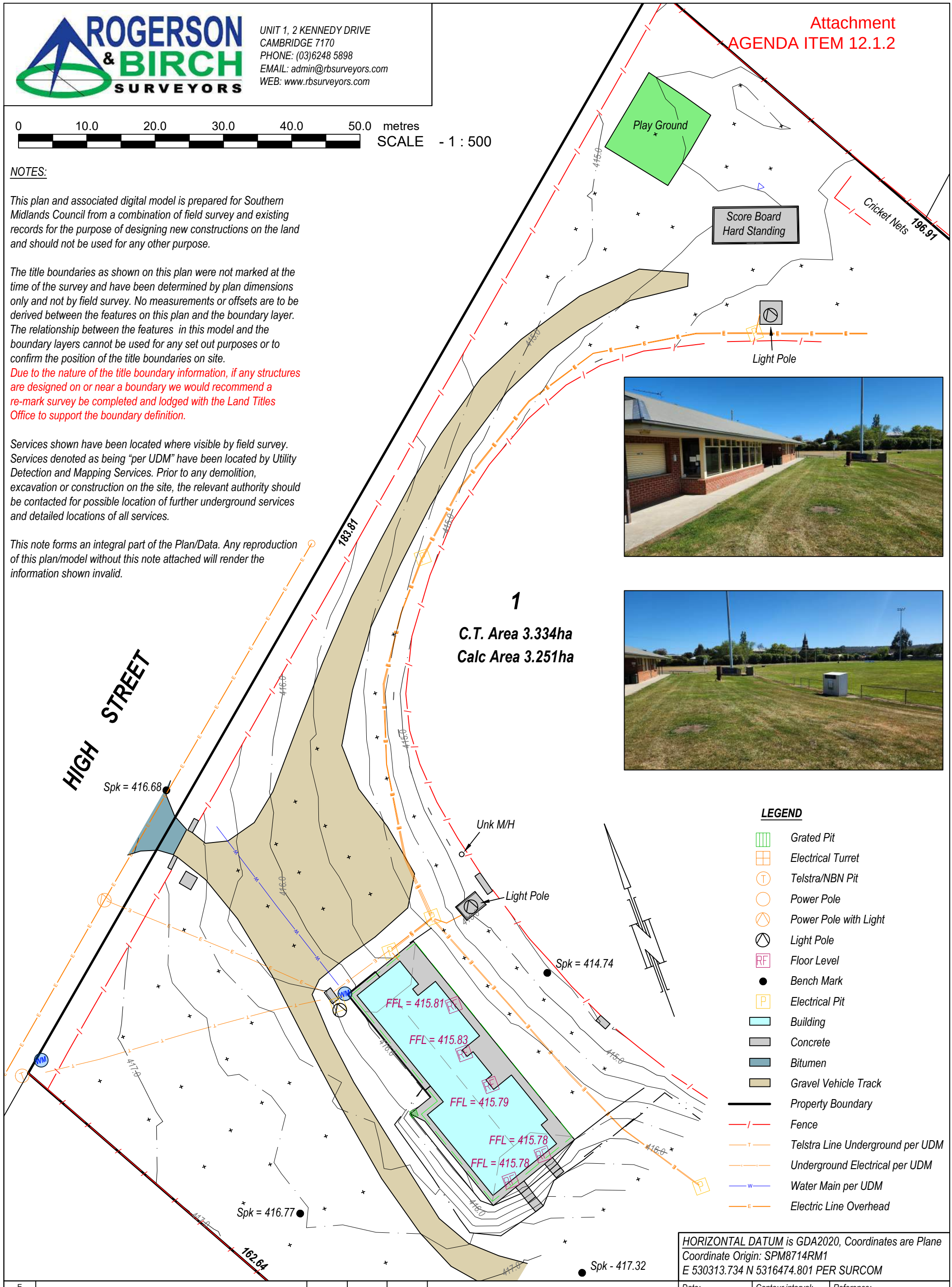
NOTES:

This plan and associated digital model is prepared for Southern Midlands Council from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.
Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "per UDM" have been located by Utility Detection and Mapping Services. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



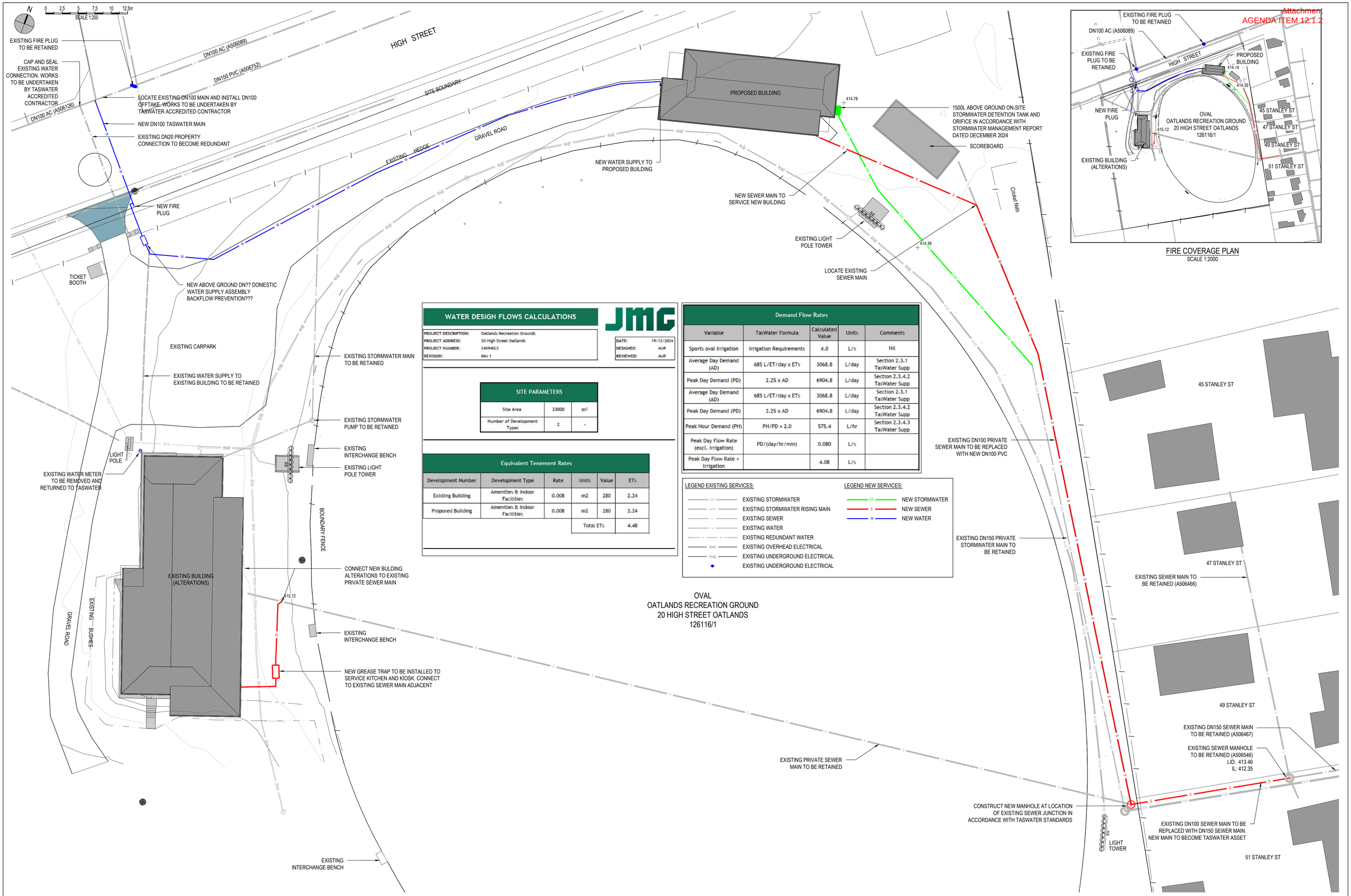
HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM8714RM1
E 530313.734 N 5316474.801 PER SURCOM

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

Contour & Detail Plan

FOR: SOUTHERN MIDLANDS COUNCIL
LOCATION: OATLANDS FOOTBALL CLUB
29 HIGH STREET
OATLANDS

Date:	Contour interval:	Reference:
08-11-2024	0.25m	SOUTM02 15825-01
Drawn: AH	Scale: 1:500 (A3)	Bearing Datum: MGA
Approved: AB	C.T. Reference: 12116/1	Vertical Datum: AHD



FIRE COVERAGE PLAN
SCALE 1:2000

WATER DESIGN FLOWS CALCULATIONS

JMG

PROJECT DESCRIPTION:	Oatlands Recreation Grounds
PROJECT ADDRESS:	20 High Street Oatlands
PROJECT NUMBER:	240940CS
REVISION:	Rev 1

DATE:	19/12/2024
DESIGNED:	MJR
REVIEWED:	MJR

SITE PARAMETERS

Site Area	33000	m²
Number of Development Types	2	-

Equivalent Tenement Rates

Development Number	Development Type	Rate	Units	Value	ETs
Existing Building	Amenities & Indoor Facilities	0.008	m2	280	2.24
Proposed Building	Amenities & Indoor Facilities	0.008	m2	280	2.24
			Total ETs		4.48

Demand Flow Rates

Variable	TasWater Formula	Calculated Value	Units	Comments
Sports oval Irrigation	Irrigation Requirements	4.0	L/s	Nil
Average Day Demand (AD)	685 L/ET/day x ETs	3068.8	L/day	Section 2.3.1 TasWater Supp
Peak Day Demand (PD)	2.25 x AD	6904.8	L/day	Section 2.3.4.2 TasWater Supp
Average Day Demand (AD)	685 L/ET/day x ETs	3068.8	L/day	Section 2.3.1 TasWater Supp
Peak Day Demand (PD)	2.25 x AD	6904.8	L/day	Section 2.3.4.2 TasWater Supp
Peak Hour Demand (PH)	PH/PD = 2.0	575.4	L/hr	Section 2.3.4.3 TasWater Supp
Peak Day Flow Rate (excl. Irrigation)	PD/(day/hr/min)	0.080	L/s	
Peak Day Flow Rate + Irrigation		4.08	L/s	

LEGEND EXISTING SERVICES:

- SW — EXISTING STORMWATER
- SW(rr) — EXISTING STORMWATER RISING MAIN
- S — EXISTING SEWER
- W — EXISTING WATER
- W — EXISTING REDUNDANT WATER
- e(oh) — EXISTING OVERHEAD ELECTRICAL
- e(ug) — EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND ELECTRICAL

LEGEND NEW SERVICES:

- SW — NEW STORMWATER
- S — NEW SEWER
- W — NEW WATER

REV	DATE	REMARK
DA1	19.12.2024	DEVELOPMENT APPROVAL ISSUE

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19.12.2024

SAFETY IN DESIGN REPORT PER WHS REGULATIONS

The following risks which are unique to this design have been identified:	NIL
This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.	

19.12.2024

Accepted (Discipline Head)	MJR	MJR	Date 19.12.2024
Accepted (Team Leader)	MJR	MJR	Date 19.12.2024
Approved (Principal)	CJM		Date 19.12.2024

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SCALES @ A1	DESIGNED BY	DRAWN BY
1:250	MJR	CEF
	PLOT DATE	20/12/2024

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for coordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

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PROJECT
OATLANDS RECREATION GROUNDS
SOUTHERN MIDLANDS COUNCIL
HIGH STREET, OATLANDS

TITLE
CONCEPT SERVICES PLAN
SHEET 1

PROJECT NO.	240940CS
DWG NO.	SK-C-1
REVISION	DA1
PLOT DETAILS	240940CS - OATLANDS DRAWINGS.DWG

Attachment
AGENDA ITEM 12.1.2

STORMWATER MANAGEMENT REPORT

NEW CHANGE ROOMS AND ADDITIONS AND ALTERATIONS TO EXISTING CLUB ROOMS

OATLANDS REACREATION GROUND, 29 HIGH STREET

SOUTHERN MIDLANDS COUNCIL
DECEMBER 2024

TABLE OF CONTENTS

1. Introduction 3
2. Hydrology and Proposed Minor System 3
3. On-site Detention 6
4. Water Quality 7
5. Conclusions 8

Appendix A - Stormwater Detention Tank Detail

Appendix B - Stormwater Calculations

Issuing Office: 117 Harrington Street, Hobart 7000 **JMG Project No. 240940CS**								
Document Issue Status								
Ver.	**Issue Date**	**Description**	**Originator**		**Checked**		**Approved**	
1	17/12/2024	Issued for DA	CAG		MJR		CJM	

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1. Introduction

JMG has been engaged by the Southern Midlands Council to prepare a stormwater management report addressing a request for additional information related to the planning application (DA 2024/111) for the new change rooms and alterations to existing club rooms at Oatlands Recreation Ground, 29 High Street, Oatlands.

The site is to be developed with a new Change Room building on the eastern side of the ground as shown on Philp Lighton Architetcs site plan 095.24118-A0100

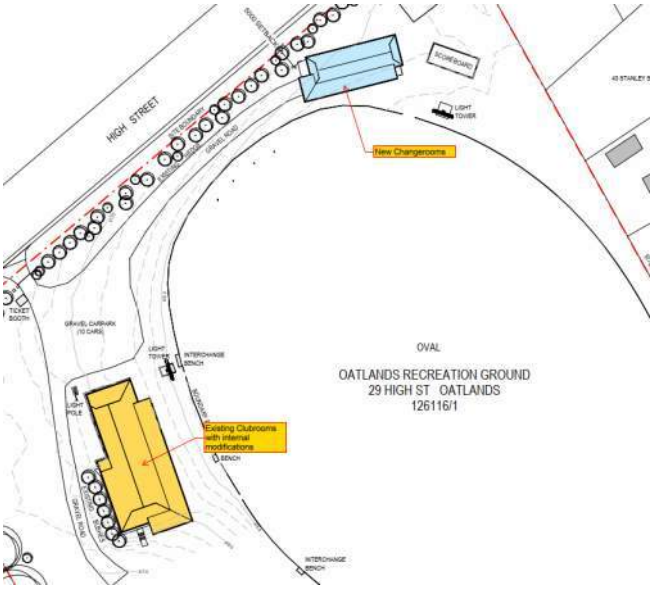

Figure 1: Proposed Site Plan

Existing grassed areas around the perimeter of the oval will be utilised for parking with no change to the existing surface materials. The existing football clubrooms will also be renovated but with no change to the building footprint.

This report aims to demonstrate that the proposed stormwater drainage system will be able to accommodate a storm with a 5% AEP when the land serviced by the system is fully developed and that site will not exceed pre-existing runoff levels or, where increased runoff occurs, it can be accommodated within existing or upgraded public stormwater infrastructure. Additionally, it will confirm compliance with the stormwater treatment standards specified in Table 3 (Water Quality Treatment Targets) of the DEP and LGAT Stormwater Policy Guidance.

2. Hydrology and Proposed Minor System

The stormwater flows for the site are being designed using the Rational Method. Given the size of the site and the quick time of concentration, this methodology is suitable and widely accepted for developments of this scale. The Rational Method provides a reliable approach for estimating peak flows in small catchments, ensuring efficient stormwater design outcomes.

The ARR Data Hub, which sources information from the Climate Change in Australia website, provides projections for Interim Climate Change Factors across the country. However, ARR recommends that the design of significant stormwater infrastructure considers the predicted climate change increase for the year 2100, whereas the Data Hub only provides data projections up to 2090. To address this gap, the data was extrapolated linearly to determine

the factor for the year 2100. This simple yet appropriate extrapolation ensures consistency with the dataset and aligns with ARR guidelines.

Table 1: Climate Change, Allowance

Location	Oatlands Tasmania
Representative Concentration Pathway (RCP)	8.5
Year	2090
Factor	3.090 (16.3%)
Year	2100
Factor (Extrapolated)	***18.3%***

An 18.3% increase has been applied to account for the climate change factor projected for the year 2100 in the post-development scenario. The stormwater network will be designed to accommodate flows from a storm with a 5% Annual Exceedance Probability (AEP) under fully developed conditions for the land serviced by the system. Additionally, the flows from the pre-development scenario will be considered the maximum allowable discharge from the site.

The proposed building at the northeastern area of the lot is the only impervious addition within this redevelopment, where the existing surface is currently grassed and pervious. This building contributes a catchment area of 280 m². The minor drainage system will collect and control the post-development discharge, directing it through a new stormwater pipe connected to the existing stormwater drain along the eastern boundary, behind 45 Stanley Street. The remaining areas will retain their existing previous surfaces and are therefore excluded from this design, with no detention requirements. Refer to JMG Civil Drawings – Appendix A.

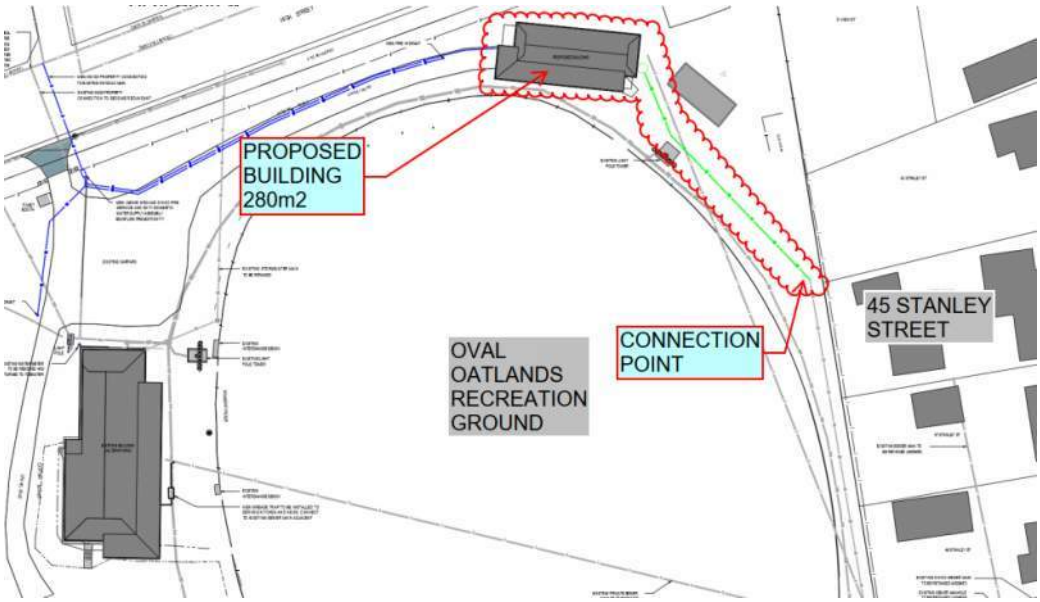

Figure 2: Minor Drainage Arrangement

Total Site Area	280	m^2			
Pre-Dev	**Buildings/Roof**	**Hardstand**	**Gravel**	**Grass/Landscape**	
Area (m2)	0	0	0	280	
					Total
Sum	0	0	0	280	280
Factor	1	0.95	0.8	0.4	N/A
Impervious Area	0	0	0	112	112
				% Impervious	**40%**

Total Site Area	280	m^2			
Post-Dev	**Buildings/Roof**	**Roads**	**Gravel**	**Grass/Landscape**	
Area (m2)	280	0	0	0	
					Total
Sum	280	0	0	0	280
Factor	1	0.95	0.8	0.4	N/A
Impervious Area	280	0	0	0	280
				% Impervious	**100%**

Figure 3: Catchment Parameters (Pre and Post-Development Impervious Fraction)

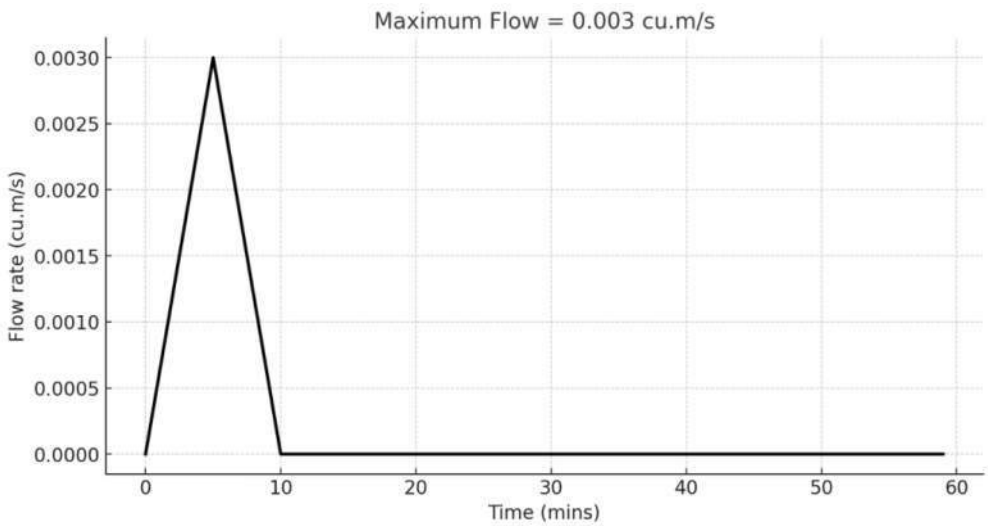

Figure 3: Screenshot from Drains – 5%AEP Event – Pre-Development Flow at Discharge Point

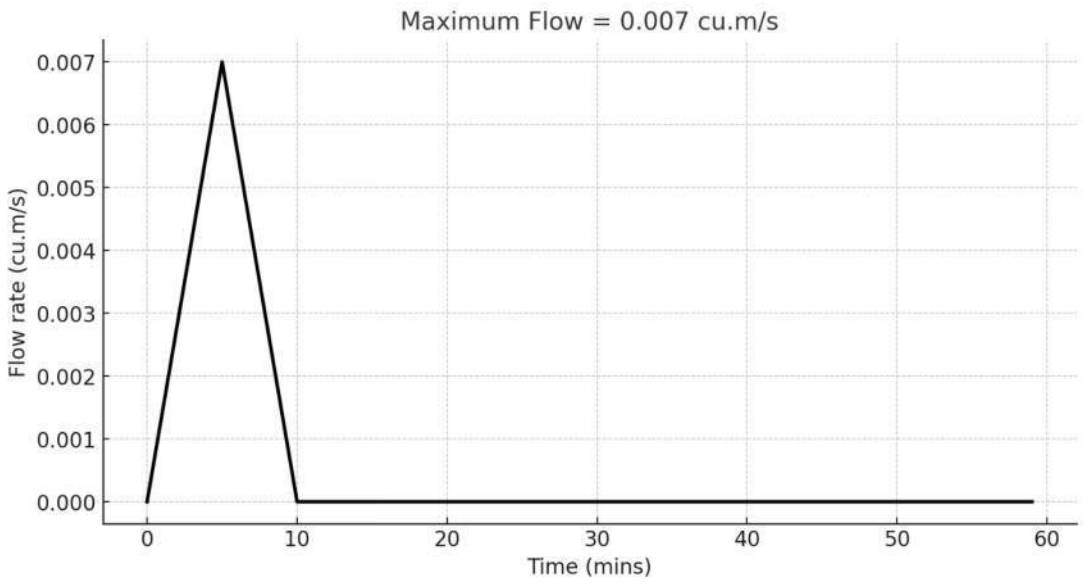

Figure 4: Screenshot from Drains – 5%AEP Event – Post-Development Flow at Discharge Point

The pre-development hydrograph indicates a peak time of 5 minutes, with a restricted outflow rate of 0.003 m^3/s, reflecting the natural flow conditions of the catchment prior to development.

In contrast, the post-development hydrograph shows a significant increase in the peak flow, reaching 0.007 m^3/s, which incorporates the effects of climate change factors. This sharp peak illustrates a rapid runoff response from the newly introduced impervious area, highlighting the reduction in infiltration compared to the pre-development scenario.

To address this increase, the proposed on-site detention system, as detailed in Section 3, has been designed to regulate the discharge, ensuring that it remains within acceptable limits. This system effectively controls the runoff and ensures that the post-development flow can be accommodated by the existing stormwater infrastructure.

3. On-site Detention

The minimum storage requirements have been assessed using Boyd's Formula, a methodology appropriate for small catchments and short event durations. This approach aligns with the current level of project detail. The results provide an initial estimate required for both storm events, with further refinement to be undertaken during the detailed design phase using unsteady flow hydraulic modelling in DRAINS.

Catchment & Flow Details			Comments
Catchment Area =	0.0280	Ha	
10 Year Runoff Coefficient =	0.900	-	
20 Year Effective Catchment Area =	0.03	Ha	
Restricted Outflow Requirement =	0.0030	m^3/s	Pre-Development Restriction

Detention Calculation						
Storm Duration	5% AEP	5% AEP + 18.3% Climate Change	Q_i	Q_o	V_1	S_{max}
(min)	Intensity (mm/hr)	Intensity (mm/hr)	(m3/s)	(m3/s)	(m3)	(m3)
~~1~~	~~134.00~~	158.5	~~0.0117~~	~~0.003~~	~~0.70~~	~~0.52~~
~~2~~	~~108.00~~	127.8	~~0.0094~~	~~0.003~~	~~1.13~~	~~0.77~~
~~3~~	~~96.70~~	114.4	~~0.0084~~	~~0.003~~	~~1.51~~	~~0.97~~
4	~~88.80~~	105.1	~~0.0077~~	~~0.003~~	~~1.85~~	~~1.13~~
5	82.50	97.6	0.0072	0.003	2.15	1.25
10	62.20	73.6	0.0054	0.003	3.24	1.44
15	50.80	60.1	0.0044	0.003	3.98	1.28
20	43.30	51.2	0.0038	0.003	4.52	0.92
25	38.10	45.1	0.0033	0.003	4.97	0.47
30	34.20	40.5	0.0030	0.003	5.35	-0.05
45	26.60	31.5	0.0023	0.003	6.24	-1.86
60	22.20	26.3	0.0019	0.003	6.95	-3.85
90	17.30	20.5	0.0015	0.003	8.12	-8.08

Figure 5: Screenshot from Boyd's Calculation – 5%AEP Event with 18.3% Climate Change

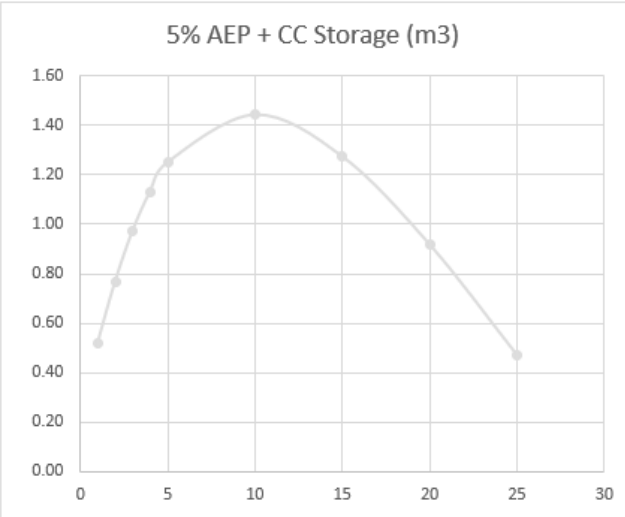

Figure 5: Screenshot from Boyd's Calculation Timestep – 5%AEP Event with 18.3% Climate Change

The proposed building will require 1.44 m^3 of on-site detention to ensure the discharge matches pre-development conditions for a 5% AEP event. A 32 mm orifice is proposed, designed for a 2 m head (corresponding to the height of a slimline tank with a 1500 L capacity) to regulate flow before discharging into the existing stormwater system.

4. Water Quality

The present project, does not require water treatment as the total impervious area introduced by the proposed building is 280 m^2, which is below the 500 m^2 threshold specified in the stormwater guidance policy. As such, the policy allows direct discharge of stormwater without the need for additional treatment measures.

Additionally, the carpark associated with this development will utilise the existing a grass surface, which already acts as a natural treatment system. Since the surface will remain

pervious, there is no change to runoff or imperviousness, and therefore, stormwater treatment is not required in accordance with the same guidance policy.

5. Conclusions

The proposed stormwater management system for the new change rooms and alterations to the existing club rooms at Oatlands Recreation Ground effectively addresses the planning application requirements. The design ensures that post-development runoff will not exceed pre-development conditions, with on-site detention of 1.44 m^3 provided to manage peak discharge rates. The proposed 32 mm orifice and 2 m head within a 1500 L slimline tank will regulate flows before discharge into the existing stormwater system.

Additionally, as the total impervious area introduced is 280 m^2—well below the 500 m^2 threshold—no water quality treatment measures are required. The associated carpark, located on a grass surface, retains its natural pervious characteristics, further eliminating the need for stormwater treatment. This approach aligns with relevant stormwater policies and ensures the proposed system will perform as required under a 5% AEP design event, including allowances for future climate change impacts.

APPENDIX A

JMG – Civil Drawings

Attachment
AGENDA ITEM 12.1.2

ACN 009 547 139 | ABN 76 473 834 852

117 HARRINGTON STREET, HOBART (03) 6231 2555
GROUND FLOOR, 73 PATERSON STREET, LAUNCESTON (03) 6334 5548
www.jmg.net.au

Attachment
AGENDA ITEM 12.1.2

Local Heritage Referral

Tasmanian Planning Scheme – Southern Midlands.

Application number:	DA2400111
Address:	Oatlands Recreation Ground High Street Oatlands
Applicant:	Philp Lighton Architects Pty Ltd
Proposal in brief:	Alterations $ additions to the existing Clubrooms New changeroom pavilion
Planning Officer:	Southern Midlands Council Bernadett Conde
Heritage Officer:	Brad Williams
Date due:	November 2024

APPLICABLE STANDARDS (HIGHLIGHT AS REQUIRED)

Table		Clause	
C6.1	Local Heritage Places	C6.6.1	Demolition
		C6.6.2	Site coverage
		C6.6.3	Height and bulk of buildings
		C6.6.4	Siting of building and structures
		C6.6.5	Fences
		C6.6.6	Roof form and materials
		C6.6.7	Building alterations exc. roof
		C6.6.8	Outbuildings and structures
		C6.6.9	Driveways and parking (non-res)
		C6.6.10	Tree removal (specifically part)
		C6.10.4	Subdivision
C6.2	Local Heritage Precincts[1]	C6.7.1	Demolition
		C6.7.3	Building and works
		C6.10.2	Subdivision
C6.3	Local Historic Landscape Precincts	C6.7.2	Demolition
		C6.7.3	Building and works
		C6.10.2	Subdivision
C6.4	Places of Archaeological Potential	C6.8.1	Building and works
		C6.10.3	Subdivision
C6.5	Significant Trees	C6.9.1	Significant trees

[1] Note that if a place is listed both on Table C6.1 and C6.2 it is only necessary to assess against the Clauses pursuant to Table C6.1.

C6.1 C6.2 C6.3	Signs	C1.6.4	Signs on local heritage places and in local heritage precincts and local historic landscape precincts

CATEGORY OF POSSIBLE HERITAGE IMPACT

Category (highlight)	**Likely magnitude of impact**	**Action**
A	Clearly no heritage impact will arise from the proposal and with no representations received. Clearly complies with all heritage provisions and precinct conservation policies/design criteria.	Return to planner without written assessment. May include conditions.
B	Minimal and likely acceptable heritage impact likely/possible with no representations received?? Complies with all heritage provisions and precinct conservation policies/design criteria.	Complete only **Sections 5 & 7** and tickbox of applicable conservation policies/design criteria (if in a precinct) below and return to planner. May include conditions.
C	Possible medium-high impact and or representations received.	Complete entire referral and return to planner.

1. DESCRIPTION OF PLACE AND HISTORICAL CONTEXT

2. STATEMENT OF SIGNIFICANCE

The Oatlands Township Local Heritage Precinct has the following statement of significance explicit in the scheme:

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

e) economies of labour and construction at the time;

f) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts;

g) it has the largest number of sandstone buildings within a township setting in Australia.

3. PRE-APPLICATION CONSULTATION

Revision B of the proposal was preliminarily assessed by Council's Manager Heritage Projects in October 2024. Some recommendations were made to better fit the Performance Criteria relating to the Oatlands Township Local Heritage Precinct. A copy of Council's Georgian Design Guidelines was provided to the architect for reference – however it was noted that this proposal is somewhat unique and that the design guidelines were not necessarily formulated for this scenario. This assessment considers Revision C.

4. PROPOSAL

The proposal is detailed in Philp Lighton Architects drawing set for project 095-24118 – Southern Midlands Council Oatlands Recreation Ground:

DRAWING SCHEDULE

SK000	COVER SHEET	C
SK001	SITE PLAN	C
SK002	EXISTING BUILDING FLOOR PLAN DEMOLITION	C
SK003	EXISTING BUILDING FLOOR PLAN PROPOSED	C
SK004	NEW BUILDING FLOOR PLAN - PROPOSED	C
SK005	3D VIEWS 01	C
SK006	3D VIEWS 02	C
SK3000	EXISTING CLUB ROOMS ELEVATIONS 01	C
SK3001	EXISTING CLUB ROOMS ELEVATIONS 02	C
SK3002	NEW CHANGE ROOMS ELEVATIONS 01	C
SK3003	NEW CHANGE ROOMS ELEVATIONS 02	C
SK3500	STREET SECTION	C

5. DISCUSSION OF POSSIBLE HERITAGE IMPACT

Impact upon built heritage fabric.

Although the site is within the Oatlands Township Heritage Precinct, the place does not include any built heritage fabric.

Impact upon the setting of the heritage place/precinct.
The proposed new building and extension to existing building are considered to be discrete additional elements on a very large established community recreation site which is outside an area of more concentrated and finer-grained heritage places. The proposed new building has been designed to provide cohesiveness with the sympathetic (but non-heritage) existing building and to appear from outside the site as a simple (somewhat agricultural) building (i.e. with inward-facing fenestration). Existing landscaping will mask the proposed new building from High Street and surrounding heritage places.

Impact upon significant archaeological remains.
The site is not likely to have any archaeological potential.

Impact upon landscape elements.
No significant landscape elements will be impacted by the proposal.

Impact upon intangible heritage values.
The site is not known to have any intangible heritage values – although is a valued community recreation facility that the proposed upgrades will enhance. Whilst amenity does not necessarily equal heritage value, community value of the place will be enhanced by the proposal.

Impact upon significant trees.
No significant trees will be impacted by the proposal.

6. REPRESENTATIONS

Tenor	Merit

7. ASSESSMENT AGAINST APPLICABLE STANDARDS

C6.7 LOCAL HERITAGE PRECINCTS

Prior to considering Performance Criteria – complete commentary against the precinct conservation policies/design criteria (delete precincts that are not relevant to the application):

By virtue of Clause C6.2.2 If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

SOU-C6.2.1 – OATLANDS - OATLANDS TOWNSHIP PRECINCT	
Statements of significance	**Commentary on proposal**
a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles;	The proposal does not impact the ability of the township to demonstrate a concentration of highly intact Old Colonial Georgian and Victorian Georgian styles. Whilst there are buildings nearby of those styles (e.g. the Manse, 31, 32 and 39 High Street and 43 Stanley Street – the closest being ~30m away) the presence of the proposed building will not markedly interrupt the cohesion of those buildings as a like-group.
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,	The proposal will not impact upon the precinct's ability to demonstrate the evolution and settlement pattern of the town.
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;	Whilst sandstone is not proposed as the building material, brick (preferably in a traditional bond pattern – which could be conditioned – see below) is a common material used in heritage buildings within the precinct (even if not predominant).
e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the	The proposal will not impact the precinct's ability to demonstrate the theme of convictism.

township associated with convicts;	
f) it has the largest number of sandstone buildings within a township setting in Australia.	See (d) above).
Design Criteria/Conservation Policy	**Commentary on proposal**
1. The design and siting of buildings and works must satisfy the following criteria:	
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;	The proposed new building is of a simple rectangular form not unlike may of the traditional buildings within the precinct. The roof pitch is 30-degrees which provides a sympathetic traditional roof form. A simpler hipped roof form would be more appropriate to the heritage precinct than the proposed Dutch gable, however would not provide the visual cohesiveness that the proposal seeks to achieve with the existing building. To achieve that cohesiveness and avoiding a pastiche of roof styles is considered to be a better outcome – despite not being as consistent with this criterion/policy. The materiality of the walls, being brick, are consistent with the many traditional brick buildings within the precinct (albeit not the predominant traditional building material) – note that conditions of any approval could seek to **utilise a more traditional brick type/bond).** The proposed veranda addition to the existing building, echoed by the veranda of the proposed building, do differ from a traditional roof form as they are pitched from above eave height. This is a necessary function of visibility to the recreation ground from on each veranda (i.e. so that the lowest height does not obscure views to within the site). Nonetheless, the pitch and general form of the verandas themselves (excluding the point of pitch) are of a traditional form not inconsistent with the overall roof form of the building(s). **It is recommended that the veranda structure be painted in a colour to match either the brickwork or trims of the building (not orange /blue as designated on the plans). [or is there a functional reason for this?]**
b) building setback from frontage must provide a strong edge to Main Street and be parallel to the	The proposed building is not parallel to the street, does not provide a strong edge and does not address the street.

street;	Note that the planning authority is to 'have regard to' these design criteria/conservation policies, which implies some discretion to consider individual site contexts and how an acceptable heritage outcome may be achieved even in the event of some non-compliance. The overall site as a football/sports oval has a distinct function different to other parts of the heritage precinct. The spatial arrangement of buildings in relation to the oval is a key part of functionality which relies on associated buildings not being 'square to the grid'. This must be considered within the wider context (as further elaborated in this assessment). The setback and offset of the building provides an opportunity to provide screen landscaping to minimise visibility from High Street, whilst maintaining the essential functionality of the building. The building 'turning its back' to the street is a necessity of its functionality in relation to the recreation ground. The blank side and back walls provide a more favourable outcome for the precinct in downplaying the prominence of the building.
c) buildings must address the street, unless at the rear of a site;	
d) buildings must not visually dominate the streetscape or buildings at places listed in Table.C6.1;	The proposed building is set back from the street with an existing landscape buffer so that it will not dominate the streetscape. It is approximately 30 metres from the nearest place which is listed on Table C6.1, and with a greater setback, therefore it is not considered to dominate any such place.
e) 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;	The northern, eastern and western elevations of the proposed building are blank brick, this will give the building the appearance of a 'barn-like' structure with no fenestrative pattern that could be seen as inconsistent with such a functional building. The southern (inward facing) elevation has a non-traditional pattern of fenestration, however this is not an elevation which is prominent from outside the site (and serves the essential functions of the building).
f) external wall building material must be any of the following: i. sandstone of a colour matching that commonly found in Oatlands' buildings; ii. weatherboard (traditional profiles);	The external wall building material of the proposed building is of brick. **A condition of approval may seek for a traditional form and colour laid with a traditional bond.**

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).	
g) roof form and material must be consistent with the following: 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; iv. roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted; v. guttering is rounded profile, with downpipes of circular cross-section.	i. The roof pitch of the proposed building is 30 degrees. ii. The proposed veranda is pitched at less than 30 degrees, however is a minor part of the building and is at the rear and side when viewed from High Street. iii. Whilst the roof line is large and unbroken, this is not considered unacceptable as it is more in-keeping with the simple Georgian principles of design. **iv.** Although inconsistent with the existing building which the proposed building seeks to achieve cohesiveness with, **it is recommended that the roof sheeting be corrugated galvanised iron to achieve consistency with this policy/guideline.** v. The proposal specifies guttering of rounded profile with downpipes of circular cross section.
h) wall height sufficient to provide for lintels above doors and windows, with wall space above;	As per (e) above.
i) 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;	The proposed building may be considered an outbuilding, as it is ancillary to the existing main building on the site. The roof pitch matches that of the existing building **(there may be an argument here for the roof form to match?).** The roof ad wall colours are differentiated **(there may also be an argument here for matching colourbond?).**
j) fences along frontages must be: i. between 900mm and 1000mm high, with a maximum of 1200mm for posts;	No fencing is proposed.

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’.	

C6.7.1 Demolition within a local heritage precinct		
Objective: That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.		
Acceptable Solutions	**Performance Criteria**	**Commentary on proposal**
A1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must: a) not be on a local heritage place; b) not be visible from any road or public open c) space; and d) not involve a value, feature or characteristic e) specifically part of a precinct listed in the f) relevant Local Provisions Schedule.	P1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to: a) the physical condition of the building, works, structure or trees; b) the extent and rate of deterioration of the building, works, structure or trees; c) the safety of the building, works, structure or trees; d) the streetscape in which the building, works, structure or trees is located; e) the special or unique contribution that the building, works, structure or trees	The proposal involves minor demolition to the exterior of a non-heritage building within the heritage precinct. This will not result in any unacceptable impact upon the local historic heritage significance of the precinct. **The proposal adequately meets this performance criterion.**

	makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; f) any options to reduce or mitigate deterioration; g) whether demolition is a reasonable option to secure the long-term future of a building. Works or structure; and h) any economic considerations.	

C6.7.3 Building and Works Excluding Demolition		
Objective: That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.		
Acceptable Solutions	**Performance Criteria**	**Commentary on proposal**
A1 Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must: a) not be on a local heritage place; b) not be visible from any road or public open space; and c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.	**P1.1** Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to: a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; b) the character and appearance of the surrounding area; c) the height and bulk of other buildings in the surrounding area; d) the setbacks of other buildings in the	a. The table above considers the proposal against the statements of significance of the local historic heritage precinct and it is concluded that the proposal does not impact those statements. b. The character of the place differs to that of the surrounding area – the overall recreation ground being an anomaly in the Oatlands Township Heritage Precinct. The large open space of the recreation ground reads more as rural open space given the general lack of structures in contrast with the denser residential and commercial buildings that generally characterise the precinct. The proposed building has been designed to be complimentary to the existing clubrooms building to provide some cohesion within

	surrounding area; and e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.	the area – and that building in itself is considered reasonably sympathetic to the surrounds – being of a generally traditional form and utilising traditional materials. The surrounding heritage buildings are 30+ metres away, and include a variety of built forms, including the Uniting Church, former manse, and several stone and weatherboard cottages – which although contribute to the heritage townscape setting, offer a variety of forms and functions with little uniformity. The proposed building is not considered to be detrimental to that diverse grouping of buildings and is consistent with the precedented form and function of the recreation ground. c. The proposed building is single storey of a footprint smaller than the nearby Uniting church and former manse. It is domestic in scale and is not considered to have a detrimental bulk nor height.

		d. The buildings in the surrounding area have a diverse array of setbacks, notably the Uniting church and manse have larger setbacks, smaller cottages such as 31, 32 and 34 High Street have small setbacks. The setback of the proposed building is therefore not inconsistent with the varied setbacks of the immediate environs. e. See commentary in the table above. Note that there are some inconsistencies with the design criteria and conservation policies – namely the siting of the building offset to High Street – the planning authority is to have regard to this, within the context of the wider heritage and planning assessment. Other inconsistencies can be resolved via conditions of any approval. **The proposal adequately can adequately meet this performance criterion with conditions, and if the context of the individual site is considered.**

	P1.2 Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to: a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; b) the character and appearance of the surrounding area; c) the height and bulk of other buildings in the surrounding area; d) the setbacks of other buildings in the surrounding area; and e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.	The proposed veranda extension to the existing building does diverge from a traditional veranda form, being pitched from above eave height, however this is a functional requirement for visibility of the recreation ground. Overall however the remainder of the form is considered sympathetic to the buildings and not inconsistent with the streetscape and townscape values of the precinct, character and appearance of the area and the design criteria/conservation policies. **The proposal adequately meets this performance criterion.**

	P1.3 Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to: a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.	a. No landscape values are identified in the statement of local historic heritage significance for the Oatlands Township Heritage Precinct. b. As discussed above, the siting of the proposed building is not consistent with the design criteria/conservation policies for the Oatlands Township Heritage Precinct. Whilst the planning authority must have regard to these, there is the discretion for considering non-compliance given the site context and other heritage/planning considerations.
A2 Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.	**P2** Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:	No fencing is proposed.

	a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; b) height, form, style and materials of the proposed fence; and **c)** the style, characteristics and setbacks of fences and gates in the surrounding area.	

8. RECOMMENDATION

CONDITIONS
ADVICE

Attachment
AGENDA ITEM 12.1.2

+

Traffic Impact Statement

Redevelopment at Oatlands Recreation Ground

29 High Stret, Oatlands

Hubble Traffic

December 2024

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Contents

1. Introduction 1
2. Development site 2
3. Development proposal 3
4. High Street characteristics 4
5. Parking and internal layout 5
   5.1. On-site parking provisions 5
   5.2. Parking around the ground 5
   5.3. Other parking requirements 7
   5.4. Internal driveway 8
6. Impact from traffic generated by the development 9
7. Planning scheme 10
   7.1. C2.5.1 – Car parking numbers 10
   7.2. C2.5.3 – Motorcycle parking numbers 11
   7.3. C2.6.1 – Construction of parking areas 12
   7.4. C2.6.2 – Design and layout of parking areas 13
   7.5. C3.5.1 – Traffic generation at a vehicle crossing, level crossing or new junction 14
8. Conclusion 15

1. Introduction

Philp Lighton Architects has engaged Hubble Traffic on behalf of the developer to prepare an independent Traffic Impact Statement, for the redevelopment of the Oatlands Recreation Ground, located at 29 High Street, Oatlands (development site).

The Southern Midlands Council (Council) has reviewed the submitted development application and requested additional information to address specific areas within the Tasmanian Planning Scheme:

- C2.5.1: Car parking numbers
- C2.5.3: Motorcycle parking numbers
- C2.6.1: Construction of parking areas
- C2.6.2: Design of parking areas
- C3.5.1: Traffic generation at vehicle crossings, level crossings, or new junctions

2. Development site

The development site at 29 High Street, Oatlands, is a substantial parcel of land housing the Oatlands Recreation Ground. The grounds include a building utilised as clubrooms and changerooms, with an existing vehicular access from High Street.

According to Land Information System Tasmania (LIST) Database, the site is located within a Recreation zone, with the surrounding land use mostly general residential properties.

Diagram 2.0 – Extract from LIST Database

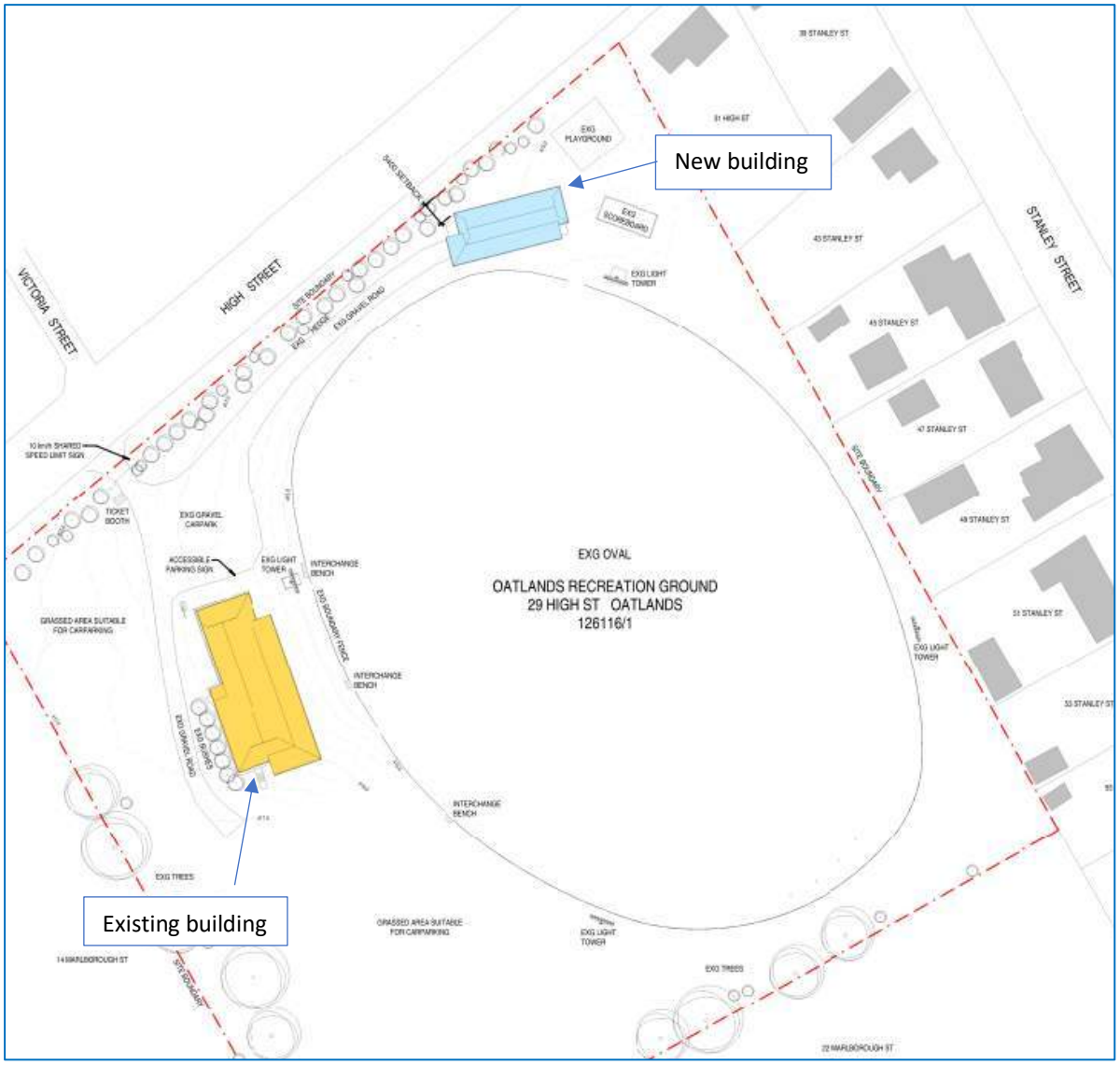
3. Development proposal

The development proposal includes the redevelopment of the existing building into dedicated clubrooms and changerooms for the home team, as well as the construction of a new building to provide changerooms for the away team and officials.

To maintain the rural atmosphere of the recreational ground, the existing parking arrangement, where vehicles park around the ground and create a sporting atmosphere, will remain unchanged. This approach will direct available funds towards achieving the primary objective of enhancing players' amenities. This parking arrangement has operated successfully at the ground for many years, meeting the community expectations.

The existing vehicular access with High Street will be retained.

Diagram 3.0 – Development proposal



4. High Street characteristics

High Street would operate as an arterial road within the surrounding road network, connecting the local town with the nearest State Road, Midland Highway. The road runs in an east to west orientation past the development site, with a straight horizontal road alignment situated within flat terrain.

The road adjacent to the development site has a sealed bitumen surface suitable for two-way traffic flow, with kerb and channel along the northern side, and an unsealed gravel edge on the southern side. There is sufficient pavement width to accommodate on-street parking on both sides of the road, without disrupting two-way traffic flow.

High Street has a posted 50 km/h speed limit.

Photograph 4.0 – High Street standard

5. Parking and internal layout

5.1. On-site parking provisions

The sporting ground currently allows for informal parking on grassed areas, enabling vehicles to park around the oval's perimeter, reflecting the relaxed and accessible atmosphere, which has operated successfully for many years. Avoiding an overly formal or structured parking design is important to preserve the current informal atmosphere.

The development proposes to make no changes to the current on-site parking provisions. Recent site observations found that this is not expected to cause any adverse parking or traffic outcomes.

Table C2.1 of the planning scheme prescribes that a Sports and Recreation facility requires 50 spaces per facility. Although the development site is not providing any formal on-site parking spaces, there is sufficient space within the site to easily accommodate 50 vehicles, minimising the risk of parking overflow.

5.2. Parking around the ground

With the proposal to continue allowing vehicles to park around the ground, the next four photographs demonstrate where vehicles can be accommodated. Although the areas around or behind the oval are grassed, the grades are either level or reasonably gentle and suitable to accommodate the parking of light vehicles. Recent site observations found that no adverse parking or traffic impacts are expected with the current parking arrangement.

Photograph 5.2A – Possible parking around the southern end of the ground

Photograph 5.2B – Possible parking around the northern end of the ground

Photograph 5.3A – Possible space at rear of the oval

Photograph 5.B – Potential space for overflow parking at the southern end

5.3. Other parking requirements

Bicycle parking spaces

Table C2.1 prescribes that there is no requirement for dedicated bicycle parking spaces for a Sports and Recreation use.

Motorcycle parking spaces

Planning Scheme Table C2.4 requires that a development providing 50 on-site car parking spaces also provides two dedicated motorcycle parking spaces. The development will not provide formal motorcycle parking and instead utilise the ample area within the ground to accommodate motorcycle parking.

Accessible parking space

Under the National Construction Code, sporting changerooms are typically classified as Class 9b buildings, which are assembly buildings where people gather for social, theatrical, political, religious, or civil purposes, including sporting facilities. For a Class 9b building, an accessible parking space should be provided at a rate of one space for every 50 parking spaces.

Although the development is not providing formal car parking spaces, a level gravel area adjacent to the existing pavilion can accommodate designated accessible parking with the provision of appropriate signage.

5.4. Internal driveway

An existing internal driveway extends from High Street into a large circular area, which will provide access to the existing building and new building.

Within the ground, the driveway has a gravel surface with sufficient width to accommodate two-way traffic flow. The driveway continues behind the existing building as a single lane and will also provide access to the new building as a single traffic lane. In both instances, the driveway width is limited with level grassed verges which will allow opposing vehicles to pass.

Overall, the internal driveway is considered fit for purpose and will continue to provide an appropriate level of service.

Photograpgh 5.4A – Existing internal driveway adjacent to High Street

Photogrpah 5.4B – Internal gravel driveway leading to the site for the new building

6. Impact from traffic generated by the development

The development proposed is for the redevelopment of existing clubrooms and a new building to provide changerooms for the away team and officials. As the development is enhancing existing and providing new amenities for players and officials, it not expected to generate any additional traffic movements.

There will be no intensification to the number of traffic movements generated, complying with the acceptable solution under the planning scheme C3.5.

7. Planning scheme

7.1. C2.5.1 – Car parking numbers

The site will continue to operate with informal parking. As formal on-site parking is not being provided, it must be assessed against performance criteria P1.1 to ensure that an appropriate number of parking spaces are provided to meet the needs of the development.

Performance criteria	Assessment
The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:	
a) The availability of off-street public car parking spaces within reasonable walking distance to the site;	The site is surrounded by residential properties, with no dedicated off-street parking facilities within reasonable distance.
b) The ability of multiple users to share spaces because of: (i) Variations in car parking demand over time; or (ii) Efficiencies gained by consolidation of car parking spaces;	There is only one use at this site.
c) The availability and frequency of public transport within reasonable walking distance of the site;	Metro route 702 services Oatlands, with the closest bus stop at the High Street and Church Street intersection, approximately 600 metres from the site. The service operates three times per day in each direction and is not a viable option due to its location and service frequency.
d) The availability and frequency of other transport alternatives;	Due to the sites rural location, it is likely that spectators and players will ride share, at an occupancy vehicle rate of 2.2 people per vehicle, limiting the number of vehicles.
e) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;	None.
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;	High Street is the only main road within the town, providing a connection to the Midland Highway. It has been constructed with sufficient width to accommodate on-street parking along both sides of the road while maintaining efficient two-way traffic flows.
g) The effect on streetscape; and	None.

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.	To preserve the rural atmosphere, formal parking spaces will not be constructed, as the internal areas are considered suitable to accommodate informal parking. There is ample area within the site to accommodate at least 50 vehicles, minimising the risk of parking overflow.

7.2. C2.5.3 – Motorcycle parking numbers

Table C2.4 prescribes that the development requires two on-site motorcycle parking spaces and as the development is not providing any dedicated spaces, it must be assessed against the performance criteria P1.

Performance criteria	Assessment
Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:	
a) The nature of the proposed use and development;	The site is an existing recreation ground, with existing shared clubrooms and change rooms, with informal parking allowing vehicles to park around the ground. It is proposed to redevelop the existing building to provide only clubrooms and home team changerooms, with a new building to accommodate the away team and officials.
b) The topography of the site;	The majority of the site is situated within flat terrain, with a portion of the southwestern corner located on a slight grade.
c) The location of existing buildings on the site;	The existing clubrooms and changerooms are located on the western section adjacent to the recreation ground, while it is proposed that the new building be constructed within the northeastern corner of the site.
d) Any constraints imposed by existing development; and	There are no constraints caused by the existing recreation ground or building.
e) The availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.	High Street has been built with sufficient width to accommodate vehicles parking on-street, while maintaining two-way traffic flow. Although the development will not have any dedicated parking spaces, there is sufficient space within the site to accommodate motorcycle parking.

7.3. C2.6.1 – Construction of parking areas

With the development site not providing any dedicated parking spaces, it is required to be assessed against the performance criteria P1.

Performance criteria	Assessment
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:	
a) The nature of the use;	Sport and recreation facility within a small local town.
b) The topography of the land;	The land is mostly situated within a flat terrain, with the southwestern portion situated on a slight vertical grade.
c) The drainage system available;	The land is suitably contoured to promote natural water runoff, without the need for a formal drainage system.
d) The likelihood of transporting sediment or debris from the site onto a road or public place;	All vehicles leaving the site must travel on a gravel surface, reducing the risk of vehicles dragging sediment or debris onto the public road.
e) The likelihood of generating dust; and	Parking on the grassed areas surrounding the oval is not likely to generate dust. Similarly, the gravel entrance generates a low dusk risk.
f) The nature of the proposed surfacing.	The internal driveways are constructed with a gravel surface, which is acceptable for a local recreational use. The grassed areas surrounding the oval, is fit for purpose to accommodate informal parking by light vehicles.

7.4. C2.6.2 – Design and layout of parking areas

As the proposal is to retain the current informal parking, which is considered appropriate to preserve the rural atmosphere and maximize the limited funds to enhance players' amenities, it must be assessed against Performance Criteria P1. This assessment demonstrates that the current parking arrangements will continue to provide convenient, safe, and efficient parking, meeting community expectations.

Performance criteria	Assessment
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;	Existing rural recreation facility operating with informal parking, where light vehicles park around a sporting oval providing an effective way to utilise space, while preserving the rural and informal atmosphere of the site.
b) The proposed slope, dimensions and layout;	The majority of the site is situated on flat terrain, while the southwestern portion has a slight grade. The site is quite large, and the grades are considered suitable to accommodate light vehicles to manoeuvre and park in a safe and efficient manner.
c) Useability in all weather conditions;	Regular maintenance of the grassed area will be undertaken to keep it in good condition, which includes mowing, aerating, and repairing any damaged sections to prevent uneven surfaces and mud patches.
d) Vehicle and pedestrian traffic safety;	At the entrance, 10 km/h shared speed limit signs will be installed to create a shared zone. This will lower the operating speed of vehicles, minimizing the risk of adverse conflicts between pedestrians and vehicles.
e) The nature and use of the development;	A sporting oval is a large open space primarily used for various outdoor sports and recreational activities. The proposal is to retain the current use, while enhancing the amenities.
f) The expected number and type of vehicles;	The site will continue to generate a similar number of vehicles, with most vehicles expected to be light vehicles measuring less than 5.5 metres in length, with these vehicles having good manoeuvrability.
g) The likely use of the parking areas by persons with a disability;	Adjacent to the existing pavilion there is a level gravel area that will be signed for accessible parking.
h) The nature of traffic in the surrounding area;	The site has a singular access onto High Street, which is the main arterial road in the town, lightly trafficked by light and heavy vehicles. This development will not adversely impact the traffic performance of the surrounding road network.
i) The proposed means of parking delineation; and	Informal parking is considered appropriate for this site and current and future use.

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.	This assessment determined the current informal parking within the site can operate in a safe and efficient manner and is suitable to be retained for this development proposal. A recent site inspection found no access, vehicle moveability or parking deficiency.

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

The proposed development is not predicted to increase the number of vehicle movements by 40 vehicle movements per day or by 20 percent, complying with the acceptable solution A1.4

8. Conclusion

This assessment found the proposal acceptable from a traffic and safety perspective, as it is not expected to increase the volume of traffic generated. The current parking arrangement is justified as:

- The site is large enough to support the required number of parking spaces (minimum of 50), with ample grassed areas for vehicles to park safely and efficiently without formal delineation.
- The flat terrain and slight grade in the southwest portion of the site are suitable for light vehicles to manoeuvre and park safely. The areas are well-drained, minimising the risk of waterlogging, ensuring usability in various weather conditions.
- Parking on grassed areas is unlikely to generate significant dust, and the gravel driveway and entrance present a low risk of dust generation.
- The existing gravel internal driveway is fit for the current and future traffic usage.
- Provision of 10 km/h shared speed limit signs will moderate the operating speed of vehicles, maximising pedestrian safety.
- Appropriate signs will be provided to designate accessible parking spaces.

This assessment found no reason for the development not to proceed.

SOUTHERN MIDLANDS COUNCIL

Attachment
AGENDA ITEM 12.1.2

Oatlands Recreation Ground Services Documentation plus Proposed Upgrades

Compiled to provide information for the DA - Redevelopment of the Oatlands Recreation Ground Change rooms.

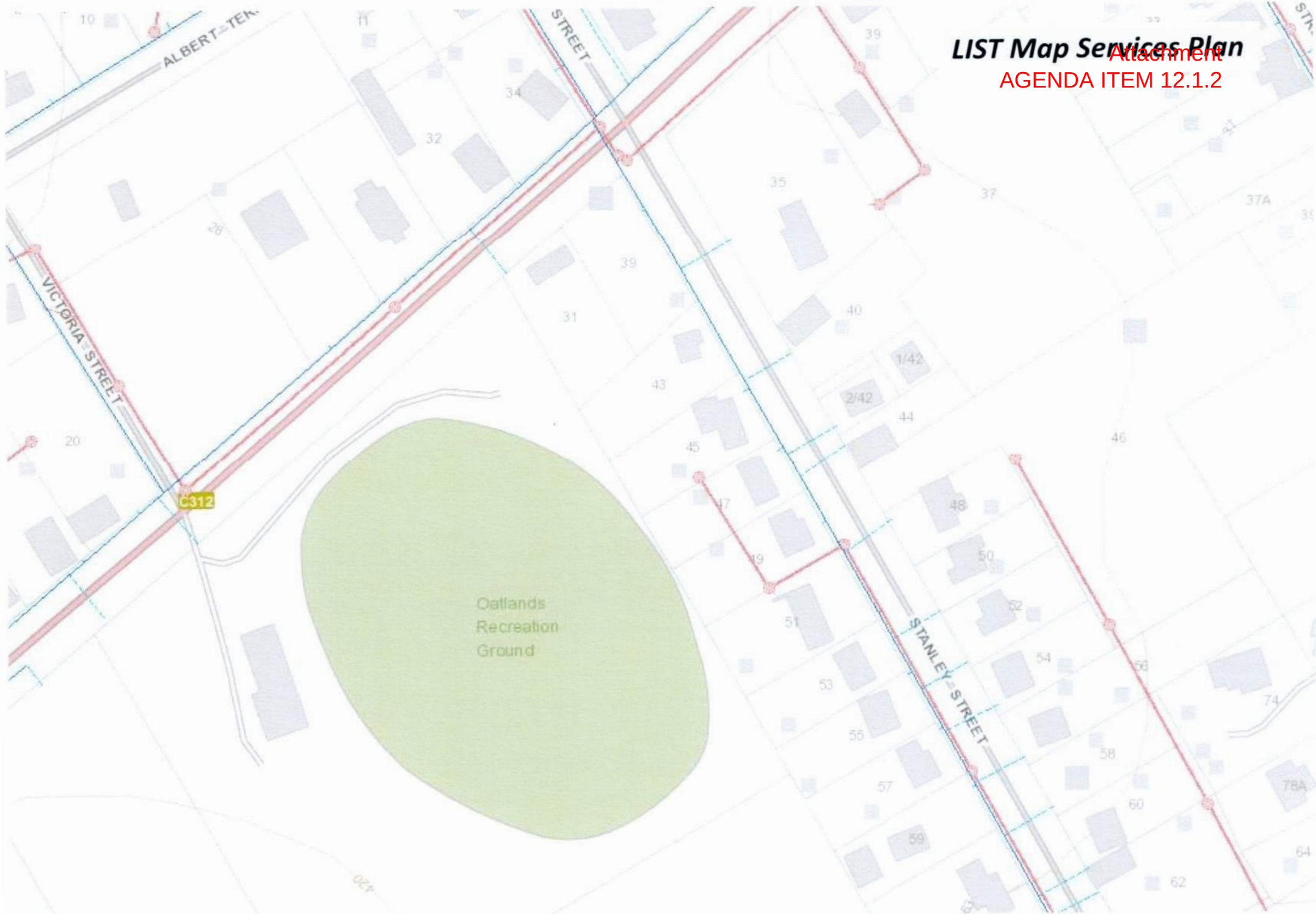
by

Andrew Benson

September 2024

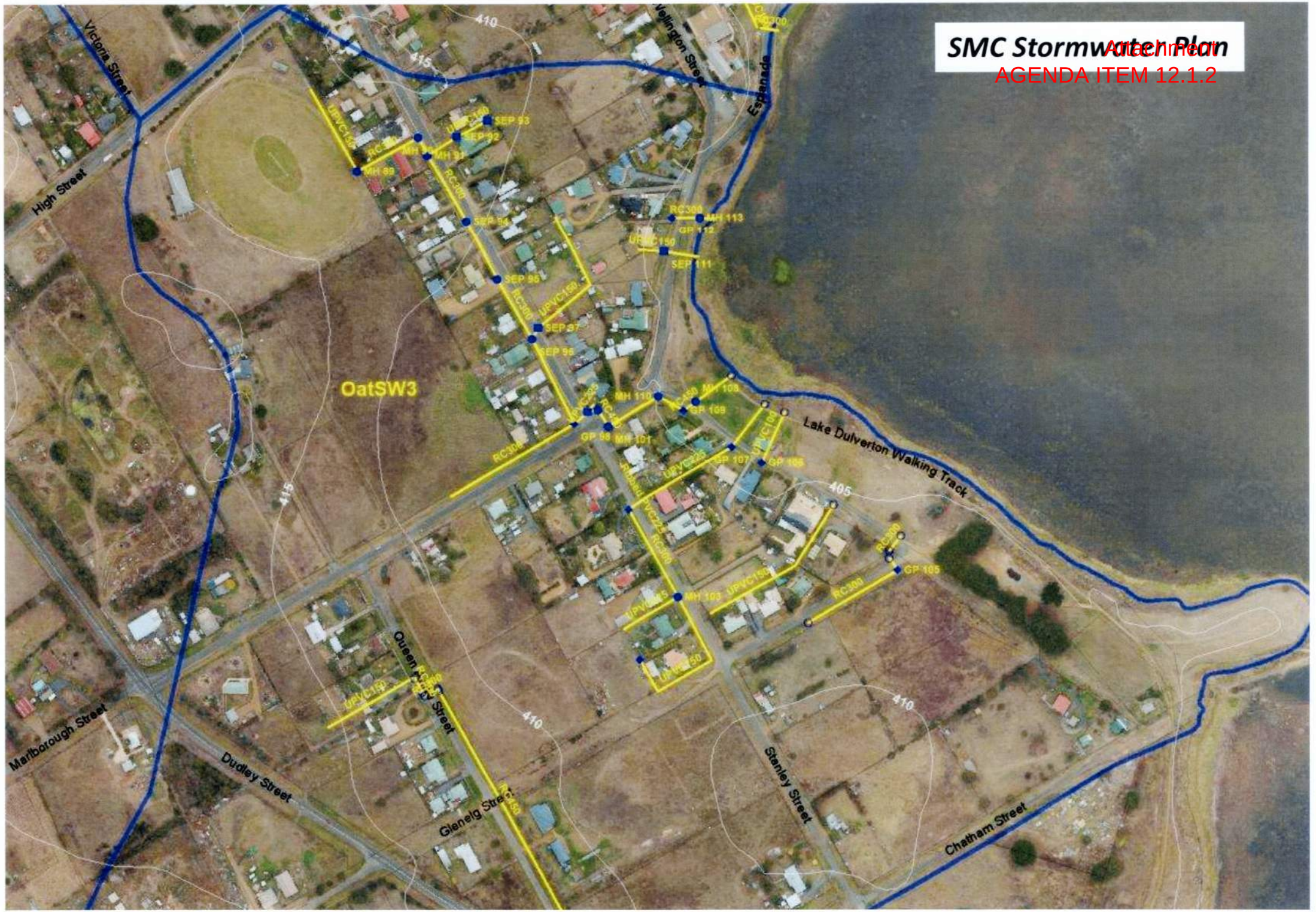
LIST Map Services Plan

Attachment
AGENDA ITEM 12.1.2



SMC Stormwater Plan

Attachment 1
AGENDA ITEM 12.1.2



Attachment
AGENDA ITEM 12.1.2

Oatlands Recreation Ground Sports Ground Lighting

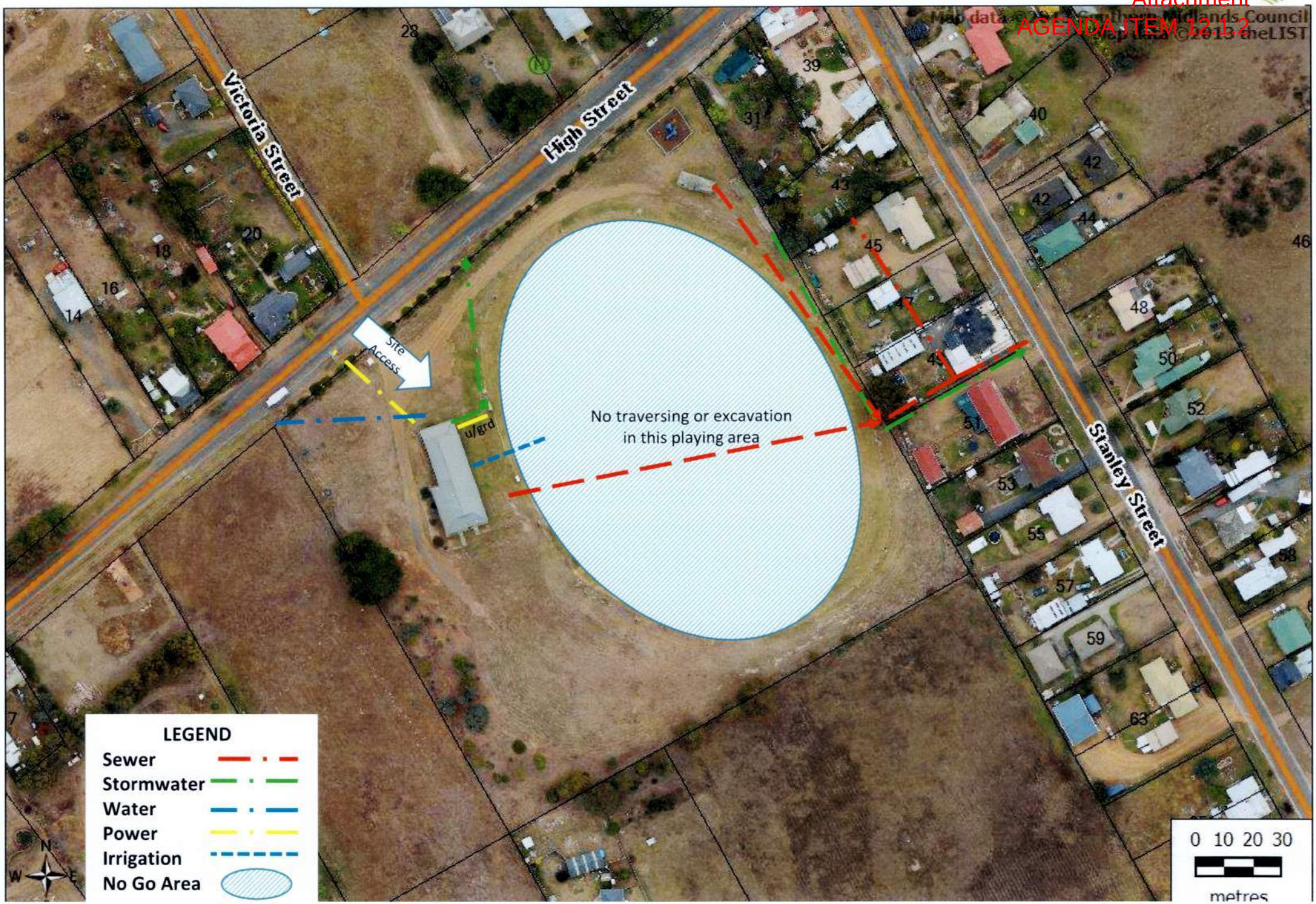
16.06.20_Oatlands_As built electrical cable pathways

Attachment
AGENDA ITEM 12.1.2

Oatlands Recreation Ground Sports Ground Lighting
16.06.20_Oatlands_As built electrical cable pathways

Oatlands Recreation Ground Services Plan

Attachment
AGENDA ITEM 12.1.2



Attachment
AGENDA ITEM 12.1.2

Proposed Water Connection Upgrade by SMC/TasWater to the Oatlands Recreation Ground

lon: 147.365808 lat: -42.303527

Water Mains 1

See on map

SubtypeCD : 1304

MATERIAL : AC

DIAMETER : 100

QUAL_CLASS : QL-D

AssetID : A506089

d_SubtypeC : Reticulation Main

d_MATERIAL : Asbestos Cement

d_DIAMETER : 100mm

ACCURACY : Australian Standard (AS 5488) - Quality Level D

Attachment
AGENDA ITEM 12.1.2

Proposed Sewer Upgrades by SMC/TasWater to the Oatlands Recreation Ground

SMC - KEMPTON
RECEIVED
09/09/24

Existing Site Plan
Oatlands Recreation Ground

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA2400111
Council notice date	23/09/2024
TasWater Reference No.	TWDA 2024/01117-STM
Date of response	04/03/2025
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

Council name	SOUTHERN MIDLANDS COUNCIL
Contact details	mail@southernmidlands.tas.gov.au

Development details

Address	29 HIGH ST, OATLANDS
Property ID (PID)	5842776
Description of development	Demolition, Alterations and Extensions of Ex Building

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
JMG	Concept Services Plan – Sheet 1 – SK-C-1	DA2	17/02/2025
Philip Lighton Architects	Drawings No.s, SK001 – SK006	A	04/04/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

TRADE WASTE

4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.

5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.

6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

ASSET CREATION & INFRASTRUCTURE WORKS

7. Prior to applying for a Certificate for Certifiable Works/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

8. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

9. Prior to applying for a Permit to Construct to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

10. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.

11. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

12. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

13. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

14. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.

15. At practical completion of the sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.

b. A request for a joint on-site inspection with TasWater's authorised representative must be made.

c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.

d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

16. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.

17. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

18. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

19. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

20. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement requirements.

DEVELOPER CHARGES

21. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $7,309.12 to TasWater for water infrastructure for 4.160 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

22. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $11,062.07 to TasWater for sewerage infrastructure for 6.296 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

23. The applicant or landowner as the case may be, must pay a development assessment fee of $403.51 and a Consent to Register a Legal Document fee of $256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/development-application-form

Developer Charges

For information on Developer Charges please visit the following webpage -
https://www.taswater.com.au/building-and-development/developer-charges

Service Locations

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

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.
(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will require a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices (i.e Grease Arrestor/Dry Basket Arrestors/Oil Water Separator)

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design;

Location of an accessible sampling point in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.

At the time of submitting an application for Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is required.

If the nature of the business changes or the business is sold, TasWater is to be informed in order that pre-treatment may be reassessed

The application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial.

Declaration

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

Attachment1
AGENDA ITEM 12.4.1

Revised Land Use Planning and Approvals (Development Assessment Panel) Bill 2025

Background Report for Consultation

February 2025

State Planning Office
Department of State Growth

Tasmanian Government

We acknowledge and pay our respects to all Aboriginal people in Tasmania; their identity and culture.

© Crown in Right of the State of Tasmania 2025

State Planning Office, Department of State Growth
Level 6 – 144 Macquarie Street | GPO Box 536, Hobart TAS 7001
Phone: 1300 703 977
Email: spo@stateplanning.tas.gov.au

Table of Contents

1.0 Background 4
2.0 Summary of DAP Bill 2024 4
2.1 DAP assessment pathway 4
2.2 Ministerial direction to prepare a draft amendment 5
3.0 Summary of changes - revised draft DAP Bill 2025 6
4.0 Next Steps 8

1.0 Background

In July 2023, the Premier of Tasmania, the Honourable Jeremy Rockliff MP, announced the preparation of new legislation to introduce independent Development Assessment Panels (DAPs) to provide an alternative planning pathway for certain development applications.

The stated intent for introducing DAPs was 'to take the politics out of planning' by providing an alternate approval pathway for more complex or contentious development applications.

The State Planning Office (SPO) prepared a Development Assessment Panel (DAP) Framework Position Paper (the Position Paper) to explore these matters. The Position Paper included a draft DAP framework, based on statements made in the Premier's announcement and initial consultation with key stakeholders. Submissions were invited on matters raised in the Position Paper and on the draft framework. There were 542 submissions received during the consultation period on the Position Paper which are published on the SPO website.

A Report on Consultation - DAP Framework Position Paper (Report on Consultation) was published in October 2024. The Report on Consultation summarised the issues raised in the submissions, provided a response to those issues and outlined a revised DAP framework and model for the Minister to direct a planning authority to prepare a draft amendment to its LPS.

The findings from the Report on Consultation were used to inform the drafting of the draft Land Use Planning and Approvals Amendment (Development Assessment Panels) Bill 2024 (DAP Bill 2024) which was open for a 5 week public consultation period, closing on 12 November 2024. A total of 461 submissions were received which are also available for viewing on the SPO website. The draft DAP Bill 2024 underwent some modifications following consultation feedback prior to being tabled in Parliament on 19 November 2024.

A copy of the tabled DAP Bill 2024, related documents and results of debate in the House of Assembly and the Legislative Council, including access to Hansard records, can be found on the Parliament website.

2.0 Summary of DAP Bill 2024

2.1 DAP assessment pathway

The DAP Bill 2024 provided an option for certain discretionary development applications to be determined by an independent DAP, established by the Commission, subject to the application satisfying one or more of the following criteria:

- being for social or affordable housing, including subdivision to facilitate social or affordable housing, proposed by or on behalf of Homes Tasmania or a registered community housing provider;

- where the applicant, or the planning authority with the consent of the applicant, requests a DAP to determine the application and the application is for development valued at over $5M in metropolitan areas or over $2M in non-metropolitan areas;
- where the council is both the applicant and planning authority, and the development is valued at over $1M;
- it falls within a class of application prescribed by regulations; or
- an application that, upon request by the applicant or planning authority is deemed, by the Minister, to be suitable for DAP determination if:
    - it is for the provision of social or affordable housing, including subdivision to facilitate social or affordable housing, proposed by a developer other than Homes Tasmania or a registered community housing provider;
    - the development is significant or important to the local area or the State;
    - it requires a level of technical expertise that the planning authority is unable to provide;
    - it is controversial;
    - there is a real perceived conflict of interest or bias involving the planning authority; or
    - it falls within a class of application prescribed by regulations.

The DAP Bill 2024 allowed eligible applications to be lodged directly with a DAP or for applications to be transferred to a DAP by the Minister partway through the planning authority's assessment process.

Applications lodged directly with a DAP were subject to set statutory timeframes for the completion of assessment tasks. The time taken for the DAP to determine an application to a permit issued is 98 days or 112 days with a possible extension being granted. Applications referred to a DAP partway through the planning authority's assessment had their assessment process and timeframes determined by the DAP on an individual basis.

The requirement for the DAP to assess the application against the provisions of the planning scheme were strengthened in the draft Bill following submissions received during consultation that it was unclear.

The DAP was required to undertake public exhibition of the application, invite representations and hold public hearings. The decision of the DAP was final with no right of appeal based on planning merit.

2.2 Ministerial direction to prepare a draft amendment

The DAP Bill 2024 also enabled the Minister to direct a council to prepare a draft amendment to its LPS where the review process under section 40B of the Act had been exhausted.

The Ministerial direction can only occur if the Commission requests the council to reconsider its rejection of a draft amendment. A draft amendment prepared under the

Minister's direction only commences the Commission's assessment process rather than any approval or making of an amendment to the LPS.

3.0 Summary of changes - revised draft DAP Bill 2025

The following table provides a summary of the main changes made to the revised draft DAP Bill 2025 and the reasons for those changes.

Modification	**Reason**
Removal of the option for an applicant or planning authority to request the Minister to transfer an application to a DAP for determination partway through a council assessment process.	This pathway was removed because it was overly complex and provided uncertainty to both the applicant and planning authority in the assessment process. It also causes the assessment process to take longer and potentially duplicating assessment tasks performed by the DAP and planning authority.
Modifying the criteria for when the Minister can refer a new application to a DAP for determination by removing certain statements, such as where an application is likely to be 'controversial'.	The removal of ambiguous or subjective criteria helps provide certainty regarding the eligibility of applications to enter the DAP assessment process. This matter is also helped by the requirement of the Commission to prepare guidelines for the Minister to use when making a determination to refer an application (see below for further details).
Increasing the value thresholds for an application to be referred to a DAP from $5 million to $10 million in a city, and from $2 million to $5 million in other areas.	In response to concerns that the threshold values are too low and that it would allow too many applications to enter the DAP process.
Allowing the Commission to issue guidelines to assist the Minister in determining whether to refer an application to a DAP and a requirement for the Minister to take these guidelines into account when making that determination.	To provide greater certainty and accountability regarding what applications are eligible for referral to a DAP for determination.
Clarifying that the DAP can use alternate dispute resolution techniques when making a determination and trying to resolve issues between parties.	Although dispute resolution and mediation processes are implicit in the Commission's proceeding, the proposed inclusion of explicit provisions gives greater certainty to aggrieved parties.

Modification	Reason
Clarifying that the DAP can modify hearing dates and times subject to giving notice and that hearings can occur during an agreed extension of time.	Modification made to provide greater flexibility for conducting hearings to account for availability of the parties to attend hearings, or the need to add additional hearings days to consider the issues raised in the submissions.
Including provisions that allow the Commission to appoint a substitute panel member should a previously appointed member become unavailable.	Modification made to allow flexibility in the Panel membership in case a member becomes unavailable so that it does not hold up the assessment process.
Clarifying that the Heritage Council, in providing its advice to the DAP, are to have regard to the relevant matters that it would normally for an application under s.39(2) of the *Historic Cultural Heritage Act 1995*.	Modification made to clarify the extent of advice provided by the Heritage Council to the DAP.
Clarifying that the Heritage Council retains its normal enforcement functions following the issuing of a permit approved by the DAP.	Modification to clarify that the Heritage Council retains its enforcement function regarding any heritage conditions it may have recommended be imposed on the permit consistent with post approval functions under other assessment pathways.

The most significant changes to the revised draft Bill 2025 have been made to the scope of eligibility for applications to enter the DAP process.

The following provides a summary of the revised eligibility criteria:

> A development application may be eligible for DAP determination if it is for a discretionary permit and is not subject to the *Environmental Management and Pollution Control Act 1994*.
>
> An applicant, or the relevant planning authority with the consent of the applicant, can apply to the Commission for a development application to be determined by a DAP subject to satisfying one or more of the following:
>
> 1. The application relates to development that includes social or affordable housing or a subdivision to facilitate social and affordable housing, made by, or on behalf of, Homes Tasmania or a registered community housing provider.

2. The application relates to development that exceeds the following value thresholds:

   a) over $10 Million or such other amount prescribed, if all, or any part of the development, is located in a city;

   b) over $5 Million or such other amount prescribed, where the development is located elsewhere ;

   c) over $1 Million if council is the applicant and the planning authority, or such other amount prescribed in Regulations; or

   d) a class of application prescribed in Regulations.

The applicant or the relevant planning authority may request the Minister to refer an application to the Commission to be determined by a DAP subject to the Minister being satisfied that one or more of the following criteria are met. In making this decision, the Minister must have regard to the guidelines prepared by the Commission:

1. The application relates to development that includes social or affordable housing, or a subdivision to facilitate social and affordable housing, for persons who may otherwise be unable to access suitable accommodation in the private rental or property market;
2. the application is for development that is considered to be of significance to the local area or State;
3. the applicant or planning authority is of the view that the planning authority does not have the technical expertise to assess the application;
4. the planning authority has, or is likely to have a conflict of interest, or there is perceived bias on the part of the planning authority; or
5. a class of application prescribed in Regulations.

4.0 Next Steps

A copy of the draft Bill 2025 is available for viewing and download on the SPO website.

The draft Bill will undergo a 8 week consultation period during which time submissions are invited through the SPO's Have your say platform.

State Planning Office, Department of State Growth
GPO Box 536 HOBART TAS 7001
Phone: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Website: stateplanning.tas.gov.au

Tasmanian Government

Drafted in the Office of
Parliamentary Counsel

TASMANIA

LAND USE PLANNING AND APPROVALS AMENDMENT (DEVELOPMENT ASSESSMENT PANELS) BILL 2025

CONTENTS

PART 1 – PRELIMINARY

1. Short title
2. Commencement
3. Repeal of Act

PART 2 – LAND USE PLANNING AND APPROVALS ACT 1993 AMENDED

4. Principal Act
5. Section 3 amended (Interpretation)
6. Section 8A amended
7. Section 40BA inserted
   40BA. Minister may review certain decisions
8. Section 40C amended (Direction to prepare draft amendments of LPS)
9. Part 4, Division 2AA inserted
   Division 2AA – Development Assessment Panels
   Subdivision 1 – General
   60AA. Interpretation of Division
   60AB. Constitution of Assessment Panel
   Subdivision 2 – Certain applications may be determined by Assessment Panel
   60AC. Certain permit applications may be made to Commission

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60AD. Minister may refer certain permit applications to Commission
60AE. Commission to establish Assessment Panel – new applications
Subdivision 3 – Assessment of applications by Assessment Panel
60AF. Applications for permits to be provided to certain entities
60AG. Additional information may be required
60AH. Exhibition of applications
60AI. Hearings in respect of applications
60AJ. Hearing may be cancelled in certain circumstances
60AK. Frivolous or vexatious representations
60AL. Determination of application by Assessment Panel
60AM. Extension of certain time periods
Subdivision 4 – Miscellaneous
60AN. Application may be withdrawn by applicant
60AO. Effect of issuing permit in respect of certain applications
60AP. Fees under this Division
60AQ. Review of Division

PART 3 – HISTORIC CULTURAL HERITAGE ACT 1995 AMENDED

10. Principal Act

11. Section 33 substituted
33. Application of Planning Act to heritage works is subject to this Part

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LAND USE PLANNING AND APPROVALS AMENDMENT (DEVELOPMENT ASSESSMENT PANELS) BILL 2025

(Brought in by the Minister for Housing, Planning and Consumer Affairs, the Honourable Felix Ashton Ellis)

A BILL FOR

An Act to amend the *Land Use Planning and Approvals Act 1993* and to consequentially amend the *Historic Cultural Heritage Act 1995*

Consultation Draft

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

PART 1 – PRELIMINARY

1. Short title

This Act may be cited as the *Land Use Planning and Approvals Amendment (Development Assessment Panels) Act 2025*.

2. Commencement

The provisions of this Act commence on a day or days to be proclaimed.

3. Repeal of Act

This Act is repealed on the first anniversary of the day on which the last uncommenced provision of this Act commenced.

Consultation Draft

PART 2 – LAND USE PLANNING AND APPROVALS ACT 1993 AMENDED

4. Principal Act

In this Part, the *Land Use Planning and Approvals Act 1993** is referred to as the Principal Act.

5. Section 3 amended (Interpretation)

Section 3(1) of the Principal Act is amended by omitting the definition of *discretionary permit* and substituting the following definition:

discretionary permit means a permit to which –

(a) section 57 applies or to which, but for section 40Y(5), section 57 would apply; or

(b) Division 2AA of Part 4 applies;

6. Section 8A amended

Section 8A of the Principal Act is amended as follows:

(a) by renumbering the section as subsection (1);

*No. 70 of 1993

Consultation Draft

(b) by inserting the following subsection after subsection (1):

(2) For the purposes of Division 2AA of Part 4, the Commission may issue guidelines for the purpose of assisting the Minister in determining whether –

(a) a development includes –

(i) social or affordable housing; or

(ii) a subdivision, within the meaning of Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, that includes social or affordable housing; or

(b) an application to the Minister under that Division should be referred to the Commission for the purpose of establishing an

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Assessment Panel under that Division.

7. Section 40BA inserted

After section 40B of the Principal Act, the following section is inserted in Division 2:

40BA. Minister may review certain decisions

(1) If a person has received notice from the planning authority under section 40B(6)(b) that the planning authority does not intend to prepare a draft amendment to the LPS, the person may apply to the Minister for a review of that decision of the planning authority (the ***reviewable decision***).

(2) An application to the Minister under subsection (1), in respect of a reviewable decision –

(a) is to be in a form approved by the Minister; and

(b) is to contain the information prescribed for the purposes of the application; and

(c) is to include a copy of the following documents:

(i) the notification given by the planning authority under section 40B(6)(b)

Consultation Draft

in respect of the reviewable decision;

(ii) the notice of the Commission given to the applicant under section 40B(5) in respect of the reviewable decision;

(iii) the notice under section 38(3) to which the reviewable decision relates;

(iv) the request under section 37(1) to which the reviewable decision relates;

(v) any other prescribed document.

(3) If an application is made to the Minister under subsection (1), in respect of a reviewable decision –

(a) the Minister is to provide a copy of the application to the relevant planning authority and the Commission; and

(b) within 7 days after receiving the copy of the application –

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(i) the relevant planning authority is to provide the Minister, in writing, with its reasons for making the decision under section 40B(6) in respect of the reviewable decision and its opinion as to the merits of the reviewable decision; and

(ii) the Commission may provide the Minister, in writing, with any further information that the Commission considers relevant in respect of the reviewable decision.

(4) After receiving an application under subsection (1) and reviewing the information provided in respect of the application under subsection (3), the Minister may –

(a) in accordance with section 40C, direct the relevant planning authority to prepare a draft amendment on an LPS in relation to the request made under section 37(1) to which the relevant reviewable decision relates; or

Consultation Draft

(b) refuse to take any action in respect of the application.

(5) The Minister may only make a direction under subsection (4)(a) if, in the opinion of the Minister, the draft amendment meets the LPS criteria.

(6) Before making a decision under subsection (4) in respect of an application, the Minister may inform himself or herself, in the manner the Minister thinks appropriate, in relation to any matter that is relevant to the application.

(7) As soon as practicable after making a decision under subsection (4) in respect of an application, the Minister is to give written notice of the decision, and the reasons for the decision, to the relevant planning authority, the Commission and the applicant.

(8) For the avoidance of doubt, an application may be made under this section in respect of a request under section 40B(1), whether or not an application has also been made under section 40T(1) that relates to the request.

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8. Section 40C amended (Direction to prepare draft amendments of LPS)

Section 40C(1) of the Principal Act is amended by inserting after paragraph (d) the following paragraph:

(da) to implement a decision of the Minister under section 40BA(4) to prepare a draft amendment;

9. Part 4, Division 2AA inserted

After section 60A of the Principal Act, the following Division is inserted in Part 4:

Division 2AA – Development Assessment Panels
Subdivision 1 – General

60AA. Interpretation of Division

(1) In this Division –

Assessment Panel, in relation to an application under this Division, means the Development Assessment Panel that –

(a) is constituted in accordance with section 60AB; and

(b) is established, in respect of the application, by the

Consultation Draft

Commission under section 60AE;

city has the same meaning as in section 16A of the *Local Government Act 1993*;

exhibition period, in relation to an application under this Division, means the 14-day period commencing on the day specified in the notice published under section 60AH(1)(b) in respect of the application;

Homes Tasmania has the same meaning as in the *Homes Tasmania Act 2022*;

party, in relation to an application, includes –

(a) the proponent for the development to which the application relates; and

(b) the relevant planning authority;

registered community housing provider has the same meaning as it has in the Community Housing Providers National Law (Tasmania);

Consultation Draft

reviewing entity, in relation to an application under this Division, includes –

(a) the planning authority for each relevant municipal area to which the application relates; and

(b) the relevant regulated entity, within the meaning of Division 2A; and

(c) the Heritage Council, within the meaning of the *Historic Cultural Heritage Act 1995*, if the application relates to a development that includes heritage works within the meaning of Part 6 of that Act; and

(d) a pipeline licensee, within the meaning of Division 2A, if the application relates to land that is wholly or partly within a gas infrastructure planning corridor, within the meaning of the *Gas Industry Act 2019*;

subdivision, in relation to a development, has the same

Consultation Draft

meaning as in Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

(2) For the avoidance of doubt, the *Tasmanian Planning Commission Act 1997* applies to this Division as if a reference in this Division to an Assessment Panel were a reference to the Commission.

60AB. Constitution of Assessment Panel

(1) In establishing an Assessment Panel under this Division, the Commission is to appoint 3 persons as members of the Assessment Panel.

(2) Despite subsection (1), the Commission may appoint more than 3 persons, but no more than 5 persons, as members of an Assessment Panel, in respect of a permit application, if the Commission –

(a) is of the opinion that the scale, specialist nature or complexity of the development to which the application relates requires the Assessment Panel to include persons with particular qualifications or experience to assist in the assessment of the application; and

Consultation Draft

(b) the Commission is satisfied, on reasonable grounds, that more than 3 persons are required as members of the Assessment Panel to ensure that the Assessment Panel has those qualifications and experience.

(3) If a position on an Assessment Panel established under this Division is vacated, the Commission may appoint a person under this section to fill the vacancy.

(4) For the avoidance of doubt, the performance of a function or the exercise of a power of an Assessment Panel, under this Division, is not invalid solely on the basis that the function is performed, or the power is exercised, while –

(a) a member of the Assessment Panel is absent; or

(b) a position on the Assessment Panel is vacant.

Consultation Draft

Subdivision 2 – Certain applications may be determined by Assessment Panel

60AC. Certain permit applications may be made to Commission

(1) A person may apply to the Commission for an application for a discretionary permit to be determined by an Assessment Panel if –

(a) the application –

(i) is being made by, or on behalf of, Homes Tasmania or a registered community housing provider; and

(ii) relates to a development that includes social or affordable housing or a subdivision that includes social or affordable housing; or

(b) the application relates to a development that is valued in excess of –

(i) $10 000 000 or such other amount as may be prescribed – if all, or any part, of the development

Consultation Draft

is to be located in a city; or

(ii) $5 000 000 or such other amount as may be prescribed – in any other case; or

(c) the council is both parties in relation to the application, and the application relates to a development that is valued in excess of $1 000 000 or such other amount as may be prescribed; or

(d) the application falls within a class of applications prescribed for the purpose of this section.

(2) An application under subsection (1) –

(a) may only be made by –

(i) the applicant for the discretionary permit; or

(ii) the relevant planning authority, with the consent of the applicant for the discretionary permit; and

(b) is to –

Consultation Draft

(i) be in a form approved by the Commission; and

(ii) contain the prescribed information; and

(iii) be accompanied by evidence that the application meets one or more of the requirements specified in subsection (1).

(3) An application may not be made under subsection (1) if the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.

(4) If the Commission requires further information in respect of whether an application falls under subsection (3), the Commission may seek further information from the Board, within the meaning of the *Environmental Management and Pollution Control Act 1994*.

(5) Within 7 days after receiving an application under this section, the Commission is to do one or more of the following:

(a) request further information from either party to the application;

Consultation Draft

(b) return the application to the applicant if, in the opinion of the Commission –

(i) the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; or

(ii) the purported application does not meet the requirements for an application under this section;

(c) establish an Assessment Panel under section 60AE in respect of the application.

60AD. Minister may refer certain permit applications to Commission

(1) A party to an application for a discretionary permit may request that the Minister direct the Commission to establish an Assessment Panel in respect of the application if –

(a) the application relates to a development that includes social or affordable housing, or a subdivision that includes social or

Consultation Draft

affordable housing, for persons who may otherwise be unable to access suitable accommodation in the private rental or property market; or

(b) the application relates to a development that may be considered significant, or important, to –

(i) the area in which the development is to be located; or

(ii) the State; or

(c) either party to the application believes that the relevant planning authority does not have the technical expertise to assess the application; or

(d) the relevant planning authority may have, in respect of the proponent or development –

(i) a conflict of interest or a perceived conflict of interest; or

(ii) a real or perceived bias, whether for or against the proponent or development; or

Consultation Draft

(e) the application falls within a class of applications prescribed for the purpose of this section.

(2) An application for a discretionary permit, that is the subject of a request under subsection (1) –

(a) is to be in a form approved by the Commission; and

(b) must include a statement as to why the party to the application is making the request that the Minister refer the application to the Commission; and

(c) must be accompanied by evidence that the application meets one or more of the requirements specified in subsection (1); and

(d) must contain the prescribed information.

(3) If the Minister receives a request under subsection (1), in relation to an application for a discretionary permit, that is only made by one party to the application, the Minister is to ensure that each other party to the application is –

(a) provided with a copy of the request and the application; and

Consultation Draft

(b) notified that the party has a right to respond to the Minister, in respect of the request, within 7 days after the party is provided with a copy of the request under paragraph (a).

(4) The Minister may refer an application for a discretionary permit to the Commission if, in the opinion of the Minister after considering any relevant guidelines issued under section 8A(2) –

(a) the application meets one or more of the requirements specified in subsection (1); and

(b) the application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies.

(5) Before the Minister refers an application for a discretionary permit under subsection (4), the Minister is to consult with such part of the Department, that is responsible for the administration of this Act, in respect of the application.

(6) The Minister may refuse to refer an application for a discretionary permit to the Commission, under this section, for any reason.

Consultation Draft

(7) Within 7 days after receiving an application referred by the Minister under this section, the Commission may –

(a) return the application to the applicant if, in the opinion of the Commission –

(i) the application is an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; or

(ii) the purported application does not meet the relevant requirements under this Division for such an application; or

(b) establish an Assessment Panel under section 60AE in respect of the application.

60AE. Commission to establish Assessment Panel – new applications

(1) The Commission is to establish an Assessment Panel to undertake an assessment of an application made under section 60AC, or an application referred to the Commission under section 60AD,

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if the Commission is satisfied, on reasonable grounds, that –

(a) the application is not an application to which section 25 of the *Environmental Management and Pollution Control Act 1994* applies; and

(b) the application meets the relevant requirements of this Division for such an application.

(2) If an Assessment Panel is established under this section in respect of an application, the *Historic Cultural Heritage Act 1995* does not apply in respect of the assessment of the application under this Division.

Subdivision 3 – Assessment of applications by Assessment Panel

60AF. Applications for permits to be provided to certain entities

(1) As soon as practical after the Commission establishes an Assessment Panel under section 60AE in respect of an application, the Assessment Panel is to provide a copy of the application to each reviewing entity for that application.

Consultation Draft

(2) Within 28 days after being provided a copy of an application under subsection (1) –

(a) each planning authority must provide advice, to the Assessment Panel, relating to the application on the following matters:

(i) any matters that the planning authority would consider, in respect of the application, under the *Local Government (Building and Miscellaneous Provisions) Act 1993*;

(ii) issues and concerns that the planning authority has in respect of the matter to which the application relates including, but not limited to, engineering concerns or the impacts on assets or infrastructure owned or operated by the planning authority;

(iii) suggested terms and conditions that should be imposed on a permit if it is granted under the application and the

Consultation Draft

reasons for those terms and conditions;

(iv) any other matter that the planning authority considers relevant to the application; and

(b) each planning authority may provide advice, to the Assessment Panel, relating to the application of the relevant planning scheme to the application; and

(c) each other reviewing entity for the application is to provide advice, to the Assessment Panel relating to the application, on any matter that the reviewing entity considers relevant to the application including, but not limited to, suggested terms and conditions that should be imposed on a permit if it is granted under the application and the reasons for those terms and conditions.

(3) If the Heritage Council is provided with a copy of an application under subsection (1), the Heritage Council is to have regard to the following matters before providing advice in respect of the application in accordance with subsection (2):

Consultation Draft

(a) the likely impact of work performed under a permit, if granted under the application, on the historic cultural heritage significance, within the meaning of the *Historic Cultural Heritage Act 1995*, of –

(i) the place or area on which the work is to be performed under the permit; and

(ii) any place or area adjoining the place or area on which the work is to be performed under the permit;

(b) any relevant works guidelines, within the meaning of the *Historic Cultural Heritage Act 1995*, or matters prescribed for the purposes of section 39 of that Act;

(c) any matters prescribed for the purposes of this subsection.

(4) For the purposes of Division 5B of Part 3 of the *Electricity Supply Industry Act 1995* –

(a) an application under this Division is taken to be an application for a

Consultation Draft

permit within the meaning of that Division of that Act; and

(b) if an Assessment Panel is established in respect of an application under this Division, a reference to a planning authority in respect of an application, in that Division of that Act, is taken to be a reference to the Assessment Panel established in respect of the application.

60AG. Additional information may be required

(1) Within 14 days after receiving a copy of an application under section 60AF(1), a reviewing entity may make a request to the Assessment Panel for further information in respect of the application to enable the reviewing entity to provide advice on the application under section 60AF.

(2) A planning authority may only request further information under subsection (1) in relation to the following matters:

(a) for the purpose of determining the impact of the use and development on the infrastructure of the council in the relevant municipal area if the application were to be approved and the permit issued;

Consultation Draft

(b) any matter that the planning authority considers relevant for the purpose of preparing advice, to the Assessment Panel, relating to the application of the relevant planning scheme to the application;

(c) to assist in the preparation of recommended conditions to be imposed on the permit in respect of the impact of the use and development on the infrastructure of the council;

(d) any matters that the planning authority is entitled to consider, in respect of the application, under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

(3) If a reviewing entity makes a request for further information under subsection (1) in respect of an application, the Assessment Panel may notify the reviewing entity, in writing –

(a) that the Assessment Panel believes that the requested information is not relevant to the application; and

(b) the reasons for that belief; and

Consultation Draft

(c) that the requested information is not information that will be provided under this section.

(4) At the expiry of 21 days after providing copies of an application under section 60AF(1), the Assessment Panel is to –

(a) make a request, in writing, that the applicant provide the further information requested under subsection (1), or such further information requested by the Assessment Panel, in respect of the application, as the Assessment Panel is satisfied that –

(i) the information is relevant to the application; and

(ii) the Assessment Panel does not already have the information; and

(b) send a copy of the written request to the reviewing entities for the application.

(5) If an applicant provides further information to the Assessment Panel as the result of a request made under subsection (4) –

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(a) the Assessment Panel is to provide a copy of the further information to all the reviewing entities for the application; and

(b) each reviewing entity is to notify the Assessment Panel if –

(i) the reviewing entity is satisfied that the additional information provided meets the requests so made; or

(ii) in the opinion of the reviewing entity, further information was requested and has not been provided by the applicant.

(6) Within 7 days after receiving further information as a result of a request under subsection (4), the Assessment Panel must –

(a) determine that –

(i) all further information so requested has been provided by the applicant; or

(ii) the applicant has provided all the further information so requested that is reasonably able to be

Consultation Draft

provided by the applicant; or

(b) notify the applicant that the Assessment Panel is not satisfied that the applicant has complied with all requests under subsection (4) in respect of the application.

(7) If an Assessment Panel makes a request to an applicant under subsection (4) for further information, all relevant time periods under this Act do not run in respect of the application until, in the opinion of the Assessment Panel, all requests for further information have been answered.

(8) For the avoidance of doubt, nothing in this section entitles a reviewing entity to request new information, in respect of an application under section 60AF(1), if more than 14 days have passed since the Assessment Panel provided the reviewing entity with a copy of the application as required under this section.

Consultation Draft

60AH. Exhibition of applications

(1) Within 14 days after the expiry of the period specified in section 60AF(2) in respect of an application, the Assessment Panel is to –

(a) prepare a draft assessment report in relation to the application; and

(b) ensure that an exhibition notice is published that specifies, in relation to the documents and information specified in paragraph (d) –

(i) the day on which the exhibition of the documents and information is to commence; and

(ii) that the documents and information are or will be available for viewing by the public during the exhibition period at the premises specified in the notice; and

(iii) that the documents and information may be downloaded by the public from the website specified in the notice; and

(c) provide a copy of a notice under paragraph (b) to all property owners who own land adjoining the land to which the application relates; and

Consultation Draft

(d) exhibit the following documents and information, in respect of the application, in accordance with the exhibition notice published under paragraph (b):

(i) the application;

(ii) each document, or piece of information, provided by a reviewing entity under section 60AF in respect of the application;

(iii) any further information provided by the applicant under this Act in accordance with section 60AG;

(iv) the draft assessment report;

(v) if the draft assessment report recommends that a permit be granted, a draft permit, including each proposed condition to be imposed in respect of the permit;

(vi) the date on which, and the location at which, a hearing under section 60AI may be held in respect of the

Consultation Draft

application, being a date that is not less than 10 days after the close of the exhibition;

(vii) a statement that the hearing may be cancelled in accordance with section 60AJ.

(2) An exhibition notice under subsection (1)(b) is to be published as prescribed.

(3) An exhibition under subsection (1)(d) is to be held for a period of 14 days from the day specified in the notice published under subsection (1)(b), excluding any days on which the premises, where the exhibition is occurring, are closed to the public during normal business hours.

(4) A person may make comments, and provide feedback, to the Assessment Panel in respect of an application during the exhibition period for the application.

(5) If the Assessment Panel has exhibited, under subsection (1)(d), the date and location of a hearing under section 60AI, the Assessment Panel may do either or both of the following by giving notice in accordance with subsection (6):

Consultation Draft

(a) alter the date on which the hearing may be held to a later date specified in the notice;

(b) alter the location at which the hearing may be held to a location specified in the notice.

(6) As soon as practicable after an Assessment Panel gives notice, under subsection (5), to alter a hearing under section 60AI in respect of an application, the Assessment Panel must ensure that a copy of the notice –

(a) is published in the manner prescribed under subsection (2); and

(b) is exhibited with the documents and information exhibited under subsection (1)(d) in respect of the application; and

(c) is given to –

(i) each party to the application; and

(ii) each reviewing entity; and

(iii) all persons who made a representation, in respect of the application, who have provided contact

Consultation Draft

details to the Assessment Panel.

60AI. Hearings in respect of applications

(1) The Assessment Panel is to hold a hearing in respect of an application, as specified in the notice published under section 60AH(1)(b) in respect of the application, except where the hearing is cancelled in accordance with section 60AJ.

(2) A hearing under this section, in respect of an application, is to be open to –

(a) each party to the application; and

(b) each reviewing entity; and

(c) all persons who made a representation in respect of the application.

(3) A hearing under this section in respect of an application, if not cancelled in accordance with section 60AJ, must be completed –

(a) within 28 days after the close of the exhibition period in respect of the application or such further period as agreed under section 60AM; and

Consultation Draft

(b) before the Assessment Panel takes an action specified in section 60AL(1) in respect of the application.

(4) Without limiting the ability of the Assessment Panel to regulate the proceedings of a hearing in respect of an application, the Assessment Panel may use such dispute resolution techniques including, but not limited to, mediation as part of a hearing under this section, if the Assessment Panel considers it appropriate in the circumstances.

60AJ. Hearing may be cancelled in certain circumstances

(1) The Assessment Panel for an application under this Division may cancel a proposed hearing to be held under section 60AI in respect of the application if –

(a) during the assessment of the application, no reviewing entity requested that a hearing be held, under section 60AI, in respect of the application; and

(b) during the exhibition period for the application –

Consultation Draft

(i) no representations were made in respect of the application; or

(ii) the representations that were made in respect of the application were in support of the application or specified that the person making the representation does not wish to be heard at a hearing under section 60AI.

(2) If a hearing in respect of an application is cancelled in accordance with subsection (1), the Assessment Panel may direct the relevant planning authority to issue a permit in accordance with the draft assessment report prepared under this Division in respect of the application.

(3) If the Assessment Panel cancels a hearing under subsection (1) in respect of an application, the Assessment Panel is to give written notice that –

(a) the hearing is not to be held, under section 60AI, in respect of the application; and

(b) the relevant planning authority has been directed to issue a

Consultation Draft

permit in respect of the application.

(4) A written notice under subsection (3) that relates to the cancellation of a hearing in respect of an application must be given to –

(a) each party to the application; and

(b) each reviewing entity for the application; and

(c) each person who made a representation in respect of the application.

(5) For the avoidance of doubt, nothing in this section requires the Assessment Panel to cancel a hearing under subsection (1).

60AK. Frivolous or vexatious representations

If, in the opinion of the Assessment Panel for an application, a representation that is frivolous or vexatious has been made during the exhibition period for the application –

(a) as soon as practical after forming the opinion, the Assessment Panel is to notify the person who made the representation –

Consultation Draft

(i) that the Assessment Panel is of the opinion that the representation is frivolous or vexatious; and

(ii) of the grounds on which the Assessment Panel has formed that opinion; and

(b) the representation is not a representation for the purposes of this Subdivision.

60AL. Determination of application by Assessment Panel

(1) Within 28 days after the close of the exhibition period in respect of an application, the Assessment Panel must –

(a) refuse the application and notify the following persons of that decision:

(i) each party to the application;

(ii) each reviewing entity for the application;

(iii) each person who made a representation in respect of the application; or

Consultation Draft

(b) subject to subsection (3), approve the application and subsequently –

(i) notify the following persons of that decision:

(A) each party to the application;

(B) each reviewing entity for the application;

(C) each person who made a representation in respect of the application; and

(ii) direct the relevant planning authority to issue a permit as specified by the Assessment Panel in the direction.

(2) In making a decision under subsection (1) in respect of an application, the Assessment Panel must –

(a) apply the provisions of the relevant planning scheme, as in effect on the day on which the application was made; and

Consultation Draft

(b) seek to further the objectives set out in Schedule 1; and

(c) have regard to any advice provided by a reviewing entity under section 60AF in respect of the application; and

(d) take into consideration –

(i) such of the prescribed matters as are relevant to the development to which the application relates; and

(ii) the matters set out in representations made to the Assessment Panel, under this Division, in respect of the application; and

(iii) the submissions made at any hearing held under section 60AI in respect of the application; and

(e) accept a relevant bushfire hazard management plan, or other prescribed management plan relating to environmental hazards or natural hazards, that has been certified as acceptable by an accredited person or a State Service Agency; and

Consultation Draft

(f) if the application relates to any land within Wellington Park, as defined in the *Wellington Park Act 1993*, take into account the standards, values and conditions set out in each management plan, within the meaning of that Act, in force as at the date of the application.

(3) An Assessment Panel must not make a decision under subsection (1) in respect of an application if, had the application been made to a planning authority under section 51, the planning authority would have been unable to make the same decision in respect of the application under that section.

(4) If a permit is granted under this section, section 53 applies to the permit as if a reference in that section to the planning authority were a reference to the Assessment Panel.

60AM. Extension of certain time periods

(1) If an Assessment Panel needs an extension of the period specified in section 60AL(1), including for the purpose of extending the period specified in section 60AI(3), the Assessment Panel may make a request to the Minister that

Consultation Draft

the period be extended in accordance with subsection (2).

(2) At the request of the Assessment Panel under subsection (1), the Minister may grant one extension, of not more than 21 days, of the period specified in section 60AL(1) if the Minister considers the extension reasonable in the circumstances.

(3) Subsections (1) and (2) do not apply to an Assessment Panel if the Assessment Panel and the applicant agree to –

(a) an extension of the period specified in section 60AL(1) in respect of an application; and

(b) the duration of that extension.

(4) If an extension is granted under subsection (2) or agreed under subsection (3) in respect of an application, the Assessment Panel is to notify the following persons that the extension has been granted, or agreed, and the duration of that extension:

(a) each party to the application;

(b) each reviewing entity for the application;

Consultation Draft

(c) each person who made a representation in respect of the application.

Subdivision 4 – Miscellaneous

60AN. Application may be withdrawn by applicant

(1) At any stage before an Assessment Panel gives a direction under section 60AJ(2) or section 60AL(1)(b) in respect of an application, the applicant may withdraw the application by written notice to the Assessment Panel.

(2) If an application has been withdrawn under subsection (1), the Assessment Panel is to notify the following persons that the application has been withdrawn:

(a) each reviewing entity who has been provided with the application under section 60AF;

(b) if the application was exhibited in accordance with section 60AH, each person who made a representation under that section in respect of the application.

60AO. Effect of issuing permit in respect of certain applications

(1) If a planning authority issues a permit at the direction of an Assessment Panel

Consultation Draft

under section 60AJ(2) or section 60AL(1)(b) –

(a) the planning authority must issue the permit within 7 days after receiving the direction of the Assessment Panel; and

(b) the planning authority may only issue the permit as directed and may not impose any further conditions on the permit; and

(c) the permit comes into effect on the day on which it is issued or such later day as is specified by the Assessment Panel; and

(d) there is no right of appeal under this Act, in respect of the permit, on merit grounds; and

(e) the provisions of this Act relating to enforcement and minor amendments apply to the permit.

(2) If a planning authority issues a permit at the direction of an Assessment Panel under section 60AJ(2) or section 60AL(1)(b) in relation to a subdivision, a reference in that Part to the council, in respect of a prescribed function or prescribed power of the council under that Part, includes a reference to the Assessment Panel.

Consultation Draft

(3) If a planning authority issues a permit at the direction of an Assessment Panel under section 60AJ(2) or section 60AL(1)(b) in relation to a heritage works within the meaning of Part 6 of the *Historic Cultural Heritage Act 1995*, that Act applies to the permit as if that Part had been complied with in respect of the application for the permit.

60AP. Fees under this Division

(1) For the purposes of this Division, the regulations may prescribe one or more of the following:

(a) the fees payable in respect of an application, matter or assessment under this Division;

(b) the maximum fees that may be payable in respect of an application, matter or assessment performed under this Division by an Assessment Panel or a planning authority;

(c) the method of calculating a fee that may be payable under this Division.

(2) Nothing in this section limits or restricts a power to make regulations under section 87 in respect of this Division including, but not limited to, making

Consultation Draft

provision for or with respect to a matter specified in section 87(2)(b).

(3) The Commission may waive or remit all or any part of a fee that is payable under this Division.

(4) A planning authority, or reviewing entity, may only charge a fee prescribed under this Act in respect of an application, matter or assessment under this Division.

60AQ. Review of Division

(1) The Minister is to cause a review of the operation of this Division to be carried out as soon as practicable after the fifth anniversary of its commencement.

(2) A review under subsection (1) may include, but is not limited to, the operation of any time period specified in this Division.

(3) The persons who carry out the review under subsection (1) are to give the Minister a written report on the outcome of the review.

(4) The Minister is to cause a copy of the report, given to the Minister under subsection (3), to be tabled in each House of Parliament within 10 sitting-days of that House after the report is given to the Minister.

Consultation Draft

PART 3 – HISTORIC CULTURAL HERITAGE ACT 1995 AMENDED

10. Principal Act

In this Part, the *Historic Cultural Heritage Act 1995** is referred to as the Principal Act.

11. Section 33 substituted

Section 33 of the Principal Act is repealed and the following section is substituted:

33. Application of Planning Act to heritage works is subject to this Part

(1) Subject to subsection (2), the provisions of this Part prevail, to the extent of any inconsistency, over the provisions of the Planning Act and any planning scheme or special planning order or planning directive in force under that Act.

(2) This Part does not apply to –

(a) a permit application that is to be determined by an Assessment Panel under Division 2AA of Part 4 of the Planning Act; and

(b) heritage works that are to be performed under a discretionary permit that is issued as a result of

*No. 117 of 1995

Consultation Draft

a permit application referred to in paragraph (a).

Consultation Draft

Attachment
AGENDA ITEM 15.6.2

SOUTHERN MIDLANDS COUNCIL

Exploring Options

for an

Off-lead Dog Park in Oatlands

Sketches & Images

by

Andrew Benson

Deputy General Manager

Chronologically from 23rd September 2023 to 14th March 2025

Attachment
AGENDA ITEM 15.6.2

Adopted Council Policy Document

Relevant Extract

SOUTHERN MIDLANDS COUNCIL

Strategic Plan 2024 – 2034

Adopted by Council at its meeting on the 26 June 2024

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
	What we are aiming to achieve:	
4.1.1	Support and improve the independence, **health and wellbeing** of the Community	
Key actions to achieve our aims:		**Responsible Business Unit(s)**
4.1.1.1	Partner with Governments, adjoining Councils and non-government organisations to improve the safety, health and well-being of the Community	CCD
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	CCD
4.1.1.3	Promote the importance of regular exercise as part of Community health & wellbeing	CCD
4.1.1.4	Explore opportunities for community members to engage with animals in a public space e.g off-lead dog exercise areas	DES
4.1.1.5	Improve the quality, safety and fit-for-purpose of community sport and active recreation facilities.	CCD
4.1.1.6	Address community needs with well-targeted, focused and strategic approaches to facility supply	CCD
4.1.1.7	Work with the State Government in implementing the Tasmanian Community Sport and Active Recreation Infrastructure Strategy	CCD

Attachment
AGENDA ITEM 15.6.2

Adopted Council Policy Document

Relevant Extracts

inspiring place

SOUTHERN MIDLANDS COUNCIL

Southern Midlands
Community Infrastructure Plan

MARCH 2024

Areas designated Community parks include all the local parks within a local catchment (Table 6.3). Local catchment means within walking, biking, or short driving distance of homes. They serve as regularly used open spaces for play, socialising and relaxing.

- need for more diverse sporting and recreation activities, including sports other than football such as soccer, tennis, pickleball, basketball and netball, and
- clearer information and programming for access to community facilities.

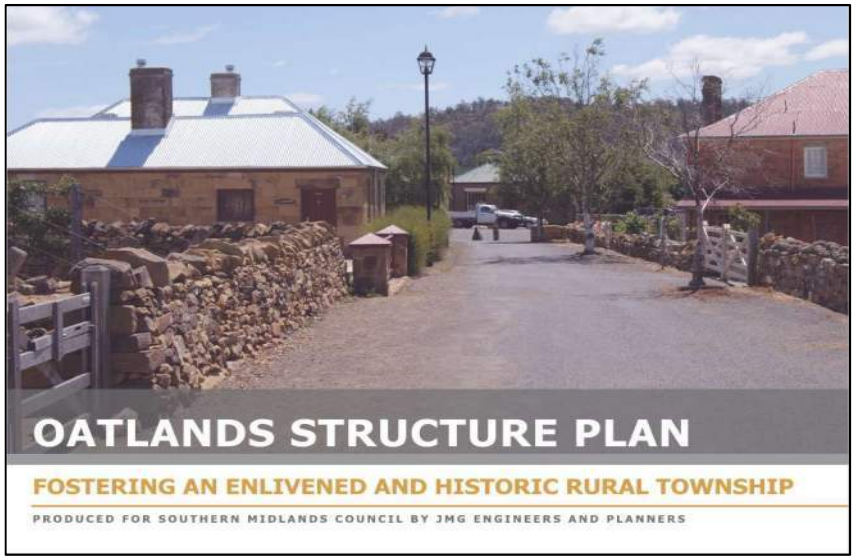
Specific comments that warrant mention included:

- investigating a long-term solution for a home ground for the Woodsdale football club;
- ongoing improvements at Campania to accommodate all abilities access and improve multi-sport use;
- a desire for some more off-road paths, possibly in collaboration with private landowners;
- toilets and all abilities upgrades at Chauncey Vale; and
- dog exercise area at Oatlands.

Attachment
AGENDA ITEM 15.6.2

Adopted Council Policy Document

Relevant Extracts



3.0 Context

Key Themes of Engagement

Recreation and Open Space

Passive recreation should be encouraged through:

- parks (with suggestions including a central village green, dog park and a network of parks);
- activation of Lake Dulverton (including water-based recreational opportunities, seating and public use facilities, and more rubbish bins); and
- general streetscape improvements to the town's public realm.

Appendices

B. Stakeholder and Community Engagement

- Recreational amenities - completion of the swimming pool; investigate the development of an off-leash dog park near the layover area would be an asset for grey nomads travelling with dogs; development of a mountain bike park; appropriately sized and designed playground equipment;

Appendices

B. Stakeholder and Community Engagement

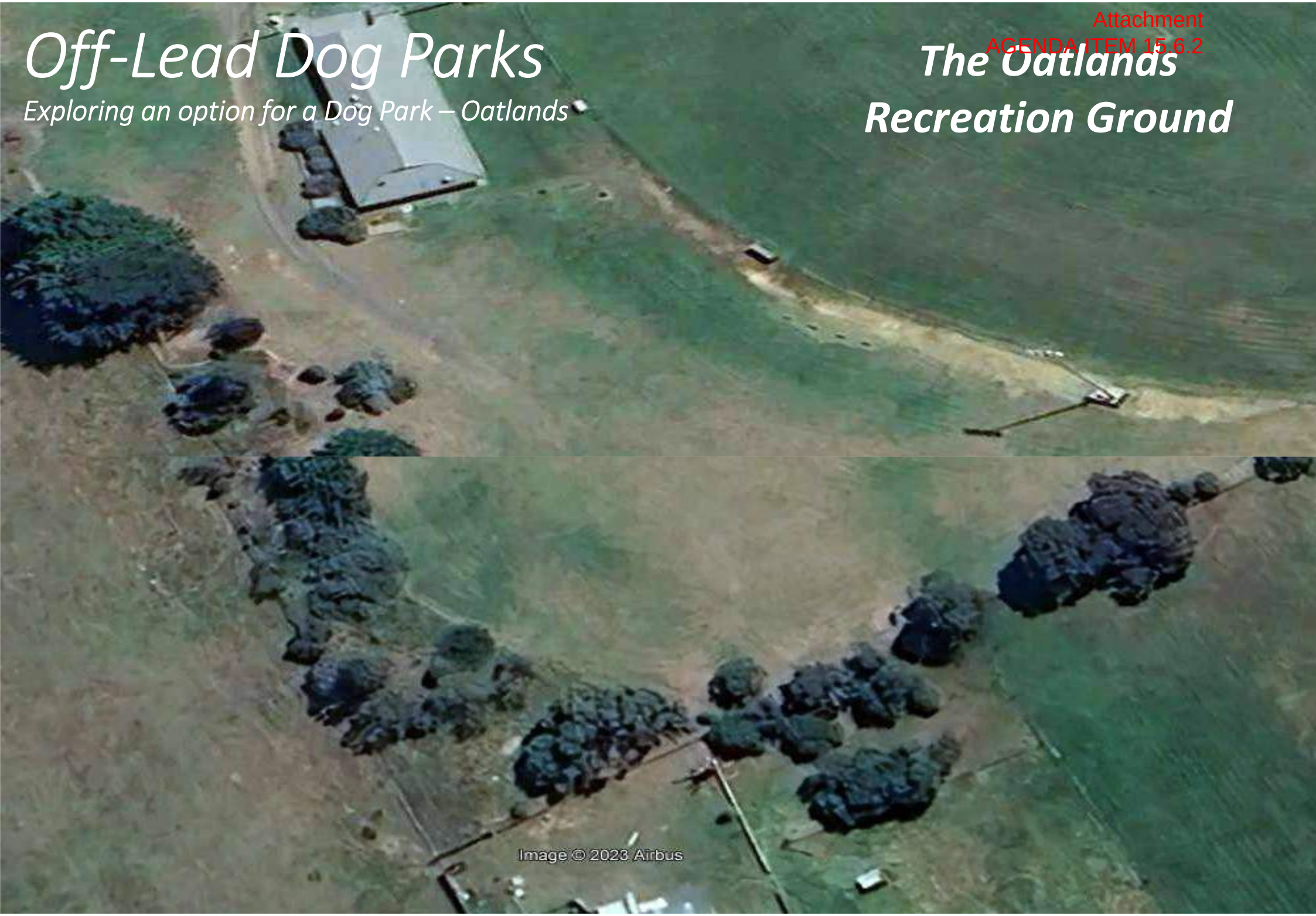
C - Constraint | O - Opportunity

Recreation, Open Space	C	O
Encourage passive recreation through parks, with options including a central village green, dog park, mountain bike park, and network of parks.		X

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

The Oatlands Recreation Ground



Off-Lead Dog Parks

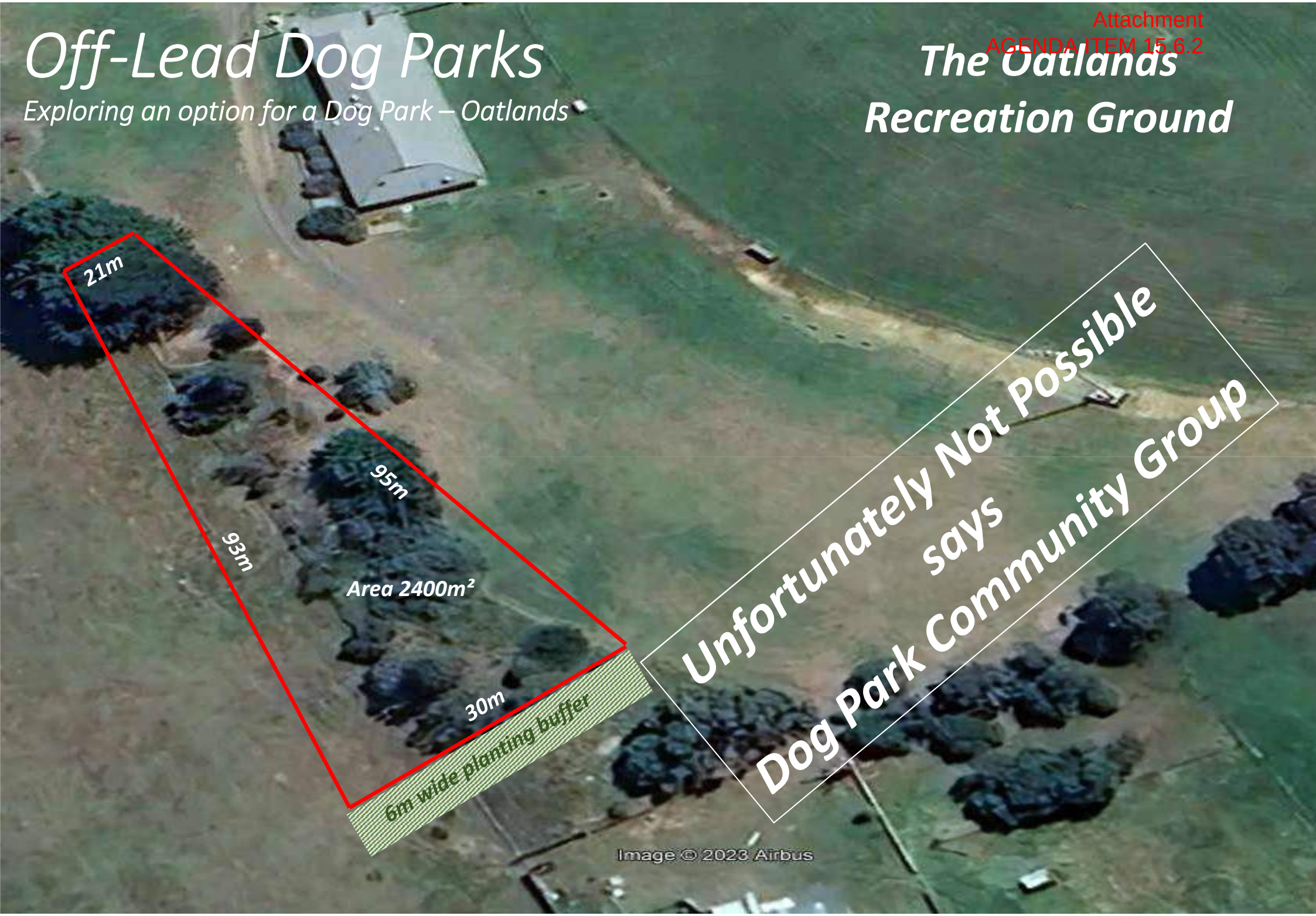
Exploring an option for a Dog Park – Oatlands

The Oatlands Recreation Ground

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

The Oatlands Recreation Ground



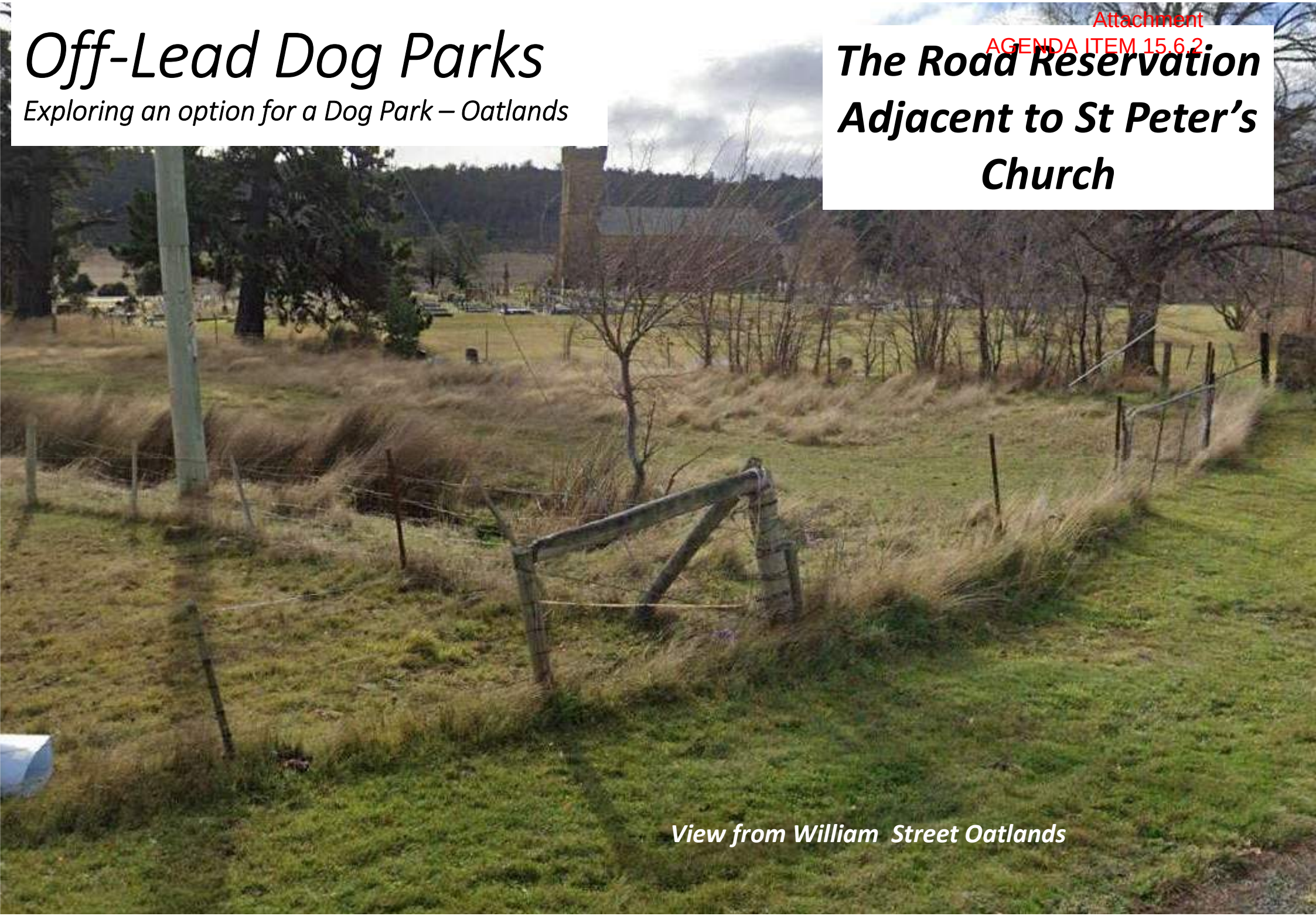
Unfortunately Not Possible says Dog Park Community Group

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Attachment
AGENDA ITEM 15.6.2

The Road Reservation Adjacent to St Peter's Church

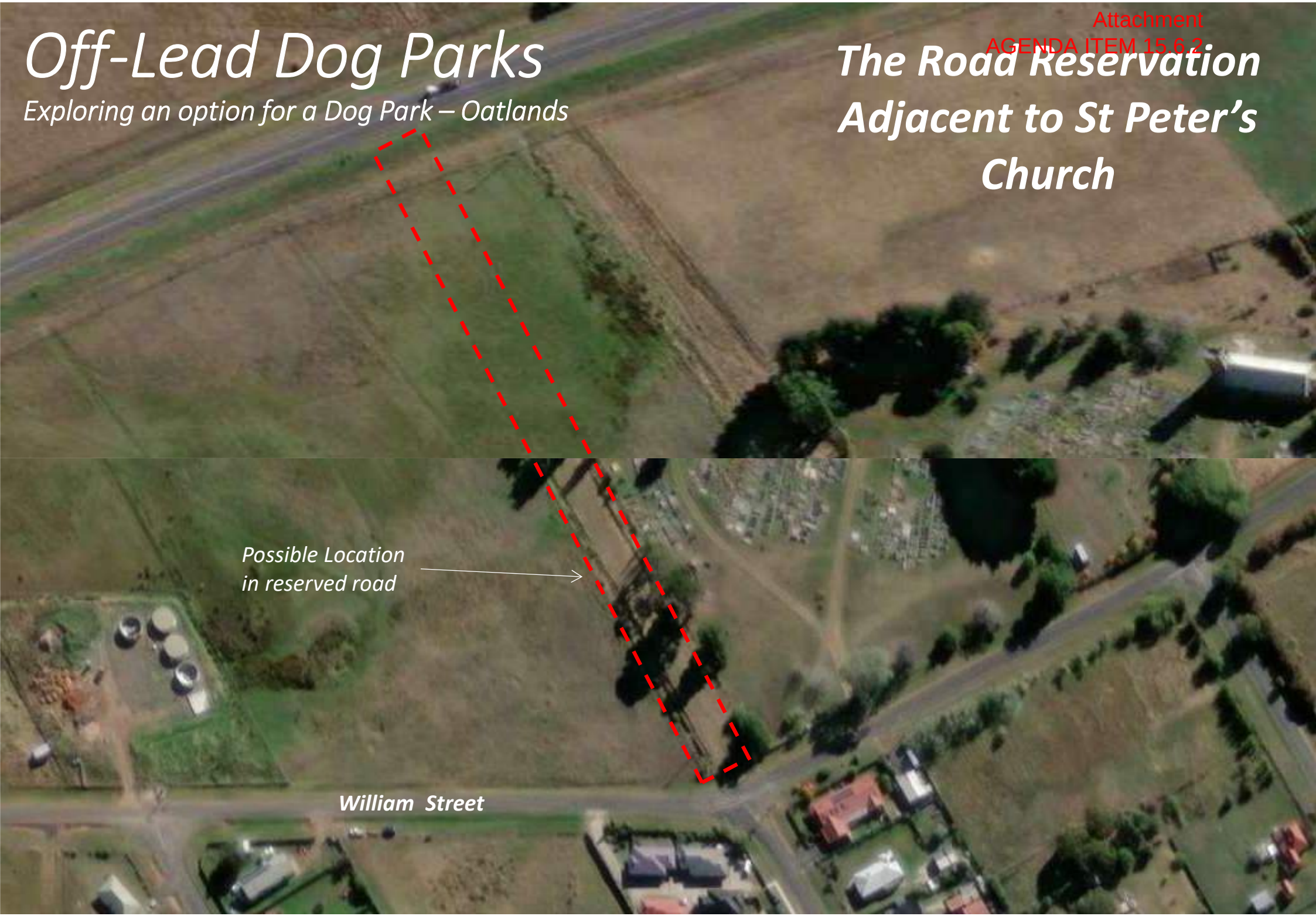


View from William Street Oatlands

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

The Road Reservation Adjacent to St Peter's Church



Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

The Road Reservation Adjacent to St Peter's Church

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

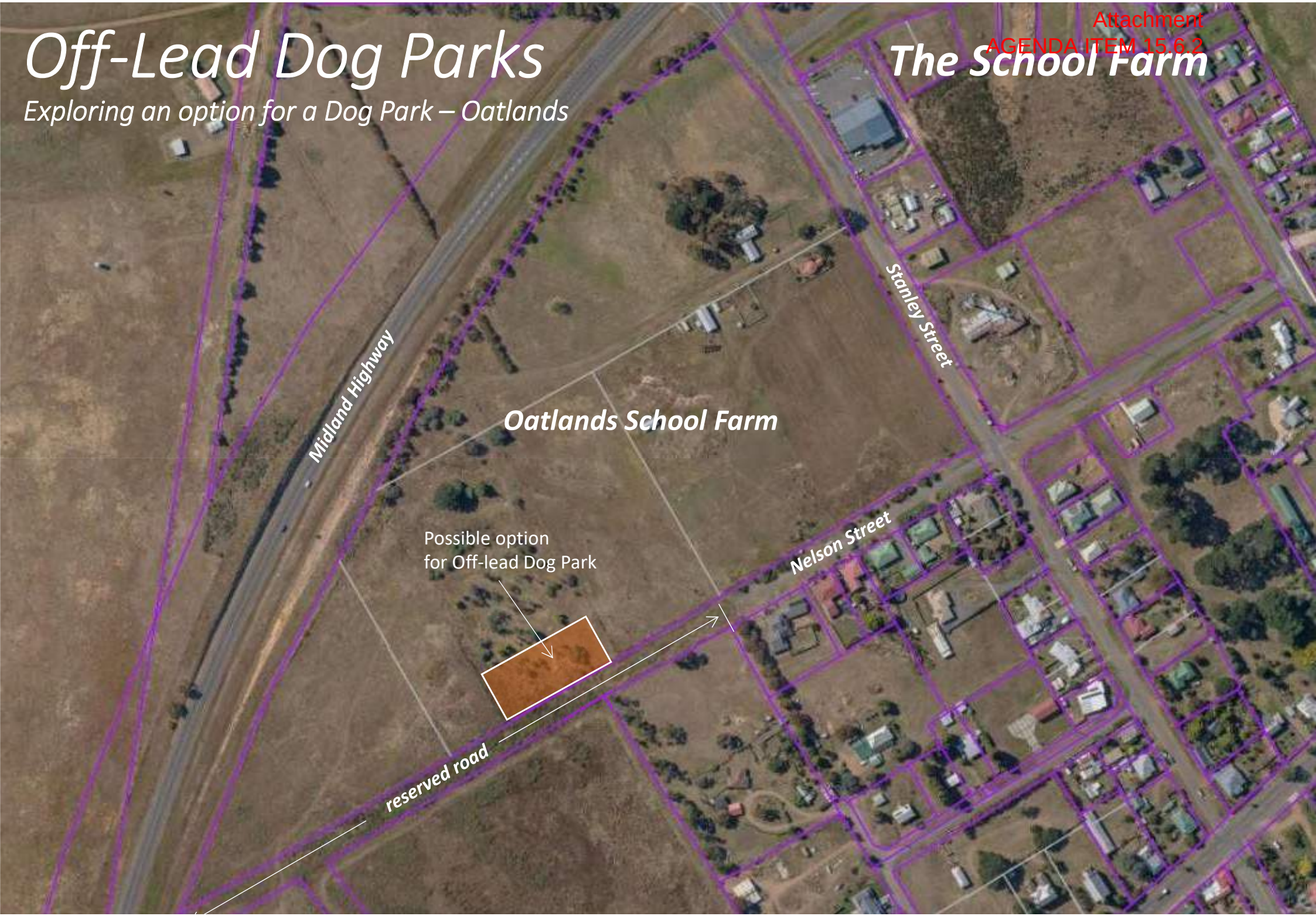
Lake Dulverton Sanctuary

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands



Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

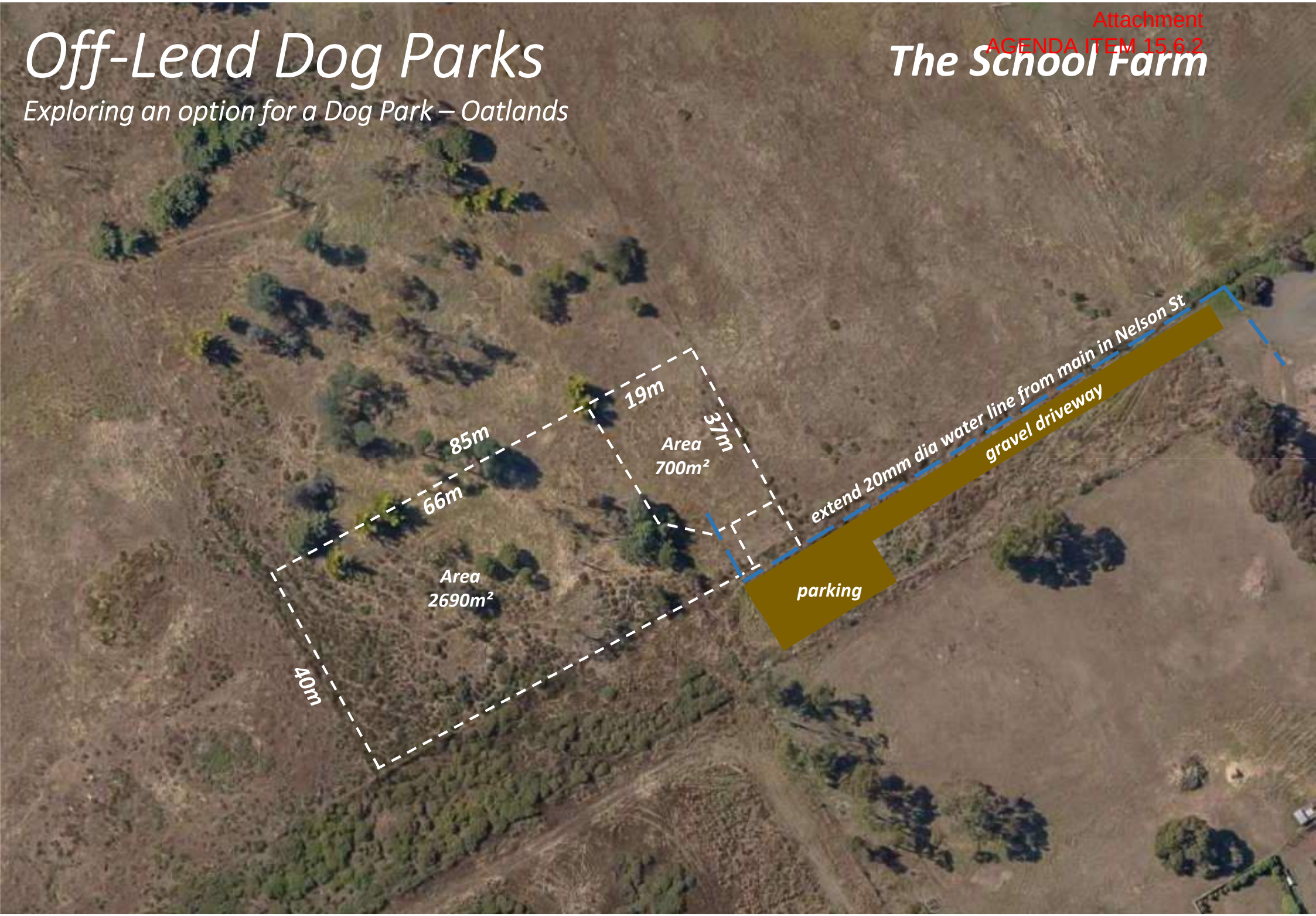
The School Farm

From Nelson Street looking South West

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

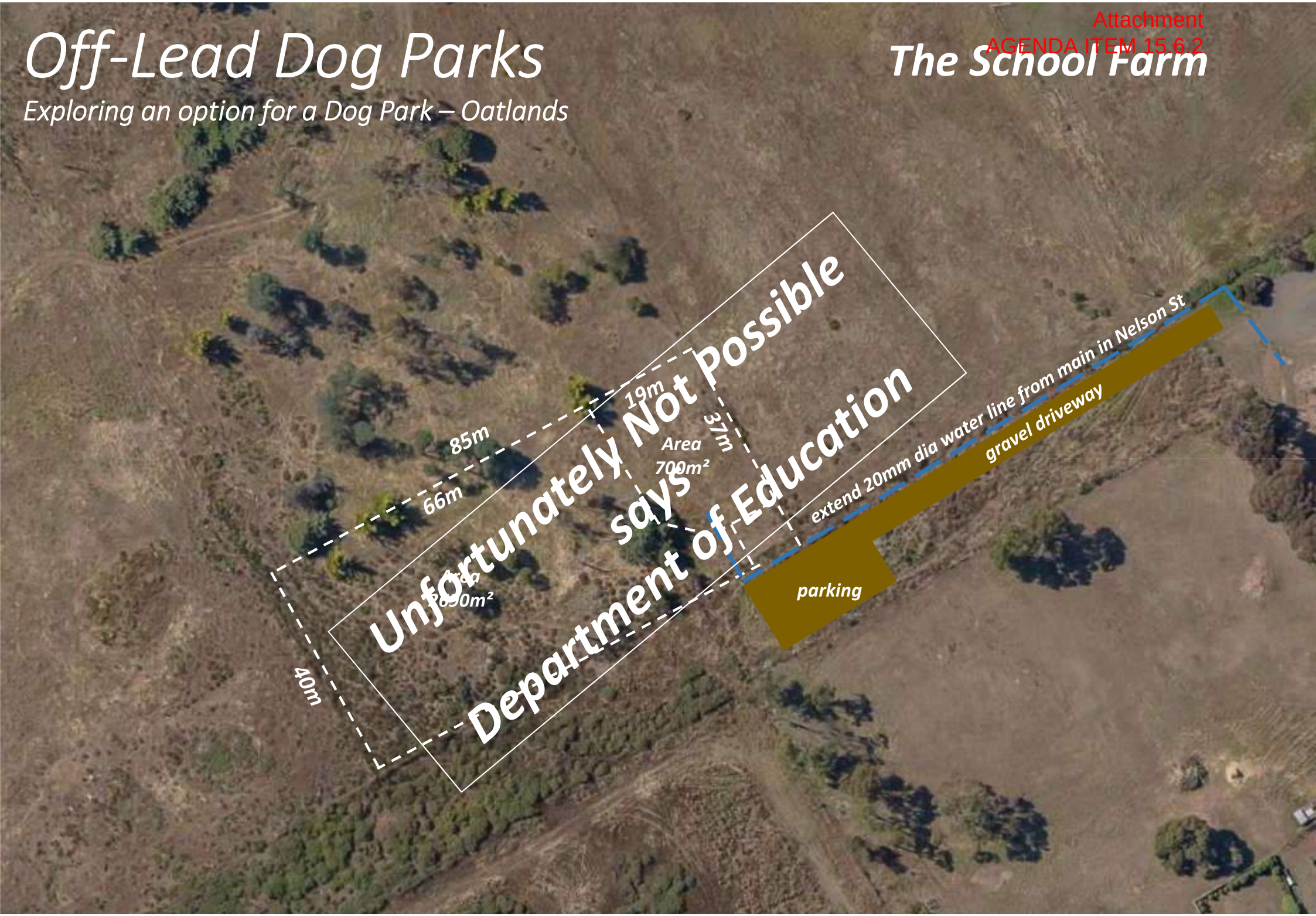
The School Farm



Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

The School Farm



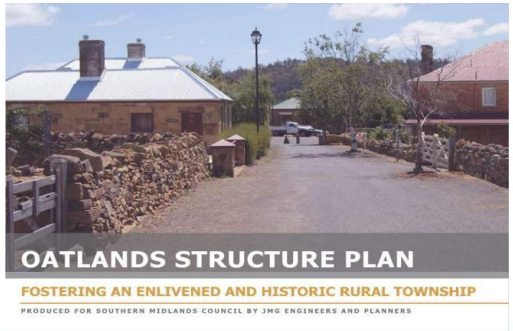
Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Adopted Council Policy Document

Relevant Extract

Callington Park Rodeo Paddock - Festivals



Action 1.4 - Promote the former rodeo paddock for events.

Promote the former rodeo paddock as a large accessible vacant space that could be used for gatherings requiring a large area. The site could also be used for other informal purposes between events such as food vans.

Encourage local theatre, musical acts and other performing arts, dedicated performance space or outdoor stage should be constructed in a strategic location within the rodeo park for events or local groups.

Consider the space in a wider context as a backdrop for the Callington Mill precinct and Lake Dulverton. When combined with updated or new amenities, the playground and parking, this is an attractive space.

The proximity to the proposed hotel site also accords with this concept of adaptable rather than prescribed use.

Off-Lead Dog Parks

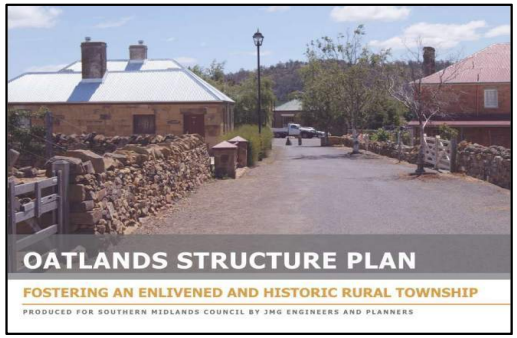
Exploring an option for a Dog Park – Oatlands

Adopted Council Policy Documents

Relevant Extracts

Callington Park Rodeo Paddock - Festivals

3.3	CULTURAL	LANDSCAPES
	What we are aiming to achieve:	
3.3.1	Ensure that the **cultural diversity** of the Southern Midlands is maximised	
	Key actions to achieve our aims:	**Responsible Business Unit(s)**
3.3.1.1	Identify, and promote the cultural identity of the Southern Midlands through festivals and events	CCD



Appendices

A. Implementation Plan

STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (HIGH, MEDIUM, LOW) & TIMING
1. IMPROVED PASSIVE RECREATION OPPORTUNITIES.	Action 1.1 - Design and co-create an Oatlands Town Square in front of Oatlands Town Hall and the Old State School fronting High Street.	Council	$600K	High
	Action 1.2 - Continued development of the playground.	Council	$800K	High
	Action 1.3 – Construct new toilets facilities at the new playground; upgrade the toilet facilities at the rear of the Council chambers (potentially other public spaces) to a high standard.	Council	$1M	High
	Action 1.4 – Promote the former rodeo paddock for events.	Council	Operational Budget	Medium

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

The Rodeo Paddock in Callington Park

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

The Rodeo Paddock in Callington Park

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Having exhausted the preceding sites, two sites remain, one in Crown Ownership and the other in Council Ownership.

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Chatham Street

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Off-Lead Dog Parks

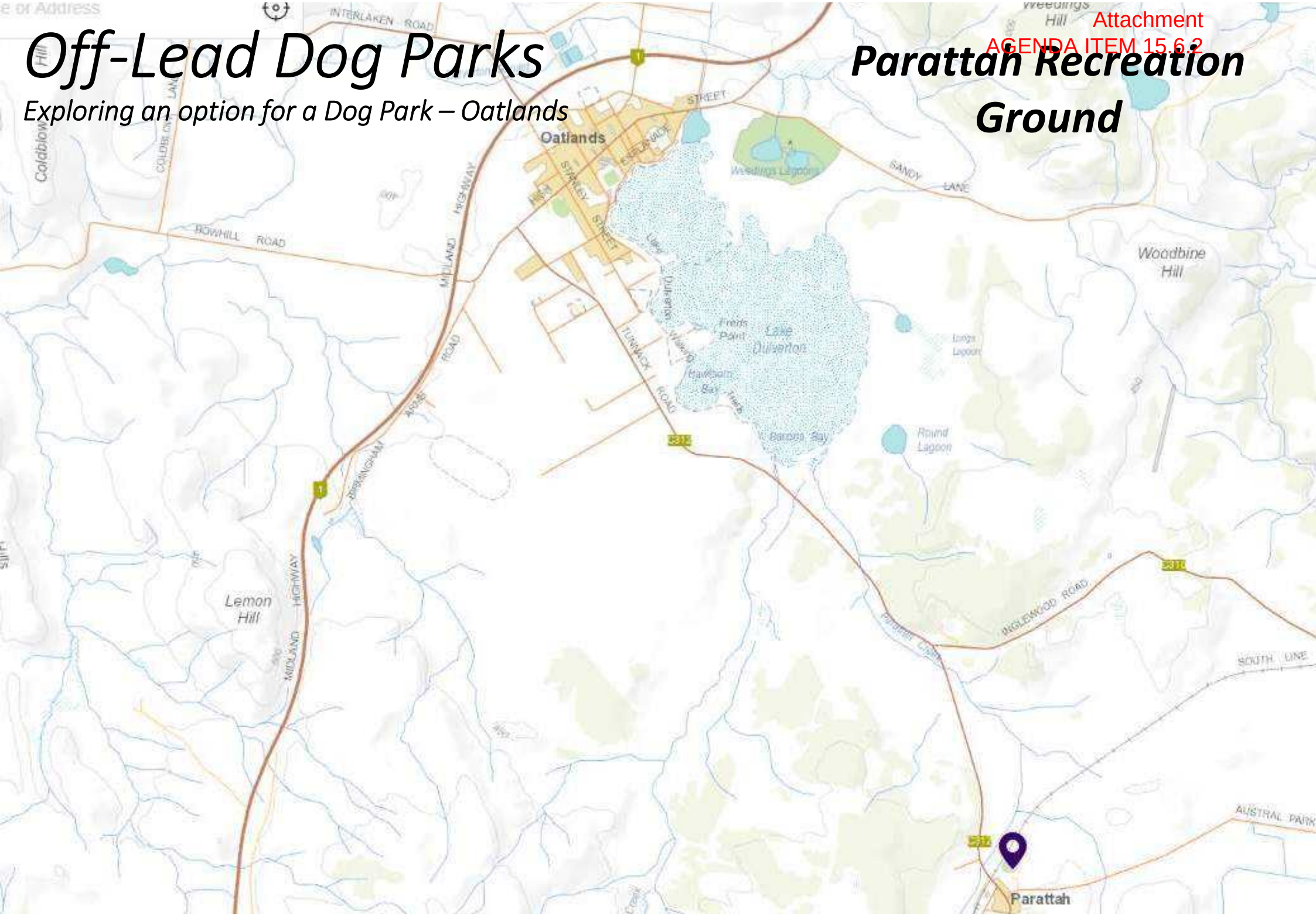
Exploring an option for a Dog Park – Oatlands

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Attachment
AGENDA ITEM 15.6.2

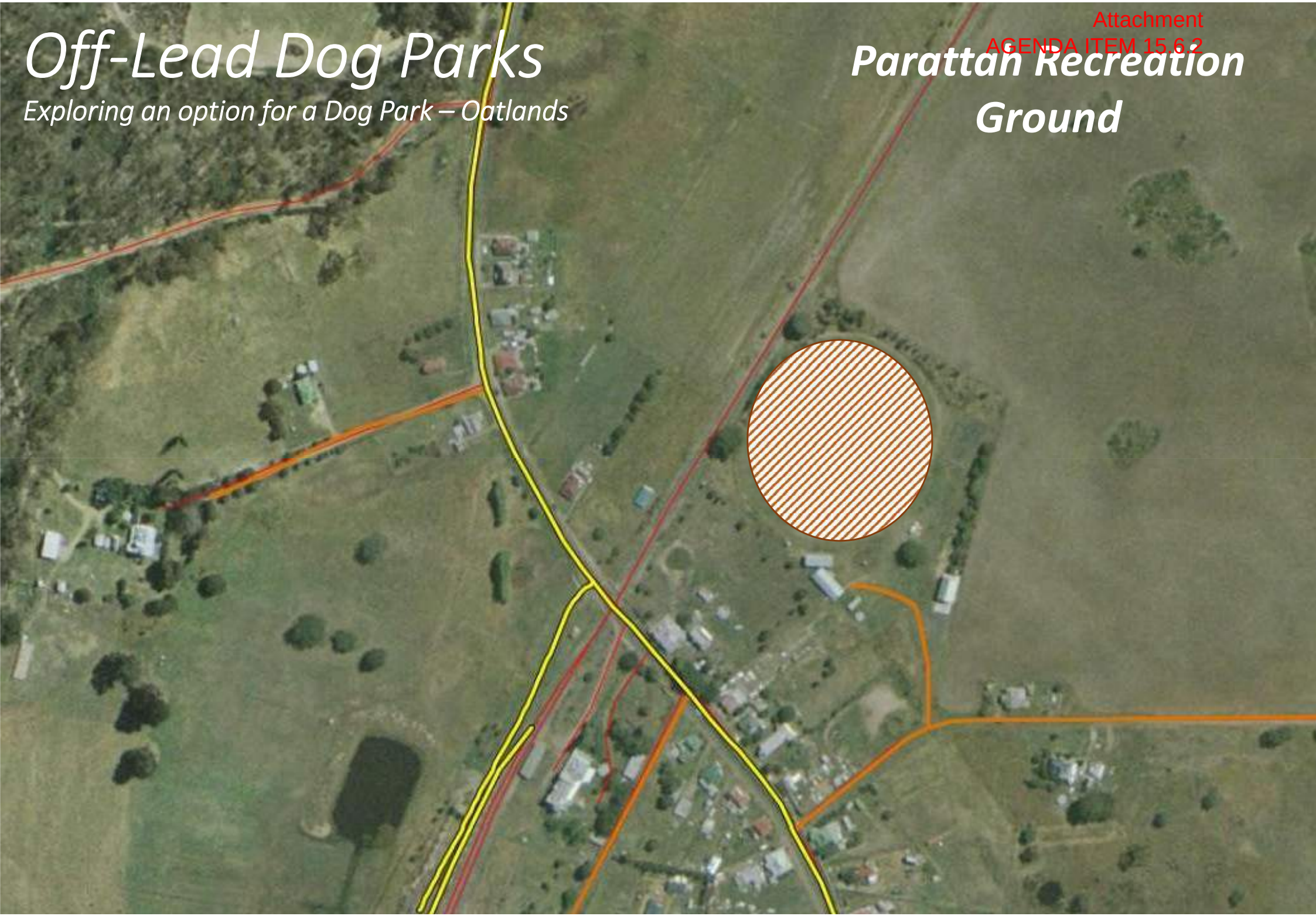
Parattah Recreation Ground



Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

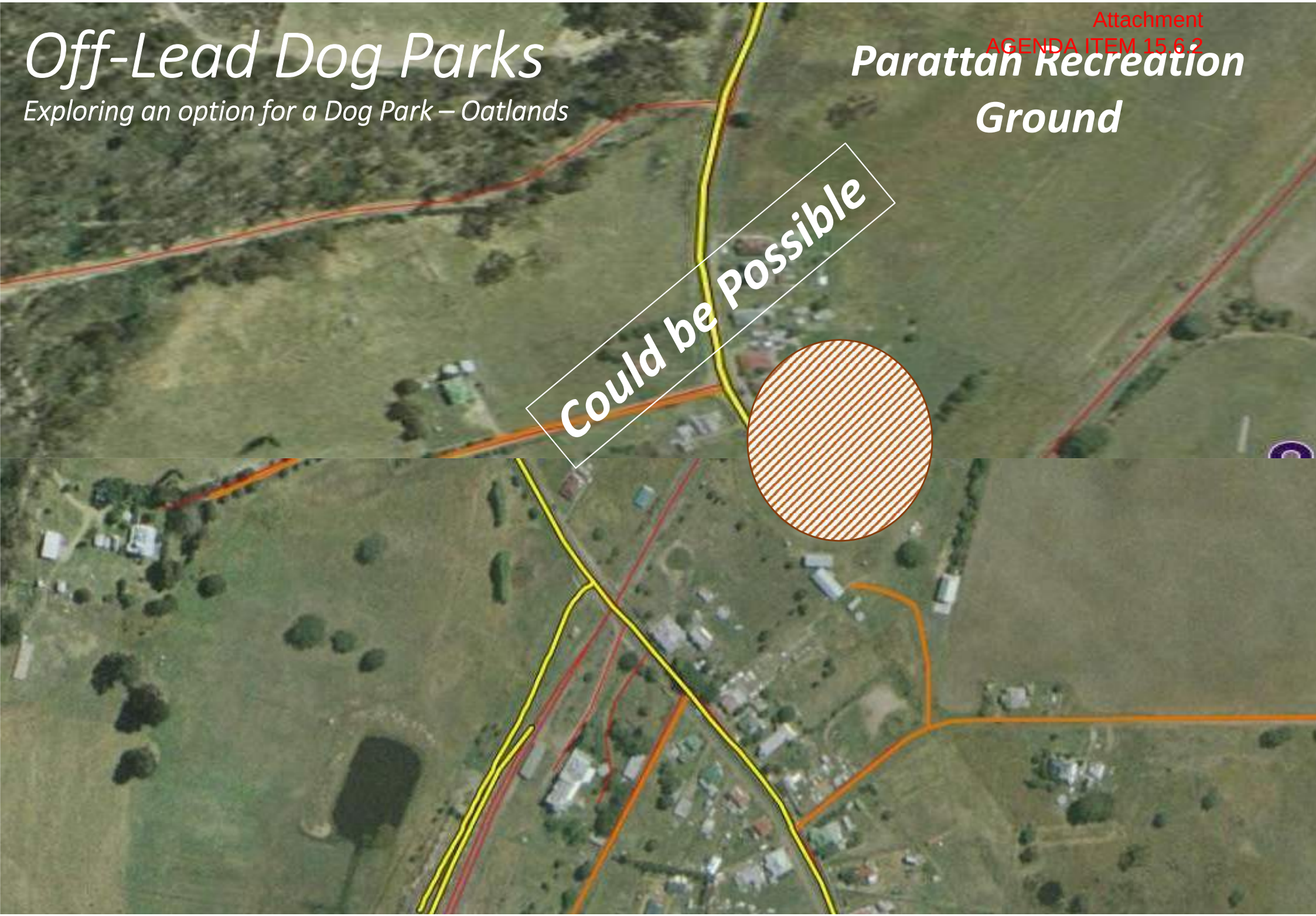
Parattan Recreation Ground



Off-Lead Dog Parks

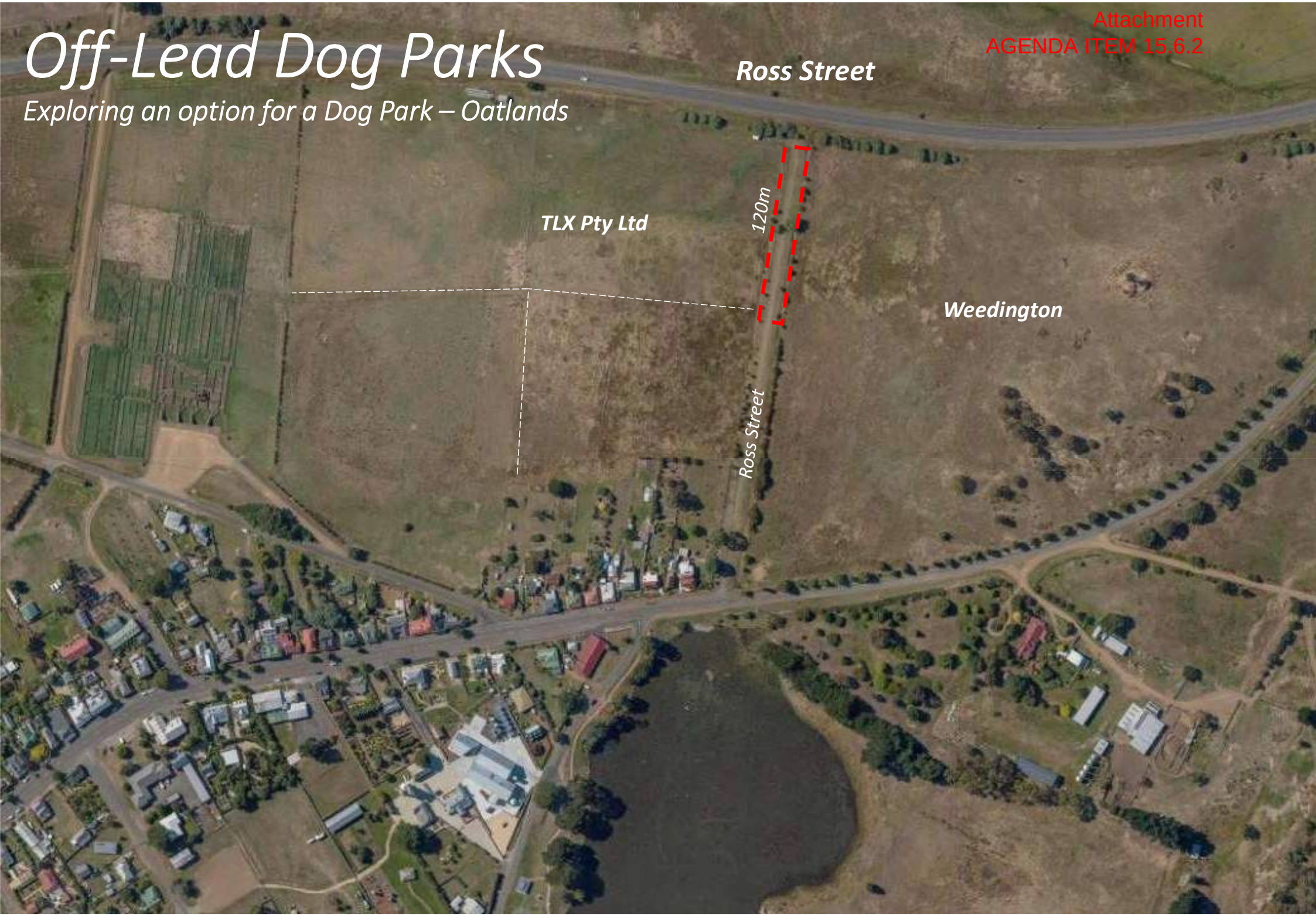
Exploring an option for a Dog Park – Oatlands

Parattan Recreation Ground

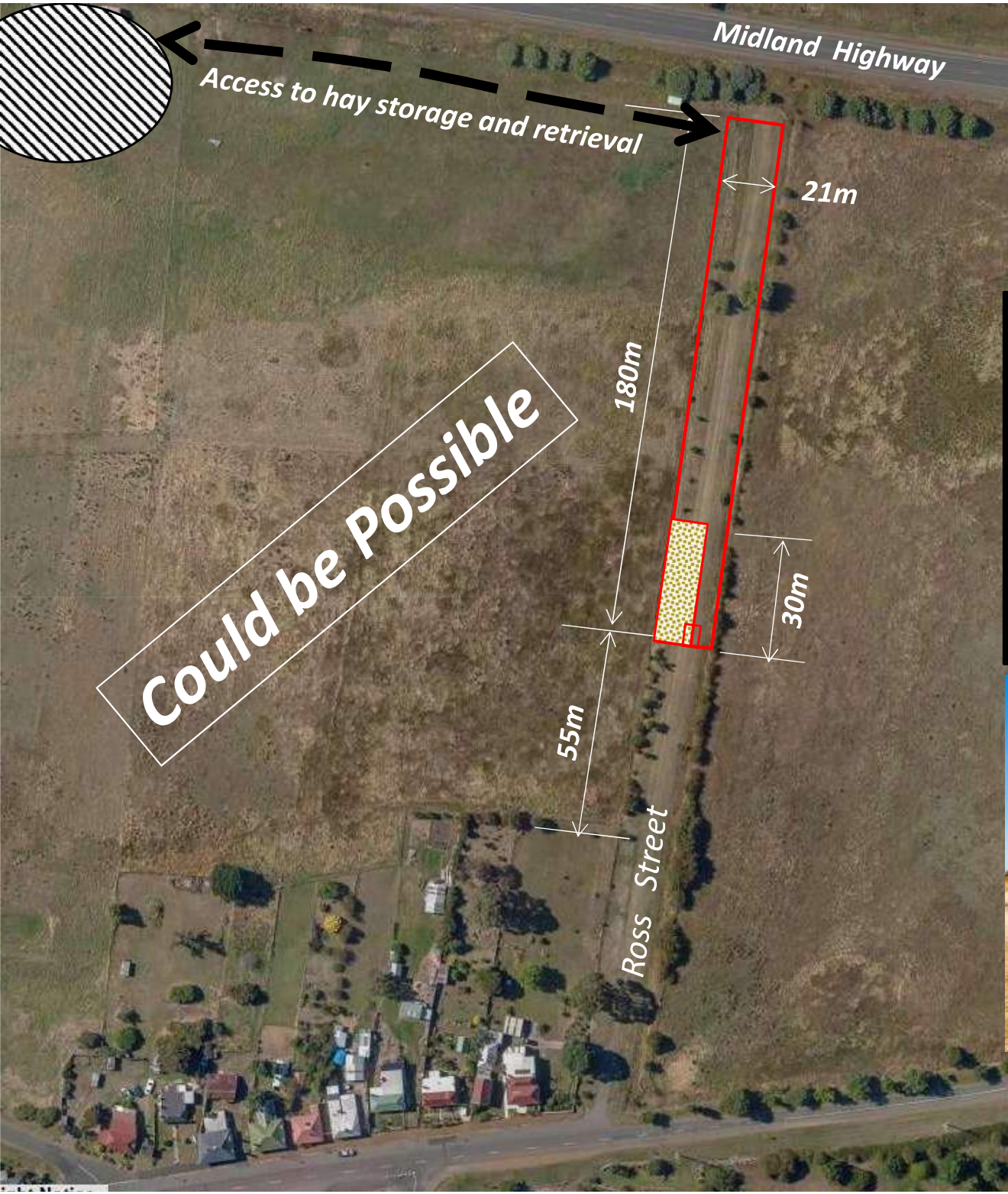


Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands



Ross Street Road Reservation



Existing Kempton Dog Park				Possible Oatlands Dog Park			
Large Dogs		117	m	Large Dogs		180	m
		32.5	m			21	m
		3800	**m²**			**3780**	**m²**
				Less		**540**	
						3240	**m²**
Smaller Dogs		39	m	Smaller Dogs		30	m
		19.5	m			18	m
		760	**m²**			**540**	**m²**

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Action Plan

A. Having exhausted many options, Deputy General Manager consulted with the Oatlands Dog Park Community Group (18th February 2025) on the remaining options for the establishment of an off-lead dog park in Oatlands on publicly owned land;

Option 1 Chatham Street site ***Not preferred location - Community Grp ****

Option 2 Parattah Recreation Ground site ***Not preferred location – Community Grp****

Option 3 Ross Street (flagged by Lake Dulverton Committee) – ***Yes Preferred location – Community Grp****

B. Provide a Report to the February 2025 Council Meeting on the outcomes.

** Oatlands Dog Park Community Group decisions made at the 18th February 20205 meeting with the DGM*

Council Agenda Extract - Oatlands Dog Park Feb 2025

The Deputy General Manager presented the attached set of slides to the February Council Workshop, which highlighted Council's policy positions from the Strategic Plan, the Oatlands Structure Plan and the Southern Midlands Community Infrastructure Plan in respect of various locations identified by the community in progressing the establishment of the Off-Lead Dog Park in Oatlands. The presentation went through the locations that had been investigated, along with the reasons that they were deemed unacceptable, by Council, Parks and/or the Community Group. Two further options were identified for exploration.

The Lake Dulverton Callington Park Committee met the afternoon of the Council Workshop to further consider locations for an Off-Lead Dog Park and they arrived at another option that of Ross Street road reserve. That option has been added to the original slides.

The Deputy General Manager arranged to meet with members of the dog owners group and work through the issues in order to find an acceptable resolution. That meeting happened on Tuesday 18th February 2025. The three locations were consider in depth and the Ross Street location was deemed as acceptable by the group.

The Ross Street road reserve is Crown Land and the Deputy General Manager has emailed Crown Land Services to explore if there would be any restrictions. At the time of the writing of this report, there has been no response. An update will be provided to the Council meeting.

Council Minutes Extract - Oatlands Dog Park Feb 2025

Further to the Report, the Deputy General Manager advised that he had subsequently met with a representative of Tasmanian Livestock Exchange Pty Ltd, (TLX), (who operate the Stockyards adjacent to the Ross Street road reserve) and his discussions with the TLX representative advised that there would certainly be, to some degree a 'conflict' between the two uses, ie Off-Lead Dog Park and Saleyard Operations.

Matters raised covered;

- The Stockyards land during the winter months is often inundated and the only dry ground on the whole site, is only accessible from the western end of Ross Street adjacent to the Highway. TLX store their hay bales on that part of the high ground, advising that semi-trailers are required to access that bottom gate and the only way that could happen if a Dog Park was established, is through the middle of the Dog Park, which could prove frustrating for the truck drivers as well as the Dog Park users; and
- The other matter is that the Stockyard sales happen once a month with the Stockyards being occupied sometimes up to five days during the sales, depending on shipping availability across Bass Strait, and at the last sale there were in excess of 8,000 sheep in the yards adjacent to the proposed Dog Park, with in excess of 11,000 sheep being recorded at other times. It was also mentioned that sometime the Stockyards are a 'holding space' for stock during disaster events, such as bush fires. Sheep being 'spooked' by dogs in the Dog Park could cause issues for the handling of the stock in the Stockyards.

The Deputy General Manager advised, that whilst there were issues that had been raised, and he would proceed with further discussions to see if there could be a suitable resolution that would meet the needs of the TLX operations and the Oatlands Community Dog Owners Group.

The Deputy General Manager had also emailed Crown Land Services to enquire about the status of the whole length of Ross Street and he advised that he is awaiting a response.

DECISION

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

THAT the Deputy General Manager provide a further Report to the March 2025 Council meeting in respect of the options for a possible Off-Lead Dog Park in Oatlands. CARRIED

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Ross Street Road Reservation

The Deputy General Manager (DGM) had a further conversation with the TLX Pty Ltd representative and talked through the possibility of closing the Dog Park during Sales and when sheep were in the yards, as well as when the hay was being carted in and out of the area adjacent to the Midland Highway, via the Dog Park.

Whilst not an unreasonable requirement based on the conflicting land use of Dog Park adjacent to Sheep yards the practicality of the Dog Park being open then closed at differing hours/days would present some considerable degree of frustration to the Dog Park Users and then has the potential to create conflict between the parties. Likewise, the investment of public funds in creating the Dog Park as an adhoc used facility is not a good use of public funds.

Then the matter of the legal status of Ross Street is a major consideration. The DGM acknowledged that Ross Street runs either side of the Midland Highway and the parcel that is in Council ownership as a public road was not clear, given Mr Gray does use part of the western side of Ross Street as access to his property (up the hill) and that could have been part of the Council owned Public Road. Which would have made part of Ross Street that is on the eastern side of the Midland Highway, as a parcel which could be leased from the Crown. Investigation determined that the whole length of the eastern Ross Road from the Highway to High Street is in fact a Public Road owned by Council.

This last matter is challenging as the Transport Commissioner, under the Local Government (Highways) Act 1982 has never (to the DGM's knowledge) recommended the closure of any Public Roads or Right of Ways, unless specifically on safety grounds. The Administrative Appeals Tribunal Magistrates, have been firm in this same issue as their view is that the public access to property is a closely guarded public benefit that will not be given up, only under very pressing circumstance, like safety issues.

This last matter was also flagged by the Manager, Crown Land Services (refer to the following slide)

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

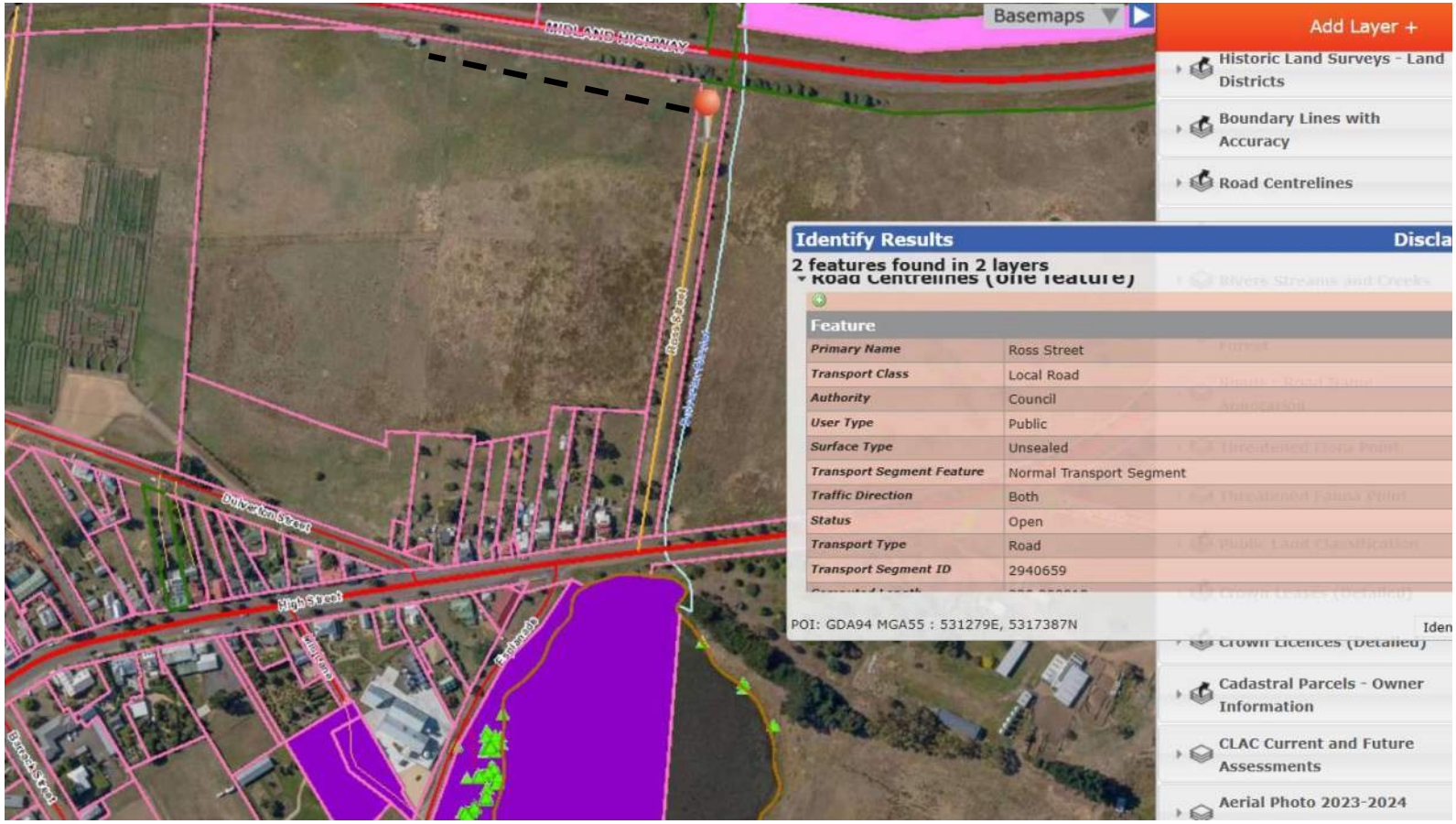
Attachment
AGENDA ITEM 15.6.2

Advice from
Property Services
Tasmania Parks and Wildlife Service
Department of Natural Resources and Environment Tasmania

I think it is reasonable to relocate the gate, Andrew, is it actually a council public road or does council simply mow it?

If it's a public road, will you have to go through a road closure process in order to change it from public road to dog park.

You may run into issues if it is considered a public road and you restrict access, I've been through similar issues with City of Launceston, up here.



Reason for approaching Crown Land Service is the status of the road to the Gray property (Ross Street)

Attachment
AGENDA ITEM 15.6.2

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Property Services
Tasmania Parks and Wildlife Service
Department of Natural Resources and Environment Tasmania

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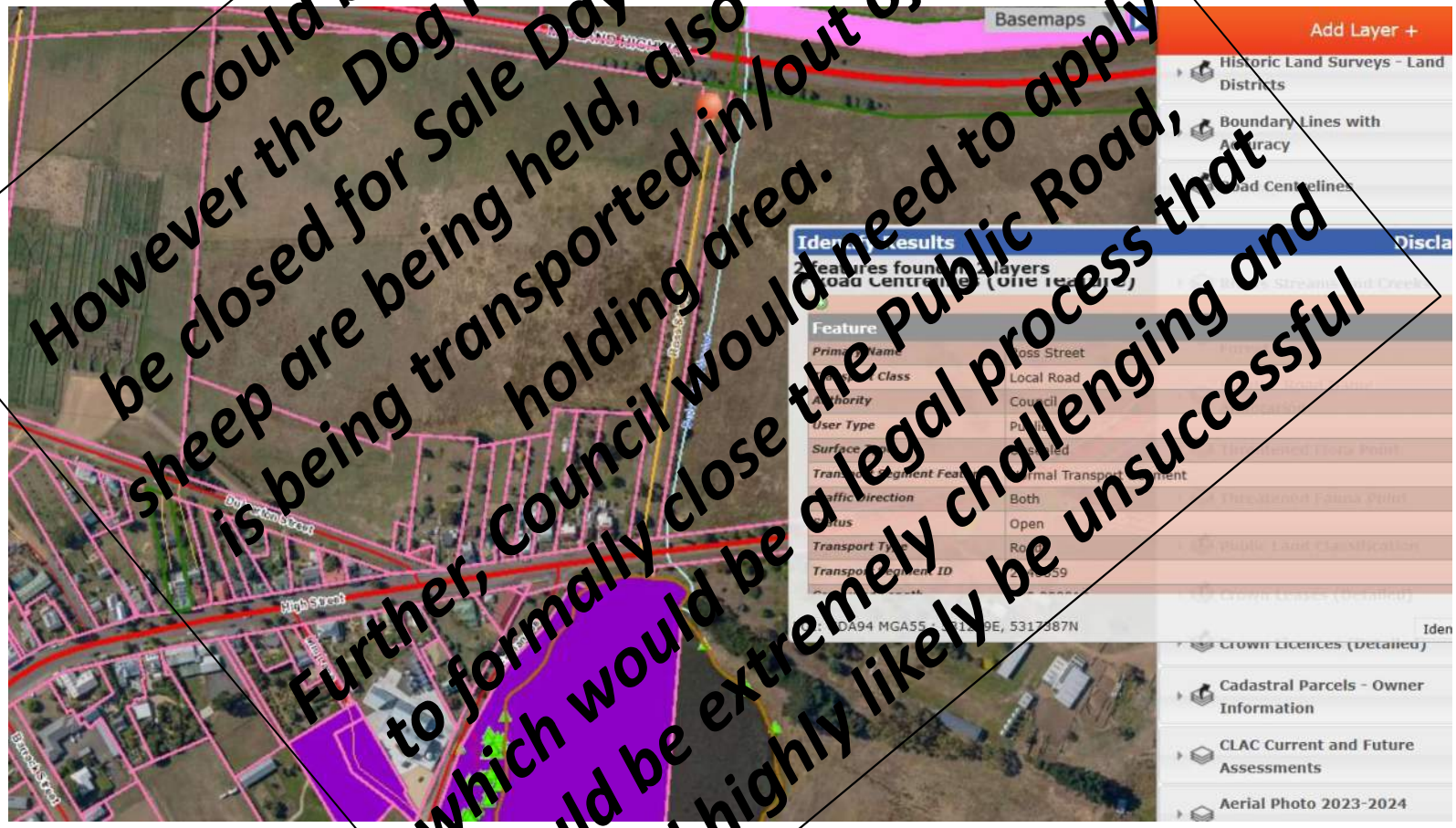


Could be Possible However the Dog Park will have to be closed for Sale Days and when sheep are being held, also when hay is being transported in/out of the holding area.

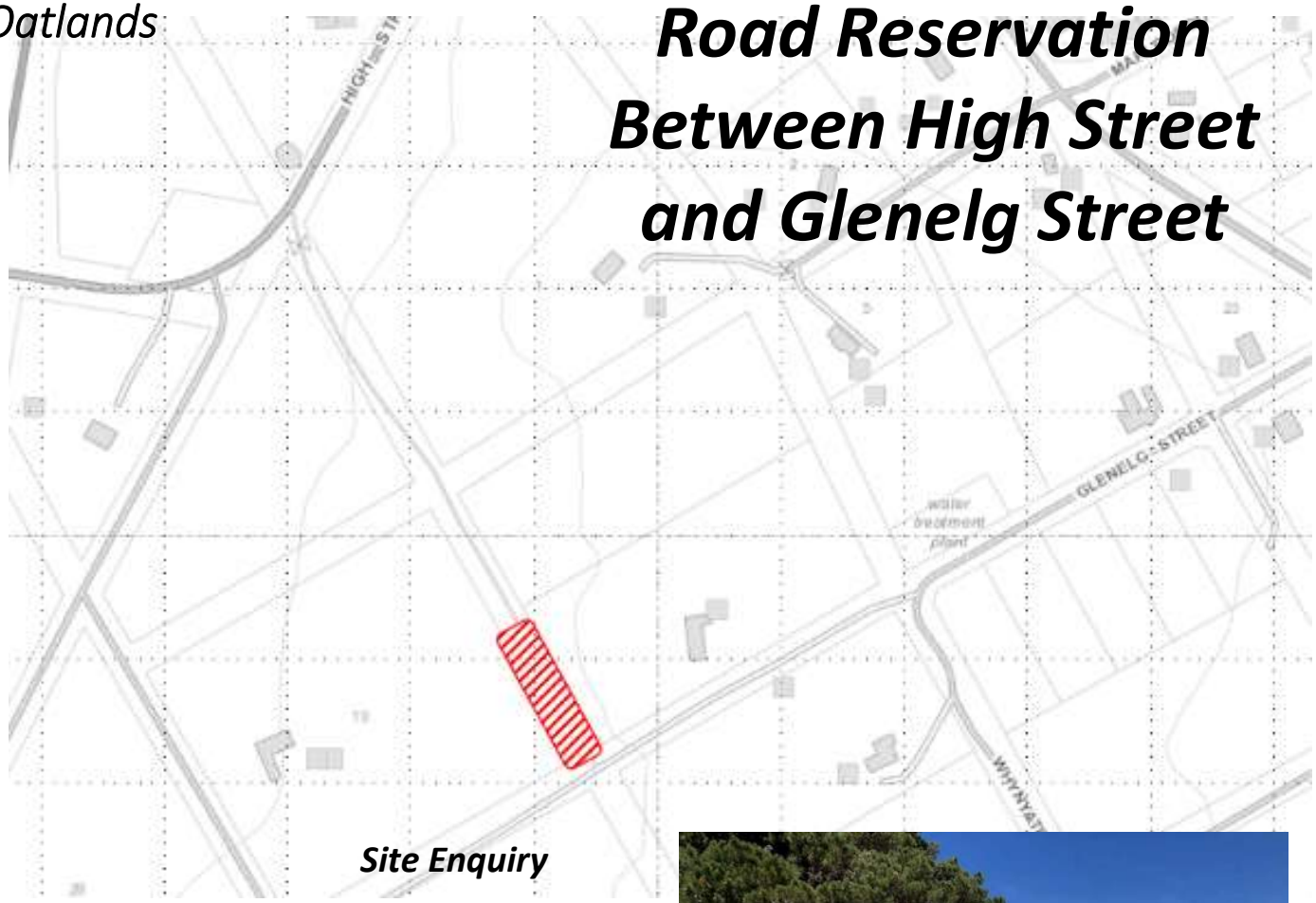
Further, Council would need to apply to formally close the Public Road, which would be a legal process that would be extremely challenging and would highly likely be unsuccessful

Reason for approaching Crown Land Service is the status of the road to the Gray property (Ross Street)

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Unnamed Road Reservation Between High Street and Glenelg Street



Site Enquiry

Hi Andrew,

Reserve roads are primarily for the purpose of access. Whilst a section of one may not be currently in use, any application for access over the RR - either a ROW easement or an access licence - would take priority over any other use.

This means that we could temporarily issue a licence over a piece of unused reserve road for the purpose of a dog park (subject to assessment), but should an access application be received, any fencing or infrastructure that is installed would need to be removed and the licence cancelled.

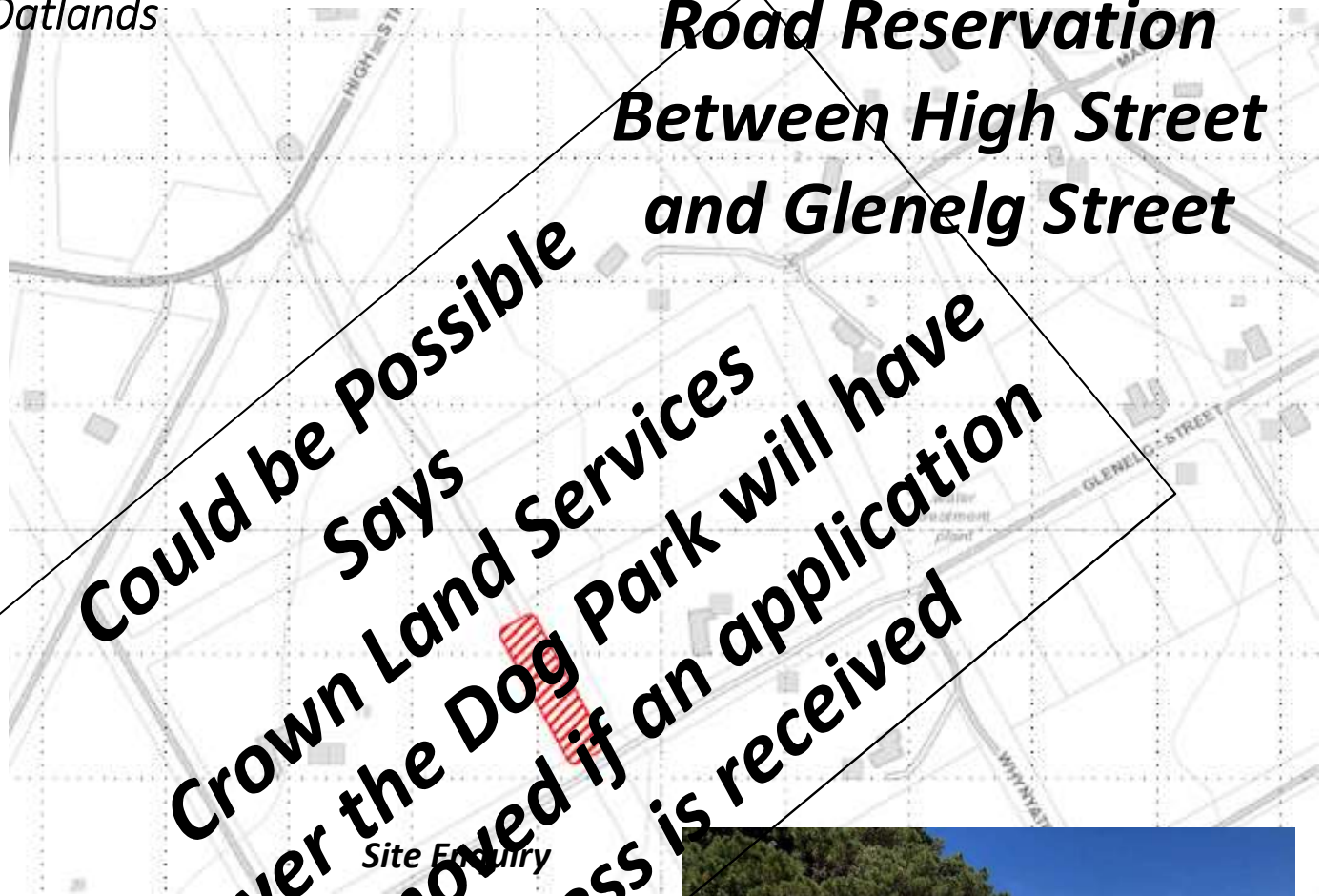
For this reason, land that is not a reserve road may be a better option if you wish to invest funds in infrastructure at that location.

Advice from
Property Services
Tasmania Parks and Wildlife Service
Department of Natural Resources and Environment Tasmania

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Unnamed Road Reservation Between High Street and Glenelg Street



Could be Possible Says Crown Land Services However the Dog Park will have to be removed if an application for access is received

Site Enquiry

Hi Andrew,

Reserve roads are primarily for the purpose of access. Whilst a section of one may not be currently in use, any application for access over the RR - either a ROW easement or an access licence - would take priority over any other use.

This means that we could temporarily issue a licence over a piece of unused reserve road for the purpose of a dog park (subject to assessment), but should an access application be received, any fencing or infrastructure that is installed would need to be removed and the licence cancelled.

For this reason, land that is not a reserve road may be a better option if you wish to invest funds in infrastructure at that location.

Advice from
Property Services
Tasmania Parks and Wildlife Service
Department of Natural Resources and Environment Tasmania

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Chatham Street

I have identified this piece of Crown land in Chatham Street.
This is between the Catholic Cemetery and other land owned by the Anglican Church.
The land is not currently under agreement and there is no requirement for it to be used for cemetery purposes at the moment (or for the foreseeable future).
I have had a chat with the Lease/Licence area, and I cannot see any reasons that it could not be used for a dog park under a Crown Licence.
It is 7137m2, so plenty big enough to allow an off street parking area and a large fenced dog exercise area.
You could have a surveyor mark the corner pegs of the adjacent titles so that you could accurately fence.
I have attached a licence application in case you wish to submit this to the lease/licence team.
If you wish to discuss, please contact me

Advice from
Property Services
Tasmania Parks and Wildlife Service
Department of Natural Resources and Environment Tasmania

Off-Lead Dog Parks

Exploring an option for a Dog Park – Oatlands

Action Plan

A. Having exhausted many options, since September 2023, the Deputy General Manager (DGM) to consult again with the Oatlands Dog Park Community Group (17th March 2025) on the final options for the establishment of an off-lead dog park in Oatlands on publicly owned land.

Only two options remain which have both been considered previously:

✓ Option 1 Chatham Street site ***Preferred location - Community Grp ****

X Option 2 Parattah Recreation Ground site ***Not preferred location - Community Grp****

X Option 3 Ross Street – ***Not now supported or recommended by the DGM***

B. DGM to provide a Report to the March 2025 Council Meeting on the final outcomes.

** Oatlands Dog Park Community Group decisions made at the 17th March 20205 meeting with the DGM*

Council Policy

DISPUTE RESOLUTION POLICY

Approved by: Council
Approved date:
Review date:

1. PURPOSE

To establish the principles and procedures for dispute resolution with, and between, councillors related to matters outlined under the Code of Conduct in accordance with *Local Government Act 1993* Section 28JA and the *Local Government (General) Regulations 2015.*

2. SCOPE

This policy applies to disputes with, and between, councillors. Matters of dispute include those under the Code of Conduct and behaviour of councillors towards each other, council employees and community members more broadly.

2.1 Relationship to the Code of Conduct

This policy is to support the resolution of disputes with, and between, councillors before a Code of Conduct complaint is lodged.

Where a Code of Conduct complaint is lodged, the *Local Government Act 1993* requires that a complainant details why the outcome from the dispute resolution process was not satisfactory, or if the process was not used, why the dispute resolution process was not appropriate for the circumstances. An exception is where the dispute resolution process is not appropriate to resolve the dispute.

2.2 When this policy may not be appropriate

A Code of Conduct complaint may be required where either party is unable, or unwilling to participate in some, or all, of the dispute resolution process, such as mediated discussions. These reasons will be documented by the Dispute Resolution Officer.

Other matters such as, but not limited to, health and safety risks, criminal misconduct, discrimination, breaches of the *Local Government Act 1993* are to be addressed outside this policy.

3. POLICY

3.1 Procedural fairness

The principles of procedural fairness, or natural justice, will apply when dealing with a dispute under this Policy.

In particular:

(i) the parties in the dispute will be afforded equitable opportunities to be heard
(ii) any recommendations, or dispute resolution plans will be based on genuine consideration of the circumstances and evidence
(iii) the roles in the process will support procedural fairness.

3.2 Roles

Complainant

The person raising the dispute about a relevant matter.

Respondent

The councillor(s) that are subject to a dispute.

Mayor

The mayor as Chairperson of the council may ask for parties to engage in the dispute resolution process.

General Manager

The General Manager is responsible for identifying a council officer to act as the Dispute Resolution Officer. Where the Dispute Resolution Officer has an actual or perceived conflict of interest with the parties in dispute, the General Manager may appoint an alternative officer. The General Manager may appoint themselves where no other person is able to perform this role, and they can meet the requirements of this policy.

The General Manager is to identify a panel of Dispute Resolution Advisors for use under this Policy. Alternatively, councils may access the provider panel developed by the Local Government Association of Tasmania (LGAT).

Dispute Resolution Officer

The Dispute Resolution Officer manages the process, is responsible for maintaining the records of the process and appoints the Dispute Resolution Advisor. The Dispute Resolution Officer does not have a role in assessing the dispute.

Dispute Resolution Advisor (the Advisor)

The Advisor is a person external to the council who undertakes the dispute resolution process with the parties in dispute. Refer to section 4.4 for more detail on the Advisor.

Support person

The support person is a person who may support the complainant or respondent as part of the dispute resolution process. Refer to Section 4.7 for more detail.

3.3 Personal and shared responsibility

Councillors represent the views of the community, so at times they may hold and express views that are different, and opposing, to their fellow councillors. The democratic process means that there may be active debate that should be considered and respectful.

However, this debate may become a conflict or dispute. Where this happens, the parties should use their best endeavour to resolve the issue or dispute in an informal and courteous manner.

Where the parties have been unable to resolve the issue or dispute themselves, or it is not appropriate, then the dispute resolution process can then be applied. The process is to be approached by the parties in good faith to find a resolution.

3.4 Confidentiality

All parties will take all reasonable steps to maintain confidentiality when dealing with the dispute, to protect both the complainant and respondent.

With the mutual agreement of the complainant and respondent a closed meeting of Council may be advised that the parties are participating in dispute resolution process.

3.5 Accessibility

The Council will ensure that information on how to lodge a dispute, including this Policy, is available via its council offices and on the Council's website. The Council will make information available in accessible formats if requested. Any person wishing to lodge a dispute may contact the Dispute Resolution Officer if they require assistance in completing the dispute resolution form or otherwise navigating the dispute resolution process.

3.6 Equitable access

This Policy and process is designed to address the different needs and priorities of all persons, including of different genders. It provides measures that address different levels and types of experiences, power, information and influence. These measures include:

- Addressing power imbalances with an external neutral Dispute Resolution Advisor to support dispute resolution and providing for support person(s), detailing access to information, and maintaining accurate, clear records.
- Providing a safe environment through confidentiality and neutral party lodgement.
- Requiring Dispute Resolution Advisors with appropriate training for inclusiveness, gender responsiveness and trauma.

4. PROCEDURES

4.1 Lodging and withdrawing disputes

Any person may lodge a dispute regarding a councillor's behaviour.

The Dispute Resolution Form must be completed in full to lodge a dispute. Completed forms must include the name and contact details of the complainant. A dispute must specify the part(s) of the Code of Conduct that the behaviour relates to.

Anonymous disputes cannot be accepted. Where an individual wishes to remain anonymous or does not want to put their complaint in writing the Dispute Resolution Officer may direct them to alternative avenues outside this Policy.

Where a Dispute Resolution Form omits required details, the Dispute Resolution Officer will invite the complainant to provide this information for the dispute to be progressed.

The dispute lodgement fee is 25 fee units. Separate costs and processes apply to Code of Conduct complaints.

Disputes may be withdrawn by the complainant by writing to the Dispute Resolution Officer. The Dispute Resolution Officer will provide written notice of the withdrawal to the respondent. Notice will not be provided if the withdrawal is prior to the respondent being notified of a dispute being lodged (Refer Section 4.3).

4.2 Notice to complainant

Within 10 business days after receiving a dispute, the Dispute Resolution Officer will provide written notice to the complainant that:

(i) confirms receipt of the dispute

(ii) outlines the process that will be followed

(iii) notes the confidentiality requirements of section 3.4 of this Policy

(iv) includes a copy of this Policy.

4.3 Notice to respondent

Within 15 business days after receiving a dispute, the Dispute Resolution Officer will provide written notice to the respondent that:

(i) advises that a dispute has been made in accordance with this Policy

(ii) includes a completed Dispute Resolution Form

(iii) outlines the process that will be followed

(iv) notes the confidentiality requirements of section 3.4 of this Policy

(v) includes a copy of this Policy.

4.4 Appointment of Dispute Resolution Advisor

The Dispute Resolution Officer is to engage a Dispute Resolution Advisor (Advisor) to conduct dispute resolution. The Advisor must:

- not be an employee of Council
- not have any direct relationship to the parties
- must be objective and impartial, with no real or perceived bias
- must be able to demonstrate that their practice is gender and trauma aware
- be accredited under the National Mediator Accreditation System (NMAS), or its successor, the Australian Mediator and Dispute Resolution Accreditation Standards (AMDRAS); or have a minimum of a Diploma in Mediation or Dispute Resolution.

In selecting a person to act in the capacity of the Advisor, the Dispute Resolution Officer will consider the nature of the issue under discussion, knowledge/experience of local government and interpersonal skills that can most likely assist in resolving matters of conflict.

The Dispute Resolution Officer will provide written notice of the appointment of the Advisor to the complainant and the respondent.

The parties may object to the Dispute Resolution Officer if they believe that the Advisor does not meet the requirements detailed in this section and will provide evidence to substantiate their view. The Officer will consider an objection and determine whether an alternate Advisor is to be appointed.

It is expected that there be no conflicts of interest between the Advisor and the complainant or respondent. If during the review process a conflict of interest arises between any party, the party must notify the Dispute Resolution Officer promptly. Where the Dispute Resolution Officer determines there is an actual conflict of interest, an alternative Advisor is to be appointed.

4.5 Dispute resolution process

4.5.1 Commencement

In commencing the dispute resolution process, the Advisor will bring together the parties to conduct an initial facilitated discussion or mediation. Where needed they may also undertake initial individual interviews with the parties and others.

The initial discussion is to provide a general picture of the dispute and to allow the Advisor to provide an estimate of the timeframe for the process based on the parties' willingness and availability. This discussion will support the Advisor's consideration of the appropriateness of undertaking the process including:

- the parties' willingness to participate in the process
- health and safety risks to the parties, or others.

The Advisor may determine that the process cannot continue due to:

- the risk that the process may cause harm to the health and safety of either of the parties; or
- one of the parties is unwilling or unable to participate; or

- initial engagement reveals circumstances that must be addressed through a different process, such as those outlined in Section 2.2

Where the Advisor has determined the process cannot continue, they will provide a report to the Dispute Resolution Officer. The report will provide their reasons and state their determination that the dispute will need to be resolved through alternative avenues. The Advisor may make recommendations regarding these avenues.

4.5.2 Process

The Advisor will determine the appropriate resolution processes based on their expertise and experience. This may include, but not be limited to, approaches such as mediation and facilitated restorative processes.

Resolutions may include, but not be limited to:

- a commitment to changing behaviours
- a commitment to cease the behaviour
- a commitment to apologise
- counselling
- undertaking professional development.

The Advisor may also make a recommendation to the Council that it review a policy, procedure, or other document related to the dispute.

The parties must represent themselves.

The maximum timeframe for a dispute resolution process is three months. At this time the Advisor is to provide a report to the Dispute Resolution Officer and close the dispute. This timeframe may be extended on the Advisor's recommendation and with the mutual agreement of the parties.

4.5.3 Information requests

Councillors and council staff are to respond to the Advisor's reasonable requests for information about the dispute. Information pertaining to a third party will require their consent for the information to be released.

The Advisor may request the Dispute Resolution Officer to search for any relevant records or information in the Council's Record Management System. The Advisor

must provide the complainant and respondent with a copy of any records that are identified.

In addition, where a clarification or additional information has been sought from the complainant by either the Dispute Resolution Officer or the Advisor, copies must also be provided to the complainant and respondent.

4.6 Order of disputes

Disputes will normally be dealt with in the order in which they are received. If more than one dispute is received that relates to the same alleged breach, the Dispute Resolution Officer may progress those disputes concurrently, provided confidentiality can be maintained.

4.7 Support person

Complainants and respondents may include a support person as part of the dispute resolution process.

The role of the support person is to observe and provide emotional support. They are not to provide views on the process or on legal context. The support person must not be an Australian lawyer.
The parties are to provide written notice to the Dispute Resolution Officer of their intention to include a support person in the dispute resolution process. This notice is to include the person's name, occupation and relationship to the party.

The Advisor is to consider, before and during the process, the impact of the support person's participation on the principles in this Policy. The Advisor has absolute discretion to remove, or not to allow the person to participate in some, or all, of the process. The Advisor's determination will be provided in writing to the parties and to the Dispute Resolution Officer.

5. REPORTING OBLIGATIONS

5.1 Report from Dispute Resolution Advisor

The Advisor must include in the confidential report to the Dispute Resolution Officer and to the parties:

(i) the process and methods that were used

(ii) outcomes of the process including commitments made by one or more of the parties

(iii) the views of the parties regarding the outcomes of the process.

5.2 Council

In accordance with *Local Government (General) Regulations 2015,* Regulation 30B, Council is required to maintain a record of the number of disputes, including whether they were determined, withdrawn or underway, and their total costs. This information is to be reported in its Annual Report.

6. IMPLEMENTATION AND COMMUNICATION

The General Manager is responsible for the implementation of this Policy in accordance with responsibilities outlined.

7. DOCUMENT ADMINISTRATION

This Policy is a managed document and is to be reviewed every four (4) after the council election.

This document is Version 1.1 effective XXXX. This document is maintained by General Managers Unit for the Southern Midlands Council.