



# ATTACHMENTS

## ORDINARY COUNCIL MEETING

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Levendale Community Hall  
 1325 Woodsdale Road, Levendale  
 Wednesday 22<sup>nd</sup> May 2024  
 10.00 a.m.

<b>Item 5.1</b>	Draft Council Meeting Minutes (Open) – 24 <sup>th</sup> April 2024
<b>Item 5.2.1</b>	Woodsdale Community Memorial Hall Minutes – 29 <sup>th</sup> April 2024
	Colebrook Memorial Hall Management Committee Minutes – 9 <sup>th</sup> May 2024
	Lake Dulverton & Callington Park Management Committee Minutes – 13 <sup>th</sup> May 2024
<b>Item 12.1.1</b>	DA240009 Documents & Representation
<b>Item 12.1.2</b>	DA230002 Petition to Amend Sealed Plan & Title Documents
<b>Item 13.1.1</b>	Extract from Oatlands Structure Plan – Traffic Issues
<b>Item 17.2.4</b>	Draft Strategic Plan 2024-2034
<b>Item 18.1</b>	Grant Deed – Bus Stops Upgrade Program
<b>Item 18.2</b>	Grant Deed – Regional Life Guard Accreditation Program



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

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Wednesday, 24<sup>th</sup> April 2024  
10.00 a.m.

Oatlands Municipal Offices  
71 High Street, Oatlands

## INDEX

<b>1. PRAYERS.....</b>	<b>4</b>
<b>2. ACKNOWLEDGEMENT OF COUNTRY .....</b>	<b>4</b>
<b>3. ATTENDANCE .....</b>	<b>4</b>
<b>4. APOLOGIES.....</b>	<b>4</b>
<b>5. MINUTES .....</b>	<b>4</b>
5.1 ORDINARY COUNCIL MEETING .....	4
5.3 SPECIAL COMMITTEES OF COUNCIL MINUTES .....	5
5.3.1 <i>Special Committees of Council - Receipt of Minutes</i> .....	5
5.3.2 <i>Special Committees of Council - Endorsement of Recommendations</i> .....	5
5.4 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)6	
5.4.1 <i>Joint Authorities - Receipt of Minutes</i> .....	6
5.4.2 <i>Joint Authorities - Receipt of Reports (Annual &amp; Quarterly)</i> .....	6
<b>6. NOTIFICATION OF COUNCIL WORKSHOPS.....</b>	<b>7</b>
<b>7. COUNCILLORS – QUESTION TIME .....</b>	<b>8</b>
7.1 QUESTIONS (ON NOTICE) .....	8
7.2 QUESTIONS WITHOUT NOTICE .....	8
<b>8. DECLARATIONS OF PECUNIARY INTEREST .....</b>	<b>11</b>
<b>9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA .....</b>	<b>12</b>
<b>10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.) .....</b>	<b>13</b>
10.1 PERMISSION TO ADDRESS COUNCIL .....	14
<b>11. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015 .....</b>	<b>15</b>
<b>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</b>	<b>16</b>
12.1 DEVELOPMENT APPLICATIONS .....	16
12.2 SUBDIVISIONS.....	16
12.3 MUNICIPAL SEAL (PLANNING AUTHORITY) .....	16
12.4 PLANNING (OTHER).....	17
12.4.1 <i>Proposed Township Structure Planning Project</i> .....	17
<b>13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..</b>	<b>19</b>
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 <i>Manager – Infrastructure &amp; Works Report</i> .....	21
<b>14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH) .....</b>	<b>22</b>
14.1 RESIDENTIAL .....	22
14.2 TOURISM .....	22
14.3 BUSINESS.....	22
14.4 INDUSTRY.....	22
<b>15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES).....</b>	<b>23</b>
15.1 HERITAGE.....	23
15.1.1 <i>Heritage Project Program Report</i> .....	23
15.2 NATURAL .....	23

15.2.1	<i>NRM Unit – General Report</i> .....	23
15.3	CULTURAL .....	24
15.4	REGULATORY (DEVELOPMENT).....	24
15.5	REGULATORY (PUBLIC HEALTH) .....	24
15.6	REGULATORY (ANIMALS).....	25
15.6.1	<i>Animal Management Report</i> .....	25
15.6.2	<i>Dog Management Policy (Clarification / Minor Amendment)</i> .....	25
15.6.3	<i>2024/25 Animal Management Fees (including Dog Registrations)</i> .....	26
15.7	ENVIRONMENTAL SUSTAINABILITY .....	29
15.7.1	<i>Updated Climate Change Adaptation Plan Endorsement</i> .....	29
<b>16.</b>	<b>OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY).....</b>	<b>30</b>
16.1	COMMUNITY HEALTH AND WELLBEING .....	30
16.2	RECREATION .....	31
16.2.1	<i>Oatlands Aquatic Centre – Coordinators Report</i> .....	31
16.3	ACCESS.....	31
16.4	VOLUNTEERS.....	31
16.5	FAMILIES .....	31
16.6	EDUCATION .....	32
16.7	CAPACITY & SUSTAINABILITY .....	32
16.8	SAFETY .....	32
16.8.1	<i>2023/24 Fire Abatement Update</i> .....	32
16.9	CONSULTATION & COMMUNICATION .....	32
<b>17.</b>	<b>OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....</b>	<b>33</b>
17.1	IMPROVEMENT .....	33
17.1.1	<i>Federal Government – House of Representatives Standing Committee – Inquiry into Local Government Funding and Sustainability</i> .....	33
17.2	SUSTAINABILITY .....	34
17.2.1	<i>Tabling of Documents</i> .....	34
17.2.2	<i>Elected Member Statements</i> .....	34
17.3	FINANCES.....	35
17.3.1	<i>Monthly Financial Statement (Period ending 31 March 2024)</i> .....	35
<b>18.</b>	<b>MUNICIPAL SEAL .....</b>	<b>36</b>
<b>19.</b>	<b>CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA .....</b>	<b>37</b>
19.1	<i>Oatlands District Historical Society – 107 High Street, Oatlands (PID 5842354) - Request for Rate Remission</i> .....	37
19.2	<i>SMC External Grant Projects - Quarterly Update</i> .....	39
<b>20.</b>	<b>BUSINESS IN “CLOSED SESSION” .....</b>	<b>46</b>
20.1	CLOSED COUNCIL MINUTES - CONFIRMATION .....	46
20.2	APPLICATIONS FOR LEAVE OF ABSENCE .....	46
20.3	PROPERTY MATTER .....	46
<b>21.</b>	<b>CLOSURE .....</b>	<b>47</b>



## OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD  
ON WEDNESDAY 24<sup>th</sup> APRIL 2024 AT THE OATLANDS MUNICIPAL OFFICES  
COMMENCING AT 10.00 A.M

### 1. PRAYERS

Reverend Dennis Cousens recited prayers.

### 2. ACKNOWLEDGEMENT OF COUNTRY

Deputy Mayor K Dudgeon recited acknowledgement of Country

### 3. ATTENDANCE

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

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr G Finn (Manager Development and Environmental Services), Mrs A Burbury (Finance Officer), Ms R Collis (Animal Management Officer) and Mrs J Thomas (Executive Assistant).

### 4. APOLOGIES

Mayor E Batt.

### 5. MINUTES

#### 5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 27<sup>th</sup> March 2024, as circulated, are submitted for confirmation.

### RECOMMENDATION

**THAT the Minutes (Open Council Minutes) of the Council Meeting held 27th March 2024 be confirmed.**

### DECISION

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

**THAT the Minutes (Open Council Minutes) of the Council Meeting held 27<sup>th</sup> March 2024 be confirmed.**

### CARRIED

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

### 5.3 Special Committees of Council Minutes

#### 5.3.1 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 – 10<sup>th</sup> April 2024
- Chauncy Vale Wildlife Sanctuary Management Committee Meeting – 16<sup>th</sup> April 2024

### RECOMMENDATION

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

### DECISION

*Moved by Clr D Fish, seconded by Clr D Blackwell*

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

### CARRIED

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

#### 5.3.2 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 – 10<sup>th</sup> April 2024
- Chauncy Vale Wildlife Sanctuary Management Committee Meeting – 16<sup>th</sup> April 2024

### RECOMMENDATION

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

**DECISION**

*Moved by Cllr D Blackwell, seconded by Cllr A E Bisdee OAM*

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

**CARRIED**

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

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

**5.4.1 Joint Authorities - Receipt of Minutes**

Nil.

**5.4.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)**

Nil.

## 6. NOTIFICATION OF COUNCIL WORKSHOPS

### DECISION

*Moved by Cllr A E Bisdee OAM, seconded by Cllr D Blackwell*

**THAT the information be received.**

**CARRIED**

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

## 7. COUNCILLORS – QUESTION TIME

### 7.1 Questions (On Notice)

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

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions without notice.

It states:

#### **“29. Questions without notice**

- (1) *A councillor at a meeting may ask a question without notice –*
  - (a) *of the chairperson; or*
  - (b) *through the chairperson, of –*
    - (i) *another councillor; or*
    - (ii) *the general manager.*
- (2) *In putting a question without notice at a meeting, a councillor must not –*
  - (a) *offer an argument or opinion; or*
  - (b) *draw any inferences or make any imputations – except so far as may be necessary to explain the question.*
- (3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*
- (4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*
- (5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*
- (6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*
- (7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

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** – Oatlands Aquatic Centre - Update on finishing the exterior cladding?  
*Deputy General Manager – original advice was completion after Easter. Following a meeting with Vos Construction, Council were advised there are issues with the subcontractor and delays with sourcing the remainder of the cladding product. Final payment is being withheld pending completion.*

**Clr A E Bisdee OAM** – Footpath - Campbell Street, Oatlands  
*General Manager – confirmed that the project is in the 2023/24 Budget and works are commence in the short-term. Quotes for the supply and finish of the concrete are currently being obtained. Footpath finish will be an exposed aggregate concrete.*

**Clr A E Bisdee OAM** – Oatlands Aquatic Centre – sought update on progress of Artwork to be installed at the front of the Centre.  
*Deputy General Manager provided Councillors with an update and circulated a photograph of the artwork which is in-progress. Installation should occur around the end of May early June 2024.*

**Clr A E Bisdee OAM** – Tunbridge Bridge - update?  
*Manager Development and Environmental Services to seek an update from the Department of State Growth, however Pitt and Sherry (consultants) have previously indicated that the contractor has been engaged and work was expected to begin in March 2024.*

**Clr A E Bisdee OAM** – Proposed Pontville Detention Centre - any update?  
*Manager Development and Environmental Services – no further information on the proposal available. Has had initial discussions with wastewater consultants and advice provided on zoning.*

**Clr A E Bisdee OAM** – Callington Park, Oatlands - Proposed toilet block – sought confirmation of the proposed location.  
*General Manager – Toilet will be on the northern side of the park, approximately halfway between Dovers Hut and the Esplanade.*

**Clr A E Bisdee OAM** – Made reference to a recent article in the Southern Midlands News which made comment in relation to recent developments within the heritage precinct at Oatlands and the application of the Scheme provisions (e.g. roof pith and external cladding).  
*Manager Development and Environmental Services advised he was aware of the article. Council are required to enforce the planning scheme and have concerns about inconsistencies. This has been taken on notice to provide a formal response.*

**Clr B Campbell** – Colebrook Main Road / Mudwalls Road – request Department of State Growth to install guard rail on the section of road in the vicinity of 'Peckham Hill, Colebrook.  
*To be referred to the Department of State Growth.*

**Clr B Campbell** – High Street, Oatlands – should consider the introduction of a reduced speed limit 'Shopping Zone' (i.e. 40 klm/hr). He is aware of a number of 'near misses' in this location.  
*General Manager advised that Council would need to approve and make a submission to the Commissioner for Transport – report to be submitted to the next Council Meeting.*

**Clr B Campbell** – Roche Hall – 73 High Street, Oatlands – made reference to a previous development plan that included a retaining wall at the front of the property and questioned whether a fountain could be included in the design for the forecourt?  
*Update to be provided.*

**Clr F Miller** – made reference to recent acts of vandalism at the Campania Waste Transfer Station. Can security cameras be installed to act as a deterrent and try and identify those responsible?

*General Manager advised that appropriate action can be taken.*

**Clr F Miller** – Campania (old Tennis Courts) - indicated there is interest from local persons in playing basketball/netball. Is there the potential to rejuvenate the court(s)?

*General Manager confirmed that this was possible noting that the recently completed Community Infrastructure Plan suggested that Council should be negotiating greater access to the Department of Education facilities to avoid duplication of infrastructure. Interested person to be encouraged to contact Council to further the discussion.*

**Deputy Mayor K Dudgeon** - Colebrook History Room Public Toilets made reference to ongoing acts of vandalism and mistreatment.

*General Manager – This is an ongoing issue at Colebrook. Additional servicing and monitoring has been introduced.*

**Deputy Mayor K Dudgeon** (on behalf of Mayor E Batt) – Kempton Clock Tower – clock now running 3 minutes behind having been adjusted for daylight savings.

*Noted.*

**Deputy Mayor K Dudgeon** (on behalf of Mayor E Batt) – Kempton Roadside Stopover – drainage works as discussed – any progress?

*General Manager – works scheduled and will be undertaken in the short-term.*

**Deputy Mayor K Dudgeon** (on behalf of Mayor E Batt) – Melton Mowbray Park (Trough) – update?

*General Manager advised that the historic trough will be reinstated at the time the site works are undertaken.*

## **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.

1. Oatlands District Historical Society Inc. – 107 High Street, Oatlands (PID 5842354)  
- Request for Rate Remission
2. SMC External Grant Projects – Quarterly Update

### RECOMMENDATION

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

### DECISION

*Moved by Cllr B Campbell, seconded by Cllr D Blackwell*

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

### CARRIED

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

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

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* states:

- (1) *Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.*
- (2) *The chairperson may –*
  - (a) *address questions on notice submitted by members of the public; and*
  - (b) *invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.*
- (3) *The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (4) *A question by any member of the public under this regulation and an answer to that question are not to be debated.*
- (5) *The chairperson may –*
  - (a) *refuse to accept a question; or*
  - (b) *require a question to be put on notice and in writing to be answered at a later meeting.*
- (6) *If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.*

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**

High Street, Oatlands – made comment in relation to the High Street speed limit in Oatlands. Can Council reduce the speed limit to 40 klm/hr. This is an ongoing issue for residents and tourists with disabilities who are having trouble crossing safely. Recently witnessed a near miss with motorised wheelchair and vehicle. This has been mentioned previously and Council indicated that the issue would be progressed following completion of the *Oatlands Structure Plan*.

*General Manager confirmed that Council does not have the direct authority to alter speed limits and a submission to the Commissioner for transport is required. The aim will be to submit a report to the next Council Meeting.*

### **Andrew Young**

Requested Council to progress the establishment of an 'off-lead' and dog park exercise area. *General Manager advised that this proposal was being progressed through the Lake Dulverton and Callington Park Management Committee. The Committee is awaiting feedback from Parks & Wildlife in relation to the possible location being at the old 'Flax Mill'.*

**10.1      Permission to Address Council**

Nil.

**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**

Nil.

**12.2 Subdivisions**

Nil.

**12.3 Municipal Seal (Planning Authority)**

Nil.

## 12.4 Planning (Other)

### 12.4.1 Proposed Township Structure Planning Project

#### DECISION

*Moved by Cllr A E Bisdee OAM, seconded by Cllr D Blackwell*

#### THAT Council:

A. Determine to investigate a project to develop a new Bagdad-Mangalore Structure Plan, and to that end:

B. Establish a Project Working Group, as follows:

Members:

Chair: Planning Consultant (Damian Mackey) – as the proposed Chair

Member: Cllr A E Bisdee OAM

Member: Cllr D Blackwell

All Councillors able to attend meetings.

Advisors:

Relevant Council Officers to attend as considered necessary.

Project Manager (servicing the Working Group):

Council Planning Consultant, Damian Mackey (Southern Midlands Council).

C. Refer the attached Draft Project Brief and Draft Project Plan, both dated 12 April 2024, to the Project Steering Group to further develop and report back to Council.

D. Consider allocating a budget of \$80,000 over two financial years (\$50,000 + \$30,000), and pursue any funding assistance that the State Planning Office might provide in coming financial years to offset this amount.

E. Make a final decision on whether to proceed with the project once the Project Working Group has reported back on the above matters.

F. that the Project Working Group consider the inclusion of a community representative(s) with a process being determined to call for nominations.

#### CARRIED

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

**[THIS CONCLUDES THE SESSION OF COUNCIL  
ACTING AS A PLANNING AUTHORITY]**

**DECISION**

*Moved by Cllr D Blackwell, seconded by Cllr B Campbell*

**THAT the meeting be adjourned for morning tea at 11.01 a.m.**

**CARRIED**

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

**DECISION**

*Moved by Cllr B Campbell, seconded by Cllr D Blackwell*

**THAT the meeting reconvene at 11.19 a.m.**

**CARRIED**

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

### **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

**Clr B Campbell** – Rhyndaston Road – The area of road near the railroad line is deteriorating. Can monitoring be done to see how much traffic is going through?

*General Manager – taken on notice. Confirmed that the traffic counter can be installed to determine the traffic movements.*

**Clr B Campbell** – Inglewood Road – evidence of ‘hooning’ in the vicinity of the Bridge.

**Clr B Campbell** – Inglewood Road – roadside clearing and ‘clean-up’ – would like to comment he employees undertaking this work.

**Clr D Fish** – questioned whether there has been any further discussion regarding the proposal to relocate the Council maintained road through the ‘Fonthill’ property.

*General Manager advised that there has been no further discussions or negotiation following confirmation be Council that it would be t the property owner’s expense.*

**Clr F Miller** – Tasmanian Irrigation Pty Ltd (TI) – raised the issue relating to TI considering the option of ‘community managed schemes’ and whether this provided any opportunity for Council. Secondly, made reference to the proposed south-east Scheme and the flawed pricing model and reduction in service area.

*General Manager to invite the CEO of Tas Irrigation Pty Ltd to attend a Council workshop and provide a briefing.*

**Deputy Mayor K Dudgeon** – Oatlands Community Centre – provided positive feedback following completion of the forecourt works.

#### RECOMMENDATION

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

#### DECISION

*Moved by Clr B Campbell, seconded by Clr D Fish*

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

#### CARRIED

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

## **14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)**

### **14.1 Residential**

**Strategic Plan Reference 2.1**

*Increase the resident, rate-paying population in the municipality.*

Nil.

### **14.2 Tourism**

**Strategic Plan Reference 2.2**

*Increase the number of tourists visiting and spending money in the municipality.*

Nil.

### **14.3 Business**

**Strategic Plan Reference 2.3**

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

Nil.

### **14.4 Industry**

**Strategic Plan Reference 2.4**

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

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 Fish, seconded by Clr A E Bisdee OAM*

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

**CARRIED**

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

### 15.2 Natural

#### Strategic Plan Reference – page 23/24

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

#### 15.2.1 NRM Unit – General Report

#### DECISION

*Moved by Clr D Fish, seconded by Clr B Campbell*

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

**CARRIED**

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

### 15.3 Cultural

**Strategic Plan Reference 3.3**

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

Nil.

### 15.4 Regulatory (Development)

**Strategic Plan Reference 3.4**

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

Nil.

### 15.5 Regulatory (Public Health)

**Strategic Plan Reference 3.5**

*Monitor and maintain a safe and healthy public environment.*

Nil.

## 15.6 Regulatory (Animals)

### Strategic Plan Reference 3.6

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

### 15.6.1 Animal Management Report

#### DECISION

*Moved by Cllr A E Bisdee OAM, seconded by Cllr D Blackwell*

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

#### CARRIED

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

### 15.6.2 Dog Management Policy (Clarification / Minor Amendment)

#### DECISION

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

#### THAT:

1. the information be received; and
2. Council acknowledge and endorse the minor amendment which is basically clarification of an existing provision within the Policy (adopted May 2022).

#### CARRIED

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

### 15.6.3 2024/25 Animal Management Fees (including Dog Registrations)

#### RECOMMENDATION

THAT Council adopt the following Animal Management Fees for the 2024-25 period:

CLASS	EVIDENCE REQUIRED	AMOUNT
Dog Desexed	<i>Vet Certificate or Stat Dec required</i>	\$38.00
Dog Non-desexed		\$48.00
Greyhound/Working Dog/Purebred (for showing/breeding)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$38.00
Dangerous Dog/Restricted Breed/Guard Dog Existing Dogs declared pre June 2024 Dogs declared post-June 2024	<i>Declared by General Manager</i>	\$110 \$750
Guide Dogs/Hearing Dogs		No Charge
Pensioner	<i>Pension Concession Card Health Care Card</i>	50% discount off scheduled fee (one dog only)
Replacement Tag (metal lifetime tag)		\$15.00
Formal Notice of Complaint		\$70.00
Licence Application		\$150.00
Licence Renewal		\$70.00
Advertising Licence		\$350.00
Advertising stock		\$450.00
Afterhours release		\$170.00
Transportation to pound of livestock (if external assistance required)		@cost
Transportation to relocate livestock outside Municipality		@cost
Impound fee (per animal)		\$38.00
Feed/care fee (daily charge per animal)		\$18.00
Veterinary Treatment		@cost
Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>	Refer Dogs Home

*Moved by Cllr B Campbell, seconded by*

*THAT Council adopt the schedule of Animal Management Fees for the 2024-25 period (as presented) subject to the following amendments:*

CLASS	EVIDENCE REQUIRED	AMOUNT
<i>Dog Desexed</i>	<i>Vet Certificate or Stat Dec required</i>	<i>\$35.00</i>
<i>Dog Non-desexed</i>		<i>\$50.00</i>
<i>Impound fee (per animal)</i>		<i>\$40.00</i>
<i>Feed/care fee (daily charge per animal)</i>		<i>\$20.00</i>

*The Motion lapsed for the want of a seconder.*



## DECISION

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

**THAT Council adopt the following Animal Management Fees for the 2024-25 period:**

CLASS	EVIDENCE REQUIRED	AMOUNT
Dog Desexed	<i>Vet Certificate or Stat Dec required</i>	\$38.00
Dog Non-desexed		\$48.00
Greyhound/Working Dog/Purebred (for showing/breeding)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$38.00
Dangerous Dog/Restricted Breed/Guard Dog Existing Dogs declared pre June 2024 Dogs declared post-June 2024	<i>Declared by General Manager</i>	\$110 \$750
Guide Dogs/Hearing Dogs/Assistance Dogs		No Charge
Pensioner	<i>Pension Concession Card Health Care Card</i>	50% discount off scheduled fee (one dog only)
Replacement Tag (metal lifetime tag)		\$15.00
Formal Notice of Complaint		\$70.00
Licence Application		\$150.00
Licence Renewal		\$70.00
Advertising Licence		\$350.00
Advertising stock		\$450.00
Afterhours release		\$170.00
Transportation to pound of livestock (if external assistance required)		@cost
Transportation to relocate livestock outside Municipality		@cost
Impound fee (per animal)		\$38.00
Feed/care fee (daily charge per animal)		\$18.00
Veterinary Treatment		@cost
Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>	Refer Dogs Home

## CARRIED

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

## 15.7 Environmental Sustainability

### Strategic Plan Reference 3.7

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

### 15.7.1 Updated Climate Change Adaptation Plan Endorsement

#### DECISION

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

#### THAT:

- a) Council receive and endorse the updated Southern Midlands Council Climate Change Adaptation Plan; and
- b) It be acknowledged that proposed actions will be subject to budgetary considerations.

#### CARRIED

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

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

**16.1 Community Health and Wellbeing**

**Strategic Plan Reference 4.1**

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

Nil.

## 16.2 Recreation

### Strategic Plan Reference 4.2

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

### 16.2.1 Oatlands Aquatic Centre – Coordinators Report

#### DECISION

*Moved by Cllr D Blackwell, seconded by Cllr D Fish*

**THAT the information be received and noted.**

#### CARRIED

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

## 16.3 Access

### Strategic Plan Reference 4.3

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

Nil.

## 16.4 Volunteers

### Strategic Plan Reference 4.4

*Encourage community members to volunteer.*

Nil.

## 16.5 Families

### Strategic Plan Reference 4.5

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

Nil.

**16.6 Education****Strategic Plan Reference 4.6***Increase the educational and employment opportunities available within the Southern Midlands*

Nil.

**16.7 Capacity & Sustainability****Strategic Plan Reference 4.7***Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.*

Nil.

**16.8 Safety****Strategic Plan Reference 4.8***Increase the level of safety of the community and those visiting or passing through the municipality.***16.8.1 2023/24 Fire Abatement Update****DECISION***Moved by Cllr B Campbell, seconded by Cllr A E Bisdee OAM***THAT Council receive the information.****CARRIED**

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

**16.9 Consultation & Communication****Strategic Plan Reference 4.8***Improve the effectiveness of consultation & communication with the community.*

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 Federal Government – House of Representatives Standing Committee – Inquiry into Local Government Funding and Sustainability

#### DECISION

*Moved by Cllr B Campbell, seconded by Cllr D Blackwell*

**THAT the information be received.**

**CARRIED**

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

## 17.2 Sustainability

### Strategic Plan Reference 5.2

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

### 17.2.1 Tabling of Documents

Nil.

### 17.2.2 Elected Member Statements

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

Nil.

## 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 March 2024)

## RECOMMENDATION

**THAT the Financial Report be received and the information noted.**

## DECISION

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

**THAT the Financial Report be received and the information noted.**

## CARRIED

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



**18. MUNICIPAL SEAL**

Nil.

## 19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

### 19.1 Oatlands District Historical Society – 107 High Street, Oatlands (PID 5842354) - Request for Rate Remission

**Author:** ADMINISTRATION OFFICER (RATES) (SOPHIE BLYTH)

**Date:** 24 APRIL 2024

**Enclosure:**  
*ODHS Financial Statement – 2022/23 (circulated)*

## ISSUE

Council to consider a request from the Oatlands District Historical Society for a remission of rates and charges for the 2023/2024 financial year.

## BACKGROUND

Reference is made to section 129 of the *Local Government Act 1993*. It states:

### **129. Remission of rates**

*“(1) A ratepayer may apply to the council for remission of all or part of any rates paid or payable by the ratepayer or any penalty imposed or interest charged under [section 128](#) .*

*(2) An application is to be –  
(a) made in writing; and  
(b) lodged with the general manager.*

*(3) A council, by absolute majority, may grant a remission of all or part of any rates, penalty or interest paid or payable by the ratepayer.*

*(4) A council, by absolute majority, may grant a remission of any rates, penalty or interest paid or payable by a class of ratepayers.*

*(5) The general manager is to keep a record of the details of any remission granted under this section.”*

## DETAIL

The Oatlands District Historical Society has been granted a remission of rates and charges over the last four years.

As part of that decision, it was determined that the Society would need to make application on an annual basis.

In reference to the attached letter dated 9<sup>th</sup> March 2024, the Historical Society has submitted a formal request for a rate remission.

## Human Resources & Financial Implications –

Rates and Charges:

Description	2023/24
General	\$498.38
Garbage	\$232.00
Waste Levy	\$274.00
Fire	\$48.00
<b>Total</b>	<b>\$1,047.38</b>
<i>Interest &amp; Penalties imposed</i>	<i>\$17.16</i>
<b>Total Outstanding</b>	<b>\$1,064.54</b>

Community Consultation & Public Relations Implications – Nil

Policy Implications – Policy position

Priority - Implementation Time Frame – Ongoing.

## RECOMMENDATION

THAT, in accordance with section 129 of the *Local Government Act 1993*:

- Council, by absolute majority, grant a remission of rates and charges to the Oatlands District Historical Society for its property at 107 High Street, Oatlands (PID 5842354); and
- The remission relates to the 2023/2024 financial year, inclusive of penalty and interest (total amount as at 13 March 2024 being \$1,064.54).

## DECISION

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

- Council, by absolute majority, grant a remission of rates and charges to the Oatlands District Historical Society for its property at 107 High Street, Oatlands (PID 5842354); and
- The remission relates to the 2023/2024 financial year, inclusive of penalty and interest (total amount as at 13 March 2024 being \$1,064.54).

## CARRIED

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

## 19.2 SMC External Grant Projects - Quarterly Update

**Author:** DEPUTY GENERAL MANAGER (ANDREW BENSON)

**Date:** 24 APRIL 2024

### Enclosure:

*Report to Council on Various SMC Grant Projects as at 31<sup>st</sup> March 2024*

## ISSUE

Council have a quite a number of external grants that are in various stages of implementation and it is meaningful to provide Council with a status report in respect of the external grants on a quarterly basis.

## BACKGROUND

The application of grants is a major contributor to Council's infrastructure budget. Some grants are fully funded by the Grant body, for example 'election promises realised', others require part funding, ie Active Tasmania (former Dept. of Communities, Sport & Recreation - Tasmanian State Government), and with a minimum of 50% funding by Council, and others require various funding contributions by Council. Some with no funding contributions by Council.

All Council Business Units are focused on bringing in funded projects that meet the objectives of the Strategic Plan and that add value to our Community. That way the budget goes further and we are able meet, to some extent the expectations of the Community.

## DETAIL

This update is provided for Councillors information only and will be updated on a quarterly basis.

## RECOMMENDATION

**THAT the Report be received and the information noted.**

## DECISION

*Moved by Cllr B Campbell, seconded by Cllr D Blackwell*

**THAT the Report be received and the information noted.**

## CARRIED

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

**ENCLOSURE**

*Agenda Item 19.2*

**Report to Council on Grant Funded Projects as at 31<sup>st</sup> March 2024**

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
<b>Oatlands Aquatic Centre</b>	Development of the proposed Aquatic Centre in Oatlands	1. Australian Government 2. Tasmanian Government 3. Station Child Care Centre 4. Loan Funds by SMC	\$2,000,000 \$2,000,000 \$80,350	\$5,920,000	Tim Kirkwood (Project Financials) Andrew Benson (Project Delivery)	99% Vos Constructions are yet to complete the sandstone	Changed	Sandstone yet to be completed and a couple of minor other issues. Negotiating with Vos on costs from Extension of Time
<b>South Central Sub-region – Workforce Development Coordinator Project</b>	The submission of grant for a workforce coordinator for the Southern Midlands, Central Highlands, Brighton and Derwent Valley to (three year contract).  The State Government through Jobs Tas to operate a Jobs Hub for the Sub Region. This is a partnership with the three other Councils.	Tasmanian Community Fund  Jobs Tasmania	\$400,000 over three years  \$M1.625	\$15,000  \$0	Andrew Benson	100%  Triannual funding depending on Annual reviews	July 2023  Nov 2024 +	Contract targets of people to be employed were significantly exceeded, plus working with schools and employers on a range of activities  Lobbying for the Government Budget 2024.  The project is currently exceeding expectations
<b>Southern Midlands Drought Weeds Grant 2020 – Support for Farmers</b>	\$30,000 for on ground works, \$25,000 for wages.	State Government of Tasmania	\$55,000	\$0	Mary Smyth Weeds Officer and Maria Weeding	80%	Ongoing- until funds run out.	Limited funds remaining – may use for some Stemless Thistle follow up works. (High Priority for SMC)
<b>Reeve St / Native Crns Rd Junction plus carpark at Campania</b>	Reeve Street Junction with Climie St plus carpark	Department of State Growth, under the Vulnerable Road User Program	\$200,000.00	\$50,000.00	Andrew Benson	100%	Completed October 2023	Acquittal submitted and accepted

**Report to Council on Grant Funded Projects as at 31<sup>st</sup> March 2024**

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
<b>Wombat Woodland Walk</b>	Nature interpretation and adventure trail for children at Chauncy Vale	Healthy Tasmania Fund	\$29,250	\$10,000	Graham Green	80%	April 2023	All work complete except for rope bridge.
<b>2019-20 Black Summer Bushfire Recovery Grants Program</b>	Support impacted Communities – Refurbishment of the Broadmarsh Hall as a Emergency Management Recovery Centre	National Recovery and Resilience Agency	\$M1.55	Nil (In-kind)	Andrew Benson/ Donna Blackwell Broadmarsh Elderslie Progress Assn (BEPA) Wendy Young (Project Finances)	45%	April 2024	SMC working in partnership with the Broadmarsh / Elderslie Progress Assn Inc on this grant program to maximize the benefits to the Community. Planning Approval and Building Approval all in place. Construction commenced
<b>Play Well Participation Grant Program</b>	Health & Wellbeing Event/Day to promoting GYM classes & introducing new programs the community can utilise to help improve overall Health & Wellbeing	Australian Sports Commission	\$15,000	Nil (in-kind)	Adam Briggs	0%	December 2024	Awaiting funding application results.
<b>Healthy Lift - Expression of Interest</b>	Lift Local grants are for local government to support activities that strengthen planning for health and wellbeing.	Healthy Tas (Dept. of Health Tas)	\$20,000	Nil	Andrew Benson / Wendy Young	100% EOI submitted in December 2022 Final submission March 2023		These funds are being used to part fund the SM Community Infrastructure Plan development project by Inspiring Place
<b>Road Infrastructure Upgrade</b>	Reconstruction of Interlaken Road from Oatlands to	Department of Infrastructure, Transport, Regional	\$5,346,180	\$300,000	David Richardson / Craig Whatley	25% AWC appointed as Contractor	June 2024	

Page | 2



**Report to Council on Grant Funded Projects as at 31<sup>st</sup> March 2024**

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% completed)	Anticipated Completion Date	Remarks
	Central Highlands Council boundary	Development, communities and the Arts						
<b>Natural Disaster Risk Reduction Grant Program</b>	Bagdad/Mangalore hydraulic assessment	Australian Government Attorney General's Department	\$80,830	\$80,830	David Richardson / Andrew Benson	100% Consultants/Engineers Report received, reviewed & shape files loaded on Planning Scheme maps	April 2024	
<b>Safer Rural Roads Program</b>	Woodsdale Road – Guard Rail	Department of State Growth	\$95,000	\$5,000	David Richardson / Craig Whatley	10% Included in 23/24 Works Program	29 February 2024	
<b>Safer Rural Roads Program</b>	Green Valley Road – Guard Rail & Line Marking	Department of State Growth	\$110,000	\$10,000	David Richardson	100% Included in 23/24 Works Program	8 January 2024	
<b>Better Active Transport in Tasmania Rd 1</b>	Bagdad RC Walkway	Department of State Growth	\$370,000	\$270,000	David Richardson / Andrew Benson	5%	September 2024	
<b>Better Active Transport in Tasmania Rd 2</b>	Mood Food RC Walkway	Department of State Growth	\$278,000	\$146,310 cash	David Richardson / Andrew Benson	Application Submitted	June 2024	Awaiting Minister's Consideration once a new Government is in place
<b>Bus Stops Program</b>	Upgrade Campania Bus Stop outside the War Memorial Hall	Department of State Growth	\$14,250	\$14,450	Andrew Benson	Application Submitted	December 2024	Awaiting Minister's Consideration once a new Government is in place
<b>Bus Stops Program</b>	New Bus Stop at Campania outside the Community Hall 45 Reeve St	Department of State Growth	\$26,246	\$39,653	Andrew Benson	Application Submitted	December 2024	Awaiting Minister's Consideration once a new Government is in place
<b>Bus Stops Program</b>	New Bus Stop High Street Oatlands (north bound)	Department of State Growth	\$13,000	\$15,300	Andrew Benson	Application Submitted	December 2024	Awaiting Minister's Consideration once a new Government is in place

### Report to Council on Grant Funded Projects as at 31<sup>st</sup> March 2024

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
<b>Active Tas Development Grant</b>	Funding support for Lifeguards Project	Active Tasmania	\$30,000	\$0	Andrew Benson	Application Submitted		Project partnership with the Jobs Hub to train and support 40 lifeguards over two years.
<b>Saluting Their Service</b>	Recognition (sign, plaque & sandstone) of JH Bisdee VC OBE	Department of Veterans Affairs	\$7,480	\$1,00 in-kind	Andrew Benson	Application Submitted	November 2024	Part of the Melton Mowbray Park development
<b>Vulnerable Road User Program 2024</b>	RC Footpath along Reeve St adjacent to Flour Mill Park, from Opposite Lee St (TasRail entrance) to Community Hall at Campania	Department of State Growth	\$58,616	\$41,593 cash \$10,000 in-kind	Andrew Benson	Application Submitted	December 2024	Awaiting Minister's Consideration once a new Government is in place
<b>Vulnerable Road User Program 2024</b>	RC Footpath along Reeve St, adjacent to Rec Grd from entrance to Campania Rec Grd to Villeneuve St	Department of State Growth	\$36,258	\$14,900 cash \$5,000 in-kind	Andrew Benson	Application Submitted	December 2024	Awaiting Minister's Consideration once a new Government is in place
<b>Vulnerable Road User Program 2024</b>	Pedestrian Crossing of railway line at Climie St Campania	Department of State Growth	\$35,250	Design \$6,429 (paid) Cash \$6,000 In kind \$1,000	Andrew Benson	Application Submitted	June 2024	Awaiting Minister's Consideration once a new Government is in place
<b>Vulnerable Road User Program 2024</b>	Midland Highway - Mood Food RC Walkway	Department of State Growth	\$278,000	\$146,310 cash	Andrew Benson	Application Submitted	May 2025	Awaiting Minister's Consideration once a new Government is in place
<b>LGAT Open Space Program</b>	Campania Rec Grd Change Rooms	LGAT/DPaC	\$400,000	\$700,000	Andrew Benson	Application Submitted		



**Report to Council on Grant Funded Projects as at 31<sup>st</sup> March 2024**

Project Title	Brief Description	Grant Body	Project Value Grant Funds	Project Value SMC Funds	Project Manager	Current Project Status (% complete)	Anticipated Completion Date	Remarks
<b>UNSUCCESSFUL GRANTS APPLICATIONS</b>								
<b>ReGeneration Project</b>	Convert 9 Barrack St to Community House style for service delivery by ReGeneration and Hobart City Mission	Tas Community Fund	\$52,000	\$25,400 Maintenance on the building	Andrew Benson with Mary-Ann Orchard (HCM)	Grant applied for	June 2024	This grant EoI was unsuccessful
<b>Mood Food Walkway</b>	Footpath connection between Mood Food and Kempton	Local Government Assn Tas	\$336,500	\$146,000	Tim Kirkwood	Application submitted		This grant application was unsuccessful
<b>RECENTLY COMPLETED PROJECT(S)</b>								
<b>Encouraging Active Ageing</b>	Ageing members of our community activity program	Foundation for Rural & Regional Renewal	\$10,000	Nil	Wendy Young	100%	Completed	Acquittal completed
<b>Commonwealth Bank Community Grant Program</b>	Small grant to help communities around Australia to purchase equipment or group activity.	Commonwealth Bank	\$500	Nil	Adam Briggs	100%	Completed	
<b>Premier's Fund for Children and Young People</b>	Equipment for the Oatlands Aquatic Centre (OAC)	Department of Premier & Cabinet	\$50,000	Nil	Adam Briggs	100%	Completed	Providing tremendous value to the Community using the OAC

## 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 Cllr A E Bisdee OAM, seconded by Cllr 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)
Applications for Leave of Absence	15(2)(h)
Property Matter	15(2)(f)

## CARRIED

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

## RECOMMENDATION

**THAT in accordance with Regulation 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 Cllr B Campbell, seconded by Cllr D Fish*

**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
Deputy Mayor K Dudgeon	✓	
Cllr A E Bisdee OAM	✓	
Cllr D Blackwell	✓	
Cllr B Campbell	✓	
Cllr D Fish	✓	
Cllr F Miller	✓	

## CLOSED COUNCIL MINUTES

### 20. BUSINESS IN “CLOSED SESSION”

#### 20.1 Closed Council Minutes - Confirmation

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

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

#### 20.2 Applications for Leave of Absence

*In accordance with the Local Government (Meeting Procedures) 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 Property 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)(g) of the Local Government (Meeting Procedures) Regulations 2015.*

### RECOMMENDATION

**THAT Council move out of “Closed Session”.**

*Moved by Cllr B Campbell, seconded by Cllr D Blackwell*

**THAT Council move out of “Closed Session”.**

**CARRIED**

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

## OPEN COUNCIL MINUTES

### 21. CLOSURE

The meeting closed at 1.04 p.m.

# March Woodsdale Community Memorial Hall

Est. 1905

*General Committee Meeting*

*Monday 29<sup>th</sup> April, 2024*

*Woodsdale Hall*

## **Welcome/Opening:**

- The President welcomes members and declares the meeting open at 7.04

## **Attendance:**

Mrs Kaye Rowlands, Mrs Ann Scott, Mr Leon Scott, Mrs Marion Wiggins, Mrs Ann Wiggins, Mrs Sally Stubs, Ms Alyson Scott

## **Apologies:**

Mrs Karen Dudgeon, Mrs Allison Scott, Ms Kate Bourne

Moved: Ms Alyson Scott

Seconded: Ms Sally Stubs

**Motion Carried**

## **Confirmation of Minutes for the last meeting – April 6, 2024**

Moved: Ms Alyson Scott

Seconded: Mrs Ann Scott

**Motion Carried**

## **Financial Report:**

Balance at 29.4.2024

**\$11995.48**

Moved: Mrs Ann Scott

Seconded: Ms Alyson Scott

**Motion Carried**

## **General Business:**

- Dates for football club May 11 -6.30 meal hot – casseroles and veggies – 50 guests

Members Night: 50 guests - 6.30 pm

Vegetables – potatoes, peas, carrots, swedes, corn

Swedes – Ann

Potatoes – Leon

Need to purchase peas, carrots, corn – dinner rolls, 3 cooked chickens,

Casseroles - 3 chickens (cooked – kaye to collect), leg lamb (Ann)

Marion - beef casserole

Kaye – chicken casserole

Ann W – Spag bolognaise/meatballs

Ann S – leg lamb in gravy

Cutlery and plates supplied

Per head: \$20 adult - \$5 kids

Set up from 4pm

- June 15 – cracker night – 300+ - price per head \$10 – kids - \$5 - Family \$30 – meat and gravy rolls
- Further meeting to organise the cracker night – June 3rd – 7pm
- July 20 – Hall – Red and green ball - \$35?
- 24<sup>th</sup> August – Hall – vote count
- Kristyn will do the defibrillator training night – Thursday night at football ground 7.00 – organising dummy defibrillator to demonstrate – date to be organised
- Ian and Anthony to clean the hall

Planning for the hall:

- Looking at possibly upgrading power situation at the hall through fundraising funds. Need to make the hall a viable place for events for hiring by the wider community. Look at ovens etc. to discuss next meeting.

Meeting Closed at 8.05

**NEXT MEETING –Monday June 3<sup>rd</sup> – 7pm**





## COLEBROOK MEMORIAL HALL MANAGEMENT COMMITTEE

### GENERAL MEETING

# MINUTES

To be held on Thursday 9<sup>th</sup> May 2024 at the Colebrook Memorial Hall, Colebrook

Meeting to commence at 10.00am

Welcome by Chairman

Attendance: Don Fish, Leanne Doherty, Glenn Doherty, Mandy Nicolle, Michael Munnings, Daniel Buck & Wendy Young

Apologies: Clr F Miller

#### 1. Previous Minutes

##### Recommendation:

No previous general meeting minutes.

#### 2. Request by Daniel Buck - Colebrook 8 Ball Club

Council is in receipt of a request from Daniel Buck to hold 8 ball in the hall for 7 weeks plus finals if required. The Committee would be required to make a decision in relation to giving permission for the 8Ball Club to obtain a liquor licence.

It was resolved that permission be granted to the Colebrook 8 Ball Club to use the hall for the purpose of holding a 8 Ball competition and applying for a liquor licence. It was noted that the hall would be used between the hours of 6.30 pm – 11.00 pm on the following dates:-

- 29<sup>th</sup> May
- 12<sup>th</sup>, 19<sup>th</sup> & 26<sup>th</sup> June
- 3<sup>rd</sup>, 10<sup>th</sup> & 24<sup>th</sup> July



- Plus finals if the Club makes them

Wendy to do a 3 month user agreement for the purpose of applying for a liquor licence.

It was noted that the kitchen would be required to be used for supper, the 8 Ball Club would be responsible for cleaning after use and that alcohol was not to be stored in the hall after each use, due to the likelihood of the hall be broken into.

The 8 ball table could be left in hall between bookings, however if another user required the hall, it was up to the 8ball club to relocate the table to a suitable location within the hall. It was also advised that the 8 ball club would place a suitable cover over the table when not in use to prevent damage.

It was also noted that the 8 Ball club would have to install a temporary light over the 8 Ball table, Daniel Ball a local electrician would do the installation. It was advised that a proposed installation plan be sent through to Wendy for authorisation prior to it being installed.

A fee will be payable for the use of the Hall, this fee will be determined in consultation with the General Manager.

Daniel to advise Wendy when the delivery of the table was taking place, so she could meet them at the hall to let them in and give keys to the hall.

The Committee was happy that the hall was being used by locals and wished to encourage further use of the hall.

### **3. Damage to floor**

Leanne advised that there has been damage done to the floor - from the recent hire by the TEC. Wendy has contact the TEC in regards to the damage. TEC has advised to source a quote for repair. Glen & Leanne advised there is a local floor repairer living in Colebrook and they would provide the details to Wendy and she would arrange for a quote to be done. It was also noted that the line markings on the floor were not necessary to be redone when the floor was repaired.

### **4. Vandalism at the Hall**

It was noted that there has been some vandalism done at the Hall – damage to outdoor air conditioning units. Wendy contacted Wil Butler from the Tasmania Police, he advised to send photos through and that they would continue to make their presence felt in the Colebrook area. It was also noted that if any of the Committee members saw any anti-social behaviour happening to take a photo of the perpetrators.

### **6. Close**

The meeting closed at 10.18 am.

# **LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE MINUTES**

**Monday 13<sup>th</sup> May 2024**

**Council Chambers  
Oatlands  
1.30 p.m.**

## **TABLE OF CONTENTS**

<b>1.</b>	<b>ATTENDANCE .....</b>	<b>1</b>
<b>2.</b>	<b>APOLOGIES.....</b>	<b>1</b>
<b>3.</b>	<b>CONFIRMATION OF MINUTES.....</b>	<b>1</b>
<b>4.</b>	<b>BUSINESS ARISING FROM PREVIOUS MEETING .....</b>	<b>2</b>
4.1	CALLINGTON PARK – UNISEX ACCESSIBLE TOILET + BABY CHANGE TABLE – PROPOSAL.....	2
4.2	FISHERS ON THE LAKE FORESHORE.....	2
4.3	EXISTING DOG MANAGEMENT POLICY .....	3
4.4	PROPOSED DOG EXERCISE PARK AREA – LAKE DULVERTON FORESHORE.....	3
4.5	GEESE ON LAKE FORESHORE .....	4
4.6	PACIFIC BLACK DUCKS.....	5
4.7	1980 LAKE DULVERTON MANAGEMENT PLAN & MANAGEMENT STATEMENT PROPOSAL .....	5
4.8	COMMUNITY INFRASTRUCTURE – PUBLIC CONSULTATION.....	6
4.9	TAS RAIL TRAIL .....	6
4.10	BUDGET .....	6
4.11	CENTRAL TASMANIAN AQUACULTURE CENTRE .....	7
<b>5.0</b>	<b>TREASURER’S REPORT.....</b>	<b>7</b>
<b>6.0</b>	<b>OTHER MATTERS .....</b>	<b>9</b>
6.1	19 ESPLANADE – SEWER PUMP STATION – TASWATER UPGRADE .....	9
<b>7.0</b>	<b>NEXT MEETING .....</b>	<b>9</b>

## LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

### MINUTES Monday 13<sup>th</sup> May 2024

1.30 p.m.  
Council Chambers  
Oatlands

#### MEMBERS:

**Chairman:** Councillor Don Fish (Clr K Dudgeon – proxy)

**Parks & Wildlife Rep:** Joss Mooney, (Proxy rep: Brian Campbell)

**Resident Representatives:** Mrs Maria Weeding, Mr Athol Bennett, Dr Robert Simpson,  
Mrs/Clr Karen Dudgeon, Ms Helen Geard, Mrs Jenni Muxlow,  
Grant Wilson

The meeting opened at 1.33 p.m.

#### 1. ATTENDANCE

Councillor Don Fish, Maria Weeding, Grant Wilson, Jenni Muxlow, Karen Dudgeon, Brian Campbell, Robert Simpson, Helen Geard, Athol Bennett

#### 2. APOLOGIES

Nil.

#### 3. CONFIRMATION OF MINUTES

The Committee to confirm the 18<sup>th</sup> March 2024 minutes.

#### RECOMMENDATION

That the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting held on 18<sup>th</sup> March 2024.

#### SUB COMMITTEE RECOMMENDATION TO COUNCIL:

**MOVED** Mrs Jenni Muxlow

**SECONDED** Dr Robert Simpson

**THAT** the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting, held on 18<sup>th</sup> March 2024.

**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:

- TasWater - approved Development / Engineering Design plans went out for quotes for the TasWater component of the works (connection point into the sewer pit at the pump station on the foreshore). Protech were accepted by Taswater for the works and this was advised by TasWater to SMC. TasWater sent the quote to SMC which has been accepted. SMC paid TasWater for the works, as TasWater will oversee this component. Protech will subsequently liaise with Council as to when the works will be undertaken.
- Duo Design has now finalised the toilet block building plans. These will be provided to Council once the building engineer has finalised his assessment.
- Waiting on the building engineer (Noe Escobar) to provide the stamped certified plans of the design of the toilet block building. They should be sent in the next week.
- As previously advised, the last step is to request the issue of a Building and Plumbing Permit from Council.
- Builders have been preliminarily ‘pencilled in’, but not looking like it will be May at this stage, as originally proposed.

The pledge of \$45000 (additional funding for the toilet block) from the recently re-elected State Government Liberal will be forthcoming. Timetable and process to receive the funds to be advised.

#### **RECOMMENDATION**

That the committee note the information and the proposal continue to progress.

#### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

##### **RESOLVED**

**THAT** the information be noted and the project continue to progress.

##### **4.2 FISHERS ON THE LAKE FORESHORE**

At the last meeting the Committee were advised that Grant will work with Brian from Parks to submit a Reserve Activity Assessment (RAA) that details what the Dulverton Anglers wish to do in and around the Lake (eg cut fishing holes in the vegetation – where appropriate). Grant has been in touch with Brian, but the RAA still needs to be worked on. It was noted at the last meeting of the Committee that the Dulverton Anglers are planning to have a tagged trout day in the Fountain Zone area, set for early October 2024. Grant said that Inland Fisheries will put some fish in the Fountain Zone soon.

#### **RECOMMENDATION**

That the committee note the information and the proposal continue to progress.

**SUB COMMITTEE RECOMMENDATION TO COUNCIL:****RESOLVED**

**THAT** the information be noted.

**4.3 EXISTING DOG MANAGEMENT POLICY**

At the last meeting it was discussed that the Southern Midlands Council's Dog Policy was not clear in relation to Lake Dulverton. Since our last meeting, the minor changes to the SMC Dog policy were accepted by Council. The policy has now been updated. It was noted that some minor changes to signage will be undertaken to correct inconsistencies.

**RECOMMENDATION**

That the committee note the information.

**SUB COMMITTEE RECOMMENDATION TO COUNCIL:****RESOLVED**

**THAT** the information be noted.

**4.4 PROPOSED DOG EXERCISE PARK AREA – LAKE DULVERTON FORESHORE**

Recap from the last meeting: Council has been approached by some local residents of Oatlands to develop a fenced dog park be developed in the Flax Mill area. This section on the Lake foreshore has been identified by the group as an ideal location for the establishment of such a site.

Brian from Parks reported at the last meeting that after a great deal of investigation, it is feasible to have a dog exercise area in a conservation area. The first step would be the submission of a Reserve Activity Assessment (RAA) to Parks clearly outlining the dog exercise area proposal – location, size and strategies to reduce the impact on any wildlife. The proposal would then be assessed to ensure it was in accordance with National Parks and Reserve Management Act 2002 and other Parks policies.

Update for the meeting:

- An Aboriginal Heritage Tasmania (AHT) Desk Top review has been submitted. awaiting to hear the results.
- A Reserve Activity Assessment (RAA) has been drafted. Need to hear back from AHT before the RAA can be submitted. If the RAA is approved, Parks would declare a dog 'exercising area' within the conservation area. Council could then declare the same area as a 'dog exercise area' in accordance with the Dog Control Act.

**SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:**

**RESOLVED****THAT** the information be noted.**4.5 GEESE ON LAKE FORESHORE**

At the last meeting it was discussed that the geese living on the Lake foreshore be removed, particularly given that the geese are defined as ‘stock’ not ‘wildlife’ in accordance with the National Parks and Reserve Management Act 2002.

Following on from the meeting, correspondence was sent to Council (email from Olivia Googh, on behalf of some community members), seeking to have the geese remain on the foreshore. The correspondence was circulated at the meeting. See attached.

There was much discussion, particularly given that the geese had gone from years of only three being present to then become 12 within one breeding season. It was noted that the Lake has one very important rare species duck present, and having geese present at the Lake may have a detrimental effect. The committee noted that if they are to be left at the Lake (and not rehomed to a property as proposed at the previous meeting), then the expected increase in the population number will exacerbate the problem of Council needing to deal with ‘stock’ in the Lake Conservation area. An increase in numbers would create a situation whereby the number of geese numbers would need to be reduced, potentially on an annual rotation. Issues as to the fouling of the foreshore and Callington Park have been expressed to the Committee, however this is not totally attributable to the geese, as swans and other native birds are regularly seen grazing in the same locations.

It was also discussed that the feeding of bread to the birdlife (any birdlife) at the Lake, although not known to be widespread as an activity at this stage, will need to be monitored. This is because feeding bread causes problems for the bird, including malnutrition and creation of an unhealthy gut bacteria.

After much discussion it was decided by a majority vote that the present geese be allowed to stay on site, but that they would need to be monitored. In future, reviews will need to be undertaken as to the impact the geese are having on the water, native wildlife and foreshore environs.

The community group is to be advised of the decision, including the concerns voiced by the committee.

**SUB COMMITTEE RECOMMENDATION TO COUNCIL:****MOVED** Mr Grant Wilson**SECONDED** Mrs/Clr Karen Dudgeon**THAT** a reply be sent to Ms Olivia Googh advising of the outcome, but also noting some of the concerns that were raised by the Committee in regard to the impact of the geese in the long term.**CARRIED**



#### **4.6 PACIFIC BLACK DUCKS**

At the previous meeting the following discussion occurred:

Brian from Parks found out that mallard ducks are ‘stock’ so there is no impediment to their removal. Hybrid ducks are ‘wildlife’ however Parks supports the removal of hybrid ducks. Parks would issue a wildlife permit allowing the hybrid ducks to be removed from the conservation area.

Professional contractors tend to free-feed the ducks before putting a tranquiliser into the feed. The ducks go to sleep are removed and then wake up or in some circumstances remain permanently ‘asleep’. At the March committee meeting, Brian from Parks indicated that he will investigate funding that may be available to engage professional contractors to remove the ducks.

An update from Parks will need to be provided to the meeting in regard to any possible funding to address this issue. It was agreed that this be listed on the next agenda, given that Parks were not present to provide the update.

#### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

Nil

#### **4.7 1980 LAKE DULVERTON MANAGEMENT PLAN & MANAGEMENT STATEMENT PROPOSAL**

At the February 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. He will investigate further and report to the May meeting.

An update from Parks was to be provided to the meeting. It was agreed that this be listed on the next agenda, given that Parks were not present to provide the update.

#### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

Nil.

#### **4.8 COMMUNITY INFRASTRUCTURE – PUBLIC CONSULTATION**

The Committee discussed a shortened (relevant extract version) of the draft Community Infrastructure Plan that was out for public comment. (Item 4.8 attached)

The Committee's comments, as discussed at the last meeting, were forwarded to the responsible Council officer for consideration as part of the public comment process. The infrastructure plan document was adjusted to reflect the input / comments from the committee.

#### **RECOMMENDATION**

That the committee note the information.

#### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

##### **RESOLVED**

**THAT** the information be noted.

#### **4.9 TAS RAIL TRAIL**

Helen has been working on gathering information and pictures of the Dulverton Walkway to send to John Moorefield from Rail Trails Australia. The information is nearly complete and it will be sent to Rail Trail so that the walkway can be included on the Rail Trail web site.

#### **RECOMMENDATION**

That the committee note the information be noted.

#### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

##### **RESOLVED**

**THAT** the information be noted.

#### **4.10 BUDGET**

The requested committee budget for 24/25 has been submitted to Council for consideration. The outcome of the request will not be known until after the June 2024 Council meeting.

#### **RECOMMENDATION**

That the committee note the information be noted.

#### **SUB COMMITTEE RECOMMENDATION TO COUNCIL:**

##### **RESOLVED**

**THAT** the information be noted.



#### 4.11 CENTRAL TASMANIAN AQUACULTURE CENTRE

At the last meeting the committee were advised that the Dulverton Anglers and the Oatlands District High School Association are seeking to re-establish the former Central Tasmanian Aquaculture Centre. A key part to being able to re-open is the release of 'flush water' back into the Lake Dulverton to avoid costly TasWater fees. At peak times it would mean 2000 litres of water released into the Lake. Any water being discharged into the Lake would require a RAA. Grant will try to obtain as much information as possible about 'trout water quality' and the benefits or otherwise of this type of water being discharged.

It was suggested at the meeting that the Dulverton Anglers talk to Elgin Associates, who are consultants that specialise in aquatic environmental management. This is because the discharge water will need to be of a certain quality to be able to be released into Lake Dulverton.

An update was provided at for the meeting by Grant. He is currently trying to co-ordinate a meeting between the Oatlands School, the Oatlands School Association, Inland Fisheries and the Dulverton Anglers Group.

#### SUB COMMITTEE RECOMMENDATION TO COUNCIL:

**RESOLVED**

**THAT** the information be noted.

#### 5.0 TREASURER'S REPORT

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

#### RECOMMENDATION

That the statement detailing Receipts and Expenditure for the 2023/2024 financial year to date be received and noted.

#### SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

**MOVED** Mrs/Clr Karen Dudgeon

**SECONDED** Mr Athol Bennett

**THAT** the statement detailing Receipts and Expenditure for the 2023/2024 financial year to date be received and noted

**CARRIED**

**SOUTHERN MIDLANDS COUNCIL**  
**LAKE DULVERTON MANAGEMENT COMMITTEE**

**STATEMENT OF RECEIPTS AND PAYMENTS**  
**For the period 1<sup>st</sup> July 2023 to 9<sup>th</sup> May 2024**

RECEIPTS	\$	PAYMENTS	\$	COMMENTS
Opening Balance 01.07.23 Commonwealth Bank Account	35,830.72			
<b>Capital</b>				
Callington Park - Toilet	158,000.00	Project C4070055	18,571.09	Additional \$18,000 in 23-24 budget \$5,070 expenses c/f
<b>Operating</b>				
Callington Park - Repairs to well	2,000.00	Project 302 - 7053	0.00	
Lake Dulverton foreshore	-	Project 302 - 5015	226.85	Treated Pine, Saddieworld -posts
Lake Dulverton Brochures	5,000.00	Project 202 - 5001	0.00	
Lake Dulverton - Committee Budget	2,000.00	Project 302 - 7053	66.82	Granton Plants
Tas Irrigation - Water Operational Costs	25,800.00	Operational Charge	6,505.90	
		Asset Renewal Levy	2,719.75	
		Water Usage	10,315.26	Winter Water 2023
Interest	82.29	Bank Charges	0.00	
Donations	2,526.85			
		Total Expense to date	<u>\$ 38,405.67</u>	
		Funds on hand	192,834.19	
	<u>\$ 231,239.86</u>		<u>\$ 231,239.86</u>	

**Funds on hand are represented by:**

Comm. Bank Account No.06 7004 28003859 - 31.12.23	38,439.86
Special Projects - Unexpended Budget	154,394.33
	<u>\$ 192,834.19</u>

<b><u>Callington Park Toilet (C4070055)</u></b>			\$
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
<b>EXPENSES CARRIED FORWARD</b>			<u>5,070.00</u>
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
<b>23-24 EXPENDITURE</b>			<u>13,501.09</u>
<b>TOTAL PROJECT EXPENDITURE TO DATE</b>			<u>18,571.09</u>

## 6.0 OTHER MATTERS

### 6.1 19 ESPLANADE – SEWER PUMP STATION – TASWATER UPGRADE

Tas Water propose to upgrade the pump station electrical switch board at the toilet block located on the Lake Dulverton foreshore (19 Esplanade). An update was provided to the meeting of the proposed works. The committee agreed that the modern box would be better if the colour matched that of the existing toilet block – Colourbond Paperbark.

#### RECOMMENDATION

That the committee note the information be noted.

#### SUB COMMITTEE RECOMMENDATION TO COUNCIL:

#### RESOLVED

**THAT** the information be noted and TasWater be made aware of the preference for the pump station box to be matching in colour to the existing toilet block facilities .

## 7.0 NEXT MEETING

Monday 8<sup>th</sup> July 2024 at 1.30p.m.

The meeting closed at 2.56 p.m.

\* \* \* \* \*

CONFIRMED THIS ..... DAY OF....., 2024

.....CHAIRMAN

**Dear Fellow Southern Midlands Resident,**

We understand you are planning to remove and rehome the geese from Lake Dulverton.

While it's acknowledged that the geese are not protected by Tasmanian Parks and Wildlife regulations, these feathered friends have become more than just lake inhabitants to us. They have woven themselves into the fabric of our community, bringing joy and a sense of belonging to residents and tourists alike. Their presence adds a unique charm to the lake, and their relocation would be a profound loss to our community.

As such, we kindly ask you to reconsider your plans. Perhaps waiting until after this spring's breeding season and then rehoming some of the goslings and geese once they are old enough could be a good alternative to prevent overpopulation in the lake, while still allowing the geese to remain a part of our community.

Alternatively, removing only a portion of the geese, perhaps leaving a breeding pair, would allow the population to remain somewhat established while addressing the community's immediate concerns.

We hope you'll consider the value these geese bring to our community and how, for many, their absence would leave a void.

Thank you for your understanding and willingness to consider our viewpoint. Your thoughtful consideration is greatly appreciated.

Sincerely,

Concerned Members of the Oatlands Community

1. Olivia Googh
2. Lydia Peacock
3. Karen Miles
4. Stuart Miles
5. Leateshia Parata
6. Amanda Watkins
7. Donna Stevenson
8. Caroline Wilcott
9. Tiffany Wighton

## Maria Weeding

---

**From:** Olivia Googh <livgoogh@gmail.com>  
**Sent:** Sunday, 14 April 2024 5:13 PM  
**To:** Maria Weeding  
**Subject:** Community Response - Geese at Lake Dulverton  
**Attachments:** Oatlands Geese.PDF  
  
**Categories:** Blue Category

Hi Maria,

I hope all is well!

I am writing this email on behalf of members of the Oatlands community to you, as a member of the Lake Dulverton Committee.

We understand that at the last Committee meeting, the subject matter of removing the geese from the lake was raised, with an individual seeking to relocate them to a private residence.

We wish to express our collective disappointment regarding this recent proposal. While we acknowledge the geese are not protected wildlife and are considered domestic stock, these feathered friends have become a cherished part of our community, bringing joy to both locals and tourists alike. Their relocation would be upsetting to many of us.

We have attached a letter that further details the community's appreciation for the geese and respectfully requests a reconsideration of the proposed removal.

With respect to the individuals privacy, and in support of their anonymity, we would be incredibly grateful if the Committee could act as intermediaries and forward this letter to the individual who expressed the desire for the goose removal.

The Committee's assistance in having our collective view heard would be greatly appreciated.

Sincerely,

Olivia Googh on behalf on Concerned Residents of Oatlands

Attachment: Community Letter Regarding Geese at Lake Dulverton

Kind regards,  
Liv

10. Louise Nicholas
11. Allie Fewkes
12. David Norgrove
13. Luci
14. Deb Bower
15. Georgia Rowlands
16. Sallie Lang
17. Kristy Pearcey
18. Alan Percy
19. Christine Dean
20. Ronda Bowerman
21. Trixy Adams
22. Robyn Bourke
23. Jose Machado
24. Michael Jukes
25. Roslyn McGuinness
26. Issam Powell
27. Mandy Rosen
28. Rachel Bunny
29. Stuart Palmer
30. Jodie Whitney
31. Kerri Neumann
32. Phillip Keenan
33. Vicki Keenan
34. Tracey Wighton
35. Margaret Smith
36. Ajay Webb
37. Nicholas Green
38. Denise Smith
39. Janet Smith
40. Teresa Alexander
41. Lesley Manning
42. Susan Perrott
43. Ryan Mayne
44. Louise Dowling
45. Jason Dowling
46. Kate Scott
47. Lewis Burke
48. Penelope Paulsen
49. Scarlett Miles
50. Harrison Miles
51. Matt Burniston

## 27 Williams Road, Development Application documents

## APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT

### Commercial, Industrial, Forestry and other Non- Residential development

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

Applicant / Owner Details: e3planning Pty Ltd

<b>Owner / s Name</b>	SR & WI BUSH PTY LTD		
Postal Address	Po Box 42 Port Sorell	Phone No:	0438376840
		7307	Fax No:
Email address	evan@e3planning.com.au		

<b>Applicant Name</b> (if not owner)	e3planning Pty Ltd		
Postal Address	PO Box 58 South Hobart	Phone No:	0438376840
	Tasmania	7004	Fax No:
Email address:	evan@e3planning.com.au		

Southern Midlands Cold Stores

Address of new use and development:	27 Williams Road Tea Tree		
Certificate of Title No	Volume No	45330	Lot No: 1
Description of Use	Storage		
Development on site	Agricultural and Residential		
current use of land and building	Rural		

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015  
Attach additional information if required.

E.g. Are there any existing buildings on this title?  
If yes, what is the main building used as?

Is the property Heritage Listed

Please tick ✓ answer

No	<input type="checkbox"/>	No	<input type="checkbox"/>
----	--------------------------	----	--------------------------

Signage

Is any signage proposed?

Please tick ✓ answer

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

If yes attach details: size, colours, fonts, location



17/01/2024

Attachment  
AGENDA ITEM 12.1.1

Business Details	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
	Weekdays	6am		7pm	Weekdays	7		5
	Sat	6am		7pm	Sat	9		5
	Sun	6am		7pm	Sun	9		5

Number of existing employees	N/A			Number of proposed new employees :	
------------------------------	-----	--	--	------------------------------------	--

Traffic Movements	Number of commercial vehicles serving the site at present	N/A	Approximate number of commercial vehicles servicing the site in the future	4/day
-------------------	---	-----	--	-------

Number of Car Parking Spaces	How many car spaces are currently provided	N/A	How many new car spaces are proposed	3
------------------------------	--	-----	--------------------------------------	---

Please tick ✓ answer

Is the development to be staged:	No	<input type="checkbox"/>	No	<input type="checkbox"/>
----------------------------------	----	--------------------------	----	--------------------------

Is the development to be staged, If yes	Described proposed stages	N/A	Described period of proposed stages	N/A
---	---------------------------	-----	-------------------------------------	-----

Proposed Material Types	What are the proposed external wall colours	Muted tones	What is the proposed roof colour	Grey muted tones
	What are the proposed external wall materials	Insulated steel shipping containers	What are the proposed roof materials	Steel
	What is the proposed new floor area m <sup>2</sup>	260	What is the estimated value of all the new work proposed	\$200,000

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

Signed Declaration

*Evan Boardman*

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

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

Applicant Signature	Applicant Name (please print)	Date
<i>Evan Boardman</i>	Evan Boardman	24-December-2023
Land Owner(s) Signature	Land Owners Name (please print)	Date
N/A	N/A	
Land Owner(s) Signature	Land Owners Name (please print)	Date
N/A	N/A	

17 January 2024

Grant Finn

Southern Midlands Council

PO Box 21

Oatlands TAS 7120

RE: Southern Midlands Cold Storage

Please find attached an application for a Cold Storage Facility at Low Fold, 27 Williams Road Tea Tree Tas 7017 (the Property). The location of the Property is shown in Figures 1 and 2.

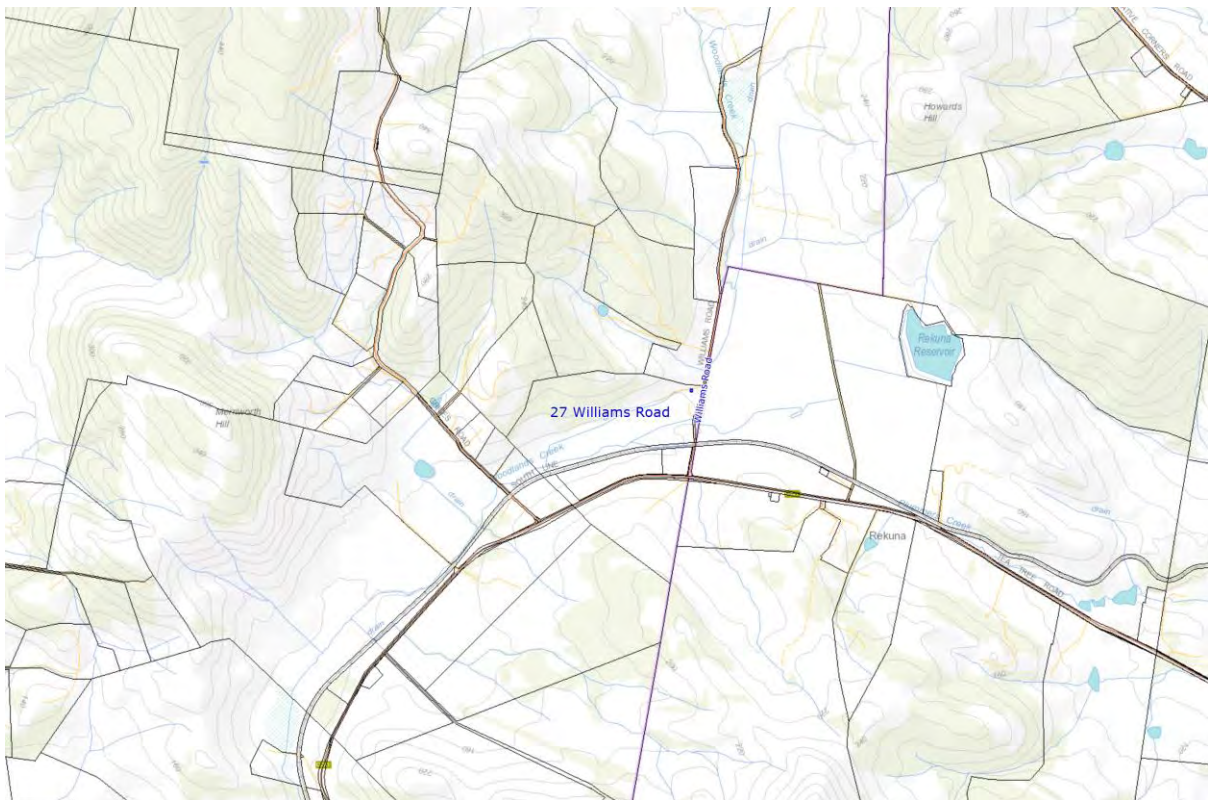


Figure 1: Property Location

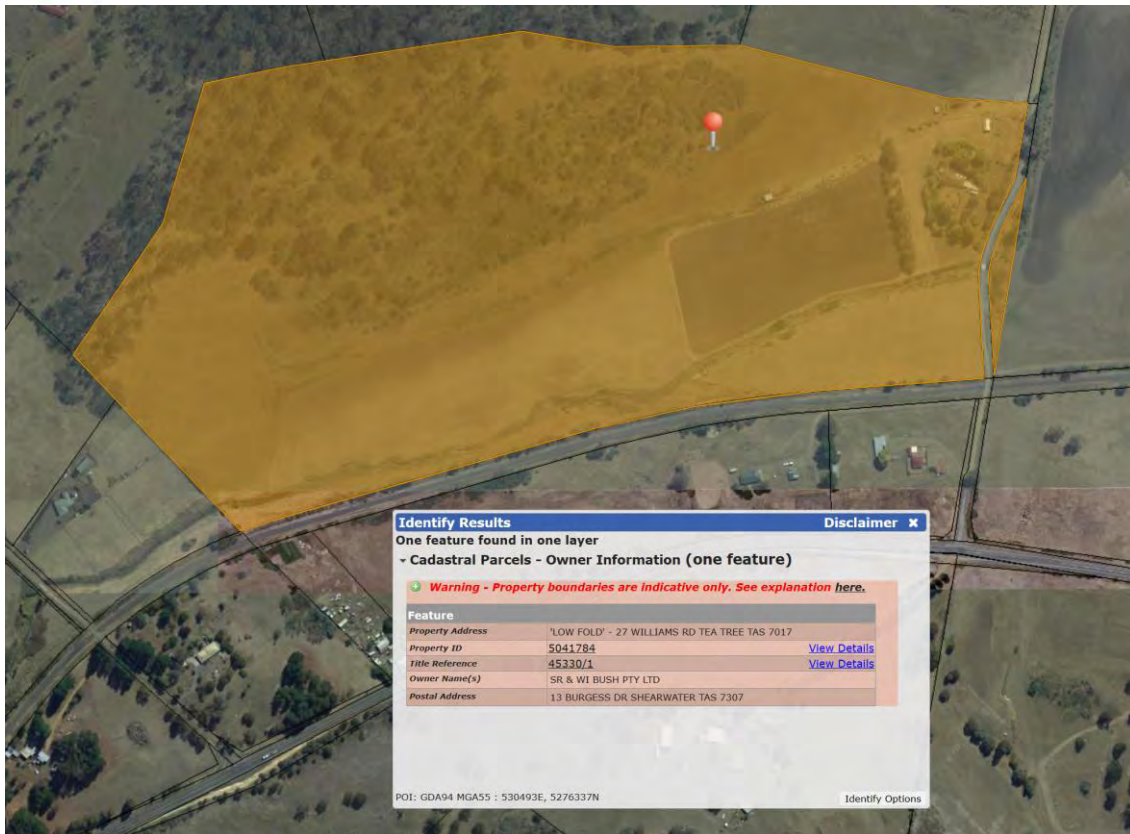


Figure 2: Property Location

The location of proposed Southern Midlands Cold Storage is shown in Figure 3.

Plans, elevations, and a site plan are attached along with a development application form and the Property Title Folio Plan and Text.





Figure 3: Proposed Site Plan for Cold Storage

#### Property Description

The Property is 32.02ha in area. It has 280m of frontage to Williams Road to the east and shares its 560m long southern boundary with the South Line of the RASRAIL network, a strategic infrastructure corridor.

A residential dwelling with a floor area of approximately 250m has been constructed on the Property as shown in Figure 4.

The Property is less than 200m from the major transport route of Tea Tree Road and the proposal is approximately 400m from the transport route.



Figure 4: Residential Dwelling

### The Proposal

The Proposal is for a partial change of use from Resource Development use (the shipping containers are currently used as agricultural sheds) to Storage, defined under the Scheme as

*use of land for storage or wholesale of goods and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.*

The proposal is for freezing and cool storage for the wholesaling of goods, ice, and agricultural products including grapes, apricots, cherries, tomatoes, fruits, and berries.

The surrounding area is an agricultural region renowned for intensive horticulture and is well-serviced via reticulated irrigation. There is a high demand for cold storage of horticultural products and there is a dearth of available storage, particularly within the Southern Midlands. This lack of cold

storage was exacerbated by the demolition of the Hobart Port Cold Stores in 2017.

There is no cold storage available within Southern Midlands even though it has one of the highest concentrations of agricultural production in Southern Tasmania. The Proposal would fill a current void and value add to the Southern Midlands agricultural industry.

The Southern Midlands Cold Stores consist of 9 x 40-foot shipping containers connected to refrigeration units. The shipping containers have been placed upon a 200mm thick concrete slab to provide for servicing via rigid trucks. A new entrance has been constructed to provide for ingress and egress from Williams Road.

Southern Midlands Cold Storage is designed to be:

- i. Small, compartmentalised with 9 separate cold rooms where products can be kept separated.
- ii. State of the art modern refrigeration using a specially engineered refrigeration units with minimal noise and keeping energy usage under 100AMPS.
- iii. Constructed from reused fully insulated shipping containers.

The appearance of the facility is shown in Figures 5 to 10.





Figure 5: Image looking east towards Williams Road showing the new access.





Figure 6: Image looking west toward the cold store, which is screened from Williams Road by an existing agricultural shed.



Figure 7: Northern elevation of the Cold Store showing the long side of one of the 40-foot shipping containers.





Figure 8: Image of the western elevation of the Cold Stores showing the refrigeration units, which are yet to be connected.



Figure 9: Northern elevation showing the refrigeration units to the rear.





Figure 10: Image showing the three refrigeration units on the western elevation of the Cold Stores, these are yet to be connected.

Storage within the Agricultural Zone is discretionary with the following qualification:

*If for:*

- (a) a contractors yard;*
- (b) freezing and cooling storage;*
- (c) grain storage;*
- (d) a liquid, solid or gas fuel depot; or*
- (e) a woodyard*

These qualifications provide the primary consideration on whether a storage use should be approved in the Agricultural Zone. The definition of Storage under Table 8.2 of the Scheme includes all the use qualifications within the Agricultural Zone, except *boat and caravan storage, vehicle storage and woodyard*.

Clause 21.3.1 of the Scheme provides use standards for discretionary uses within the Agriculture Zone, these are listed and considered below. Importantly any proposed use must be required to locate on the site for operational or security reasons. The uses that are permissible to occur in the agriculture zone include *a contractors yard and a liquid, solid or gas fuel depot*. For these to be permissible within the zone, Clause 21.3.1 must be interpreted broadly as contractors yards generally not relate to or are required to access a product or material related to an agricultural use.

Clause 21.3.1

There are no acceptable solutions, and the proposal must be considered against the relevant performance criteria.

*P1 A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:*

## Planning Response

All noise and dust impacts arising from the operation would be contained within the site. Vehicle movements to and from the site would be limited to rigid trucks, with a maximum of 10 vehicle movements per day.

The nearest sensitive residential use from the proposal would be over 300m to the south as shown in Figure 11. At these distances no noise from the refrigeration units would be discernible.

5 Williams Road is the only property which could potentially be impacted by the increase in vehicle movements on Williams Road, this property is separated from the site by the main rail line between Hobart and Launceston (the South line) and has frontage to Tea Tree Road, as such this property is already impacted by train and vehicle movements and noise. An additional 10 vehicle movements per day on Williams Road is not considered significant.





Figure 11: Separation distances from the sensitive uses.

*(a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site.*

#### Planning Response

The proposal will provide for cold storage of fruit and berries and other horticultural produce grown in the vicinity of the site and the surrounding area.

*(b) access to infrastructure only available on the site or on land in the vicinity of the site.*

#### Planning Response

The Property is centrally located within the Southern Midlands Municipality and has excellent access to an arterial transport network, being Tea Tree Road. It is fully serviced, and the electricity infrastructure has been upgraded to provide for the energy needs of the refrigeration units.

*(c) access to a product or material related to an agricultural use.*

#### Planning Response

The cold storage would be related to an agricultural use as it would keep fruits and berries cold and fresh for future sale.

*(d) service or support for an agricultural use on the site or on land in the vicinity of the site.*

#### Planning Response

The proposal meets the above clause as it would support the agricultural industry in the surrounding area by providing for cold storage.

*(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and*

#### Planning Response

A Cold Storage facility would value add to the agricultural and horticultural industry in the surrounding area as it would provide for infrastructure which is currently not available.

*(f) provision of essential Emergency Services or Utilities.*

#### Planning Response

No essential Emergency Services or Utilities are proposed.

#### Clause 21.3.1

*P2 A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:*

## Planning Response

The Property contains land with a mapped land capability of Class, 4, 5 and 6 as shown in Figure 12. The land on which the proposal would be located is Class 4, which is defined as:

*Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops.*

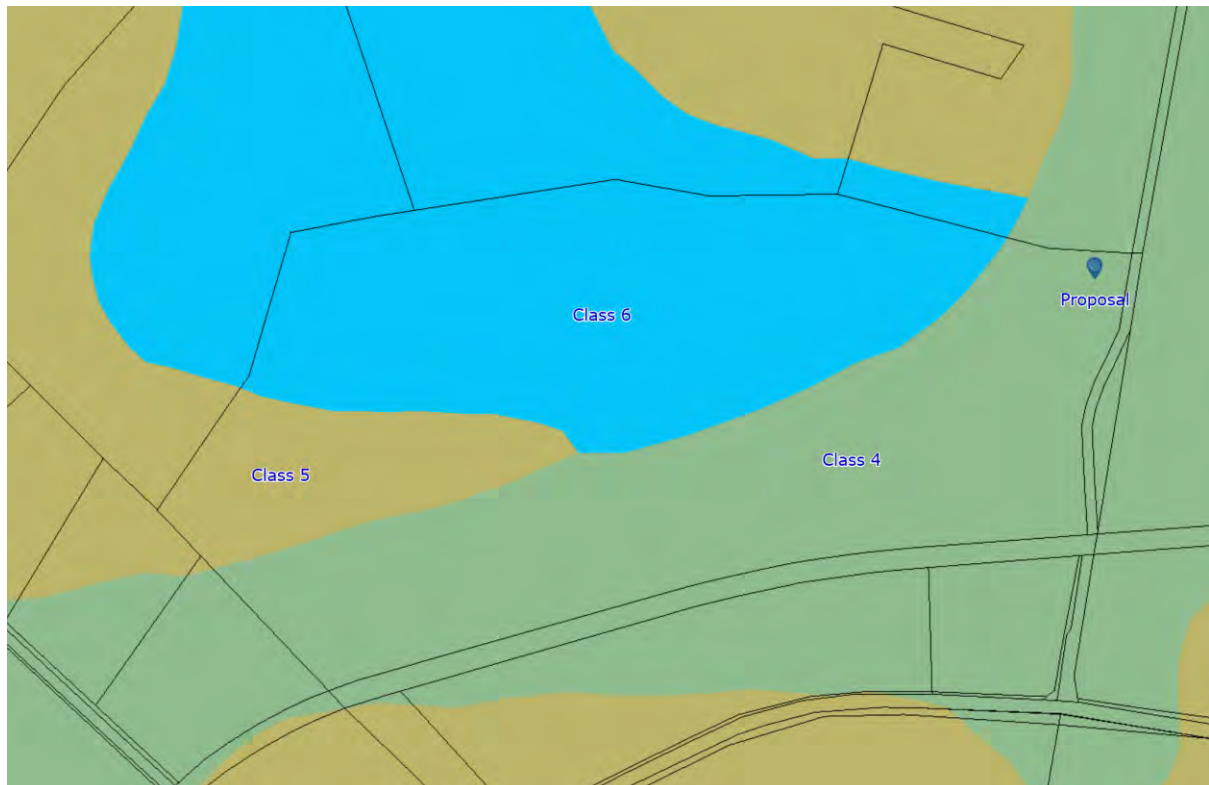


Figure 12: Land Capability Mapping of the Property.

(a) the area of land being converted to non-agricultural use.

## Planning Response

The proposal would cover an area of approximately 520m<sup>2</sup>, 260m<sup>2</sup> for the cold storage and 300m<sup>2</sup> for deliveries and access. This area forms part of the curtilage of the existing residential dwelling and agricultural shed and is currently unavailable for agricultural production. The loss of 500m<sup>2</sup> of class 4 land to a non-agricultural use is considered insignificant.

(b) *whether the use precludes the land from being returned to an agricultural use.*

#### Planning Response

If the cold storage use was to cease operation, the land that it sits upon could be returned to agricultural use. The shipping containers are easily transportable.

(c) *whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites*

#### Planning Response

No constraint upon adjoining agricultural uses would result from the proposal. The property to the east is used for grazing cattle and sheep and the proposal is greater than 50m from the side boundary, providing for sufficient separation to minimise any land use conflict.

#### Clause 21.3.1

*P3 A use listed as Discretionary, excluding Residential, located on prime agricultural land must:*

(a) *be for Extractive Industry, Resource Development or Utilities, provided that:*

(i) *the area of land converted to the use is minimised.*

(ii) *adverse impacts on the surrounding agricultural use are minimised; and*

(iii) *the site is reasonably required for operational efficiency; or*

(b) *be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental, and economic costs and benefits of the proposed use.*

#### Planning Response

The proposal is not located on prime agricultural land and accordingly, this clause is not relevant to an assessment.



#### 21.4.1 Building height

*Objective: To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties. Acceptable Solutions Performance Criteria A1 Building height must be not more than 12m.*

##### Planning Response

The shipping containers used for the cold storage would be 2.9m in height, meeting the above acceptable solution.

#### 21.4.2 Setbacks

*A1 Buildings must have a setback from all boundaries of:*

*(a) not less than 5m; or*

*(b) if the setback of an existing building is within 5m, not less than the existing building.*

##### Planning Response

The proposal would be setback greater than 5m from all boundaries complying with the Acceptable Solution. Northern side boundary 18.5m, front setback 50m. All setbacks are shown on the attached drawings.

The containers are setback 35m from the existing residential dwelling.

#### C3.0 Road and Railway Assets Code

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

*A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.*

##### Planning Response

The existing access has been upgraded and no new access to the Property is proposed. This access provides access to the agricultural operations on the remainder of the Property and the other access provides access to the residential dwelling. The Property has always had two accesses.

This upgraded access is shown in Figures 5 and 6.

*A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.*

### Planning Response

The new access would provide for vehicle traffic to enter and leave the road in a forward direction, with adequate onsite turning.

### Vegetation Communities

Figure 13 shows the vegetation communities on the Property. The proposal would be located within an area classified as Agricultural Land. No impact upon native vegetation would result from the proposal.



Figure 13: Vegetation Communities as per TASVEG.

### Conclusion

The proposal would create an important piece of infrastructure for the surrounding agricultural region, meets with all the relevant clauses of the Planning Scheme and is put to Council for approval.

17/01/2024



17/01/2024



If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email [evan@e3planning.com.au](mailto:evan@e3planning.com.au).

Regards

Evan Boardman  
Grad Dip URP, B ScEnv, B Econ MEIANZ





08 April 2024

Louisa Brown  
Senior Planning Officer  
Southern Midlands Council  
85 Main Street,  
Kempton, TAS 7030  
Via email: [lbrown@southernmidlands.tas.gov.au](mailto:lbrown@southernmidlands.tas.gov.au)

08.04.2024

RE: DA2400009 proposed Cold Storage Facility at land described as 27 Williams Road, Tea Tree

Please accept this correspondence as a response to Council's request for further information dated 19 February 2024.

*1. Confirmation Use – “Storage” Council confirms that the Use is defined “storage” in the Tasmanian Planning Scheme – Southern Midlands (the Planning Scheme).*

*Clarity is sought on what will be stored in the 9 refrigerated containers. Reference is made in the accompanying documents to the storage of ice and agricultural products.*

Response

The refrigerated shipping containers would be used to provide for the Southern Midlands Cold Storage. A new business that is proposed to be established within the Southern Midlands Municipality.

Southern Midlands produces a significant amount of Tasmania's horticultural products including grapes, berries, and fruit, many of these products require storage prior to being delivered to market or prior to processing.

There is a dearth of cold storage in Southern Tasmania and a number of horticultural businesses have expressed an interest in gaining access to the proposed facility. Letters of support are attached to this correspondence.



Unfortunately, as a planning permit has not been issued for the proposed Southern Midlands Cold Storage, the businesses are unable to commit at this stage to storing their products at the facility.

08.04.2024

Storage is defined under the Tasmanian Planning Scheme as:

*use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, self storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and woodyard.*

Storage is discretionary within the Agricultural Zone, with the following qualification.

*If for:*

- (a) a contractors yard;*
- (b) freezing and cooling storage;*
- (c) grain storage;*
- (d) a liquid, solid or gas fuel depot; or*
- (e) a woodyard.*

The shipping containers would be refrigerated and are connected to dedicated refrigeration units as shown in the images included with the application. The proposal clearly falls within the relevant qualification.

For a discretionary use to be approved it must be demonstrated that it can satisfy Clauses 21.3.1P1, P2 and P3.

Whilst the Planning Scheme does not specify that an Agronomist Report be provided to satisfy the clauses, an Agricultural Assessment Report, prepared by Jason Lynch of pinion Advisory (the Report) is attached to this correspondence.

This report addresses in detail each of the relevant discretionary clauses, it found:

The proposed development will have no impact on neighbouring properties access irrigation water nor fetter the use of any irrigation infrastructure and/or irrigated agricultural land use activity on adjacent and/or nearby properties

08/04/2024

- *The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural land use activity.*
- *The proposed development is considered compliant with applicable sections of Clauses 21.3.1,*
- *P1, P2 and P3 of the Tasmanian Planning Scheme – Southern Midlands Provisions.*

Clause 21.3.1P3 of the Planning Scheme requires that the following be satisfied.

*P3 A use listed as Discretionary, excluding Residential, located on prime agricultural land must:*

*(a) be for Extractive Industry, Resource Development or Utilities, provided that:*

*(i) the area of land converted to the use is minimised;*

*(ii) adverse impacts on the surrounding agricultural use are minimised; and*

*(iii) the site is reasonably required for operational efficiency; or*

*(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental, and economic costs and benefits of the proposed use.*

27 Williams Road contains no prime agricultural land as stated within the Report.

The subject property at 27 Williams Road has no prime agricultural land present within its boundaries, and therefore P3 is not applicable, and hence the concentration on the responses to performance criteria P1 and

P2.



2. Agriculture Zone – response A planning response has been submitted with the Development Application documents, however as the proposed development is a Discretionary use in the Agriculture Zone, Council requires a Report prepared by a suitably qualified person such as an Agronomist to respond to Clauses 21.3.1 P1, P2 and P3. 08.04.2024

Council expects that this report would also establish the product quantities to be stored, where the products are coming from within the Municipality and how long the products will be stored for.

Response

A Report addressing these Clauses is attached to this correspondence.

3. Vehicle Movements No information has been provided in the DA documents as to what type of vehicles will be accessing the property, the current type and number of vehicles accessing the

property and the daily increase in vehicular movements. It would be useful if you could also qualify what percentage of vehicle movements relate to the Mountain Dew Ice component?

*Please provide further information;* • Size and type of vehicles currently accessing the property and the type and size of vehicles proposed to access the site due to the development;

- The current number of daily vehicular movements and the size of those vehicles and the proposed number of daily vehicular movements and the size of these vehicles;
- Appropriate turning circles, maneuvering space, loading bays and parking for the type of vehicles proposed to access the development; and
- Staff car parking.

Advice: Council requires additional information to satisfy the relevant Clauses of C2.0 Parking & Sustainable Transport Code and C3.0 Road and Railway Assets Code.

Response

A Traffic Assessment prepared by Rebekah Ramm of Pitt & Sherry dated 4 April 2024 is attached to this correspondence.





It addresses the above request for further information.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email [evan@e3planning.com.au](mailto:evan@e3planning.com.au).

08.04.2024

Regards

Evan Boardman  
Grad Dip URP, B ScEnv, B Econ MEIANZ



Hi Steve,

We believe there is a need for more refrigerated storage in Southern Tasmania.

Currently the only options for refrigerated and frozen storage are larger corporations.

08.04.2024

We have found the storage and transport can be unreliable. For example, recently our storage provider mistakenly shipped some of our product interstate without us knowing.

Refrigerated and frozen storage is critical to our business as we purchase fruits in season and need to freeze them until we are ready to make these into products such as jam and sauces. The majority of our fruit is purchased from the Southern Midlands area.

More options for refrigerated storage in Southern Tasmania would greatly benefit our industry as many small businesses are frustrated as its difficult to form relationships with large businesses. We would welcome an operation like yours.

The concept of being able to hire our own refrigerated contain in the Coal River Valley is appealing.

Regards  
Allison  
Rocky Gardens





8 March 2024

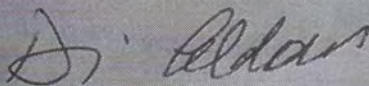
To whom it may concern

For the past 6 years, I have been operating a vineyard and making wine in both Clarence and Sorell local government areas. To make wine, access to suitable space, water and refrigeration is critical. 08.04.2024

The establishment of a new refrigeration facility in Tea Tree by SR and WI Bush Pty Ltd is of great interest to me and our future business. Access to nearby refrigeration, with necessary features such as size, temperature control etc is extremely limited and perhaps not available at all.

As our business expands, sizable refrigeration becomes more important and without the certainty of suitable means to chill the wine we may be forced to look further afield.

Regards



Di Aldous



**Re: Refrigerated Storage**

andrew matton-johnson <boattraining@hotmail.com>

Fri 3/22/2024 1:53 PM

To:Admin <admin@mountaindevice.com.au>

Hi Steve as a wine maker and winery owner in the Brighton area we have constantly had trouble finding refrigeration suitable for our needs. With vineyards in both Brighton and the coal valley you're positioning could be most beneficial not only for our wines but also for fruit from our orchards . At the present refrigeration facilities are our largest constraint to developing the enterprise, and generating more employment. Andrew Nova Winery

08.04.2024

**pitt&sherry**

08.04.2024

**27 Williams Road, Tea Tree**

Traffic Assessment

Prepared for  
**SR & WI Bush Pty Ltd**

Client representative  
**Steve Bush**

Date  
**4 April 2024**

Rev01



## Table of Contents

1.	Introduction.....	4
2.	Existing conditions.....	5
2.1	Site location.....	5
2.2	Existing operations.....	5
2.3	Loading bay.....	5
2.4	Existing access.....	6
2.5	Parking.....	6
2.6	Surrounding road network.....	6
2.6.1	Tea Tree Road.....	6
2.6.2	Williams Road.....	6
3.	Proposed development.....	7
3.1	Overview.....	7
3.2	Proposed operation.....	7
3.3	Loading bay.....	7
4.	Transport assessment.....	8
4.1	Traffic impact assessment.....	8
4.2	Site layout assessment.....	8
4.3	Deliveries and rubbish collection.....	8
4.4	Parking provision assessment.....	8
5.	Planning Scheme Assessment.....	9
5.1	Summary.....	9
5.2	C2.5 Parking and Sustainable Transport Code – Use Standards.....	10
5.3	C2.6 Parking and Sustainable Transport Code – Development Standards.....	12
5.4	C3.5 Road and Railway Assets Code – Use Standards.....	16
6.	Conclusion.....	18

## List of figures

Figure 1: Site location.....	5
------------------------------	---




## List of tables

Table 1: Planning Scheme Clauses Summary.....	9
---	---

## Appendices

**Appendix A —** Swept Path Assessment

**Appendix B —** Site Plans

Prepared by — Liling Lyu		Date — 4 April 2024
Reviewed by — Rebekah Ramm		Date — <del>08 April 2024</del> 08 April 2024
Authorised by — Rebekah Ramm		Date — 4 April 2024

Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Report for issue	LL	RLR	RLR	27/03/2024
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08.04.2024

# 1. Introduction

Mountain Dew Ice (the owner and client) are seeking a new location for their operations. The client is seeking to use 9 shipping containers and a shed located at 27 Williams Road in Tea Tree. The shipping containers are currently used as farm storage. The owner proposes to repurpose the shipping containers for freezing and cool storage for wholesale goods, ice and agricultural products.

In January 2024, a development application (DA) was lodged to the Southern Midlands Council (Council) for the proposed change of use of the containers on site. In February 2024, Council has issued a Request for Information (RFI) regarding vehicle movements in and out of the site.

SR & WI Bush Pty Ltd (the client) has engaged pitt&sherry to undertake the traffic assessments required to supplement the DA as well as to address the RFI raised by Council in relation to traffic.

It is noted that whilst a residential dwelling is located within the property, it has not been discussed in this report as it uses a separate access point and will not be impacted, nor will traffic to and from the dwelling change.

This report has been prepared with reference to the *Tasmanian Planning Scheme* (Planning Scheme).



## 2. Existing conditions

### 2.1 Site location

08.04.2024

The site, known as Low Fold, is located at 27 Williams Road in Tea Tree. It is situated approximately 37km northeast of Hobart and approximately 13km west of Brighton. The entire land parcel of the site has an area of 32.02ha. It has 280m of frontage to Williams Road to the east and shares its 560m long southern boundary with the South Line railway. The site for discussion in this report is the fenced area which has an area of approximately 2,600m<sup>2</sup>.

The site and its surrounds is zoned as 21 Agriculture under the Southern Midlands Local Provisions Schedule.

Figure 1 shows the site location in the local context.

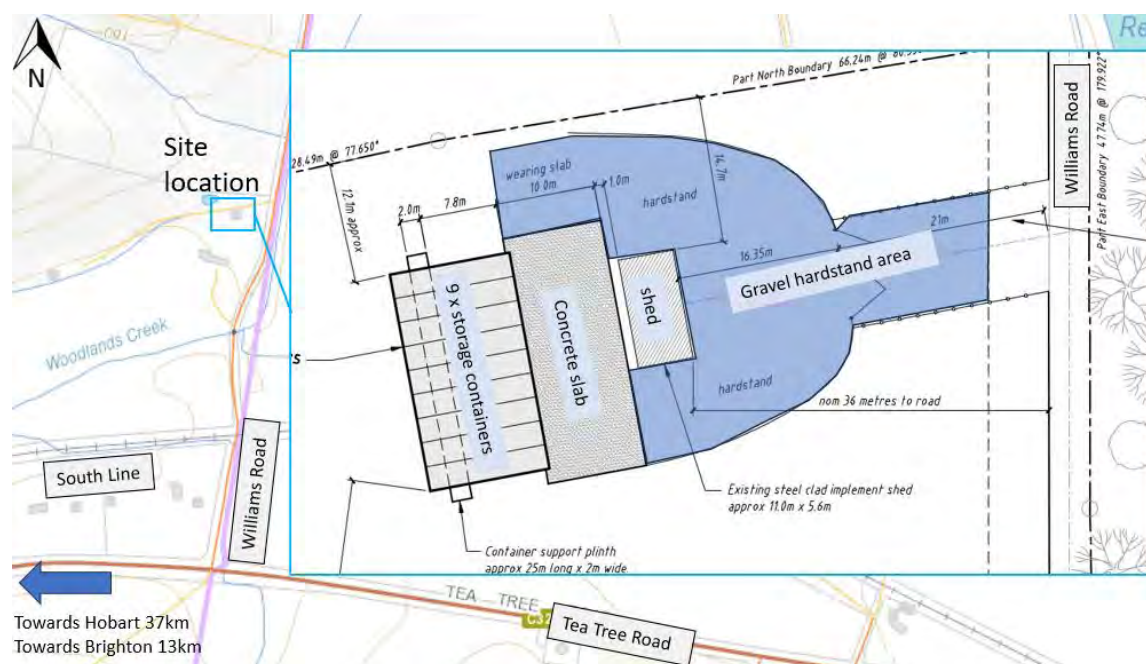


Figure 1: Site location

### 2.2 Existing operations

As discussed, there are 9 shipping containers and a shed located on site used for farming storage purposes as permitted by the Planning Scheme. It is understood that the site is used on an as-required basis.

The shipping containers have an area of 269m<sup>2</sup> and the shed has an area of 61.6m<sup>2</sup>, resulting in a total area of 331m<sup>2</sup>.

### 2.3 Loading bay

Between the 9 shipping containers and the shed, there is a 10m wide x 25m long concrete slab which is used for loading and unloading.

It is understood that the largest vehicle that has been on site is a truck with a trailer which has a total length of 19m. It was able to manoeuvre through the site, load and unload, in a forward direction, safely and efficiently. This is evidenced in the swept path assessment included in Appendix A.

It is noted that the swept path assessment has used a 19.7m long truck and trailer model which would present a more challenging movement.

## 2.4 Existing access

08.04.2024

An 11m wide access, featured with a steel security gate and surfaced with crushed rock, is currently used to provide access to the containers and the shed. Between the steel security gate and Williams Road, there is a 21m long area which can provide storage for the largest vehicles expected on site (19m in length).

It is understood that the 19m long truck and trailer was able to enter and exit the site, in a forward direction, safely and efficiently, as evidenced by the swept path assessment which is included in Appendix A.

## 2.5 Parking

The gravelled hardstand area, concrete slab and topsoil areas are currently used for parking on site, which is understood to be sufficient for the current low parking demand.

## 2.6 Surrounding road network

### 2.6.1 Tea Tree Road

Tea Tree Road is owned by the Department of State Growth (State Growth) and classified as an arterial road<sup>1</sup>. Under State Growth's publication *State Road Hierarchy*<sup>2</sup>, Tea Tree Road is classified as a Category 2 road. It connects the site with Brighton and Campania on either end of its span. Tea Tree Road overall runs in an east-west direction and has one way in each direction. It is subject to a posted speed limit of 100km/h.

From the State Growth's traffic data website<sup>3</sup> at counter station A2289140 which is located at approximately 4.5km west of the site, Tea Tree Road carries approximately 1, 600 vehicles per day and approximately 210 vehicles during the peak hour.

### 2.6.2 Williams Road

Williams Road is a Council owned local road<sup>4</sup>, connecting the site with Tea Tree Road. Overall it runs in a north-south direction and allows for two-way traffic. Whilst the southern section of William Road (where it meets Tea Tree Road) is sealed, the majority of its span has a gravel surface.

The pitt&sherry team was on site for half an hour on 21 March 2024, during their time onsite there was no vehicle movements observed on Williams Road. Based on the road condition and topography, vehicles passing the site access would generally travel at 50km/h or less.

<sup>1</sup> Road hierarchy classification sourced from theLIST map.

<sup>2</sup> [https://www.transport.tas.gov.au/\\_\\_data/assets/pdf\\_file/0005/108509/State\\_road\\_hierarchy\\_December\\_1.pdf](https://www.transport.tas.gov.au/__data/assets/pdf_file/0005/108509/State_road_hierarchy_December_1.pdf)

<sup>3</sup> <https://tasmaniatrafficdata.drakewell.com/publicmultinodemap.asp>

<sup>4</sup> Road hierarchy classification sourced from theLIST map.

## 3. Proposed development

### 3.1 Overview

08.04.2024

As discussed, it is proposed to repurpose the shipping containers for freezing and cool storage for wholesale goods, ice and agricultural products.

The proposed change of goods type for storage will not result in changes in the site layout (i.e. parking and circulation area features). As such, vehicles manoeuvring through the site are expected to operate safely and efficiently.

### 3.2 Proposed operation

The site is proposed to operate from 6:30am to 4:30pm during weekdays all-year-round. It is understood that there will be no staff on site for most of its operation hours. As such staff vehicle movements will be minimal.

The owner proposes to allocate the available freeze/ cool storage as follows for most of the operation periods:

- 1/3 of the space (60 pallets) for Mountain Dew Ice; and
- 2/3 of the space (the rest, 120 spaces) for products from other local growers.

It is understood that the ice storage would have a relatively more frequent delivery and distribution, compared to other goods from other local growers.

### 3.3 Loading bay

The loading and unloading are proposed to continue taking place on the concrete slab.

As the proposal will not result in changes in the loading bay arrangement, loading and unloading activities are expected to continue to operate well for deliveries and distribution vehicles.

## 4. Transport assessment

### 4.1 Traffic impact assessment

08.04.2024

A suitable category of the proposed freeze/ cool storage in the shipping containers is unable to be located from the relevant traffic engineering publications (i.e. RMS Guide or ITE trip generations), as such the expected trip generation has been estimated based on operation of the site (first principles).

The client has specified that during the busiest month of operation (January), Mountain Dew Ice is proposed to have the following number of truck movements:

- 3 trucks per week for delivery (inbound, approximately 1 truck per day); and
- 4 trucks per day for distribution (outbound).

In other months, there would be lower movements. For other goods stored for other local growers which will occupy the rest of the storage space (2/3 of the total space), movements are expected to be less frequent.

Based on the above, traffic generated from the proposed site is low as such it is expected to be adequately accommodated by the existing road network.

### 4.2 Site layout assessment

As the proposal will not result in changes in the site layout and that the largest vehicle expected on site will remain as the 19m long truck with a trailer, vehicles are expected to continue to manoeuvre through the site in a forward direction, safely and efficiently.

The area (21m in length) in front of the gate will continue to provide sufficient storage length for the largest vehicle expected on site (19m).

### 4.3 Deliveries and rubbish collection

C2.6.6 Loading bays of the Planning Scheme requires that *"the area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site"*.

As evidenced by the swept paths assessment, the largest vehicle expected on site (a 19m long truck with a trailer) is expected to load, unload and manoeuvre through the site, in a forward direction, safely and efficiently. Based on this, the requirement listed in clause C2.6.6 of the Planning Scheme is met.

### 4.4 Parking provision assessment

Refer Council's RFI, the category "Storage" under the Planning Scheme would be appropriate for the site. For this use, the Planning Scheme requires *"1 space per 200m<sup>2</sup> of the site area or 1 space per 2 employees, whichever is greater"*. As the site has a fenced area of 2,600m<sup>2</sup>, it would be required to provide 13 general (light vehicle) parking spaces under the Planning Scheme.

Whilst there is ample space on site to provide general parking spaces, the operation of the site requires significantly less spaces. It is envisaged that under normal operation, one general parking space would occasionally be required. This can continue to operate as is currently on the existing hardstand area.

## 5. Planning Scheme Assessment

### 5.1 Summary

08.04.2024

The proposed development has been assessed against the relevant Planning Scheme requirements. A summary of the relevant Planning Scheme clauses is shown in Table 1.

Table 1: Planning Scheme Clauses Summary

Clause	Description	Compliance	Comment Location Reference
<b>C2.5 Parking and Sustainable Transport Code – Use Standards</b>			
C2.5.1	Car parking numbers	Complies with Acceptable Solution A1	Section 5.2
C2.5.2	Bicycle parking numbers	Not Applicable	Section 5.2
C2.5.3	Motorcycle parking numbers	Not Applicable	Section 5.2
C2.5.4	Loading bays	Complies with Acceptable Solution A1	Section 5.2
C2.5.5	Number of car parking spaces within the General Residential Zone and Inner Residential Zone	Not applicable	Section 5.2
<b>C2.6 Parking and Sustainable Transport Code – Development Standards</b>			
C2.6.1	Construction of parking areas	Not applicable	Section 5.3
C2.6.2	Design and layout of parking areas	Satisfies Performance Criteria P1	Section 5.3
C2.6.3	Number of accesses for vehicles	Complies with Acceptable Solution A1	Section 5.3
C2.6.4	Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable	Section 5.3
C2.6.5	Pedestrian access	Satisfies Performance Criteria P1	Section 5.3
C2.6.6	Loading bays	Complies with Acceptable Solution A1 and A2	Section 5.3
C2.6.7	Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable	Section 5.3
C2.6.8	Siting of parking and turning areas	Not applicable	Section 5.3
<b>C3.5 Road and Railway Assets Code – Use Standards</b>			
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction	Complies with Acceptable Solution A1.1, A1.4 and A1.5. Acceptable Solution A1.2 and A1.3 are not applicable.	Section 5.4
<b>C3.6 Road and Railway Assets Code – Development Standards</b>			
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area	Not applicable	Section 5.5

## 5.2 C2.5 Parking and Sustainable Transport Code – Use Standards

### C2.5.1 Car parking numbers

08.04.2024

#### Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solution/ Performance Criteria	Comment
<p><b>Acceptable Solution A1</b></p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> <li>a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</li> <li>b) the site is contained within a parking precinct plan and subject to Clause C2.7;</li> <li>c) the site is subject to Clause C2.5.5; or</li> <li>d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> <li>i. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</li> <li>ii. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:  <math display="block">N = A + (C - B)</math> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p> </li> </ul> </li> </ul>	<p><b>Complies with Acceptable Solution A1</b></p> <p>As discussed in Section 4.4 of this report, the site has sufficient space to provide for the required 13 general parking spaces, if required.</p>



**C2.5.2 Bicycle parking numbers****Objective:**

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

08.04.2024

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1</b> Bicycle parking spaces must: <ul style="list-style-type: none"> <li>a) be provided on the site or within 50m of the site; and</li> <li>b) be no less than the number specified in Table C2.1.</li> </ul>	<b>Not Applicable.</b> Table C2.1 of the Planning Scheme does not have a requirement for bicycle parking to be provided on site for "storage" use. As such this clause is not applicable.

**C2.5.3 Motorcycle parking numbers****Objective:**

That the appropriate level of motorcycle parking is provided to meet the needs of the use.

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1</b> The number of on-site motorcycle parking spaces for all uses must: <ul style="list-style-type: none"> <li>a) be no less than the number specified in Table C2.4; and</li> <li>b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</li> </ul>	<b>Not Applicable.</b> Table C2.4 of the Planning Scheme does not have a requirement for motorcycle parking to be provided on site as the number of the parking spaces required is less than 20. As such this clause is not applicable.

**C2.5.4 Loading bays****Objective:**

That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1</b> A loading bay must be provided for uses with a floor area of more than 1000m <sup>2</sup> in a single occupancy.	<b>Complies with Acceptable Solution A1</b> The concrete slab on site is used as a loading bay, as such it meets the Planning Scheme requirement.

### 5.3 C2.6 Parking and Sustainable Transport Code – Development Standards

#### C2.6.1 Construction of parking areas

08.04.2024

**Objective:**

That parking areas are constructed to an appropriate standard.

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1</b> All parking, access ways, manoeuvring and circulation spaces must: <ol style="list-style-type: none"> <li>be constructed with a durable all weather pavement;</li> <li>be drained to the public stormwater system, or contain stormwater on the site; and</li> <li>excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</li> </ol>	<b>Not Applicable.</b> As the site is located in a 21 Agriculture zone, this clause is not applicable. Also, it is noted that the site is located on a gravel section of Williams Road. The gravel driveway and concrete hardstand are considered appropriate for the proposed use.

#### C2.6.2 Design and layout of parking areas

**Objective:**

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

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1.1</b> Parking, access ways, manoeuvring and circulation spaces must either: <ol style="list-style-type: none"> <li>comply with the following:               <ol style="list-style-type: none"> <li>have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>;</li> <li>provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>have an access width not less than the requirements in Table C2.2;</li> <li>have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</li> <li>have a vertical clearance of not less than 2.1m above the parking surface level; and</li> </ol> </li> </ol>	<b>Satisfies Performance Criteria P1</b> As the designated parking areas will not be marked on site, it is unable to comply with the Australian Standard requirements. It does however meet the Performance Criteria P1 as follows: <ol style="list-style-type: none"> <li>The site is proposed to be a freeze/ cool storage facility with its main activity be delivery and distribution</li> <li>The site has sufficient space to provide for the required number of parking spaces if required</li> <li>The top soiled areas have already been used for parking, as such they are considered acceptable usable in all weather conditions. The gravelled hardstand and the concrete slab are also an all weather surface</li> <li>The nature of the site does not involve interaction between a moving vehicle and pedestrians</li> <li>The site is proposed to be a freeze and cool storage facility with its main activity being delivery and distribution for the local businesses including Mountain Dew Ice</li> <li>The expected type of vehicles are predominantly trucks. During the busiest month, the site is expected</li> </ol>

<p>vii. excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.</p> <p><b>Acceptable Solution A1.2</b></p> <p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> <li>a) be located as close as practicable to the main entry point to the building;</li> <li>b) be incorporated into the overall car park design; and</li> <li>c) be designed and constructed in accordance with <i>Australian/ New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.</li> </ul> <p><b>Performance Criteria P1</b></p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> <li>a) the characteristics of the site;</li> <li>b) the proposed slope, dimensions and layout;</li> <li>c) useability in all weather conditions;</li> <li>d) vehicle and pedestrian traffic safety;</li> <li>e) the nature and use of the development;</li> <li>f) the expected number and type of vehicles;</li> <li>g) the likely use of the parking areas by persons with a disability;</li> <li>h) the nature of traffic in the surrounding area;</li> <li>i) the proposed means of parking delineation; and</li> <li>j) the provisions of <i>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</i>.</li> </ul>	<p>to have a maximum of 20 movements (10 trucks per day) as a worst-case scenario consideration</p> <ul style="list-style-type: none"> <li>g) A person with a disability is unlikely to attend the site</li> <li>h) The traffic in the surrounding area is generally residents or farming personnel;</li> <li>i) It is understood that truck drivers will be instructed to park at a designated area, which is considered acceptable; and</li> <li>j) The layout of the site has been designed for, constructed for and used by trucks. Based on this the arrangements are considered acceptable.</li> </ul>
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**C2.6.3 Number of accesses for vehicles****Objective:**

That:

08.04.2024

- a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1</b> The number of accesses provided for each frontage must: <ul style="list-style-type: none"> <li>a) be no more than 1; or</li> <li>b) no more than the existing number of accesses, whichever is the greater.</li> </ul>	<b>Complies with Acceptable Solution A1</b> The number of accesses to and from the site is proposed to remain the same. As such it complies with Acceptable Solution A1.
<b>Acceptable Solution A2</b> Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	<b>Not Applicable.</b> As the site is located in a 21 Agriculture zone and not in a pedestrian priority street, this clause is not applicable.

**C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone****Objective:**

That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:

- a) enables easy and efficient use;
- b) promotes the safety of users;
- c) minimises opportunities for crime or anti-social behaviour; and
- d) prevents unreasonable light overspill impacts.

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1</b> In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i> .	<b>Not Applicable.</b> As the site is located in a 21 Agriculture zone, this clause is not applicable.

**C2.6.5 Pedestrian access****Objective:**

That pedestrian access within parking areas is provided in a safe and convenient manner.

08.04.2024

Acceptable Solution/ Performance Criteria	Comment
<p><b>Acceptable Solution A1.1</b></p> <p>Uses that require 10 or more car parking spaces must:</p> <ol style="list-style-type: none"> <li>have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: <ol style="list-style-type: none"> <li>a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</li> <li>protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</li> </ol> </li> <li>be signed and line marked at points where pedestrians cross access ways or parking aisles.</li> </ol> <p><b>Acceptable Solution A1.2</b></p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p> <p><b>Performance Criteria P1</b></p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ol style="list-style-type: none"> <li>the characteristics of the site;</li> <li>the nature of the use;</li> <li>the number of parking spaces;</li> <li>the frequency of vehicle movements;</li> <li>the needs of persons with a disability;</li> <li>the location and number of footpath crossings;</li> <li>vehicle and pedestrian traffic safety;</li> <li>the location of any access ways or parking aisles; and</li> <li>any protective devices proposed for pedestrian safety.</li> </ol>	<p><b>Satisfies Performance Criteria P1</b></p> <p>As a pedestrian path is not provided on site, it is unable to comply with Acceptable Solution A1.1 and A1.2. It does however satisfy Performance Criteria P1 as follows:</p> <ol style="list-style-type: none"> <li>The site will be used as a freeze and cool storage facility and will be expected to have minimal pedestrian traffic</li> <li>As a storage facility the movements around the site will be predominantly trucks and drivers of them loading and unloading goods</li> <li>The parking spaces available would be outside the operational hours. As such, during the operation hours parked vehicles would be minimal</li> <li>For a worst-case scenario, the site would be expected to have 20 truck movements (10 trucks) a day</li> <li>A persons with a disability is unlikely to attend the site</li> <li>There are no pedestrian or footpath facilities in the vicinity of the site</li> <li>The nature of the site does not involve interaction between a moving vehicle and pedestrians</li> <li>The areas that are available for parking are located close to the gate of the site; and</li> <li>The nature of the site does not involve interaction between a moving vehicle and pedestrians as such no pedestrian protective devices have been proposed.</li> </ol>

**C2.6.6 Loading bays****Objective:**

That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1</b> The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site.	<b>Complies with Acceptable Solution A1</b> As discussed in Section 4.3 of this report, the proposed loading bay meets the requirement of this clause.
<b>Acceptable Solution A2</b> The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities</i> .	<b>Complies with Acceptable Solution A2</b> As discussed in Section 4.3 of this report, the proposed loading bay meets the requirement of this clause.

**5.4 C3.5 Road and Railway Assets Code – Use Standards****C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction****Objective:**

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

Acceptable Solution/ Performance Criteria	Comment
<b>Acceptable Solution A1.1</b> For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: <ul style="list-style-type: none"> <li>a) a new junction;</li> <li>b) a new vehicle crossing; or</li> <li>c) a new level crossing.</li> </ul> <b>Acceptable Solution A1.2</b> For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. <b>Acceptable Solution A1.3</b> For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	<b>Complies with Acceptable Solution A1.1</b> Along Williams Road (limited access road), a new junction is not required for vehicles travelling to and from the site. As such Acceptable Solution A1.1 is complied with. <b>Acceptable Solution A1.2 is not applicable</b> The surrounding road network does not include a category 1 road or a limited access road. As such this clause is not applicable. <b>Acceptable Solution A1.3 is not applicable</b> The use of the proposed development does not require a new private level crossing. As such this clause is not applicable.



**Acceptable Solution A1.4**

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- a) the amounts in Table C3.1; or
- b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

**Acceptable Solution A1.5**

Vehicular traffic must be able to enter and leave a major road in a forward direction.

**Complies with Acceptable Solution A1.4**

Vehicular traffic to and from the site, using an existing vehicle crossing is approximately 20 movements on the busiest day, as a worst-case scenario on 08.04.2024 and is expected to be minimal for the annual averaged number. It is approximately 1% of the traffic that Tea Tree Road currently carries. As such it is less than the amounts specified in Table C3.1. As such it complies with Acceptable Solution A1.4.

**Complies with Acceptable Solution A1.5**

Vehicular traffic is able to enter and leave Tea Tree Road and Williams Road in a forward direction, as evidenced in Appendix A.

## 6. Conclusion

SR & WI Bush Pty Ltd have engaged pitt&sherry to undertake a Traffic Assessment for the proposed change of use of the existing 9 shipping containers on site. The containers are currently used for farming storage purposes and are proposed for freezing and cool storage for wholesale goods, ice and agricultural products. The analysis and discussion presented in this report can be summarised as follows:

- The traffic generated by the site is expected to be predominately trucks. For the worst-case scenario, the site is expected to generate 20 movements (10 trucks) in and out of the site per day
- The largest vehicles expected onsite is a 19m long truck with a trailer. This vehicle has been on site and is able to ingress and egress the site, in a forward direction, safely and sufficiently. The movement has also been confirmed by the swept paths assessment
- The 19m long truck with a trailer has been on site and loading and unloading activities have been undertaken. This vehicle is able manoeuvre through the loading bay, in a forward direction, safely and sufficiently. The movement has also been confirmed by the swept paths assessment; and
- The site can accommodate all required car parking and loading.

## Important information about your report

08.04.2024

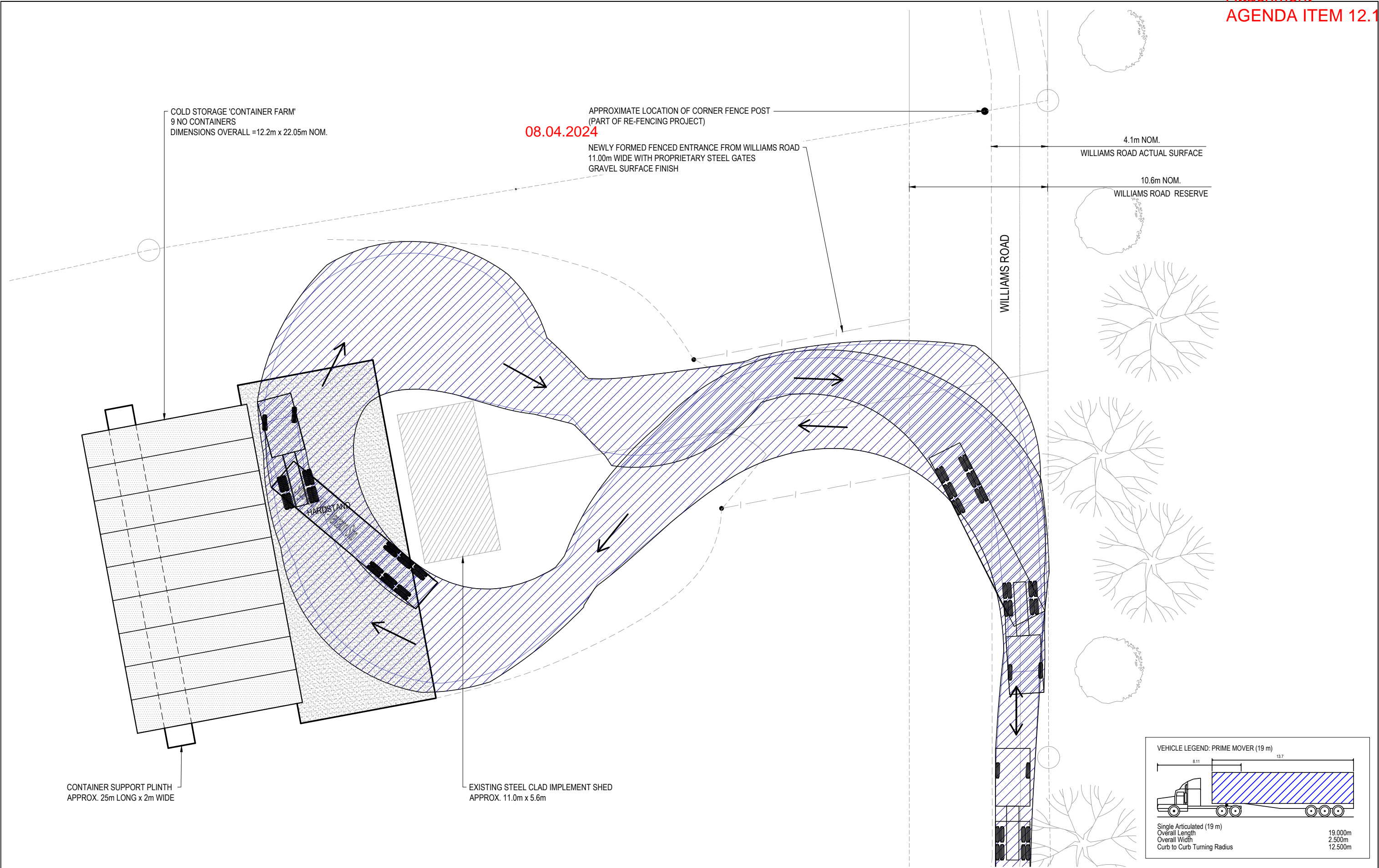
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# Swept Path Assessment

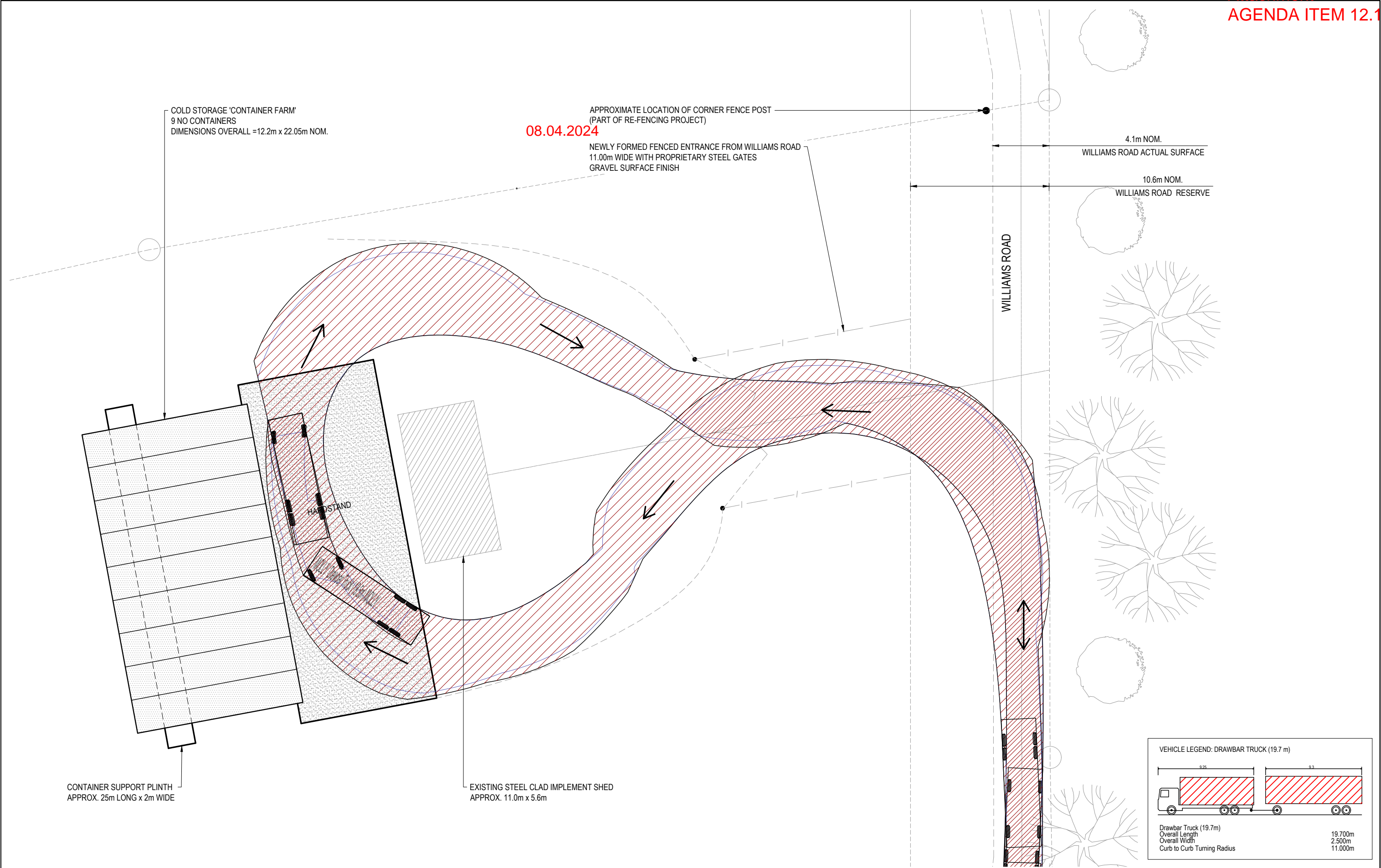
08.04.2024

Appendix A



REFERENCE FILES ATTACHED:										P&S FORM DRG-A3 REV. - 10																			
DRAWING REVISION HISTORY										APPROVED ORIGINAL COPY ON FILE "e" SIGNED BY		SCALE (PLOTTED FULL SIZE) 1:250m <div><div>2.502.557.510</div><div>SCALE IN METRES - 1:250</div></div>		SHEET SIZE A3		CLIENT SR & WI BUSH PTY LTD		PROJECT 27 WILLIAMS ROAD TEA TREE TAS 7017		DRAWING TITLE TRAFFIC ASSESEMENT 19m ARTICULATED PRIME MOVER									
No. DESCRIPTION																								DATUMS: AHD / MGA		CLIENT No. -			
DRAWN DESIGNED REVIEWED DATE																				SIGNED		STATUS PRELIMINARY		DRAWING No. S-P.24.0402-00-CIV-DRG-1101		REVISION A		<div><div></div><div>PRINT IN COLOUR</div></div>	
A ADDITIONAL VEHICLE ADDED																				DATE		© 2023 PITT & SHERRY (OPERATIONS) PTY LTD. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT.		Mar. 26, 24 - 16:36:39 Name: S-P.24.0402-00-CIV-DRG-1101.dwg					

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REFERENCE FILES ATTACHED:						APPROVED ORIGINAL COPY ON FILE "e" SIGNED BY	SCALE (PLOTTED FULL SIZE) 1:250m 2.5 0 2.5 5 7.5 10 SCALE IN METRES - 1:250	SHEET SIZE A3	CLIENT SR & WI BUSH PTY LTD	PROJECT 27 WILLIAMS ROAD TEA TREE TAS 7017	DRAWING TITLE TRAFFIC ASSESEMENT 19.7m DRAWBAR TRUCK		
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE						DATUMS: AHD / MGA	CLIENT No.	
											DRAWING No.	S-P.24.0402-00-CIV-DRG-1101	REVISION A
A	ADDITIONAL VEHICLE ADDED	MM	LL	LL	25/03/2024						STATUS PRELIMINARY	Mar. 26, 24 - 16:36:39 Name: S-P.24.0402-00-CIV-DRG-1101.dwg	PRINT IN COLOUR

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118



# Site Plans

08.04.2024

Appendix B

*Proposed Cold Storage Facility*  
*at 27 Williams Road, Tea Tree, Tasmania*  
*for : Mountain Dew Ice (S.R. and W.J. Bush Pty Ltd)*

Planning Approval Drawings :

Drawing No.	Drawing Title
P.24.02 A-01	Cover Sheet
P.24.02 A-02	Property Site Plan 1: 2500
P.24.02 A-03	Enlarged Site Plan 1: 500
P.24.02 A-04	Facility Arrangement 1: 200

General Site Information :

Property I.D. : PID # 504 1784, 27 Williams Road, Tea Tree

Allotment # 1, Title Reference 45330 / 1


Bushfire Attack Level = n/a

Site design wind speed = N3 (41m/sec)

Soil Classification = 'M'

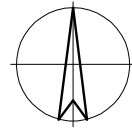
P	Planning Approval	Jan '24
Rev	Details	Date

Accredited Building Designer : Paul Barker  
Licence No : 4554 64 719 (Architectural)

do not scale A4 size prints	Client : Mountain Dew Ice		
	Project : Southern Midlands Cold Storage, 27 Williams Road, Tea Tree 7017		
	Scale : nts	Project North : 	Title : Cover Sheet
	 <b>bardraft design</b> Accredited Building Designers Mobile 0400 619 386 Email : bardraft@internode.on.net Accredited Building Designer Lic. No 4554 64719		
	Drawn : paul barker		Date : January '24
	Project No. : P.24.02	Drawing No. : A-01	Issue No. : P

## Survey Information

Allotment No. : 1 (32.02 hectares)  
Title Reference : 45330/1  
Property ID : # 504 1784  
Land District of Monmouth  
Parish of Yarlington



08.04.2024

### Boundary Information

boundary	length	bearing
'a'	229.96 m	178.956°
'b'	47.74 m	179.922°
'c'	66.24 m	80.550°
'd'	28.49 m	77.650°
'e'	209.58 m	95.000°
'f'	125.56 m	78.794°
'g'	92.96 m	89.661°
'h'	235.88 m	70.978°
'i'	83.55 m	68.994°
'j'	144.94 m	6.094°
'k'	33.57 m	25.150°
'l'	123.63 m	26.000°
'm'	24.148 m	306.114°
'n'	28.45 m	235.667°
'o'	99.84 m	243.717°
'p'	239.72 m	244.056°
'q'	31.06 m	246.456°
'r'	32.69 m	246.983°
's'	34.92 m	247.839°
't'	26.68 m	250.800°
'u'	44.20 m	251.867°
'v'	49.37 m	254.128°
'w'	178.75 m	255.467°

**Lot 1**  
32.02 ha (not incl road)

Attachment  
**AGENDA ITEM 12.1.1**

public road 10.06m wide

**Cold Storage Facility**  
**Refer Enlarged Site Plan**

existing farmhouse  
and outbuildings

existing concrete bridge over  
Woodlands Creek

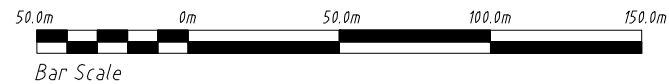
public road 10.06m wide

Tea Tree to Sorell - sealed road

Existing "South Line" Railway

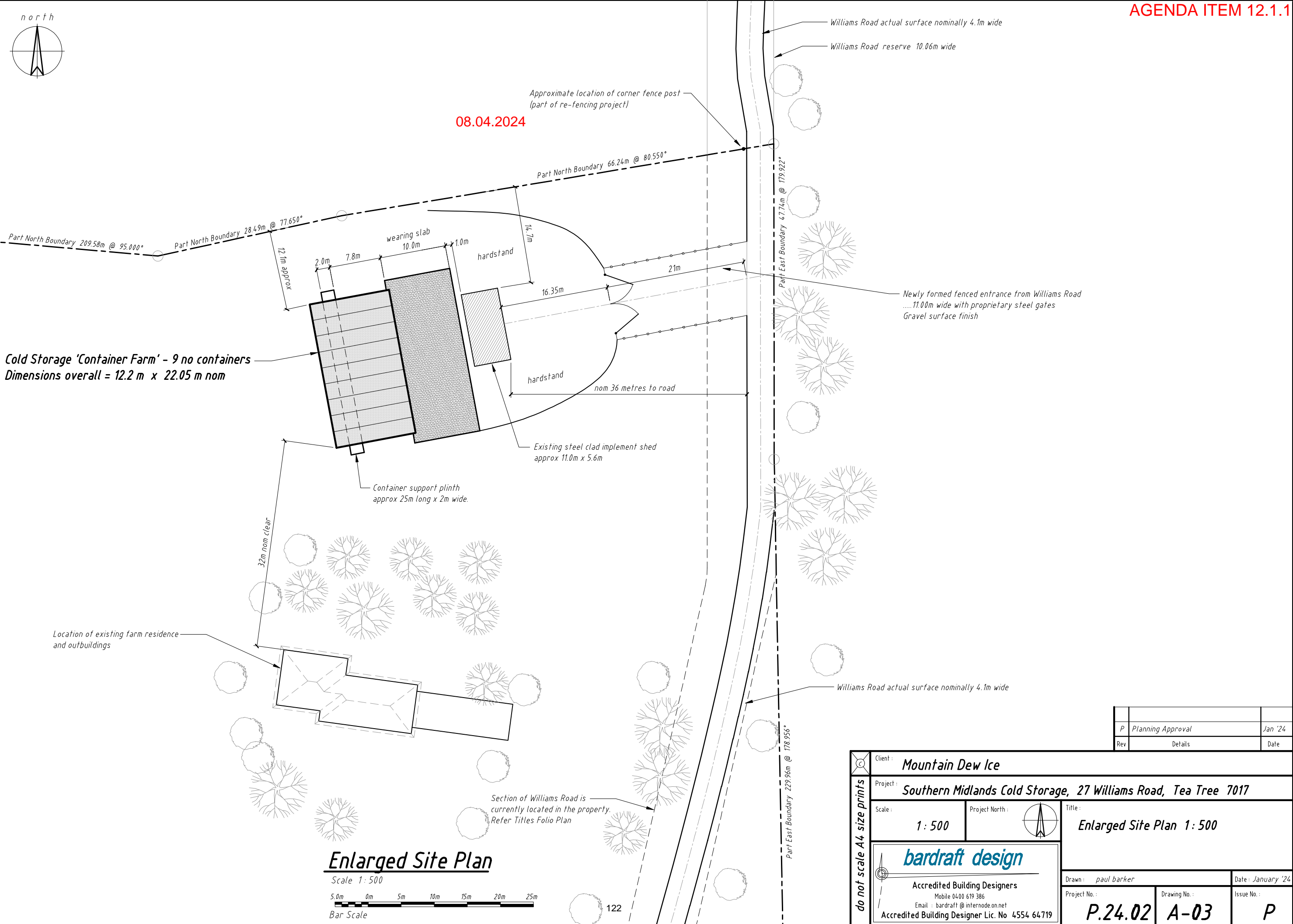
### Site Plan

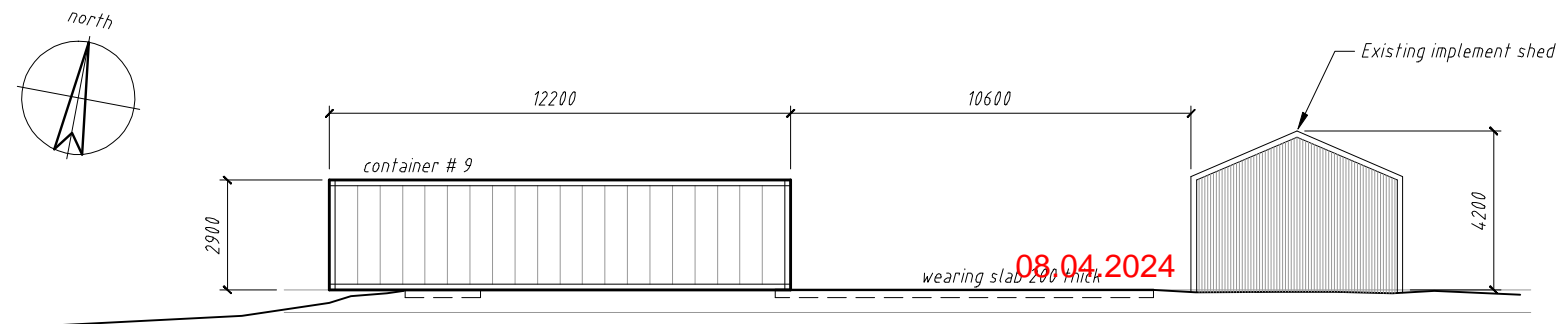
Scale 1: 2500



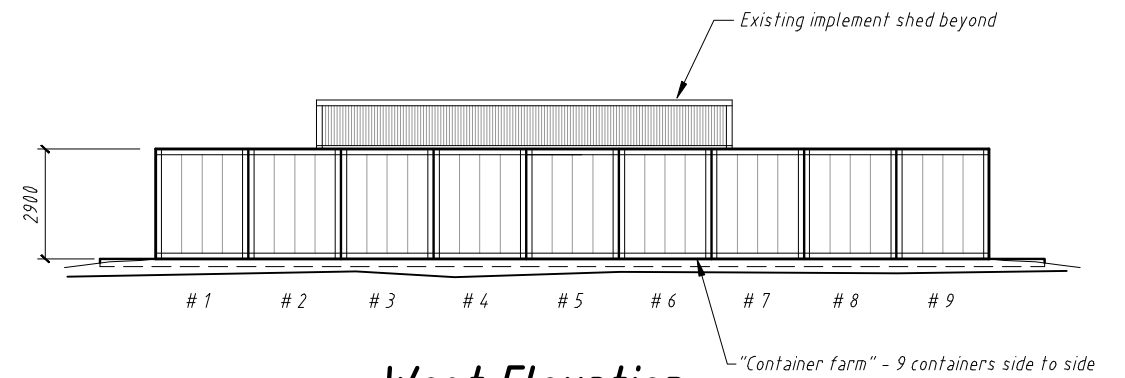
Bar Scale

do not scale A4 size prints	Client : <b>Mountain Dew Ice</b>		
	Project : <b>Southern Midlands Cold Storage, 27 Williams Road, Tea Tree 7017</b>		
	Scale : <b>1 : 2500</b>	Project North :	Title : <b>Property Site Plan 1: 2500</b>
	Accredited Building Designers Mobile 0400 619 386 Email : bardraft@internode.on.net Accredited Building Designer Lic. No 4554 64719		
Rev	P Planning Approval		Jan '24
	Details		Date
Drawn : <b>paul barker</b>	Date : <b>January '24</b>		
Project No. : <b>P.24.02</b>	Drawing No. : <b>A-02</b>	Issue No. : <b>P</b>	

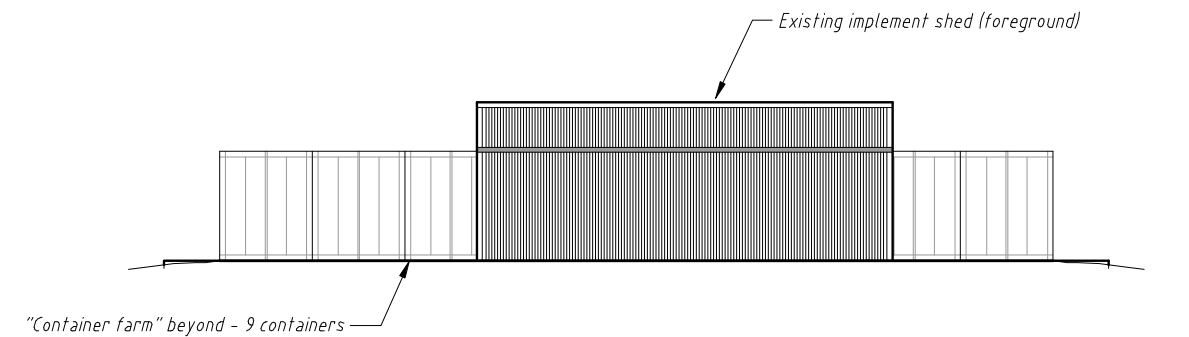




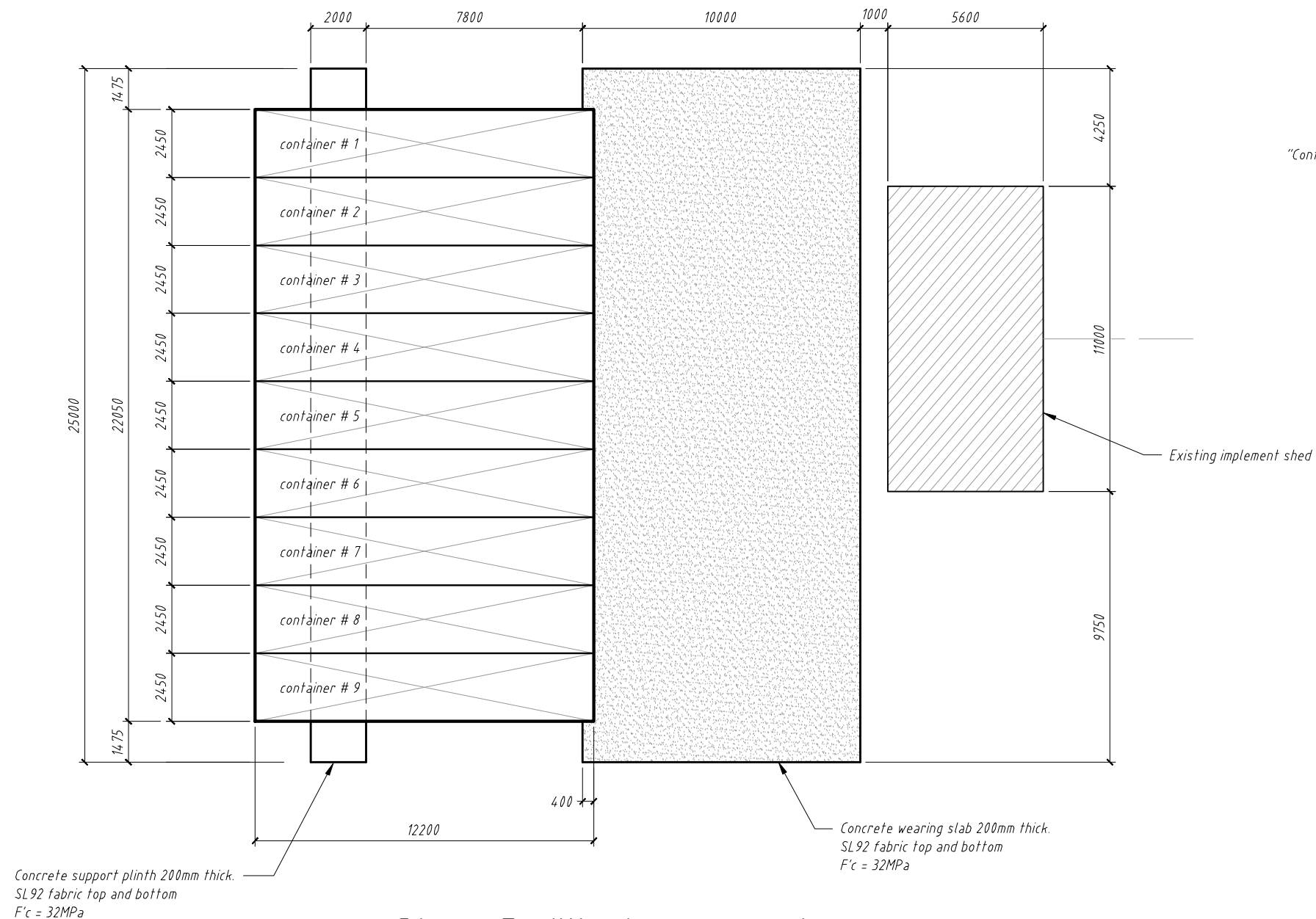
South Elevation



West Elevation





East Elevation



Plan - Facility Arrangement



P	Planning Approval	Jan '24
Rev	Details	Date

do not scale A4 size prints	Client : Mountain Dew Ice		
	Project : Southern Midlands Cold Storage, 27 Williams Road, Tea Tree 7017		
	Scale : 1:200	Project North : 	Title : Facility Arrangement 1:200
	 Accredited Building Designers Mobile 0400 619 386 Email : bardraft@internode.on.net Accredited Building Designer Lic. No 4554 64719		
Drawn : paul barker		Date : January '24	
Project No. : P.24.02		Drawing No. : A-04	Issue No. : P



27 Williams Road, Tea Tree

Traffic Assessment

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

Phone 1300 748 874  
info@pittsh.com.au  
pittsh.com.au

**Located nationally —**

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Brisbane  
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Launceston  
Newcastle  
Devonport





08.04.2024

# Agricultural assessment report

**“Low Fold” 27 Williams Road, Tea Tree**

**TAS 7017**

**APRIL 2024**





08.04.2024

43 Formby Road, Devonport, Tasmania 7310

Phone: 1300 746 466

Email: [admin@pinionadvisory.com](mailto:admin@pinionadvisory.com)

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Report author: Jason Lynch BAppSci (Hort) CPAg

An appropriate citation for this report is: Pinion Advisory, April 2024, Agricultural assessment report, Low Fold 27 Williams Road, Tea Tree 7017.

Document status:

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
3/4/24	Draft	JL	JL	Email

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

## Contents

Table index .....	4
Figure index.....	08.04.2024 4
Executive summary .....	6
1 Purpose .....	7
1.1 Land Capability .....	7
1.2 Tasmanian Interim Planning Scheme – Southern Midlands.....	7
2 Property details.....	8
2.1 Location .....	8
3 Land capability .....	11
4 Proposed development.....	23
5 Land use .....	24
5.1 Potential agricultural activities conducted.....	24
5.1.1 Pastoral Use.....	24
5.1.2 Cropping use .....	24
5.1.3 Perennial horticulture use.....	25
5.2 Adjacent land use activities .....	26
5.3 Impact on agricultural activities and residential amenity .....	27
5.3.1 Impact of agricultural activity on neighbouring land on the proposed development....	27
5.3.2 Impact of proposed development on agricultural activity of neighbouring land .....	29
6 Water resources.....	30
6.1 Current resources .....	30
6.2 Future opportunities .....	30
7 Responses to the Southern Midlands Request for further information.....	32
7.1 21.3.1 Discretionary use .....	32
8 Conclusion.....	35
9 References .....	36
10 Declaration.....	36
Appendix A.....	37

## Table index

Table 1 Property location identification details.....	8
Table 2 Land capability assessment over titles.....	13
Table 3 Potential risk from agricultural land use on neighbouring land.....	27
Table 4 Potential risk from proposed development on neighbouring agricultural land use and activity .....	29

08.04.2024

## Figure index

Figure 1 27 Williams Road property location. ....	9
Figure 2 Topography of the subject property (source the LIST) .....	9
Figure 3 Land tenure on the subject property (outlined in blue) and all adjacent land as private freehold land (yellow shaded), Irrigation Tas tenure (green shaded) land nearby to the east, a small parcel of TasWater (blue shaded) land nearby to the south east, and a strip of Crown Land (white shaded) to the north west. (source the LIST).....	10
Figure 4 The subject property (outlined in blue) and adjacent land to the south and east as Agriculture zone (brown shaded), Rural zoned (beige shaded) land adjacent to the west and north, Particular Purpose zoned land (pink shaded) further to the south east and Landscape Conservation (green shaded) land nearby to the south. (source the LIST).....	10
Figure 5 Land capability areas present on the property.....	12
Figure 6 Black grey sandy soil as per the podzol soil type present throughout the foot slopes areas of the elevated ground on the subject property. (taken on the site assessment 24/3/2024) .....	16
Figure 7 Brown sandy soil as per the podzol soil type present throughout the mid and upper elevated ground on the subject property. (taken on the site assessment 24/3/2024) .....	17
Figure 8 Black heavy clay soil, as per the Canola soil association present throughout the low lying flat ground on the subject property. (taken on the site assessment 24/3/2024) .....	18
Figure 9 Easterly view towards the residential dwelling and cool storage development located behind the gardens and trees on the far north easter corner of the subject property (taken on the site assessment 24/3/2024) .....	19
Figure 10 Northerly view of the development with the utility shed to the immediate east of the cool storage infrastructure (taken on the site assessment 24/3/2024).....	19
Figure 11 Agricultural land present to the east of the subject property (taken on the site assessment 24/3/2024) .....	20
Figure 12 Northerly view over the adjacent land to the immediate north of the cool storage development on the subject property. (taken on the site assessment 24/3/2024).....	20
Figure 13 Westerly view of the South Line railway and properties and associated residential dwellings and sheds located on the land adjacent to the southern boundary of the subject property. (taken on the site assessment 24/3/2024) .....	21
Figure 14 Southerly view from the far north western area of the subject property. (taken on the site assessment 24/3/2024) .....	21
Figure 15 Easterly view over the cool storage development on the subject property. (taken on the site assessment 24/3/2024) .....	22

Figure 16 Tas Irrigation “Main Line 2” pipeline (blue dotted line) crossing the southern area of the property (outlined in blue) and the location of the proposed cool storage facility (green dot) .....	30
Figure 17 Proposed cool storage facility plan overview (source bardraft design, drawing number A-02) .....	37
Figure 18 Enlarged site plan (source bardraft design, drawing no A-03) .....	38

08.04.2024

## Executive summary

This report has been prepared on behalf of the proponent, Steve Bush, and provides relevant responses to the “Request for Additional Information DA2400009 proposed Cold Storage Facility at land described as 27 Williams Road, Tea Tree” issued by the Southern Midlands council on the 19<sup>th</sup> February 2024. 08.04.2024

This report covers the various aspects of the agricultural land associated with and surrounding the property at 27 Williams Road, Tea Tree and the potential to be negatively impacted by the proposed development.

The proponent wishes to cool storage facility development, with the balance of the property retained for the agricultural land use activity.

The proposed cool storage facility would support and assist agricultural land use activity in the Coal Valley and more broadly across South East Tasmania by providing much needed cool chain infrastructure.

Under the Tasmanian Planning Scheme the property is zoned as Agriculture.

The property is covered by ground with a land capability of Class 4, 5 and 6 land, and is used for grazing livestock, albeit at a small low intensity non-commercial scale.

The property is located within the Sorell irrigation district, and whilst this district is serviced by South East Stage 3 irrigation scheme the subject property is not connected to the scheme, and no irrigation water is available to purchase, regardless it would not be economic to invest and undertake irrigated agricultural land use activity on the property. No irrigation water is available from Woodlands Creek. It is reasonable to consider that this property has no access to irrigation water and is essentially a dryland property.

The proposed development can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.

The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties.

The proposed development is considered compliant with Clauses 21.3.1 P1, P2 and P3 of the Tasmanian Planning Scheme – Southern Midlands Provisions.



## 1 Purpose

This report has been undertaken on behalf of Steve Bush (the proponent) in order to support an application for a planning development application on the property at 27 Williams Road, Tea Tree.

The document provides an agricultural assessment of the property in question and reviews the current and future agricultural usage of the property and the surrounding area in relation to the Land Capability and Land Classification. 08.04.2024

This includes soils, aspect, topography, water resource, economic feasibility, and impact of the proposed development in relation to agricultural activities.

### 1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most productive for agriculture and resilient to degradation and Class 7 the least suitable to agriculture. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Jason Lynch possesses a Bachelors of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) and has over 25 years’ experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by planning authorities, property owners, independent planners, and surveyors to undertake assessments within the, Break O’Day, Burnie, Central Coast, Circular Head, Clarence, Devonport, Dorset, George Town, Glamorgan Spring Bay, Kentish, King Island, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands, Sorell, Tasman, West Tamar, Waratah-Wynyard and West Coast municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Tasmanian and various council based interim planning schemes.

### 1.2 Tasmanian Interim Planning Scheme – Southern Midlands

The Southern Midlands municipality declared the Tasmanian Planning Scheme (TPS) to be active in 2023 and this sets out the requirements for use and development of land in the municipality.

## 2 Property details

### 2.1 Location

The Low Fold property at 27 Williams Road, Tea Tree is owned by Steve Bush and consists of a single title and is located approximately 3.7 km west of Campania. Table 1 and Figure 1. 08.04.2024

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares (Approx.)
Low Fold, 27 Williams Road, Tea Tree	5041784	45330/1	32

The Low Fold property is covered flat and gently undulating land on the southern half of the block with the northern area consisting of moderate/steep sloping undulating and hilly ground. Figure 2.

The infrastructure present includes boundary and internal paddock fencing, a reticulated stock water system, stockyards, a residential dwelling and a number of sheds.

The vegetation present on the property is dominated (19.2 hectares) by open pasture land and a block (12.8 hectares) of native remnant vegetation. The remnant native vegetation is identified as *Eucalyptus viminalis* grassy forest and *Acacia* woodland (Tasmanian Native Vegetation Community GIS dataset).

The subject property and all adjacent land is private freehold land, with a block of Tas Irrigation tenure land (Rekuna Reservoir) nearby (approximately 1km) to the east, a small parcel of land TasWater land to the south east and a strip of Crownland land further to the north west. Figure 3.

The subject property and adjacent land to the south and east is zoned as Agriculture, Rural zoned is zoned adjacent to the west and north and nearby to the east, Particular Purpose zoned land nearby to the south east (SOU-P2.0 Tasmanian Buddhist Cultural Park) and Landscape Conservation zoned land to the south. Figure 4.

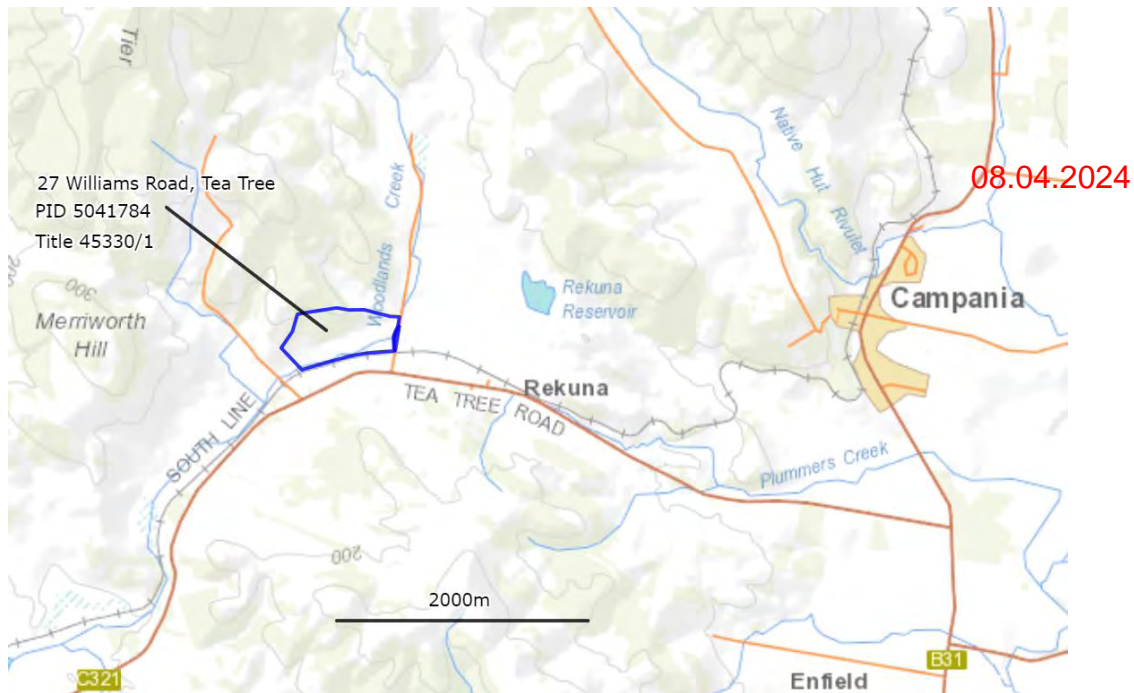


Figure 1 27 Williams Road property location.



Figure 2 Topography of the subject property (source the LIST)

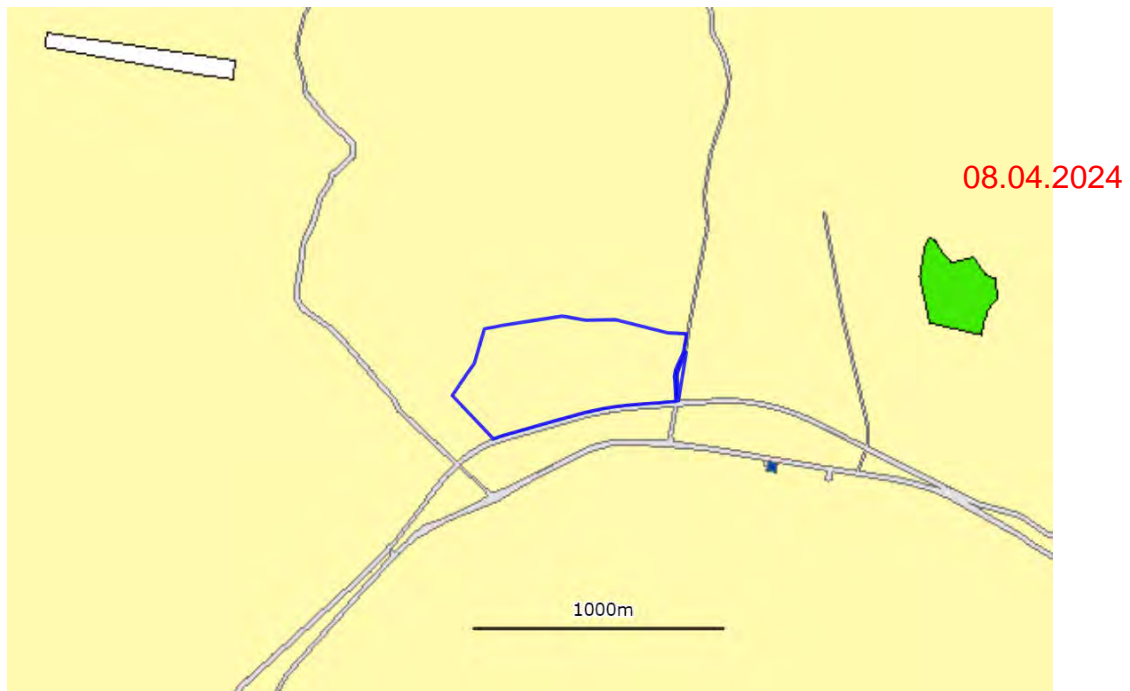


Figure 3 Land tenure on the subject property (outlined in blue) and all adjacent land as private freehold land (yellow shaded), Irrigation Tas tenure (green shaded) land nearby to the east, a small parcel of TasWater (blue shaded) land nearby to the south east, and a strip of Crown Land (white shaded) to the north west. (source the LIST)



Figure 4 The subject property (outlined in blue) and adjacent land to the south and east as Agriculture zone (brown shaded), Rural zoned (beige shaded) land adjacent to the west and north, Particular Purpose zoned land (pink shaded) further to the south east and Landscape Conservation (green shaded) land nearby to the south. (source the LIST).

### 3 Land capability

The official land capability map for the area was produced by DPIWE in 2000 at a scale of 1:100,000 and reported in their Derwent Report. On the subject lot, DPIF identified the property to be covered by Class 4, 5 and 6 land. 08-04-2024

A detailed inspection of the property was undertaken by the author in March 2024, and determined the property is mostly covered by Class 4 and 6 land, with a small area of class 6 land (Figure 5).

Class 4 land is described as:

*Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.*

*Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.*

Class 5 land is described as:

*Land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.*

Class 6 land is described as:

*Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.*

The key land capability limitations associated with the property are:

- Soil (s) associated with the with challenging growing conditions for pasture and/or crops due to limitations such as soil depth, texture, erodibility and the topsoil depth.
- Erosion (e) associated with the risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities. Light textured sandy soils which have insufficient ground cover are prone to wind erosion and subsequently scouring off the topsoil.
- Wetness (w) associated with the potential for periods of soil water logging.





Figure 5 Land capability areas present on the property.



Table 2 Land capability assessment over titles.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4sw (approx. 14.5 ha)	Canola soil profile association, vertosol soil type derived from Quaternary alluvium sediments.  Black heavy clay soil.	1-3%	Flat to very gently undulating ground.  130m above sea level.	Low risk.  Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Moderate/high climatic limitations.  This area experiences cool /cold winters and warm/hot summer conditions. Receives an average approximately 490mm annual rainfall, up to 30 annual frosts events, 980 GDD (October – April) and receives up to 1,100 chill hours (May – August).	Moderately well drained.  Topsoil depth up to 30-40cm.  High nutrient and soil moisture holding capacity.  This low lying land and the vertosol soil type present means this land is subject to waterlogging, albeit infrequently due to the low rainfall conditions.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.  The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is suitable for cropping on a 2 in 10 year rotation with a severely restricted range of crop  This land is suitable for grazing with moderate limitations, with the exception of reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 4.5 ha)	Podzolic soil type derived from Triassic sandstone geology.  Black/grey and brown sandy soil.	10-15%	Gentle to moderate sloping land present as foot slope ground.  140-155m above sea level.	High risk.  Rill and sheet erosion due to surface water movement, and wind scouring on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Moderate/high climatic limitations.  This area experiences cool /cold winters and warm/hot summer conditions. Receives an average approximately 490mm annual rainfall, up to 30 annual frosts events, 980 GDD (October – April) and receives up to 1,100 chill hours (May – August).	Well drained.  Topsoil depth up to 20-40cm.  Low nutrient and soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.  The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping.  This land is suitable for grazing with moderate/severe limitations, with the exception of reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
6se (approx. 13 ha)	Podzolic soils formed on sandstone geology.  Black/brown sandy loam topsoil over a yellow/brown clay soil.	10-30%	Moderate/steep sloping hilly ground.  150-210m above sea level.	High risk.  Rill and sheet erosion due to surface water movement, and wind scouring on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Moderate/high climatic limitations.  This area experiences cool /cold winters and warm/hot summer conditions. Receives an average approximately 490mm annual rainfall, up to 30 annual frosts events, 980 GDD (October – April) and receives up to 1,100 chill hours (May – August).	Imperfectly drained.  Topsoil depth up to 20-30cm.  Low nutrient and soil moisture holding capacity.  Stone and rock fragments and occasional rocky outcrops and sheet rock present.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.  The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping.  This land is suitable for grazing with severe limitations.  This land is essentially entirely currently covered by remnant native forest and is not cleared and/or developed for agricultural land use.  Due to the high risk of soil erosion in conjunction with the overall severely limited productivity potential of this land it would be inappropriate to clear and convert this land for agricultural use.



08.04.2024

Figure 6 Black grey sandy soil as per the podzol soil type present throughout the foot slopes areas of the elevated ground on the subject property. (taken on the site assessment 24/3/2024)





Figure 7 Brown sandy soil as per the podzol soil type present throughout the mid and upper elevated ground on the subject property. (taken on the site assessment 24/3/2024)





Figure 8 Black heavy clay soil, as per the Canola soil association present throughout the low lying flat ground on the subject property. (taken on the site assessment 24/3/2024)





Figure 9 Easterly view towards the residential dwelling and cool storage development located behind the gardens and trees on the far north easter corner of the subject property (taken on the site assessment 24/3/2024)



Figure 10 Northerly view of the development with the utility shed to the immediate east of the cool storage infrastructure (taken on the site assessment 24/3/2024)





Figure 11 Agricultural land present to the east of the subject property (taken on the site assessment 24/3/2024)



Figure 12 Northerly view over the adjacent land to the immediate north of the cool storage development on the subject property. (taken on the site assessment 24/3/2024)





Figure 13 Westerly view of the South Line railway and properties and associated residential dwellings and sheds located on the land adjacent to the southern boundary of the subject property. (taken on the site assessment 24/3/2024)



Figure 14 Southerly view from the far north western area of the subject property. (taken on the site assessment 24/3/2024)



Figure 15 Easterly view over the cool storage development on the subject property. (taken on the site assessment 24/3/2024)

## 4 Proposed development

The proponent wishes to develop a cool storage facility on the property.

08.04.2024

The plan of the development is attached in Appendix A Figure 17 and Figure 18.

The proposed cool storage facility would consist of eight shipping containers which would be located on the far north east corner of the subject property.

The proposed cool storage facility would cover approximately 180m<sup>2</sup>, which represents less than 0.06% of the total land present on the subject property.

The subject property would continue to be operated and managed to grow pasture and the operation, management and productivity of the existing livestock grazing enterprise would not be diminished or negatively impacted.

The proposed cool storage development has been sensitively designed, including:

- Painted in an olive drab colour which visually blends in to the landscape.
- Positioned behind an existing utility shed.
- Located approximately 50m from Williams Road to the east.
- Located approximately 400m from tea Road to the south.
- Well established trees and garden vegetation provides a high level of privacy and screening from public viewing.

The proposed cool storage facility can be undertaken and ensure that it would be anticipated to have a negligible impact on the productivity and capacity of all adjacent agricultural land and the surrounding residential amenity would be preserved.



## 5 Land use

The property in question is currently used to run 10 cows and calves, and is therefore a non-commercial scale low intensity small scale livestock grazing which is best described as a lifestyle property.

### 5.1 Potential agricultural activities conducted

08.04.2024

#### 5.1.1 Pastoral Use

The property in question is suitable for grazing purposes, albeit at a small scale and significantly limited by the low rainfall which severely constrains pasture production levels.

The suitable pastoral area covers, as per the class 4 and 5 and to a much lesser extent the class 6 land and would be anticipated to have a total potential dryland pasture carrying capacity of 220 DSE/ha.

Essentially the class 6 land is covered by native vegetation and due to the high risk of soil erosion in conjunction with the overall severely limited productivity potential of this land it would be inappropriate to clear and convert the land to pasture land in order to increase the overall carrying capacity of the property.

A 220 DSE carrying capacity would be considered sufficient to sustainably run approximately 14 finishing steers,

A 14 cow/calf beef breeding enterprise would equate to an annual gross margin return of approximately \$8,800, however depending upon the market conditions and time of year when weaner cattle are sold/traded out the gross margin would be expected to vary.

It is important to note that due to the low rainfall dryland pasture production system and limitations related to periods of extended low rainfall and the associated lack of pasture growth it would likely require supplying supplementary feed (fodder and/or grain) as well as potentially adjusting the stocking rate (e.g. early weaning and destocking)

The proposed cool storage development would cover approximately 180m<sup>2</sup> which equates to less than approximately 1 DSE, and therefore would have a negligible impact on the overall grazing productivity of the property.

#### 5.1.2 Cropping use

The suitable cropping ground, as per the class 4 land on the property covers approximately 14.5 hectares and could be potentially used for annual cropping.

The class 5 and 6 land is unsuitable for cropping.

The property has no irrigation water resources and therefore the type of cropping is limited to dryland production systems such as broadacre cereal crops (e.g. barley).

Based on an average cropping rotation of 2 in 10 years there is potential to sustainably grow 3 hectares of crop.



An average gross margin which could be generated from cereals growing in a low rainfall environment is approximately \$1,000/ha, and therefore assuming 3 hectares of land is cropped annually it would be reasonable to expect an annual cropping gross margin return of \$3,000.

The scale of the cropping which can be undertaken on the property is not of a commercial nature. 08.04.2024

The location of the cool storage facility would not prejudice and/or limited any potential for cropping to occur on the property.

### 5.1.3 Perennial horticulture use

The land on the northern area of the property is covered by moderate/steep sloping class 6 land, and is considered unsuitable for perennial horticultural crops.

Theoretically the southern area of the property could be used to grow perennial horticultural crops such as wine grapes, olives, hazelnuts and cherries, however a number of significant limitations are present including:

- Experiences up to 30 annual frost events and therefore a severe risk of frost damage to crops is present.
- High risk of soil waterlogging which results in poor soil health outcomes for perennial crops and ultimately would limit the life expectancy of any plantings.
- The vertosol soil type present is considered unsuitable for perennial crop plantings due to the risk of waterlogging and associated constraints associated with the tree root growth and health.

Additionally, the property has no access to irrigation water and it would be unviable to grow dryland perennial crops in the prevailing low rainfall environment.

Therefore, in reality due to the limitations associated with the southern and northern areas perennial horticultural crops are unsuitable for this property.

## 5.2 Adjacent land use activities

Adjacent and surrounding land has varied uses, including agricultural land use activities (pastoral and cropping), conservation, lifestyle and residential blocks with no agricultural land use activities conducted therewith.

08.04.2024

Essentially commercial scale agricultural land use activity is conducted on the land adjacent to the north of the property in question:

- North
  - Property title 115807/3 (14.6 hectares), Rural zoned, has extensive areas (6.5 hectares) of remnant native vegetation (*Eucalyptus viminalis* woodland) is incapable of supporting commercial scale agriculture, is used as a lifestyle block and has a residential dwelling present.
  - Property title 123405/2 (27.3 hectares), Rural zoned, has extensive areas (18 hectares) of remnant native vegetation (*Eucalyptus viminalis* woodland) is incapable of supporting commercial scale agriculture.
  - Property title 182985/1 (29 hectares), Rural zoned, has extensive areas (19 hectares) of remnant native vegetation (*Eucalyptus viminalis*, *E. amygdalina* and *Acacia* woodland) is incapable of supporting commercial scale agriculture, is used as a lifestyle block and has a residential dwelling present.
- South
  - Property title 122899/1 (1.7 hectares), is the railway easement for the South Line, and forms the entire southern boundary of the subject property.
  - Property title 155141/1 (6 hectares), zoned as Agriculture, is mostly covered by open pastureland, is used as a lifestyle block and has a residential dwelling present.
  - Property title 155143/1 (1.7 hectares), zoned as Agriculture, is used as a lifestyle block and has a residential dwelling present.
  - Property title 107493/3 (0.8 hectares), zoned as Agriculture, is used as a lifestyle block and has a residential dwelling present.
- East
  - Property title 47586/4 (49.6 hectares), zoned as Agriculture, used for livestock production and cropping, forms part of a larger land holding to the east, and has no residential dwelling present.
- West
  - Property title 103570/4 (2.4 hectares), zoned as Rural, is used as a lifestyle block and has a residential dwelling present.
  - Property title 103570/5 (2.3 hectares), zoned as Rural, used for small scale grazing purposes, and has no residential dwelling present.
  - Property title 236688/1 (0.21 hectares), zoned as Agriculture, and is used for residential purposes.
  - Property title 155140/1 (3 hectares), zoned as Agriculture, is used as a lifestyle block and has a residential dwelling present.

### 5.3 Impact on agricultural activities and residential amenity

The proposed development on the property in question has been planned in order to minimise any potential negative impacts or constraints on the adjacent properties.

After the recent site assessment, it has been concluded that the location, nature and layout of the proposed development would be sufficient to prevent any unreasonable impact of agricultural activities and/or residential amenities and vice versa on neighbouring properties. 08/04/2024

#### 5.3.1 Impact of agricultural activity on neighbouring land on the proposed development

Agricultural activity could be conducted on land adjacent to the property in question albeit at varying levels of scale and intensity:

- East: livestock production and cropping.
- North, south and west: very limited non-commercial small scale lifestyle grazing land use activity.

An assessment of the key risks to the proposed Lot 1 are summarised in Table 3.

Table 3 Potential risk from agricultural land use on neighbouring land

Potential Risk from Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Ground spraying is most commonly used in agricultural production systems whilst spot spraying is a practical and mostly used alternative. Shelter belts and screening vegetation, are located along the eastern boundary. Spraying events should be communicated in a timely manner to the inhabitants of dwellings on adjacent properties. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock and dogs.	Risk = low. The property is located in rural area, and so it is accepted that noises involved with the use farm machinery and associated infrastructure and livestock will occur.
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity could be undertaken on the property to the east. The presence of the existing shelter belts and screening vegetation and presence of the Williams Road, and Woodlands Creek riparian zone provides a significant buffer to minimise the risk of irrigation water over the boundary areas.
4. Stock escaping and causing damage.	Risk = low. Provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

08.04.2024

### 5.3.2 Impact of proposed development on agricultural activity of neighbouring land

These potential impacts are usually manifested as complaints that could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 4. Some of these risks rely on an element of criminal intent.

08.04.2024

Table 4 Potential risk from proposed development on neighbouring agricultural land use and activity

Potential Risk to Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, if applicable lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; where possible and appropriate report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on the boundary to neighbouring properties and appropriate signage to deter inadvertent entry to property; limit unauthorised vehicle movements, report thefts to police.
3. Damage to property	Risk = low/medium. As for theft.
4. Weed infestation	Risk = low. The proponent is committed to the sustainable management of the property and weed control would be a key feature of the general ongoing property management program.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish and adherence to all applicable local and state bushfire regulations.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that all dogs would be managed as per the guidelines determined by the Southern Midlands council.
7. Noise	Risk = to be determined. A combination of the separation distances and vegetation buffers present would assist in mitigating this risk.

## 6 Water resources

### 6.1 Current resources

08.04.2024

The property is severely constrained for access to irrigation water.

No bores have been identified on the property.

No dams are present on the property.

The property is not serviced by TasWater for the supply of drinking water.

Woodlands Creek flows through the far southern boundary area of the property, although no water licence has been allocated to draw irrigation water from this waterway.

The property is located within the Sorell irrigation district, although it has no outlet and no access to the scheme.

The Tasmania Irrigation Main Line 2 irrigation pipeline cross the southern area of the property, and the proposed development would have no impact on this infrastructure. Figure 16



Figure 16 Tas Irrigation “Main Line 2” pipeline (blue dotted line) crossing the southern area of the property (outlined in blue) and the location of the proposed cool storage facility (green dot)

Due to the current lack of irrigation water the property is limited to dryland agricultural land use activity.

### 6.2 Future opportunities

The coal Valley district is not recognised as having significant groundwater resources. 3 bores are located within 1 2km radius of the property in question and have a yield of 2 L/s which would be



considered sufficient for supply small non-commercial sized area irrigation (e.g. domestic garden scale).

In order to supply a suitably sized irrigation scheme a bore with a flow rate of >10 L/s is required, and no bores with this yield in the Coal Valley have been identified (South East Tasmania Groundwater Map). It is unlikely that a bore with a sufficient yield could be found within the boundaries of the property.

Based on an assessment of the Woodlands Creek hydrology using the NRE Water Access Tool there is no opportunity to extract any irrigation water from this waterway.

The Sorell irrigation scheme is 100% allocated and no irrigation water is available to purchase. If any additional irrigation does become available, the following commitments would be required:

- A minimum 10ML quantum (\$2,700 ML) to be purchased for a total investment of \$27,000.
- An outlet to be purchased and installed for an approximate investment of \$20,000.
- Irrigation scheme including pipeline and associated infrastructure, and assuming a 10 hectares development would be anticipated to cost approximately \$40,000+.

Based on the investment required and potential uses (cropping and pasture production) it would not be economic to obtain Tasmanian Irrigation scheme irrigation water.

## 7 Responses to the Southern Midlands Request for further information

As per the request for further information issued by the Southern Midlands Council clause 21.3.1 P1, P2 and P3 have been addressed.

### 7.1 21.3.1 Discretionary use

08.04.2024

Objective:	
<p>That uses listed as Discretionary:</p> <ul style="list-style-type: none"> <li>(a) support agricultural use; and</li> <li>(b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.</li> </ul> <p><b>Response</b></p> <p>The subject property at 27 Williams Road has no prime agricultural land present within its boundaries, and therefore P3 is not applicable, and hence the concentration on the responses to performance criteria P1 and P2.</p>	
Performance Criteria	Response
<p><b>P1</b></p> <p>A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none"> <li>(a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;</li> <li>(b) access to infrastructure only available on the site or on land in the vicinity of the site;</li> <li>(c) access to a product or material related to an agricultural use;</li> <li>(d) service or support for an agricultural use on the site or on land in the vicinity of the site;</li> <li>(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</li> <li>(f) provision of essential Emergency Services or</li> </ul>	<p><b>P1</b></p> <ul style="list-style-type: none"> <li>(a) The cool storage facility will be used to store ice and agricultural commodities. These agricultural commodities would include perishable produce such as berry fruit, cut flowers, stone fruit and grapes. A range of perishable agricultural produce is grown in the nearby Coal Valley and more broadly across south east Tasmania.</li> <li>(b) The cool storage facility is conveniently located close to main transport routes in/out of Hobart and easily accessible from the Coal Valley. The property has access to 3 phase power to power the cool storage facility. The cool storage facility can be positioned in a private location and would not prejudice the rural and residential amenity of the subject property nor that of adjacent properties.</li> <li>(c) The cool storage facility will be used to store agricultural commodities. These agricultural commodities would include perishable produce such as berry fruit, cut flowers and grapes. The cool storage facility can hold</li> </ul>

	<p>produce at <math>\leq 4^{\circ}\text{C}</math> or frozen at <math>-18^{\circ}\text{C}</math>. The duration of the storage requirements for the perishable produce will vary widely depending upon the nature of the produce (e.g. short term 1-7 days) for fresh to market produce or long term (2-10 weeks) for frozen produce. It is highly likely that the demand for cool storage would be highest from mid spring to mid autumn, and be expected to peak from mid summer to autumn.</p> <p>(d) The proposed development provides valuable support to growers of perishable produce by providing local access to a cool storage facility. Small agricultural enterprises often have limited capital and struggle to invest and/or justify a cool storage facility of a scale commensurate with the both the volume and seasonality of perishable produce they produce. The eight individual shipping containers offers the opportunity for users to have access to their own storage area. In southern Tasmania cool storage facilities are dominated by large scale operations, and are located within the Hobart/Glenorchy area, and not conveniently positioned nearby production areas. The proposed cool storage facility would be conveniently located close to main transport routes in/out of Hobart and easily accessible from the Coal Valley.</p> <p>(e) The subject property is best considered as a lifestyle block and is incapable of supporting commercial scale agriculture either currently and/or in the future. Establishing a cool storage facility offers the opportunity to diversify the income generating potential associated with the property.</p> <p>(f) This is not applicable to the development.</p>
<p><b>P2</b></p> <p>A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p>	<p><b>P2</b></p> <p>(a) The proposed cool storage facility would cover approximately <math>180\text{m}^2</math>, which represents less than 0.06% of the total area</p>

<p>(a) the area of land being converted to non agricultural use;</p> <p>(b) whether the use precludes the land from being returned to an agricultural use;</p> <p>(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</p>	<p>of the subject property and would account for less than 1 DSE of livestock productivity and accounts for less than 0.5% of the total carrying capacity of the block. The cool storage facility is located on the far north east corner of the property and is positioned away from the main grazing area on the property, as per the extensive flats to the west of the residential dwelling.</p> <p>(b) The cool storage facility site could be rehabilitated and returned back to agricultural use. The cool storage facility consists of specially fitted out shipping containers set on a gravelled hard standing area, all of which could be removed off site, and the land reconditioned by importing a capping layer of topsoil, treated with lime and add organic matter (e.g. compost).</p> <p>(c) The cool storage facility is located on the far north east corner of the property and is positioned away from the main grazing area on the property, as per the extensive flats to the west of the residential dwelling. The cool storage facility development would cover less than 0.06% of the total area of the subject property and would account for less than 1 DSE of livestock productivity and accounts for less than 0.5% of the total carrying capacity of the block. As outlined in section 5.3.1 and 5.3.2 of this agricultural report the proposed development can be undertaken and operated with negligible impact on adjacent and nearby agricultural land use activity. The presence of well established screening vegetation adjacent to the east, south and west of the development provides screening in these directions and buffers the potential for conflict associated with degraded visual amenity, noise abatement and issues associated with potential irrigation spray over the property boundary from the east.</p>
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## 8 Conclusion

1. The property is located at 27 Williams Road, Tea Tree.
2. The property consists of land capability covered by class 4, 5 and 6 land.
3. No prime agricultural land is present on the property.
4. The property is currently used for agricultural land use activity and includes grazing livestock which is conducted at a small non-commercial scale.
5. The proposed development includes a cool storage facility.
6. The proposed cool storage facility has been designed and is located such that it will ensure a continuation of the current small scale non-commercial scale grazing enterprise.
7. The property is located within the Sorell irrigation district, although no irrigation water is available to purchase, and regardless it would not be economic to invest and undertaken irrigated agricultural land use activity on the property. No irrigation water is available from Woodlands Creek. It is reasonable to consider that this property has no access to irrigation water and is essentially a dryland property.
8. The proposed development will have no impact on neighbouring properties access irrigation water nor fetter the use of any irrigation infrastructure and/or irrigated agricultural land use activity on adjacent and/or nearby properties.
9. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural land use activity.
10. The proposed development is considered compliant with applicable sections of Clauses 21.3.1, P1, P2 and P3 of the Tasmanian Planning Scheme – Southern Midlands Provisions.

08.04.2024

## 9 References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

08.04.2024

Spanswick S. & D. Kidd, (2000) Revised Brighton Reconnaissance Soil Map of Tasmania. Department of Primary Industry Water & Environment.

Spanswick S. & D. Kidd, (2000) Brighton Soil Report, Reconnaissance Soil Map Series of Tasmania. Department of Primary Industry Water & Environment.

Musk R. A. and DeRose R. C. (2000) Land Capability Survey of Tasmania, Derwent, 1:100 000 map. Department of Primary Industries, Water and Environment, Tasmania.

Musk R. A. and DeRose R. C. (2000) Land Capability Survey of Tasmania. Derwent Report. Department of Primary Industries, Water and Environment, Tasmania.

National Committee on Soil and Terrain (2009) 'Australian soil and land survey field handbook (3<sup>rd</sup> edn).' (CSIRO Publishing: Melbourne).

NRE (formerly DPIPWE). Groundwater Information Access Portal Information Guide. The LIST Map datasets.

Tasmanian Planning Scheme – Southern Midlands provisions 2023.

## 10 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

*Jason Lynch*

Mr Jason Lynch BAppSc (Hort) CPAg  
Senior Consultant  
Pinion Advisory Pty Ltd  
April 2024



Appendix A

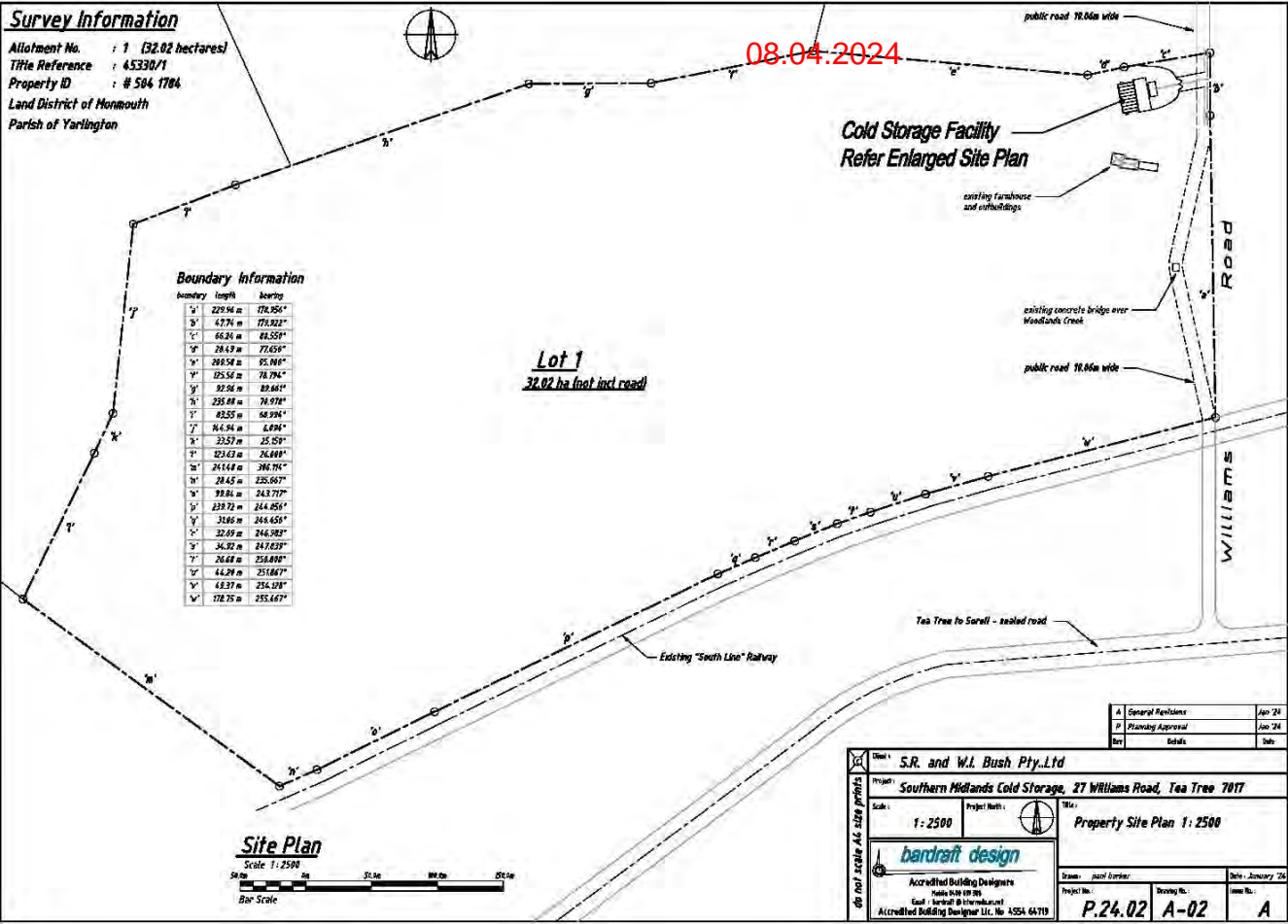


Figure 17 Proposed cool storage facility plan overview (source bardraft design, drawing number A-02)

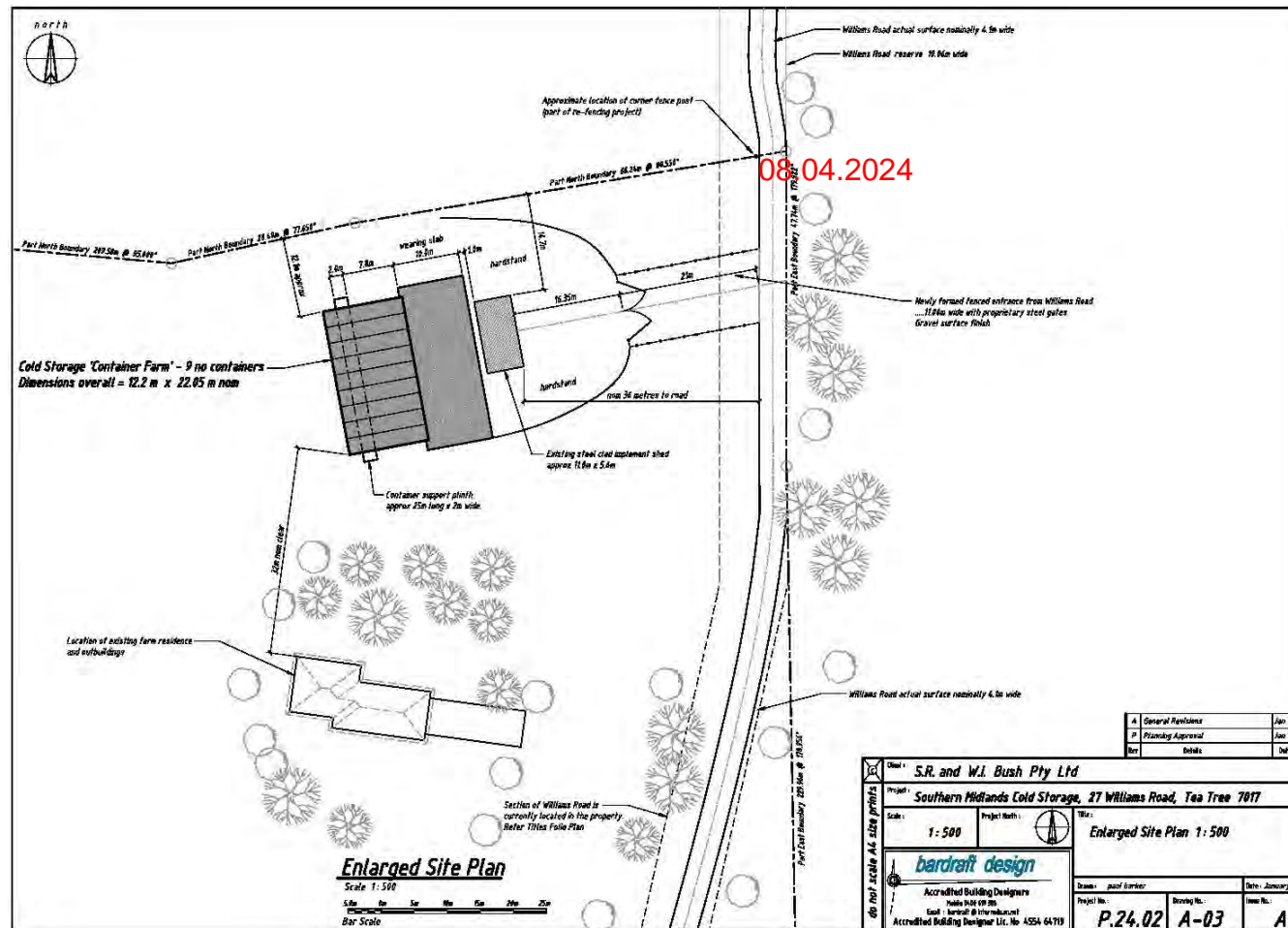
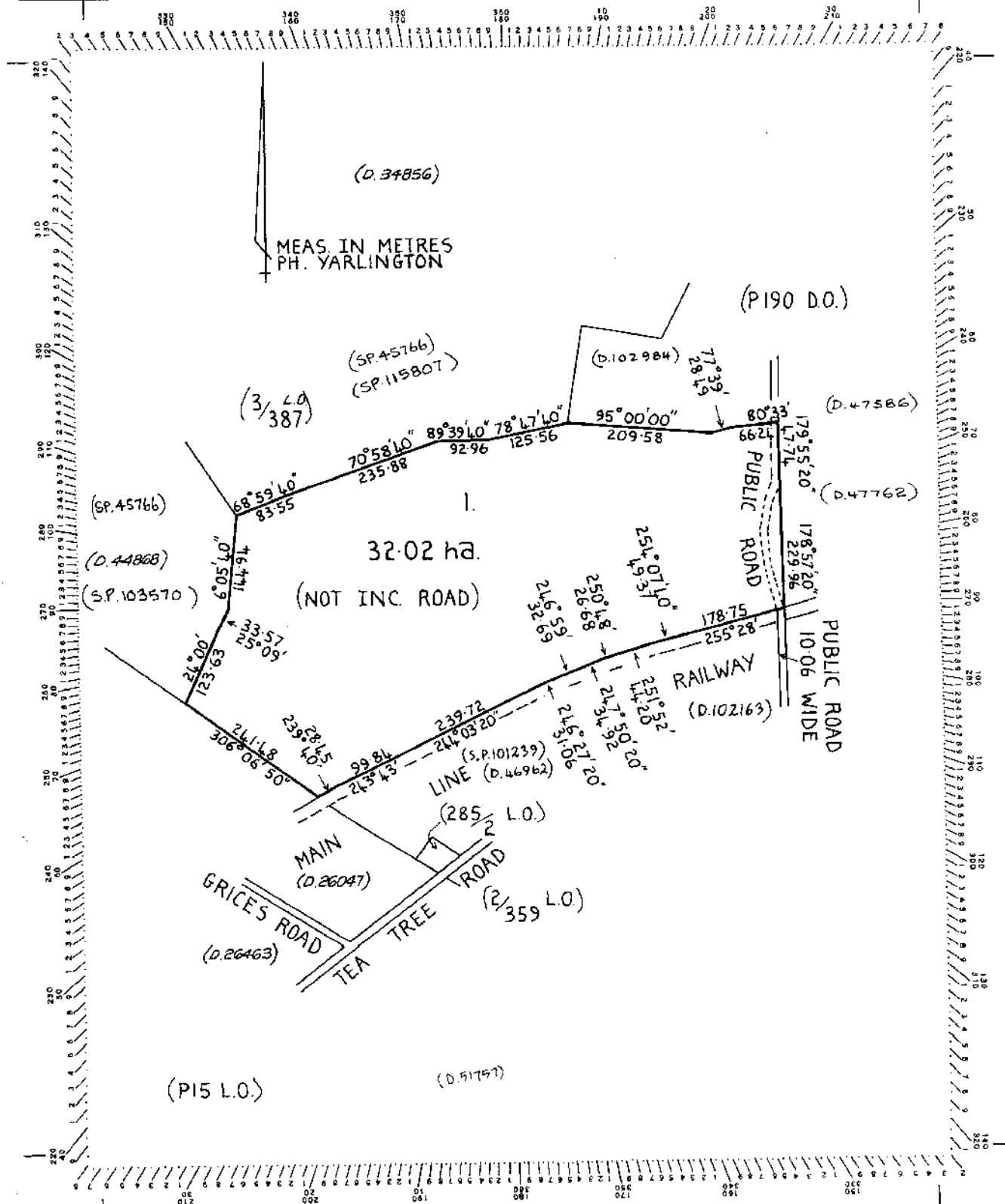


Figure 18 Enlarged site plan (source bardraft design, drawing no A-03)

Owner  L.T. ACT 1980.	<b>PLAN OF SURVEY</b> by Surveyor..... of land situated in the <b>LAND DISTRICT OF MONMOUTH</b>  <b>PARISH OF YARLINGTON</b>  104/4.3 D.O.  SCALE 1: 6000 MEASUREMENTS IN METRES	Registered Number:  <b>D.45330</b>
Title Reference: Y. 12430		Approved Effective from: <b>20 AUG 1990</b>
Grantee: PART OF 1100-0-0 JOHN ROBERTSON & PART OF LOT 101 (640-0-0) THOMAS NICHOLSON PUR.		<i>Michael Pina</i> Recorder of Titles



SEARCH OF TORRENS TITLE

VOLUME 45330	FOLIO 1
EDITION 4	DATE OF ISSUE 09-Oct-2023

SEARCH DATE : 24-Dec-2023

SEARCH TIME : 12.07 PM

DESCRIPTION OF LAND

Parish of YARLINGTON, Land District of MONMOUTH

Lot 1 on Diagram 45330

Derivation : Part of 1100 Acres Gtd. to J. Robertson and Part  
of 640 Acres Gtd. to T. Nicholson Pur.

Prior CT 4690/65

SCHEDULE 1

N155791 TRANSFER to SR & WI BUSH PTY LTD Registered  
09-Oct-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
E362337 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 09-Oct-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## 27 Williams Road, Representation 1



2 May 2024

Southern Midlands Council  
PO Box 21  
OATLANDS TAS 7120  
mail@southernmidlands

ATTN: General Manager

Dear Sir / Madam

We are writing to make a written representation re the Development Application for 27 Williams Road, Tea Tree (DA2400009 Proposed: Cold Storage, 9 shipping containers). We object to the "partial change of use from Resource Development use to Storage".

We object to the proposal for the following reasons:

- We dispute that "the shipping containers are currently used as agricultural sheds". We dispute that they were put there for use as agricultural sheds and now there will only be a "change of use". These shipping containers were specifically brought to the property for ice storage and have been set up that way from the start of the development of the site by the new owners. We were verbally told by the new owner of 27 Williams Road (shortly after settlement of the property) that he owned an ice distribution business and he had bought the property to have a southern distribution centre for his ice business and that he would be doing this from 27 Williams Road. He did advise me that there would be commercial vehicles coming in to the property a "few" times a day to pick up and deliver ice. There was no mention of a cold storage facility for agricultural products. We believe this "agricultural" use has been engineered for the sole purpose of getting council approval for the cold storage facility and that once approval is given Mountain Dew Ice will be the primary user of the facility rather than the owner's proposed new business "Southern Midlands Cold Storage".
- We dispute that this is "an important piece of infrastructure for the surrounding agricultural region". As mentioned above we believe the sole purpose of the refrigeration units is to store ice (for the owner's business Mountain Dew Ice) rather than horticultural products.
- The report states that "A number of horticultural businesses have expressed an interest in gaining access to the proposed facility". The letters of support hardly ensure that this new development will be used for horticultural produce storage. There is no "commitment" to store their products at the facility as this is not really what the purpose of it is for. The council have asked the owners to establish the product quantities to be stored and where the products are coming from within the Municipality - they have not provided this. This is because the sole storage purpose is for ice, not for the storage of fruits and wine.
- The 7 day a week operating hours of the proposed business use (7am-5pm weekdays, 9am-5pm Saturday and Sunday) are inappropriate for the local area - Tea Tree is a rural area, not a commercial area.
- The approximate number of commercial vehicles servicing the site would disturb the rural appeal of properties on Williams Road. This is stated to be 4/day, however the E3 Planning document suggests on page 11 that there would be "a maximum of 10 vehicle movements per day".
- We dispute that "5 Williams Road is the only property which could potentially be impacted by the increased vehicle movements along Williams Road". If there are up to 10 trucks coming along Williams Road a day this would significantly increase the noise pollution to neighbouring properties. There is also many wildlife deaths along the start of Williams Road which would probably increase with an increase in vehicle movements along the road.
- We disagree that "the proposed development will have no impact on neighbouring properties" - our property is on Low Fold's northern border and the refrigeration units are very close to our



border. We do not believe they have provided "sufficient separation to minimise any land use conflict" We have horses in this paddock and 24/7 noise from the refrigeration units will disturb them. Also 24/7 noise pollution from the refrigeration units will travel up to our residential dwelling. On clear days and nights we hear agricultural machinery from properties across Williams Road - this is acceptable as we are in a rural area and it is not 24/7 noise. 24/7 refrigeration noise is not acceptable. Nor is the noise pollution from increased trucks on Williams Road and on the Low Fold property as they are delivering and picking up ice from the facility. In the Pinion report the noise risk is "to be determined". When will this "noise risk" be determined and the information provided to us? We disagree that "all noise impacts arising from the operation would be contained within the site". We are 408m (figure 11) up the hill from the site - noise travels up the hill, especially on still nights. We do not believe "the surrounding residential amenity would be preserved" due to this noise pollution.

- We dispute their claim that the cool storage is for anything other than ice (as described above). The claim that it will be used for storage of agricultural products including grapes, apricots, cherries, tomatoes, fruits and berries has only been made to get the application through council. The legitimacy of this claim is further made questionable by the references not being from major players in the Coal Valley horticultural sector. As we believe the cold storage will be for the sole purpose of the owner's ice business the claim that "the proposal would fill a current void and value add to the Southern Midlands agricultural industry" is false.
- The development started soon after settlement of the property with the aim for it to be a refrigeration facility (as told to us by the new owner). Was this built before council approval?
- We would like assessment of the impact to Williams Road in wet weather. It has been an extended dry period of late and as such there has been no mention of what increased numbers of trucks along Williams Road will do to the gravel section of the road especially at the entrance to the cold storage facility. We propose the gravel road and driveway at the entrance is not suitable for increased heavy traffic in wet weather conditions.
- The Pitt & Sherry team assessing traffic on Williams Road were only there for half an hour to observe traffic movements - no specification of time of day or weather - for this reason we would like assessment in wet weather as described above.
- Does the refrigeration units have suitable temperature control for chilling of fruit and wine as the letters of support suggest they need? The Pinion report states that the cool storage facility can "hold produce at less than or equal to 4 degrees Celsius or frozen at -18 degrees Celsius" - is this the requirement for specific perishable products they propose to store eg. Specific fruit and wine? Surely more information needs to be provided on this to ensure that the facility is used for horticultural products and not just for the owner's ice business?
- We propose that 100% of the vehicular movements would be related to the Mountain Dew Ice company rather than the Southern Midlands Cold Storage company. If rigid trucks need to reverse all the time at the facility this adds to the noise pollution produced by the facility.
- Their claim that the cold store "is screened from Williams Road by an existing agricultural shed" is not true. The shed is small and unless you take a specific angled photo the small shed does not "screen" Williams Road from the cold store. The cold store is definitely not screened from our property.

Please consider our issues with the proposed change of use of the 27 Williams Road site. If you have any further questions please do not hesitate to contact us.

## Petition to amend sealed Plan Documents

## **APPLICATION BY PETITION TO AMEND SEALED PLAN 35320**

Section 103 Local Government (Building and Miscellaneous Provisions) Act 1993

To: SOUTHERN MIDLANDS COUNCIL

### **1. Your petitioner**

- 1.1 A & P Macleod Super Pty Ltd of 971 Tylden-Woodend Road Tylden Vic 3444 being the registered proprietor of Folio 35320-1 situated at 6 East Bagdad Road, Bagdad.

### **2. The subject land**

- 2.1 The burdening drainage easement 3.00 wide passing through Lot 1 on Sealed Plan 35320.

### **3. Background**

- 3.1 Sealed Plan 35320 contains 9 Lots and road widening and was made effective by the Recorder of Titles on 4 July 1986.
- 3.2 Lots 2-9 on the plan were each granted a benefitting right of drainage over the subject land.
- 3.3 The municipal stormwater infrastructure and sewerage infrastructure have since been developed in different nearby locations within your petitioner's land.
- 3.4 Your petitioner has been granted a planning permit (DA 23 0002) to subdivide Folio 35320-1 into six lots and is applying to have the burdening drainage easement passing through Lot 1 deleted because it has never been developed and has become obsolete.

### **4. The proposed amendments**

- 4.1 Delete the Drainage Easement 3.00 Wide from within Lot 1 on the face plan.
- 4.2 Delete the corresponding rights of drainage from the schedule of easements.
- 4.3 Marked up copies are enclosed herein showing the proposed amendments encircled.

**5. Persons affected by the proposed amendment**

- 5.1 The owners and mortgagees of lots 2-9 on the plan who have today been served a copy of this petition as affected persons.

**6. Section 103 amendment**

- 6.1 Section 103 is the only legal mechanism by which an easement may be deleted from a sealed plan
- 6.2 Division 5 in the legislation provides for a section 103 Request to Amend document to be lodged with the Recorder of Titles to make the amendment effective

**7. Application to Council**

- 7.1 Application is made to Council for amendment of the sealed plan as set out in the petition
- 7.2 Should Council cause the amendments proposed in the petition to be made, would you please execute and return the attached Request to Amend document

**8. Address for service**

- 8.1 Claxton Legal and Conveyancing  
PO Box 180  
Lindisfarne Tas 7015

Date: ..... 3<sup>rd</sup> February 2024

Signed for and on behalf of your petitioner by their nominated solicitor-

Signature: ..... 

Melanie Anne Claxton  
Solicitor

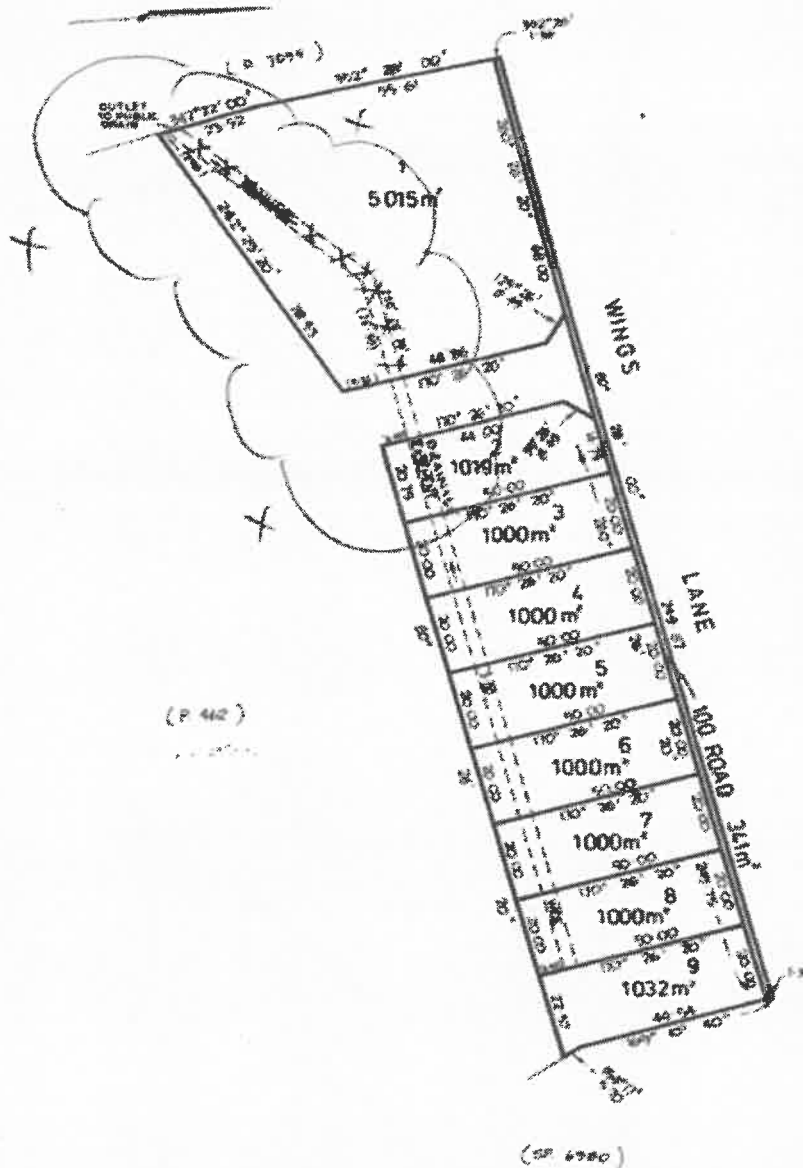
the List...

**FOLIO PLAN**  
**RECORDER OF TITLES**

Issued Pursuant to the Land Titles Act 1980



Owner: J.E. De KINGSTON	PLAN OF SUBDIVISION: by Surveyor P. J. McAWLEY of land contained in the	Registered Number: <b>S: P35320</b>
File Reference: CT 5460-75	LAND DISTRICT OF MONMOUTH PARISH OF STRANFORD	Assessed: Electoral Area: C. H. E. 1000
Grantee: PART OF 60, 1, 24, AND 30 C. A. GALLETT & A/NZ	SCALE: 1:2000 MEASUREMENTS IN METRES	Recorder of Titles: <i>U. L. P. P.</i>





the List...

# SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SCHEDULE OF EASEMENTS

PLAN NO.

Notes:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

**S. P35320**

## EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

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- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

## EASEMENTS

Lot 9 on the plan is together with a right of drainage over Lots X - 8 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 8 on the plan is together with a right of drainage over Lots X - 7 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 7 on the plan is together with a right of drainage over Lots X - 6 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 6 on the plan is together with a right of drainage over Lots X - 5 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 5 on the plan is together with a right of drainage over Lots X - 4 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

Lot 4 on the plan is together with a right of drainage over Lots X - 3 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.





## SCHEDULE OF EASEMENTS RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Lot 3 on the plan is together with a right of drainage over Lot 1 and 2 inclusive and the balance of the drainage easement 3.00 wide shown passing through such lots and the balance on the plan.

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INTERPRETATION - The balance means the land remaining in Certificate of Title Volume 3486 Folio 75 after the acceptance of this Sealed Plan and the exclusion of the lots shown on the plan.

No other easements no covenants and not profits a prendre are created to benefit or burden the lots shown on the plan.

# TASMANIAN LAND TITLES OFFICE

## Blank Instrument Form

Land Titles Act 1980



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
35320	1		

To the Recorder of Titles:

REQUEST TO AMEND SEALED PLAN 35320

Section 103 Local Government (Building and Miscellaneous Provisions) Act 1993

Southern Midland Council requests that-

1. Delete the Drainage Easement 3.00 Wide from within lot 1 on the face plan
2. Delete the corresponding rights of drainage from the schedule of easements
3. Marked up copies are enclosed herein showing the proposed amendments encircled

Date: ✎ .....

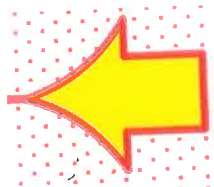
Executed by SOUTHERN MIDLAND COUNCIL

under the Local Government Act 1993 by-

signature: ✎ .....

Print Full Name: ✎

Office Held: ✎



Land Titles Office Use Only

Version 1

Duty

THE BACK OF THIS FORM MUST NOT BE USED

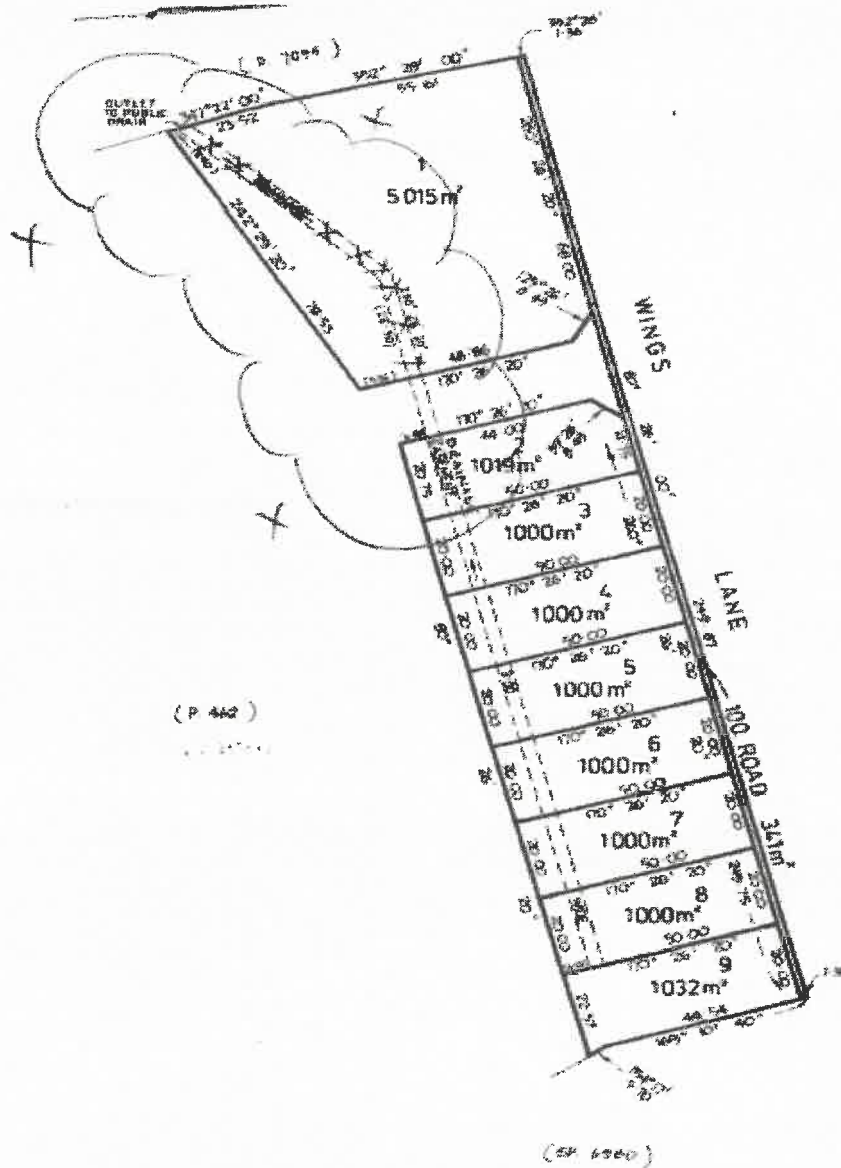
the **List...**

**FOLIO PLAN**  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: <i>J.E. &amp; K. Kingston</i>	PLAN OF SURVEY by Surveyor: <i>D. J. H. H. H. H.</i> of Area: <i>1000m²</i>	Registered Number: <b>S: P35320</b>
File Reference: CT. 5400 - 70	LAND DISTRICT OF MONMOUTH PARISH OF STRANFORD	Approved: Effective Date: <i>1.1.2024</i>
Diagrams: PART OF 60.1.24.410 TO C. A. GALLEY & ANE	Scale: <i>1:1000</i> MEASUREMENTS IN METRES	Recorder of Titles: <i>[Signature]</i>



Search Date: 30 Jan 2024 Search Time: 01:38 PM Volume Number: 35320 Revision Number: 01

Department of Natural Resources and Environment Tasmania

Page 1 of 1

[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

Signed by Council: *[Signature]*

- NOTE:-**
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  2. All pages comprising this dealing must be pinned or stapled together.

**THE BACK OF THIS FORM MUST NOT BE USED**

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ANNEXURE PAGE

the List...

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

PLAN NO.

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S. P35320

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Signed by Council: X

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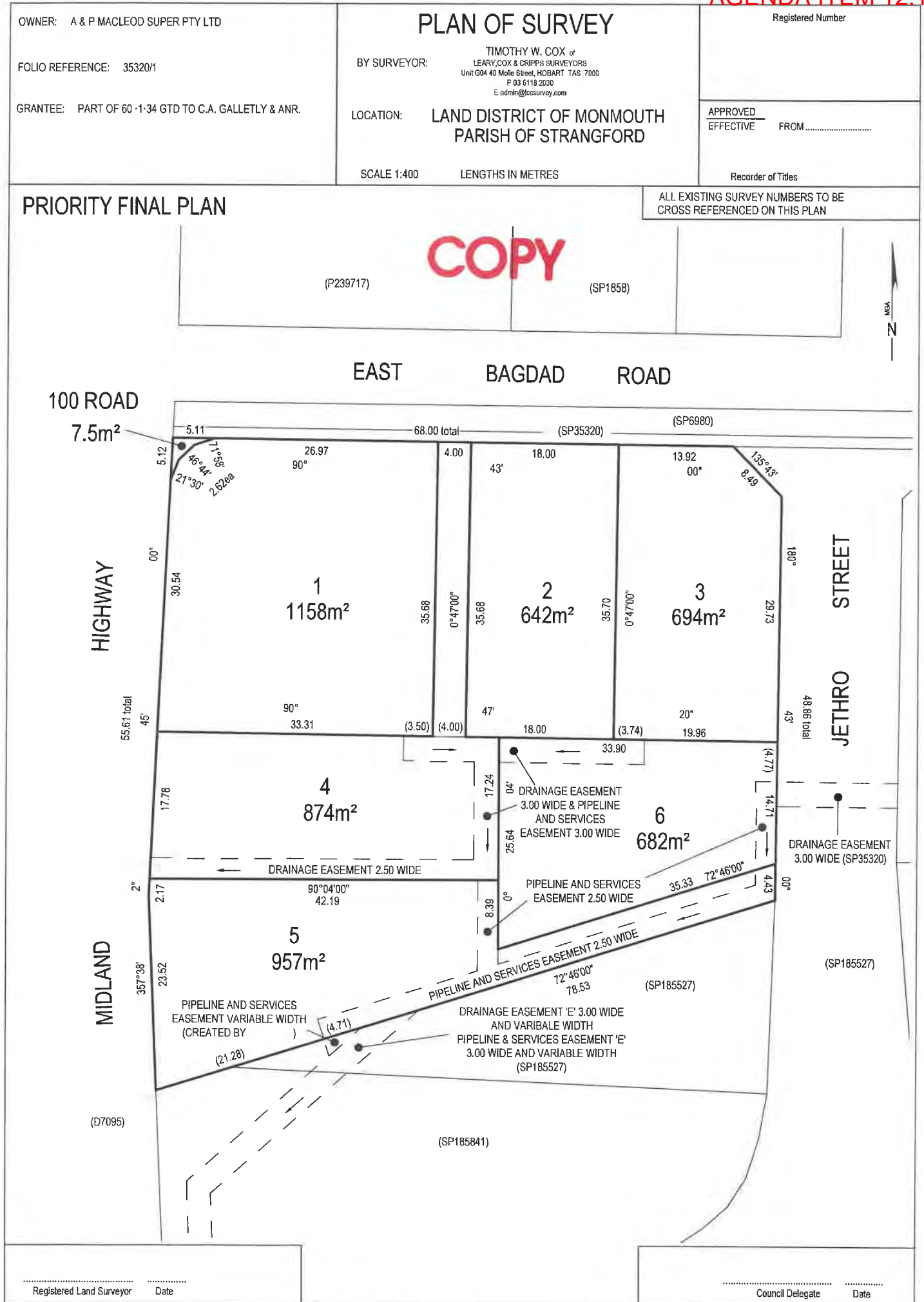
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*Extract of High Street Traffic Management & Parking Matters from the Plan*



# OATLANDS STRUCTURE PLAN

**FOSTERING AN ENLIVENED AND HISTORIC RURAL TOWNSHIP**

PRODUCED FOR SOUTHERN MIDLANDS COUNCIL BY JMG ENGINEERS AND PLANNERS

## 4.0 The Structure Plan

### 4. Resolve Parking Issues

#### Action 4.1 - Improve High Street Traffic Management

Address identified pedestrian safety concerns and access by installing a two-way right turn median treatment along the middle of High Street (between just south of Dulverton Street to a point 50m to the south of Wellington Street ). This continuous treatment covers a length of 800m and has entry treatments at each end. Also, consider installing pedestrian refuge areas every 100-150m which would provide storage for right-turning vehicles

#### Action 4.2- Alter Parking along High High Street

- ✓ Remove the angle parking sign opposite the IGA store and provision for normal parallel parking.

Provide parking for people with disabilities on High Street in accordance with the Australian Standard 2890.5).

Increase use of the (gravel) parking area vacant/land at the rear of the café and next to the IGA and High Street shops.

This could be done by:

- Sealing the area and access off Church Street (see also Action 4.5);
- Installing a sign to carry on-way traffic from High street; and
- Increasing the number of parking spaces;
- Installing signs to assist drivers to and from the car park.

- ✓ Bring up to standard the time-limited parking signs along High Street (outside shops) as required and the parking bay (mark in accordance with the Australian Standard 2890.5).

Install compliant time-limited parking signs (1/2 hour or 1/4 hour) in other locations such as the post office, bottle shop, chemist and Pancake & Crepe Shop in consultation with business owners.

Other locations could be established by Council in further consultation with adjoining land and business owners.

Install bike parking racks in the vicinity of the IGA supermarket and improve pedestrian linkages.

#### Action 4.3 - Provision and Update Accessible Parking and Access

The on-street parking bay for people with disabilities does not have the required adjacent shared area which can be rectified by installing the standard post and markings. Two additional accessible parking spaces should be installed off Barrack Street and discussion is required concerning the provision of additional disability parking at the hospital and IAG store.

#### Action 4.4 - Provide Coach Parking drop off and pick-up points on High Street to create pedestrian flow

- ✓ There is a bus shelter with a widened footpath on the eastern side of High Street just to the south of Church Street. This facility is not signed as a bus stop. Bus stop designation and signing should normally be provided on a needs basis for public bus services or for touring buses at tourist attractions when the business operator defines such a need.
- ✓ The Council should investigate the provision of signage at the bus stop and road markings beside and beyond the new shelter to avoid conflict with parked vehicles and busses.



## Appendices

### A. Implementation Plan

STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (HIGH, MEDIUM, LOW) & TIMING
4. RESOLVE PARKING ISSUES, PARTICULARLY ON THE HIGH STREET AND AROUND THE AQUATIC CENTRE AND ESPLANADE (REFER TO APPENDIX C).	Action 4.1 - Create refuge islands at strategic points on High Street, supporting people to cross the road safely and providing awareness signage to encourage traffic slowing at the entrance to the town.	Council	\$206,630	High
	Action 4.2 & 4.6 & 4.8 - Replace the angled car parking arrangement on High Street, improve parking facilities in Church Street and strategically locate caravan/RV parallel parking with the direction of overflow into the Barrack Street car park.	Council	\$260,250	High ✓
	Action 4.3 & 4.5 - Provide car parking spaces for people with a disability at strategic locations along High Street (IGA in particular), outside the hospital and at the Barrack Street car park.	Council	\$19,235	High
	Action 4.2 - Update existing parking restrictions along High Street, where the time limit is 15 minutes or longer, to show a legend (including 1/4 P etc) and be marked in accordance with Australian Standard 2890.5.	Council	\$4,182	High ✓
	Action 4.3 - Formalise Parking & Access to the rear of the IGA Store.	Council	\$247,290	High
	Action 4.4 - Provide Coach Parking drop off and pick-up points on High Street to create pedestrian flow.	Council	\$18,984	High
	Action 4.2 - Install 15-minute parking restrictions outside local businesses (including the Post Office, Chemist, Pancake and Crepe Shop).	Council	\$4,182	High
	Actions 4.1- 4.8 - Improve accessibility by foot, bus and bike to key areas of the township through signage, sealing, bus and parking improvements.	Council	\$172,650	High

## Appendices

From page 76

### B. Stakeholder and Community Engagement

#### **Safety, Traffic and Parking**

- Angled car parking on High Street is unsafe;
- There is a lack of accessible car parking spaces, including to the rear of the IGA;
- Numerous trip hazards on footpaths, including high kerbs on High Street (posing a problem for elderly residents);
- Traffic speeding and parking issues, particularly around the Aquatic Centre and Health Services (including Church Street, High Street, South Parade, and Gay Street);
- Night-time anti-social driving behaviour;
- Lack of footpath and wheelchair access from Hawthorn House (disability/respite care) at 12 Church Street, particularly to the Aquatic Centre and High Street services;
- Provision of additional car parking adjacent to the school upon land between the nearest school building and the frontage.

#### **Transport and Facilities (continued)**

- Improvement of driving behaviours through traffic calming measures; an assessment of speed limit measures on Church Street, South Parade and Gay Street; as well as considering making these streets one-way.

#### **Traffic, Parking and Safety**

##### **Assets and maintenance**

- Concern about vibration from heavy vehicles and impacts on heritage buildings – have noticed cracking;
- Footpaths and drainage require upgrading and current pavements are dangerous or mismatched;
- Upgrade the Esplanade and Barrack Street;
- Provide shading for car parking.

##### **Traffic Slowing**

- On Church Street outside the MMPHC;
- Traffic calming and safety measures along Esplanade;
- General speed reductions;
- Consider traffic calming devices for Church Street, Gay Street and South Parade, but no change to speed limit;
- Traffic slowing at the entrance to the town, speeding is an issue, particularly along High Street.

##### **Safety and Access**

- Pedestrian crossings needed at the medical centre, care facility, and new pool; safer pedestrian crossings at designated areas;
- Address dangerous conflict at end of school day between vans and other vehicles turning left from Wellington Street into the Esplanade;
- Improve car parking and reduce conflict through line marking, consideration of rear to curb angle parking, and designated spaces for long vehicles;
- Tight access for caravans along the Esplanade;

## Appendices

From page 78

### B. Stakeholder and Community Engagement

- Heavy vehicles should not travel through the heritage precinct and should be provided designated parking;
- The angled car parking arrangement on High Street is considered unsafe and needs relocating, line marking and safety measures for oncoming traffic and pedestrians; angle parking from Gay Street to Chemist & angle parking Elm Cottage would improve car parking arrangements;
- Parking near the supermarket is dangerous as not many people seem to park at a 45-degree angle;
- Identify a specific area for RV parking off the High Street as it is problematic on High Street, due to currently blocking businesses;
- Areas of Oatlands where key car parking issues are experience are outside the IGA on the main street and all along High Street as drivers randomly 'U' turn anywhere – limit and slow traffic through High Street;
- Disability Parking should be provided near chemist and hospital and in Barrack Street car park;
- Concerns about anti-social behaviour from pub for access;
- Dangerous u-turns, including illegal turns from Wellington Street onto the Esplanade.

#### *Supply and Demand*

- Businesses are considered to provide adequate parking at present;
- Some car parking in the township is not used (e.g. Barrack Street);
- Traffic and car parking has been getting busier with people parking all day;
- There is a lack of accessible car parking spaces, including to the rear of the IGA, and signage to IGA parking needs to be provided as well as sealing of that car parking;
- Tourist bus parking required.

#### *Time Limits*

- 15-minute parking has been good for pharmacy business;
- Place time limit on other parking for a higher turnover.

#### *Issues with heavy vehicle movements*

- Barrack Street should be expanded for big vehicles – clear road network plan/road hierarchy;
- Trucks coming from Parattah, Tunnack and other places travel north through the town and not directly out to the highway.

Pedestrian access should also be improved, including:

- provision of pedestrian crossings and universally designed accesses;
- refuge islands in areas of the town where visibility of traffic is poor and the street is wide (such as near the chemist) to support elderly people to cross the road safely;
- safety and pavement improvements to all footpaths, including consistency of pavement;



## 4.0 The Structure Plan

### C. Oatlands Traffic and Parking Plan

The following items are the detailed basis for the Actions identified in the Oatlands Structure Plan. These are action items 4.1 to 4.12.

#### **Traffic Assessment and Advice**

##### **Milan Prodanovic (Traffic Engineering & Road Safety)**

In order to recommend beneficial and achievable traffic safety improvements, increased accessibility and an improved traffic environment within Oatlands, the following investigative measures have been taken:

- Consideration has been given to the outputs from stakeholder and community consultation that was undertaken during this year;
- The vehicle crash record within the built-up area of Oatlands was reviewed; and
- Visits to Oatlands to observe the behaviour of drivers and pedestrians, parking activity and the road and traffic conditions along the streets.

There have been only 13 reported on-road collisions and three off-road incidents within the built up area of Oatlands since January 2015. Seven of these collisions occurred along High Street.

Three have been collisions with pedestrians, and three were parking manoeuvres, with the three pedestrian collisions and two of the parking manoeuvres resulting in minor injury. Two of the pedestrian collisions occurred in the area of the IGA store and the other occurred between Barrack Street and Dulverton Street. The collisions with the parking/unparking manoeuvres occurred at different locations along High Street. All other six on-road collisions away from High Street occurred at different locations; three at four leg intersections in the Dudley Street and Stanley Street area and three in midblock locations on different side streets.

All of these collisions, except for one loss of control crash, resulted in property damage only.

#### **High Street Traffic Management**

The width of High Street between kerb faces varies from 15.6m just south of Dulverton Street to 17.4m near the IGA store and 16.9m to the south of Wellington Street. In order to address concerns about pedestrian safety and access across High Street, it is proposed that a two-way right turn median treatment be installed along the middle of High Street between just to the south of Dulverton Street to a point around 50m to the south of Wellington Street.

The treatment would be similar to that through Campbell Town and other arterial roads in Tasmanian metropolitan areas. It would include a pedestrian refuge installed every 100-150m (aligned with pedestrian crossing desire lines) with broken lines (to the set standard) separated by a distance of 3.0m, which will provide storage for right turning vehicles clear of following vehicles when giving way to oncoming vehicles.

This median treatment should include a 'threshold entry' treatment at each end which would consist of kerb extensions into the parking lane, a median traffic island and distinctive 'town entry' signing.

The treatment could also include edge lines installed along the outside of the parking lanes, so that at the narrowest section the markings would define 2.8m wide parking lanes and 3.7m or wider through traffic lanes.

#### **Parking restrictions along High Street**

- ✓ It is proposed that the angle parking sign opposite the IGA store be removed and normal parallel parking occur in this area.
- ✓ It is also recommended that council install 30 minute parking restrictions (½ P) along both sides of High Street between Wellington Street and Church Street.



## 4.0 The Structure Plan

### C. Oatlands Traffic and Parking Plan

There are several time limited parking restriction signs installed at other different locations along High Street, with only one sign at each location. Where these signs need to be retained (outside shops), the signing needs to be brought up to the required standard.

This includes a length of the kerbside where time limited parking defined by a sign at each end of the parking restriction and a sign in the middle if this length is longer than 70m.

It is recommended such existing parking restrictions along High Street in other locations be updated to this standard and ¼P restrictions also be installed outside businesses including the post office, chemist and Pancake and Crepe Shop.

It is further recommended that the parking bay within all time limited parking restrictions be marked in accordance with Australian Standard 2890.5.

In the area of the IGA store, a parking space for disabled parking should be installed on High Street outside the store in accordance with Australian Standard 2890.5.

There is a gravel parking area behind the café, next to the IGA store, which is accessed via a narrow laneway off High Street and a wider gravel driveway off Church Street.

Council should explore the increased use of this rear parking area by:

- signing the laneway to carry one-way traffic from High street;
- sealing the parking area (assist with owner responsibilities);
- sealing the access off Church Street;
- increasing the number of parking spaces within the available land; and
- installing signing to direct drivers to/from this parking area.

#### **Accessible Parking**

General concern has been expressed by the community about the lack of parking for people with accessibility issues, particularly at the hospital and the IGA store.

There are currently two parking bays at the hospital that are designated for disabled parking – one angle parking bay on Church Street and the other in the internal circulation road at the front of the hospital building. This number of disabled parking bays is sufficient for this area.

The internal bay meets required standards, but the on-street bay does not have the required adjacent shared area. This shared area needs to be provided by installing the standard post and markings in the adjacent parking bay.

Past traffic reports have recommended installation of two disability parking spaces in the car park off Barrack Street, which services pedestrian access to the Callington Mill and Park, when the distillery is opened to the public.

#### **Church Street around the Health Centre and Hospital (MMPHC)**

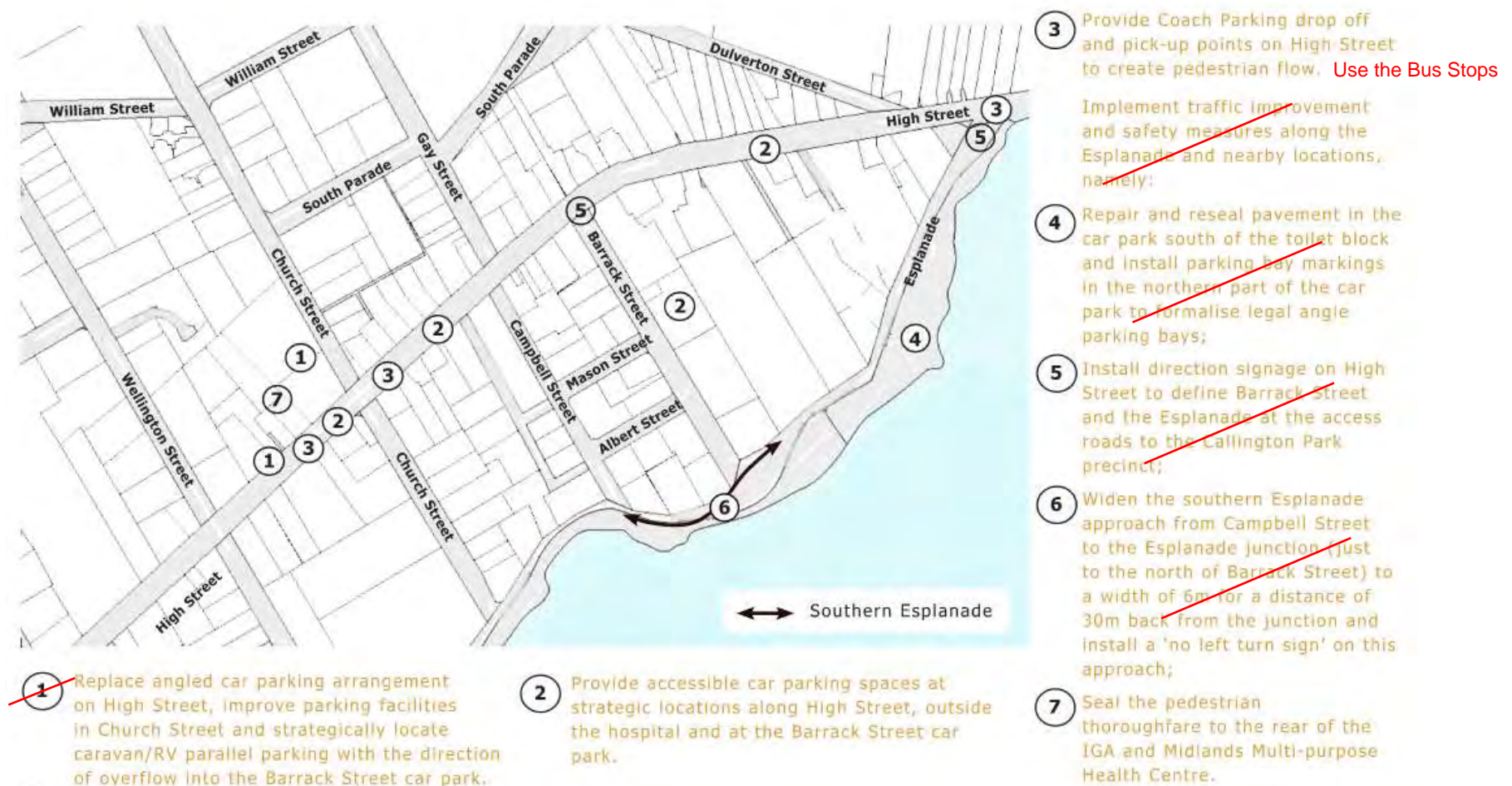
There is a high parking demand in Church Street around this medical facility including angle parking on the nature strip in the side street and on the grassed lot to the west of the ambulance building.

Church Street in this area appears congested due to the extent of parallel and angle parking along both sides of the street. With the above additional off-street parking it is recommended short term limited time parking restrictions be installed along Church Street in this area.

## Appendices

### C. Oatlands Traffic and Parking Plantters

#### Traffic Measures for the overall township





## Appendices

### C. Oatlands Traffic and Parking Plan

#### Traffic Measures for the overall township



Improve accessibility by foot, bus and bike to key areas of the township through signage, sealing, bus and parking improvements.

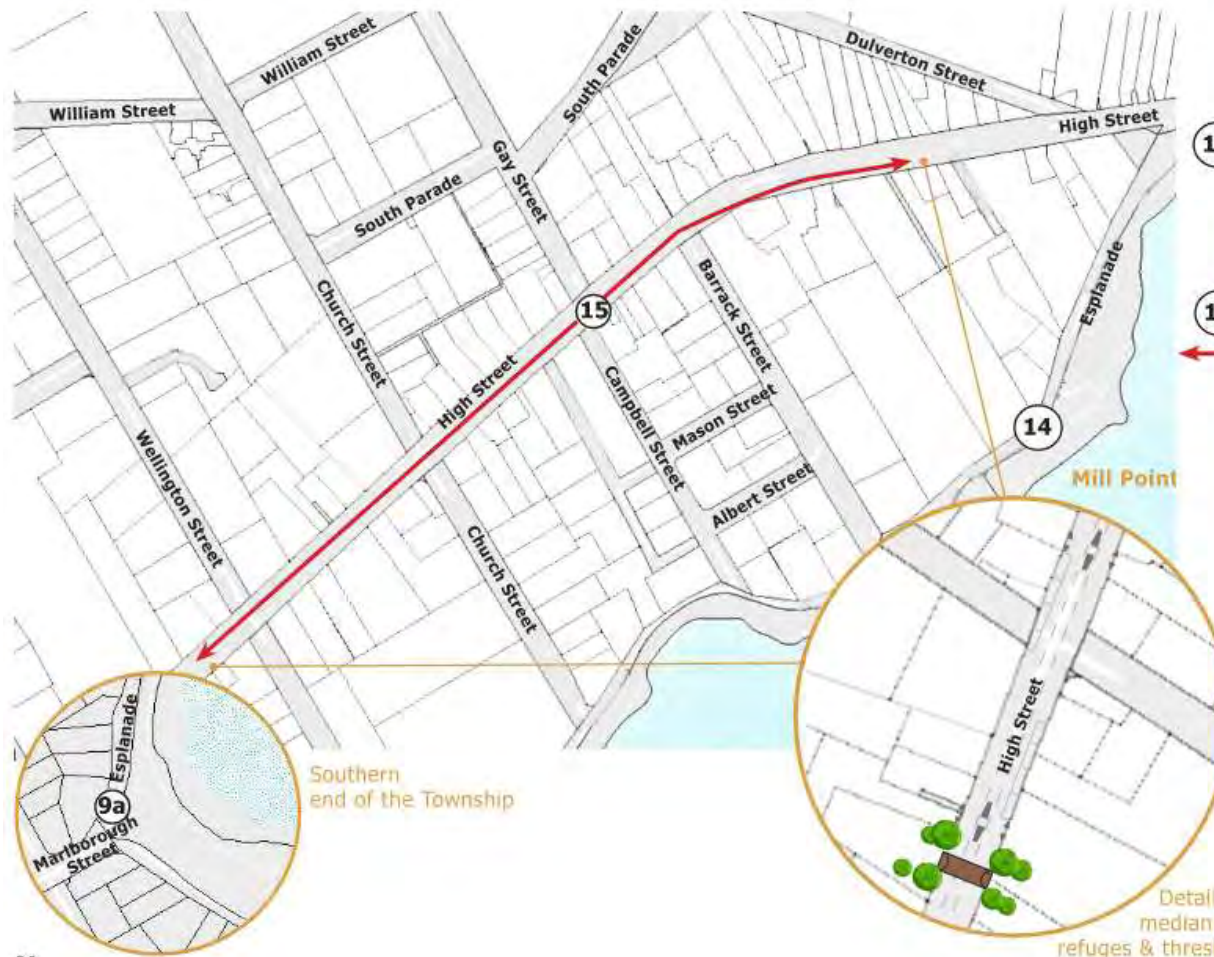
Improve traffic and pedestrian access, including through signage, particularly along the Esplanade as well as north of Barrack Street.

- 8 Create refuge islands at strategic points on High Street, supporting elderly people to cross the road safely and providing awareness signage to encourage traffic slowing at the entrance to the town.
- 9 Update existing parking restrictions along High Street, where the time limit is 15 minutes or longer, to show a legend (including 1/4 P etc) and be marked in accordance with Australian Standard 2890.5.
- 10 Install 15-minute parking restrictions outside local businesses (including the Post Office, Chemist, Pancake and Crepe Shop).
- 11 Upgrading of South Parade with a kerb and gutter as well as a footpath along both sides of the road. The kerbing needs to be located to provide for parking along both sides of the road and should include kerb bulbing at the Church Street and Gay Street junctions to effectively have indented parking along the street.
- 12 Council to investigate widening identified sections of the Esplanade where it is less than 6.0m.
- 13 Install direction signing on High Street to define Barrack Street and Esplanade at the access roads to the Callington Park precinct.

## Appendices

### C. Oatlands Traffic and Parking Plan

#### Traffic Measures for the overall township



Improve traffic and pedestrian access, including through signage, particularly along the Esplanade as well as north of Barrack Street.

**14** Provide centreline marking on the Esplanade (east) back from the edge of Marlborough Street to define the path that the right turn vehicle needs to follow.

**15** Install a two-way right turn median treatment along the middle of High Street between just to the south of Dulverton Street to a point around 50m to the south of Wellington Street, with edge lines along the outside of the parking lanes; pedestrian refuges installed every 100-150m (aligned with pedestrian crossing desire lines); and 'threshold entry' treatments at each end (including the provision of awareness signage).

Detail of two-way right turn median treatment, pedestrian refuges & threshold entry treatments.





**Draft**

# **Strategic Plan 2024 – 2034**

*For consideration at May 2024 Council Meeting*



# Contents

<b>Introduction .....</b>	<b>4</b>
<b>Southern Midlands Council .....</b>	<b>5</b>
Our Vision .....	5
Our Mission .....	5
Our Guiding Principles .....	6
<b>Southern Midlands Local Government Area.....</b>	<b>7</b>
<b>Council Financial Indicators.....</b>	<b>11</b>
<b>Members of the Council.....</b>	<b>14</b>
<b>Organisation Structure by Function .....</b>	<b>15</b>
<b>South Central Sub-region (SCS) Councils .....</b>	<b>16</b>
<b>Legislative Requirements for the Strategic Plan.....</b>	<b>17</b>
<b>Strategic Plan Structure – Strategic Themes .....</b>	<b>18</b>
<b>Strategic Plan Structure – graphic form.....</b>	<b>19</b>
<b>1. INFRASTRUCTURE.....</b>	<b>20</b>
1.1 ROADS.....	20
1.2 BRIDGES .....	21
1.3 WALKWAYS, CYCLE WAYS & TRAILS .....	21
1.4 LIGHTING .....	22
1.5 BUILDINGS .....	22
1.6 SEWER / WATER / ENERGY .....	23
1.7 DRAINAGE.....	23
1.8 WASTE.....	24
1.9 INFORMATION, COMMUNICATION TECHNOLOGY .....	25
<b>2. GROWTH.....</b>	<b>26</b>
2.1 RESIDENTIAL .....	26

2.2	TOURISM.....	26
2.3	BUSINESS .....	27
2.4	INDUSTRY.....	28
<b>3.</b>	<b>LANDSCAPES .....</b>	<b>30</b>
3.1	HERITAGE.....	30
3.2	NATURAL.....	31
3.3	CULTURAL .....	32
3.4	REGULATORY - DEVELOPMENT .....	33
3.5	REGULATORY – PUBLIC HEALTH .....	34
3.6	REGULATORY - ANIMALS .....	34
3.7	ENVIRONMENTAL SUSTAINABILITY .....	35
<b>4.</b>	<b>COMMUNITY.....</b>	<b>36</b>
4.1	COMMUNITY HEALTH & WELLBEING .....	36
4.2	RECREATION .....	37
4.3	ACCESS.....	38
4.4	VOLUNTEERS.....	38
4.5	FAMILIES .....	39
4.6	EDUCATION.....	40
4.7	CAPACITY, SUSTAINABILITY & RESILIENCE.....	41
4.8	SAFETY .....	42
4.9	CONSULTATION & COMMUNICATION .....	42
<b>5.</b>	<b>ORGANISATION.....</b>	<b>43</b>
5.1	IMPROVEMENT.....	43
5.2	SUSTAINABILITY .....	44
5.3	FINANCES.....	45
	<b>ABS Census 2021 - Data by Area across the Southern Midlands .....</b>	<b>46</b>
	<b>Plans &amp; Strategies that Support the Strategic Plan .....</b>	<b>59</b>

## Introduction

This Strategic Plan for the Southern Midlands has been prepared as a 'blue print' for the future of the Southern Midlands local government area. This document also provides guidance for the organisation, to ensure that it has the capacity to deliver the range of services that the Southern Midlands community has identified.

The Strategic Plan has been based on information and advice provided through Community consultation with members of the Southern Midlands Community at a number of levels, as well as discussions with the elected members of Council and advice provided by Council officers.

It should be noted that, whilst Council has a major role to play in the achievement of the Community's vision for the Southern Midlands, it is not the only participant responsible for seeing the vision realised. Council, where ever possible, works in partnership with others, such as the Tasmanian and Australian Governments, other Councils and Community groups as well as business to help achieve the Community's vision.

This is a document that builds on previous Strategic Plans and covers the ten year period to the year 2034. It is subject to broad consultation review every four years, this ensures up-to-date guidance to Council in the determination of its future priorities and directions.

Council welcomes comment on the Strategic Plan at any time. Input into the future direction of the Southern Midlands can be made by contacting one of the elected members or the Council's General Manager directly, or comments in writing can be addressed to: Southern Midlands Council, 71 High Street, Oatlands Tas 7120 or provided via Council's website [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)



Clr Edwin Batt

**MAYOR**

# Southern Midlands Council

## Our Vision

*(A Vision Statement is an aspirational description of what an organisation would like to achieve or accomplish in the mid-term or long-term future. It is intended to serve as a clear guide for choosing current and future courses of action.)*

The following vision for the Southern Midlands municipal area was developed by Councillors on the basis of the information and advice provided at community meetings and through other Community engagement opportunities.

Council's Vision includes

- A community spirit based on friendliness, cooperation and self-help;
- An environment which encourages diversity, inclusion, local creativity, manufacturing, enterprise and self-help;
- **Resilient and sustainable Communities across the Southern Midlands;**
- A diversified local economy creating employment opportunities through sustainable agriculture/**horticulture**, commercial, industrial activity, heritage tourism and viable historic villages/service centres;
- Development based on the sustainable use of local resources and the physical environment;
- **An enduring commitment to child and youth safety;** and
- A range and standard of services within the Southern Midlands that are affordable and efficient.

## Our Mission

*(A Mission Statement is a short sentence or dot points used to explain, in simple and concise terms, an organisations' purpose(s) for being. These statements serve a dual role by helping employees/team members to remain focused on the tasks at hand, as well as encouraging them to find innovative ways of moving towards an increasingly productive achievement of organisational goals.)*

The Mission was developed by Councillors and senior staff.

Council's Mission is, that in partnership with the community it will:

- Work for the benefit of the community;
- Be progressive and provide leadership;
- Operate as a team of Councillors and employees focused on performance;
- Be financially responsible.

## Our Guiding Principles

*(Guiding Principles are any principles or precepts that guide an organisation throughout its life in all circumstances, irrespective of changes in its goals, strategies, type of work, or the top management. They represent the beliefs and values which guide the culture of the organisation and underpin its work towards achieving the Vision and Mission)*

Council and Employee team members will:

- Consult as well as listen to our customers & team members by maintaining open communication and keep the community informed;
- Treat people with respect and courtesy;
- Provide advice to the best of our professional ability;
- Be sensitive to the needs of residents and visitors;
- Respond promptly to customers concerns and requests;
- Be fair, equitable and consistent in decisions and conduct;
- **Facilitate participation as well as be responsive to the input of children and young people;**
- Fully utilise the expertise and resources available to Council within the organisation and the Community;
- Develop the full potential of Councillors and all employees; and
- Operate in accordance with the “Codes of Conduct” adopted by Council.





## Southern Midlands Local Government Area

The Southern Midlands Council was created on the 2<sup>nd</sup> April 1993 through the merging of the Municipalities of Oatlands, Green Ponds and the Northern wards of the Municipalities of Brighton and Richmond. The municipal area has a predominantly rural based economy.

Towns and localities include Mangalore, Bagdad, Broadmarsh, Elderslie, Dysart, Kempton, Melton Mowbray, Oatlands, Tunbridge, Tunnack, Parattah, Woodsdale, Levendale, Runnymede, Colebrook, Campania and Rekuna.

The area of the Southern Midlands is 2,561km<sup>2</sup>, a high proportion of which is privately owned land (2406km<sup>2</sup>), divided into 3,700 rateable properties.

The municipal area is centrally located with both the Midland Highway and the north-south rail route bisecting the municipality.

It is covered by the Federal Government seat of Lyons, the State Government's House of Assembly seat of Lyons, along with the Legislative Council seat of Prosser.

### **The Council is responsible for:**

#### ***Roads and Bridges***

The third longest municipal road length in Tasmania with 814km, made up of the following;

- 34km of urban sealed roads
- 175km rural sealed roads
- 605km of rural unsealed roads
- 167 bridges

#### ***Waste Management***

There are 3 waste transfer stations; Oatlands, Campania and Dysart

## ***Municipal Offices***

### **Oatlands – 71 High Street**

The following Council Business Units operate from this office.

- Corporate Administration;
- Infrastructure & Works;
- Natural Resource Management; and
- Heritage Projects.

### **Kempton – 85 Main Street:**

- Development & Environmental Services,
- Community & Corporate Development

## ***Works Depots***

Council has two works depots; one at Oatlands and one at Kempton.

### ***Oatlands Aquatic Centre – 70 High Street Oatlands***

*The following infrastructure elements are administered by TasWater*

#### ***Water***

6 water schemes;  
Oatlands, Tunbridge, Kempton, Bagdad/Mangalore, Campania, Colebrook

#### ***Sewerage***

5 sewerage schemes;  
Oatlands, Kempton, Bagdad, Campania, Colebrook



# Southern Midlands

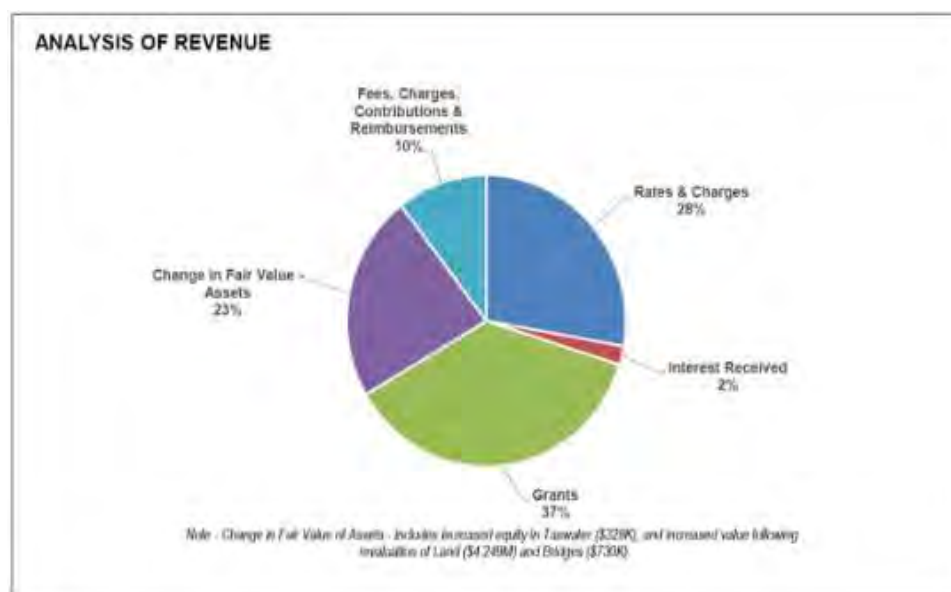
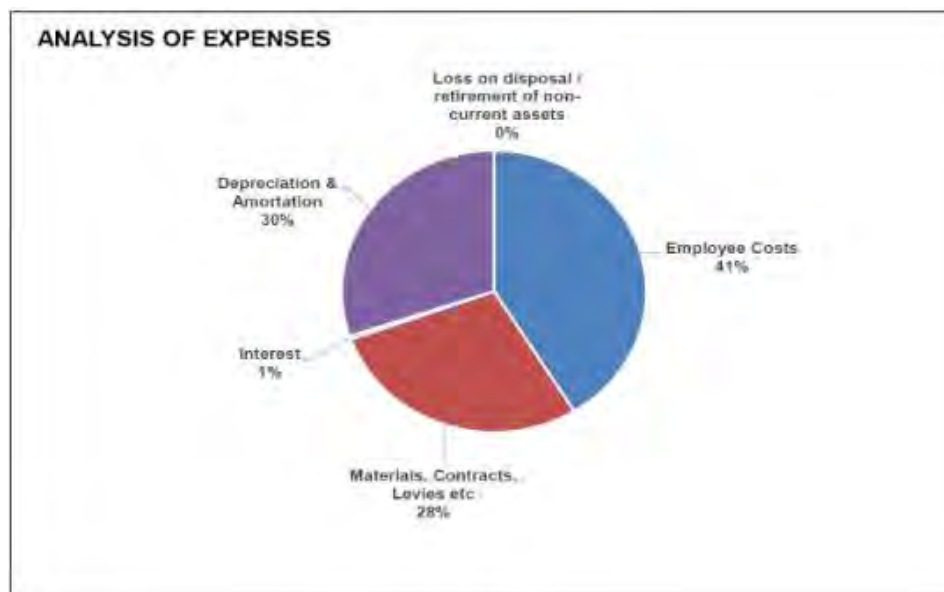
## 2021 Census All persons QuickStats

Geography type [Local Government Areas](#)

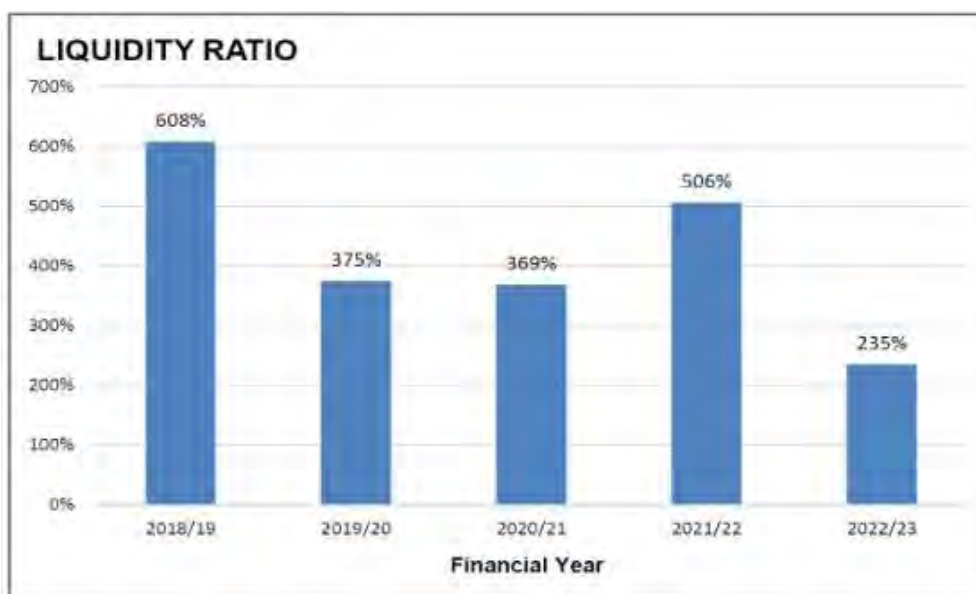
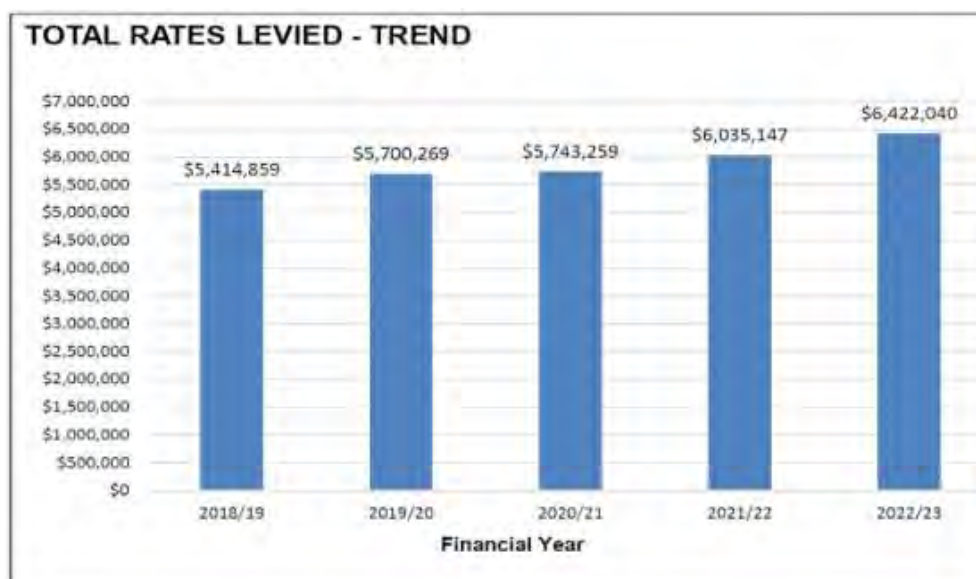
Area code LGA65010

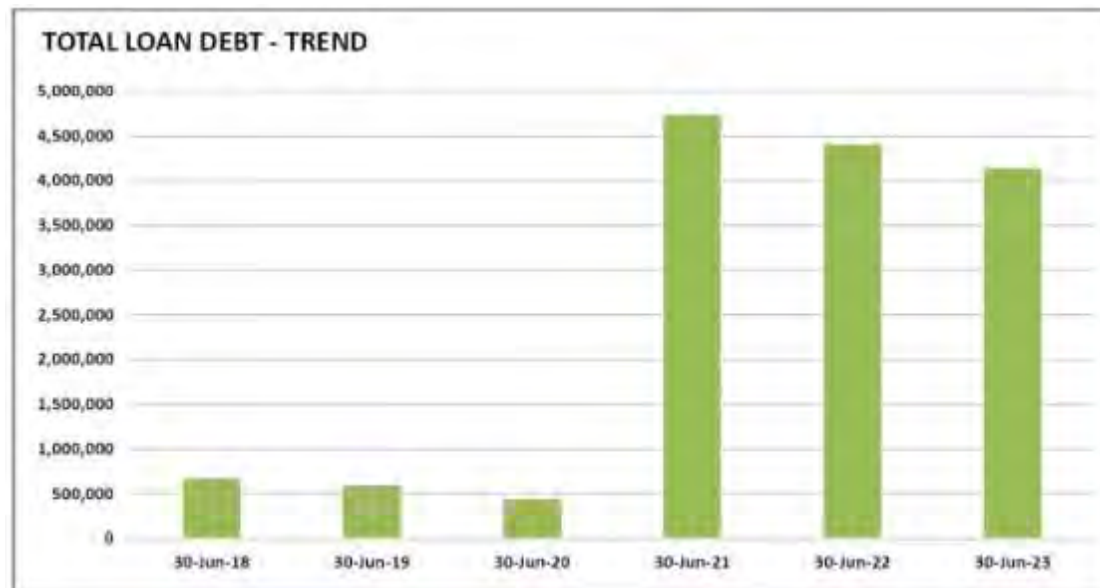
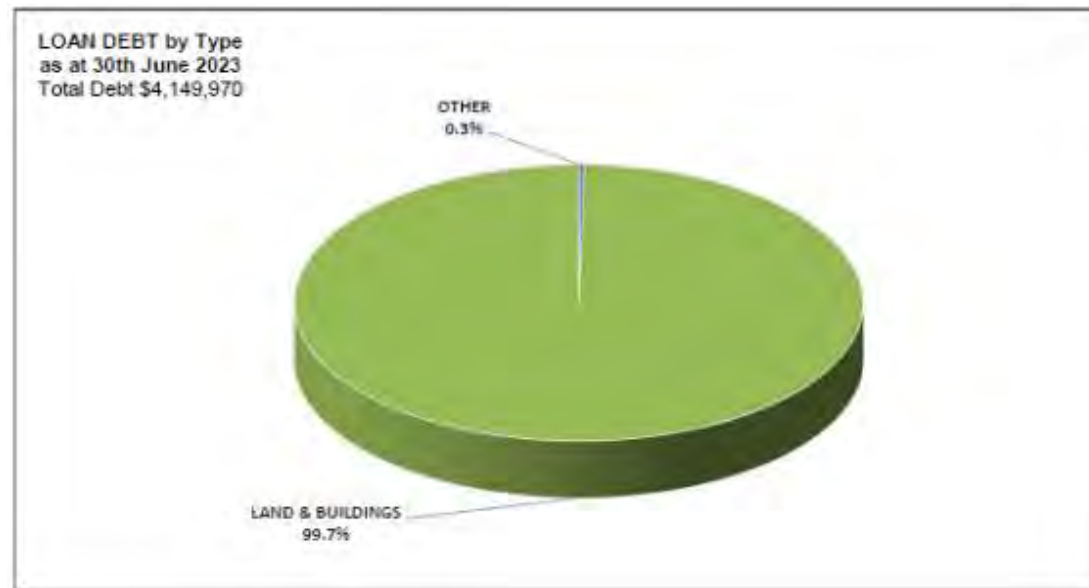
	<b>People</b>	<b>6,662</b>
	Male	51.6%
	Female	48.4%
	Median age	44
	<b>Families</b>	<b>1,865</b>
	Average number of children per family	
	for families with children	1.8
	for all households (a)	0.7
	<b>All private dwellings</b>	<b>2,976</b>
	Average number of people per household	2.5
	Median weekly household income	\$1,332
	Median monthly mortgage repayments	\$1,300
	Median weekly rent (b)	\$250
	Average number of motor vehicles per dwelling	2.5

## Council Financial Indicators









## Members of the Council

Southern Midlands Council has seven elected members.



**Mayor**  
Edwin Batt



**Deputy Mayor**  
Karen Dudgeon



**Councillor**  
Donna Blackwell



**Councillor**  
Anthony (Tony)  
Bisdee OAM



**Councillor**  
Robert (Bob) Campbell



**Councillor**  
Donald Fish



**Councillor**  
Fraser Miller

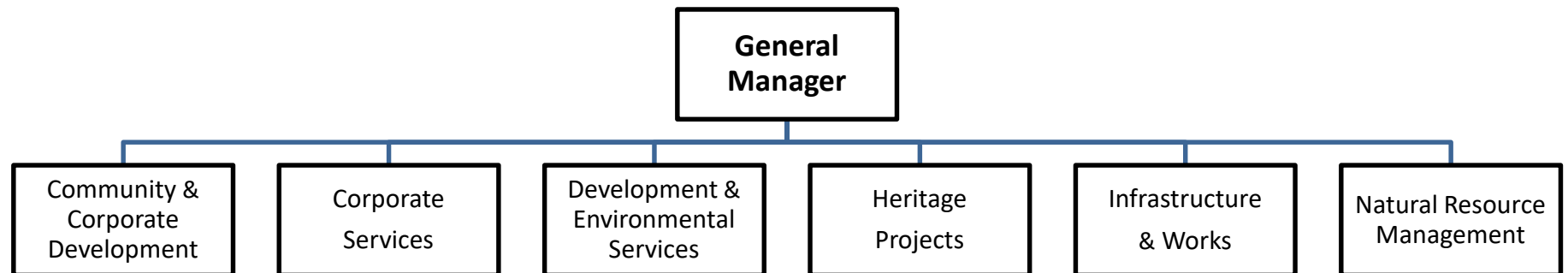
Southern Midlands Council has a number of Business Units that are referred to in the Strategic Plan, which are staffed by the General Manager and his team. Activities within the Plan have been allocated to a business unit with the business unit abbreviation shown adjacent to the activities.

- General Manager's Business Unit (GM)
- Development and Environmental Services (DES)
- Infrastructure & Works (IW)
- Natural Resource Management (NRM)
- Community & Corporate Development (CCD)
- Heritage Projects (HP)
- Corporate Services (CS)

## Organisation Structure by Function

*Southern Midlands Community*

**Southern Midlands Council**



## South Central Sub-region (SCS) Councils

Southern Midlands, Derwent Valley, Central Highlands and Brighton

*Working together for the benefit of our broader Communities*



### Major Joint Projects and Initiatives

SCS Augmented Reality Tourism Project (2016)

SCS Regional Workforce Planning Project – KPMG (2017)

SCS Local Government Workforce Planning (2018)

SCS Workforce Planning Grant – TCF \$395,000 (2020)

SCS Economic Infrastructure Development Study – KPMG (2022)

Establishment of SWN Jobs Hub – Jobs Tas - \$1,625,000 (2022)

Further funding of SWN Jobs Hub – Jobs Tas - \$2,100,000 (2024)



Southcentral Workforce Network (SWN) Jobs Hub at Pontville



# Legislative Requirements for the Strategic Plan

## The Strategic Plan

The *Local Government Act 1993* requires all Councils to have a Strategic Plan for the Municipal area. The Strategic Plan is to be in respect of at least a ten (10) year period and updated as required.

## Public Consultation

The Local Government Act states that in preparing a proposed Strategic Plan, or updating an existing Strategic Plan, a Council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.

The General Manager of the Council is to make a copy of the proposed Strategic Plan, or an updated Strategic Plan, available for public inspection at the public office of the Council during ordinary office hours.

## Changes to the Strategic Plan

The Southern Midlands Council will formally review the Southern Midlands Strategic Plan every four years. Once the formal review has been undertaken the Council is required to invite submissions from the public in respect of the plan. It is also required to consider those submissions before adopting or updating the strategic plan.

As soon as a Council adopts a strategic plan, or updates it, the General Manager is required, under the *Local Government Act 1993* to make a copy of the strategic plan available for public inspection at the public office of the Council during ordinary office hours. The Southern Midlands Strategic Plan will also be available on the Council's website at [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)

## Annual Planning

Councils are also required to prepare an Annual Plan for each financial year, which is required to be consistent with the Strategic Plan; and include:

- a statement of the manner in which the Council is to meet the goals and objectives of the Strategic Plan;
- a summary of the estimates of Council's revenues and expenditures for the financial year as adopted by Council;
- a summary of the major strategies to be used in relation to the Council's public health goals and objectives.

## Annual Reporting

A Council must prepare an Annual Report containing, among other things:

- a summary of the Annual Plan for the preceding financial year;
- a statement of its goals and objectives in relation to public health for the preceding financial year;
- a statement of the Council's activities and its performance in respect of goals and objectives set for the preceding financial year;
- the financial statements for the preceding financial year.

# Strategic Plan Structure – Strategic Themes

## Strategic Themes

*It should be noted that the strategic themes are not listed in priority order rather they are a set of interrelated themes.*

**Five strategic themes** have been developed from the inputs provided by the Community and Council. The strategic themes provide the structure of the Southern Midlands Strategic Plan. They are:

### 1. Infrastructure

*The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council*

### 2. Growth

*The need to increase the population in the municipality and to grow the level of agricultural/horticulture, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of the appropriate services.*

### 3. Landscapes

*The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.*

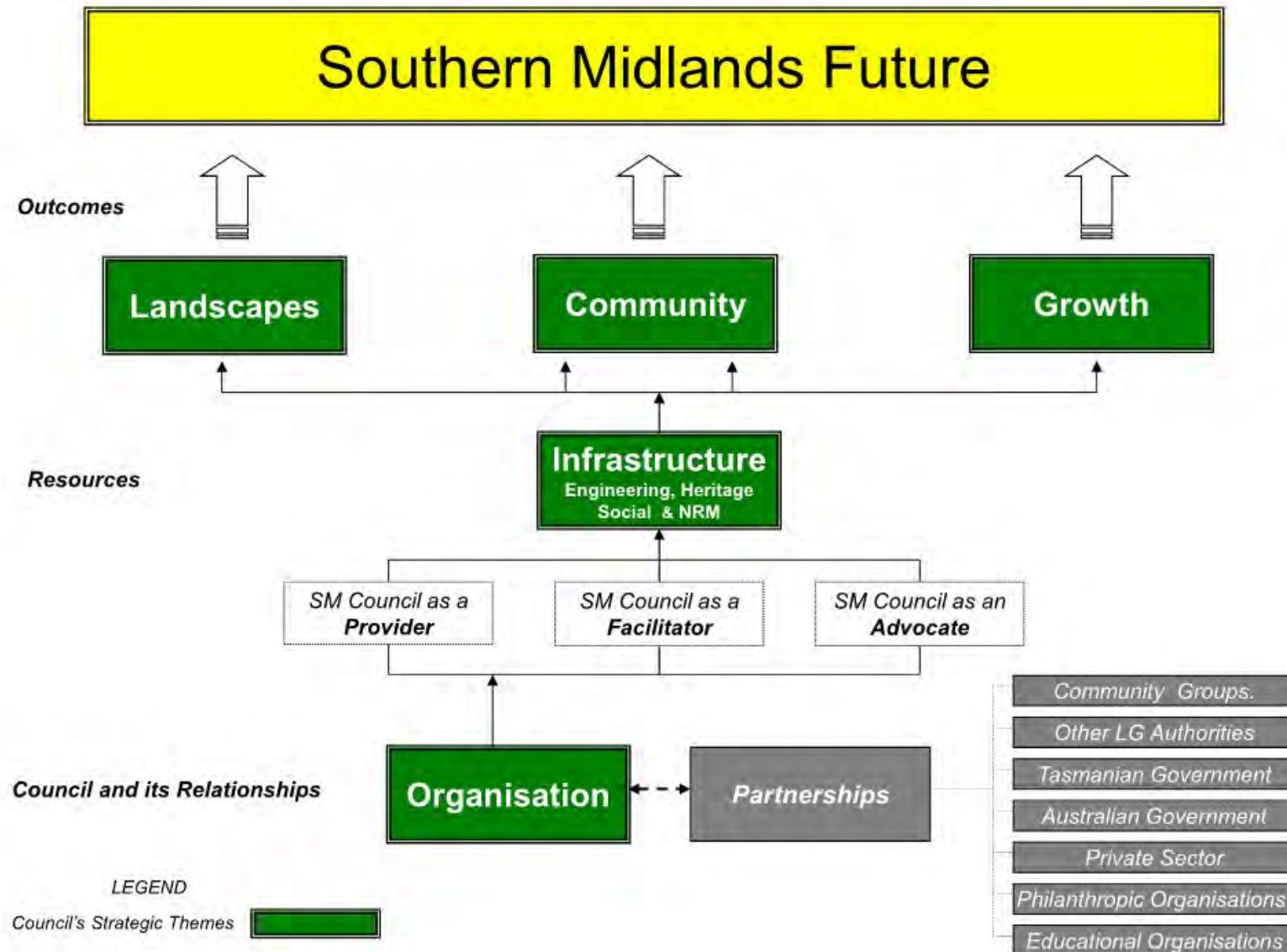
### 4. Community

*The need to increase the opportunities for improved health & well-being, including retaining then building on the strong sense of Community and resilience that exists within the Southern Midlands.*

### 5. Organisation

*The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.*

## Strategic Plan Structure – graphic form



# I. INFRASTRUCTURE

*The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.*

1.1 ROADS		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.1.1	Maintenance and improvement of the standard and safety of <b>roads</b> in the municipal area	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.1.1.1	Continue to seek opportunities to increase funding for road maintenance and construction from Australian and State Government, whilst incorporating appropriate design outcomes for public infrastructure in heritage areas where practicable	GM/IW
1.1.1.2	Assess new, cost effective sources and methods of road construction/ <b>sealing</b> materials suitable for road maintenance	IW/GM
1.1.1.3	Continue to work with the Department of State Growth (DSG) to improve the safety and standard of the Midland Highway and other state roads along with road junctions, <b>with a high priority on the Mood Food Midland Highway access.</b>	GM
1.1.1.4	Continue to focus on road drainage and road improvements as key elements of road maintenance	IW
1.1.1.5	Ensure that appropriate sight distances are maintained, for key transport routes, through effective roadside vegetation management / road realignment	IW
1.1.1.6	Continue a program of regular safety audits of roads in conjunction with Department of State Growth	IW
1.1.1.7	In partnership with the State Government address the issue of reserved roads and their impact on fire and weed management	IW
1.1.1.8	Continue the program of dust suppression on gravel roads in accordance with Council's policy	IW
1.1.1.9	Provide road infrastructure appropriate to industry demand	IW
1.1.1.10	Use design and material finishes appropriate to the local context	IW
1.1.1.11	Incorporate the use of recyclable materials (e.g tyres/glass, <b>etc</b> ) into road pavements and pathways	IW
1.1.1.12	Update Long-Term Strategic Asset Management Plan to reflect condition assessment	IW
1.1.1.13	Establishment of appropriate trees and related streetscapes elements in our villages	IW

1.1.1.14	Government investment in the Bagdad-Mangalore Bypass as a major component in the State road network	GM
1.1.1.15	Explore the viability of creating a road link from Southern Midlands to the Tasman Highway on the East Coast north of Triabunna	GM
1.1.1.16	Pursue the further development of the road link from the Southern Midlands to the East Coast by upgrading the existing Buckland Road link	IW
1.1.1.17	Investigate a road connection between East Bagdad Road and Native Corners Road	IW
1.1.1.18	Implement the engineering outputs from the Oatlands Structure Plan	IW

1.2	BRIDGES	INFRASTRUCTURE
	<i>What we are aiming to achieve:</i>	
1.2.1	Maintenance and improvement of the standard and safety of <b>bridges</b> in the municipal area	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.2.1.1	Continue the current program of bridge maintenance and replacement including the monitoring and consideration of new construction methods for the replacement of timber bridges and related structures, with the exception of bridges having heritage significance, which shall be maintained in an appropriate manner consistent with their original character	IW

1.3	WALKWAYS, CYCLE WAYS & TRAILS	INFRASTRUCTURE
	<i>What we are aiming to achieve:</i>	
1.3.1	Maintenance and improvement of the standard and safety of <b>walkways, cycle ways</b> and pedestrian areas to provide consistent accessibility	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.3.1.1	Determine through consultation, the priorities for extensions to existing walkways and pedestrian areas	CCD
1.3.1.2	In consultation with the community identify and develop new cycle ways, walkways and pedestrian areas based on identified need	CCD
1.3.1.3	Investigate options for the accessibility of horse trails within the municipal area	CCD



1.3.1.4	Inter-connect walkways/cycleways with neighbouring Council areas (e.g linkage with Campania to Richmond or Pontville to Bagdad)	CCD
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1.4 LIGHTING		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.4.1a	Ensure adequate <b>lighting</b> based on demonstrated need	
1.4.1b	Contestability of <b>energy supply</b>	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.4.1.1	Develop a program for upgrading lighting in areas of community safety need, in accordance with the Australian Lighting Standard	IW
1.4.1.2	Continue the undergrounding of power in Oatlands <b>as well as all new residential Village Zoned subdivisions</b>	IW
1.4.1.3	Adopt new technology as it arises to reduce lifecycle costings; for example energetically pursue the implementation of LED (Light Emitting Diode) for replacement of street lighting	IW

1.5 BUILDINGS		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.5.1	Maintenance and improvement of the standard and safety of <b>public buildings</b> in the municipality	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.5.1.1	Enhance the program for building management and maintenance across the municipality	CCD
1.5.1.2	Develop and maintain public amenities to meet community and visitor needs, including continuing to upgrade public amenities with a focus on toilet facilities to meet community and visitor needs with regard to possible future use as well as current use'	CCD / NRM
1.5.1.3	Ensure sustainable use of Council buildings is maximised for Community benefit	CCD
1.5.1.4	Update Long-Term Strategic Asset Management Plan to reflect condition assessment of buildings	IW
1.5.1.5	Improve the quality, safety and fit-for-purpose of community halls and facilities.	CCD
1.5.1.6	Address community needs with well-targeted, focused and strategic approaches to facility supply	CCD

1.6 SEWER / WATER / ENERGY		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.6.1	Increase the capacity of access to reticulated <b>sewerage services</b>	
1.6.2	Increase the capacity and ability to access water to satisfy development and Community to have <b>access to reticulated water</b>	
1.6.3	Increase the capacity of access to reticulated <b>energy services</b>	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.6.1.1	Monitor the future demand for sewerage services in areas zoned for future residential, commercial and industrial development in partnership with the Water Authority	DES
1.6.1.2	Investigate the provision of a sewer to service Parattah	
1.6.1.2	Advocate for Developers and the community to the Water Authority in respect of service level equity	GM
1.6.2.1	Investigate <b>through the adoption of Structure Plans</b> the future demand for water services in areas zoned for future residential, commercial and industrial development in partnership with the Water Authority	DES
1.6.2.2	Advocate for Developers and the Community to the Water Authority in respect of service level equity	GM
1.6.3.1	Investigate the future demand for energy services in areas zoned for future residential, commercial and industrial development in partnership with the energy authorities	GM
1.6.3.2	Advocate for Developers and the Community to the energy authorities in respect of service level equity	GM

1.7 DRAINAGE		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.7.1	Maintenance and improvement of the town <b>storm-water drainage systems</b>	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.7.1.1	Continue to program capital works that improve the effectiveness of the storm-water drainage systems in the towns of the municipality	IW
1.7.1.2	Research best practice methods for the disposal of Stormwater, that is applicable to country towns and rural living	DES

1.7.1.3	Adopt 'Water Sensitive Urban Design Principles' where appropriate	DES
1.7.1.4	Research and monitor <b>infrastructure requirements to ensure that the placement of future infrastructure is designed to withstand the impact of critical weather events</b>	IW
1.7.1.5	<b>Continue the program of</b> hydraulic assessment of the municipal area (i.e. the provision of flood mapping and assess the interaction of stormwater with existing and potential future land uses). Includes investigating the availability of external funding support. The initial focus being the main population and transit areas around Bagdad and Mangalore.	IW
1.7.1.6	<b>Undertake the flood mitigation on-ground activities highlighted through hydraulic assessment.</b>	IW

1.8 WASTE		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.8.1	Maintenance and improvement of the provision of <b>waste management</b> services to the Community	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.8.1.1	Support and participate in the activities of the <del>newly established</del> Southern Tasmanian Regional Waste Authority	GM
1.8.1.2	Continue to review the ongoing operational arrangements for waste management including co-operation with other local government authorities	DES
1.8.1.3	Undertake a review of the whole waste management service delivery system regularly	DES
1.8.1.4	Explore the opportunities to promote/facilitate a reduction of waste to landfill	DES
1.8.1.5	Investigate the introduction of a 'user pays' system at the Waste Transfer Stations (in lieu of the charging the standard Waste Management Levy)	GM
1.8.1.6	<b>In alignment with existing Tasmanian Government policies, target to halve the amount of organic waste sent to landfill by 2030.</b>	<b>DES</b>

1.9 INFORMATION, COMMUNICATION TECHNOLOGY		INFRASTRUCTURE
<i>What we are aiming to achieve:</i>		
1.9.1	Improve access to modern <b>communications</b> infrastructure	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
1.9.1.1	Seek opportunities to facilitate the provision of cost effective broadband and mobile telecommunications access across the municipality	GM
1.9.1.2	<del>Support the establishment of telecommunication infrastructure at Mt Hobbs</del>	GM

## 2. GROWTH

*The need to increase the population in the municipality to a long term sustainable level and to grow the level of agricultural/horticulture, timber, commercial and industrial activity, balanced with environmental, heritage and cultural values along with the provision of appropriate services.*

2.1 RESIDENTIAL		GROWTH
<i>What we are aiming to achieve:</i>		
2.1.1	Increase the resident, rate-paying <b>population</b> in the municipality	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
2.1.1.1	Seek opportunities to increase the number of subdivisions providing <b>affordable land</b> in areas that can utilise the existing water, sewer and road infrastructure within the framework of the Planning Scheme	DES
2.1.1.2	Investigate the potential of under-utilised Australian, State and Local Government owned land for use and/or development	DES
2.1.1.3	Investigate and pursue innovative responses to residential developments whilst maintaining an appropriate townscape context including rural and heritage character where appropriate	DES
2.1.1.4	Investigate options pertinent to <b>affordable housing</b>	DES
2.1.1.5	Lobby for increased transport services within the municipality and explore alternative transport options	CCD
2.1.1.6	Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas	DES

2.2 TOURISM		GROWTH
<i>What we are aiming to achieve:</i>		
2.2.1	Increase the number of <b>tourists</b> visiting and spending money in the municipality	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
2.2.1.1	Seek opportunities to support the development, growth and promotion of a wide range of tourism	GM



2.2.1.2	Seek opportunities to further develop and link heritage tourism opportunities both within and outside the region, including convict sites, the Oatlands Military Precinct and Callington Mill Precinct	HP
2.2.1.3	Pursue appropriate development <b>and adaptive re-use</b> of Council's Heritage buildings for tourism e.g. Court house and Gaol in Oatlands'	HP
2.2.1.4	Support the development of tourism products	GM
2.2.1.5	Work in partnership with tourism organisations including Destination Southern Tasmania and the Heritage Highway Tourism Region Association	GM
2.2.1.6	Encourage local tourism operators to establish and maintain exposure on the Australian Tourism Data Warehouse web site, which allows local tourism operators to easily promote their business or events on numerous digital platforms that connect directly to consumers	CCD
2.2.1.7	<b>Continue to embrace</b> and implement the Heritage Highway Destination Action Plan along with associated initiatives	GM
2.2.1.8	Implement the <b>tourism related</b> outputs from the Oatlands Structure Plan	GM
2.2.1.9	<b>Investigate an alternative location for the Caravaners that park in the Callington Park Rodeo Paddock.</b>	<b>NRM</b>

2.3 BUSINESS		GROWTH
<i>What we are aiming to achieve:</i>		
2.3.1a	Increase the number and diversity of <b>businesses</b> in the Southern Midlands	
2.3.1b	Increase <b>employment</b> within the municipality	
2.3.1c	Increase Council revenue to facilitate <b>business and development activities</b> (social enterprise)	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
2.3.1.1	Continue to facilitate and actively promote the development of new business opportunities	DES
2.3.1.2	Continue to provide support to businesses within the municipality to help ensure their long-term viability and to support them to actively work co-operatively together	CCD
2.3.1.3	Further develop economic opportunities of equine activities and services in respect of the former Oatlands racecourse	DES
2.3.1.4	Seek opportunities to support the development of affordable temporary accommodation for seasonal and other workers	DES

2.3.1.5	Pursue the establishment of regional or state-wide facilities that can take advantage of the municipality's central location, accessibility to the State's major road and rail facilities and/or the presence of very large titles affording opportunities for industries requiring large attenuation distances	DES
2.3.1.6	Develop and promote incentives for businesses to establish and expand	DES GM
2.3.1.7	Develop and maintain infrastructure critical for the establishment and retention of business	DES
2.3.1.8	Develop opportunities and participate in a range of business activities centred on the unique competitive advantage of assets in the area	CCD
2.3.1.9	<del>Complete the transition and transfer of the Council owned business 'Heritage Building Solutions Pty Ltd' into Council's organisational structure</del>	GM
2.3.1.10	Assess future governance and management options for the Council owned business 'Heritage Education and Skills Centre Ltd'	GM
2.3.1.11	Target niche high end food/wine outlets to establish businesses	CCD
2.2.1.10	Investigate opportunities for supporting the establishment of a private bakery in Oatlands	GM

2.4 INDUSTRY		GROWTH
<i>What we are aiming to achieve:</i>		
2.4.1	Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands	
2.4.2	Increase access to irrigation water within the municipality	
Key actions to achieve our aims:		Responsible Business Unit(s)
2.4.1.1	Develop opportunities that enhance Southern Midlands role as a focal point for rural activity	NRM
2.4.1.2	Continue implementation of the Southern Midlands Weed Management Strategy as it related to agricultural land/crown land/roads.	NRM
2.4.1.3	Facilitate the development of 'value adding' opportunities in the rural sector through high production agriculture/horticulture.	NRM
2.4.1.4	Continue playing a leadership role with the Southcentral Jobs Hub Network and other stakeholders to advocate/facilitate changes that are beneficial to the region i. Facilitate employment opportunities – Local Jobs for Local People	GM

	ii. Develop programs that will improve literacy levels and business skills for people in the agricultural industry; iii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and iv. Develop improved approaches to optimising Vocation Education & Training (VET) and DoE programs	
2.4.1.6	Understand and maximise the economic enablers in the region	GM/CCD
2.4.1.7	Encourage and facilitate innovation in the rural sector	NRM
2.4.2.1	Encourage and promote, development as well as production opportunities associated with irrigation schemes	NRM
2.4.2.2	Support the implementation of irrigation schemes that service locations in the local government area	NRM
2.4.2.3	Support the State Governments Economic Development Plan in the growth of services to support rural and regional economies	NRM

### 3. LANDSCAPES

***The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands***

3.1 HERITAGE		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.1.1	Maintenance and restoration of significant public <b>heritage assets</b>	
3.1.2	Act as an advocate for heritage and provide support to <b>heritage property owners</b>	
3.1.3	Investigate document, understand and promote the <b>heritage values</b> of the Southern Midlands	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
3.1.1.1	Manage the heritage values of Council owned heritage buildings according to affordable best practice	HP
3.1.1.2	Work in partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites	HP
3.1.1.3	Continue to implement and review the Oatlands Commissariat and Gaol Master Plans	HP
3.1.1.4	Seek to establish the Oatlands gaol site as an historic/archaeological interpretation centre	HP
3.1.2.1	Support and monitor the ongoing development of the Heritage Skills Centre in Oatlands	HP
3.1.2.2	Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage	HP
3.1.3.1	Undertake and encourage research & publications on the heritage values of the Southern Midlands	HP
3.1.3.2	Undertake effective heritage interpretation, education and communication programs	HP
3.1.3.3	Continue to manage and utilise Council's heritage resources and collections	HP
3.1.3.4	Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts	HP
3.1.3.5	Support the creation of centralised initiatives for online accessibility to information relevant to heritage sites/buildings	HP
3.1.3.6	Recognition and ensuring the maintenance of the significance of trees in the landscape especially along the Heritage Highway (Midland Highway) and revegetation where trees have been removed	HP
3.1.3.7	Ensure that Aboriginal cultural heritage is recognised with appropriate consultation and inclusion	HP

3.2 NATURAL		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.2.1	Identify and protect areas that are of high <b>conservation</b> value	
3.2.2	Encourage the adoption of “best practice” <b>land care techniques</b>	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
3.2.1.1	Continue implementation of the Southern Midlands Weed Management Strategy	NRM
3.2.1.2	<p>Implement and monitor Lake Dulverton Water Operational Plan and the Lake Dulverton Management Strategy, including commencing a process to create a Management Statement that will eventually replace the Lake Dulverton Management Strategy.</p> <p><del>Implement and monitor the Lake Dulverton Management Strategy and Water Operational Plan</del></p>	NRM
3.2.1.3	<p>Continue to work co-operatively with the Tasmanian Land Conservancy <b>to protect and monitor the natural values of</b> <del>add value to</del> the Chauncy Vale Wildlife Sanctuary and to:</p> <ul style="list-style-type: none"> <li>i. <b>facilitate quality visitor experiences for a broad range of user groups;</b></li> <li>ii. <b>manage threats to the natural environment such as weeds and feral pests;</b></li> <li>iii. <b>develop indigenous interpretation resources;</b></li> <li>iv. <b>maintain important cultural heritage sites;</b></li> <li>v. <b>continue to maintain as well as add new elements to the Wombat Walk to facilitate interaction between young people and the natural environment in an engaging &amp; enjoyable way; and</b></li> <li>vi. <b>review the Joint Management Plan every five years.</b></li> </ul> <p><del>develop a new management document reflecting current best practice</del></p>	NRM/DES
3.2.2.1	Facilitate and encourage voluntary native vegetation conservation agreements to conserve & protect high priority native vegetation communities	NRM
3.2.2.2	<p>Use a collaborative approach (through the planning scheme) to recognise and protect values on private land only where:</p> <ul style="list-style-type: none"> <li>i. the land contains natural values Council has deemed to be of high conservation value at the local level,</li> <li>ii. existing spatial information provides a reasonable level of surety as the presence of those values,</li> <li>iii. the values are not already afforded a reasonable degree of protection by higher levels of government, and</li> <li>iv. the patch size is sufficiently large to ensure long term environmental sustainability</li> </ul>	NRM/DES



3.2.2.3	Actively pursue grant opportunities & projects in relation to preservation of bushland remnants, weed management, vegetation, and regenerative agricultural techniques	NRM
3.2.2.4	Maintain collaborative partnerships with NRM South, the Department of Natural Resources & Environment (NRE), and other relevant organisations to deliver on-ground projects	NRM
3.2.2.5	Implement the outputs from the Oatlands Structure Plan in relation to the Lake Dulverton and Callington Park areas, commencing with community consultation to develop a. <ul style="list-style-type: none"> <li>i. detailed design for the traffic and pedestrian shared precinct on the foreshore area;</li> <li>ii. walkway on the Lake; and</li> <li>iii. walkway to Mary's Island.</li> </ul>	NRM/CCD

3.3 CULTURAL		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.3.1	Ensure that the <b>cultural diversity</b> of the Southern Midlands is maximised	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
3.3.1.1	Identify, and promote the cultural identity of the Southern Midlands through festivals and events	CCD
3.3.1.2	Continue to implement and update the Southern Midlands Arts Strategy	CCD
3.3.1.3	<del>Develop an events and festivals strategy</del>	<del>CCD</del>
3.3.1.4	Support the establishment and development of large scale culturally diverse developments and institutions in appropriate locations in the Southern Midlands and encourage the State Government to declare such projects as Projects of Regional Significance recognising their scale, importance and the far reaching nature of their potential benefits and impacts	DES/CCD
3.3.1.5	Continue to promote and develop the Artist in Residence Program using Council owned heritage buildings	HP

3.4 REGULATORY - DEVELOPMENT		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.4.1	A regulatory environment that is <b>supportive of and enables appropriate development</b>	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
3.4.1.1	<del>Continue to support the State Government's State-wide Planning Initiative and to work in co-operation within the Southern Tasmanian region to finalise the Local Provisions Schedule for the Tasmanian Planning Scheme</del>	DES
3.4.1.2	Encourage the State Government to provide more direction to the planning system through the introduction of more State Planning Policies, State Planning Directives and common state-wide planning scheme provisions	DES
3.4.1.3	<del>Make use of the Joint Land Use Planning Initiative (JLUPI) outcomes to develop the local content for the new planning scheme</del>	DES
3.4.1.4	Actively participate in the review of the Southern Tasmania Regional Land Use Strategy (STRLUS)	DES
3.4.1.5	<del>Process planning, building and plumbing applications in a timely manner and monitor compliance with the relevant legislation</del>	DES
3.4.1.6	Review systems and procedures to ensure that "best value" is being provided in the delivery of customer services	DES
3.4.1.7	<del>Ensure staff are adequately resourced and supported to apply consistent, transparent and procedural fairness in pursuing enforcement action in matters of non-compliance</del>	DES
3.4.1.8	Actively participate in the 'Outer Hobart Residential Demand and Supply Study' to understand demand and supply of land and housing across the Outer Hobart Council areas	DES
3.4.1.9	Implement the outputs from <b>the local Oatlands Structure Plan projects.</b>	DES/IW/GM

3.5 REGULATORY – PUBLIC HEALTH		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.5.1	Monitor and maintain a safe and healthy public environment	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
3.5.1.1	Continue to provide school immunisation programs	DES
3.5.1.2	<del>Encourage members of the Community to actively participate in immunisation programs</del>	DES
3.5.1.3	Continue to register and monitor food premises	DES
3.5.1.4	Continue to ensure that on-site waste water disposal is effective	DES
3.5.1.5	Encourage health professionals, including doctors and nurses, to move to the Southern Midlands	GM
3.5.1.6	Provide continuing support to the Midlands Multi-Purpose Health Centre	CCD
3.5.1.7	Continually raise the awareness of Notifiable Diseases in the Community	DES
3.5.1.8	Maintain an Emergency Management Plan for the <del>LGA Southern Midlands local government area</del> that will provide safeguards for the health & safety of the Community	GM
3.5.1.9	Support Council owned cemetery services so they continue to be provided	DES
3.5.1.10	Maintain the Kempton Community Health Centre and encourage health professionals along with other community service providers to use the premises as a base for the provision of services	GM
3.5.1.11	Work with the State Government and our neighbouring Councils in the implementation of responses to epidemics and/or pandemics to keep our Community safe	DES/CCD

3.6 REGULATORY - ANIMALS		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.6.1	Create an environment where <b>animals</b> are treated with respect and do not create a nuisance for the community	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
3.6.1.1	Continue dog control, regulatory, licensing and educational programs	DES
3.6.1.2	Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources	DES

3.6.1.2	Investigate the establishment of Off-Lead Dog Parks in Oatlands and Campania.	
3.6.1.3	Encourage the State Government to recognise the feral cat problem as distinct from the escaped/released/straying domestic cat problem and to develop and resource contribute to a State wide/regional strategy to meaningfully reduce the number of feral cats that now form a self-sustaining and very large population in rural areas	DES
3.6.1.4	Review the endorsed 'Southern Tasmania Regional Cat Management Strategy 2021-2026' recognising that the Strategy is based on an 'opt-in' approach which would be reliant on available resources, and taking into account the extent of the problem within each municipal area	DES

3.7 ENVIRONMENTAL SUSTAINABILITY		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.7.1	Implement strategies to address the issue of environmental sustainability in relation to its impact on Council's corporate functions and on the Community	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
3.7.1.1	Implement priority actions defined in Council's corporate Climate Change Adaption Plan 2023. Review and update the Adaption Plan at least every five years or as new information regarding climate forced hazards become available.	NRM/DES
3.7.1.2	<del>Continue implementation of</del> Regularly review Council's Climate Change Action Plan to define emissions reduction and energy efficiency priorities.	NRM/DES
3.7.1.3	Continually improve energy efficiency and assist the Community in energy efficiency initiatives	NRM/DES
3.7.1.4	Establish collaborative partnerships with other Councils, key stakeholders and other tiers of government, that strengthen Council's response to climate change	NRM/DES
3.7.1.5	Investigate options to potentially develop alternative energy sources, including but not limited to, a Solar Array Panel/bank to generate power to be used at the community level and excess back to the grid	NRM/DES
3.7.1.6	Facilitate the installation of further EV charging stations for battery operated vehicles in key geographic locations	GM
3.7.2.1	Implement actions identified/directed by the State Government in respect of biodiversity emergency and/or vector borne that may arise from climate change.	GM

## 4. COMMUNITY

*The need to increase the opportunities for improved health & well-being, including retaining then building on the strong sense of Community **and resilience** that exists within the Southern Midlands*

4.1 COMMUNITY HEALTH & WELLBEING		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.1.1	Support and improve the independence, health and wellbeing of the Community	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
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



4.2 RECREATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.2.1	Provide a range of <b>recreational activities and services</b> that meet the reasonable needs of the community	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
4.2.1.1	Review and Implement the <b>Southern Midlands Community Infrastructure Plan Recreation Plan 2006</b>	CCD
4.2.1.2	Identify opportunities to work in partnership with the Community and the State Government to improve recreational services and activities	CCD
4.2.1.3	Maximise the potential use and benefits of the Oatlands Aquatic Centre	CCD/GM
4.2.1.4	Facilitate additional recreational facilities for Lake Dulverton (e.g wetland walks and other passive recreation pursuits)	CCD/NRM
4.2.1.5	Review our play grounds / spaces in recognizing the importance to our Community of inclusive play & universal design	CCD
4.2.1.6	Undertake recreation space/ground development that facilitates drought tolerant recreation/playing surfaces	CCD/IW
4.2.1.7	Address recreation grounds long-term & large-scale maintenance issues, including future upgrades and facility renewal strategies, to address in terms of cost, ongoing monitoring and triggers for change.	CCD/IW
4.2.1.8	Address community needs with well-targeted, focused and strategic approaches to facility supply	CCD
4.2.1.9	<del>Construct a single unisex accessible toilet facility at Callington Park to encourage continued visitation as well as enhancing visitor experiences in the area</del>	CCD/NRM
4.2.1.10	Further develop Callington Park as a family friendly recreation space	CCD/NRM
4.2.1.11	<b>Work with the Community to maximise opportunities in a Bagdad Recreation Precinct</b>	<b>CCD/GM</b>

4.3 ACCESS		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.3.1	Continue to explore <b>transport</b> options for the Southern Midlands community	
4.3.2	Continue to meet the requirements of the <b>Disability</b> Discrimination Act (DDA)	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
4.3.1.1	Be an advocate for improving transport services for those in need within the Community	CCD
4.3.2.1	Continue the implementation of Council's Disability Access and Inclusion Plan in meeting the requirements of the DDA	CCD
4.3.2.2	Encourage organisations to adopt the inclusivity principle (if a person has a Carer with them then entry is only charged for one person, not two) for entry into events and facilities	CCD
4.3.2.3	Further explore the viability of a lift in the Oatlands Town Hall / Council Chambers	HP

4.4 VOLUNTEERS		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.4.1	Encourage community members to <b>volunteer</b>	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
4.4.1.1	Ensure that there is support and encouragement for volunteering	CCD
4.4.1.2	Facilitate training programs aimed at providing volunteers with the necessary skills	CCD
4.4.1.3	Continue to support volunteers and their respective Community Groups through the Southern Midlands Community Small Grants Program	CCD
4.4.1.4	Work with Volunteering Tasmania to refine policies and frameworks that support volunteering throughout the Southern Midlands	CCD
4.4.1.5	Continue to provide the SMC Community Small Grants Program to support Community groups and their volunteers	GM

4.5 FAMILIES		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.5.1	Ensure that appropriate childcare services as well as other <b>family related services</b> are facilitated within the community	
4.5.2	Increase the retention of <b>young people</b> in the municipality	
4.5.3	Improve the ability of <b>seniors</b> to stay in their communities	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
4.5.1.1	Monitor the adequacy of current childcare facilities (i.e location, accessibility and number of placements)	CCD
4.5.1.2	Take appropriate action with supporting, partner organisations to address any shortfalls/deficiencies identified in the provision of family related services across the Southern Midlands	CCD
4.5.2.1	Facilitate mentoring and leadership programs in partnership with the schools in the Southern Midlands (e.g encourage school attendance at Council meetings and engagement in projects relating to Council).	CCD
4.5.2.2	Develop youth programs that cover employment and training as well as being linked to social, recreational and entertainment activities	CCD
4.5.2.3	In partnership with the State Government and not-for-profit partner organisations, investigate ways to enhance the delivery of youth services in the Southern Midlands	CCD
4.5.2.4	Monitor and respond to the recreation needs of the young people of the Southern Midlands	CCD
4.5.2.5	Work with community groups to facilitate meaningful youth engagement and support	CCD
4.5.3.1	Provide continuing support to the Midlands Multi-Purpose Health Centre (MMPHC)	CCD
4.5.3.2	Facilitate assistance for the seniors to stay in their own homes, or with the assistance of Carer & Support organisations in independent living units	CCD/DES
4.5.3.3	Provide support for & where appropriate, facilitate the meaningful social engagement and social inclusion of older members of our Community	CCD
4.5.3.4	Provide continuing support for the Community Shed Oatlands as well as <del>the Carriage House at Kempton</del> and similar initiatives	CCD

4.6 EDUCATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.6	Increase the <b>educational and employment opportunities</b> available within the Southern Midlands	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
4.6.1.1	Develop partnerships increasing educational opportunities within the Southern Midlands for the entire community	CCD
4.6.1.2	Identify and implement the preferred management and operating model for Heritage and Education Skills Ltd.	HP
4.6.1.3	Facilitate/provide heritage learning opportunities through public engagement, via Heritage and Education Skills Ltd, in partnership with universities and schools, wherever opportunity arises	HP
4.6.1.4	Continue to work with the schools in the Southern Midlands to address and respond to reform initiatives in a positive manner together	CCD
4.6.1.5	Continue playing a leadership role with the <del>SWN</del> <sup>Southcentral</sup> Jobs Hub Network and other stakeholders to advocate/facilitate changes that are beneficial to the region <ul style="list-style-type: none"> <li>i. <b>Facilitate employment opportunities – Local Jobs for Local People</b></li> <li>ii. Develop programs that will improve employment prospects, literacy levels and business skills for people in the agricultural industry;</li> <li>iii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector; and</li> <li>iii. Develop improved approaches to optimising Vocation Education &amp; Training (VET) and DoE programs</li> </ul>	GM

4.7 CAPACITY, SUSTAINABILITY & RESILIENCE		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.7.1	Build, maintain and strengthen the <b>capacity of the Community</b> to help itself whilst embracing social inclusion to achieve sustainability	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
4.7.1.1	Support Community groups who wish to run and/or develop Community based facilities & events	CCD
4.7.1.2	Continue to provide funding opportunities for Community groups through the Southern Midlands Community Small Grants Program	CCD
4.7.1.3	Provide support to Community groups in their establishment and on-going development as well as assist these groups to access grants from a wide range of sources	CCD
4.7.1.4	Provide support to the Community in addressing major impacts that affect the ability of the Community to work cohesively together	CCD
4.7.1.5	Increase opportunities for the ability of the aging population to remain in their Communities	CCD
4.7.1.6	Increase the opportunities for young people to remain/return to their local Communities	CCD
4.7.1.7	Facilitate meaningful engagement with Business and Traders Groups	CCD
4.7.1.8	Prepare and support Communities in anticipation of future focused events to address and reduce their disaster risk as well as increase resilience to future natural hazards.	GM
4.7.1.9	Implement the <b>Community based</b> outputs from the Oatlands Structure Plan	DES/IW/GM



4.8 SAFETY		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.8.1	Increase the level of <b>safety of the community</b> and those visiting or passing through the municipality	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
4.8.1.1	Work in partnership with the Police to maintain and create safer Communities	GM/CCD
4.8.1.2	Maintain the Southern Midlands Emergency Management Plan and review every two years	GM
4.8.1.3	Convene the Southern Midlands Emergency Management Committee twice per year	GM
4.8.1.4	Continue to support the Road Accident Rescue Unit (as well as in incidents more generally besides those on roads) in partnership with the State Emergency Service	GM
4.8.1.5	In partnership with the Community, develop Community Safety Initiatives	CCD
4.8.1.6	Work in partnership with the Tasmania Fire Service to keep Southern Midlands <i>'fire safe'</i>	CCD
4.8.1.1	<b>Continue to</b> undertake hydraulic assessment of the municipal area (i.e. the provision of flood mapping and assess the interaction of stormwater with existing and potential future land uses). Includes investigating the availability of external funding support. <del>The initial focus being the main population and transit areas around Bagdad and Mangalore.</del>	IW

4.9 CONSULTATION & COMMUNICATION		COMMUNITY
<i>What we are aiming to achieve:</i>		
4.9.1	Improve the effectiveness of <b>consultation &amp; communication</b> with the Community	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
4.9.1.1	Continue to schedule Council meetings in the various districts of the Municipality and continue to make available recordings of Council meetings through the Council web site, to enhance the Community consultation process	GM
4.9.1.2	Monitor emerging trends in Community engagement	CCD
4.9.1.3	Continue to issue the quarterly Council Newsletter for residents and ratepayers	GM
4.9.1.4	Continue to develop and maintain an 'up-to-date' Website as well as an effective Social Media.	CS
4.9.1.5	Embrace innovative approaches to improving communications	CCD

## 5. ORGANISATION

*The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community*

5.1 IMPROVEMENT		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.1.1	Improve the level of <b>responsiveness</b> to Community & Developer needs	
5.1.2	Improve <b>communication</b> within Council	
5.1.3	Improve the accuracy, comprehensiveness and user friendliness of the <b>Asset Management System</b>	
5.1.4	Increase the effectiveness, efficiency and use-ability of Council <b>ICT systems</b>	
5.1.5	Maintain the <b>Business Process Improvement</b> focus & <b>Continuous Improvement</b> framework	
<i>Key actions to achieve our aims:</i>		Responsible Business Unit(s)
5.1.1.1	Maintain a comprehensive automated work order/public enquiry system as well as a complaints system	GM
5.1.1.2	Maintain an up to date profile of the Municipal Area to assist in identifying Community and Developer needs	CCD
5.1.2.1	Maintain an effective team member performance/development review system that provides employees with recognition for their achievements	GM
5.1.3.1	Continue to develop and implement Council's Asset Management System	GM / IW
5.1.4.1	Identify training needs of staff & elected members and seek opportunities to enhance their skills	CCD
5.1.5.1	Maintain-continual improvement processes across the organisation	GM
5.1.5.2	Complete the implementation of the new ICT information management system and integration from existing systems	CS

5.2 SUSTAINABILITY		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.2.1	Retain <b>corporate and operational knowledge</b> within Council	
5.2.2	Provide a <b>safe and healthy working environment</b>	
5.2.3	Ensure that staff and elected members have the <b>training and skills</b> they need to undertake their roles	
5.2.4	Increase the <b>cost effectiveness</b> of Council operations through resource sharing with other organisations	
5.2.5	Continue to maintain and improve the level of <b>statutory compliance</b> of council operations	
5.2.6	Ensure that <b>suitably qualified and sufficient staff</b> are available to meet the Communities need	
5.2.7	Work <b>cooperatively with State and Regional organisations</b>	
5.2.8	Minimise <b>Councils exposure to risk</b>	
5.2.9	Ensure that <b>exceptional Customer Service</b> continues to be a hallmark of Southern Midlands Council	
<b>Key actions to achieve our aims:</b>		<b>Responsible Business Unit(s)</b>
5.2.1.1	Provide efficient, effective and transparent governance, accountability and representation throughout all levels of the organisation	GM
5.2.1.2	Provide regular updates in respect of legislation and examples of <i>best practice</i> to all team members	CCD
5.2.2.1	Ensure that the Council is a safe and healthy, worker friendly environment, <b>which implements Child Safe policies and procedures.</b>	
5.2.3.1	Provide access to education and training in order to support elected members and staff in their roles	GM/CCD
5.2.3.2	Provide access to training for employees to ensure that they have the training, skills and knowledge that the need to undertake their jobs in a professional and 'Customer focused' manner	CCD
5.2.4.1	Continue to provide shared services to other LGAs for Council officers to work in an outreach manner	GM/ALL
5.2.4.2	Continue to identify opportunities for resource sharing with other Councils at a project level	
5.2.4.3	Identify and implement working relationships with the Councils in our sub region across a wide range of operational and support areas	GM/ALL
5.2.5.1	Maintain the structure and rigor of the Audit Committee in reviewing Council's compliance obligations	GM
5.2.6.1	Review staffing levels at development review / performance appraisal time	GM/CCD
5.2.6.2	Ensure that a rigorous recruitment and selection process is undertaken prior to new team members being appointed	GM/CCD
5.2.7.1	Continue to participate in State and Regional forums, including the LGAT, as well as other appropriate organisations/structures	GM

5.2.8.1	Continue to refine Council's Risk Management Strategy/Practices and work within the framework of the MAV Insurance risk management model and ISO 31000;	CCD/ALL
5.2.9.1	Commit to and achieve 'best practice' service level targets throughout the organisation;	GM
5.2.1.1	Review the Strategic Plan including an appreciation of Community expectations, every two years.	GM

5.3 FINANCES		ORGANISATION
<i>What we are aiming to achieve:</i>		
5.3.1	Community's finances will be managed responsibly to enhance the wellbeing of residents	
5.3.2	Council will maintain Community wealth to ensure that the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation	
5.3.3	Council's financial position will be robust enough to recover from unanticipated events, and absorb the volatility inherent in revenues and expenses	
<i>Key actions to achieve our aims:</i>		Responsible Business Unit(s)
5.3.1.1	Implementation of the Financial Management Strategy, incorporating the long-term Financial Management Plan	GM
5.3.1.2	Continue to support the Audit Panel to monitor financial risks and the potential impacts on Council's financial position	GM
5.3.1.3	Council's resources are managed in an efficient, effective and transparent manner	GM
5.3.2.1	Decisions in relation to borrowing are to be consistent with the Southern Midlands Council Financial Management Strategy	GM
5.3.3.1	Financial risk management is built into the Financial Management Strategy	GM

# ABS Census 2021 - Data by Area across the Southern Midlands

NOTE: To be updated when the current Census data is available

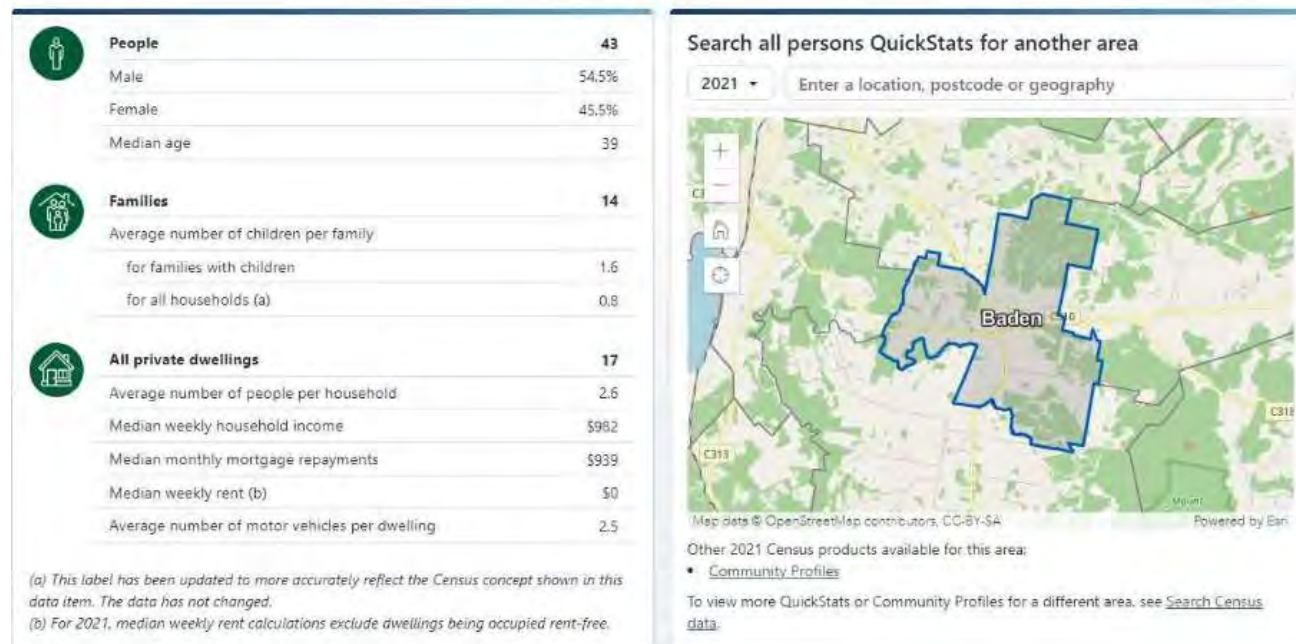
Reference:

<http://www.censusdata.abs.gov.au/>

## Baden

### 2021 Census All persons QuickStats

Geography type [Suburbs and Localities](#)  
Area code: SAL60024





	<b>People</b>	<b>1,482</b>
	Male	51.5%
	Female	48.5%
	Median age	38
	<b>Families</b>	<b>428</b>
	Average number of children per family	
	for families with children	1.9
	for all households (a)	0.9
	<b>All private dwellings</b>	<b>563</b>
	Average number of people per household	2.8
	Median weekly household income	\$1,587
	Median monthly mortgage repayments	\$1,341
	Median weekly rent (b)	\$350
	Average number of motor vehicles per dwelling	2.6

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.  
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾ Enter a location, postcode or geography



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Other 2021 Census products available for this area:

- Community Profiles

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

	<b>People</b>	<b>160</b>
	Male	48.1%
	Female	51.9%
	Median age	44
	<b>Families</b>	<b>50</b>
	Average number of children per family	
	for families with children	1.8
	for all households (a)	0.9
	<b>All private dwellings</b>	<b>64</b>
	Average number of people per household	2.7
	Median weekly household income	\$1,562
	Median monthly mortgage repayments	\$1,509
	Median weekly rent (b)	\$285
	Average number of motor vehicles per dwelling	2.7

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.  
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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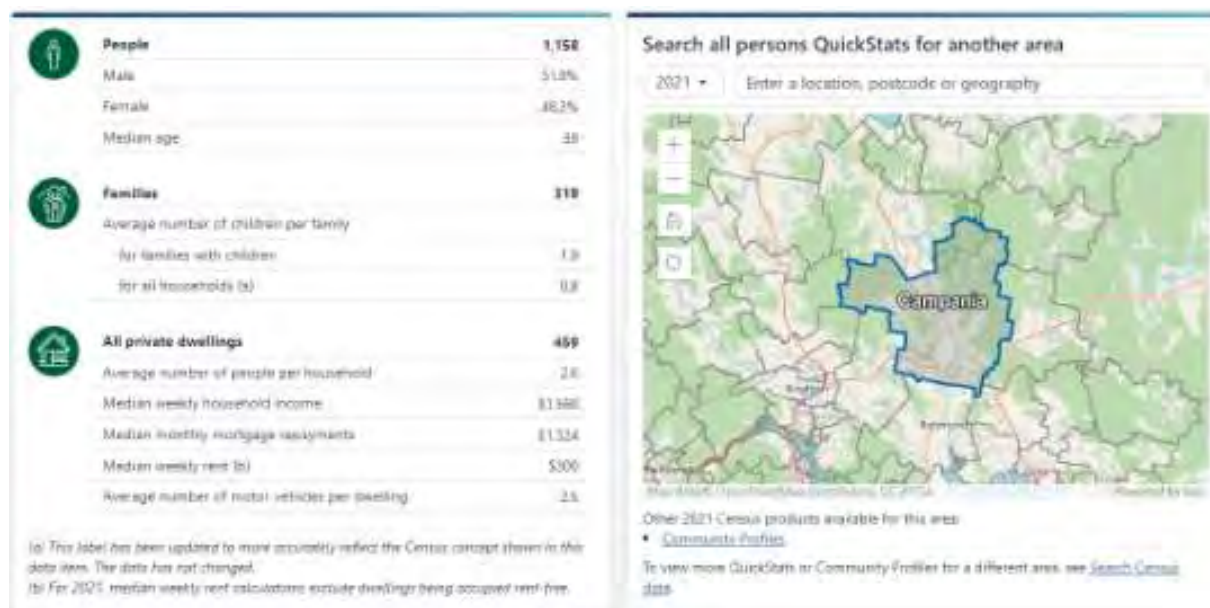
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Other 2021 Census products available for this area:

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	<b>People</b>	<b>252</b>
	Male	51.8%
	Female	48.2%
	Median age	43
	<b>Families</b>	<b>69</b>
	Average number of children per family	
	for families with children	2.1
	for all households (a)	0.8
	<b>All private dwellings</b>	<b>107</b>
	Average number of people per household	2.6
	Median weekly household income	\$1,267
	Median monthly mortgage repayments	\$1,127
	Median weekly rent (b)	\$315
	Average number of motor vehicles per dwelling	2.6

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.  
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

	<b>People</b>	<b>168</b>
	Male	55.5%
	Female	44.5%
	Median age	45
	<b>Families</b>	<b>55</b>
	Average number of children per family	
	for families with children	2.1
	for all households (a)	0.8
	<b>All private dwellings</b>	<b>81</b>
	Average number of people per household	2.8
	Median weekly household income	\$1,266
	Median monthly mortgage repayments	\$1,105
	Median weekly rent (b)	\$216
	Average number of motor vehicles per dwelling	2.9

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.  
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).



	<b>People</b>	<b>51</b>
	Male	57.1%
	Female	42.9%
	Median age	46
	<b>Families</b>	<b>17</b>
	Average number of children per family	
	for families with children	2
	for all households (a)	0.6
	<b>All private dwellings</b>	<b>27</b>
	Average number of people per household	2.4
	Median weekly household income	\$1,292
	Median monthly mortgage repayments	\$693
	Median weekly rent (b)	\$145
	Average number of motor vehicles per dwelling	2.3

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

## Search all persons QuickStats for another area

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Enter a location, postcode or geography



Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

	<b>People</b>	<b>420</b>
	Male	52.5%
	Female	47.5%
	Median age	43
	<b>Families</b>	<b>126</b>
	Average number of children per family	
	for families with children	1.9
	for all households (a)	0.8
	<b>All private dwellings</b>	<b>193</b>
	Average number of people per household	2.6
	Median weekly household income	\$1,241
	Median monthly mortgage repayments	\$1,300
	Median weekly rent (b)	\$250
	Average number of motor vehicles per dwelling	2.3

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

## Search all persons QuickStats for another area

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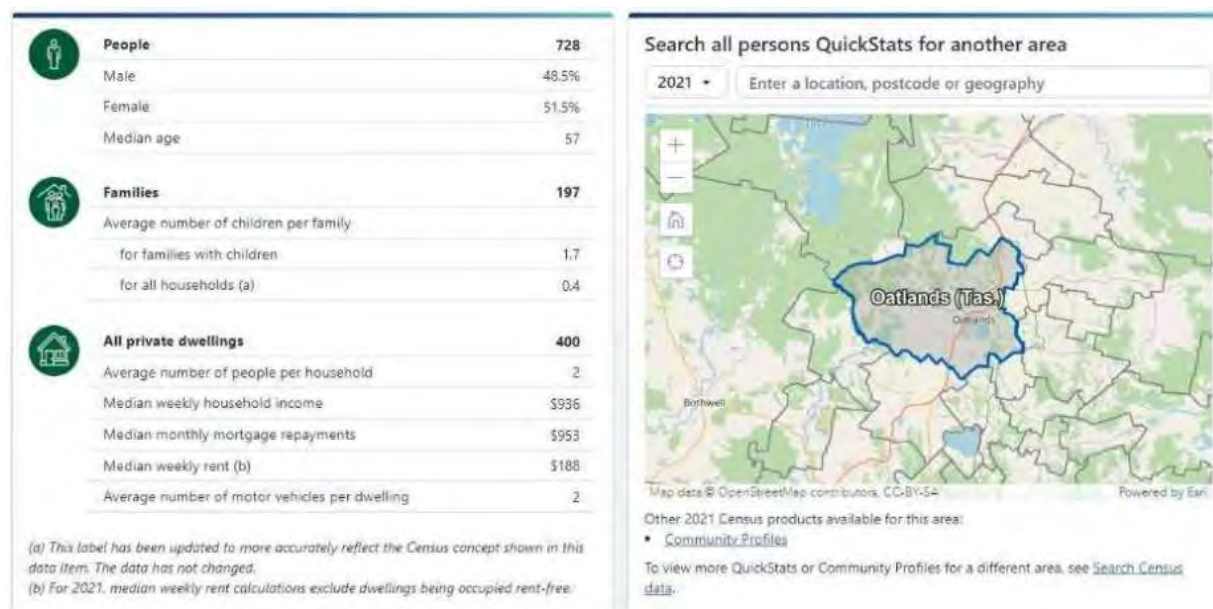


Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).







	<b>People</b>	<b>147</b>
	Male	47.9%
	Female	52.1%
	Median age	49
	<b>Families</b>	<b>37</b>
	Average number of children per family	
	for families with children	1.9
	for all households (a)	0.6
	<b>All private dwellings</b>	<b>74</b>
	Average number of people per household	2.2
	Median weekly household income	\$875
	Median monthly mortgage repayments	\$768
	Median weekly rent (b)	\$190
	Average number of motor vehicles per dwelling	2.3

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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- [Community Profiles](#)

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	<b>People</b>	<b>73</b>
	Male	58.1%
	Female	41.9%
	Median age	45
	<b>Families</b>	<b>15</b>
	Average number of children per family	
	for families with children	1.9
	for all households (a)	0.7
	<b>All private dwellings</b>	<b>45</b>
	Average number of people per household	2.5
	Median weekly household income	\$1,187
	Median monthly mortgage repayments	\$1,300
	Median weekly rent (b)	\$280
	Average number of motor vehicles per dwelling	2.2

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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- [Community Profiles](#)

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	<b>People</b>	<b>17</b>
	Male	63.6%
	Female	36.4%
	Median age	42
	<b>Families</b>	<b>5</b>
	Average number of children per family	
	for families with children	2.5
	for all households (a)	1.3
	<b>All private dwellings</b>	<b>8</b>
	Average number of people per household	3
	Median weekly household income	\$2,750
	Median monthly mortgage repayments	\$0
	Median weekly rent (b)	\$188
	Average number of motor vehicles per dwelling	3.8

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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Other 2021 Census products available for this area:

- Community Profiles

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

No information can be provided because the area selected had no people or a very low population in the 2021 Census.

Search all persons QuickStats for another area

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Other 2021 Census products available for this area:


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Other 2021 Census products available for this area:

- Community Profiles

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).


	<b>People</b>	<b>123</b>
	Male	54.8%
	Female	45.2%
	Median age	55
	<b>Families</b>	<b>37</b>
	Average number of children per family	
	for families with children	1.6
	for all households (a)	0.5
	<b>All private dwellings</b>	<b>75</b>
	Average number of people per household	2.1
	Median weekly household income	\$933
	Median monthly mortgage repayments	\$542
	Median weekly rent (b)	\$200
	Average number of motor vehicles per dwelling	2

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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Other 2021 Census products available for this area:

- Community Profiles

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

	<b>People</b>	<b>212</b>
	Male	51.5%
	Female	48.5%
	Median age	46
	<b>Families</b>	<b>60</b>
	Average number of children per family	
	for families with children	1.9
	for all households (a)	0.6
	<b>All private dwellings</b>	<b>104</b>
	Average number of people per household	2.3
	Median weekly household income	\$1,083
	Median monthly mortgage repayments	\$1,018
	Median weekly rent (b)	\$200
	Average number of motor vehicles per dwelling	2.5

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.  
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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Other 2021 Census products available for this area:

- Community Profiles

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

	<b>People</b>	<b>46</b>
	Male	56.1%
	Female	43.9%
	Median age	55
	<b>Families</b>	<b>12</b>
	Average number of children per family	
	for families with children	1.5
	for all households (a)	0.5
	<b>All private dwellings</b>	<b>21</b>
	Average number of people per household	2.3
	Median weekly household income	\$762
	Median monthly mortgage repayments	\$867
	Median weekly rent (b)	\$140
	Average number of motor vehicles per dwelling	3.3

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.  
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

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Other 2021 Census products available for this area:

- Community Profiles

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).



	<b>People</b>	<b>31</b>
	Male	46.9%
	Female	53.1%
	Median age	43
	<b>Families</b>	<b>12</b>
	Average number of children per family	
	for families with children	2
	for all households (a)	0.7
	<b>All private dwellings</b>	<b>15</b>
	Average number of people per household	2.5
	Median weekly household income	\$1,875
	Median monthly mortgage repayments	\$1,300
	Median weekly rent (b)	\$150
	Average number of motor vehicles per dwelling	2.9

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾ Enter a location, postcode or geography



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Other 2021 Census products available for this area:

- Community Profiles

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

	<b>People</b>	<b>84</b>
	Male	49.2%
	Female	51.8%
	Median age	56
	<b>Families</b>	<b>24</b>
	Average number of children per family	
	for families with children	2.3
	for all households (a)	0.6
	<b>All private dwellings</b>	<b>43</b>
	Average number of people per household	2.3
	Median weekly household income	\$1,174
	Median monthly mortgage repayments	\$1,084
	Median weekly rent (b)	\$150
	Average number of motor vehicles per dwelling	2.7

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾ Enter a location, postcode or geography



Map data © OpenStreetMap contributors, CC-BY-SA Powered by Esri

Other 2021 Census products available for this area:

- Community Profiles

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).



## Plans & Strategies that Support the Strategic Plan

Current agreed plans that support this Strategic Plan include:

- Kempton Streetscape Study
- Pittwater Catchment Strategy
- Lake Dulverton Wildlife Sanctuary Management Plan
- Lake Dulverton Management Strategy
- Lake Dulverton Action Plan
- Blackman River – Catchment Study and discussion paper
- Oatlands Integrated Development Strategy
- Jordan River Catchment Management Plan
- Southern Midlands Bushcare Strategy
- Southern Midlands Arts Strategy
- Southern Midlands Council Climate Adaption Plan
- Campania Structure Plan
- Oatlands Structure Plan
- Pittwater Catchment integrated vegetation management
- Upper Macquarie Catchment Management Plan
- Little Swanport Catchment Management Plan
- Southern Midlands Planning Scheme
- Southern Midlands Council Financial Strategy and Policies
- Southern Midlands Weed Management Strategy
- Southern Midlands Heritage Strategy
- Imagine Campania Report
- Creative Colebrook Report
- Heritage Highway Tourism Development Plan
- DST Destination Action Plan
- Economic Infrastructure Development Study – KPMG
- SM Community Infrastructure Plan 2024





Oatlands Office: 71 High Street, Oatlands Tas 7120

Kempton Office: 85 Main Street, Kempton Tas 7030

Phone: (03) 6254 5000

E-mail: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)

Web: [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)



## Grant deed

Grant program: All Access All Weather Bus Stop Upgrade Program  
Round 2

---

The Crown in Right of Tasmania  
(represented by the Department of State Growth)  
**(Grantor)**

and

Southern Midlands Council  
**(Recipient)**

OCS NS PRECEDENTS  
Grant Does-Grant deed (short form) template-3-2014  
(December 2014)

### REFERENCE AND CONTACT DETAILS

Department: State Growth  
Contact officer: Alon Coutinho  
Telephone: (03) 6166 3215  
Email: DDABusStops@stategrowth.tas.gov.au

Doc Ref: Southern Midlands Council, \$249,246, May 2024

12.2	Method and address for delivery	13
12.3	Time of receipt	13
<b>13</b>	<b>Miscellaneous</b>	<b>13</b>
13.1	Governing law	13
13.2	Dispute jurisdiction	14
13.3	Entire agreement clause	14
13.4	Liability	14
13.5	Benefit	14
13.6	Severance	14
13.7	Counterparts	14
13.8	Further assurance	14
13.9	No partnership or agency	14
13.10	Legal costs	15
13.11	Amendment	15
13.12	Waiver	15
13.13	Successors and assigns	15
13.14	Rights cumulative	15
13.15	Set-off	15
13.16	No assignment	15
13.17	Disclosure	15
13.18	Determination	16
13.19	Consent and approvals	16
13.20	Doctrine of merger	16
13.21	No interference with executive duties or powers	16
13.22	Surviving provisions and termination	16
<b>Signing</b>		<b>18</b>

## Information Table

**Item 1 (clause 1.1): Approved Purpose for which the Grant is provided**

Upgrade of the following bus stops to minimum Disability Discrimination Act (DDA) compliance by installing the associated components in accordance with the application:

Bus Stop ID	Bus Stop Location	Upgrades
7026002	Outside 34 Reeve Street, Campania	<ul style="list-style-type: none"> <li>• Shelter installation</li> <li>• Tactile installation</li> <li>• New bus stop blade</li> </ul>
7120002	Outside 62 High Street, Oatlands	<ul style="list-style-type: none"> <li>• Footpath upgrade</li> <li>• New pole and bus stop blade</li> <li>• Tactile installation</li> <li>• Futureproof for shelter installation</li> </ul>

**Item 2 (clause 2.1): Grant Amount**

\$39,246 (thirty-nine thousand, two hundred and forty-six dollars), GST exclusive, payable in Instalments in accordance with Item 3.

**Item 3 (clause 3.1): Payment method for the Grant**

The Grant is payable in instalments as follows:

Instalment 1: \$19,623;

Instalment 2: \$19,623.

Payment of the grant is subject to the Recipient satisfying all applicable Conditions precedent set out in Item 4

**Item 4 (clause 3.2(a)): Conditions precedent to payment of the Grant**

With respect to,

Instalment 1: execution of this Deed; and

Instalment 2: the submission of a Final Report and financial acquittal acceptable to the Grantor.

Once each Condition precedent has been met to the satisfaction of the Grantor, payment of the related Instalment will be made on receipt of a valid invoice from the Recipient.

**Item 5 (clause 4.2): Date for commencement of the Approved Purpose**

The date of this deed.

**Item 6 (clause 4.3): Date for completion of the Approved Purpose**

30 June 2025.

- h) to obtain, at its own cost, any and all necessary approvals from any relevant Government Body required to undertake the Approved Purpose including those relating to environmental, cultural, flora, fauna, and heritage matters;
- i) on local government owned roads and footpaths, to alert the Grantor of shelters and bus stop infrastructure in an unsafe condition and remove any shelter or bus stop infrastructure that may threaten the safety of the general public.
- j) that the Grantor will fund and be responsible for all bus stop blades designed and made to the specifications in the *Statewide Transport Bus Blade* Standard Drawings;
- k) to ensure that the design and installation of the Approved Purpose is in accordance with the relevant Accessible Bus Stop Guidelines and Standard Drawings provided by the Grantor;
- l) to ensure that the design and installation of the Approved Purpose is in accordance with any applicable Australian Standards;
- m) agrees to give to the Grantor or an Authorised Officer of the Grantor, reasonable access to any premises for the purposes of carrying out a site visit to monitor the Recipient's compliance with this Deed if required;
- n) agrees that any interest received and/or accrued on the Grant is to be used for the Approved Purpose;
- o) that, without limiting anything in Clause 5, the Grantor reserves the Right to make public (including media) announcements in relation to, and otherwise report upon the Grant, the awarding of the Grant and any Relevant Matter;
- p) to allow photos taken and information gathered for the purpose of auditing and completing the Approved Purpose, to be used by the Grantor in both internal and publicly available databases and other publications.

## GLOSSARY

**“Australian Standards”** means a standard published by Standards Australia Limited.

**“Significant Change”** means a material change to any of the scope, program, or cost of the Approved Purpose from that approved by the Grantor, including the use of difference infrastructure treatments from those detailed in the Application.

**“Standard Drawings”** means technical designs for DDA compliant bus stops and bus stop signage as approved and provided by the Department of State Growth.

- (d) legislation and subordinate legislation; and
- (e) requirements, approvals (including conditions) and guidelines of any Government Body that have force of law.

**month** means calendar month.

**Recipient** means the person named above as the Recipient and, where the context requires, includes the officers and employees of the Recipient.

**Relevant Matter** means any matter or thing related to any of the following:

- (f) the performance by the Recipient of its obligations under this Deed;
- (g) the receipt, use or expenditure of the Grant;
- (h) the carrying out of the Approved Purpose (including the effectiveness of the Recipient's carrying out of the Approved Purpose);
- (i) any report provided, or to be provided, by the Recipient to the Grantor in accordance with this Deed;
- (j) any information provided by the Recipient to the Grantor in connection with any application for the Grant;
- (k) any breach of this Deed by the Recipient;
- (l) the occurrence, or possible occurrence, of any Default Event.

**Right** includes a right, a power, a remedy, a discretion or an authority.

## 1.2 Interpretation

In this Deed, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words importing a gender include all genders;
- (c) other parts of speech and grammatical forms of a word or phrase defined in this Deed have a corresponding meaning;
- (d) a reference to a thing (including property or an amount) is a reference to the whole and each part of that thing;
- (e) a reference to a group of persons includes a reference to any one or more of those persons;
- (f) a reference to an annexure, an appendix, an attachment, a schedule, a party, a clause or a part is a reference to an annexure, an appendix, an attachment, a schedule or a party to, or a clause or a part of, this Deed;
- (g) a reference to any legislation or legislative provision includes subordinate legislation made under it and any amendment to, or replacement for, any of them;
- (h) writing includes marks, figures, symbols, images or perforations having a meaning for persons qualified to interpret them;
- (i) a reference to a document includes:
  - (i) any thing on which there is writing;



---

## 2 Grant

### 2.1 Agreement to provide Grant

Subject to the terms of this Deed, the Grantor will provide to the Recipient the monetary grant set out in Item 2 for use by the Recipient for the Approved Purpose in accordance with this Deed.

### 2.2 Acknowledgments

The Recipient acknowledges and agrees that:

- (a) the Grantor's financial assistance to the Recipient in respect of the Approved Purpose is limited to the Grant;
- (b) nothing in this Deed requires the Grantor to provide any further financial assistance to the Recipient in respect of the Approved Purpose; and
- (c) the Grantor is not responsible for any liabilities incurred by the Recipient, or any obligations entered into by the Recipient, as a result of or arising out of, the Recipient's obligations under this Deed or in respect of the Approved Purpose.

---

## 3 Payment of Grant to Recipient

### 3.1 Method of Grant payment

Subject to clause 3.2, the Grantor will pay the Grant to the Recipient in the manner specified in Item 3. If no method of payment is specified in Item 3, the method of payment will be as determined by the Grantor.

### 3.2 Conditions affecting Grant payment

- (a) **(Conditions precedent):** If Item 4 includes any conditions precedent to the payment of the Grant, then the obligation of the Grantor to pay the Grant or part of the Grant is subject to the prior and continuing satisfaction of those conditions precedent (except for any of those conditions precedent waived in writing by the Grantor).
- (b) **(Default Events):** The Grantor is not required to pay the Grant (or if the Grant is payable by instalments, any instalment of the Grant) to the Recipient if a Default Event has occurred and has not been remedied to the satisfaction of the Grantor.
- (c) **(Requirement for tax invoice):** If the Grant, or any instalment of the Grant, is subject to GST, the Grantor is not required to pay the Grant (or the relevant instalment) until the Grantor has received from the Recipient a correctly rendered tax invoice in accordance with clause 11.

---

## 4 Application of Grant and related matters

### 4.1 Application of Grant for Approved Purpose

- (a) The Recipient must only use the Grant to undertake the Approved Purpose.
- (b) The Recipient must not change the Approved Purpose without the prior written approval of the Grantor, which approval may be given or withheld in the Grantor's absolute discretion.

- (a) any part of the Grant that is not required by the Recipient to carry out the Approved Purpose;
- (b) any part of the Grant that is used by the Recipient for a purpose that is not an Approved Purpose; and
- (c) the Grant (or such part of the Grant as may be determined by the Grantor in its absolute discretion) if:
  - (i) the Recipient does not complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor;
  - (ii) this Deed is terminated by the Grantor in accordance with clause 9; or
  - (iii) a Default Event occurs.

---

## **7 Review, monitoring, audit, reports and related matters**

### **7.1 Review, monitoring or audit of Relevant Matters**

The Grantor may from time to time review, monitor or audit any Relevant Matter. The Recipient must in connection with any such review, monitoring or audit by the Grantor comply with any reasonable directions of the Grantor.

### **7.2 Reporting**

- (a) The Recipient must provide to the Grantor the reports and other documents (if any) specified in Item 7.
- (b) The Recipient must provide to the Grantor such other reports and documents as required by the Grantor from time to time in connection with any Relevant Matter. Unless otherwise stated in Item 7, nothing in that Item limits the reports or frequency of reports that the Grantor may require under this clause 7.2(b).

---

## **8 Representations and warranties**

### **8.1 Warranties**

The Recipient represents and warrants to the Grantor that all information given, and each statement made, to the Grantor by the Recipient or its agents concerning any application for the Grant, is true, correct and not misleading in any way.

### **8.2 No reliance by the Recipient**

The Recipient acknowledges that it has not entered into this Deed in reliance on any representation, warranty, promise, statement or undertaking made by the Grantor or any person on behalf of the Grantor.

---

## **9 Default Events and termination**

### **9.1 Default Events**

Each of the following events is a Default Event for the purposes of this Deed:

- (a) **(Breach not capable of being remedied):** If the Recipient breaches any of its obligations under this Deed and the breach is not capable of being remedied.

- (d) To avoid doubt and without limiting the operation of clause 13.14, any Right contained in Item 8 is in addition to any other Rights provided for in this Deed or at Law.

---

## 11 GST

- (a) Unless otherwise stated in this Deed, all amounts payable by one party to another party are exclusive of GST.
- (b) If GST is imposed or payable on any supply made by a party under this Deed, the recipient of the supply must pay to the supplier, in addition to the GST exclusive consideration for that supply, an additional amount equal to the GST exclusive consideration multiplied by the prevailing GST rate. The additional amount is payable at the same time and in the same manner as the consideration for the supply.
- (c) A party that makes a taxable supply under this Deed must provide a valid tax invoice to the recipient of the supply.
- (d) A party's right to payment under clause 11(b) is subject to a valid tax invoice being delivered to the party liable to pay for the taxable supply.
- (e) If the consideration for a supply under this Deed is a payment or reimbursement for, or contribution to, any expense or liability incurred by the supplier to a third party, the amount to be paid, reimbursed or contributed in respect of the expense or liability will be the amount of the expense or liability net of any input tax credit to which the supplier is entitled in respect of the expense or liability.
- (f) Where any amount payable under this Deed is paid by being set-off against another amount, each amount must be calculated in accordance with this clause 11 as if it were an actual payment made pursuant to this Deed.
- (g) Unless the context otherwise requires, expressions used in this clause 11 that are defined in the GST Laws have the meanings given to those expressions in the GST Laws.

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## 12 Notices

### 12.1 Notice requirements

- (a) A notice, certificate, consent, application, waiver or other communication (each a **Notice**) under this Deed must be:
  - (i) in legible writing in the English language;
  - (ii) subject to clauses 12.1(b) and 12.1(c), signed by or on behalf of the sender or by a lawyer for the sender;
  - (iii) marked for the attention of the person or position (if any) specified in the Details applicable to the intended recipient of the Notice or, if the intended recipient has notified otherwise, marked for attention in the way last notified; and
  - (iv) left or sent in accordance with clause 12.2.

### **13.2 Dispute jurisdiction**

The parties submit to the non-exclusive jurisdiction of courts with jurisdiction in Tasmania, and any courts that may hear appeals from those courts, in respect of any proceedings in connection with this Deed.

### **13.3 Entire agreement clause**

- (a) This Deed forms the entire agreement of the parties in respect of its subject matter. The only enforceable obligations of the parties in relation to the subject matter of this Deed are those that arise out of the provisions contained in this Deed. All prior agreements in relation to the subject matter of this Deed are merged in and superseded by this Deed unless expressly incorporated in this Deed as an annexure, an appendix, an attachment or by reference.
- (b) Nothing in clause 13.3(a) affects the Grantor's Rights in connection with this Deed in relation to any information given, or statement made, to the Grantor by the Recipient, its employees or agents concerning any application for the Grant.

### **13.4 Liability**

An obligation of, or a representation, a warranty or an indemnity by, two or more parties (including where two or more persons are included in the same defined term) under or in respect of this Deed, binds them jointly and each of them severally.

### **13.5 Benefit**

An obligation, a representation, a warranty or an indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and each of them severally.

### **13.6 Severance**

If a provision of this Deed is or at any time becomes illegal, prohibited, void or unenforceable for any reason, that provision is severed from this Deed and the remaining provisions of this Deed:

- (a) continue to be enforceable; and
- (b) are to be construed with such additions, deletions and modifications of language as are necessary to give effect to the remaining provisions of this Deed.

### **13.7 Counterparts**

- (a) This Deed may be entered into in any number of counterparts.
- (b) A party may execute this Deed by signing any counterpart.
- (c) All counterparts, taken together, constitute one instrument.

### **13.8 Further assurance**

The parties agree to do or cause to be done all such acts, matters and things (including, as applicable, passing resolutions and executing documents) as are necessary or reasonably required to give full force and effect to this Deed.

### **13.9 No partnership or agency**

- (a) Nothing contained or implied in this Deed will:
  - (i) constitute, or be taken to constitute, a party to be the partner, agent or legal representative of another party for any purpose;

**13.18 Determination**

Where the Grantor is required or entitled to form or hold an opinion or view under or in relation to this Deed, that opinion or view may be formed or held by an Authorised Officer for the Grantor. This clause does not limit any other way in which the Grantor may otherwise form or hold an opinion or view under or in relation to this Deed.

**13.19 Consent and approvals**

- (a) This clause applies to any consent or approval which the Recipient must obtain from the Grantor in accordance with this Deed. For the avoidance of doubt, this clause does not apply to any consent or approval to be given under any legislation.
- (b) A request for consent or approval must be made in writing.
- (c) A consent or approval for the purposes of this Deed is not effective unless given in writing.
- (d) A consent or approval may be given subject to reasonable conditions.
- (e) A Recipient must comply with any conditions subject to which the consent or approval is given. To the extent that the Recipient fails to comply with the condition, that failure is taken to be a breach of this Deed.

**13.20 Doctrine of merger**

The doctrine or principle of merger does not apply to this Deed or to anything done under or in connection with this Deed. Accordingly, no Right or obligation of a party is merged in any thing done pursuant to this Deed.

**13.21 No interference with executive duties or powers**

Nothing in this Deed is intended to prevent, is to be taken to prevent, or prevents, the free exercise by the Governor, by any member of the Executive Council, or by any Minister of the Crown, of any duties or authorities of his or her office. Any provision of this Deed that is inconsistent with this clause is of no legal effect to the extent of the inconsistency.

**13.22 Surviving provisions and termination**

- (a) The termination of this Deed does not affect or limit the operation or effect of clauses or parts of this Deed:
  - (i) that are expressed to survive the termination of this Deed;
  - (ii) that, at Law, survive the termination of this Deed; or
  - (iii) that are necessary to survive the termination of this Deed:
    - (A) to give full force and effect to the parties' respective Rights, obligations and liabilities on or after the termination of this Deed;
    - (B) to enable a party to make, enforce or defend any claims related to this Deed; or
    - (C) to give full force and effect to the operation of clause 13.22(b) or clause 13.22(c).
- (b) The termination of this Deed does not affect any claims related to, or any Rights, releases, obligations or liabilities accrued or incurred under, this Deed before the date on which this Deed is terminated.



## Signing

### Execution by the Grantor

Executed as a deed on behalf of **The Crown in Right of Tasmania** by the person named below in the presence of the witness named below:

Signature:  
→



Being a person who has authority to sign this  
Deed on behalf of the Grantor

\*Print  
name and  
position:



Witness'  
signature:  
→



\*Witness  
print  
name and  
position:

Public Servant

\*Use BLOCK LETTERS

\*Witness  
print address:

4 Salamanca Place  
Hobart Tas 7000

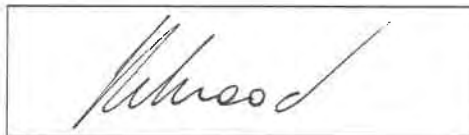


Date - to be inserted at the point of execution by the Grantor

### Signing by the Recipient

The common seal of **Southern Midlands Council** has been hereunto affixed this 13 day of May pursuant to a resolution of Council delegating authority to the General Manager to affix the Corporation's Seal:

General  
Manager's  
signature:  
→



Print  
Name\*

T. F Kierkuoo

Seal:  
→



\*Use BLOCK LETTERS

~~Anthony E. Biddle~~  
Anthony Biddle

Donna Blackwell  
Blackwell.



## Grant deed

### Special Purpose Funding 2023-24

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The Crown in Right of Tasmania  
(represented by the Department of State Growth)  
**(Grantor)**

and

SOUTHERN MIDLANDS COUNCIL  
**(Recipient)**

OCS NS PRECEDENTS  
Grant Docs-Grant deed (short form) template-3-2014  
(December 2014)

#### REFERENCE AND CONTACT DETAILS

Department: Department of State Growth  
Contact officer: Active Tasmania Grants  
Telephone: 1800 252 476  
Email: [grants@active.tas.gov.au](mailto:grants@active.tas.gov.au)

Doc Ref: SOUTHERN MIDLANDS COUNCIL - SPF - 10 - May 2024

# Contents

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<b>Details and recitals</b>	<b>1</b>
<b>Information Table</b>	<b>2</b>
<b>1 Definitions and interpretation</b>	<b>4</b>
1.1 Definitions	4
1.2 Interpretation	5
1.3 Headings	6
1.4 No rule of construction applies to disadvantage party	6
1.5 Information Table	6
<b>2 Grant</b>	<b>7</b>
2.1 Agreement to provide Grant	7
2.2 Acknowledgments	7
<b>3 Payment of Grant to Recipient</b>	<b>7</b>
3.1 Method of Grant payment	7
3.2 Conditions affecting Grant payment	7
<b>4 Application of Grant and related matters</b>	<b>7</b>
4.1 Application of Grant for Approved Purpose	7
4.2 Commencement of Approved Purpose	8
4.3 Completion of Approved Purpose	8
4.4 Compliance with Law	8
4.5 Financial records	8
4.6 Notice by Recipient of adverse matters	8
<b>5 Publicity concerning Grant and Approved Purpose</b>	<b>8</b>
<b>6 Repayment of Grant by Recipient</b>	<b>8</b>
6.1 Repayment obligation	8
<b>7 Review, monitoring, audit, reports and related matters</b>	<b>9</b>
7.1 Review, monitoring or audit of Relevant Matters	9
7.2 Reporting	9
<b>8 Representations and warranties</b>	<b>9</b>
8.1 Warranties	9
8.2 No reliance by the Recipient	9
<b>9 Default Events and termination</b>	<b>9</b>
9.1 Default Events	9
9.2 Termination - Default Events	10
<b>10 Special terms and conditions</b>	<b>10</b>
<b>11 GST</b>	<b>11</b>
<b>12 Notices</b>	<b>11</b>
12.1 Notice requirements	11
12.2 Method and address for delivery	12

12.3	Time of receipt	12
<b>13</b>	<b>Miscellaneous</b>	<b>12</b>
13.1	Governing law	12
13.2	Dispute jurisdiction	12
13.3	Entire agreement clause	13
13.4	Liability	13
13.5	Benefit	13
13.6	Severance	13
13.7	Counterparts	13
13.8	Further assurance	13
13.9	No partnership or agency	13
13.10	Legal costs	14
13.11	Amendment	14
13.12	Waiver	14
13.13	Successors and assigns	14
13.14	Rights cumulative	14
13.15	Set-off	14
13.16	No assignment	14
13.17	Disclosure	14
13.18	Determination	14
13.19	Consent and approvals	15
13.20	Doctrine of merger	15
13.21	No interference with executive duties or powers	15
13.22	Surviving provisions and termination	15

# Grant deed

## Details and recitals

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### Parties:

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Name	<b>The Crown in Right of Tasmania</b>
	(represented by the Department of State Growth)
Short form name	<b>Grantor</b>
Notice details	Active Tasmania 4 Salamanca Place Hobart Tasmania 7000 Telephone: 1800 252 476 Email: grants@active.tas.gov.au Attention: Active Tasmania Grants

---

Name	<b>SOUTHERN MIDLANDS COUNCIL</b>
ACN/ARBN/ABN	68 653 459 589
Short form name	<b>Recipient</b>
	71 High St Oatlands TAS 7120 Australia Telephone: (03) 6254 5000 Email: abenson@southernmidlands.tas.gov.au Attention: Andrew Benson

---

### Recitals:

- A. The Grantor has agreed to provide a monetary grant to the Recipient upon the terms and conditions set out in this Deed.
- B. The Recipient has agreed to accept the Grant on the terms and conditions set out in this Deed.



## Information Table

<b>Item 1 (clause 1.1):</b>	<b>Approved Purpose for which the Grant is provided</b>
To support the Recipient to deliver a Regional Lifeguard Accreditation Program in 2024 and 2025.	
<b>Item 2 (clause 2.1):</b>	<b>Grant Amount</b>
\$30,000 (thirty thousand dollars), GST exclusive, payable in accordance with Item 3.	
<b>Item 3 (clause 3.1):</b>	<b>Payment method for the Grant</b>
<p>The Grant is payable in one instalment of \$30,000.</p> <p>Payment of the Grant instalment is subject to the Recipient satisfying all applicable Conditions precedent set out in Item 4.</p>	
<b>Item 4 (clause 3.2(a)):</b>	<b>Conditions precedent to payment of the Grant</b>
<p>With respect to:</p> <p><b>Instalment 1:</b></p> <ul style="list-style-type: none"> <li>a) return of this Deed signed by the Recipient within 10 (ten) Business Days; and</li> <li>b) upon execution of this Deed by all parties;</li> </ul> <p>Once each Condition precedent has been met to the satisfaction of the Grantor, payment of the related Instalment will be made on receipt of a valid invoice from the Recipient.</p>	
<b>Item 5 (clause 4.2):</b>	<b>Date for commencement of the Approved Purpose</b>
The date of the execution of this Deed.	
<b>Item 6 (clause 4.3):</b>	<b>Date for completion of the Approved Purpose</b>
31 December 2025.	
<b>Item 7 (clause 7.2):</b>	<b>Reporting requirements</b>
<p>The Recipient must provide to the Grantor:</p> <ul style="list-style-type: none"> <li>a) a Progress Report outlining the satisfactory achievement of the Program Outcomes agreed in the Project Plan up until 31 December 2024 and submitted no later than <b>31 January 2025</b>;</li> <li>b) a Final Report and Financial Acquittal outlining the satisfactory achievement of the Program Outcomes agreed in the Project Plan up until 31 December 2025 and submitted no later than <b>31 January 2026</b></li> </ul> <p>The Grantor will provide the report template to the Recipient.</p> <p>All information, submissions and reports must be in a form and of a substance satisfactory to the Grantor.</p> <p>The Grantor may request from the Recipient a status update at any time throughout the timeframe of this Deed.</p>	

Item 8 (clause 10): Special terms and conditions
<p>a) to Program Outcomes, including</p> <ul style="list-style-type: none"> <li>i. a minimum of two Regional Lifeguard Accreditation Programs delivered to the community over two years, being one program in 2024 and one in 2025 to a minimum of 40 participants in total.</li> </ul> <p>b) to ensure all relevant insurances, including Public Liability Insurance to the value of \$20,000,000 (twenty million dollars) are obtained in relation to the Approved Purpose to the satisfaction of the Grantor;</p> <p>c) to give to the Grantor or an Authorised Officer of the Grantor, reasonable access to any premises for the purposes of carrying out a site visit to monitor the Recipient's compliance with this Deed;</p> <p>d) that any interest received and/or accrued on the Grant is to be used for the Approved Purpose;</p> <p>e) to participate in any funding evaluation that may be undertaken by the Grantor;</p> <p>f) without limiting anything in Clause 5, to recognise the Grantor's assistance if and when promoting the project, including but not limited to information placed on the Recipient's website and social media accounts, media releases, media launches and in media interviews. In such instances the phrase <i>"this project was supported by the Tasmanian Government"</i> must be adopted; and</p> <p>g) without limiting anything in Clause 5, that the Grantor reserves the Right to make public (including media) announcements in relation to, and otherwise report upon the Grant, the awarding of the Grant and any Relevant Matter.</p> <p><b>GLOSSARY</b></p> <p><b>Final Report</b> means a report that clearly demonstrate that the Approved Purpose and achievement of the Program Outcomes has been met at the conclusion of the grant, underpinned by evidence such as copies of all invoices and receipts.</p> <p><b>Financial Acquittal</b> means a written report which includes:</p> <ul style="list-style-type: none"> <li>i. a statement that all funding received was expended on the Approved Purpose in accordance with this Deed;</li> <li>ii. details of income and expenditure in respect of the Grant, showing the Recipient's cash and/or in-kind contributions, which must include a definitive statement as to whether the accounts are true and fair, authorised by the Chief Financial Officer or equivalent.</li> </ul> <p><b>Program Outcomes</b> means outcomes of the Regional Lifeguard Accreditation Program agreed by the Department of State Growth.</p> <p><b>Progress Report</b> means a report on the progress in carrying out the Approved Purpose and progression towards achieving the Program Outcomes.</p> <p><b>Regional Lifeguard Accreditation Program</b> means a program that offers pool lifeguard training and accreditation.</p>

## Agreed terms and conditions

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The parties agree as follows:

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### 1 Definitions and interpretation

#### 1.1 Definitions

In this Deed, unless the context otherwise requires:

**Approved Purpose** means the purpose for which the Grant is provided as set out in Item 1.

**Authorised Officer** means:

- a) if a party is the Crown or a Minister of the Crown, each of the Secretary of the department responsible for the administration of the Grant, an Acting Secretary of that department, a Deputy Secretary of that department, and a nominee of any of them; or
- b) for any other party, a person authorised in writing by that party.

**Business Day** means a day that is not a Saturday, a Sunday, Easter Tuesday or a statutory holiday (as defined in the *Statutory Holidays Act 2000* (Tas)) generally observed in Hobart.

**Crown** means the Crown in Right of Tasmania.

**this Deed** means this deed and includes all its annexures, appendices, attachments and schedules (if any).

**Default Event** means each of the events specified in clause 9.1.

**Details** means the details and recitals set out above.

**Government Body** includes a body politic, a government (federal, state or local), a governmental, judicial or administrative body, a tribunal, a commission, a department or agency of any government, and a statutory authority or instrumentality.

**Grant** means the grant paid, or to be paid, by the Grantor to the Recipient pursuant to clause 2.1.

**Grantor** means the person or entity named above as Grantor and, where the context requires, includes the employees, authorised contractors and agents of that person. If the Grantor is a Minister of the Crown, a reference to the Grantor includes that Minister's predecessors and successors in office (as applicable).

**GST** means any goods and services tax or similar tax imposed by the Commonwealth of Australia (but excluding any penalty, fine, interest or similar payment).

**GST Laws** means applicable Laws relating to GST.

**Information Table** means the table titled 'Information Table' set out above.

**Item** means an item in the Information Table.

**Law** means:

- a) principles of law or equity established by decisions of courts;
- c) legislation and subordinate legislation; and

- d) requirements, approvals (including conditions) and guidelines of any Government Body that have force of law.

**month** means calendar month.

**Recipient** means the person named above as the Recipient and, where the context requires, includes the officers and employees of the Recipient.

**Relevant Matter** means any matter or thing related to any of the following:

- a) the performance by the Recipient of its obligations under this Deed;
- e) the receipt, use or expenditure of the Grant;
- f) the carrying out of the Approved Purpose (including the effectiveness of the Recipient's carrying out of the Approved Purpose);
- g) any report provided, or to be provided, by the Recipient to the Grantor in accordance with this Deed;
- h) any information provided by the Recipient to the Grantor in connection with any application for the Grant;
- i) any breach of this Deed by the Recipient;
- j) the occurrence, or possible occurrence, of any Default Event.

**Right** includes a right, a power, a remedy, a discretion or an authority.

## 1.2 Interpretation

In this Deed, unless the context otherwise requires:

- a) the singular includes the plural and vice versa;
- b) words importing a gender include all genders;
- c) other parts of speech and grammatical forms of a word or phrase defined in this Deed have a corresponding meaning;
- d) a reference to a thing (including property or an amount) is a reference to the whole and each part of that thing;
- e) a reference to a group of persons includes a reference to any one or more of those persons;
- f) a reference to an annexure, an appendix, an attachment, a schedule, a party, a clause or a part is a reference to an annexure, an appendix, an attachment, a schedule or a party to, or a clause or a part of, this Deed;
- g) a reference to any legislation or legislative provision includes subordinate legislation made under it and any amendment to, or replacement for, any of them;
- h) writing includes marks, figures, symbols, images or perforations having a meaning for persons qualified to interpret them;
- i) a reference to a document includes:
  - (i) any thing on which there is writing;
  - (ii) any thing from which sounds, images or writings can be reproduced with or without the aid of any thing else;

- (iii) an amendment or supplement to, or replacement or novation of, that document; or
- (iv) a map, plan, drawing or photograph;
- j) a reference to an agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding, whether or not in writing;
- k) a reference to a 'person' includes a natural person, a partnership, a body corporate, a corporation sole, an association, a Government Body, or any other entity;
- l) a reference to a party includes that party's executors, administrators, successors and permitted assigns and substitutes;
- m) a reference to a Minister includes, as applicable, that Minister's predecessors and successors in office;
- n) a reference to a Government Body or other body or organisation that has ceased to exist, or that has been renamed, reconstituted or replaced, or the powers or functions of which have been substantially transferred, is taken to refer respectively to the Government Body or other body or organisation as renamed or reconstituted, or established or formed in its place, or to which its powers or functions have been substantially transferred;
- o) a reference to an office in a Government Body or other body or organisation includes any person acting in that office, and if the office is vacant, the person who for the time being is substantially responsible for the exercise of the duties, functions or powers of that office;
- p) mentioning any thing after the words 'includes', 'included' or 'including' does not limit the meaning of any thing mentioned before those words;
- q) a reference to a day is to be interpreted as the period of time in Tasmania commencing at midnight and ending 24 hours later;
- r) reference to a time or date in connection with the performance of an obligation by a party is a reference to the time or date in Hobart, Tasmania, even if the obligation is to be performed elsewhere; and
- s) references to '\$' and 'dollars' are to Australian dollars.

### **1.3 Headings**

Headings are included for convenience only and do not affect the interpretation of this Deed.

### **1.4 No rule of construction applies to disadvantage party**

In relation to the interpretation of this Deed, no rule of construction is to apply to the disadvantage of a party because that party was responsible for the preparation of this Deed or any part of it.

### **1.5 Information Table**

- a) An Item that has not been completed will be taken to be 'not applicable'.
- b) Unless the context otherwise requires, expressions defined in the Information Table have the same meanings when used in other parts of this Deed.



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## 2 Grant

### 2.1 Agreement to provide Grant

Subject to the terms of this Deed, the Grantor will provide to the Recipient the monetary grant set out in Item 2 for use by the Recipient for the Approved Purpose in accordance with this Deed.

### 2.2 Acknowledgments

The Recipient acknowledges and agrees that:

- a) the Grantor's financial assistance to the Recipient in respect of the Approved Purpose is limited to the Grant;
- b) nothing in this Deed requires the Grantor to provide any further financial assistance to the Recipient in respect of the Approved Purpose; and
- c) the Grantor is not responsible for any liabilities incurred by the Recipient, or any obligations entered into by the Recipient, as a result of or arising out of, the Recipient's obligations under this Deed or in respect of the Approved Purpose.

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## 3 Payment of Grant to Recipient

### 3.1 Method of Grant payment

Subject to clause 3.2, the Grantor will pay the Grant to the Recipient in the manner specified in Item 3. If no method of payment is specified in Item 3, the method of payment will be as determined by the Grantor.

### 3.2 Conditions affecting Grant payment

- a) **(Conditions precedent):** If Item 4 includes any conditions precedent to the payment of the Grant, then the obligation of the Grantor to pay the Grant or part of the Grant is subject to the prior and continuing satisfaction of those conditions precedent (except for any of those conditions precedent waived in writing by the Grantor).
- b) **(Default Events):** The Grantor is not required to pay the Grant (or if the Grant is payable by instalments, any instalment of the Grant) to the Recipient if a Default Event has occurred and has not been remedied to the satisfaction of the Grantor.
- c) **(Requirement for tax invoice):** If the Grant, or any instalment of the Grant, is subject to GST, the Grantor is not required to pay the Grant (or the relevant instalment) until the Grantor has received from the Recipient a correctly rendered tax invoice in accordance with clause 11.

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## 4 Application of Grant and related matters

### 4.1 Application of Grant for Approved Purpose

- a) The Recipient must only use the Grant to undertake the Approved Purpose.
- b) The Recipient must not change the Approved Purpose without the prior written approval of the Grantor, which approval may be given or withheld in the Grantor's absolute discretion.

- c) The Recipient must undertake the Approved Purpose exercising reasonable skill, care and attention.

#### **4.2 Commencement of Approved Purpose**

The Recipient must substantially commence (to the Grantor's satisfaction) the Approved Purpose by the date shown in Item 5 or such later date, if any, approved in writing by the Grantor.

#### **4.3 Completion of Approved Purpose**

The Recipient must complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor.

#### **4.4 Compliance with Law**

The Recipient must comply with all applicable Laws in expending the Grant and in carrying out the Approved Purpose.

#### **4.5 Financial records**

- a) The Recipient must keep and maintain proper accounts, records and financial statements showing, the receipt, use and expenditure of the Grant and the carrying out of the Approved Purpose.
- b) The Recipient's financial statements must show, as separate items, the receipt, use and expenditure of the Grant.
- c) The Recipient must allow the Auditor-General of Tasmania (or his or her nominee) to audit, inspect, and to take copies of, the Recipient's accounts, records and financial statements relating to the receipt, use and expenditure of the Grant.

#### **4.6 Notice by Recipient of adverse matters**

The Recipient must immediately notify the Grantor in writing of:

- a) the occurrence of any matter, event or thing, occurring after the date of this Deed, that adversely affects or materially delays the Recipient carrying out the Approved Purpose in accordance with, or the performance by the Recipient of its obligations under, this Deed;
- b) any breach of this Deed by the Recipient; or
- c) the occurrence of any Default Event.

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### **5 Publicity concerning Grant and Approved Purpose**

The Recipient must include in any correspondence, promotional material, public (including media) announcement, advertising material, or other publication concerning the Approved Purpose, an acknowledgement that the Approved Purpose is assisted by a grant from the Grantor. The acknowledgement must be in a form and substance approved in writing by the Grantor.

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## **6 Repayment of Grant by Recipient**

### **6.1 Repayment obligation**

The Recipient must repay to the Grantor on demand in writing by the Grantor:

- a) any part of the Grant that is not required by the Recipient to carry out the Approved Purpose;
- b) any part of the Grant that is used by the Recipient for a purpose that is not an Approved Purpose; and
- c) the Grant (or such part of the Grant as may be determined by the Grantor in its absolute discretion) if:
  - (i) the Recipient does not complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor;
  - (i) this Deed is terminated by the Grantor in accordance with clause 9; or
  - (ii) a Default Event occurs.

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## **7 Review, monitoring, audit, reports and related matters**

### **7.1 Review, monitoring or audit of Relevant Matters**

The Grantor may from time to time review, monitor or audit any Relevant Matter. The Recipient must in connection with any such review, monitoring or audit by the Grantor comply with any reasonable directions of the Grantor.

### **7.2 Reporting**

- a) The Recipient must provide to the Grantor the reports and other documents (if any) specified in Item 7.
- b) The Recipient must provide to the Grantor such other reports and documents as required by the Grantor from time to time in connection with any Relevant Matter. Unless otherwise stated in Item 7, nothing in that Item limits the reports or frequency of reports that the Grantor may require under this clause 7.2(b).

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## **8 Representations and warranties**

### **8.1 Warranties**

The Recipient represents and warrants to the Grantor that all information given, and each statement made, to the Grantor by the Recipient or its agents concerning any application for the Grant, is true, correct and not misleading in any way.

### **8.2 No reliance by the Recipient**

The Recipient acknowledges that it has not entered into this Deed in reliance on any representation, warranty, promise, statement or undertaking made by the Grantor or any person on behalf of the Grantor.

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## **9 Default Events and termination**

### **9.1 Default Events**

Each of the following events is a Default Event for the purposes of this Deed:

- a) **(Breach not capable of being remedied):** If the Recipient breaches any of its obligations under this Deed and the breach is not capable of being remedied.

- b) (Failure to remedy breach): If:
- (i) the Recipient breaches any of its obligations under this Deed;
  - (ii) the breach is capable of being remedied; and
  - (iii) the Recipient fails to remedy the breach within the period (being a period of not less than five Business Days) specified by the Grantor in a notice given to the Recipient detailing the breach.
- c) (**Repudiation**): If the Recipient repudiates this Deed.
- d) (**Natural person**): If the Recipient is a natural person, at any time before the Recipient has performed all of its obligations under this Deed, the Recipient:
- (i) dies;
  - (ii) becomes an insolvent under administration (as defined in section 9 of the Corporations Act 2001 (Cwlth)), or any action is taken which could result in that event; or
  - (iii) ceases to be of full legal capacity.
- e) (**Body corporate related events**): If the Recipient is a body corporate, at any time before the Recipient has performed all of its obligations under this Deed:
- (i) the Recipient becomes an externally administered body corporate (as defined in section 9 of the Corporations Act 2001 (Cwlth));
  - (ii) the Recipient is dissolved, wound-up or its registration is cancelled;
  - (iii) any process or action is commenced or taken which could lead to an event mentioned in clause 9.1(e)(ii); or
  - (iv) in the opinion of an Authorised Officer for the Grantor, the corporate governance or administration of the Recipient is materially deficient or unsatisfactory.
- f) (**Representation**): If any representation or warranty by the Recipient in this Deed is untrue, false or misleading when made or repeated.

## 9.2 Termination - Default Events

In addition to any other Rights, if a Default Event occurs, the Grantor may terminate this Deed by notice in writing to the Recipient. The termination takes effect when the Grantor's notice is taken to have been received by the Recipient in accordance with clause 12.3 (or any later date specified in the notice).

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## 10 Special terms and conditions

- a) The special terms and conditions (if any) in Item 8 form part of this Deed.
- b) If there is any inconsistency between the special terms and conditions in Item 8 and another provision of this Deed, the special terms and conditions override the other provision to the extent of the inconsistency.
- c) A special term or condition in Item 8 is taken not to be inconsistent with another provision of this Deed if the special term or condition and the other provision of this Deed are both capable of being complied with.

- d) To avoid doubt and without limiting the operation of clause 13.14, any Right contained in Item 8 is in addition to any other Rights provided for in this Deed or at Law.

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## 11 GST

- a) Unless otherwise stated in this Deed, all amounts payable by one party to another party are exclusive of GST.
- b) If GST is imposed or payable on any supply made by a party under this Deed, the recipient of the supply must pay to the supplier, in addition to the GST exclusive consideration for that supply, an additional amount equal to the GST exclusive consideration multiplied by the prevailing GST rate. The additional amount is payable at the same time and in the same manner as the consideration for the supply.
- c) A party that makes a taxable supply under this Deed must provide a valid tax invoice to the recipient of the supply.
- d) A party's right to payment under clause 11(b) is subject to a valid tax invoice being delivered to the party liable to pay for the taxable supply.
- e) If the consideration for a supply under this Deed is a payment or reimbursement for, or contribution to, any expense or liability incurred by the supplier to a third party, the amount to be paid, reimbursed or contributed in respect of the expense or liability will be the amount of the expense or liability net of any input tax credit to which the supplier is entitled in respect of the expense or liability.
- f) Where any amount payable under this Deed is paid by being set-off against another amount, each amount must be calculated in accordance with this clause 11 as if it were an actual payment made pursuant to this Deed.
- g) Unless the context otherwise requires, expressions used in this clause 11 that are defined in the GST Laws have the meanings given to those expressions in the GST Laws.

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## 12 Notices

### 12.1 Notice requirements

- a) A notice, certificate, consent, application, waiver or other communication (each a **Notice**) under this Deed must be:
  - (i) in legible writing in the English language;
  - (ii) subject to clauses 12.1(b) and 12.1(c), signed by or on behalf of the sender or by a lawyer for the sender;
  - (iii) marked for the attention of the person or position (if any) specified in the Details applicable to the intended recipient of the Notice or, if the intended recipient has notified otherwise, marked for attention in the way last notified; and
  - (iv) left or sent in accordance with clause 12.2.
- b) A printed or copy signature is sufficient for the purposes of sending any Notice by facsimile.
- c) A Notice sent by email is taken to have been signed by the sender.



d) A Notice must not be given orally.

## **12.2 Method and address for delivery**

a) Subject to clause 12.2(b), a Notice must be:

- (i) left at the intended recipient's address set out in the Details;
- (ii) sent by prepaid ordinary mail (or prepaid airmail, if from one country to another country) to the intended recipient's address set out in the Details;
- (iii) sent by facsimile to the intended recipient's facsimile number (if any) set out in the Details; or
- (iv) sent by email to the intended recipient's email address (if any) set out in the Details.

b) If the intended recipient of a Notice has notified the sender of another address, facsimile number or email address for the purposes of receiving Notices, then subsequent Notices to that intended recipient must be left at or sent to the address, facsimile number or email address (as applicable) last notified by that intended recipient.

## **12.3 Time of receipt**

a) Subject to clause 12.3(b), a Notice is taken to have been received by the intended recipient:

- (i) if left at the intended recipient's address, at the time of delivery;
- (ii) if sent by prepaid ordinary mail, on the third Business Day after the day of posting, or if sent by prepaid airmail from one country to another country, on the tenth Business Day after the day of posting;
- (iii) if sent by facsimile, at the time shown in the transmission report as the time when the whole Notice was sent; and
- (iv) if sent by email, four hours after the time the email was sent (as recorded by the device from which the email was sent) provided that the sender has not received an automated message that the email has not been delivered.

b) If a Notice is received by a recipient on a day that is not a Business Day or after 4.00pm on a Business Day, the Notice is taken to be received at 9.00am on the next Business Day.

c) A Notice is effective from the time it is taken to have been received in accordance with clauses 12.3(a) and 12.3(b) (unless a later time is specified in the Notice, in which case the notice takes effect from that time).

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# **13 Miscellaneous**

## **13.1 Governing law**

This Deed is governed by the Laws applying in Tasmania.

## **13.2 Dispute jurisdiction**

The parties submit to the non-exclusive jurisdiction of courts with jurisdiction in Tasmania, and any courts that may hear appeals from those courts, in respect of any proceedings in connection with this Deed.

### **13.3 Entire agreement clause**

- a) This Deed forms the entire agreement of the parties in respect of its subject matter. The only enforceable obligations of the parties in relation to the subject matter of this Deed are those that arise out of the provisions contained in this Deed. All prior agreements in relation to the subject matter of this Deed are merged in and superseded by this Deed unless expressly incorporated in this Deed as an annexure, an appendix, an attachment or by reference.
- b) Nothing in clause 13.3(a) affects the Grantor's Rights in connection with this Deed in relation to any information given, or statement made, to the Grantor by the Recipient, its employees or agents concerning any application for the Grant.

### **13.4 Liability**

An obligation of, or a representation, a warranty or an indemnity by, two or more parties (including where two or more persons are included in the same defined term) under or in respect of this Deed, binds them jointly and each of them severally.

### **13.5 Benefit**

An obligation, a representation, a warranty or an indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and each of them severally.

### **13.6 Severance**

If a provision of this Deed is or at any time becomes illegal, prohibited, void or unenforceable for any reason, that provision is severed from this Deed and the remaining provisions of this Deed:

- a) continue to be enforceable; and
- b) are to be construed with such additions, deletions and modifications of language as are necessary to give effect to the remaining provisions of this Deed.

### **13.7 Counterparts**

- a) This Deed may be entered into in any number of counterparts.
- b) A party may execute this Deed by signing any counterpart.
- c) All counterparts, taken together, constitute one instrument.

### **13.8 Further assurance**

The parties agree to do or cause to be done all such acts, matters and things (including, as applicable, passing resolutions and executing documents) as are necessary or reasonably required to give full force and effect to this Deed.

### **13.9 No partnership or agency**

- a) Nothing contained or implied in this Deed will:
  - (i) constitute, or be taken to constitute, a party to be the partner, agent or legal representative of another party for any purpose;
  - (ii) create, or be taken to create, a partnership or joint venture; or
  - (iii) create, or be taken to create, an agency or trust.
- b) The Recipient must not represent or hold itself out to be a partner, joint venturer, agent or representative of the Grantor.

**13.10 Legal costs**

Each party must bear their own costs in preparing and negotiating this Deed.

**13.11 Amendment**

This Deed may only be amended or supplemented in writing signed by the parties.

**13.12 Waiver**

- a) A failure or delay in exercising a Right does not operate as a waiver of that Right.
- b) A single or partial exercise of a Right does not preclude any other exercise of that Right or the exercise of any other Right.
- c) A Right may only be waived in writing, signed by the party to be bound by the waiver. Unless expressly stated otherwise, a waiver of a Right is effective only in the specific instance and for the specific purpose for which it was given.

**13.13 Successors and assigns**

This Deed is binding on and benefits each party and, unless repugnant to the sense or context, their respective administrators, personal representatives, successors and permitted assigns.

**13.14 Rights cumulative**

Each Right of the Grantor provided for in this Deed:

- a) operates independently of any other Right of the Grantor provided for in this Deed; and
- b) is cumulative with, and does not exclude or limit, any other Right of the Grantor, whether at Law or pursuant to any other agreement, deed or document.

**13.15 Set-off**

The Grantor may set-off against any moneys payable by the Grantor to the Recipient under this Deed any debt or other moneys from time to time due and owing by the Recipient to the Grantor. This right of set-off does not limit or affect any other right of set-off available to the Grantor.

**13.16 No assignment**

The Recipient must not assign any of its Rights and obligations under this Deed except with the prior written consent of the Grantor.

**13.17 Disclosure**

- a) Despite any confidentiality or intellectual property right subsisting in this Deed, a party may publish all or any part of this Deed without reference to another party.
- b) Nothing in this clause derogates from a party's obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1988* (Cwlth).

**13.18 Determination**

Where the Grantor is required or entitled to form or hold an opinion or view under or in relation to this Deed, that opinion or view may be formed or held by an Authorised Officer for the Grantor. This clause does not limit any other way in which the Grantor may otherwise form or hold an opinion or view under or in relation to this Deed.

### 13.19 Consent and approvals

- a) This clause applies to any consent or approval which the Recipient must obtain from the Grantor in accordance with this Deed. For the avoidance of doubt, this clause does not apply to any consent or approval to be given under any legislation.
- b) A request for consent or approval must be made in writing.
- c) A consent or approval for the purposes of this Deed is not effective unless given in writing.
- d) A consent or approval may be given subject to reasonable conditions.
- e) A Recipient must comply with any conditions subject to which the consent or approval is given. To the extent that the Recipient fails to comply with the condition, that failure is taken to be a breach of this Deed.

### 13.20 Doctrine of merger

The doctrine or principle of merger does not apply to this Deed or to anything done under or in connection with this Deed. Accordingly, no Right or obligation of a party is merged in any thing done pursuant to this Deed.

### 13.21 No interference with executive duties or powers

Nothing in this Deed is intended to prevent, is to be taken to prevent, or prevents, the free exercise by the Governor, by any member of the Executive Council, or by any Minister of the Crown, of any duties or authorities of his or her office. Any provision of this Deed that is inconsistent with this clause is of no legal effect to the extent of the inconsistency.

### 13.22 Surviving provisions and termination

- a) The termination of this Deed does not affect or limit the operation or effect of clauses or parts of this Deed:
  - (i) that are expressed to survive the termination of this Deed;
  - (ii) that, at Law, survive the termination of this Deed; or
  - (iii) that are necessary to survive the termination of this Deed:
    - (A) to give full force and effect to the parties' respective Rights, obligations and liabilities on or after the termination of this Deed;
    - (B) to enable a party to make, enforce or defend any claims related to this Deed; or
    - (C) to give full force and effect to the operation of clause 13.22(b) or clause 13.22(c).
- b) The termination of this Deed does not affect any claims related to, or any Rights, releases, obligations or liabilities accrued or incurred under, this Deed before the date on which this Deed is terminated.
- c) Nothing in this clause 13.22 affects or limits the operation of another provision of this Deed which gives a party Rights, or imposes obligations on a party, on or after the termination of this Deed.

**Executed** as a deed

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## Signing

### Execution by the Grantor

Executed as a deed on behalf of **The Crown in Right of Tasmania** by the person named below in the presence of the witness named below:

Signature:  
→

A person authorised to sign this Deed on behalf  
of the Grantor

\*Print  
name and  
position:

Witness'  
signature:  
→

\* Use BLOCK LETTERS

\*Witness  
print  
name and  
position:

\*Witness  
print address:

Date:  
→

To be inserted at time of execution by the Grantor

### Signing by the Recipient

The common seal of **SOUTHERN MIDLANDS COUNCIL** has been hereunto affixed this day of

pursuant to a resolution of Council delegating authority to the  
General Manager to affix the Corporation's Seal:

General  
Manager's  
signature:  
→

Print Name\*

Seal:  
→

\*Use BLOCK LETTERS