



# ATTACHMENTS

## ORDINARY COUNCIL MEETING

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Kempton Council Chambers, 85 Main Street, Kempton  
Wednesday 27<sup>th</sup> July 2022  
10.00 a.m.

<b>Item 5.1</b>	Draft Council Meeting Minutes (Open) – 22 <sup>nd</sup> June 2022
<b>Item 5.2.1</b>	Oatlands Community Shed Minutes – 30 <sup>th</sup> May 2022 Chauncy Vale Wildlife Sanctuary Management Committee Meeting Minutes – 20 <sup>th</sup> June 2022 Woodsdale Community Memorial Hall Special Committee Meeting Minutes – 30 <sup>th</sup> June 2022
<b>Item 5.3.2</b>	Southern Tasmanian Councils Authority Quarterly Report – June 2022
<b>Item 12.1.1</b>	DA2021/171 Documents and Representations
<b>Item 12.1.2</b>	DA2022/51 Development Application, Heritage Referral Report, Heritage Tasmania Notice and Representation
<b>Item 12.2.1</b>	SA2022/8 Documents and Representations
<b>Item 13.1.1</b>	Deed of Transfer – Transfer of Part of Brighton Road (Old Midland Highway)
<b>Item 15.7.1</b>	Chauncy Vale Wildlife Sanctuary & Flat Rock Reserve Revised Joint Management Plan 2022
<b>Item 17.1.1</b>	Asset Management Plan – May 2022

SOUTHERN  
MIDLANDS  
COUNCIL



# **MINUTES**

## **ORDINARY COUNCIL MEETING**

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Wednesday, 22<sup>nd</sup> June 2022  
10.00 a.m.

Oatlands Municipal Offices  
71 High Street, Oatlands

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## OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD  
ON WEDNESDAY 22<sup>ND</sup> JUNE 2022 AT OATLANDS MUNICIPAL OFFICES  
COMMENCING AT 10.01 A.M.

### 1. PRAYERS

Reverend Dennis Cousens recited prayers.

### 2. ACKNOWLEDGEMENT OF COUNTRY

Mayor A O Green recited acknowledgement of country.

### 3. ATTENDANCE

Mayor A O Green, Deputy Mayor E Batt, Clr A E Bisdee OAM, Clr A Bantick, Clr K Dudgeon (via WebEx), Clr D Fish and Clr R McDougall.

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Mr D Richardson (Manager, Infrastructure & Works), Mrs J Crosswell (Executive Assistant), Mrs W Young (Manager Community & Corporate Development), Mrs A Burbury (Finance Officer).

### 4. APOLOGIES

Nil.

### 5. MINUTES

#### 5.1 Ordinary Council meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 25<sup>th</sup> May 2022, as circulated, are submitted for confirmation.

#### DECISION

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

**THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 25<sup>th</sup> May 2022, as circulated, be confirmed.**

#### CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**5.2 Special Committees of Council Minutes****5.2.1 Special Committees of Council - Receipt of Minutes**

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

- Kempton Streetscape Meeting Minutes – 7<sup>th</sup> June 2022

**RECOMMENDATION**

**THAT the minutes of the above special committee of Council be received.**

**DECISION**

*Moved by Clr R Mc Dougall, seconded by Deputy Mayor E Batt*

**THAT the Minutes of the above Special Committee of Council be received.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**5.2.2 Special Committees of Council - Endorsement of Recommendations**

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

- Kempton Streetscape Meeting Minutes – 7<sup>th</sup> June 2022

**RECOMMENDATION**

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

**DECISION**

*Moved by Deputy Mayor E Batt, seconded by Clr A E Bisdee*

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

### **5.3 Joint Authorities (Established Under Division 4 of the *Local Government Act 1993*)**

#### **5.3.1 Joint Authorities - Receipt of Minutes**

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

- Southern Tasmanian Councils Authority – Meeting held 23<sup>rd</sup> May 2022

#### **RECOMMENDATION**

**THAT the minutes of the above Joint Authority be received.**

#### **DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Clr R McDougall*

**THAT the minutes of the above Joint Authority be received.**

#### **CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

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

Nil.

## 6. NOTIFICATION OF COUNCIL WORKSHOPS

### DECISION

*Moved by Deputy Mayor E Batt, seconded by Cllr R McDougall*

**THAT the information be received.**

### CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Cllr A Bantick	✓	
Cllr A E Bisdee OAM	✓	
Cllr K Dudgeon	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	

## **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 R McDougall** – How are we managing green waste at the Southern Midlands Waste Transfer Station?

*General Manager – Currently it is carted away and often incinerated. Council to invite Clr Bill Harvey from Hobart City Council to participate in an upcoming Council Workshop to explain HCC’s use of a portable ‘Biochar kiln’ and discuss the potential use by SMC.*

**Clr D Fish** – Employees wage increase which is to be paid in accordance with the Enterprise Bargaining Agreement – has adequate provision been made in the Budget?

*General Manager – confirmed that adequate provision has been budgeted in 2022/23.*

**Clr A E Bisdee OAM** – Query regarding the Grant to upgrade the Interlaken Road – has an Agreement been signed?

*General Manager – Advised that a formal Grant Deed has not been received to date.*

**Clr A E Bisdee OAM** – Requested an update on the accommodation facility for medical practitioners.

*General Manager responded that a submission has been lodged with the State Government (via the Hon Jane Howlett MLC).*

**Clr A E Bisdee OAM** – Raised issues regarding two properties in Tunbridge.

*General Manager – confirmed that Council officers are fully aware of the issues associated with one of the properties and action is being taken to address the concerns. Issues regarding the second property are to be investigated.*

**Deputy Mayor E Batt** – Query for Weeds Manager – biological weed control vectors.

*General Manager – Weeds Officer recently attended forum. Weeds Officer will provide detail and further update as part of the next NRM Monthly Report.*

**Deputy Mayor E Batt** – Is it possible to receive a report from Planning Officers each month.

*General Manager – DAC minutes are provided weekly but there is the potential to provide a report in relation to numbers of approvals. Template for report to be created.*

**Deputy Mayor E Batt** – Property – Midland Highway, Mangalore – commented re: regular conduct of garage sale(s) and the general appearance of the property.

**Mayor A Green** – Public Toilet(s) – raised the possibility of installing handrails in Council Public Toilets, primarily as a means of assistance and not to achieve compliance.

*General Manager – to be addressed.*

**Mayor A Green** – Fields Road (off Yarlington Road, Colebrook) – requires maintenance.

*Manager – Infrastructure & Works to confirm Council's maintenance responsibility and action accordingly.*

## 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.

- Accommodation Facility – Update (Closed Session)

### RECOMMENDATION

**THAT the 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 A E Bisdee OAM, seconded by Cllr R McDougall*

**THAT the 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*.**

### CARRIED

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Cllr A Bantick	✓	
Cllr A E Bisdee OAM	✓	
Cllr K Dudgeon	✓	
Cllr D F Fish	✓	
Cllr R McDougall	✓	

## 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 a member of the Public.

### **Julia Jabour – Southern Midlands Regional News**

Questions regarding compulsory voting in council elections: Do we have data on voting participation at the last Local Government Election and are there measures that can be taken to improve the participation rate.

A copy of the 2018 Election report prepared by the Tasmanian Electoral Commission was provided. This report includes all relevant data for the election.

Note: For the Southern Midlands Council area, there was a participation rate of 66.08% compared to statewide average of 58.72%.

### **Julia Jabour – Southern Midlands Regional News**

Oatlands Aquatic Centre – Opening Date?

General Manager advised that based on available information, the nominated date of 13<sup>th</sup> August 2022 was still applicable, noting that there may always be unforeseen circumstances.

**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)**

Nil.

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

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

### 13.1 Roads

**Strategic Plan Reference 1.1**

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

Nil.

### 13.2 Bridges

**Strategic Plan Reference 1.2**

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

Nil.

### 13.3 Walkways, Cycle ways and Trails

**Strategic Plan Reference 1.3**

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

Nil.

### 13.4 Lighting

**Strategic Plan Reference 1.4**

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

Nil.

### 13.5 Buildings

**Strategic Plan Reference 1.5**

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

Nil.

### 13.6 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 R McDougall** – acknowledgement of works undertaken – Pound Road, Tunnack

**Clr R McDougall** – Eldon Road, Colebrook (vicinity of Brandy Bottom) – broken windscreen glass.

*Manager Infrastructure and Works advised he will arrange for this to be removed.*

**Clr K Dudgeon** – acknowledged Manager Infrastructure and Works for arranging the meeting with the property developer and engineer for the Queen Anne Street subdivision - very appreciative.

**Clr A E Bisdee OAM** – Swanston Road and Daniels Road, Swanston – has there been an opportunity to undertake maintenance grading of these roads?

*Manager Infrastructure and Works advised this has been completed.*

**Clr A E Bisdee OAM** – Main Street, Kempton – Footpath/Kerb renewal project – has any arrangements been made with the owner of the property on the corner of Main Street & Erskine Street.

*Manager Infrastructure and Works advised that there have been no issues to date and negotiations are continuing.*

**Deputy Mayor E Batt** – Midland Highway / Lake Highway Intersection – Street light requires replacement.

*Manager Infrastructure and Works – confirmed that the fault has been logged with Tas Networks as the responsible agency.*

*Intersection of Tasman Highway and Woodsdale Road – re-submit request with the Department of State Growth to install a street light at this location.*

**Clr A Bantick** – East Bagdad Road, Bagdad – Footpath project – have all works been completed?

*Manager Infrastructure and Works confirmed that there are still some minor works to be completed as resources become available.*

**RECOMMENDATION**

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

**DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Clr R McDougall*

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Clr R McDougall*

**THAT the meeting be adjourned for morning tea at 10.49 a.m.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**DECISION**

*Moved by Clr R McDougall, seconded by Clr D Fish*

**THAT the meeting reconvene at 11.07 a.m.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

## 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 K Dudgeon*

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

## 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

**AUTHOR:** NRM PROGRAMS MANAGER (MARIA WEEDING)

**Date:** 14 JUNE 2022

**ISSUE:** Southern Midlands NRM Unit Monthly Report.

#### DECISION

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

#### THAT:

- a) the NRM Unit Report be received and the information noted; and
- b) The Weeds Officer be complimented for the level of detail provided in the report.

**CARRIED**

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

## 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

**AUTHOR:** ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

**Date:** 16 JUNE 2022

#### DECISION

*Moved by Clr A E Bisdee OAM, seconded by Clr R McDougall*

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

**CARRIED**

DECISION		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

### 15.7 Environmental Sustainability

#### Strategic Plan Reference 3.7

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

Nil.

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

### 16.1 Community Health and Wellbeing

**Strategic Plan Reference 4.1**

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

Nil.

### 16.2 Recreation

**Strategic Plan Reference 4.2**

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

Nil.

### 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.*

Nil.

## 16.9 Consultation & Communication

**Strategic Plan Reference 4.8**

*Improve the effectiveness of consultation & communication with the community.*

Nil.

**17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)****17.1 Improvement****Strategic Plan Reference 5.1**

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

**17.1.1 Review of Council's Strategic Plan****DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Deputy Mayor E Batt*

**THAT Council:**

- 1. Receive and note the report;**
- 2. Adopt the Strategic Plan 2022 – 2032.**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**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**

Mayor A O Green tabled a copy of the Valuer-General's presentation relating to the 2021-22 Fresh Valuation of the Southern Midlands Council area.

**17.2.2 Elected Member Statements**

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

**Clr K Dudgeon** – Provided Council the following information regarding the Bargain Centre Community Pay-out – June 2021 – May 2022

\$27,661.41 was divided by 2704.5 volunteer hours. This equals \$10.22 for each hour worked by 18 volunteers.

MMPHC Auxiliary	993.75 hours	\$10,156.12
Uniting Church Oatlands	425.5 hours	\$4,348.61
Historical Society	301.5 hours	\$3,081.33
Anglican Church Oatlands	287.25 hours	\$2,935.69
Mt Pleasant Football Club	256 hours	\$2,616.32
MID FM Radio Station	125 hours	\$1,277.50
7120 Gardeners	86.25 hours	\$881.47
Oatlands Learn to Swim	76.5 hours	\$781.83
Hawthorn House	71.75 hours	\$733.28
Bonorong Wildlife Hospital	49.5 hours	\$505.89
Leukaemia Foundation	12 hours	\$122.64
Tunnack Hall Community	10.5 hours	\$107.31
Oatlands Community Shed	9 hours	\$91.98

**Clr K Dudgeon** – Commendation to Denise Smith for once again beginning preparations for the 'Pink-Up Oatlands' fundraiser being held in October 2022.

**Clr K Dudgeon** – Congratulations to Mt Pleasant Football Club player Ryan Thomas for reaching the 300th game milestone on the 18<sup>th</sup> June 2022.

**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 May 2022)****DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Clr R McDougall*

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**17.3.2 Monthly Oatlands Aquatic Centre Capital Expenditure Report  
(Period ending 31 May 2022)****DECISION**

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

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**17.3.3 2022/2023 Annual Plan & Budgets (Operating & Capital)****DECISION**

*Moved by Clr A E Bisdee OAM, seconded by Clr K Dudgeon*

**THAT Council, by absolute majority, formally approve the 2022/23 Annual Plan and Budget (Operating and Capital).**

**CARRIED**

<b>DECISION (BY ABSOLUTE MAJORITY)</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**17.3.4 Adoption of the 2022 / 2023 Rates and Charges Resolution****DECISION**

*Moved by Clr K Dudgeon, seconded by Clr R McDougall*

**THAT Council, by absolute majority, adopt the 2022-2023 Rates and Charges resolution as presented.**

**CARRIED**

<b>DECISION (BY ABOLSUTE MAJORITY)</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**17.3.5 Adoption of Schedule of Fees and Charges 2022-2023**

**DECISION**

*Moved by Deputy Mayor E Batt, seconded by Clr A E Bisdee OAM*

**THAT:**

- A. This report be received by Council: and**
- B. The Schedule of Fees and Charges for 2022- 2023 be adopted**

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**18. MUNICIPAL SEAL**

Nil.

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

Nil.

**RECOMMENDATION**

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

**DECISION**

*Moved by Deputy Mayor E Batt, seconded by Clr K Dudgeon*

**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.**

<b>Matter</b>	<b>Local Government (Meeting Procedures) Regulations 2015 Reference</b>
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Accommodation Facility - Update</i>	15(2)(c)

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

**RECOMMENDATION**

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

**DECISION**

*Moved by Clr R McDougall, seconded by Deputy Mayor E Batt*

**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**

<b>DECISION (MUST BE BY ABSOLUTE MAJORITY)</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

## 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 Update on Accommodation Project**

*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)(c) of the Local Government (Meeting Procedures) Regulations 2015.*

**RECOMMENDATION**

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

**DECISION**

*Moved by Clr D Fish, seconded by Clr R McDougall*

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

**CARRIED**

<b>DECISION</b>		
<b>Councillor</b>	<b>Vote FOR</b>	<b>Vote AGAINST</b>
Mayor A O Green	✓	
Deputy Mayor E Batt	✓	
Clr A Bantick	✓	
Clr A E Bisdee OAM	✓	
Clr K Dudgeon	✓	
Clr D F Fish	✓	
Clr R McDougall	✓	

## OPEN COUNCIL MINUTES

### 21. CLOSURE

The meeting closed at 11.36 a.m.

# Minutes

## Community Shed, Oatlands

Supported by *Community & Corporate Development*  
a business unit of the Southern Midlands Council

**Monday, 30<sup>th</sup> May 2022**  
Council Chambers, Oatlands - 2.00pm

COMMITTEE MEMBERS ATTENDEES	Don Fish Karen Dudgeon Mary-Ann Orchard Snr Sgt John Parker	SMC Councillor SMC Councillor Community Development Officer -Hobart City Mission Tas Police
COMMITTEE OFFICERS	Wendy Young Michelle Webster	Manager – Community & Corporate Development Community Development Officer
INVITED GUESTS	Penny Duggan Gillian Bailey David Norgrove	Ladies Day Supervisor Ladies Day Supervisor Mens Day Supervisor (Fri)
APOLOGIES	Eleanor Bjorksten	Rep – Oatlands Community

### Welcome

ITEM	<b>Welcome &amp; Previous minutes</b>	Attached File	
DISCUSSION	Minutes of the previous meeting to be circulated  <b>Motion moved to accept the minutes of the previous meeting moved by Mary-Ann Orchard, seconded by Wendy Young. All in agreement, motion carried</b>		

ITEM	<b>BUSINESS ARISING</b>	Attached File	
DISCUSSION	<ul style="list-style-type: none"> <li>Communication and get-togethers with the different day/groups. Discussion about use of communication book versus using phone to talk about any feedback, issues, things to pass on. All agreed to ring each other if there is a need to discuss anything. All members have each other's numbers. Discussion about previous visits to other shed &amp; the value of it. Shedders to come back with a date for SMC staff to help arrange.</li> <li>Social media – Selling items at shed. Mary-Ann mentioned that both Mary-Ann &amp; Michelle are the admins for the Shed Facebook page. Shedders to send any requests for items needed or items for sale, opening/closing times or changes to the shed to them &amp; they will post them to the page. Mary-Ann requested combining the social media rules into the shed rules.</li> <li>Update regarding Covid rules and special cleaning. Wendy provided update. Covid rules not as stringent, social distancing still in force &amp; cleaning practices to remain in place, Council has supplied the necessary cleaning products.</li> <li>New signage for outside the shed. Mary mentioned that the existing sign was intended to be temporary, purchased through vistaprint. It is old &amp; battered &amp; been damaged over time by wind. The shed needs a new</li> </ul>		

**Attachment**  
**AGENDA ITEM 5.2.1**

	<p>one. Prefer to hang it on the front fence or the side of the building, approx. 3 mtrs x 2mtrs?? Michelle to follow up with SMC planners.</p> <ul style="list-style-type: none"> <li>• Terms of reference – papers circulated. All members agreed to look at the conditions &amp; report back</li> </ul>		
ACTION ITEMS		RESPONSIBILITY	TIME LINE
	<ul style="list-style-type: none"> <li>• Shedders to report back with date(s) for shed visits for SMC staff to help arrange</li> <li>• Combine social media rules with shed rules</li> <li>• Chat to SMC planners about Community Shed signage</li> <li>• Terms of Reference follow up</li> </ul>	Michelle  Michelle Michelle All	

ITEM	WISH LIST		
DISCUSSION	<ul style="list-style-type: none"> <li>• Mary-Ann mentioned a wood heater replacement. Wendy suggested they apply through the next round of Council community small grants. Can apply for up to \$3000.</li> </ul>		
ACTION ITEMS		RESPONSIBILITY	TIME LINE
	<ul style="list-style-type: none"> <li>• Apply for SMC community small grant – wood heater replacement</li> </ul>	Mary-Ann	

ITEM	POLICY UPDATE	Attached File	
DISCUSSION	<ul style="list-style-type: none"> <li>• See notes about rules from Business Arising</li> </ul>		
ACTION ITEMS		RESPONSIBILITY	TIME LINE
	<ul style="list-style-type: none"> <li>• Update rules to include posting on social media</li> <li>• Members to provide feedback regarding Terms of Reference</li> </ul>	Michelle All	

ITEM	FINANCES (bank account & petty cash)	Attached File	
DISCUSSION	<ul style="list-style-type: none"> <li>• Latest Commonwealth Bank Statement 1 Jan 2022 – 30 Apr 2022 \$5,849.13</li> <li>• Wendy mentioned that the Expenditure and income &amp; to keep ledger up to date and guidelines regarding petty cash documentation. Penny mentioned there was currently \$213.45 in petty cash tin. Penny mentioned reducing the amount kept in the tin to \$50 &amp; for the balance to be banked. Penny to get a new ledger book &amp; to follow up with Wendy regarding documentation. All in agreement.</li> <li>• Need to arrange new signatory as Neil has resigned from the Shed. David has agreed to go on as a signatory.</li> </ul> <p><b>Motion to remove Neil Sims off as a bank signatory &amp; replace with David Norgrove moved by Mary-Ann Orchard, seconded by John Parker.</b> <b>All in agreement, motion carried</b></p>		
ACTION ITEMS		RESPONSIBILITY	TIME LINE
	Follow up with David & Bank to implement the changes of signatories	Michelle	

**Attachment**  
**AGENDA ITEM 5.2.1**

ITEM	OTHER BUSINESS	Attached File	
DISCUSSION	<ul style="list-style-type: none"> <li>• Councillor Dudgeon mentioned that Gill has been working at the Bargain Centre &amp; has elected to work her volunteer hours on behalf of the Community Shed. At the end of each financial year the Bargain Centre splits its proceeds amongst the volunteer nominated community groups so the Community Shed will be receiving funds raised from volunteer work hours very soon.</li> <li>• Shed opening hours. The Shed is currently open every Monday &amp; Friday only. Do we need another day? Is there a volunteer coordinator available to open another day? Penny &amp; Gill cannot. David mentioned there is a small group on a Friday &amp; he is unable to commit more time. Mary-Ann offered to reach out to Graeme Ford to see if he would like to come back.</li> <li>• John asked about current numbers attending the shed. Coordinators agreed about 6 men &amp; 6 women that attend each week, plus a few that drop in.</li> </ul>		
ACTION ITEMS		RESPONSIBILITY	TIME LINE
Chat to Graeme Ford about the possibility of opening the Shed on a Wednesday		Mary-Ann	

**MEETING CLOSE: 2.45pm**

**NEXT MEETING: Monday 29<sup>th</sup> August 2pm**

CHAUNCY VALE WILDLIFE SANCTUARY MANAGEMENT COMMITTEE  
SOUTHERN MIDLANDS COUNCIL  
MINUTES  
OF GENERAL MEETING HELD ON MON 20<sup>TH</sup> JUNE 2022  
AT CHAUNCY VALE RESERVE

**Present:**

Councillor Tony Bantick	Chair
Councillor Rowena McDougall	Proxy Chair
Heather Chauncy	Chauncy Family
Tony James	BF&G
Ben Masterman	Chauncy Family
Graham Green	SMC
Ian Marmion	P&WS
Oliver Lawler	P&WS

**Apologies:** Jamie Ward; Victoria Needham; Tas Land Conservancy; Laura Young

**1. Minutes**

The minutes of the previous meeting held on March 25<sup>th</sup> 2022 were accepted as a correct record: Moved – Tony , seconded – Heather, carried

**2. Matters arising from the minutes**

The need for hand rails at the walker registration booth and approach to Day Dawn Cottage highlighted at the last meeting was addressed. Handrails have now been made and installed by Ian Whelan.

**3. Correspondence**

Jen McNickle – Communication of her appreciation of the wombat sculptures and asking where we sourced them.

Roy Skabo (Australian Plants Society & Launceston Field Naturalists) – confirming a visit to Chauncy Vale on 24<sup>th</sup> October.

Anne Sheehan (Health Department) – Confirming extension of Wombat Woodland Walk project until the end of the year.

Carolyn Whitfield and Greg Irons – request (Carolyn) and advice (Greg) regarding release of orphaned wildlife at Chauncy Vale – Detail of this discussion in ‘Other Business’

R. Burford – forwarded an article from ‘Wildlife Magazine 1946’ about the creation of the reserve at Chauncy Vale. To be copied and pinned up in the walker booth.

#### **4. Financial Report**

The account balance as at 14<sup>th</sup> June was \$41,818. Budgeted costs for further work on the Wombat Woodland Walk project are \$17,000. Most of these allocated funds will remain unspent by the June deadline due to several delays in implementing the project. The project completion deadline has been extended to the end of December 2022.

Recent expenses have included: \$1000 for track work by John Hughes on the Wombat Woodland Walk (significantly less than budgeted); \$940 to Whelan’s Welding for the balance rope supports; \$1415 to Whelan’s Welding for handrails and a new donation box.

Imminent invoices are from; Timber Wholesale for timber ordered to complete the fence around day Dawn Cottage; Andrew Evans for his sculpture work to date.

As we are near the end of the financial year it is pleasing to see that funds from donations, book sales and meeting room usage are \$5650 YTD. This is slightly up on last year when we received \$5530 for the year. Whilst donations are down a bit this financial year, meeting room receipts are up and book sales are steady. It is interesting to note that in the financial year ending June 2017 donations received were \$1160. This indicates that visitation to Chauncy Vale is increasing. What received in rent in the past has been mostly made up for by the increase in donations.

Financial report Moved – Heather, seconded – Tony James carried

## 5. Wombat Woodland Walk Project update

*Bridge* – Still no engineering drawings for the bridge support structures – hopefully they will be done soon. Graham expressed his frustration over this continued delay, despite contact being made with the engineer who has now had six months to produce a simple set of drawings and specifications! It is possible that an alternative will need to be found soon otherwise the project will drag on too long.

Sculptor Andrew Evans who commenced some project work has been delayed due to a serious episode with Covid. On his return he will do the 'landscape logs' and some more sculpture.

## 6. Community Event Planning

The community event is scheduled for Sunday 25<sup>th</sup> September.

Components of the event will be:

- Wombat Woodland Walk opening
- Kara Spence – children's activity – possibly along the Wombat Woodland Walk
- Bird interpretations walk with Sally Bryant or alternative
- Discovery Ranger interactive display – Graham to speak to Ingrid Albion about this
- Organised walk on the Caves Track – Graham and Ben
- Opening of Day Dawn Cottage for viewing
- Tasmanian Land Conservancy display
- Aboriginal involvement
- We will supply tea, coffee and children's drinks only

Promotion (to commence two months prior):

- Internal channels – social media
- SM News, Bagdad News
- ABC

To date there has been no luck contacting Ingrid Albion - Discovery Ranger program. Ian offered to assist. Ian mentioned that there may be a charge for their involvement.

Sally Bryant made contact just after the meeting. She is unable to attend due to a clash of commitments. She did make another suggestion - Glen Bain from TLC. Graham to follow this up.

Ben to make some enquiries about the potential aboriginal involvement – Liam Quilliam.

## 7. Goat management

Whilst goat sightings are still being reported occasionally, Tony B suggests that signs of their presence are becoming less obvious. Tony J has not had much luck to date regarding enticing goats to a particular area with food, the ultimate aim being to trap them in a portable corral. It was decided to keep going with the current methodology until the next meeting when there will be a re-appraisal of what is required to be done.

## 8. Tasmanian Land Conservancy Flat Rock Reserve update

There is currently no representative from TLC as Cath Dickson has been promoted to Science Manager position. Cath's replacement will represent TLC on the Committee.

Cath conveyed the following information - We're currently working with NRM South (Rosie Hohnen) on Flat Rock where they plan to run a sugar glider population assessment and control program. I'll let you know how we go.

## 9. Other business

### Wildlife release at Chauncy Vale

There was discussion about the release of wildlife at Chauncy Vale following the request from Carolyn Whitfield. Primary concerns centred around:

- genetics of the animals (IM) – not appropriate to shift animals from place to place – best to release close to where they came from
- (TJ) the animals will learn from their past experience that lead to their injury and may not be as susceptible again, hence release close to where they were found
- territorial nature of some species (HC) – creates conflict and potential suffering when animals are released into new areas
- (HC) turning animals loose to be killed on the road as they head back to where they came from
- Resources (GG) – food resources are a problem most years at Chauncy Vale due to the dry climate. Extra animals may put the system out of balance

In the opinion of Greg Irons (Director of Bonorong), Chauncy Vale is suitable for the release of birds but not other wildlife due to the lack of food. The animals are likely to be

drawn to the nearby farmland where there is potential for them to be shot or killed on the road.

**Policy position for the future:**

It was resolved by the Committee that it is not our preference for orphaned wildlife to be released at Chauncy Vale, with one exception – that a soft release enclosure be used and that any program be managed by Bonorong in conjunction with the wildlife carer, in other words, if there are no other alternatives we will provide the piece of ground for the soft release enclosure but will not be involved in its management

**Moved: Tony James      seconded Ben      carried**

Day Dawn Cottage

A budget request has been submitted for consideration by council for the upcoming financial year to enable the identified works in the buildings maintenance plan to be undertaken – that is, scrape back paintwork of the timber parts of the building, repaint, repair and repaint windows, screw down the roof, install more gutter guard.

A much-needed handrail has been installed on the track approaching the cottage.

Timber has been ordered for the final section of the picket fence.

The track to Day Dawn has been tidied up i.e. the deteriorated edging removed and large weeds removed. Graham asked permission of the Committee to plant 6 Risdon peppermints (hardy local mallee trees) along each side of the track where it passes across the open paddock to improve the aesthetics on the approach to the cottage. The trees to be protected by large guards made from star pickets and tall robust chicken-wire. Permission granted.

Graham mentioned that Day Dawn could benefit from more frequent cleaning, particularly in the kitchen which can get a visible layer of dust over everything if not attended to reasonably often. Graham to ask Laura if she would mind attending to this on a regular basis.

Road works

Tony J is to undertake some road and drainage improvement work in consultation with Graham.

Stream erosion

Tony B mentioned that Day Dawn Creek still has erosion issues in places. Graham to make an appraisal as to what may be done about this and to seek an opinion from a suitably qualified person if necessary.

Management plan

Graham expressed interest in wrapping up the revision of the Management Plan as this was on hold pending further comments to come from Cath. Ian tabled his edits and some other useful resources. The Plan to be finalized as soon as practicable.

New donation box

A new donation box made by Ian Whelan has been installed at the walker registration booth.

Chauncy Vale sign on the Midland Highway

Heather mentioned that the Chauncy Vale Road sign on the Midland Highway coming from the south was not put back after the roadworks. Graham to ask Council's Works Manager to chase this up.

**10. Next meeting**

Monday August 15<sup>th</sup>

# Woodsdale Community Memorial Hall

Est. 1905

## Minutes

FOR

Special Committee Meeting

On

Thursday 30 June 2022

At

2504 Woodsdale Road Woodsdale – Commencing at 10:30am

### 1. Welcome/opening

- The President welcomes members to the meeting.

1.2 The President declares the meeting open at 10.30am

### 2. Attendance:

Mrs Kaye Rowlands President, Mrs Ann Scott Vice President, Ms Alyson Scott, Mr Leon Scott, Mrs Marion Wiggins.

### 3. Apologies

Ms Kate Bourne Treasurer/Secretary, Clr Karen Dudgeon Council Representative, Mrs Sally Stubbs

### 4. The President Mrs Kaye Rowlands called the meeting to discuss with the Woodsdale Football Club Secretary, the requirements for the upcoming Trophy Night Dinner as the date has been brought forward from September 2022 to 13<sup>th</sup> August 2022. The members had a general discussion concerning the menu for said event. Ms Alyson Scott had had some quotes for meat.

All members in attendance agreed on the following:

Entrée of	Soup with Dinner Bun and butter
Mains	Beef, Pork, Chicken with Vegetables – Potatoes, Swedes, Carrots, Peas & Corn Gravy and Apple Sauce
Dessert	Pavlova, Fruit and Apple Crumble with Ice Cream Cheese and Fruit Platters

All of the above at a cost of \$30.00 p/p

Soup to be donated

Leon to provide Potatoes and Swede

Marion will provide 5 Pavlovas and Apple Sauce

Kaye will provide carrots and Pavlovas

Special Meeting ended at 11.10am

**Next General Committee Meeting to be Held at the Woodsdale  
Hall on the 25<sup>th</sup> July at 7.30 pm**



# Southern Tasmanian Councils Authority

## Quarterly Report to Members

### June 2022



Each Joint Authority is required under Section 36B of the *Local Government Act 1993* to provide to its members a quarterly report that includes a statement of general performance and a statement of its financial performance

This report covers the three-month period ending 30 June 2022. This report with all previous quarterly reports is published on the Authority's website: [www.stca.tas.gov.au](http://www.stca.tas.gov.au)

The Southern Tasmanian Councils Authority commenced on 1 July 2006

*Photo: Dunalley, Credit to The Cannery*

**Contents**

ORDINARY BOARD MEETING – 23 May 2022 ..... 3



*Dunalley Hotel - Photo credit to the Hotel*



*Spectacular Head Whale Watching - Photo credit Sorell Council*

## ORDINARY BOARD MEETING – 23 May 2022

A meeting of the STCA Board took place on 23 May 2022, the following matters were discussed:

### **Regional Climate Change Initiative (RCCI)**

The Board reviewed and noted the quarterly Regional Climate Change Initiative Report. The Board also endorsed the Regional Strategy – Adapting to a Changing Tasmanian Coastline.

The Board noted the requirement to establish working groups under RCCI for Bio Char, Urban Trees: Cities, Towns and Settlements. Nominations are sought from Councils for officers to participate.

### **Other updates**

Updates were provided for Sorell Council, Southeast Regional Development Authority, South-Central Sub-region committee and TasWater, Destination Southern Tasmania.

### **Presentations**

The Board received a presentation from the University of Tasmania's Vice Chancellor regarding the proposed University's move into the Hobart CBD. He discussed Key outcomes from the CBD move like; Improved access to higher education for more young Tasmanians, stimulation of small business in Hobarts CBD, investment into the Hobart economy, creating a world-leading model of sustainability and help green the city, the green spaces and sporting facilities at Sandy Bay campus will be retained, protected, and enhanced, and the repurposed Sandy Bay campus will to a sustainable village.

State Planning office presented an update to the Board on the Southern Tasmanian Regional Land Use Strategy (STRLUS).

The Board also received a presentation from State Growth Office on the on the 30-year Greater Hobart Plan. *'The Greater Hobart Plan seeks to support and plan for future growth while still protecting our environment, our social fabric, and economic opportunities for years to come.'* The public consultation for the Draft Greater Hobart Plan closes 20 June 2022.

### **2022/23 STCA Budget**

The STCA Board approved the 2022/23 Budget.

### **Financial Report**

The Board noted the 31 March 2022 draft Financial Report. A copy is included with this Quarterly Report.

### **Next Meeting**

The next Board meeting will be hosted by Derwent Valley Council and will be held on 22 August 2022.

STCA – FINANCIAL STATEMENT - MARCH 2022	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	YTD VARIANCE %	FULL YEAR BU
<b>Administration</b>					
Expenses					
Website Development	3,273	3,600	327	9.1 %	
Catering	318	750	432	57.6 %	1,000
Contractor Services - General	500	1,500	1,000	66.7 %	2,000
Consultancy - Business Management	5,455	0	(5,455)		10,000
Contractors - Auditors	5,630	6,075	445	7.3 %	6,075
<b>Subtotal EXPENSES</b>	<b>15,175</b>	<b>11,925</b>	<b>(3,250)</b>	<b>(27.3 %)</b>	<b>23,875</b>
Revenue					
Unspent Grants/Opening Funds B/F	(222,739)	(222,739)	0	0.0 %	(222,739)
Member Contributions 2021/22	(21,813)	(23,994)	(2,181)	9.1 %	(23,994)
Bank Interest	0	0	0	(100.0 %)	0
<b>Subtotal REVENUE</b>	<b>(244,552)</b>	<b>(246,733)</b>	<b>(2,181)</b>	<b>(0.9 %)</b>	<b>(246,733)</b>
<b>Subtotal Administration</b>	<b>(229,376)</b>	<b>(234,808)</b>	<b>(5,432)</b>	<b>(2.3 %)</b>	<b>(222,858)</b>
<b>Climate Change Adaptation Project</b>					
Expenses					
Contractor Services - Regional Climate Change Strategy and Council Action Plans	30,819	75,000	44,181	58.9 %	100,000
Contractor Services - Regional Coastal Strategy	0	6,000	6,000	100.0 %	6,000
<b>Subtotal EXPENSES</b>	<b>30,819</b>	<b>81,000</b>	<b>50,181</b>	<b>62.0 %</b>	<b>106,000</b>
Revenue					
Unspent Grants/Opening Funds B/F	(100,090)	(100,090)	0	0.0 %	(100,090)
Other Contributions - Regional Climate Change Initiative	(5,455)	(6,000)	(545)	(9.1 %)	(6,000)
<b>Subtotal REVENUE</b>	<b>(105,545)</b>	<b>(106,090)</b>	<b>(545)</b>	<b>(0.5 %)</b>	<b>(106,090)</b>
<b>Subtotal Climate Change Adaptation Project</b>	<b>(74,726)</b>	<b>(25,090)</b>	<b>49,636</b>	<b>197.8 %</b>	<b>(90)</b>
<b>Waste Communications</b>					
Expenses					
Consultancy - Business Management	0	0	0		0
Communications	8,685	22,500	13,815	61.4 %	30,000
<b>Subtotal EXPENSES</b>	<b>8,685</b>	<b>22,500</b>	<b>13,815</b>	<b>61.4 %</b>	<b>30,000</b>
Revenue					
<b>Subtotal REVENUE</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Subtotal Waste Communications</b>	<b>8,685</b>	<b>22,500</b>	<b>13,815</b>	<b>61.4 %</b>	<b>30,000</b>
<b>Regional Economic Development Strategy</b>					
Expenses					
Development of Strategy	0	15,000	15,000	100.0 %	20,000
<b>Subtotal EXPENSES</b>	<b>0</b>	<b>15,000</b>	<b>15,000</b>	<b>100.0 %</b>	<b>20,000</b>
Revenue					
Unspent Grants/Opening Funds B/F	0	0	0		0
<b>Subtotal REVENUE</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Subtotal Regional Economic Development Strategy</b>	<b>0</b>	<b>15,000</b>	<b>15,000</b>	<b>100.0 %</b>	<b>20,000</b>
<b>Regional Planning Initiative</b>					
Expenses					
Contractor Services - Environmental	0	18,330	18,330	100.0 %	24,435
<b>Subtotal EXPENSES</b>	<b>0</b>	<b>18,330</b>	<b>18,330</b>	<b>100.0 %</b>	<b>24,435</b>
Revenue					
Unspent Grants/Opening Funds B/F	(23,007)	(23,007)	0	0.0 %	(23,007)
<b>Subtotal REVENUE</b>	<b>(23,007)</b>	<b>(23,007)</b>	<b>0</b>	<b>0.0 %</b>	<b>(23,007)</b>
<b>Subtotal Regional Planning Initiative</b>	<b>(23,007)</b>	<b>(4,677)</b>	<b>18,330</b>	<b>391.9 %</b>	<b>1,428</b>
<b>Total Operating</b>					
Expenditure	54,679	148,755	94,076	63.2 %	204,310
Income	(373,103)	(375,830)	(2,727)	(0.7 %)	(375,830)
<b>Net Operating</b>	<b>(318,424)</b>	<b>(227,075)</b>	<b>91,349</b>	<b>-40.2 %</b>	<b>(171,520)</b>

Note: This report is for management reporting purposes only. Actual and Budget income amounts include carry forward unspent grant funds which have been received and were unspent in prior reporting periods.

#### STCA December Financial Statement Summary

##### Funds Carried Forward from 2020/21 to 2021/22

- In the 2021/22 Financial Year \$345,836 has been carried forward from unspent funds in prior periods.
- \$100,000 of these funds have been allocated to Regional Climate Change Strategy and Council Action Plans
- \$6,000 of these funds have been allocated to Regional Coastal Strategy

##### Expenditure:

- With 75% of the financial year elapsed \$54,679 of expenditure has been recorded. This represents 26.76% of the annual budget.

##### Income:

- With 75% of the financial year elapsed \$373,103 of income has been recorded. This represents 99.27% of the annual budget.
- In addition to \$345,836 of funds carried forward, \$27,267 of funding has been received in the 2021/22 financial year, comprising: \$21,813 for Annual Fees paid by Member Councils; and \$5,454 from Non-Member Councils as contributions to the Regional Climate Change Initiative project.



**APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT**  
**Residential Use**

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

**Applicant / Owner Details:**

**Owner / s Name** JUSTIN ROBERT McROSS & CHIEKO SASAKI

**Postal Address** 82 AUGUSTA ROAD  
LENAH VALLEY 7008

Phone No: 0439 523 415  
Fax No:

**Email address:** schiekomail@gmail.com

**Applicant Name** (if not owner) ALEX REED C/O MCCARTHY REED ARCHITECTS

**Postal Address:** 11 LITTLE ARTHUR ST  
NORTH HOBART 7000

Phone No: 0400 672 203  
Fax No:

**Email address:** alex@mccarthyreed.com.au

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

**Address of new use and development:** 1185 NATIVE CORNERS RD, CAMPANIA

**Certificate of Title No:** Volume No 152494 Lot No: 1

**Description of proposed use or development:** NEW DWELLING  
ANCILLARY STUDIO AND AMENITIES

ie: New Dwelling /Additions/  
Demolition //Shed / Farm Building  
/ Carport / Swimming Pool or  
detail other etc.

**Current use of land and buildings:** VACANT

Eg. 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



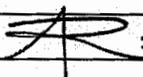
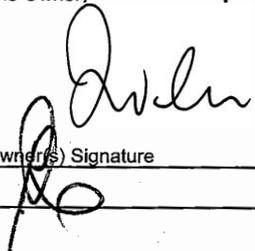
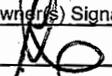
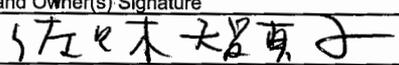
Proposed Material	What are the proposed external wall colours	STAINED TIMBER	What is the proposed roof colour	GALVANISED
	What is the proposed new floor area m <sup>2</sup> .	177m <sup>2</sup>	What is the estimated value of all the new work proposed:	\$350,000

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

Signed Declaration [REDACTED]

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  (if not the Owner)	Applicant Name (Please print) ALEX REED	Date 16 <sup>TH</sup> MARCH 2022
Land Owner(s) Signature 	Jesse Walker Delegated Officer on behalf of the Minister	31 May 2022
Land Owner(s) Signature 	Land Owners Name (please print) JUSTIN ROBERT M CROSS	Date 16/03/2022
Land Owner(s) Signature 	Land Owners Name (please print) Chieko Sasaki	Date 16/03/2022



## RESIDENTIAL DEVELOPMENT – Information & Checklist sheet

Use this check list for submitting your application

### Submitting your application ✓

1. All plans and information required per Part 8.1 Application Requirements of the Planning Scheme
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices)
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code.
4. Prescribed fees payable to Council

### Information

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

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

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

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

### Heritage Tasmania

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

### TasWater

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

### PRIVACY STATEMENT

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

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

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

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

Address all correspondence to: The General Manager, PO Box 21, Oatlands Tasmania 7120  
 Oatlands Office: 71 High Street Oatlands Phone (03) 62545000 Fax (03) 62545014  
 Kempton Office: 85 Main Street Kempton Phone (03) 62545050  
 Email Address: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au) Web [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)  
 ABN 68653459 589



01/06/2022  
Department of Natural Resources  
and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia  
www.parks.tas.gov.au



Enquiries: Gerry Murrell  
Phone: (03) 6165 3065  
Email: [propertyservices@parks.tas.gov.au](mailto:propertyservices@parks.tas.gov.au)  
Our ref: 22/3125

31 May 2022

McCarthy Reed Architects  
Attn: Alex Reed  
11 Little Arthur Street  
NORTH HOBART TAS 7000

E: [alex@mccarthyreed.com.au](mailto:alex@mccarthyreed.com.au)

Dear Mr Reed,

**LODGEMENT OF PLANNING APPLICATION  
MCCARTHY REED ARCHITECTS ON BEHALF OF JUSTIN MCROSS AND CHIEKO SASAKI  
NEW DWELLING ANCILLARY STUDIO AND AMENITIES  
1185 NATIVE CORNERS ROAD, CAMPANIA**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not PWS' practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jesse Walker".

Jesse Walker  
**Team Leader (Assessments)**

01/06/2022

# Notice of Termination of Authority and Instrument of Delegation

## **DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE LAND USE PLANNING AND APPROVALS ACT 1993**

I, TIMOTHY WILLIAM BAKER, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976* ("the Act"), acting pursuant to section 23AA(5A) of the *Acts Interpretation Act*, hereby give notice that the authority of the holders of the offices of Deputy Secretary (Parks & Wildlife Service) (position number 700451), Manager - Crown Land Services (position number 707556), Team Leader - Crown Land Services (Unit Manager, Leases & Licences) (position number 340697) and Team Leader - Crown Land Services (Unit Manager, Policy & Projects) (position number 334958) to perform the functions conferred on the Director-General of Lands, as delegated on 20 December 2020 by Deidre Wilson, then Acting Director-General of Lands, is terminated with immediate effect.

Further, acting pursuant to section 52(IE) of the *Land Use Planning and Approvals Act 1993* ("the Act"), I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule I, to the persons respectively holding the offices of Deputy Secretary (Parks & Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124), and Team Leader (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister for Parks, being and as the Minister administering the *Crown Lands Act 1976*, by instrument dated 30 November 2021.

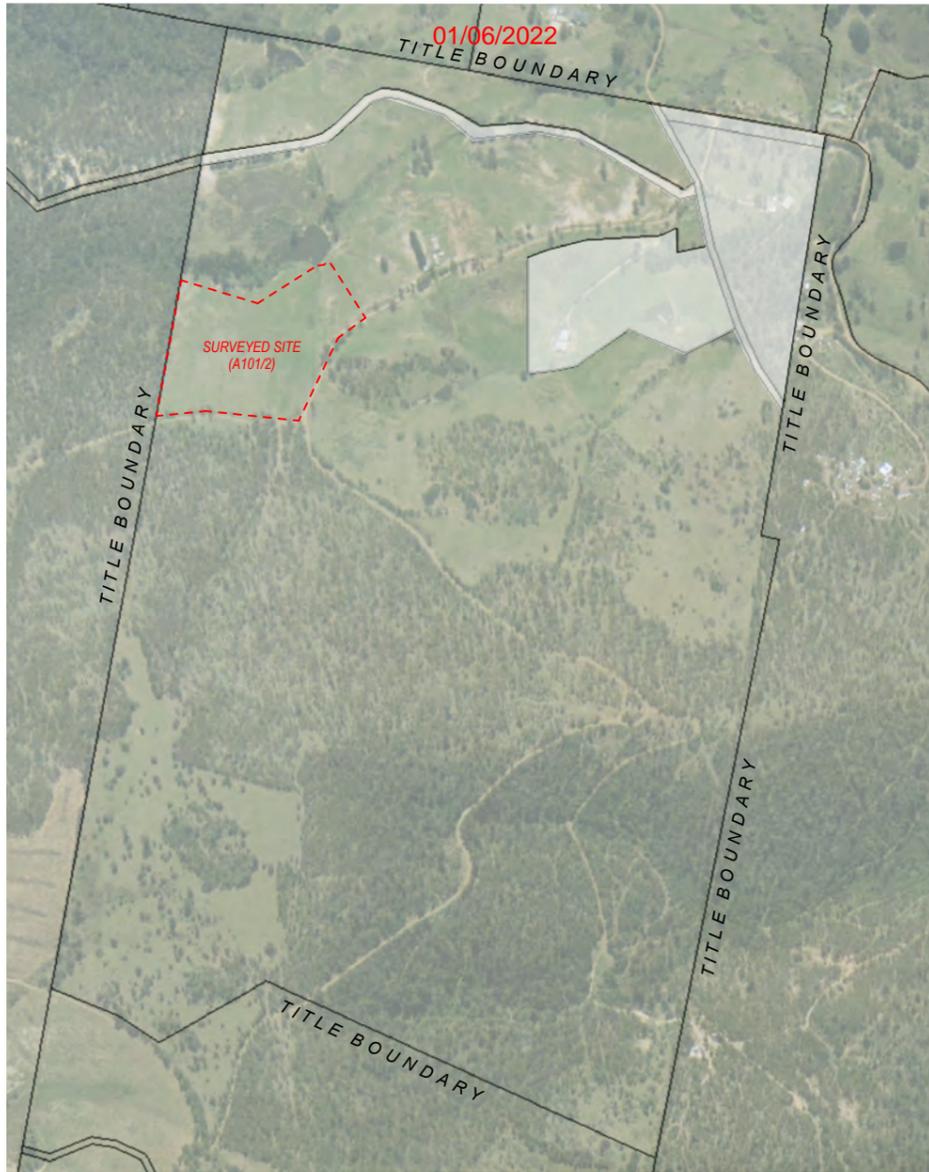
### SCHEDULE I

<b>Provision</b>	<b>Description of Functions</b>
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

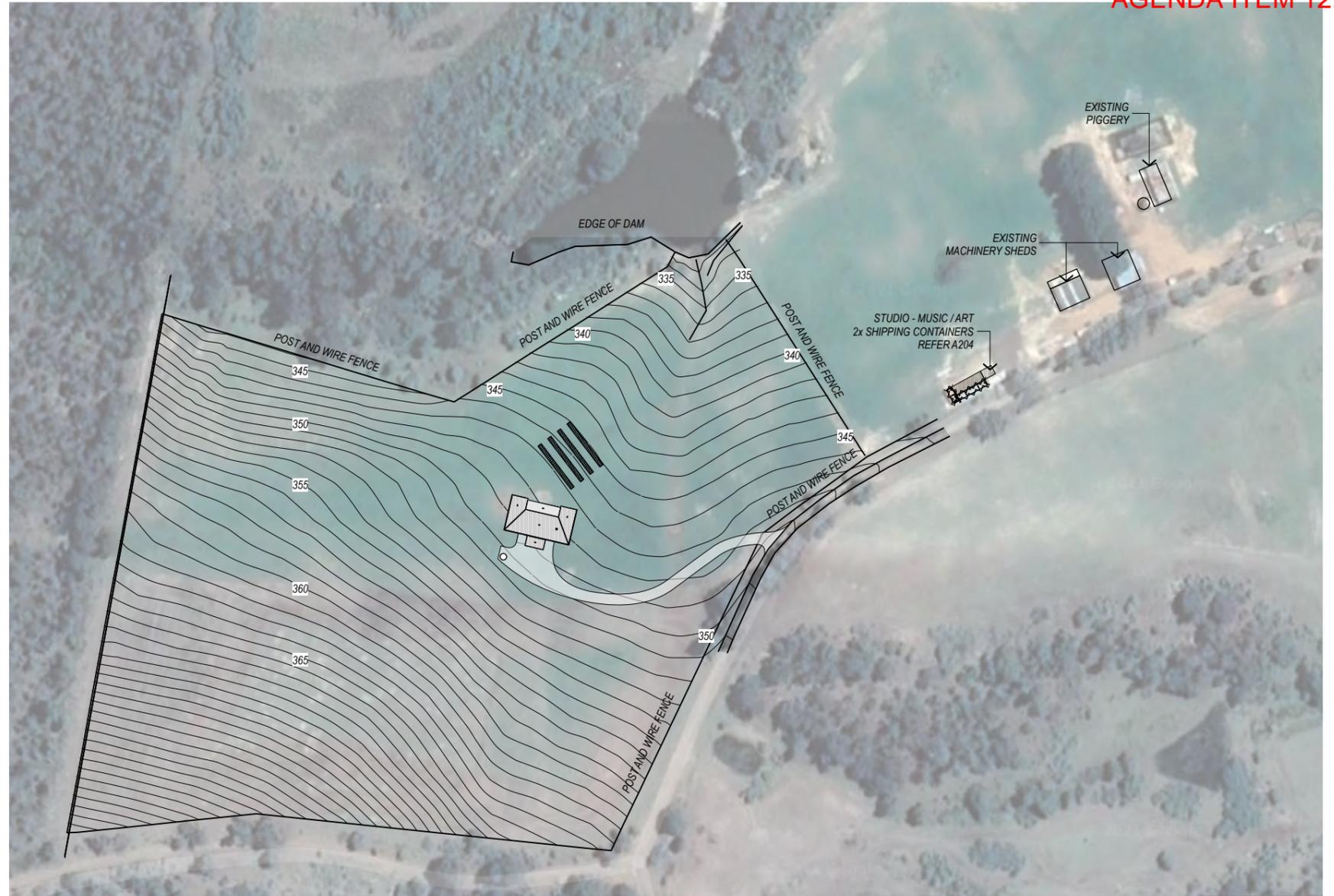
Dated at HOBART this 7th day of December 2021



.....  
Tim Baker  
**DIRECTOR-GENERAL OF LANDS**



1 Location Plan  
scale: 1:10000



2 Surveyed Site Plan  
scale: 1:2000

**SITE INFORMATION:**

ZONING: 26.0 RURAL RESOURCE  
SOUTHERN MIDLANDS COUNCIL  
OVERLAY: 125 FRE: BUSHFIRE PRONE AREA  
125 LDS: LANDSLIDE HAZARD AREA  
BAL RATING: 12.5  
CORROSION ENVIRONMENT: LOW  
DESIGN WIND SPEED: N3  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
LAND TITLE REFERENCE: 152494/1

**DRAWING REGISTER:**

A101	LOCATION PLAN
A102	SITE PLAN
A103	SITE PLAN
A201	GROUND PLAN
A202	REFLECTED CEILING
A203	ROOF PLAN
A204	CONTAINERS
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTION A+B
M1	MODEL IMAGES
M2	MODEL IMAGES
M3	MODEL IMAGES

NEW RESIDENCE  
**1185 NATIVE CORNERS RD.**  
CAMPANIA



REVISION NOTES: REV. DESCRIPTION DATE

NOT FOR CONSTRUCTION



M: 0419 132 038 - STEVE MCCARTHY  
M: 0400 672 203 - ALEX REED  
ABN: 41 943 954 898

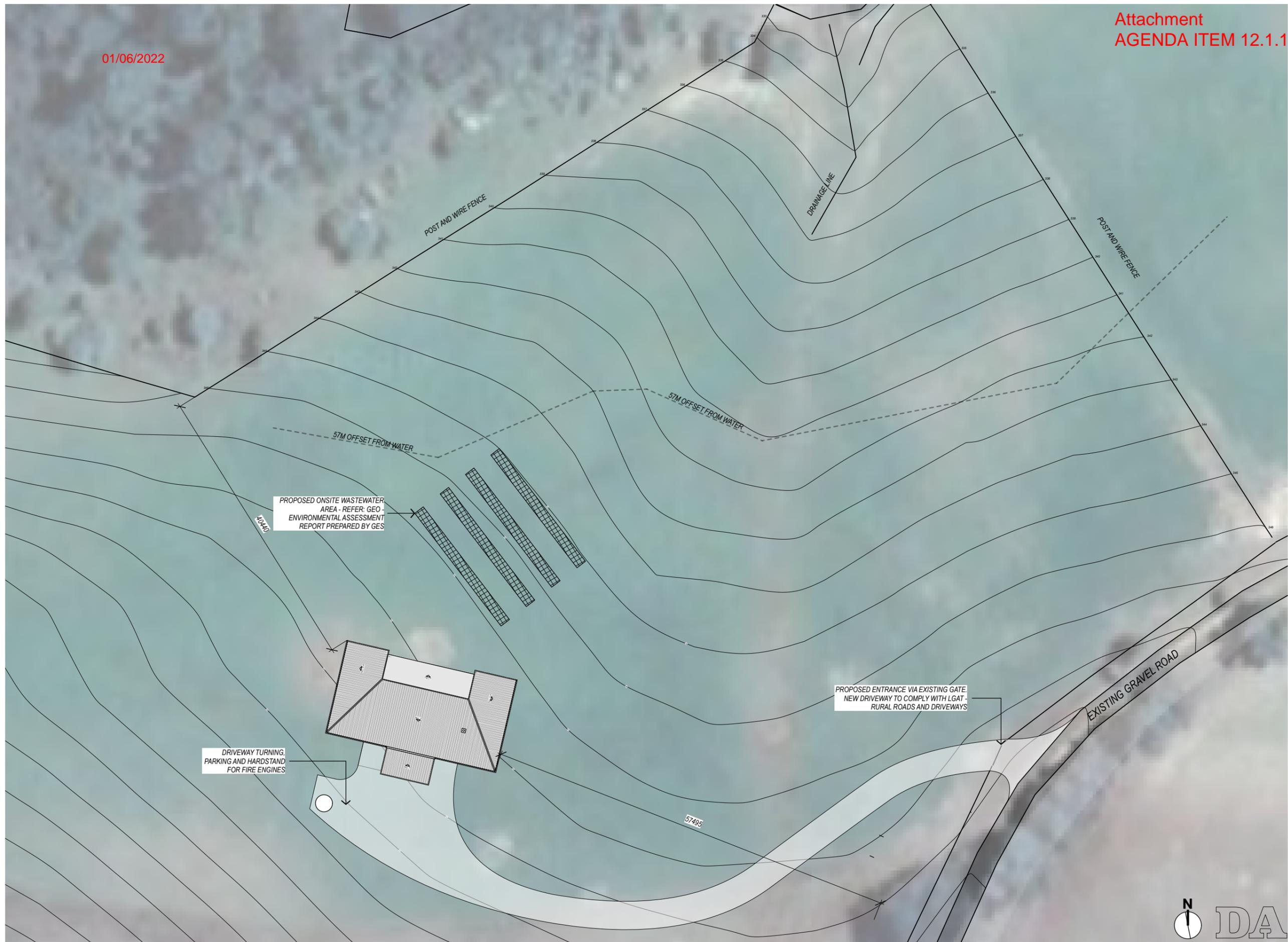
**NEW RESIDENCE**  
**1185 NATIVE CORNERS RD**  
**CAMPANIA**  
**McROSS SASAKI**

JOB No: 21.08  
DRAWING: LOCATION PLAN  
STAGE: DEVELOPMENT APP.  
SCALE: AS SHOWN @ A3  
DRAWN: AR  
REVISION: -

**A101**

DATE: 16.03.2022

01/06/2022



1 House Site Plan  
scale: 1:500



REVISION NOTES:	REV.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

**ALEX REED**  
ARCHITECTS  
M: 0419 132 038 - STEVE MCCARTHY  
M: 0400 672 203 - ALEX REED  
ABN: 41 943 954 898

**NEW RESIDENCE**  
**1185 NATIVE CORNERS RD**  
**CAMPANIA**  
**McROSS SASAKI**

JOB No: 21.08  
DRAWING: SITE PLAN  
STAGE: DEVELOPMENT APP.  
SCALE: AS SHOWN @ A3  
DRAWN: AR  
REVISION: -

**A102**

DATE: 16.03.2022

01/06/2022



1 Studio Container Site Plan  
scale: 1:500



REVISION NOTES: REV. DESCRIPTION	DATE
----------------------------------	------

NOT FOR CONSTRUCTION

**MCCARTHY REED**  
ARCHITECTS  
M: 0419 132 038 - STEVE MCCARTHY  
M: 0400 672 203 - ALEX REED  
ABN: 41 943 954 898

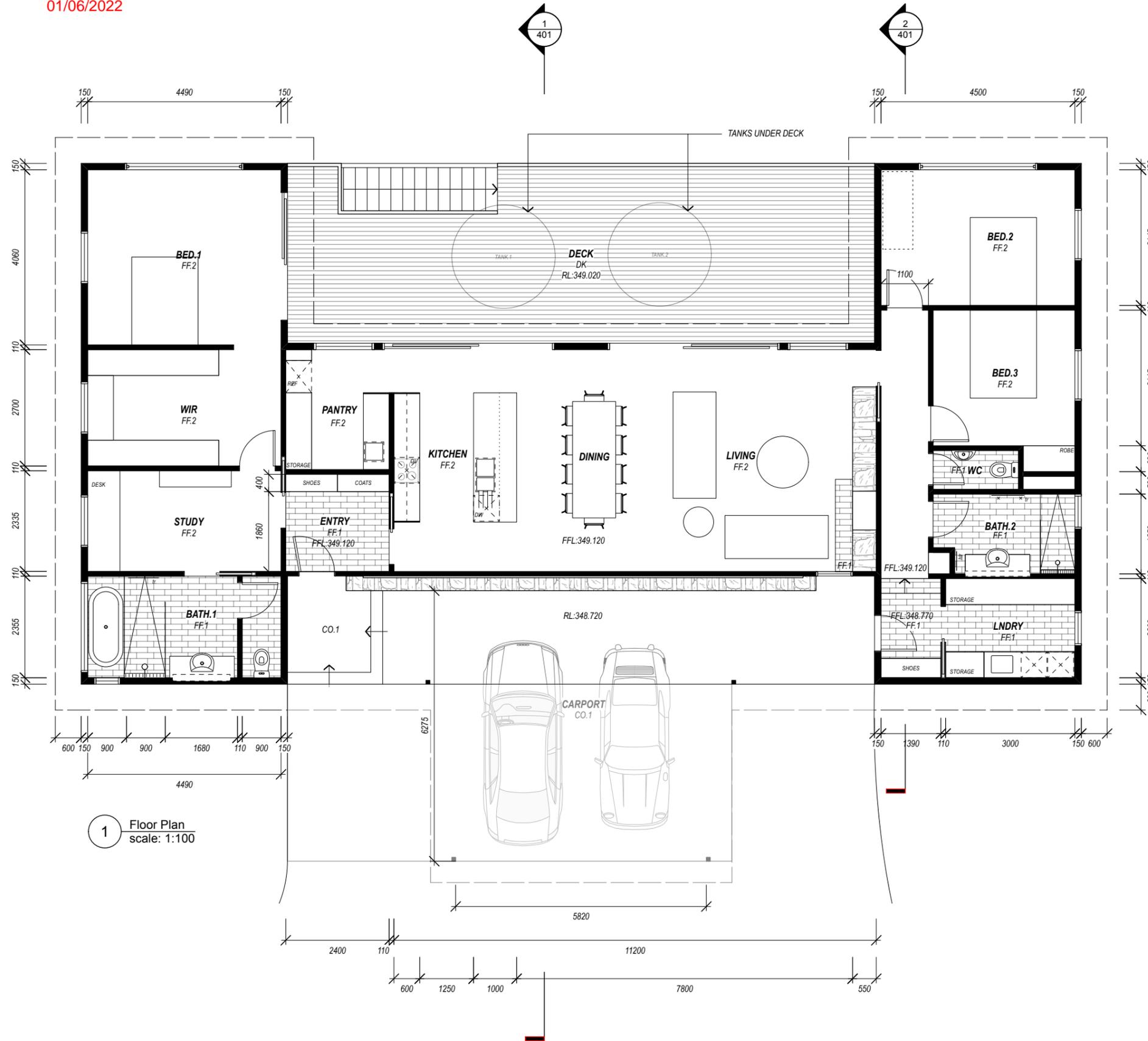
**NEW RESIDENCE**  
**1185 NATIVE CORNERS RD**  
**CAMPANIA**  
**McROSS SASAKI**

JOB No: 21.08  
DRAWING: SITE PLAN  
STAGE: DEVELOPMENT APP.  
SCALE: AS SHOWN @ A3  
DRAWN: AR  
REVISION: -

**A103**

DATE: 16.03.2022

01/06/2022



CO.1 CONCRETE 1:  
 EXPOSED AGGREGATE CONCRETE

DK. DECKING  
 TIMBER FIRE RESISTING SPECIES  
 TBA

FF1. FLOOR FINISH 1:  
 LARGE FORMAT TILE  
 CLIENT TO SUPPLY

FF2. FLOOR FINISH 2:  
 TAS OAK TIMBER FLOORING

**AREAS:**

FLOOR AREA	177m <sup>2</sup>
DECK AREA	52m <sup>2</sup>
ROOFED AREA	345m <sup>2</sup>

1 Floor Plan  
 scale: 1:100

REVISION NOTES: REV. DESCRIPTION

DATE

NOT FOR CONSTRUCTION



**MC CARTHY REED**  
 ARCHITECTS

M : 0419 132 038 - STEVE MCCARTHY  
 M : 0400 672 203 - ALEX REED  
 ABN : 41 943 954 898

**NEW RESIDENCE**  
**1185 NATIVE CORNERS RD**  
**CAMPANIA**  
**McROSS SASAKI**

JOB No : 21.08  
 DRAWING : FLOOR PLAN  
 STAGE : DEVELOPMENT APP.  
 SCALE : AS SHOWN @ A3  
 DRAWN : AR  
 REVISION : -

DA

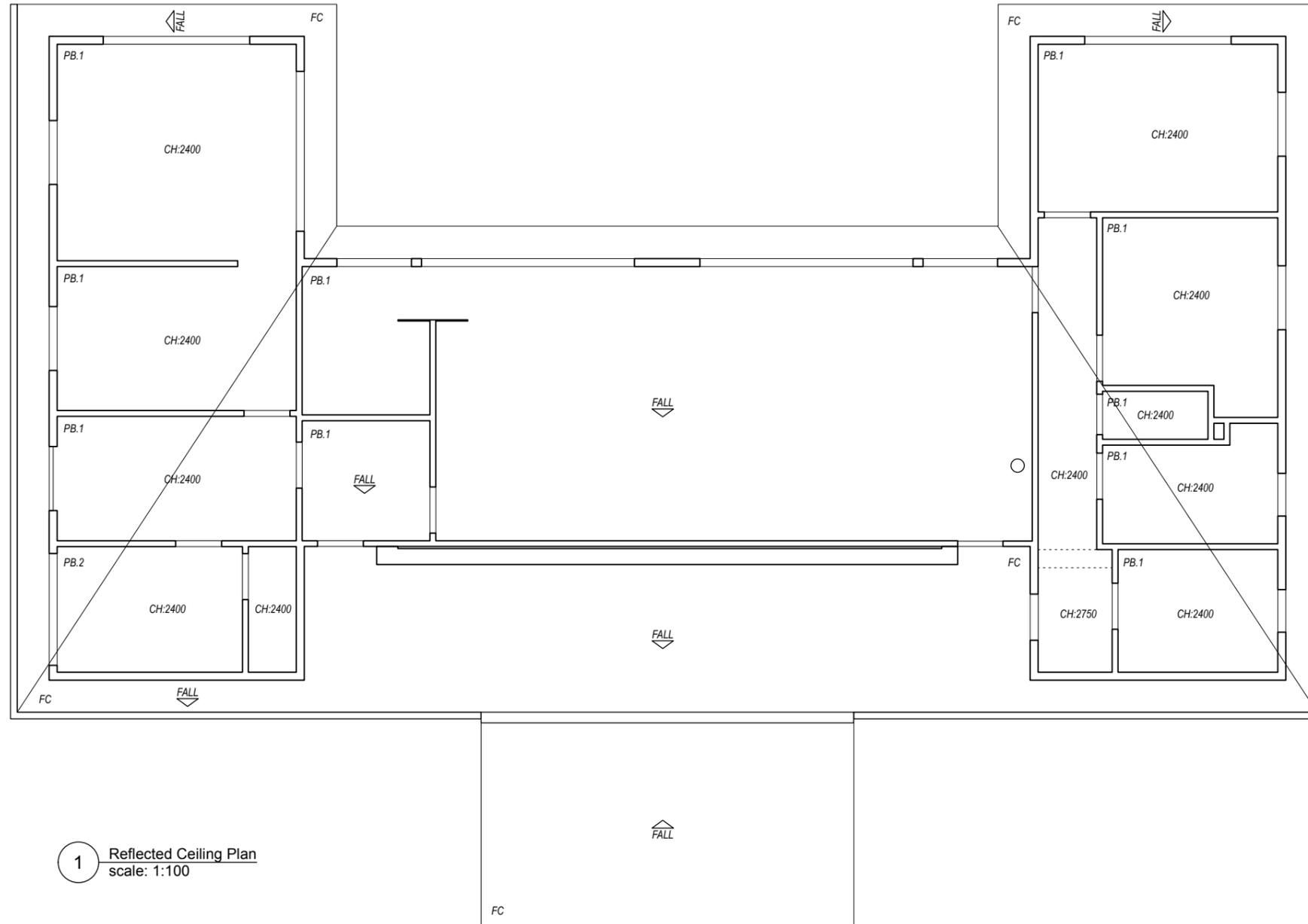
**A201**

DATE: 16.03.2022

01/06/2022

Attachment  
MATERIALS  
AGENDA ITEM 12.1.1

- FC FIBRE CEMENT SHEET:  
6mm SOFFITLINE  
BUTT JOINT - FLUSH FINISH  
NO PVC JOINERS
- PB.1 PLASTER BOARD 1:  
10mm GENERAL AREA
- PB.2 PLASTER BOARD 2:  
AQUACHEK - 13mm WETAREA



REVISION NOTES: REV. DESCRIPTION

DATE

NOT FOR CONSTRUCTION

© COPYRIGHT

**MCCARTHY REED**  
ARCHITECTS

M : 0419 132 038 - STEVE MCCARTHY  
M : 0400 672 203 - ALEX REED  
ABN : 41 943 954 898

**NEW RESIDENCE**  
**1185 NATIVE CORNERS RD**  
**CAMPANIA**  
**McROSS SASAKI**

JOB No : 21.08  
DRAWING: REF:CEILING  
STAGE : DEVELOPMENT APP.  
SCALE : AS SHOWN @ A3  
DRAWN : AR  
REVISION : -

DA

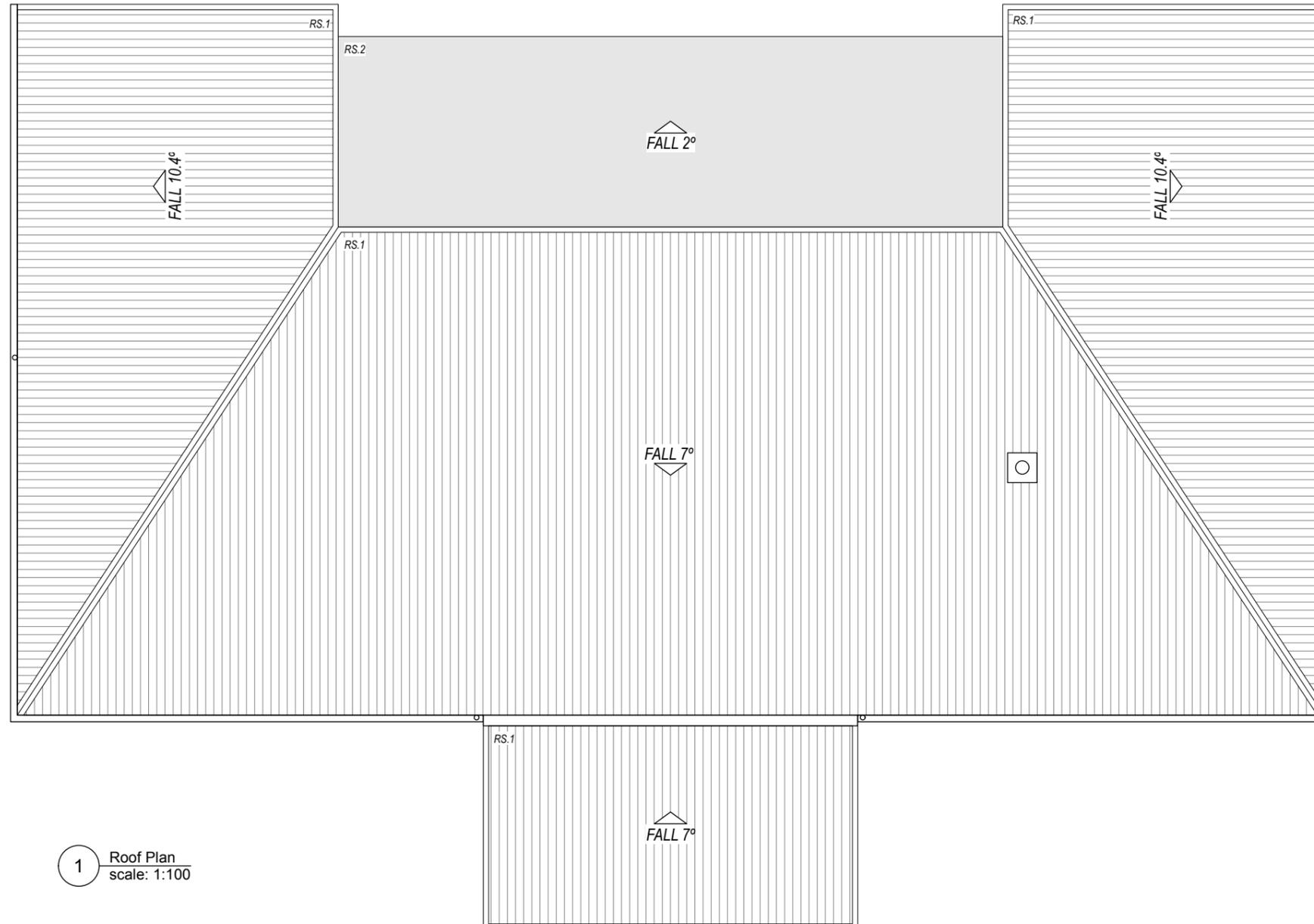
A202

DATE: 16.03.2022

01/06/2022

Attachment  
MATERIALS  
AGENDA ITEM 12.1.1

- RS.1 ROOF SHEET 1:  
COLORBOND - SPANDEK  
GALVANISED
- RS.2 ROOF SHEET 2:  
AMPELITE SOLASAFE  
POLYCARBONATE



1 Roof Plan  
scale: 1:100

REVISION NOTES: REV. DESCRIPTION

DATE

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MCARTHUR REED  
ARCHITECTS

M : 0419 132 038 - STEVE MCCARTHY  
M : 0400 672 203 - ALEX REED  
ABN : 41 943 954 898

NEW RESIDENCE  
1185 NATIVE CORNERS RD  
CAMPANIA  
McROSS SASAKI

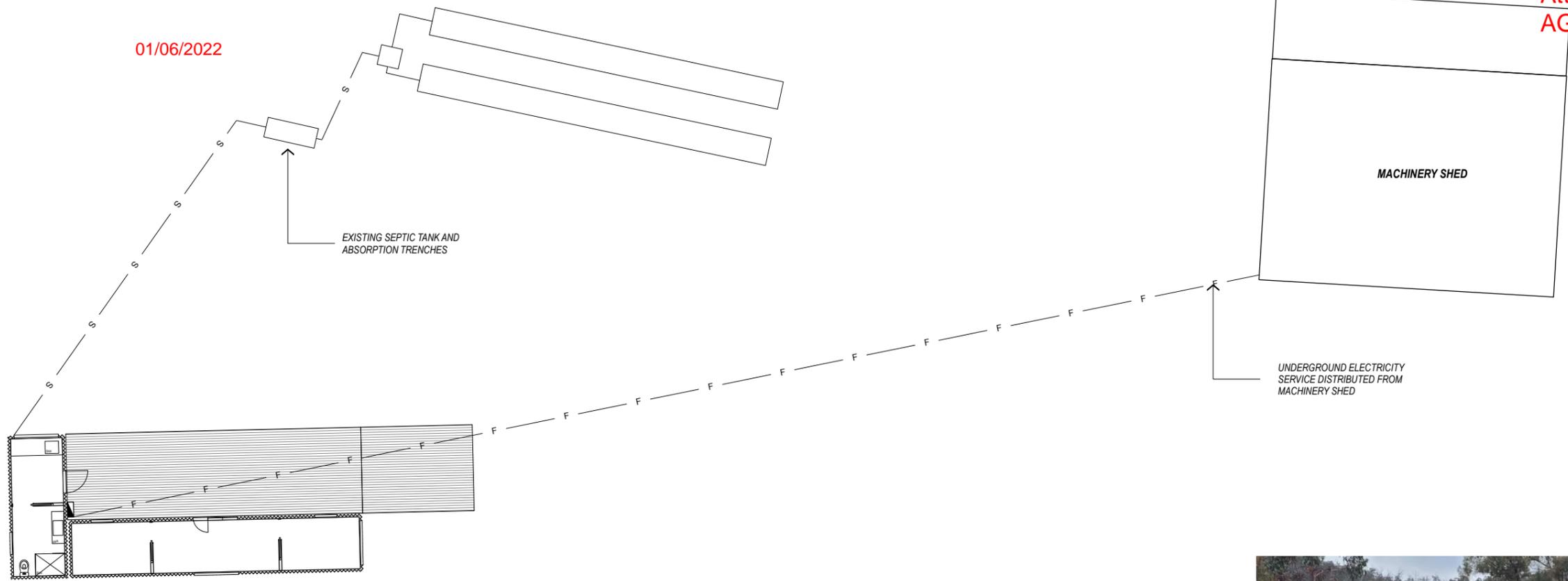
JOB No : 21.08  
DRAWING : ROOF PLAN  
STAGE : DEVELOPMENT APP.  
SCALE : AS SHOWN @ A3  
DRAWN : AR  
REVISION : -

DA

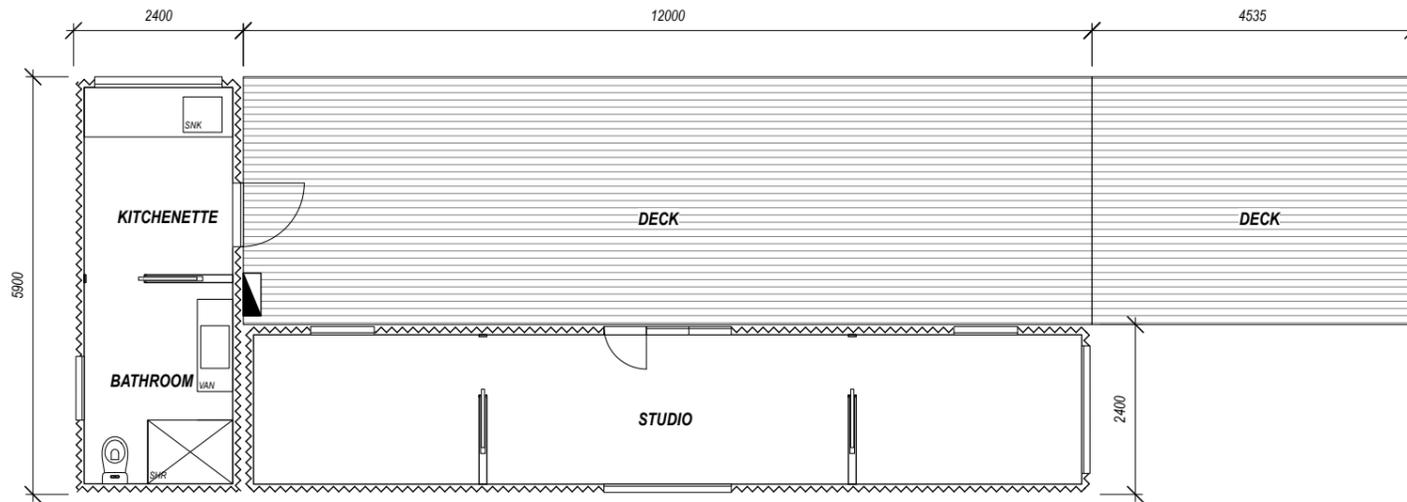
A203

DATE: 16.03.2022

01/06/2022



1 CONTAINER SITE PLAN  
scale: 1:200



2 CONTAINER STUDIO + AMENITY BLOCK  
scale: 1:100



DA

A204

DATE: 16.03.2022

REVISION NOTES:	REV.	DESCRIPTION	DATE
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NOT FOR CONSTRUCTION

MC CARTHY REED  
ARCHITECTS

M: 0419 132 038 - STEVE MCCARTHY  
M: 0400 672 203 - ALEX REED  
ABN: 41 943 954 898

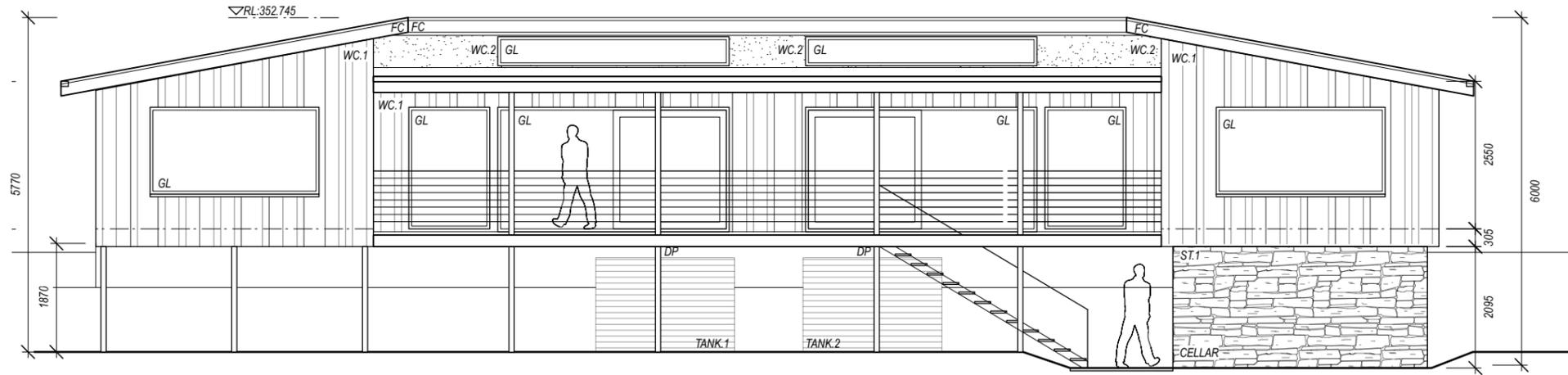
NEW RESIDENCE  
1185 NATIVE CORNERS RD  
CAMPANIA  
McROSS SASAKI

JOB No: 21.08  
DRAWING: CONTAINERS  
STAGE: DEVELOPMENT APP.  
SCALE: AS SHOWN @ A3  
DRAWN: AR  
REVISION: -

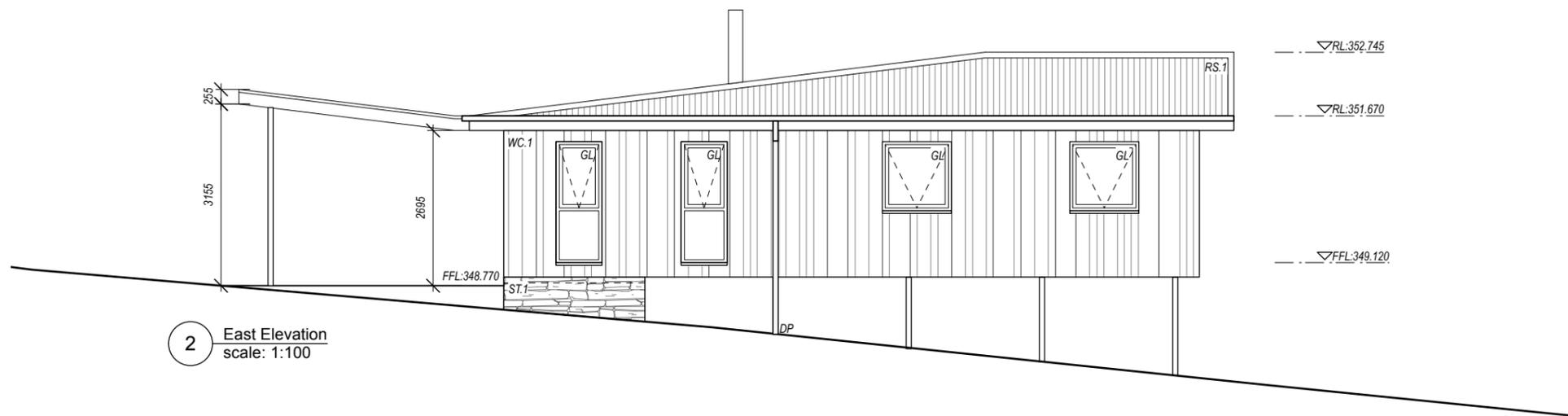
01/06/2022

**Attachment**  
**MATERIALS**  
**AGENDA ITEM 12.1-1**

- GL GLAZING:  
DOUBLE GLAZED UNITS (TYPICAL)  
FRAME: ALUMINIUM - MONUMENT.
- RS.1 ROOF SHEET 1:  
COLORBOND - SPANDEK  
GALVANISED
- ST.1 STONE 1:  
SEDIMENTARY STONE
- WC.1 WALL CLADDING 1:  
VERTICAL BATTEN AND BOARD  
CUTEK CD50 OIL WITH COLOUR TONE.
- WC.2 WALL CLADDING 2:  
12mm CEMENT SHEET  
PAINT FINISH - MONUMENT



1 North Elevation  
scale: 1:100



2 East Elevation  
scale: 1:100

REVISION NOTES: REV. DESCRIPTION DATE

NOT FOR CONSTRUCTION

**MCCARTHY REED**  
ARCHITECTS

M: 0419 132 038 - STEVE MCCARTHY  
M: 0400 672 203 - ALEX REED  
ABN: 41 943 954 898

**NEW RESIDENCE**  
**1185 NATIVE CORNERS RD**  
**CAMPANIA**  
**McROSS SASAKI**

JOB No: 21.08  
DRAWING: ELEVATIONS  
STAGE: DEVELOPMENT APP.  
SCALE: AS SHOWN @ A3  
DRAWN: AR  
REVISION: -

DA

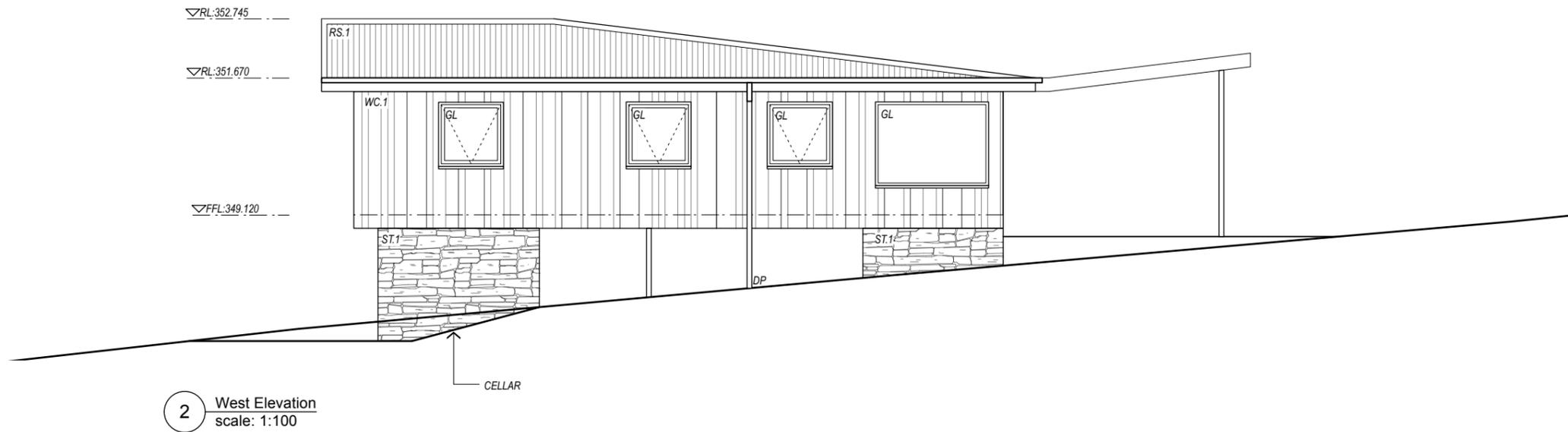
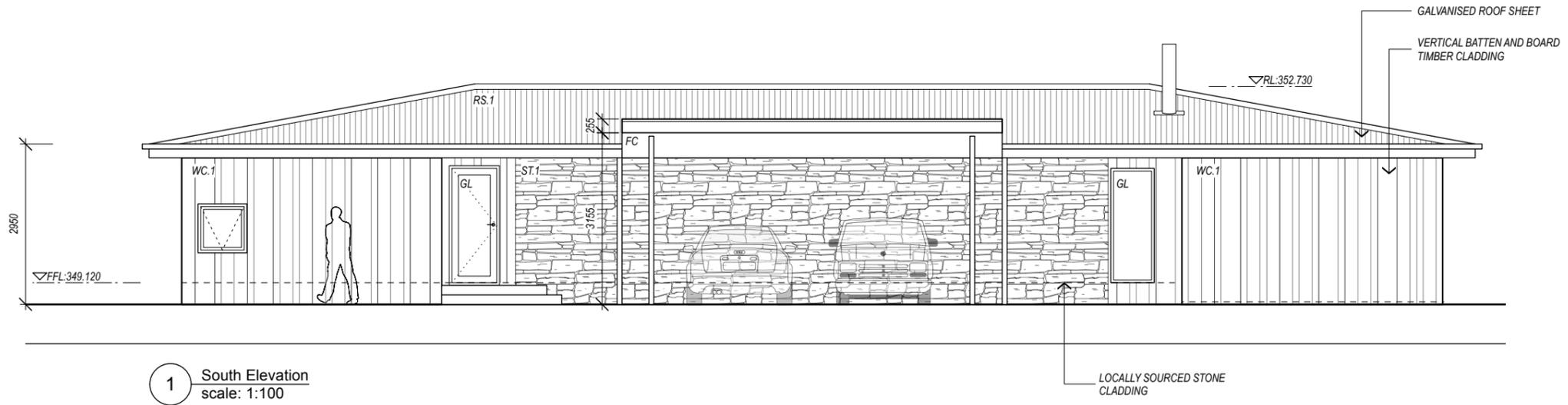
A301

DATE: 16.03.2022

01/06/2022

# Attachment MATERIALS AGENDA ITEM 12.1.1

- GL GLAZING:  
DOUBLE GLAZED UNITS (TYPICAL)  
FRAME: ALUMINIUM - MONUMENT.
- RS.1 ROOF SHEET 1:  
COLORBOND - SPANDEK  
GALVANISED
- ST.1 STONE 1:  
SEDIMENTARY STONE
- WC.1 WALL CLADDING 1:  
VERTICAL BATTEN AND BOARD  
CUTEK CD50 OIL WITH COLOUR TONE.
- WC.2 WALL CLADDING 2:  
12mm CEMENT SHEET  
PAINT FINISH - MONUMENT



REVISION NOTES: REV. DESCRIPTION DATE

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ARCHITECTS

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M: 0400 672 203 - ALEX REED  
ABN: 41 943 954 898

**NEW RESIDENCE**  
**1185 NATIVE CORNERS RD**  
**CAMPANIA**  
**McROSS SASAKI**

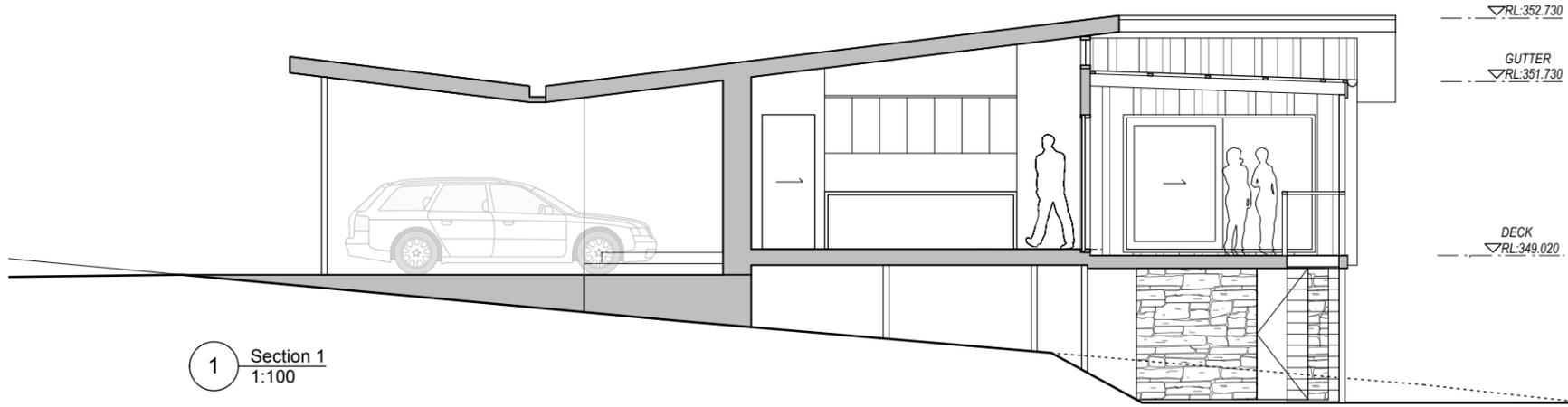
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DRAWING: ELEVATIONS  
STAGE: DEVELOPMENT APP.  
SCALE: AS SHOWN @ A3  
DRAWN: AR  
REVISION: -

DA

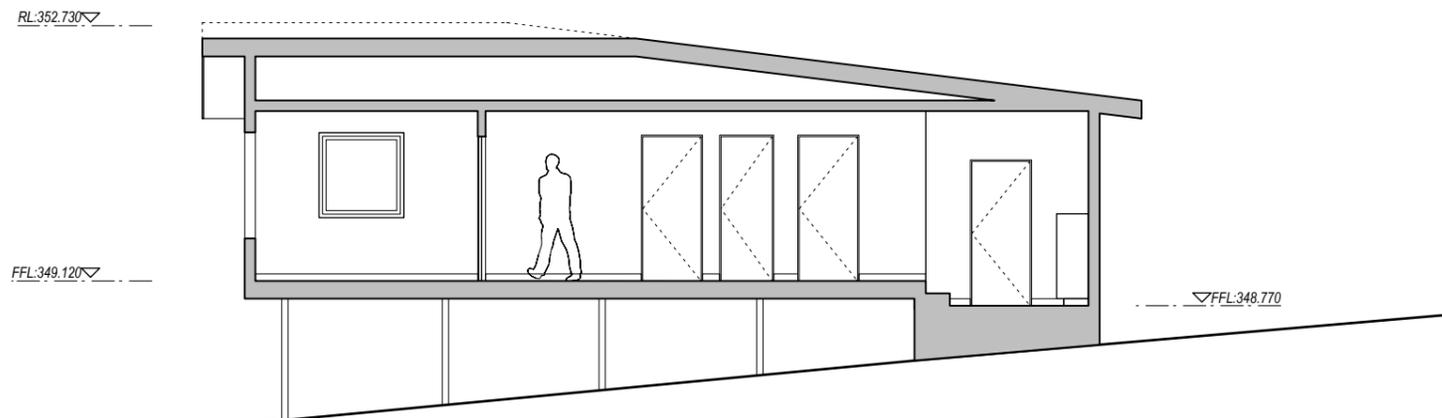
**A302**

DATE: 16.03.2022

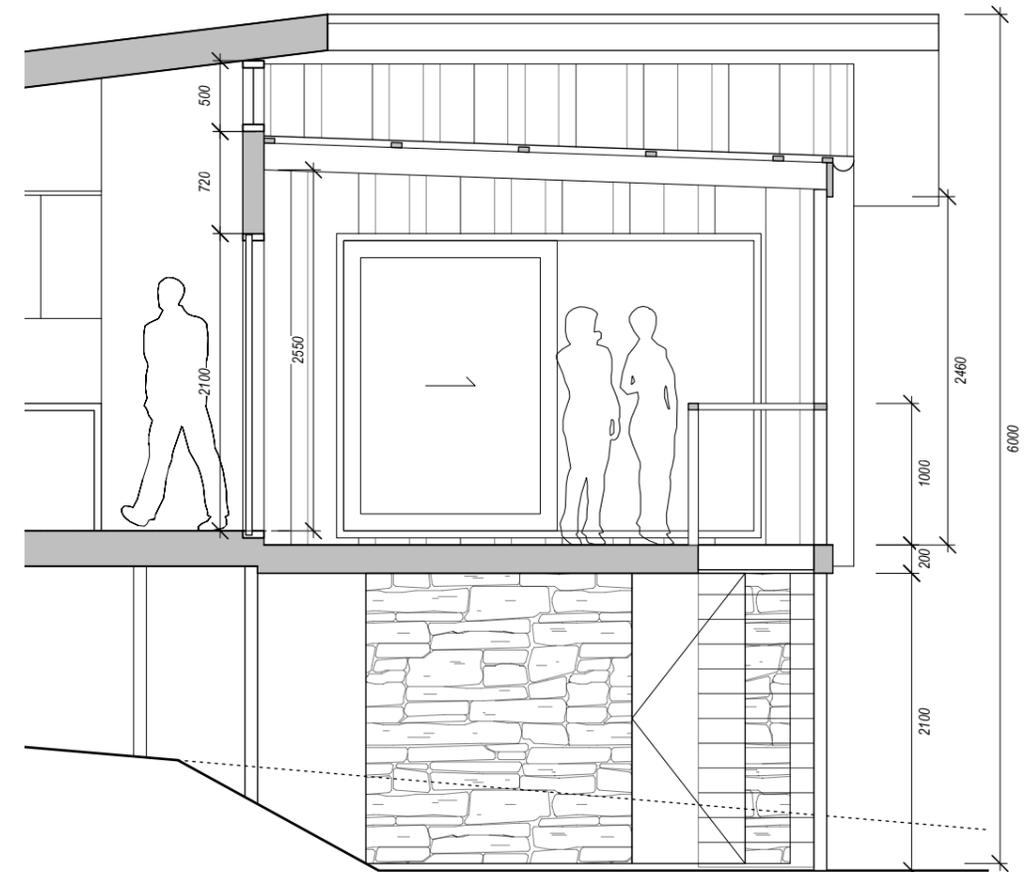
01/06/2022



1 Section 1  
1:100



2 Section 2  
1:100

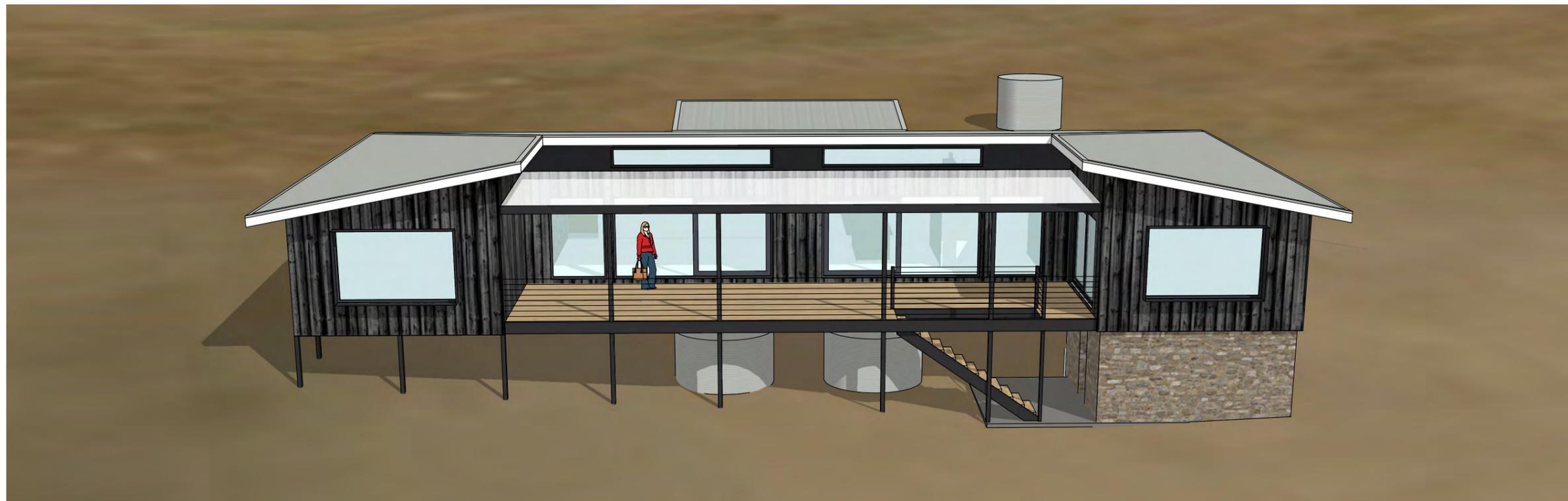


3 Section 1 - Detail  
1:50

REVISION NOTES:	REV.	DESCRIPTION	DATE
NOT FOR CONSTRUCTION			

NOT FOR CONSTRUCTION

01/06/2022



REVISION NOTES: REV. DESCRIPTION

DATE

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**MCCARTHY REED**  
ARCHITECTS

M : 0419 132 038 - STEVE MCCARTHY  
M : 0400 672 203 - ALEX REED  
ABN : 41 943 954 898

**NEW RESIDENCE**  
**1185 NATIVE CORNERS RD**  
**CAMPANIA**  
**McROSS SASAKI**

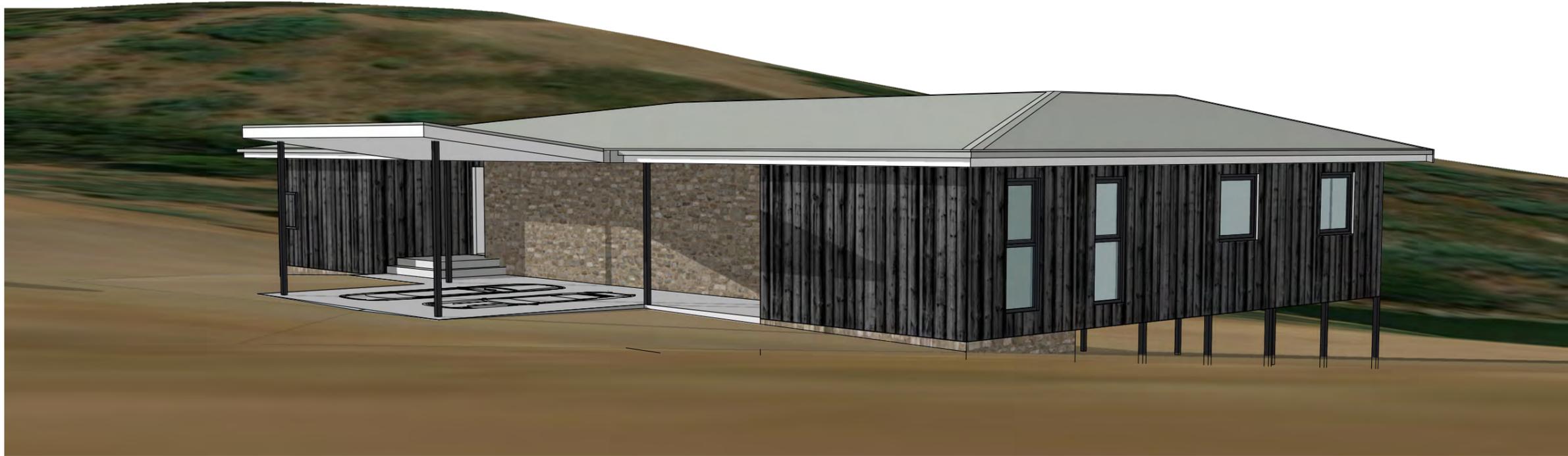
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DRAWING: MODEL IMAGES  
STAGE : DEVELOPMENT. APP.  
SCALE : AS SHOWN @ A3  
DRAWN : AR  
REVISION: -

DA

M1

DATE: 16.03.2022

01/06/2022



REVISION NOTES: REV. DESCRIPTION

DATE

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MC CARTHY REED  
ARCHITECTS

M : 0419 132 038 - STEVE MCCARTHY  
M : 0400 672 203 - ALEX REED  
ABN : 41 943 954 898

NEW RESIDENCE  
1185 NATIVE CORNERS RD  
CAMPANIA  
McROSS SASAKI

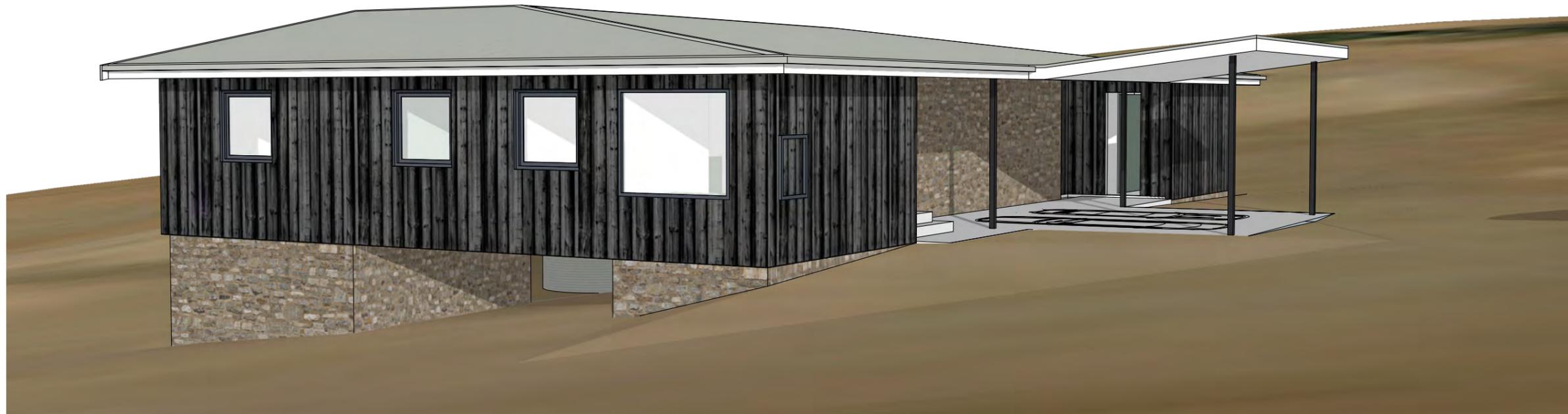
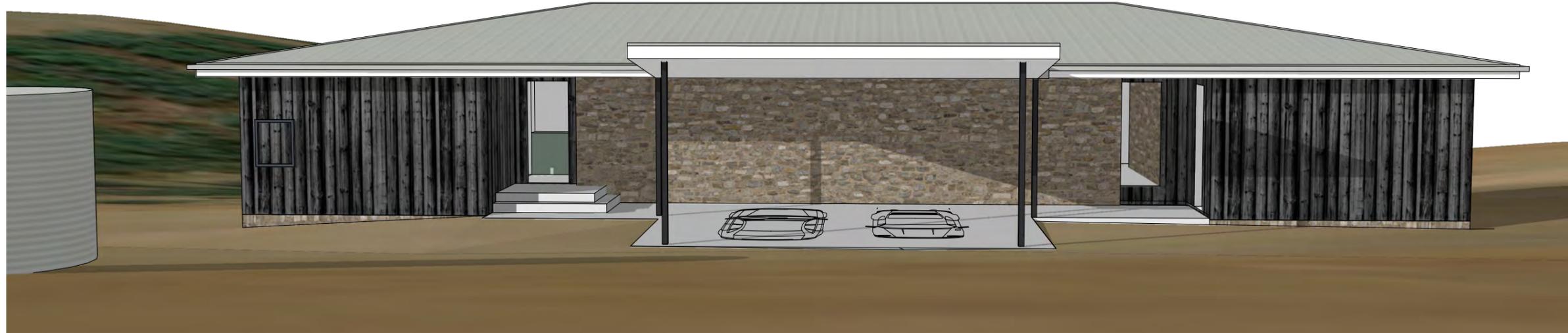
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DRAWING: MODEL IMAGES  
STAGE : DEVELOPMENT APP.  
SCALE : AS SHOWN @ A3  
DRAWN : AR  
REVISION : -

DA

M2

DATE: 16.03.2022

01/06/2022



REVISION NOTES: REV. DESCRIPTION

DATE

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MC CARTHY REED  
ARCHITECTS

M: 0419 132 038 - STEVE MCCARTHY  
M: 0400 672 203 - ALEX REED  
ABN: 41 943 954 898

NEW RESIDENCE  
1185 NATIVE CORNERS RD  
CAMPANIA  
McROSS SASAKI

JOB No: 21.08  
DRAWING: MODEL IMAGES  
STAGE: DEVELOPMENT APP.  
SCALE: AS SHOWN @ A3  
DRAWN: AR  
REVISION: -

DA

M3

DATE: 16.03.2022

SEARCH OF TORRENS TITLE

VOLUME 152494	FOLIO 1
EDITION 8	DATE OF ISSUE 31-May-2021

SEARCH DATE : 23-Jun-2021

SEARCH TIME : 12.30 PM

DESCRIPTION OF LAND

Parish of YARLINGTON Land District of MONMOUTH  
 Lot 1 on Sealed Plan 152494  
 Derivation : Part of Lot 1094 488a 0r 33ps Gtd to James John  
 Butler  
 Prior CT 101732/1

SCHEDULE 1

E260994 TRANSFER to JUSTIN ROBERT MCROSS and CHIEKO SASAKI  
 Registered 31-May-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP152494 EASEMENTS in Schedule of Easements  
 SP152494 FENCING COVENANT in Schedule of Easements  
 SP152494 WATER SUPPLY RESTRICTION  
 SP152494 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 E34270 BURDENING WAYLEAVE EASEMENT with the benefit of a  
 restriction as to user of land in favour of Tasmanian  
 Networks Pty Ltd over the land marked Wayleave  
 Easement 12.00 wide on Sealed Plan 152494  
 Registered 22-Nov-2016 at noon  
 E260995 MORTGAGE to National Australia Bank Limited  
 Registered 31-May-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</b>	<b>SP 152494</b>

PAGE 1 OF 2 PAGE/S

**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 a prendre described hereunder.

Each lot on the plan is subject to:-

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

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

1. Lot 1 is subject to a Right of Carriageway <sup>(appurtenant to Lot 2)</sup> over the RIGHT OF WAY (PRIVATE) 8.00m wide shown passing through Lot 1 of the Plan.
2. Lot 2 is together with a Right of Carriageway over the Right of Way marked 'Right of Way (Private) 8.00m Wide' shown passing through Lot 1 of the Plan.
3. Lot 1 is together with a Benefiting Easement: Right of Carriageway over Right of Way <sup>(Private)</sup> 20.00 wide through Lot 1 on diagram No. 26230. (Conveyance 57/6048).
4. Lot 1 is subject to a Burdening Easement: Right to pass and repass (appurtenant to Lot 27150 being portion of the land in Folio of the Register 3137/72) over Right of Way 20.00 wide through Lot 1 on Diagram No. 101732. (Grant ~~57/9247~~ <sup>53/9247</sup>) and shown on the plan <sup>(Private)</sup>.
5. Lot 1 is subject to a Burdening Easement: Right to pass and repass (appurtenant to the lands comprised in Conveyance 50/8853 and Folios of the Register ~~3028/70, 3582/77, and 3628/70 and 2407/98~~ <sup>2407/98</sup>) over Rights of Way 20.00 wide ~~and through~~ <sup>is through</sup> Lot 1 on Diagram No. 101732. (Grant 53/9258) <sup>(Private)</sup> and shown passing through such lot.
6. Lot 1 is subject to a Burdening Easement: Right to pass and repass (appurtenant to Lots 24327 & 10507 portions of the land in Folio of the Register 3137/72) over Right of Way <sup>(Private)</sup> 20.00 wide through Lot 1 on Diagram No 101732. (Grant 53/9892) shown passing through such lot.
7. Lot <sup>2</sup> is subject to a Burdening Easement: Right to pass and repass (appurtenant to the lands comprised in Conveyance 50/8853, and Folios of Register ~~3028/70, 3582/77, & 3628/70 and 2407/98~~ <sup>2407/98</sup>) over Rights of Way A & B on Diagram 101732. (Grant 58/7690) shown passing through such lot <sup>(Private)</sup>.
8. Lot 2 is together with a Benefiting Easement: Right of Carriageway over Right of Way 20.00 wide on Diagram 26230 (Conveyance 57/6048).

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ROBIN JOHN GREEN FOLIO REF: 101732/1 & 2 SOLICITOR & REFERENCE: BUTLER McINTYRE & BUTLER PER: SIMON WILDING	PLAN SEALED BY: <i>Southern midlands</i> DATE: <i>19-9-22</i> 1513713..... REF NO. <span style="float: right;"><i>[Signature]</i> Council Delegate</span>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

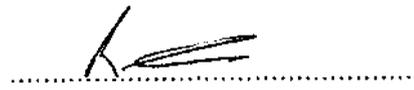
<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number  <b>SP 152494</b>
SUBDIVIDER: FOLIO REFERENCE:	

9. Lot 2 is subject to a Burdening Easement: Right to pass and repass (appurtenant to the land comprised in Conveyance 50/8853 and Folios of the Register ~~3028/70, 3582/77, & 3628/70 and 2467/98~~) over the Right of Way, A through Lot 2 on Diagram No. 101732 (Grant 53/9256) and 2467/98 (Private) shown passing through such lot

**Fencing Covenant**

The owner of each lot on the plan covenants with the Vendor, Robin John Green, that the Vendor shall not be required to fence.

Executed by Robin John Green the registered proprietor of Certificate of Title Volume 101732 Folios 1 & 2 in the presence of:




SIMON WILDING  
LEGAL PRACTITIONER  
BUTLER McINTYRE & BUTLER  
20 MURRAY ST. HOBART  
Tel: (03) 8222 8444

Lot 1 on the plan is subject to a right to pass and repass (appurtenant to the lands comprised in Conveyance 50/8853 and Folios of the Register ~~3028/70, 3582/77, and 3628/70 and 2467/98~~) over the Right of Way (Private) 'B' shown passing through such lot 2467/98

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

19.OCT.2007 8:25

ROGERSON AND BIRCH SURVEYORS

NO.938 P.2/2

**SURVEY NOTES**

SHEET 1 OF 2 SHEETS

Registered Number

SP 152494

**SURVEY CERTIFICATE**

I, Chris R Rogerson of Rogerson and Birch in Tasmania a registered land surveyor HEREBY CERTIFY that:  
 (a) this survey is based upon the best evidence that the nature of the case admits  
 (b) the survey notes have been truly completed from surveys made by me or made under my supervision, and  
 (c) the survey and the accompanying survey notes comply with the relevant legislation, affecting surveys and are correct for the purpose required.

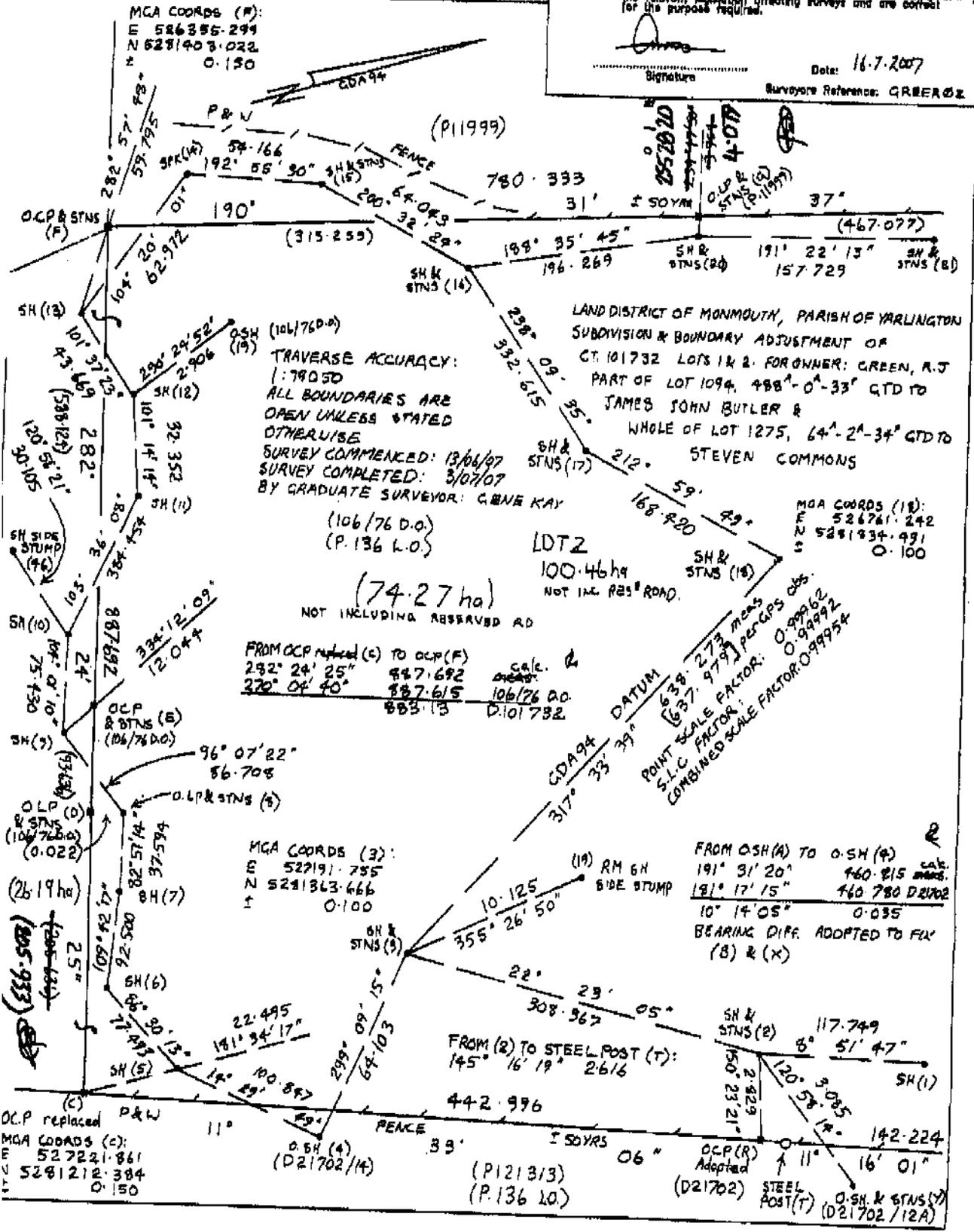
Signature

Date: 16.7.2007

Surveyors Reference: GREEN 02

CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY

DESCRIBE BY REPORT THE EVIDENCE USED TO DETERMINE BOUNDARIES



General Manager  
PO Box 21  
Oatlands  
Tasmania 7120

Dear Sir

I am writing regarding the proposed dwelling and studio at 1185 Native Corners Road, Campania.

The topography of this area means that in fact my dwelling is downhill and hidden from site from the main area of 1185 as described in the documentation. However, the last 6 years of occupancy of this land and shown that my dwelling is subject to noise ( and other pollutions) from the part of the site that hold the 'machinery shed' and the proposed Studio.

I am seeking some assurances that the Studio area of the proposal will need to have further approval if in the fact the owners decided to operate this as accommodation or other commercial purposes. I believe that any use other that use by the owners for their own purposes may have a traffic onflow impact and potential noise disturbance for my dwelling.

Previous owners of this land have used the machinery shed and the containers for accommodation and this created an increase in traffic at all hour of day and night and other noise disturbances.

Whilst adjoining dwelling may be an appropriate distance from this site it is the elevation of this site when compared to surrounding dwelling that created the issue.

**General Manager**

**PO Box 21**

**Oatlands**

**Tasmania 7120**

**Dear Sir**

**I am writing a second letter regarding the proposed dwelling and studio at 1185 Native Corners Road, Campania.**

**I received a very quick response to my first letter (thankyou) and from this information I understand that once the 'Studio and amenity is approved (this is a container modified for accommodation) then future change is use will not require a process where I am informed or have input into.**

**On this basis I am lodging a formal objection to the Studio and amenity being approved on the grounds that the use of this site as a dwelling of any kind will restrict my free ability to undertake vermin control/ hunting on the back section of my property using a firearm due to the location and distance to my property boundary which is less than 200 m. This is turn will impact negatively on the market price of my property should I choose to sell.**



**APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT**  
**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:**

**Owner / s Name**

SOPHIE WEEDING

**Postal Address**

124 SANDY LANE

**Phone No:**

0409036877

OATLANDS TAS 7120

**Fax No:**

**Email address**

**Applicant Name**

(if not owner)

**Postal Address**

**Phone No:**

**Fax No:**

**Email address:**

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

**Address of new use and development:**

86 HIGH ST, OATLANDS 7120 TAS

**Certificate of Title No:**

**Volume No**

22264

**Lot No:**

1

**Description of proposed use or development:**

demolish old timber shed that is completely run down & will retain old stone outhouse inside.

ie: New Dwelling /Additions/ Demolition //Shed / Farm Building / Carport / Swimming Pool or detail other etc.

**Current use of land and buildings:**

No use.

Eg. 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

Yes

No



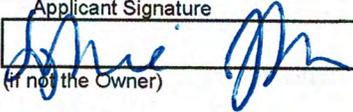
Proposed Material	What are the proposed external wall colours	NIA	What is the proposed roof colour	NIA
	What is the proposed new floor area m <sup>2</sup> .	NIA	What is the estimated value of all the new work proposed:	\$ NIA

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

Signed Declaration

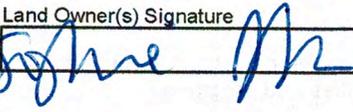
I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

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

Applicant Signature  
  
(if not the Owner)

Applicant Name (Please print)  
SOPHIE WEEDING

Date  
16/5/22

Land Owner(s) Signature  


Land Owners Name (please print)  
SOPHIE WEEDING

Date  
16/5/22

Land Owner(s) Signature

Land Owners Name (please print)

Date

SITE

FOLIO PLAN

RECORDER OF TITLES

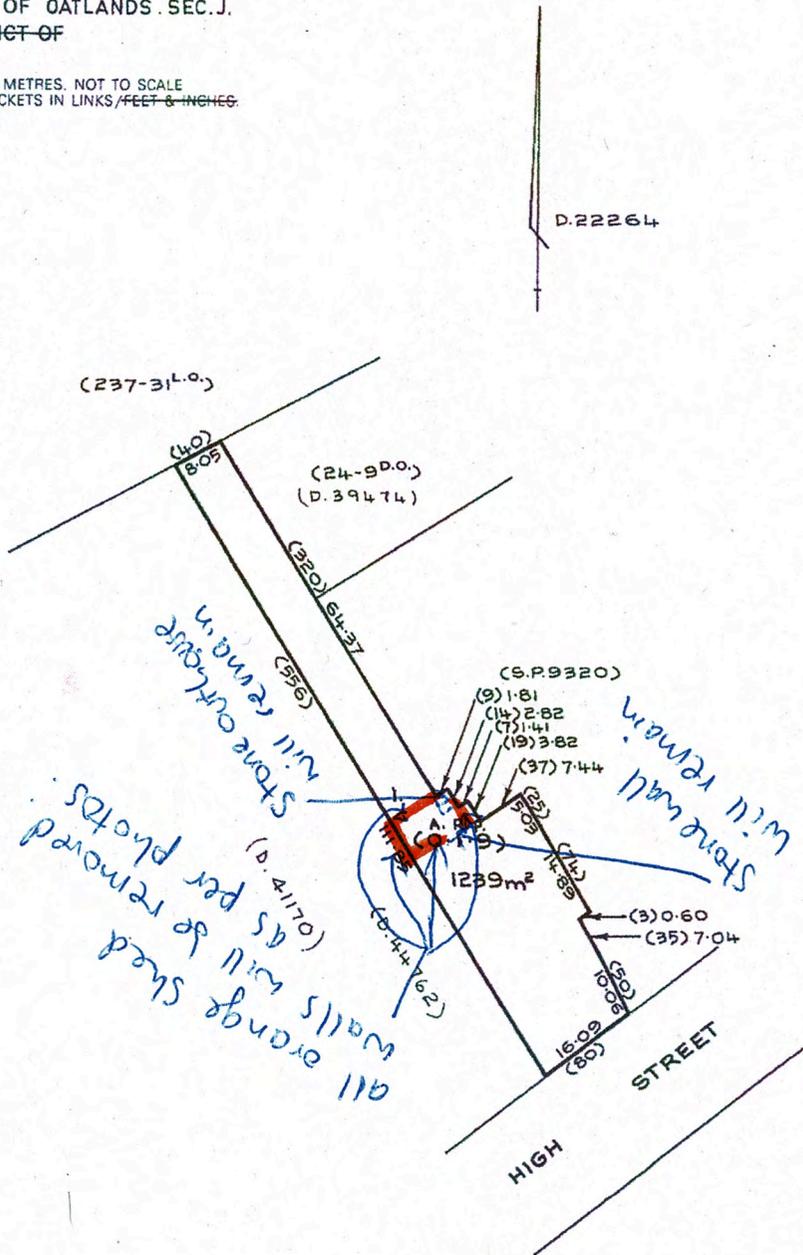
Issued Pursuant to the Land Titles Act 1980



APPROVED FROM <i>[Signature]</i> - 3 FEB. 1984	REGISTERED NUMBER <b>D. 22264</b>
ACTING DEPUTY RECORDER OF TITLES	GRANTEE: PART OF LOT.3. SEC.J. 1.3.30 JAMES WEEDING.
FILE NUMBER Y.1848	B.HILL. 2.2.84

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF OATLANDS. SEC.J.  
LAND DISTRICT OF  
PARISH OF  
LENGTHS ARE IN METRES. NOT TO SCALE  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO
22264		1
EDITION	DATE OF ISSUE	
5	05-Oct-2017	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

*Alice Kawa*

Recorder of Titles.



### DESCRIPTION OF LAND

Town of OATLANDS  
Lot 1 on Diagram 22264  
Being the land described in Conveyance No. 59/1715  
Derivation : Part of Lot 3 Section J. Gtd. to James Weeding  
Prior CT 4069/21

### SCHEDULE 1

M647030 TRANSFER to SOPHIE ROSE WEEDING Registered  
05-Oct-2017 at noon

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

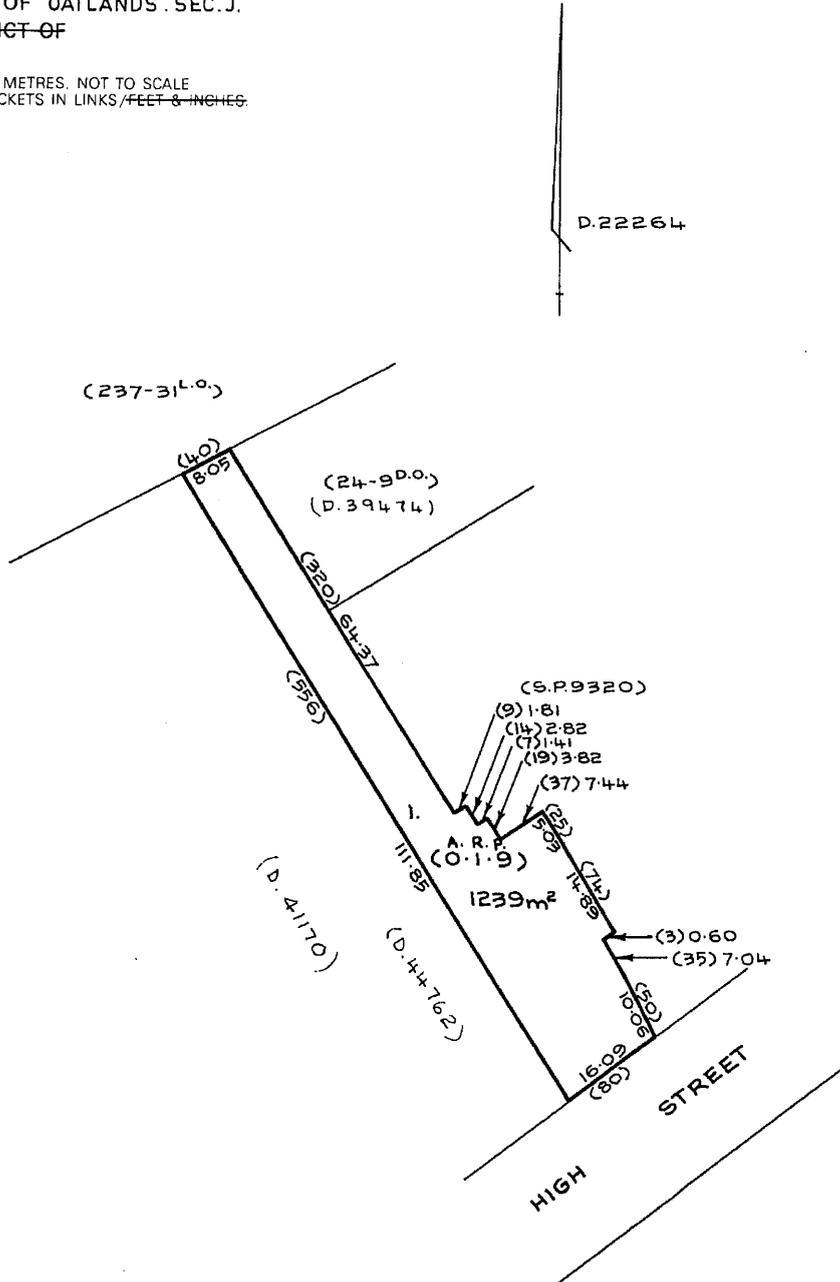


APPROVED FROM - 3 FEB. 1984 <i>[Signature]</i> ACTING DEPUTY RECORDER OF TITLES	<b>CONVERSION PLAN</b>	REGISTERED NUMBER <b>D. 22264</b>
FILE NUMBER Y.1848	GRANTEE: PART OF LOT.3. SEC.J. 1.3.30 JAMES WEEDING.	B.HILL. 2.2.84

OS-K 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF OATLANDS. SEC.J.  
LAND-DISTRICT OF  
PARISH OF  
LENGTHS ARE IN METRES. NOT TO SCALE  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.





## Shed demolition 86 High Street

Sophie Weeding <sophieweeding@outlook.com>

Mon 9/05/2022 1:47 PM

To: Eliza Haswell <elizahaswell@yahoo.com>

Hi Eliza & Jack,

I hope you're both well! I am writing to inform you that we intend to take down the old timber barn/shed that sits on your boundary. Our intention is to retain and reinforce the existing timber shed wall that is our boundary and this is to maintain the integrity of the original barn walls and remain as a boundary fence for our properties. It will not be as high as the original barn wall but we will use the existing salvageable timber and posts to the height of the existing stone wall that is in our yard and it will then drop down into the existing fence line that we share.

If you could please take a moment to reply to this email with any questions or otherwise if you're happy with what we're proposing.

Thanks :-)

Sophie & Nick Weeding  
0409 036 877



## Shed demolition 86 High Street

Sophie Weeding <sophieweeding@outlook.com>

Mon 9/05/2022 1:50 PM

To: strong147@gmail.com <strong147@gmail.com>

Hi Chris & Jo,

I hope you're both well! I am writing to inform you that we intend to take down the old timber barn/shed that sits on your boundary. Our intention is to retain and reinforce the existing timber shed wall that is our boundary and this is to maintain the integrity of the original end barn wall and remain as a boundary fence for our properties. It will not be as high as the original barn wall but we will use the existing salvageable timber and posts to the height of the existing stone outhouse that we share.

Obviously the stone outhouse will remain untouched and we're really looking forward to making this a focal point.

If you could please take a moment to reply to this email with any questions or otherwise if you're happy with what we're proposing.

Thanks :-)

Sophie & Nick Weeding  
0409 036 877

86 High Street, Oatlands | Proposed Shed Demolition



In 2017 we closed off the barn with timber panels as the building was previously used as a garage.

Our intention is all timber pictured here be removed but the stone wall/s pictured remain.



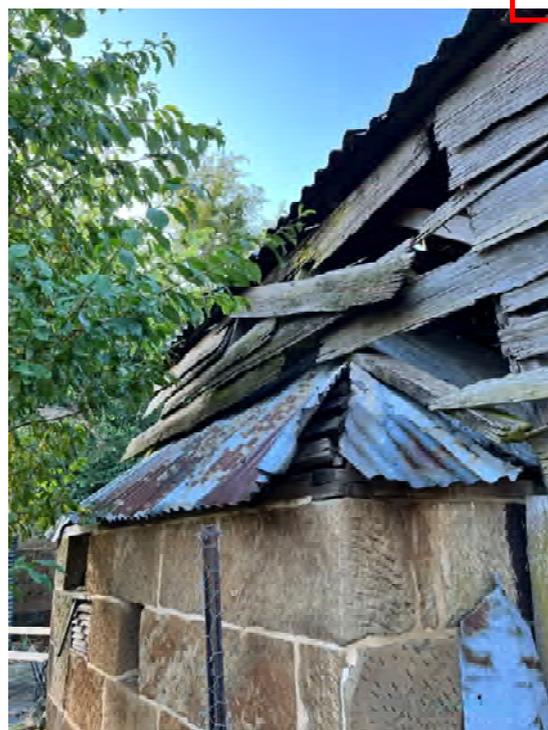
You can see here from the inside where we installed the timber cladding to close off the shed from guest access in 2017.

I wish to also note that we intend to retain the stone wall you can see pictured to the left.



You can see the building as it currently stands. Sheets of roof that fly off in winds are being handed back by neighbours and then stacked in the shed. Majority of timber is completely rotten.





Please see pictured the stone outhouse which joins with 90A High Street.

This will remain completely intact and we have notified and had conversations with our neighbours regarding this.

I would like to make the observation that it is currently at a risk of being further damaged by the existing shed collapsing with time onto the roof of the outhouse.



The back exterior of the shed is completely weather worn, rotten and the roof sheets are completely unsafe.

## DEVELOPMENT APPLICATIONS

### HERITAGE REFERRAL

<b>DA No:</b>	DA2022/51	<b>Date Referred:</b>	
<b>Planner:</b>	Jacqui Tyson	<b>To Be Returned By:</b>	
<b>Heritage Officer:</b>	Brad Williams	<b>Date Returned:</b>	14/07/2022
<b>Property File No:</b>		<b>Discretionary Permitted</b>	Discretionary

<b>Details Application:</b>	<b>Applicant's Name:</b>	Sophie Weeding
	<b>Business Contact Name:</b>	
	<b>Contact Phone No</b>	
	<b>Address of Development:</b>	86 High Street, OATLANDS.
	<b>Proposal:</b>	Demolition of timber shed

### HERITAGE LISTINGS:

- |                                      |                                     |                                     |
|--------------------------------------|-------------------------------------|-------------------------------------|
| Tasmanian Heritage Register          | <input checked="" type="checkbox"/> | (Raffah house only as per CPR 8759) |
| TPS-SM – Heritage Place              | <input checked="" type="checkbox"/> |                                     |
| TPS-SM – Heritage Precinct           | <input checked="" type="checkbox"/> |                                     |
| TPS-SM – Cultural Landscape Precinct | <input type="checkbox"/>            |                                     |

Note that under the Tasmanian Planning Scheme, places on the Tasmanian Heritage Register (THR) are exempt from the Local Historic Heritage Code (Clause C.6.2.3). 86 High Street is included on the THR, however the affect of that registration is limited by a Central Plan Registry plan (CPR 8759) which includes Raffah House and the front part of the site on the THR, and excludes the rear portion of the site (including the shed). So, in effect – the whole place is included as a Local Heritage Place and is within the Oatlands Heritage Precinct, and the THR exempts the house and front of the site from the Local Historic Heritage Code – therefore the Local Historic Heritage Code only applies to the rear of the site (including the shed).

Accordingly, the application must be assessed against Clause C6.0 of the scheme and not the Historic Cultural Heritage Act.

## BRIEF DESCRIPTION OF PLACE & HISTORICAL CONTEXT:

The proposal involves the demolition of an outbuilding, at the rear of Raffah House, 86 High Street, Oatlands. The following contextual history is provided for Raffah House from the Tasmanian Heritage Register datasheet #11043 (see datasheet for references):

*The land on which the stone cottage at 86 High Street, Oatlands, stands was granted to James Weeding as an (approximately) two-acre town allotment in 1828. Weeding built a store and a two-storey rubble-stone house there [not on the subject site], which is shown on James Calder's 1845/46 map roughly in the position now occupied by the former Midland Hotel at 88 High Street. In 1855 Weeding sold a little over one acre of the land, including a 'messuage and dwelling house', to William Barwick, a publican. In 1855 Barwick built a new front on the two-storey structure and opened it as the Midland Hotel the following year [not on the subject site]. In 1859/60 Barwick erected a two-storey shop at 86 High Street [a precursor to Raffah House]. He called this the Oatlands Emporium and opened it in October 1860. It was almost certainly the largest store in Oatlands, and sold drapery, hosiery, dresses, wearing apparel, farming implements, domestic wares, kitchen utensils, groceries, oilmen's stores, patent medicines and linen; anything that the Emporium did not stock, Barwick guaranteed to obtain at competitive prices. The store in its two-storey configuration is featured in a few late nineteenth century photographs of Oatlands. In 1881, Barwick subdivided off a parcel of his block, 1 rood 9 perches in area and holding the Oatlands Emporium, and sold it to Joseph Madden, a storekeeper, for 1,100 pounds, while retaining the Midland Hotel himself. The parcel purchased by Madden is exactly the same area as the 1239-square-metre parcel holding 86 High Street in 2008. Madden's purchase was assisted with the help of a mortgage, on which Madden eventually defaulted; the shop was consequently sold to James Burrill for 500 pounds in 1904. Like Madden, Burrill ran 86 High Street as a shop, he also took out a mortgage on the property and in 1916 he also defaulted. His mortgagor, the Commercial Bank of Tasmania, foreclosed and sold the property to Thomas Chilton Button for 100 pounds.*

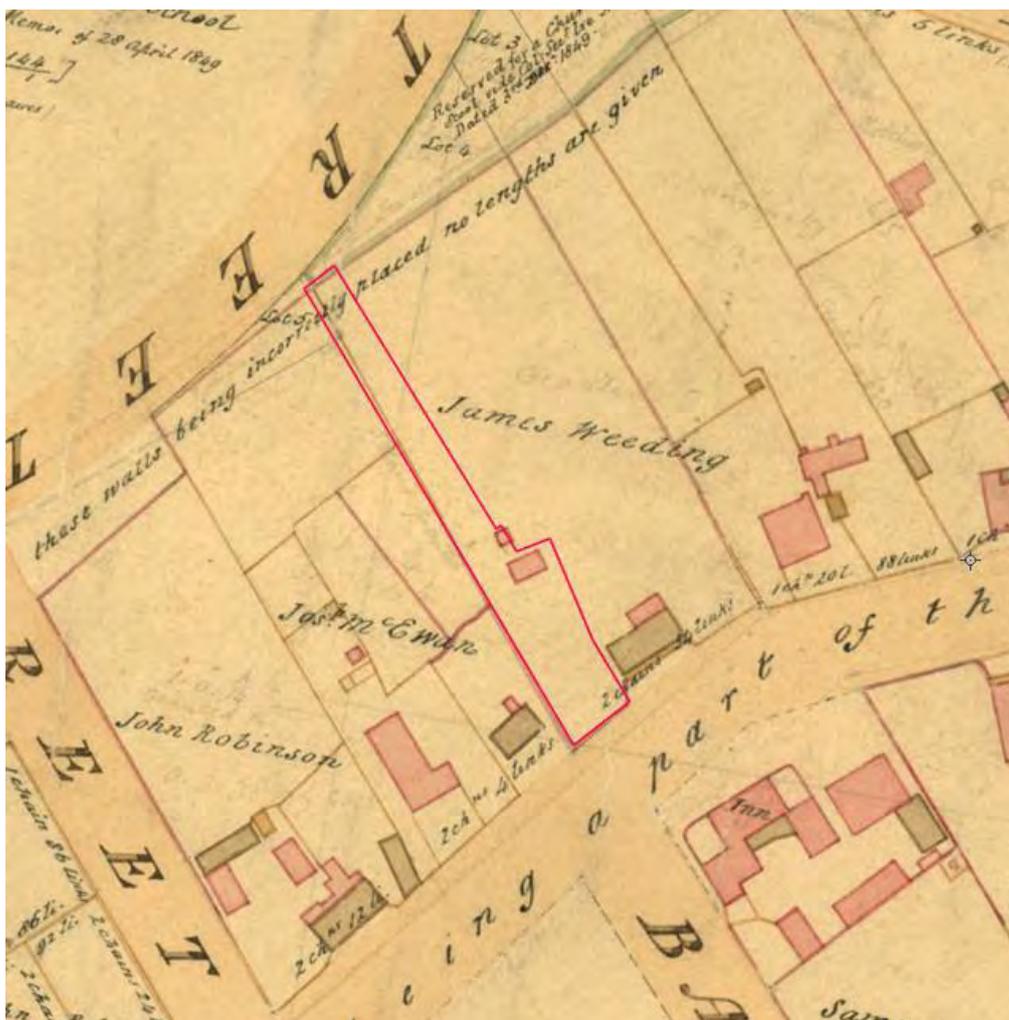
*The extreme drop in price may be explained by the condition of the Oatlands Emporium at the time. In 1910 the building was partly destroyed in a fire. Following this, it was rebuilt as the single-storey residence it is today. If the Oatlands Emporium was in a fire-damaged condition when Button purchased it, this would explain the low price. T C Button was one half of 'Button Brothers', drapers, clothiers, grocers, ironmongers and general storekeepers since c1875. Button Brothers became one of the largest stores of its type in the Midlands, and was also an important exporter of skins and wool to the UK. The Button brothers were among the first storekeepers in the Midlands to import merchandise directly from England. The firm's main retail outlet was at 78 High Street, and - given its form - it seems likely that 86 High Street was used as a residence. In 1933 T C Button, describing himself as a 'retired storekeeper', sold 86 High Street to Ellen Game for 600 pounds. During the 1930s and '40s she operated the building as popular and busy maternity hospital with the name of 'Raffah', and she may well have made changes to the buildings fabric*

## Attachment AGENDA ITEM 12.1.2

*in order to adapt it for this purpose. Ellen Game died in 1944, leaving the property to her husband, Harry Game, a haulage contractor. He gave it to William H Game, a bus driver and presumably his son. It is used as a dwelling in 2008.*

The precise construction date of the outbuilding is not known, however there is nothing to indicate that it is nineteenth century. All timbers are circular sawn (note some tree spars have been used – which was common practice in such outbuildings through the c20th), nails do not appear to be c19th and the roof never appears to have been shingled. It is possible that it is contemporary with the post-1916 rebuild of Raffah House, although it could be as late as 1940s.

Calder's 1846 survey of Oatlands shows the subject site as part of the wider Midlands Hotel site with two small buildings within what is now 86 High Street – one being a double-sided toilet building (still standing) and another building (possibly stables) of which some walls are still standing (although no longer a building as-such). Clearly the shed discussed here was not present at that time – but it is worthy of note that the other two building pre-date 1846, and could be as early as being contemporary with the 1828 Weeding occupation of the site.



The subject site (outlined red) in 1846. DPIPWE Oatlands 89311.

Attachment  
AGENDA ITEM 12.1.2

An excerpt from a panorama of Oatlands from 1912 shows that the shed had not been constructed at that time. Note that the original 2-storey Oatlands Emporium was still standing at that time.



Excerpt from a 1913 panorama of Oatlands. Southern Midlands Council collection.

By 1946 the shed had been constructed:



Excerpt from the 1946 aerial run of Oatlands. Lands Tasmania.

The shed has been subject to many attempts at repair and stabilisation – the base-plates are almost wholly rotted out and replaced in parts with treated pine posts that suspend the wall studs, the roof sheeting is blowing off, rainwater goods have totally failed, cladding is not serviceable (recently replaced on the eastern side to infill a carport opening) and several roof members have been replaced. It is not clear what the floor of the building comprises of – it may be simply a dirt floor as there appears to be no cobblestones or flagstones and there is no concrete slab. Whilst an engineering report was not sought – it is likely that the building has structural deficiencies – and a collapse would most likely damage the underlying historic toilet building and or create a danger to persons and property nearby.

## STATEMENT OF SIGNIFICANCE

The building does not have any remarkable architectural qualities. Of merit are the early toilet which it obscures and the adjacent stone/brick wall of an earlier building. Currently the toilet building props up one end of the shed and the roof discharges rainwater down the stone wall which is causing damp issues.

It is concluded that the shed itself, whilst having some character, offers no remarkable architectural qualities, has no apparent associative value and is not considered to have any particularly notable heritage significance.



Eastern elevation of the shed. Note that the brick and stone walling adjacent is to be retained.

Attachment  
AGENDA ITEM 12.1.2



Western elevation of the shed (note the stone toilet building partially obscured on the left).



Pre-1846 toilet building obscured by the shed.

Attachment  
AGENDA ITEM 12.1.2



Roof framing in poor condition.



Defective/lack of bottom plates.



Failed wall framing, lack of base plates and discharge of rainwater onto significant stone wall (to be retained).

## **PRE-APPLICATION CONSULTATION**

Council's Manager Heritage Projects met with the applicant on-site in March 2022 to discuss the possibility of the demolition of the shed. The applicant was informed that a DA would be required and that an assessment against the Local Historic Heritage Code of the (then) current planning scheme would be required. The applicant was informed that it was not considered that the shed had any particularly high heritage value and the advanced state of deterioration was noted. It was noted at that time that an earlier sandstone toilet block was incorporated into the shed structure and it was made clear that any application would need to definitively state that the sandstone building would be protected during works and preserved and that re-roofing of that building would be necessary if the shed were to be demolished.

## **SCOPE OF APPLICATION**

This application involves the demolition of the timber shed, believed to have been constructed between post-1912 and pre-1946.

## REPRESENTATIONS

During the statutory advertising period, one representation was received. The tenor of which is provided below with commentary as to the merit of the representation.

Tenor of representation	Discussion and merit of representation
<p><i>The old timber shed is over 100 years old and one of only a very small handful of original industrial buildings that remain within the Oatlands township heritage precinct.</i></p> <p><i>... A significant and rare outbuilding that contributes to the setting and distinctive character of the Oatlands township.</i></p>	<p>It is correct that the shed is between 80 and 100 years old. Its original purpose is not known as so little of the original fabric remains that may be diagnostic of an early use – it is therefore unclear if it were built for any industrial purpose.</p> <p>It is not disputed that timber sheds may contribute to the character of the Oatland Township heritage precinct, however each of these needs to be considered amongst a range of factors including heritage significance, condition and owner's desires for a particular property. Also, in this instance, the shed is obscuring an earlier building of greater significance.</p> <p>It is considered in this instance that the shed is only of low/no heritage significance, as it does not relate to the earliest habitation and use of Raffah House (or its predecessor) and its integrity has been compromised by previous repairs and long-term deterioration. See further the consideration of heritage significance above.</p> <p>The building is in an advanced state of disrepair, with early attempts at repair, loss of original fabric and generally no remarkable architectural qualities having deteriorated any possible heritage significance of the building.</p> <p>The earlier sandstone toilet building which is consumed by the shed is considered to be of a high level of significance – dating from pre-1846, probably associated with the early hotel (now 88 High Street) and the presence of the shed diminishes the ability to appreciate this earlier and more significant building.</p>
<p><i>Assume that Heritage Tasmania will be notified to take part in the ongoing assessment of the proposed demolition.</i></p>	<p>Note that the shed is not included on the Tasmanian Heritage Register, given that the Central Plan Register limits the THR affected area to Raffah House and immediate environs. The application was referred to Heritage Tasmania who confirmed they have no jurisdiction.</p>

<i>The shed is run down due to lack of recent maintenance.</i>	Whilst it is clear that the shed is run down, it is not clear as to when critical maintenance has been omitted – and that is not something controllable by the heritage provisions of the planning scheme in any case.
Notification, boundary and fencing matters.	These are not heritage considerations and are discussed in the planning report.

## **ASSESSMENT OF POSSIBLE HERITAGE IMPACT ARISING FROM THE DEVELOPMENT**

### Impact upon built heritage fabric

The proposal will remove the shed building. The building is not considered to be of significance that warrants its retention, particularly given the advanced state of deterioration and the fact that it obscures a building of greater significance.

To retain this structure would require a very substantial amount of new fabric to repair the defective framing, foundations, roof structure/sheeting and cladding (at least). Even if the shed did have some heritage value, the extent of new material to make-good the structure would further diminish the scant amount of original fabric evident (noting several generations of previous repairs). Whilst such an approach may be warranted on a building of high heritage value – this building is not considered to have such value.

Removal of the shed would:

- Remove a possible danger to nearby persons and property.
- Improve the amenity of Raffah House by providing a direct link to the large backyard.
- Allow greater appreciation of the significant stone toilet building (and remove a possible threat to that building if the shed were to collapse).
- Allow greater appreciation of the adjacent early stone and brick wall and address the damp issues that the shed roof is causing to that wall.

Note however that the following would be required to preserve those significant features if the shed were to be removed:

- The toilet requires re-roofing. Whilst the structure of the shed threatens the toilet building, it does provide some weather protection with the roof of that earlier building having failed.

- Re-pointing of the adjacent stone wall would be desirable to repair the damage that the shed has already caused by discharge of rainwater.

Conditions of any approval to demolish the shed must include actions to achieve the above.

#### Impact upon the setting of the heritage place

The removal of the shed will have a positive impact upon the setting of the earlier and more significant sandstone toilet building as well as exposure of the significant stone wall of the earlier outbuilding. It will restore the relationship of those buildings to the backyard of Raffah House to a pre-1920s setting.

#### Impact upon landscape elements

No significant landscape elements will be impacted in the proposed development.

## **ASSESSMENT AGAINST APPLICABLE TPS-SOUTHERN MIDLANDS HERITAGE STANDARDS**

Proposal involves development affecting:

A Local Heritage Place	<input checked="" type="checkbox"/> (C6.6)
A Local Heritage Precinct/Cultural Landscape Precinct	<input checked="" type="checkbox"/> (C6.7)
A Place/Precinct of Archaeological Potential	<input type="checkbox"/> (C6.8)
A Significant Tree	<input type="checkbox"/> (C6.9)
Subdivision	<input type="checkbox"/> (C6.10)

Note that the place is a local heritage place and is also within the Oatlands Heritage Precinct. Clause C6.2 of the TPS – Southern Midlands states that

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

Accordingly, the proposal is only considered here against C6.6.

The purpose of C6.0 of the Local Historic Heritage Code is:

To recognise and protect:

- (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) significant trees.

In achieving the objectives insofar as demolition is proposed, the following Performance Criteria must be satisfied:

<b>C6.6.1 – Development standards for Local Heritage Places (Demolition).</b>	
<b>Objective:</b> That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.	
Performance Criteria	Comments
P1. Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to:	
(a) the physical condition of the local heritage place;	Although an engineer’s opinion on the building has not been supplied, it is reasonable to believe that the building may be deteriorated to a point beyond viable repair and that its current condition may present a danger to nearby persons/property.
(b) the extent and rate of deterioration of the building or structure;	
(c) the safety of the building or structure;	
(d) the streetscape or setting in which the building or structure is located;	The shed makes little/no contribution to the streetscape.
(e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;	The shed is not considered to have sufficient heritage value to warrant retention – particularly in-light of the advanced state of deterioration. Its presence inhibits the ability to appreciate site features of greater heritage value.
(f) any options to reduce or mitigate deterioration;	Whilst it might be possible to reduce or mitigate deterioration, the low/no heritage value of the shed does not warrant such actions if these are not desired by the owner.

**Attachment**  
**AGENDA ITEM 12.1.2**

(g) whether demolition is a reasonable option to secure the long-term future of a building or structure; and	Demolition will reduce risk to the underlying sandstone toilet structure of greater significance (provided rectification works are undertaken to that building).
(h) any economic considerations.	A case for economic considerations is not warranted as the shed is not considered to have sufficient heritage value to require any such consideration.

**Overall, it is considered that the proposal adequately meets the objectives of the Performance Criteria of applicable clauses C6.6.1.**

## RECOMMENDATION:

It is concluded that the proposed development, with conditions, adequately meets the Performance Criteria of the applicable Clauses C6.6.1 of the Tasmanian Planning Scheme – Southern Midlands, therefore should not be refused on heritage grounds.

## CONDITIONS:

1. That the sandstone toilet building be re-roofed as soon as practicable following demolition of the shed. The new roof must:
  - a. Be corrugated galvanised iron (CGI), or shingles if desired.
  - b. If CGI, it must have rolled ridges.
  - c. Utilise ogee, quad mould or half-round guttering profile.
  - d. Have round galvanised downpipes with brackets fixed into mortar joints.
  - e. Retain viable shingle battens beneath.
  - f. Include making good of any associated timberwork, including roof framing, fascias, eaves etc.

Reason for condition: To ensure that the significant sandstone toilet building is preserved, noting that the shed does provide some weather protection.

2. That the sandstone wall on the eastern side of the shed be re-pointed in a lime-based mortar as soon as practicable after demolition of the shed.

Reason for condition: To ensure that the wall is weatherproofed as best as possible after removal of the shed and to repair damage caused by faulty rainwater goods on the shed.

3. That if any cobblestones, flagstones or other significant flooring/paving is found within the shed, that this is retained in-situ. This may only be removed if Council's Manager Heritage Projects is satisfied that any such features are not of archaeological value.

Reason for condition: To ensure that any archaeological remains currently obscured are preserved if necessary.

## ADVICE

None.



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: DA2022/51  
THC WORKS REF: #7908  
REGISTERED PLACE NO: #11043  
FILE NO: 15-08-19 THC  
APPLICANT: Sophie Weeding  
DATE THC RECEIVED: 6 June 2022  
DATE OF THIS NOTICE: 8 June 2022

## NOTICE OF NO INTEREST

*(Historic Cultural Heritage Act 1995)*

The Place: Former Oatlands Emporium, 86 High Street, Oatlands.  
Proposed Works: Demolition of timber outbuilding.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because the works are within a part of the place that is not subject to provision of the Act.

A copy of the Tasmanian Heritage Register boundary plan (CPR87598) is attached.

### Advice

Where the early stone outhouse is exposed by removing the timber outbuilding, the Tasmanian Heritage Council recommends that:

- 1. The condition of the stone outhouse be assessed for works to conserve that structure, including repairs to the hardwood roof frame and re-roofing with corrugated galvanised roof sheeting and rainwater goods.**
- 2. The conservation works should be applied after demolishing the timber outbuilding.**

Advice of a person with expertise in the conservation of heritage fabric is recommended.

### Reason for advice

To conserve the place's significant characteristics as described in Sections 1.1 and 1.2 of the Tasmanian Heritage Council's *Works Guidelines*.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to read 'Chris Bonner'.

Chris Bonner

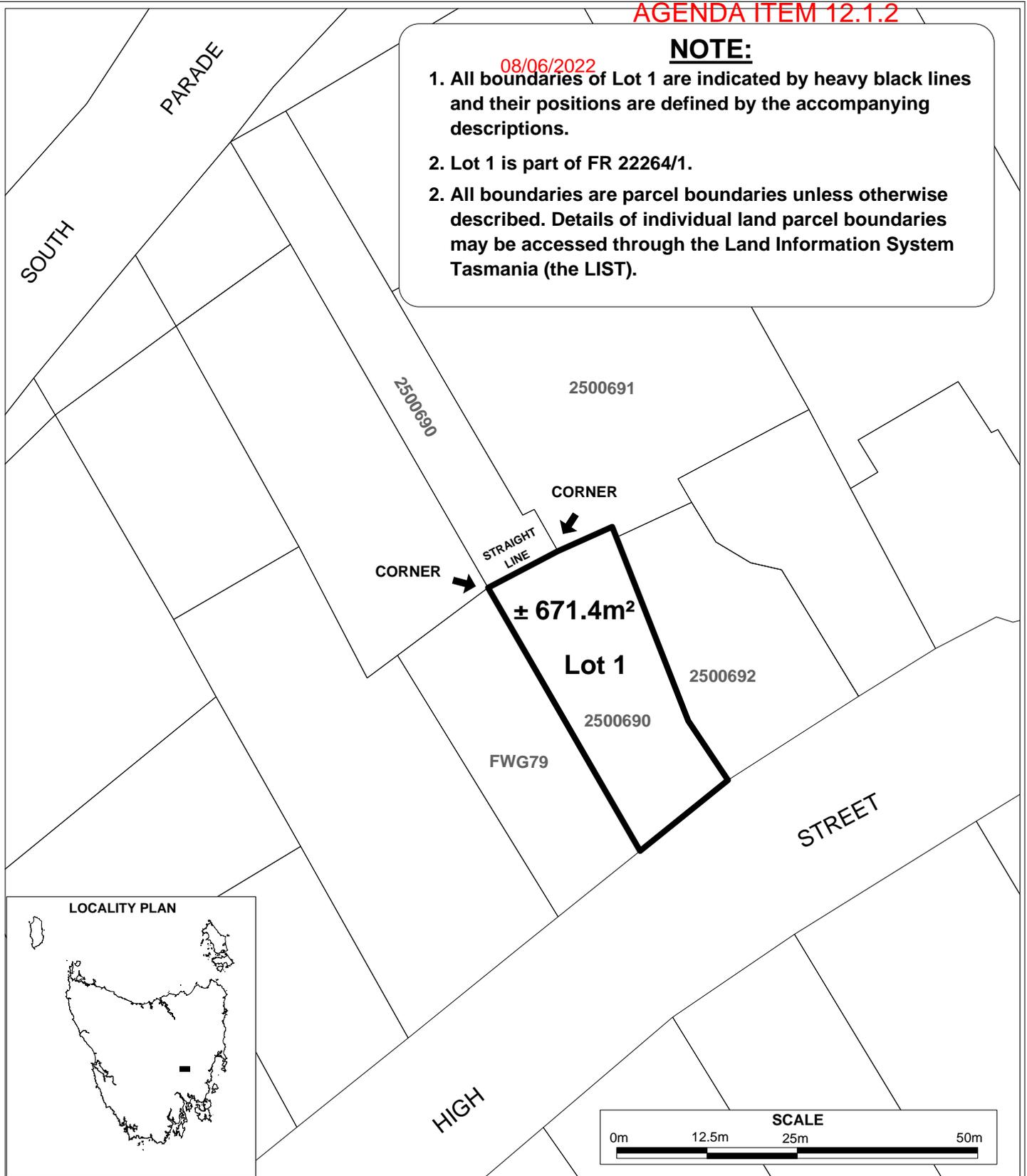
**Regional Heritage Advisor – Heritage Tasmania**

*Under delegation of the Tasmanian Heritage Council*

**NOTE:**

08/06/2022

1. All boundaries of Lot 1 are indicated by heavy black lines and their positions are defined by the accompanying descriptions.
2. Lot 1 is part of FR 22264/1.
2. All boundaries are parcel boundaries unless otherwise described. Details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (the LIST).



TASMAP 5231 - OATLANDS		GRID: MGA94 Zone 55	DATUM(V): AHD	CONTOUR:	SCALE: 1 : 750		
No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE	 Tasmania
1.	PRODUCTION	THC	11043	D.Y.	M Lynch	2-09-2009	

**FORMER OATLANDS EMPORIUM**  
86 HIGH STREET, OATLANDS

PREPARED BY  
HERITAGE TASMANIA FOR



CENTRAL PLAN REGISTER

Surveyor  
General

Date Registered 21-10-2009

**CPR**  
**8759**

25 June 2022

Representation re: DA 2022/00051- demolition old shed- 86 High St, Oatlands.

To the general manager,

We have concerns as to the demolition of a historic outbuilding within the Oatlands heritage precinct and wish to draw attention to a few points relevant to the proposal and those affected.

The old timber shed is of historical significance as it is over 100 years old and one of only a very small handful of original industrial outbuildings that remain within the Oatlands township heritage precinct. The “completely rundown” state of the outbuilding is due to total lack of maintenance since being purchased by S & N Weeding 5 years ago. Included in the ownership of heritage property is that it is preserved by way of continuous protective care as did the previous owner who had the building assessed and repaired biannually to retain its integrity, safety and longevity. We assume Heritage Tasmania has been notified to take part in the ongoing process of assessment of the proposed demolition.

Regarding the letters to neighbours and boundary issues, we are also an adjoining and affected neighbour but did not receive a letter. The back northern corner of our property is fenced by a small section of the old shed beyond the edge to the stone wall ( note photo below) so if demolished our backyard becomes unfenced in this area. We would also like to verify the actual boundary in regards to the back stone wall which we have previously discussed with N & S Weeding last year when they added a timber section to this, our stone wall, we were happy for them to add the new section but after some advice from Heritage Tasmania we advised that drilling into the stone is not acceptable for supporting structures, to then have them completely disregard these requirements and support the upright posts by drilling into our convict built stone wall. And the entirety of the stonewall at the rear of our blocks is within our 84 High St property, with the boundary of 86 High St starting at the edge/face of this wall not containing any part of the wall within their property . The boundary is also identifiable at the edge/ side of the discussed old shed where it meets our wall which finishes at their boundary edge (note photo 2 below ) so any works or structures along the wall and placement of fencing etc will need to be discussed with us.

We are hoping a genuine assessment of the need to demolish a significant and rare outbuilding that contributes to the setting, cultural identity and distinctive character of the Oatlands township.

Yours sincerely,



1 ) Showing section where  
old shed affects boundary



2) Showing stone wall  
within  
our boundary in relation  
to  
neighbouring shed .



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

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

### Applicant / Owner Details:

#### Owner / s Name

Allan James Bone

#### Postal Address

2 Hylands Road

#### Phone No:

Bagdad

#### Fax No:

#### Email address

allanjbone@gmail.com

#### Applicant Name

PDA Surveyors, Engineers and Planners (OBO Allan Bone)

(if not owner)

#### Postal Address

127 Bathurst St

#### Phone No:

62343217

Hobart

#### Fax No:

#### Email address:

Jane.monks@pda.com.au

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

#### Address of new use and development:

2 Hylands Road, Bagdad

#### Certificate of Title details

100884/1

#### Description of proposed use or development:

3 lot Subdivision

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

residential

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

#### Is the property Heritage Listed:

Please tick ✓ answer

Yes

No

X

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

Signed Declaration

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

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

Applicant Signature



Applicant Name (print)

**Jane Monks**

Date

**30/5/22**

Applicant Signature

Applicant Name (print)

Date

or

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Our Ref: 48532CT

30<sup>th</sup> May 2022

Southern Midlands Council  
Planning Department  
PO BOX 21  
Oatlands TAS 7120

Via Email: mail@southernmidlands.tas.gov.au

Dear Planning Department,

**RE: Development Application –3 lot Subdivision  
2 Hylands Road, Bagdad**

This application for planning approval for a 3 lot Subdivision at 2 Hylands Road, Bagdad, is submitted on behalf of our client, Allan James Bone.

The application documentation consists of:

- The Title Plan and Folio – CT 10884/1
- The proposed Plan of Subdivision
- A copy of the Southern Midlands application form – completed and signed
- Planning assessment overview of the Tasmanian Planning Scheme – Southern Midlands
- Bushfire Hazard Assessment and Bushfire Hazard Management Plan

Please confirm receipt of this application & forward an invoice for the development application fee made out to Mr Allan Bone and it will be provided to the client for prompt payment. At the same time, the land owners will be notified of lodgement in accordance with Section 52(i)(c) of the *Land Use and Approvals Act 1993*.

Please do not hesitate to contact me at your earliest convenience should you require additional information or further clarification.

Yours faithfully,

**PDA Surveyors, Engineers & Planners**

Per:



**Craig Terry**  
MANAGING DIRECTOR and REGISTERED LAND SURVEYOR

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**PDA**

SURVEYORS, ENGINEERS & PLANNERS



## Planning Report

2 Hylands Road, Bagdad  
3 Lot Subdivision

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## PDA Contributors

<b>Planning Assessment</b>	Jane Monks	25 <sup>th</sup> May 2022
<b>Review &amp; Approval</b>	Craig Terry	30 <sup>th</sup> May 2022

## Revision History

<b>Revision</b>	<b>Description</b>	<b>Date</b>
0	First Issue	23 <sup>rd</sup> April 2022
1	Revision	25 <sup>th</sup> May 2022
2	TPS Revision	30 <sup>th</sup> May 2022

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## EXECUTIVE SUMMARY

Council approval is sought for a 3 lot subdivision at 2 Hylands Road, Bagdad (CT 100884/1). This planning assessment, combined with supplementary documentation has been provided in support of the proposed development.

### Development Details:

Client/Owner	Allen James Bone	
Property Address	2 Hylands Road, Bagdad	
Proposal	3 lot Subdivision	
Land Area	22.37ha	

PID / CT	2254928	100884/1
Planning Ordinance	<i>Tasmanian Planning Scheme - Southern Midlands</i>	
Land Zoning	11.0 Rural Living C	
Specific Areas Plans	SOU-S3.1 Bagdad Potential Dispersive Soils Specific Area Plan	
Code Overlays	Bushfire Prone Area Landslide Hazard Area - Low Waterway and Coastal Protection Area	

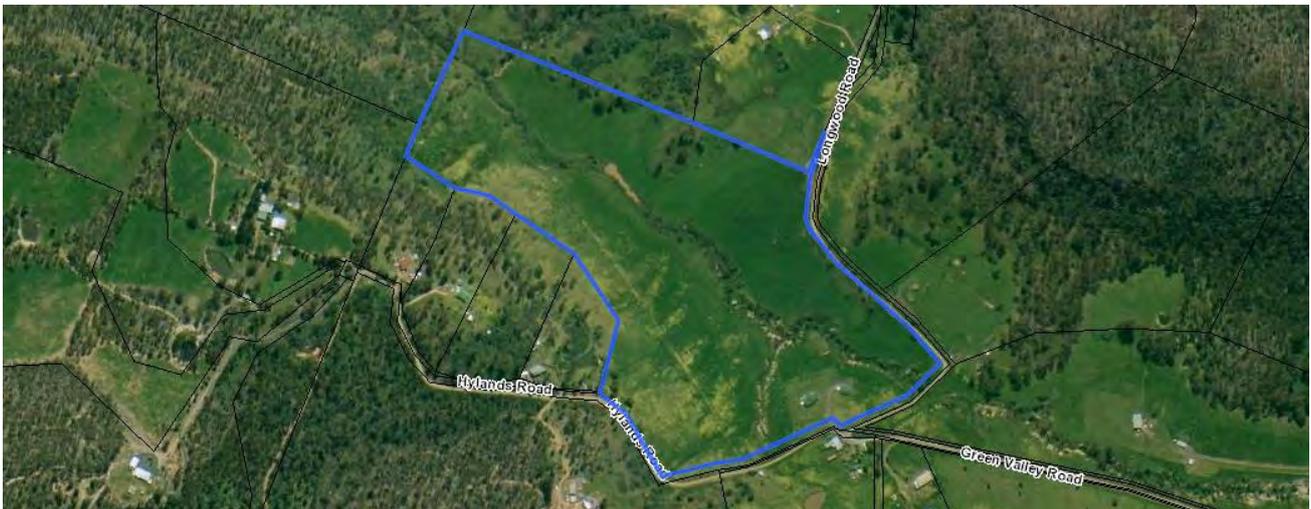
Use Status	Residential
Application Status	Discretionary

# 1. Introduction/Context

Council approval is sought for a 3 lot subdivision at 2 Hylands Road, Bagdad. In support of the proposal, the following associated documents have been provided in conjunction with this planning assessment:

- The Title Plan and Folio: CT 100884/1
- Proposed Plan of Subdivision: PDA 48532CT-1B
- Bushfire Hazard Assessment & Bushfire Hazard Management Plan prepared by Mark Van den Berg of Geo-Environmental Solutions Pty Ltd: J6507v1

## 1.1. The Land



**Figure 1.** Existing aerial image of the subject land (LISTmap, 2022)

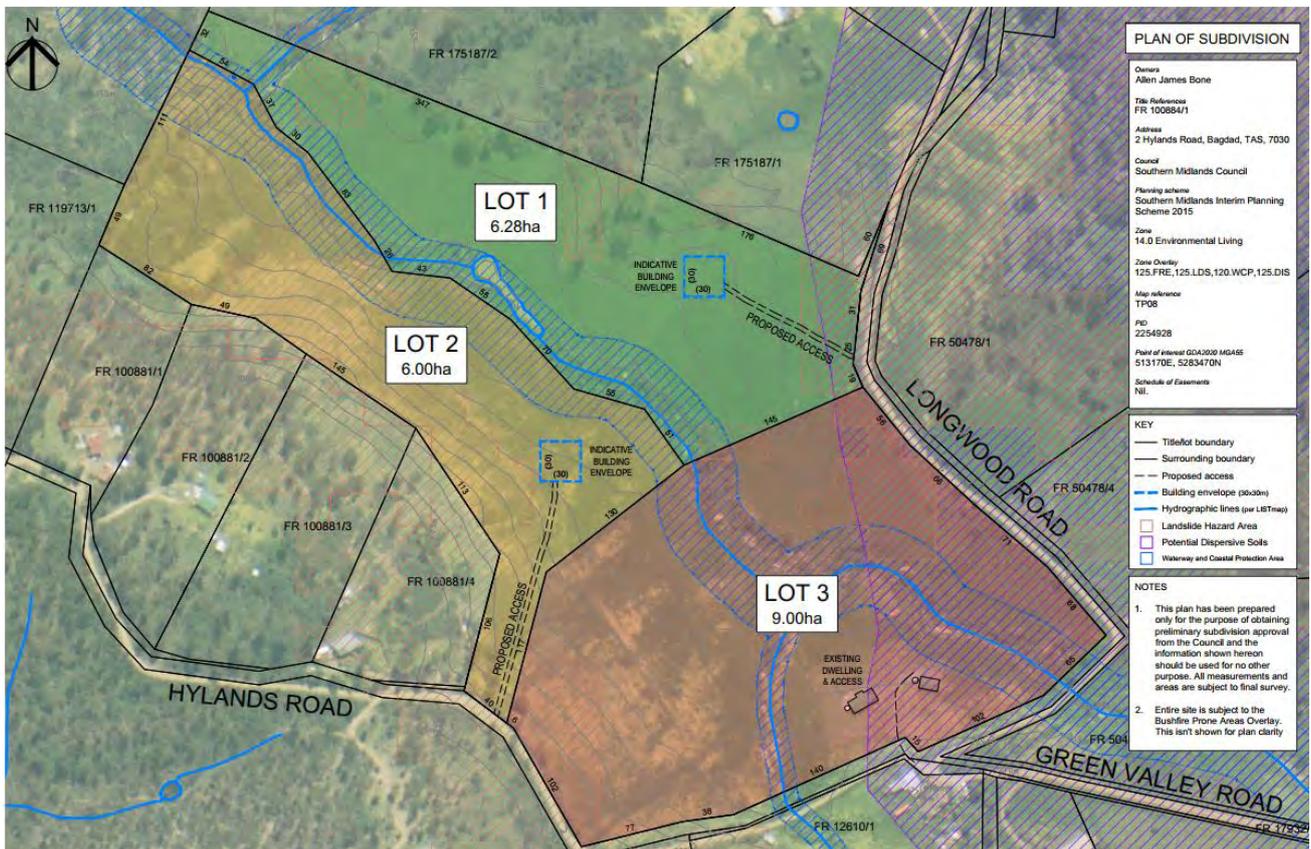
The subject land is located at 2 Hylands Road, Bagdad (PID:2254928). It is an irregular shaped parcel of land with a total land area of 22.37ha±, as illustrated in Figure 1. The land fronts both Hylands Road in the south east corner of the land and Longwood Road to the east. The land is characterised by gentle to moderate sloping grassland bisected by the Green Valley Rivulet. There is an existing dwelling and out building located in the south, with access via Hylands Road.

## 1.2 Natural Values

There are no Natural Values identified on the subject land.

## 2. The Proposal

A Planning Permit for a 3 lot subdivision is sought, in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8 of the *Tasmanian Planning Scheme – Southern Midlands*



**Figure 2.** Proposed Plan of Subdivision

It is proposed that the land of title CT 100884/1 be subdivided into 3 lots, as shown in Figure 2. The adjoining boundary of lot 1 and lot 2 has been formed by the Green Valley Rivulet, with access to Lot 1 via Longwood Road and access to Lot 2 via Hylands Road. Whilst Lot 3 is to encompass the remainder of the land in the south, utilising the existing access and development.

## 3. Planning Assessment

This current proposal for subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Southern Midlands*.

### 3.1. Use Class

*Not applicable.* Use will be determined by the purchaser.

### 3.2 Zoning



**Figure 3.** Zoning identification of the subject land and surrounds

The subject land is located within the Rural Living C Zone, as shown in Figure 3. Rural Living C limits subdivision of the land to minimum lots sizes of 5ha as per Table 11.1. The Land is also subject to the Bagdad Potential Dispersive Soils Specific Area Plan.

### 3.3 Zone Standards – Rural Living C

#### 11.5 Development standards for Subdivision

##### 11.5.1 Lot design

<b>Objective:</b>	
That each lot:	
<ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone;</li> <li>(b) is provided with appropriate access to a road; and</li> <li>(c) contains areas which are suitable for residential development.</li> </ul>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must: <ul style="list-style-type: none"> <li>(a) have an area not less than specified in Table 11.1 and:</li> </ul>	<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (i) be able to contain a minimum area of 15m x 20m clear of:
  - a. all setbacks required by clause 11.4.2 A2 and A3; and
  - b. easements or other title restrictions that limit or restrict development; and
- (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;
- (b) be required for public use by the Crown, a council or a State authority;
- (c) be required for the provision of Utilities; or
- (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

- (a) the relevant requirements for development of existing buildings on the lots;
- (b) the intended location of buildings on the lots;
- (c) the topography of the site;
- (d) any natural or landscape values;
- (e) adequate provision of private open space; and
- (f) the pattern of development existing on established properties in the area, and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.

**Response:**

The proposal is not for public open space, a riparian or littoral reserve or utilities. Therefore, must address the performance criteria.

P1 is met: Each proposed lot satisfies all of the performance criteria as follows:

- (a) At 6.28ha, 6.00ha and 9.0ha, all proposed lots meet the minimum lot size requirements of Table 11.1. Lot 1 and Lot 2 have been provided with an indicative building area of 30m x 30m, clear of all setback requirements of clause 11.4.2 A2 and A3, and clear of any easements or other title restrictions that have the potential to limit or restrict development. Whilst lot 3 has an existing dwelling that is also consistent with the setback requirements of clause 11.4.2 A2 and A3.
- (b) Please refer to the attached Plan of Subdivision for the location of indicative building areas provided for lots 1 and 2;
- (c) The proposed indicative building areas have taken into consideration the topography of the land. Accordingly, lots 1 and 2 have been located in areas with level topography and clear of vegetation, with favourable access opportunities;
- (d) There are no natural or landscape values identified on the subject land;
- (e) At 6.28ha, 6.00ha and 9.0ha, each lot has adequate provision for private open space;
- (f) The pattern of development is in keeping with the established neighbouring properties and surrounding area.

**A2**

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.

**Response:**

**A2 is met:** at 75m±, 40m± and 806m±, each lot has a frontage over 40m.

**A3**

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

**Response:**

**A3 is met:** Each lot has been provided with vehicular access in accordance with the requirements of the road authority.

11.5.2 Roads

**Objective:**

That the arrangement of new roads with a subdivision provides:  
 (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;  
 (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and  
 (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

**Acceptable Solutions**

**Performance Criteria**

**A1**

The subdivision includes no new road.

**Response:**

**A1 is met:** No new roads are proposed are part of this application

11.5.3 Services

**Objective:**

That the subdivision of land provides services for the future use and development of the land

**Acceptable Solutions**

**Performance Criteria**

**A1**

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:  
 (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or  
 (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

**Response:**

**A1 is met:** The land is not within a water supply serviced area; however, each proposed lot has the capacity to connect, if or when the service becomes available.

<p><b>A2</b>          Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:</p> <p>(a) be connected to a reticulated sewerage system; or          (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.</p>	<p><b>P2</b>          Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
<p><b>Response:</b></p> <p><b>P2 is met:</b> <i>Not applicable</i> as the land is zoned Rural Living C and there is no reticulated sewerage system available within the area</p>	

### 3.4 Specific Area Plan - Bagdad Potential Dispersive Soils

#### SOU-S3.8 Development Standards for Subdivision

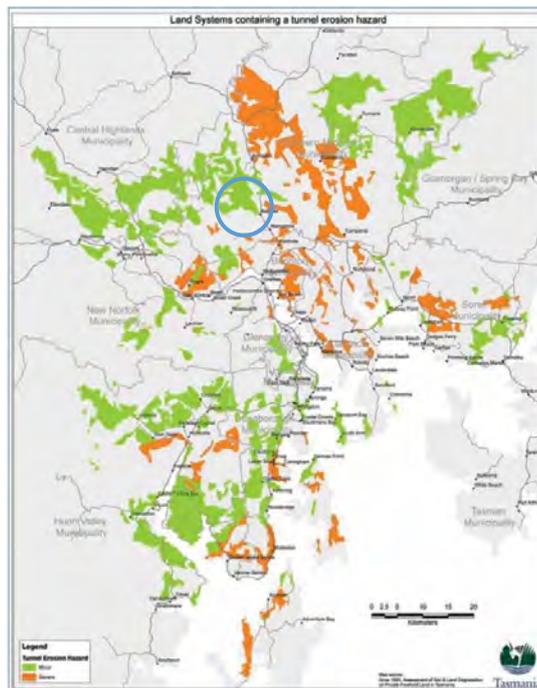
##### SOU -S3.8.1 Subdivision on potential dispersive soils

<p><b>Objective:</b></p> <p>That development with the potential to disturb dispersive soil is appropriately located or managed to minimise the potential to cause erosion and ensure risk to property and the environment is reduced to an acceptable level</p>	
<p><b>Acceptable Solutions</b></p> <p><b>A1</b>          No acceptable Solution</p>	<p><b>Performance Criteria</b></p> <p><b>P1</b>          Each lot, or a lot proposed in a plan of subdivision, must minimise the risks associated with dispersive soil to property and the environment, having regard to:</p> <p>(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;          (b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion;          (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams and disposal areas;          (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</p>

**Response:**

**P2 is met:** The proposed access to Lot 1 satisfies the performance criteria by minimising the risks associated with dispersive soil to property and the environment having regard to:

- (a) The *Dispersive Soils and their Management: Technical Reference Manual* by the Tasmanian Department of Primary Industries and Water 2009), identifies the subject land as an area of Minor Tunnel Erosion Hazard area as illustrated in green in Figure 4 below. The frontage and proposed new access to Lot 1 is the only land identified with potential dispersive soils, and as a result, the indicative building is located a substantial distance north of this area to minimise any potential impact of future development;



**Figure 4.** Map of land systems containing areas of tunnel erosion on private freehold land in Southern Tasmania (bases on Grice 1995, as seen in (DPIW, 2009)

- (b) The proposed new access to lot 1 will be designed and constructed to capture and distribute any increased concentration of waterflow into the existing road drainage. Future development will need to address dispersive soils impacts during the design and construction phase.
- (c) the proposed new access is not within the vicinity of water drainage lines, infiltration areas/trenches, water storages, ponds, dams or disposal areas.
- (d) As this application is for subdivision, the level of risk and potential consequences for property and the environment from potential erosion is minimal for a minor hazard area.

### 3.4 Codes



**Figure 4.** Scheme Overlay identification of the subject land and surrounds (LISTmap, 2022)

The subject land is overlaid with a Bushfire Prone Area, Landslide Hazard Area (low), and Waterway and Coastal Protection Area, as illustrated in Figure 4. Whilst the proposed subdivision also requires the following Codes under the Tasmanian Planning Scheme – Southern Midlands to be considered.

Code	Comments:
C1.0 Signs Code	N/A
<b>C2.0 Parking and Sustainable Transport Code</b>	As this Code is relevant to this proposal, an assessment is provided below
<b>C3.0 Road and Railway Assets Code</b>	As this Code is relevant to this proposal, an assessment is provided below
C4.0 Electricity Transmission Infrastructure	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
<b>C7.0 Natural Assets Code</b>	As this Code is relevant to this proposal, an assessment is provided below
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
<b>C13.0 Bushfire-Prone Areas Code</b>	Please refer to the attached <i>Bushfire Hazard Report</i> prepared by Mark Van den Berg of Geo-Environmental Solutions Pty Ltd
C14.0 Potentially Contaminated Land Code	N/A
<b>C15.0 Landslip Hazard Code</b>	As this Code is relevant to this proposal, an assessment is provided below
C16.0 Safeguarding of Airports Code	N/A

## 3.5 Code Standards

### C2.0 Parking and Sustainable Transport Code

#### C2.6.7 Development Standards

##### C2.6.3 Number of accesses for vehicles

<b>Objective:</b>	
That:	
<ul style="list-style-type: none"> <li>(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;</li> <li>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</li> <li>(c) the number of accesses minimise impacts on the streetscape.</li> </ul>	
<b>Acceptable Solutions</b>	
<b>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,</li> </ul> whichever is the greater.	
<b>Response:</b>	
<b>A1 is met:</b> Each lot has no more than one vehicle access point per road frontage	

### C3.0 Road and Railway Assets Code

#### C3.7 Development Standards for subdivision

##### C3.7.1 Subdivision for sensitive uses with a road or railway attenuation area

<b>Objective:</b>	
To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
<b>Acceptable Solutions</b>	
<b>A1</b> A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	
<b>Response:</b>	
<b>A1 is met:</b> Each proposed lot has an indicative building area outside of any road or railway attenuation area	

## C7.0 Natural Assets Code

### C7.7 Development Standards for subdivision

#### C7.7.1 Subdivision within a waterway & coastal protection area or future coastal refugia area

<b>Objective:</b>	
That: (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.	<b>P1</b> Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:  (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and  (b) future development likely to be facilitated by the subdivision.
<b>Response:</b>	
P1 is met: Each proposed lot satisfies the performance criteria as follows: (a) All proposed indicative building areas and their associated bushfire hazard management areas are outside of the waterway and coastal protection area; (b) Due to the size and topography of the land, future development of the land is unlikely to adversely impact the waterway and coastal protection area.	

## C13.0 Bushfire-Prone Areas Code

A Bushfire Hazard Assessment and Bushfire Hazard Management Plan has been prepared and supplied in support of the proposed subdivision. As seen below, Section 6.1 of Geo-Solutions Bushfire Hazard Report by Mark Van den Berg, provides a summary of planning compliance applicable to this current application. Whilst the Bushfire Hazard Management Plan can be located in Appendix C of the attached report.

### 6.0 Compliance

#### 6.1 Planning Compliance

Table 3 summarises the compliance requirements for subdivisions in bushfire prone areas the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 1. Compliance with Code C13 of the Tasmanian Planning Scheme - Southern Midlands.

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-12.5 construction standards. Hazard management areas can be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>The Bushfire Hazard Management Plan specifies minimum standards for property access consistent with the requirements of table C13.2. There is no proposal for public Roadways or fire trails as part of this development. The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The Bushfire Hazard Management Plan requires static water supplies to be provided for all lots. The specifications for static water supplies are provided consistent with table C13.5.</p> <p>The proposal is compliant with the acceptable solution at A2, (b).</p>

## C15.0 Landslip Hazard Code

### C15.7 Development Standards for subdivision

#### C15.7.1 Subdivision within a landslip Hazard area

<b>Objective:</b>	
That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b>            Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:</p> <ul style="list-style-type: none"> <li>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;</li> <li>(b) be for the creation of separate lots for existing buildings;</li> <li>(c) be required for public use by the Crown, a council or a State authority; or</li> <li>(d) be required for the provision of Utilities.</li> </ul>	<p><b>P1</b>            Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any increase in risk from a landslip for adjacent land;</li> <li>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</li> <li>(c) the need to minimise future remediation works;</li> <li>(d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;</li> <li>(e) the need to locate building areas outside the landslip hazard area;</li> <li>(f) any advice from a State authority, regulated entity or a council; and</li> <li>(g) the advice contained in a landslip hazard report.</li> </ul>
<b>Response:</b>	
<p><b>P1 is met:</b> As the land is identified as a low landslip hazard area, each proposed lot satisfies the performance criteria as follows:</p> <ul style="list-style-type: none"> <li>(a) does not increase risk, or create an opportunity for landslip for adjacent land;</li> <li>(b) does not increase the level of risk to use or development arising from an increased reliance on public infostructure;</li> <li>(c) the need the minimise future remediation works;</li> <li>(d) any loss or substantial compromise, by landslip, of access to the lot on or off site;</li> <li>(e) All indicative building areas are located outside of any landslip hazard areas.</li> </ul>	

## Conclusion

The planning assessment and supporting documentation provided, demonstrates that the development proposal for a 3 lot subdivision at 2 Hylands Road, Bagdad, meets all requirements of the Tasmanian Planning Scheme – Southern Midlands.

Yours faithfully,

**PDA Surveyors, Engineers & Planners**

Per:



Jane Monks

## Contact

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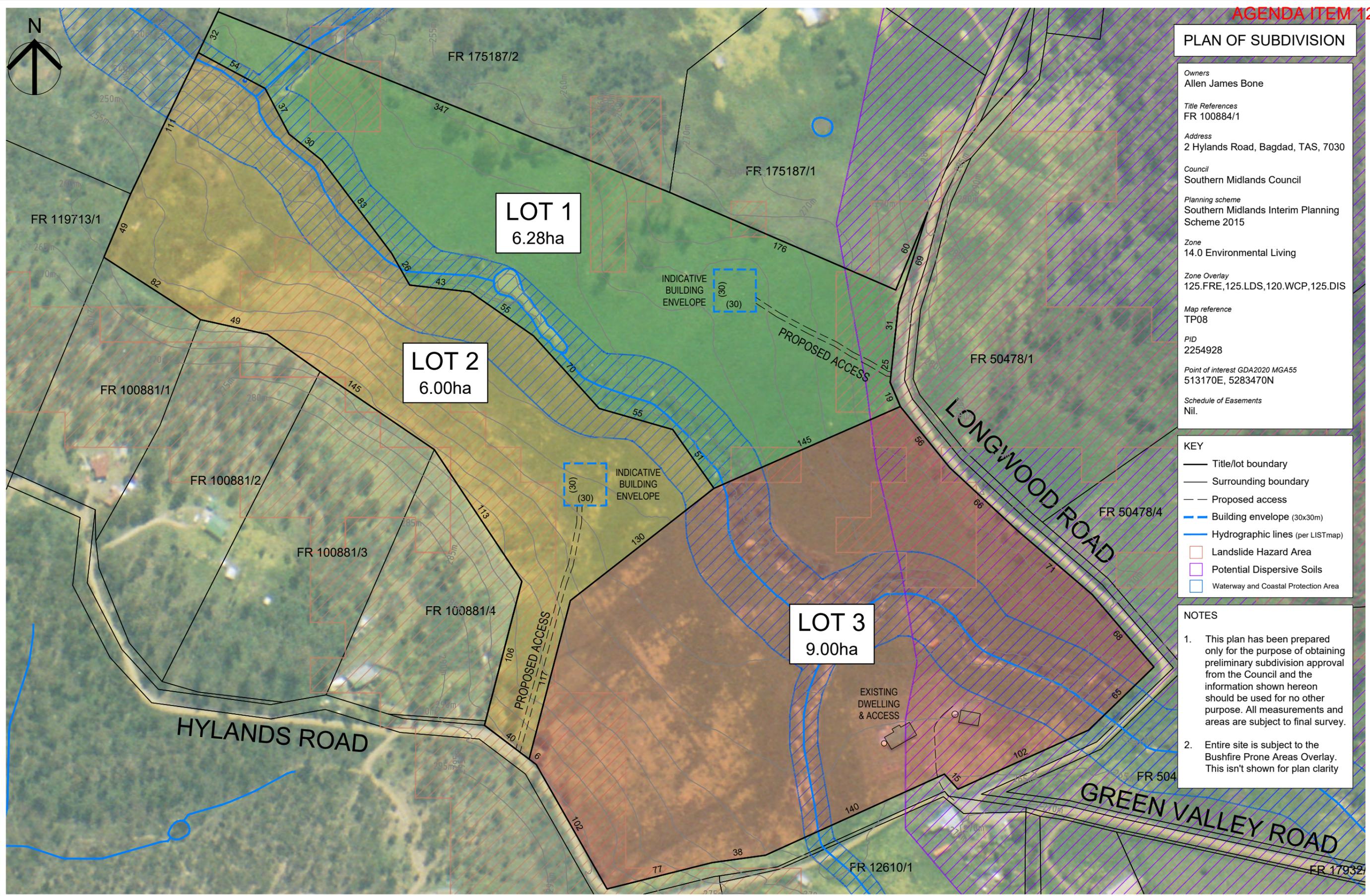
Proposed Subdivision  
2 Hylands Road, Bagdad  
**Bushfire Hazard Report**



Applicant: PDA Surveyors.

May 2022, J6507v1

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**PLAN OF SUBDIVISION**

**Owners**  
Allen James Bone

**Title References**  
FR 100884/1

**Address**  
2 Hylands Road, Bagdad, TAS, 7030

**Council**  
Southern Midlands Council

**Planning scheme**  
Southern Midlands Interim Planning Scheme 2015

**Zone**  
14.0 Environmental Living

**Zone Overlay**  
125.FRE, 125.LDS, 120.WCP, 125.DIS

**Map reference**  
TP08

**PID**  
2254928

**Point of interest GDA2020 MGA55**  
513170E, 5283470N

**Schedule of Easements**  
Nil.

**KEY**

- Title/lot boundary
- Surrounding boundary
- - Proposed access
- Building envelope (30x30m)
- Hydrographic lines (per LISTmap)
- ▨ Landslide Hazard Area
- ▨ Potential Dispersive Soils
- ▨ Waterway and Coastal Protection Area

- NOTES**
1. This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
  2. Entire site is subject to the Bushfire Prone Areas Overlay. This isn't shown for plan clarity

REV	AMENDMENTS	DRAWN	DATE	APPR.
D				
C				
B	LABEL EXISTING DWELLING AND ACCESSES. ADJUST LOT 3 & LOT 2.	MK	06/04/22	JM
A	ADDITION OF PROPOSED ACCESS AND BUILDING ENVELOPE	BM	22/03/22	CT
0	FIRST ISSUE	BM	23/12/21	CT

PLANNER	JM	GEOCIVIL	-
DRAWN	BM / MK	CHECKED	CT
DATE	6 APRIL 2022		

**PLAN OF SUBDIVISION**  
2 HYLANDS ROAD, BAGDAD  
for ALLEN DONE

**PDA Surveyors**  
Surveying, Engineering & Planning

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SCALE	PAPER
1:2500	(A3)
JOB NUMBER	DRAWING
48532CT - 1B	

## 1.0 Introduction

This Bushfire Hazard Report has been completed to form part of supporting documentation for a planning permit application for a proposed subdivision. The proposed subdivision occurs in a Bushfire-prone Area defined by the Tasmanian Planning Scheme - Southern Midlands (the Scheme). This report has been prepared by Mark Van den Berg a qualified person under Part 4a of the *Fire Service Act 1979* of Geo Environmental Solutions Pty Ltd for PDA Surveyors.

The report considers all the relevant standards of Code C13 of the planning scheme, specifically;

- The requirements for appropriate Hazard Management Areas (HMA's) in relation to building areas;
- The requirements for Public and Private access;
- The provision of water supplies for firefighting purposes;
- Compliance with the planning scheme, and
- Provides a Bushfire Hazard Management Plan to facilitate appropriate compliant future development.

## 2.0 Proposal

It is proposed that a three-lot subdivision be developed on the site described as per the proposed plan of subdivision in appendix A. Public access to new lots will be provided by existing public roadways. The development is proposed to occur as a single stage. Lot 3 contains existing residential development; Lots 1 & 2 are undeveloped.

## 3.0 Site Description

The subject site comprises private land on one title at 2 Hylands Road, Bagdad, CT: 100884/1 (figure 1). The site occurs in the municipality of Southern Midlands, this application is administered through the Tasmanian Planning Scheme - Southern Midlands which makes provision for subdivision. The proposed development occurs within the Rural Living zone.

The site is located west of the Bagdad settled area, approximately 2.4 km south south-east of Harry Walker Tier (figure 1) and is dominated by grassland vegetation with some remnant paddock trees. It has gentle to moderate slopes with a number of different aspects, surrounding lands comprise both developed and un-developed areas characterised by a mosaic of grassland vegetation with large areas of woodland and forest vegetation (figure 2).

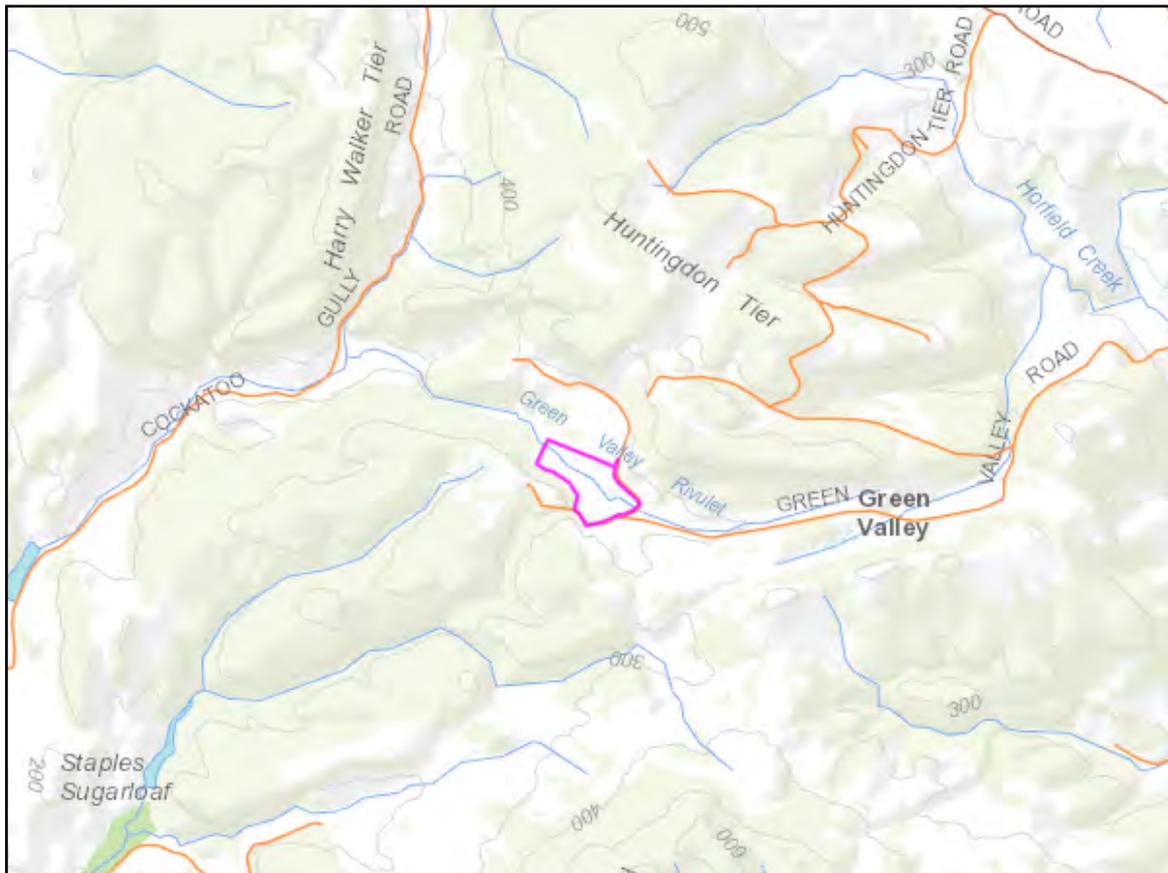


Figure 1. The site in a topographical context, pink line defines the title to be subdivided.



Figure 2. Aerial photo of the site, pink line defines the title to be subdivided.

## 4.0 Bushfire Hazard Assessment

### 4.1 Vegetation

The site and adjacent lands within 100 metres of the proposed building areas carry grassland and woodland vegetation, fragmented only by sparse residential development and associated low threat vegetation (figures 3 to 5). The highest risk vegetation occurs to the north and north-west of the sites.

### 4.2 slopes

Effective slopes in relation to the proposed building areas are gentle to moderate (<10 degrees) and may have some influence on fire behaviour.



Figure 3. Grassland vegetation to the west of existing development within lot 3



Figure 4. Grassland vegetation to the north of proposed lot 1.



Figure 5. Grassland vegetation within proposed lot 1 and lot 2 looking west adjacent to the building area within lot 1.

#### 4.3 Bushfire Attack Level

An assessment of vegetation and topography was undertaken within and adjacent to the subdivision area. A bushfire attack level assessment as per *AS3959-2018* was completed which has determined setbacks for each lot from bushfire-prone vegetation such that subsequent residential development does not exceed BAL-19 of *AS3959-2018* (appendix B). This process, in part, defined the building area for each lot.

#### 5.0 Bushfire Prone Areas Code

Code C13 of the planning scheme articulates requirements for the provision of hazard management areas, standards for access and firefighting water supplies and requirements for hazard management for staged subdivisions. There is an existing residential dwelling within lot 3, the building area for lot 3 includes the footprint of the existing dwelling. The subdivision is to occur as a single stage.

#### 5.1 Hazard Management Areas

Hazard management areas are required to be established for each lot, they provide an area around the building within which fuels are managed to reduce the impacts of direct flame contact, radiant heat and ember attack on the site.

The Bushfire Hazard Management Plan (BHMP) shows building areas (for habitable buildings) and the associated HMA's for each lot, guidance for the establishment and maintenance of HMA's is provided below.

The subdivision is to occur as a single stage. Each proposed lot can accommodate a hazard management area with sufficient separation from bushfire-prone vegetation not exceeding the requirements for BAL-19 of AS3959-2018. This means that each lot is not dependant on adjacent land use or management for bushfire mitigation. The Hazard Management Area for the existing dwelling within lot 3 will need to be established prior to the sealing of titles.

#### 5.1.1 Building areas

Building areas for habitable buildings on each lot are shown on the BHMP. Each lot has been assessed and a Bushfire Attack Level (BAL) assigned to it. If future buildings are located within the building area and comply with the minimum setbacks for the building area, the buildings may be constructed to the bushfire attack level assigned to that lot. If associated structures like sheds or other non-habitable buildings exist or are proposed, they do not need to conform to a BAL unless they are within 6 metres of the habitable building. Building areas for lots with existing residential development have been defined to include the footprint of the existing residential building.

#### 5.1.3 Hazard Management Area requirements

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation which provides access to a fire front for firefighting, is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Avoid or minimise the use of flammable mulches (especially against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Remove or prune larger trees to establish and maintain horizontal separation between tree canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability plant species for landscaping purposes where possible;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees and shrubs may provide protection from wind borne embers and radiant heat under some circumstances if other fuels are appropriately managed.

## 5.2 Public and firefighting Access

### 5.2.1 Public Roads

There is no proposal for the construction of new public roadways, in this circumstance there are no applicable standards for the construction of new public roads.

### 5.2.2 Property access (for building compliance)

Property access will be required to be established to access static water supply connection points. Lot 3, with existing residential development will require property access to comply with the following standards prior to the sealing of titles.

The following design and construction standards apply to property access:

- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3° (1:20 or 5%);
- Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
  - i. A turning circle with a minimum inner radius of 10 metres;
  - ii. A property access encircling the building; or
  - iii. A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

### 5.3 Water supplies for firefighting (for building compliance)

The subdivision is not serviced by a reticulated water supply. In this circumstance, a static water supply dedicated for firefighting for each building area which is compliant with the specifications of table 1 is required. Lot 3, with existing residential development will require the provision of a static water supply which complies with the following standards prior to the sealing of titles.

Table 1. Specifications for static water supplies for firefighting.

Element		Requirement
A	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting

Element		Requirement
		water point and the furthest part of the building area.
B	Static Water Supplies	<p>A static water supply:</p> <p>(a) May have a remotely located offtake connected to the static water supply;</p> <p>(b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;</p> <p>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;</p> <p>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:</p> <p>(i) metal;</p> <p>(ii) non-combustible material; or</p> <p>(iii) fibre-cement a minimum of 6 mm thickness.</p>
C	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <p>(a) Have a minimum nominal internal diameter of 50mm;</p> <p>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</p> <p>(c) Be metal or lagged by non-combustible materials if above ground;</p> <p>(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);</p> <p>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;</p> <p>(f) Ensure the coupling is accessible and available for connection at all times;</p> <p>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</p> <p>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</p> <p>(i) Where a remote offtake is installed, ensure the offtake is in a position that is:</p> <p>(i) Visible;</p> <p>(ii) Accessible to allow connection by firefighting equipment,</p> <p>(iii) At a working height of 450 – 600mm above ground level; and</p> <p>(iv) Protected from possible damage, including damage by vehicles.</p>
D	Signage for static water connections	<p>Signage for static water connections</p> <p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <p>(a) comply with the water tank signage requirements within <i>Australian Standard AS2304-2011 Water storage tanks for fire protection systems</i>; or</p> <p>(b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service</p>
E	A hardstand area for fire appliances must be provided:	<p>(a) no more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(b) no closer than six metres from the building area to be protected;</p> <p>(c) a minimum width of three metres constructed to the same standard as the carriageway; and</p> <p>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</p>

## 6.0 Compliance

### 6.1 Planning Compliance

Table 3 summarises the compliance requirements for subdivisions in bushfire prone areas against Code C13 as they apply to this proposal. A planning certificate has been issued for

the associated BHMP as being compliant with the relevant standards as outlined below and is located in appendix D.

Table 1. Compliance with Code C13 of the Tasmanian Planning Scheme - Southern Midlands.

Clause	Compliance
C13.4 Use or development exempt from this code	Not applicable.
C13.5 1 Vulnerable Uses	Not applicable.
C13.5.2 Hazardous Uses	Not applicable
C13.6.1 Subdivision: Provision of hazard management areas	<p>The Bushfire Hazard Management Plan is certified by an accredited person. Each lot within the subdivision has a building area and associated hazard management area shown which is suitable for BAL-12.5 construction standards. Hazard management areas can be contained within each individual lot, therefore there is no requirement for part 5 agreements or easements to facilitate hazard management.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.2 Subdivision: Public and firefighting access	<p>The Bushfire Hazard Management Plan specifies minimum standards for property access consistent with the requirements of table C13.2. There is no proposal for public Roadways or fire trails as part of this development. The Bushfire Hazard Management Plan is certified by an accredited person.</p> <p>The proposal is compliant with the acceptable solution at A1, (b).</p>
C13.6.3 Subdivision: Provision of water supply for firefighting purposes	<p>The Bushfire Hazard Management Plan requires static water supplies to be provided for all lots. The specifications for static water supplies are provided consistent with table C13.5.</p> <p>The proposal is compliant with the acceptable solution at A2, (b).</p>

## 6.2 Building Compliance (for future development)

Future residential development may not require assessment for bushfire management requirements at the planning application stage. Subsequent building applications will require demonstrated compliance with the Directors Determination. If future development is undertaken in compliance with the Bushfire Hazard Management Plan associated with this report, a building surveyor may rely upon it for building compliance purposes if it is not more than 6 years old.

## 7.0 Summary

The proposed development occurs within a bushfire-prone area. The vegetation is classified as grassland and woodland with the highest risk presented by vegetation to the north and north-west of the building areas.

A bushfire hazard management plan has been developed and shows hazard management areas with building areas and construction standards, the location of proposed property access and specifications for their construction and, requirements for the provision of firefighting water supplies.

If future development for an individual lot is proposed and is compliant with all the specifications of the bushfire hazard management plan, it may be relied upon for building compliance purposes. If subsequent development does not comply with all the specifications a new assessment will be required.

## 8.0 Limitations Statement

This Bushfire Hazard Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the applicant. To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that described in this report. In preparing this report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible bushfire hazard condition and does not provide a guarantee that no loss of property or life will occur as a result of bushfire. As stated in AS3959-2018 "It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions". In addition, no responsibility is taken for any loss which is a result of actions contrary to AS3959-2018 or the Tasmanian Planning Commission Bushfire code.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required. No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third party

## 8.0 References

*Building Amendment (Bushfire-Prone Areas) Regulations 2014*

*Determination, Director of Building Control – Requirements for Building in Bushfire-Prone Areas, version 2.2 6<sup>th</sup> February 2020.* Consumer, Building and Occupational Services, Department of Justice, Tasmania.

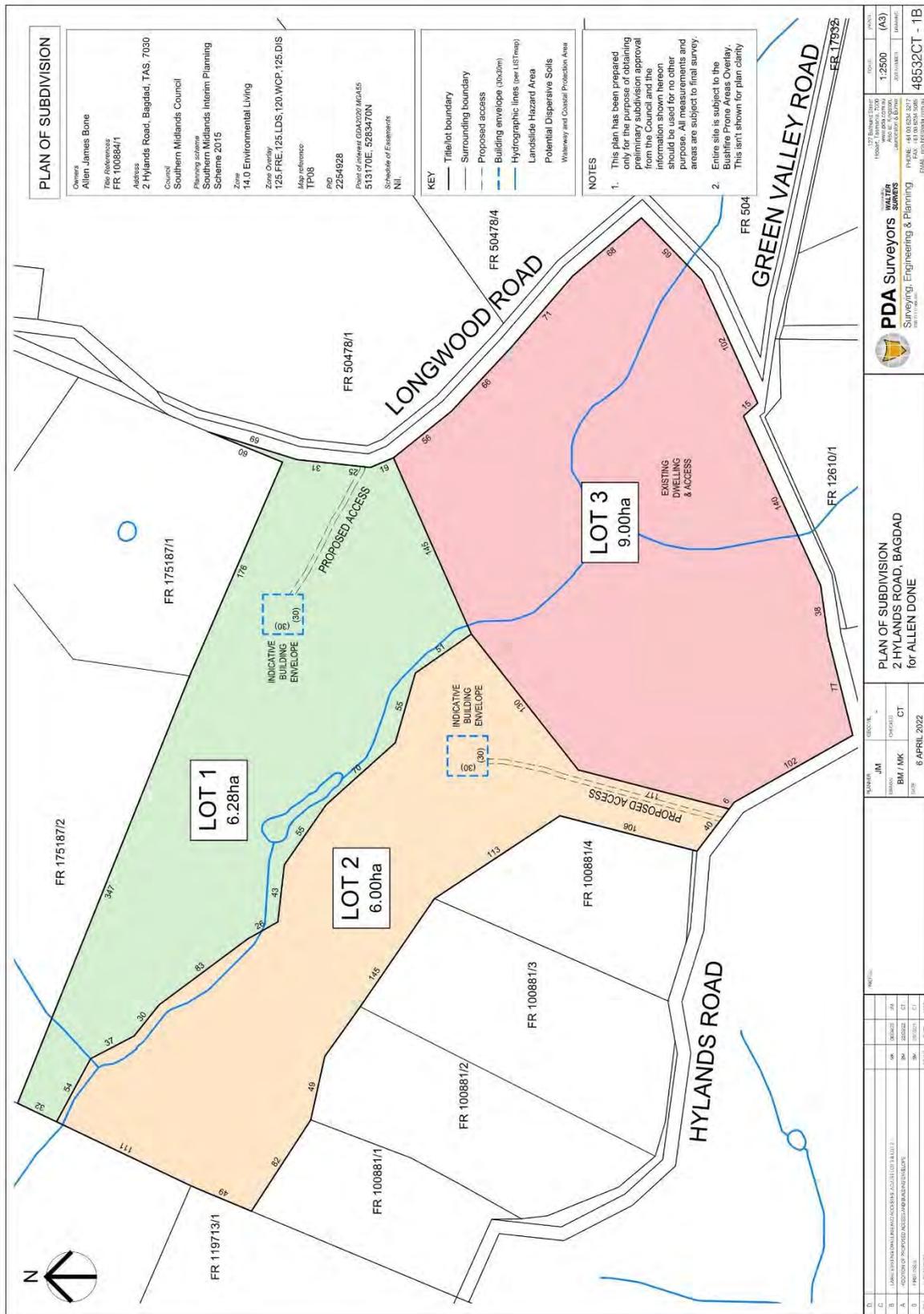
Standards Australia 2018, *Construction of buildings in bushfire prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission 2017, *Planning Directive No.5.1 – Bushfire prone Areas Code.* Tasmanian Planning Commission, Hobart. 1<sup>st</sup> September 2017.

The Bushfire Planning Group 2005, *Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania*, Tasmania Fire Service, Hobart.

Tasmanian Planning Scheme - Southern Midlands.

Appendix A - Site Plan



Appendix B – Bushfire Attack Level assessment tables

Table 1. Bushfire Attack Level Assessment Lot 1. (undeveloped)

<b>Azimuth</b>	<b>Vegetation Classification</b>	<b>Effective Slope</b>	<b>Distance to Bushfire-prone vegetation</b>	<b>Hazard management area width</b>	<b>Bushfire Attack Level</b>
<b>North</b>	Grassland <sup>^</sup>	upslope	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>East</b>	Grassland <sup>^</sup>	upslope	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>South</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to >100 metres	16 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>West</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to >100 metres	16 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

\* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 2. Bushfire Attack Level Assessment Lot 2 (undeveloped)

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
<b>North</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to 56 metres	16 metres	<b>BAL-12.5</b>
	Woodland <sup>^</sup>	flat 0°	56 to 75 metres		
	Grassland <sup>^</sup>	upslope	75 to >100 metres		
	--	--	--		
<b>East</b>	Grassland <sup>^</sup>	flat 0°	0 to 78 metres	14 metres	<b>BAL-12.5</b>
	Woodland <sup>^</sup>	flat 0°	78 to >100 metres		
	--	--	--		
	--	--	--		
<b>South</b>	Grassland <sup>^</sup>	upslope	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>West</b>	Grassland <sup>^</sup>	upslope	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

\* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

Table 3. Bushfire Attack Level Assessment Lot 3 (existing residential development)

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
<b>North</b>	Grassland	>5° to 10° downslope	0 to 70 metres	19 metres	<b>BAL-12.5</b>
	Woodland <sup>^</sup>	>0 to 5° downslope	70 to >100 metres		
	--	--	--		
	--	--	--		
<b>East</b>	Grassland <sup>^</sup>	flat 0°	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>South</b>	Grassland <sup>^</sup>	upslope	0 to >100 metres	14 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		
<b>West</b>	Grassland <sup>^</sup>	>0 to 5° downslope	0 to >100 metres	16 metres	<b>BAL-12.5</b>
	--	--	--		
	--	--	--		
	--	--	--		

<sup>^</sup> Vegetation classification as per AS3959-2018 and Figures 2.6(A) to 2.6 (H).

\* Low threat vegetation as per Bushfire Prone Areas Advisory Note (BHAN) No.1-2014, version 3, 8/11/2017.

<sup>^^</sup> Exclusions as per AS3959-2018, section 2.2.3.2, (a) to (f).

## Appendix C

### Bushfire Hazard Management Plan



Bushfire Hazard Management Plan, 2 Hylands Road, Bagdad.  
May 2022. J6507v1  
Tasmanian Planning Scheme - Southern Midlands



GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point.

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Building Area



Static Water Supply Point



Hazard Management Area

**Hazard Management Area**

A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

Certification No. J6507

Mark Van den Berg  
Acc. No. BFP-108  
Scope 1, 2, 3A, 3B, 3C.

Compliance Requirements

Property Access

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.

The following design and construction requirements apply to property access:

- All-weather construction;
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3° (1:20 or 5%);
- Dips less than 7° (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
  - A turning circle with a minimum outer radius of 10 metres;
  - A property access encircling the building; or
  - A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long
- Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following;

- A) Distance between building area to be protected and water supply  
The following requirements apply:
- The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
  - The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.

- B) Static Water Supplies  
A static water supply:
- May have a remotely located offtake connected to the static water supply;
  - May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
  - Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
  - Must be metal, concrete or lagged by non-combustible materials if above ground; and
  - If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
    - metal;
    - non-combustible material; or
    - fibre-cement a minimum of 6 mm thickness.

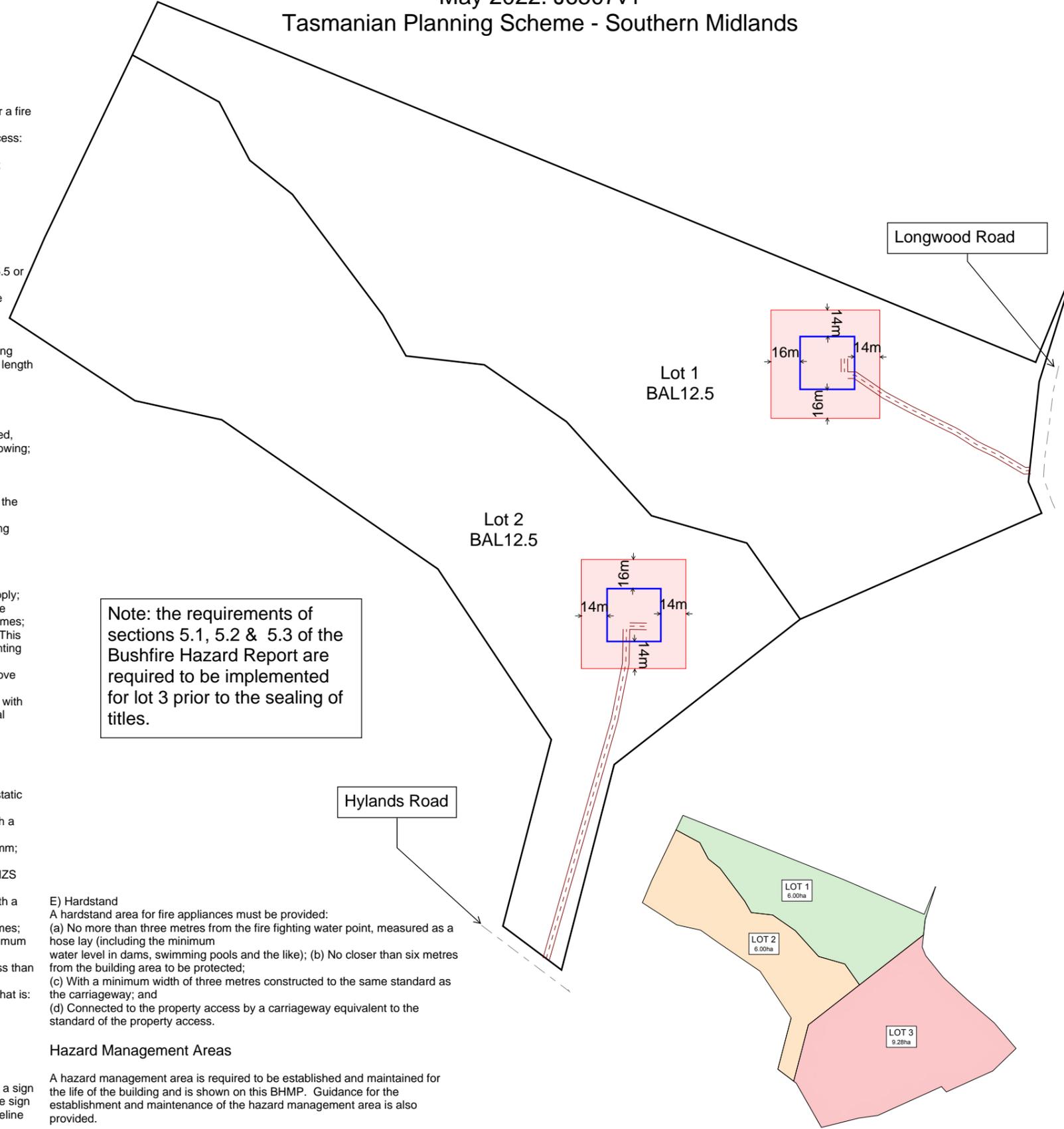
- C) Fittings and pipework associated with a fire fighting water point for a static water supply must:
- Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
  - Be fitted with a valve with a minimum nominal internal diameter of 50mm;
  - Be metal or lagged by non-combustible materials if above ground;
  - Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
  - Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
  - Ensure the coupling is accessible and available for connection at all times;
  - Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
  - Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
  - Where a remote offtake is installed, ensure the offtake is in a position that is:
    - Visible;
    - Accessible to allow connection by fire fighting equipment,
    - At a working height of 450 – 600mm above ground level; and
    - Protected from possible damage, including damage by vehicles.

- D) Signage for static water connections  
The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

Note: the requirements of sections 5.1, 5.2 & 5.3 of the Bushfire Hazard Report are required to be implemented for lot 3 prior to the sealing of titles.

- E) Hardstand  
A hardstand area for fire appliances must be provided:
- No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
  - No closer than six metres from the building area to be protected;
  - With a minimum width of three metres constructed to the same standard as the carriageway; and
  - Connected to the property access by a carriageway equivalent to the standard of the property access.

**Hazard Management Areas**  
A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



<p>Do not scale from these drawings. Dimensions to take precedence over scale.</p>	<p>Allen Bone 2 Hylands Road, Bagdad, Tas. 7030</p>	<p>C.T.: 100884/1 PID: 2254928</p>	<p>Date: 27/05/2022</p>	<p>Bushfire Hazard Management Plan 2 Hylands Road, Bagdad. May 2022. J6507v1 Bushfire Management Report 2 Hylands Road, Bagdad. May 2022. J6507v1</p>	<p>Drawing Number: A01</p>	<p>Sheet 1 of 2 Prepared by: MvdB</p>
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**Bushfire Hazard Management Plan, 2 Hylands Road, Bagdad.**  
**May 2022. J6507v1**  
**Tasmanian Planning Scheme - Southern Midlands**



**GEO-ENVIRONMENTAL**

**S O L U T I O N S**

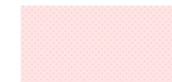
29 Kirksway Place, Battery Point.  
 T| 62231839 E| office@geosolutions.net.au



**Building Area**



**Static Water Supply Point**



**Hazard Management Area**

**Compliance Requirements**

**Property Access**

Property access length is 30 metres or greater; and access is required for a fire appliance to connect to a firefighting water point.

- The following design and construction requirements apply to property access:
- (a) All-weather construction;
  - (b) Load capacity of at least 20 tonnes, including for bridges and culverts;
  - (c) Minimum carriageway width of 4 metres;
  - (d) Minimum vertical clearance of 4 metres;
  - (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
  - (f) Cross falls of less than 3° (1:20 or 5%);
  - (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;
  - (h) Curves with a minimum inner radius of 10 metres;
  - (i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
  - (j) Terminate with a turning area for fire appliances provided by one of the following:
    - (i) A turning circle with a minimum outer radius of 10 metres;
    - (ii) A property access encircling the building; or
    - (iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long
  - (k) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

**Water Supplies for Firefighting**

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following:

- A) Distance between building area to be protected and water supply**  
 The following requirements apply:
- (a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and
  - (b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
- B) Static Water Supplies**  
 A static water supply:
- (a) May have a remotely located offtake connected to the static water supply;
  - (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
  - (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
  - (d) Must be metal, concrete or lagged by non-combustible materials if above ground; and
  - (e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
    - (i) metal;
    - (ii) non-combustible material; or
    - (iii) fibre-cement a minimum of 6 mm thickness.

- C) Fittings and pipework associated with a fire fighting water point for a static water supply must:**
- (a) Have a minimum nominal internal diameter of 50mm; (2) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
  - (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
  - (c) Be metal or lagged by non-combustible materials if above ground;
  - (d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);
  - (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
  - (f) Ensure the coupling is accessible and available for connection at all times;
  - (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
  - (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and
  - (i) Where a remote offtake is installed, ensure the offtake is in a position that is:
    - (i) Visible;
    - (ii) Accessible to allow connection by fire fighting equipment,
    - (iii) At a working height of 450 – 600mm above ground level; and
    - (iv) Protected from possible damage, including damage by vehicles.

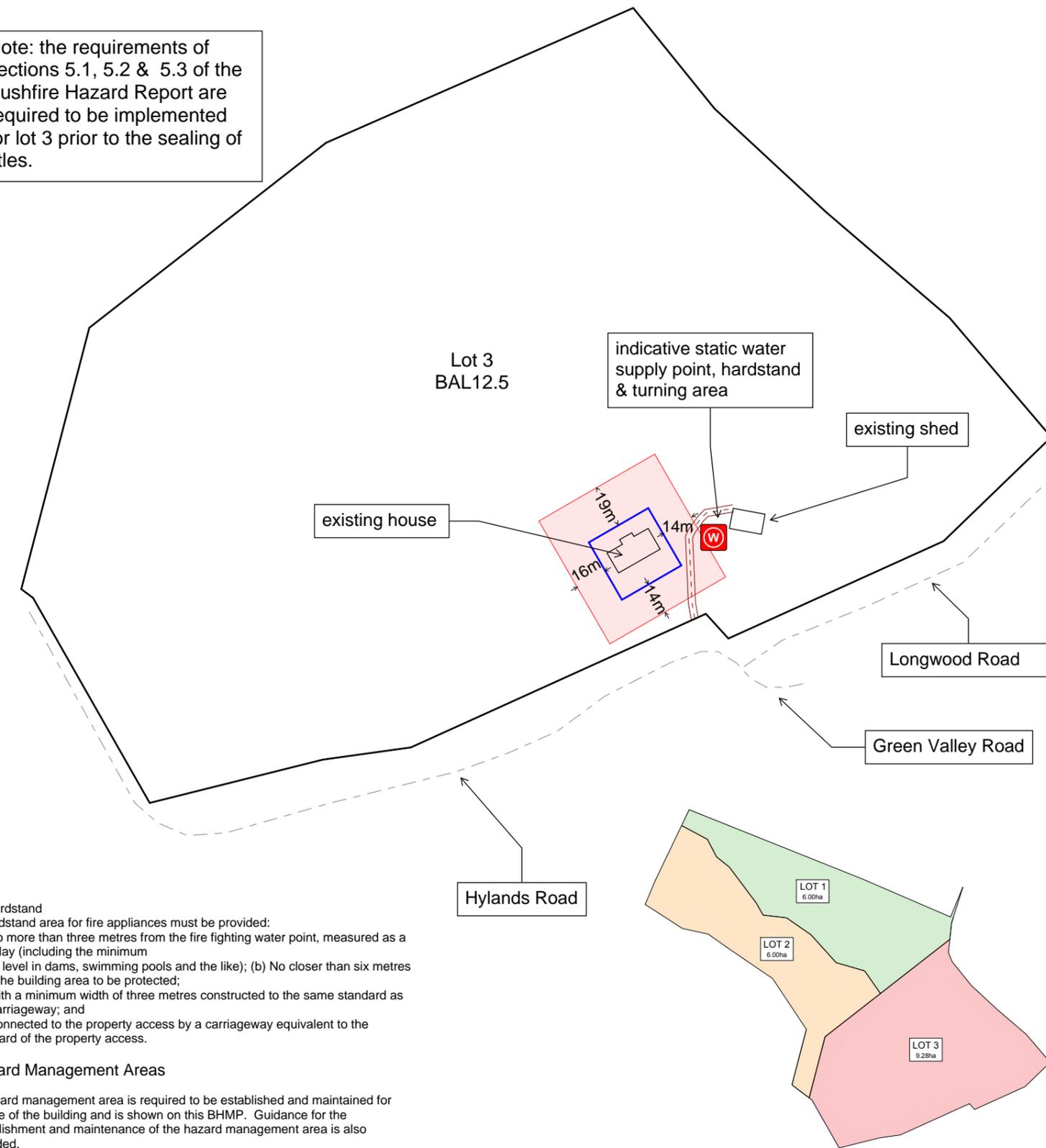
- D) Signage for static water connections**  
 The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service

**Note: the requirements of sections 5.1, 5.2 & 5.3 of the Bushfire Hazard Report are required to be implemented for lot 3 prior to the sealing of titles.**

- E) Hardstand**  
 A hardstand area for fire appliances must be provided:
- (a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected;
  - (c) With a minimum width of three metres constructed to the same standard as the carriageway; and
  - (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

**Hazard Management Areas**

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.



**Hazard Management Area**  
 A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

- Remove fallen limbs, sticks, leaf and bark litter;
- Maintain grass at less than a 100mm height;
- Remove pine bark and other flammable mulch (especially from against buildings);
- Thin out under-story vegetation to provide horizontal separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide (vertical separation between fuel layers);
- Prune larger trees to maintain horizontal separation between canopies;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access and water supply points;
- Use low-flammability species for landscaping purposes where appropriate;
- Clear out any accumulated leaf and other debris from roof gutters and other accumulation points.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.

**Certification No. J6507**

*Mark Van den Berg*

Mark Van den Berg  
 Acc. No. BFP-108  
 Scope 1, 2, 3A, 3B, 3C.

<p><b>Do not scale from these drawings. Dimensions to take precedence over scale.</b></p>	<p>Allen Bone        2 Hylands Road,        Bagdad, Tas. 7030</p>	<p>C.T.: 100884/1        PID: 2254928</p>	<p>Date: 27/05/2022</p>	<p>Bushfire Hazard Management Plan 2 Hylands Road, Bagdad. May 2022. J6507v1        Bushfire Management Report 2 Hylands Road, Bagdad. May 2022. J6507v1</p>	<p>Drawing Number:        A01</p>	<p>Sheet 2 of 2        Prepared by:        MvdB</p>
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## Appendix D

### Planning Certificate

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

#### 1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

2 Hylands Road, Bagdad

Certificate of Title / PID:

100884/1

#### 2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision of land resulting in three lots

Applicable Planning Scheme:

Tasmanian Planning Scheme - Southern Midlands

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Plan of Subdivision	PDA surveyors	06/04/2022	48532CT - 1B
Bushfire Hazard Report 2 Hylands Road, Bagdad. May 2022. J6507v1	Mark Van den Berg	27/05/2022	1
Bushfire Hazard Management Plan 2 Hylands Road, Bagdad. May 2022. J6507v1	Mark Van den Berg	27/05/2022	1

<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> <b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/> <b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance').
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

Name: Mark Van den Berg

Phone No: 03 62231839

Postal Address: 29 Kirksway Place  
Battery Point Tas. 7004

Email Address: mvandenber@geosolutions.net.au

Accreditation No: BFP – 108

Scope: 1, 2, 3a, 3b & 3c

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:  
certifier



Name:

Mark Van den Berg

Date: 27/05/2022

Certificate  
Number: J6507

(for Practitioner Use only)

## Appendix E

Certificate of Others

**CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE  
ITEM**

**Section 321**

To:  Owner /Agent  
 Address  
  Suburb/postcode

Form **55**

**Qualified person details:**

Qualified person:   
 Address:  Phone No:   
  Fax No:   
 Licence No:  Email address:

Qualifications and Insurance details:   
*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Speciality area of expertise:   
*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

**Details of work:**

Address:  Lot No:   
  Certificate of title No:   
 The assessable item related to this certificate:   
*(description of the assessable item being certified)*  
 Assessable item includes –  
 - a material;  
 - a design  
 - a form of construction  
 - a document  
 - testing of a component, building system or plumbing system  
 - an inspection, or assessment, performed

**Certificate details:**

Certificate type:   
*(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report 2 Hylands Road, Bagdad. May 2022. J6507v1 Bushfire Hazard Management Plan 2 Hylands Road, Bagdad. May 2022. J6507v1 and Form 55.
Relevant calculations:	N/A
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 2.2 6 <sup>th</sup> February 2020. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014. Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney.

*Substance of Certificate: (what it is that is being certified)*

The Bushfire Attack Level is marked on the Bushfire Hazard management plan for each lot. All specifications of report and BHMP required for compliance.

*Scope and/or Limitations*

Scope: This report was commissioned to identify the Bushfire Attack Level for the existing property. Limitations: The inspection has been undertaken and report provided on the understanding that;-1. The report only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report. 2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken. 3. Impacts of future development and vegetation growth have not been considered.

**I certify the matters described in this certificate.**

Qualified person: *Signed:*  *Certificate No:*  *Date:*



SEARCH OF TORRENS TITLE

VOLUME 100884	FOLIO 1
EDITION 6	DATE OF ISSUE 02-Jun-2020

SEARCH DATE : 26-May-2022

SEARCH TIME : 04.02 PM

DESCRIPTION OF LAND

Parish of STRANGFORD, Land District of MONMOUTH  
Lot 1 on Diagram 100884  
Derivation : Part of Lot 32821 Gtd to B Barham  
Prior CT 3745/76

SCHEDULE 1

M489226 & M809551 TRANSFER to ALLEN JAMES BONE Registered  
02-Jun-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
E216464 MORTGAGE to Commonwealth Bank of Australia  
Registered 02-Jun-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Dianne Menzie**

---

**From:** SMC Mail  
**Sent:** Monday, 30 May 2022 3:48 PM  
**To:** Development and Building  
**Subject:** FW: 48532CT Planning Application  
**Attachments:** PDA 48532CT - Planning application - Bone.pdf

---

**From:** Jane Monks <jane.monks@pda.com.au>  
**Sent:** Monday, 30 May 2022 3:36 PM  
**To:** SMC Mail <mail@southernmidlands.tas.gov.au>  
**Cc:** Allen Bone <allenjbone@gmail.com>; Craig Terry <Craig.Terry@pda.com.au>; Tracey Baillie <Tracey.Baillie@pda.com.au>  
**Subject:** 48532CT Planning Application

Dear Council Planning Department,

Please find attached a planning application submitted on behalf of Allan Bone, for 3 lot Subdivision. Copies of the Council application form, Planning assessment, Plan of Subdivision, Bushfire Hazard Report and titles are enclosed within our attached letter of application.

Do not hesitate to give me us call if you require any additional information or documentation.

Regards,



**Jane Monks** BEnvDes, B.Sc  
Planning Assistant

Phone: +61 (03) 6234 3217  
[jane.monks@pda.com.au](mailto:jane.monks@pda.com.au)  
127 Bathurst Street, Hobart TAS 7000

**Louisa Brown**

---

**From:**  
**Sent:** Saturday, 25 June 2022 3:22 PM  
**To:** Development and Building  
**Subject:** Proposed subdivision 2 Hylands Road Bagdad

To the General Manager of Southern Midlands Council,

Thank you for the opportunity to provide feedback on the subdivision application of 3 lots at 2 Hylands road. Whilst we do not object to the subdivision going ahead overall, our feedback concern is the entrance point to lot 2.

We are concerned about the location of the entry point for several reasons:

1. The corner on which entry is proposed is a blind corner and there have been several near misses as cars or trucks coming from the top of Hylands Road come down past our place to a corner where they cannot see what is coming up the hill entering from Green Valley road especially if above 25km/h which is often the case. There is no signage on this corner either.

The condition of the road is not sealed, no safety barriers and thus any attempted braking at short range causes the vehicle to slide. I am surprised that no one has gone rolling down the hill yet. This concern could be addressed by Council separate to this application by applying signage of concealed entrances, speed signage or even widening the camber of the corner.

2. The proposed entrance point to lot 2 is also where runoff from any rains runs along the roadside drainage and drops off, down the hill at that point of proposed property/driveway starting point which drainage works would need to be addressed before any attempt is made for access. Furthermore any subdivision would not need to state that we as the property owners of the adjoining block are not held responsible for any water runoff into lot 2 as the report supplied has failed to take into consideration of this runoff and erosion. Any attempted driveway access would be washed away in no time. The proposed entrance is between 2 of the drains which come from the upper side and under the road of Hylands Road. An entrance relocated towards the corner before, (located at the early roadside 102 section on the map) the current plan and near the first drain could possibly be a better access point and would allow easier access once developed with room to allow the runoff which the current proposal does not. You are welcome to come and inspect and see where the recent rains have run down the hill, washed away road drain, our driveway entrance and into the proposed lot 2. We would like the council to fix the entrance to our property which is consistently damaged from water running past our driveway as part of any remediation works.

3. On the other side of the Hylands road there are at least three drains collecting water from the other side of the road which is then pushed through a pipe into our property and adjacent to at least one entry point for lot 2. We have seen erosion increase to our broken dam (as purchased 5 years ago), then the water travels below that causes more erosion and dugouts on my block before continuing to fall and run into the block below where the driveway and access have been proposed. Again this runoff is caused by Council running the drainage into our block. I have asked about this before and was told it would have been agreed by a previous owner.

In summary point 1 should be addressed separately to this application and points 2-3 are issues for the Council to address and fix as part of this sub division. Sadly the report supplied by PDA has not addressed this and we believe it can be addressed so Mr Bone can go ahead with his subdivision. He is a great neighbour and whilst we think it's a great idea to subdivide we are concerned about the entry point to lot 2 and current drainage.

We would welcome the Council to come up and have a walk around with us and Mr Bone if that would be of assistance.



27/6/22

29 Tuesday

November 2022

SOUTHERN MIDLANDS COUNCIL  
KEMPTON

6:00am

To Whom it may concern,

7:00am

8:00am

I wish to object to the proposed  
subdivision of Alan Bone Hylands -

9:00am

Longwood Road, as I was not  
notified by post Box 954.

10:00am

concerned about more traffic on

11:00am

Green Valley road as you cant pass as

12:00pm

it is someone will be seriously hurt on  
that Road. as the front of Lot 2 is

1:00pm

unstable ground any house on it will be

2:00pm

built closer to my land which will interfere

3:00pm

with my shooting (vermin control)

4:00pm

and we already have increasing amount  
of Dog attacks on stock.

5:00pm

Mainly increased traffic on an  
already deadly road.

6:00pm

7:00pm

January

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

February

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

March

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30



## Deed of Transfer

### **Transfer of Part of Brighton Road (Old Midland Highway)**

---

The Crown in Right of Tasmania  
(represented by the Department of State Growth)  
(Principal)

and

Southern Midlands Council (ABN 68 653 459 589)  
(Council)

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**Schedule 1 – Plan- Principal’s Road to be Transferred to the Council** Error!  
Bookmark not defined.

## Deed details and recitals

---

Date:

Parties:

---

Name	<b>The Crown in Right of Tasmania</b> (represented by the Department of State Growth)
Short form name	<b>Principal</b>
Notice details	C/- State Roads Division Department of State Growth 4 Salamanca Place, Parliament Square, Hobart GPO BOX 536 Hobart Tasmania Australia 7001 Attention: General Manager, State Roads Division

---

Name	<b>Southern Midlands Council</b>
ABN	68 653 459 589
Short form name	<b>Council</b>
Notice details	PO Box 156 Longford Tasmania 7301 Attention: General Manager

---

Recitals:

- A. The Principal has agreed to transfer the control and direction of the Principal's road and associated infrastructure as described in this Deed and shown on the Plan at Schedule 1 to the Council from the Transfer Date in accordance with the terms of this Deed.
- B. The Council agrees to accept the absolute and irrevocable transfer of control and direction of the Principal's road and associated infrastructure as described in this Deed and shown on the Plan at Schedule 1 of this Deed on the Transfer Date in accordance with the terms of this Deed.
- C. In return the Principal has agreed to provide a one-off monetary grant to the Council on the Commencement Date subject to the terms and conditions set out in this Deed.

The parties agree as follows:

## Agreed terms and conditions

---

### 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, being for the investment in Road transferred from the Principal to the Council pursuant to this Deed.

**Authorised Officer** means:

- (a) if the Principal is the Crown in Right of Tasmania or a Minister of the Crown in Right of Tasmania, the Secretary of the Department, any Acting Secretary of the Department, any Deputy Secretary of the Department, and any nominee of any of them; and
- (b) if the party to this Deed is a statutory authority or corporation, any person authorised in writing by the governing body or board of the party.

**Business Day** means a day on which authorised deposit-taking institutions (as defined in the Banking Act 1959 (Cwlth)) in Hobart are open for general banking business excluding Saturdays, Sundays and public holidays.

**Commencement Date** means the date of this Deed.

**Council** means the person or entity named above as the Council, and where the context requires includes the employees, officers, authorized contractors and agents of that person.

**Deed** means this Deed and all its schedules, annexures, appendices and attachments.

**Department** means the Department of State Growth, and includes any Department that substantially succeeds to its functions.

**Government Body** means any body politic, any government (federal, state or local), or any governmental, administrative or judicial body, department, authority, commission, tribunal, delegate, instrumentality or agency.

**Grant** means the monetary payment in the amount specified at clause 2.1 paid, or to be paid, by the Principal to the Council pursuant to clause 2.1.

**Intellectual Property** means all copyright, patents, registered and unregistered trademarks, registered designs, trade secrets and know-how and all other intellectual property rights resulting from intellectual activity;

**Law** means:

- (a) principles of law or equity of general application in Australia established by decisions of courts;
- (b) legislation and subordinate legislation; and
- (c) binding requirements, mandatory approvals (including conditions), and guidelines, of any Government Body that have force of law.

**month** means calendar month.

**Principal** means the person or entity named above as Principal, and where the context requires includes the employees, authorised contractors and agents of that person. If the Principal is a Minister of the Crown in Right of Tasmania, a reference to the Principal includes that Minister's successors in office.

**Proclamation** means the proclamation relating to the Road contained in the subject of this Deed;

**Plan** means the plan of the Road attached to this Deed at Schedule 1.

**Right** includes a right, a power, a remedy, a discretion or an authority.

**Road** means that section of the road known as Brighton Road (Old Midland Highway), commencing at the municipal council boundary (between Southern Midlands Council and Brighton Council) and continuing for approximately 0.70 km to the Midland Highway road reserve at the Pontville roundabout, Midland Highway as shown in blue on the Plan and includes:

- (a) all associated road assets;
- (b) traffic facilities;
- (c) street lighting;
- (d) road and safety furniture;
- (e) drainage.

**Transfer Date** means the date of the Proclamation.

## 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;
- (e) a reference to a group of persons includes a reference to any one or more of them;
- (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) a reference to a document includes:

- (i) any paper or other material on which there is printing or writing or on which there are marks, symbols or perforations having a meaning for persons qualified to interpret them;
  - (ii) a drawing, map, plan or photograph;
  - (iii) an amendment or supplement to, or replacement or novation of, that document;
  - (iv) any thing from which sounds, images or writing can be reproduced with or without the aid of any thing else;
- (i) a reference to an agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding, whether or not in writing;
  - (j) a reference to any party includes that party's executors, administrators, successors and permitted assigns and substitutes;
  - (k) a reference to a 'person' includes a natural person, a partnership, a body corporate, a corporation sole, an association, or any other entity;
  - (l) mentioning any thing after the words '**includes**', '**included**' or '**including**' does not limit the meaning of any thing mentioned before those words;
  - (m) a reference to a day must be interpreted as the period of time in Tasmania commencing at midnight and ending 24 hours later;
  - (n) reference to a time and date in connection with the performance of an obligation by a party is a reference to the time and date in Hobart, Tasmania, even if the obligation is to be performed elsewhere;
  - (o) references to '\$' and '**dollars**' are to Australian dollars; and
  - (p) 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.

### **1.3 Headings**

Headings are included for convenience only and do not affect the interpretation of this Deed.

### **1.4 Business Days**

If the day on which any act, matter or thing is to be done under this Deed is not a Business Day, that act, matter or thing must be done by no later than the next Business Day.

### **1.5 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.

---

## **2 Grant**

### **2.1 Agreement to provide Grant**

Subject to the terms of this Deed, the Principal will provide to the Council a one-off monetary grant in the amount of One Hundred and Forty-Seven Thousand Five Hundred

and Sixty-Five Dollars (\$147,565.00) (exclusive of GST) for use by the Council for the Approved Purpose in accordance with this Deed.

## **2.2 Acknowledgments**

The Council acknowledges and agrees that:

- (a) that the Grant must only be used for the Approved Purpose;
- (b) the Principal's financial assistance to the Council in respect of the Approved Purpose is limited to the Grant;
- (c) nothing in this Deed requires the Principal to provide any further financial assistance or otherwise to the Council in respect of the Approved Purpose; and
- (d) the Principal is not responsible for any liabilities incurred by the Council, or any obligations entered into by the Council, as a result of or arising out of, the Council's obligations under this Deed or in respect of the Approved Purpose.

---

## **3 Payment of Grant to Council**

### **Method of Grant payment**

- 3.1** Subject to the terms of this Deed, the Principal will pay the Grant to the Council on or after the Commencement Date subject to receipt by the Principal of a correctly rendered invoice.

### **3.2 Conditions affecting Grant payment**

If the Grant, or any instalment of the Grant, is subject to GST, the Principal is not required to make payment of the Grant (or the relevant instalment) until the Principal has received from the Council a correctly rendered tax invoice in accordance with clause 10.

---

## **4 Agreement and Acknowledgments**

### **4.1 Transfer of Roads**

Subject to the terms of this Deed:

- (a) The Principal agrees to transfer the control and direction of the Road free from encumbrances to the Council on the Transfer Date in accordance with this Deed.
- (b) The Council agrees to accept the transfer of control and direction of the Road free from encumbrances on and from the Transfer Date in accordance with this Deed.
- (c) The Council agrees to the ongoing maintenance and management responsibilities of the Road in accordance with section 21 of the Local Government Highways Act 1982.

### **4.2 Acknowledgments**

Each party to this Deed acknowledges and agrees that:

- (a) the transfer of control and direction of the Road from the Principal to the Council is absolute and irrevocable;
- (b) except as required under Clause 2, nothing in this Deed requires a party to this Deed to provide any financial assistance or otherwise to the other party for

expense incurred as a result of, arising out of, or attributable to the transfer of control and direction of the Road. ;

- (c) a party to this Deed is not responsible for any liabilities incurred by the other party, or any obligations entered into by the other party, as a result of or arising out of, the other parties obligations under this Deed;
- (d) on and from the Transfer Date the Council is responsible for the Road, including any and all uses of the Road by any person; and
- (e) a party to this Deed accepts that they will be releasing their right to terminate this Deed at the Commencement Date.

---

## **5 Proclamation**

### **5.1 Principal obligations**

Upon execution of this Deed by the parties, the Principal will do all things necessary to:

- (a) arrange for the Proclamation to be issued to have the Road proclaimed as ceasing to be State Highway pursuant to section 7 of the Act; and
  - (b) gazette the Proclamation referred to in clause 3.1(a)
- on, or as soon as practicable after, the date of this Deed.

---

## **6 Indemnities**

### **6.1 Indemnities from parties to this Deed**

Each party indemnifies, and must keep indemnified, the other party from and against all actions, claims, demands, losses, damages, costs and expenses for which the other party becomes liable:

- (a) in connection with or arising out of:
  - (i) personal injury to, or death of, any person;
  - (ii) either or both loss of, or damage to, property of a person; and
  - (iii) financial loss of a third party,arising from, or attributable to, the party performing its obligations under this Deed, to the extent that the injury, death, damage or loss is not caused by a wrongful (including negligent) act or omission of the other party;
- (b) in connection with or arising out of the use by the other party of any report or other document provided by the party in accordance with this Deed, including any claims regarding the ownership or right to use intellectual property or moral rights (as defined in the *Copyright Act 1968* (Cwlth)) in such reports or documents.

### **6.2 Continuing obligation**

The indemnities in clause 6.1:

- (a) are continuing obligations of each party to this Deed;
- (a) separate and independent from any other obligations of each party; and

- (b) survive the expiration or termination of this Deed.

---

## 7 Representations and warranties

### 7.1 Warranties

Each party to this Deed represents and warrants to the other party that:

- (a) **(no disputes)**: except as previously disclosed in writing by the party to the other party prior to the date of this Deed, there are no actions or proceedings commenced or threatened affecting the party which may affect its capacity to perform its obligations under this Deed;
- (b) **(transaction permitted)**: the execution, delivery and performance of this Deed by the party will not breach in any respect any provision of:
- (i) any applicable Law or any order or ruling of a Government Body;
  - (ii) any agreement binding on the party;
  - (iii) if the party is a corporation, the parties constitution;
- (c) **(incorporation)**: if the party is a body corporate, it is duly incorporated and existing under the law of its place of incorporation, and has the corporate power to enter into and perform its obligations under this Deed;
- (d) **(authorisations)**: if the party is a body corporate, all necessary action has been taken by the party to authorise its execution of, and the performance of its obligations under, this Deed;
- (e) **(power)**: the party is not subject to any legal disability or incapacity;
- (f) **(binding obligation)**: this Deed:
- (i) constitutes a valid legal and binding obligation on the part of the party;
  - (ii) is enforceable in accordance with its terms;
  - (iii) is not void or voidable;
- (g) **(information)**: all information given, and each statement made, to the other party by the party or its agents concerning the Deed, is true, correct and not misleading in any way.

### 7.2 Survival and repetition of representations and warranties

Each representation and warranty in clause 7.1:

- (a) survives the execution of this Deed; and
- (b) until all of each parties obligations under this Deed have been discharged, is deemed to be repeated with reference to the facts and circumstances then existing on the first day of each named month.

### 7.3 No reliance by the party

Each party to this Deed acknowledges that it has not entered into this Deed in reliance on any representation, warranty, promise, statement or undertaking made by the other party or any person on behalf of the other party.

---

## 8 Notices

### 8.1 Method of giving Notices

A notice, consent, approval, application or other communication (each a **Notice**) under this Deed must be in writing, signed by or on behalf of the person giving it, addressed to the person to whom it is to be given and:

- (a) hand delivered;
- (b) sent by pre-paid mail; or
- (c) sent by facsimile,

to that person's address or facsimile number (as applicable).

For the avoidance of doubt, a Notice must not be given either orally or by email.

### 8.2 Time of receipt of Notices

A Notice given to a person is treated as having been given and received:

- (a) if hand delivered, on the day of delivery if delivered after 9.00am and before 4.00pm on a Business Day, otherwise on the next Business Day;
- (b) if sent by pre-paid mail, on the third Business Day after the day of posting where the person's address and the place of posting are both within Australia, otherwise when it would be delivered in the due course of post;
- (c) if sent by facsimile and the transmission report states that it was sent in full and without error, on the day of transmission if that report states that the transmission was completed after 9.00am and before 4.00pm on a Business Day, otherwise on the next Business Day.

### 8.3 Address for Notices

For the purposes of this clause 5, a person (the **sender**) may take the address and facsimile number of another person (the **recipient**) to be:

- (a) the address and number set out in the Deed details and recitals; or
- (b) if the recipient has notified the sender of another address or facsimile number, the last address or facsimile number so notified to the sender.

### 8.4 Form of Notices

- (a) A Notice must be in legible writing in the English language.
- (b) A printed or copied signature is sufficient for the purposes of sending any Notice by facsimile transmission.
- (c) An employee, officer or solicitor for a party may give a Notice on behalf of that party.

### 8.5 Other modes or places of service

Nothing in this Deed limits or excludes any other mode or place of service required, permitted or authorised by an applicable Law.

---

## **9 Resolution of disputes**

### **9.1 Parties to negotiate about dispute**

If a dispute arises between the parties under this Deed (except for action required to be taken under statute) the parties undertake in good faith to use all reasonable endeavours to resolve their dispute by negotiation.

### **9.2 Notice of dispute**

If one party has given a written notice of a dispute to the other party and the parties fail to resolve the dispute by a meeting or meetings within twenty (20) Business Days after receipt of the notice, then the dispute must be submitted for resolution under the following sub-clauses.

### **9.3 Reference for determination**

The matter in dispute must be referred for resolution by a person of appropriate qualifications and experience agreed between them. In the absence of agreement the matter in dispute must be determined under the provisions of the *Commercial Arbitration Act 2011* (Tas).

### **9.4 Final and binding decision**

The arbitrator's or independent expert's decision, including any decision as to an expense arising from the dispute, is final and binding on the parties.

### **9.5 Party not to commence legal action**

Except to enforce this clause, or to seek an urgent interim determination, a party must not commence or maintain an action by legal proceedings about the dispute until it has been dealt with as provided in this clause.

---

## **10 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 100(a) 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 to 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 100 as if it were an actual payment made pursuant to this Deed.

- (g) Unless the context otherwise requires, expressions used in this clause 0 that are defined in the GST Laws have the meanings given to those expressions in the GST Laws.

---

## **11 Miscellaneous**

### **11.1 Governing law**

- (a) This Deed is governed by the laws of Tasmania.
- (b) The parties submit to the non-exclusive jurisdiction of the courts of Tasmania and any courts that may hear appeals from those courts in respect of any proceedings in connection with this Deed.

### **11.2 Entire agreements 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.
- (b) Nothing in clause 11.2(a) affects the parties Rights under this Deed in relation to any information given, or statement made, to the party by the other party or its agents concerning the transfer of the sections of road and associated infrastructure.

### **11.3 Liability**

Any agreement, obligation, representation, warranty or indemnity by two or more parties (including where two or more persons are included in the same defined term) binds them jointly and severally.

### **11.4 Severance**

If any 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.

### **11.5 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 agreement.

### **11.6 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.

### **11.7 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 any other party for any purpose;
  - (ii) create, or be taken to create, any partnership or joint venture; or
  - (iii) create, or be taken to create, any agency or trust.
- (b) The Council must not represent or hold itself out to be a partner, joint ventures, agent or representative of the Principal.

#### **11.8 Legal costs**

Each party must bear their own costs in preparing and negotiating this Deed.

#### **11.9 Amendment**

This Deed may only be amended or supplemented in writing signed by the parties.

#### **11.10 Waiver**

- (a) The non-exercise of, or delay in exercising, any Right does not operate as a waiver of that Right.
- (b) A single 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. A waiver of a Right is effective only in the specific instance and for the specific purpose for which it was given.

#### **11.11 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.

#### **11.12 Rights cumulative**

Each Right provided for in this Deed:

- (a) operates independently of any other Right provided for in this Deed; and
- (b) is cumulative with, and does not exclude or limit, any other Right, whether at Law or pursuant any other agreement, deed or document.

#### **11.13 No assignment**

Each party to this Deed must not assign any of its Rights under this Deed except with the prior written consent of the other party.

#### **11.14 Disclosure**

- (a) Despite any confidentiality or intellectual property right subsisting in this Deed the parties may publish all or any part of this Deed without reference to the other.
- (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).

#### **11.15 Determination**

Where a party to this Deed 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 on behalf of the party.

**11.16 Consent**

- (a) If the doing of anything by a party to this Deed is dependent upon the consent or approval of the other party, any such approval or consent must be in writing.
- (b) The other party may withhold its consent or approval or give it conditionally or unconditionally.
- (c) If any consent or approval is given by the other party is subject to any condition:
  - (i) the party must comply with that condition; and
  - (ii) a failure to comply with any condition is taken to be a breach of this Deed.

**11.17 Doctrine of merger**

The doctrine or principle of merger does not apply to this Deed or to any thing 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.

**Executed as a deed**

# Signing

---

## Signing by Principal (Crown in Right of Tasmania)

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 Principal

\*Print  
name and  
position:

Witness'  
signature:  
→

\*Witness  
print  
name:

\*Use BLOCK LETTERS

\*Witness  
print address:

## Signing by Council (using common seal)

The common seal of **Southern Midlands Council** (ABN 68 653 459 589) was hereunto affixed in the presence of:

Common seal:  
→

Signature:  
→

Signature:  
→

\*Print  
name and  
office  
held:

\*Print  
name and  
office  
held:

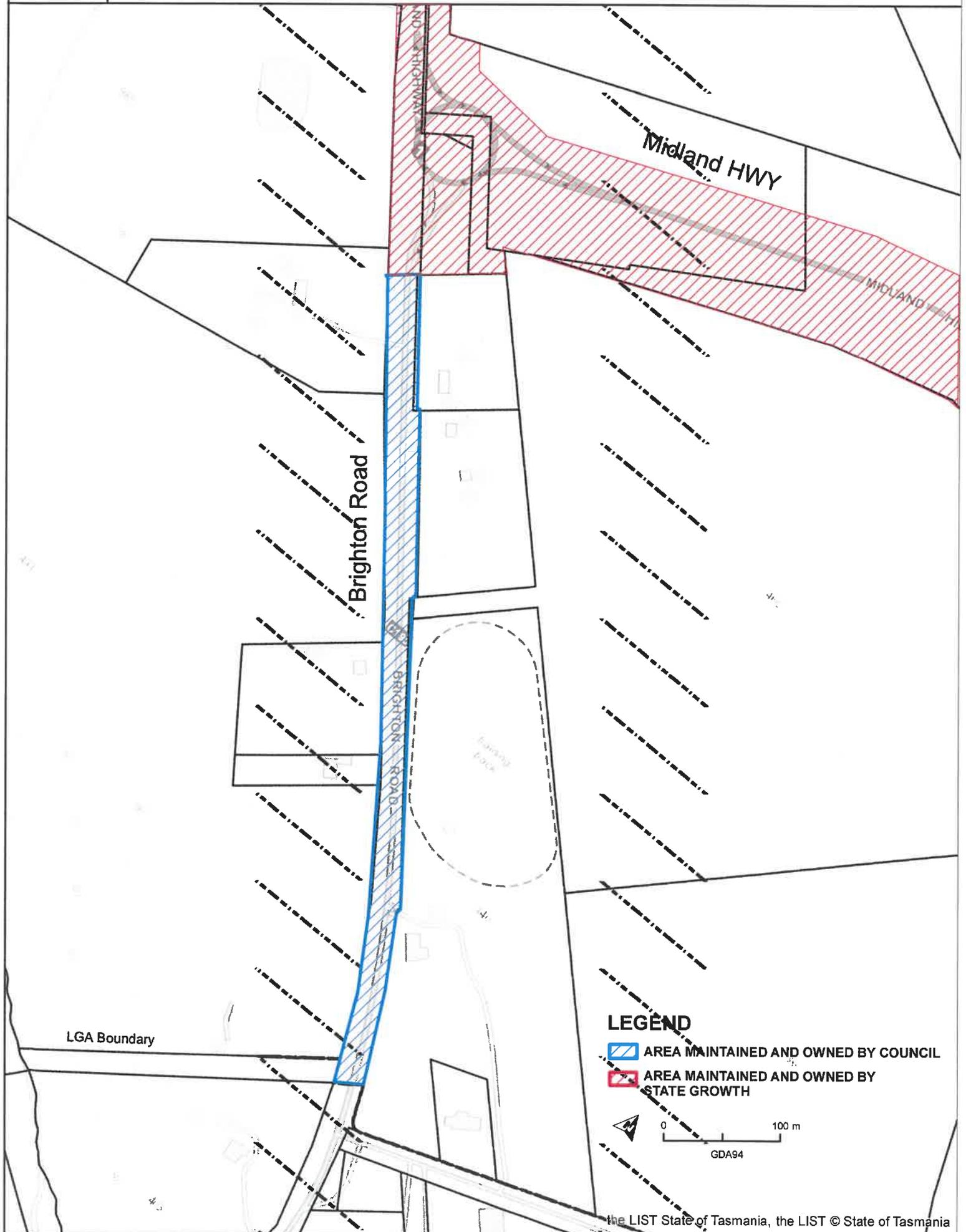
\*Use BLOCK LETTERS

## Schedule 1- Plan

---

See attached.

# Deed of Transfer Map Midland HWY / Brighton Road



### LEGEND

-  AREA MAINTAINED AND OWNED BY COUNCIL
-  AREA MAINTAINED AND OWNED BY STATE GROWTH





## Chauncy Vale Wildlife Sanctuary & Flat Rock Reserve

### Revised Joint Management Plan 2022



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## Executive Summary

### Background

Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve protect 870 ha of native bushland, and form the largest protected area in the Bagdad area of the Southern Midlands region of Tasmania. Together they provide important conservation of natural values in a region which is recognised nationally as a high priority for conservation (the Midlands Biodiversity Hotspot Area).

The Chauncy Vale Wildlife Sanctuary (415 ha), owned by Southern Midlands Council, is one of the oldest private reserves in the State, gazetted as a reserve in 1946. Flat Rock Reserve (455 ha) adjoins the Chauncy Vale Wildlife Sanctuary to the north, and is a freehold property purchased by the Tasmanian Land Conservancy (TLC) in 2006.

Both reserves are jointly managed by the Chauncy Vale Management Committee, comprising representatives of the TLC, Southern Midlands Council, Parks and Wildlife Service, the Chauncy family and the local community.

Historically, the Chauncy family encouraged the use of the land as an outdoor classroom and for scientific research into the natural values of the area. This philosophy has been continued under subsequent council ownership.

Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve are open to the general public during daylight hours for recreation activities such as bushwalks, picnics and birdwatching. The reserves are closed to the public during days of High Fire Danger.

Maps of the location, vegetation communities, access and bushwalks and five defined management zones are in Section 1 - Background of the Management Plan.

### Management Summary

The Overarching Objective for management of the two reserves is:

*To identify, conserve, and where necessary, restore the natural, cultural and heritage values of Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve. To assist people to appreciate the values and to ensure the values are passed on to future generations in as good or better condition than at present.*

Four conservation targets have been recognised for the reserve with specific management actions aimed at minimising threats identified for each target. A summary of the conservation targets, threats and the management actions is listed below.

## Conservation Targets 1-4, summary of management actions

<b>Conservation Target 1: Dry forest and woodland vegetation communities</b>	
<b>Justification:</b> <i>The reserves support large areas of dry sclerophyll communities, including some vegetation communities that are of conservation significance. A number of threatened plant and animal species are associated with the dry forests and woodlands of the reserve. Some parts of the forest and woodland communities can be classified as old growth, resulting in high habitat values.</i>	
<i>Source of threat / risk</i>	<i>Recommended management actions</i>
<i>Climate Change</i>	<i>Mitigation – . Large bushland reserves such as Flat Rock and Chauncy Vale play a crucial role in carbon sequestration. Protection and enhancement of the natural vegetation is hence an important contribution. Maintain and enhance the vegetation communities, including with appropriate revegetation projects, on the reserve to contribute to drawing CO2 from the atmosphere. s</i>
<i>Inappropriate fire regime</i>	<i>Finalise the whole-of-reserve(Chauncy Vale and Flack Rock) fire management plan, including developing the ecological objectives and delineating the Ecological Protection Zones (EPZ) and Asset Protection Zone (APZ) with input from TLC, P&amp;WS, the Tasmania Fire Service, and the aboriginal community . Conduct ecological burns to maximise structural and species diversity, and reduce fuel loads consistent with the finalized fire management plan.  As fires occur, map fire boundaries and keep records of fire frequency, intensity and timing.</i>
<i>Introduction of weeds and pathogens</i>	<i>Install signage at the Chauncy Vale visitor shelter and Flat Rock Reserve entrance highlighting the potential for weeds and root rot fungus (Phytophthora cinnamomi) to be brought into the reserves via dirty or muddy vehicles or footwear.  Develop a weed reporting program, including identification of a contact person, for visitors to assist with identification of weed establishment or spread.  Develop and implement a concise prioritized weed control strategy (action plan) for the properties.  Control and rehabilitate weed infestations promptly where these are identified.</i>
<i>Soil erosion</i>	<i>Assess the track network at Flat Rock Reserve and rehabilitate tracks not required for management or emergency use.  Restrict vehicle use to management purposes only, or otherwise requiring written permission, and install signage and solid physical barriers to restrict illegal vehicle access.  Identify erosion sites along all streams and intermittent waterways in the reserves, identify appropriate stabilisation techniques (e.g. porous check dams) and implement where necessary.</i>
<i>Hunting &amp; illegal collections</i>	<i>Maintain and enforce ban on private hunting in the reserves, with the exception of conservation hunting organized and supported by the Southern Midlands Council and TLC. This includes surveillance of peregrine falcon</i>

	<i>nesting sites – as egg theft has occurred in the past.</i>
<i>Firewood collection and waste disposal</i>	<i>Maintain ban on firewood collection and waste disposal, and install signage to inform of bans.  Remove rubbish as it is found and record large rubbish sites to allow future removal of rubbish</i>
<i>Browsing and feral animals</i>	<i>Browsing pressure by feral and native herbivores appears to have increased at the reserve, anecdotally reducing the diversity and changing the structure of the understory. . Implement a monitoring system to inform a feral pest control strategy for feral pests (inc. fallow deer and goats).</i>
<i>Lack of baseline data, including tree decline or dieback related to climate change</i>	<i>Build on the flora and fauna surveys undertaken on Flat Rock incorporating Chauncy Vale. Improve knowledge of diversity, composition, and structure of the vegetation. Verify mapped vegetation communities, identify old growth forest patches, and identify key habitat features.  Document, record and/or map eucalypt dieback in the reserve and if necessary discuss management options to address this situation.</i>

<b>Conservation Target 2: Browns Caves Creek &amp; tributaries</b>	
<b>Justification:</b> <i>The Browns Caves Creek is in excellent condition and supports flora and fauna communities unique to the area.</i>	
<i>Source of threat / risk</i>	<i>Recommended management actions</i>
<i>Trampling by visitors</i>	<i>Maintain the current network of walking tracks to a standard where erosion does not occur.  Encourage visitors to keep to the walking tracks and avoid trampling riparian vegetation.</i>
<i>Climate change</i>	<i>Tasmanian climate modelling predicts changed rainfall patterns, including potentially large damaging flood events and longer dry spells with periods of low flow. Determine the most effective interventions, which may include: revegetation, protection of assets or stream bank stabilization. When planning new assets, the location in relation to impact from extreme flood events should be a consideration.</i>
<i>Stream-bank erosion</i>	<i>Streambank erosion is evident at a number of locations within the Visitor Services Area and the Natural Area. Document and map this erosion and develop rehabilitation or control options on a case by case basis.</i>
<i>Management of weed, Phytophthora and feral animals</i>	<i>Develop and implement a concise prioritized weed and feral pest control strategy (action plan) for the properties.  Control weed infestations promptly where these are identified.</i>
<i>Inappropriate fire regime</i>	<i>Finalise the whole-of-reserve(Chauncy Vale and Flack Rock) fire management plan, including developing the ecological objectives and delineating the Ecological Protection Zones (EPZ) and Asset Protection Zone (APZ) with input from TLC, P&amp;WS, Tasmania Fire Service, and the aboriginal community .  Conduct ecological burns to maximise structural and species diversity, and reduce fuel loads consistent with the finalized fire management plan.</i>

	<i>As fires occur, map fire boundaries and keep records of fire frequency, intensity and timing.</i>
<i>Lack of baseline data on biodiversity, including tree decline/dieback</i>	<i>Encourage volunteers and experts to undertake flora and fauna surveys to establish baseline data on the composition and conservation status of species and communities. This may potentially be undertaken in the format of a 'Bioblitz' involving groups such as field naturalists or Birdlife Tasmania.  Document, record and/or map eucalypt dieback in the reserve and if necessary discuss management options to address this situation.</i>

<b>Conservation Target 3: Raptor populations &amp; threatened fauna</b>	
<b>Justification:</b> <i>The eastern parts of the cliffs at Chauncy Vale Wildlife Sanctuary provide important breeding and roosting habitat for raptors, including peregrine falcons.  Sandstone caves at Chauncy Vale also provide important habitat for the Tasmanian Devil (Endangered – EPBC Act &amp; TSP Act) and Masked Owl (Endangered –TSP Act, Vulnerable – EPBC Act).</i>	
<i>Source of threat</i>	<i>Recommended management actions</i>
<i>Disturbance by visitors</i>	<i>Maintain ban on all visitation to known raptor nesting sites during the breeding season (1 August to 30 November each year).  Encourage experts to monitor the success rate of breeding raptors at the two reserves.  Erect signage and surveillance at appropriate locations informing of sms video surveillance of the nesting areas to deter those who have a vested interest in ensuring peregrines don't breed, e.g. pigeon fanciers  Maintain ban on firewood collection at both reserves.</i>
<i>Firewood collection</i>	<i>Maintain ban on firewood collection and removal of dead stags and wood (habitat) within the reserve.</i>
<i>Inappropriate fire regime</i>	<i>Finalise the whole-of-reserve(Chauncy Vale and Flack Rock) fire management plan, including developing the ecological objectives and delineating the Ecological Protection Zones (EPZ) and Asset Protection Zone (APZ) with input from TLC, P&amp;WS, Tasmania Fire Service, and the aboriginal community .  Conduct ecological burns to maximise structural and species diversity, and reduce fuel loads consistent with the finalized fire management plan.  As fires occur, map fire boundaries and keep records of fire frequency, intensity and timing.</i>

<b>Conservation Target 4: Cultural heritage</b>	
<b>Justification:</b> <i>Chauncy Vale has a long and well-recorded history of European use, with some sites on the property particularly recognised for their cultural heritage value, including Browns Caves, the Chauncy family house, Day Dawn, and garden and their surrounding areas. These sites are also an integral part of the Chauncy family legacy. The area is also thought to have been used extensively by Aboriginal people.</i>	
<i>Source of threat / risk</i>	<i>Recommended management actions</i>
<i>Fire</i>	<i>Maintain emergency water supplies and fire-fighting equipment within close proximity to the buildings in the reserves to standards required by the local</i>

	<p><i>planning scheme or the Tasmania Fire Service.</i></p> <p><i>Undertake annual fire drill involving caretaker, council staff and the local TFS brigadeto ensure efficient response during an actual fire.</i></p> <p><i>Maintain fire breaks and reduce fuel loads in the Asset Protection Zones around all buildings by slashing grass and low shrubs and clearing all fallen timber within 30 m of all buildings early each summer.</i></p>
<i>Inappropriate visitation</i>	<p><i>Ensure appropriate levels of ‘presence’ within the reserve by caretaker and staff to deter any inappropriate intentions by those who may wish to damage assets on site.</i></p> <p><i>Monitor the condition of Browns Caves for damage or loss of integrity resulting from inappropriate visitation or vandalism. Where necessary, take actions to prevent this from occurring.</i></p>
<i>Infrequent maintenance</i>	<i>Regularly monitor the condition of built infrastructure at the reserves and maintain to acceptable specifications and safety standards.</i>
<i>Lack of available resources for maintenance and repairs</i>	<p><i>Council to retain appropriate insurance to cover any repairs required from damage to buildings and associated infrastructure.</i></p> <p><i>Collect visitor entry donations to be used for the purpose of maintaining Chauncy Vale Wildlife Sanctuary and seek other funding opportunities.</i></p>
<i>Inappropriate management of cultural connections</i>	<p><i>Actively engage with appropriate community user groups and the Aboriginal community to help rebuild connections.</i></p> <p><i>Ensure that wider community retains representation on the Chauncy Vale Management Committee and that objectives of the Management Plan are considered before management decisions are made.</i></p> <p><i>Hold a regular Open Day to promote the cultural significance of Chauncy Vale to the broader community.</i></p> <p><i>Update the educational resource for use by school groups and promote this to schools around Tasmania.</i></p> <p><i>Ensure that displays and/or interpretative/educational material include the history and the historic cultural heritage significance of Chauncy Vale.</i></p>

## Education and Interpretation

In their gifts of Chauncy Vale Wildlife Sanctuary to the municipality, Anton and Heather Chauncy expressed a desire for the property to be used freely by educational and other groups for the study of the natural environment. Management actions specifically to further this objective are listed below and apply equally to Flat Rock Reserve now that the reserves are adjoining and managed cooperatively.

<i>Threatening process</i>	<i>Management Action</i>
<i>Lack of resources for education, interpretation and research</i>	<ul style="list-style-type: none"> <li>• Consider engagement of an Education and Interpretation Officer for Chauncy Vale and if this isn't possible, collaborate with the Tasmanian Land Conservancy to run community based monitoring or interpretation programs, preferably annually.</li> </ul>

<i>opportunities</i>	<ul style="list-style-type: none"> <li>• Encourage or facilitate scientific studies based on the natural and cultural resources of the two reserves.</li> </ul>
	<ul style="list-style-type: none"> <li>• Develop contemporary interpretation resources for visitors to Chauncy Vale and Flat Rock Reserve, for instance web based or QR code accessed.</li> </ul>
	<ul style="list-style-type: none"> <li>• Update the educational resource for use by school groups and promote this to schools in the Southern region.</li> </ul>
	<ul style="list-style-type: none"> <li>• Source funding for specific environmental engagement projects that could be undertaken by schools and special interest groups.</li> </ul>
	<ul style="list-style-type: none"> <li>• Maintain and improve reserve infrastructure and tracks to ensure the public have safe access to the reserves in order to facilitate connection and engagement with nature.</li> </ul>

## Recreation and Tourism

The primary management objective in relation to recreation and tourism visitation to the reserves is to: Provide opportunities for the public to visit and undertake recreational activities safely at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve, in accordance with the conservation objectives of the Management Plan. Management actions specifically to further this objective are listed below

<i>Threatening process</i>	<i>Management Action</i>
<i>Inadequate infrastructure and support for maintaining recreation and tourism opportunities</i>	<ul style="list-style-type: none"> <li>• Consider grant funding or resources to employ an Education and Interpretation Officer - or at least collaborate with the TLC to utilise their expertise in targeted reserve interpretation field days.</li> </ul>
	<ul style="list-style-type: none"> <li>• Consider and implement multiple ways in which reserve users may access information about the reserves, particularly on-line resources.</li> </ul>
	<ul style="list-style-type: none"> <li>• Provide current interpretation material in the visitor services area to introduce visitors to Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve. Update this information as necessary.</li> </ul>
	<ul style="list-style-type: none"> <li>• Maintain a visitation services area for use by day visitors. Improve this area as appropriate and ensure facilities are safe and functional. Consider options for low-key overnight stays.</li> </ul>
	<ul style="list-style-type: none"> <li>• Ensure walking tracks are well marked and well maintained.</li> </ul>
	<ul style="list-style-type: none"> <li>• Consider the possibility of overnight stays by self-sufficient vans, without pets, within the visitor services area only.</li> </ul>
	<ul style="list-style-type: none"> <li>• Employ a resident volunteer caretaker, or equivalent mechanism, to interact with visitors, undertake basic maintenance and to keep an eye on public use and visitation.</li> </ul>

	<ul style="list-style-type: none"> <li>• No visitors will be permitted to enter or remain in the reserves during days of High Fire Danger.</li> </ul>
	<ul style="list-style-type: none"> <li>• Maintain emergency water supplies and fire-fighting equipment within close proximity to the buildings in the reserves to standards required by the Tasmania Fire Service.</li> </ul>
	<ul style="list-style-type: none"> <li>• The Management Committee to liaise with the Tasmania Fire Service and P&amp;WS regularly to determine and undertake any track and hazard reduction works required to minimize the possibility of uncontrolled bushfires.</li> </ul>
	<ul style="list-style-type: none"> <li>• Ensure facilities are safe for users and that new facilities meet acceptable specifications and or standards.</li> </ul>
	<ul style="list-style-type: none"> <li>• Identify hazards in the visitor precinct and along walking tracks, in particular dangerous trees, and manage the hazards accordingly.</li> </ul>

### **Management roles and responsibilities**

The Chauncy Vale Management Committee is an official committee under the Southern Midlands Council, with the purpose of administering and managing Chauncy Vale Wildlife Sanctuary. The roles and membership of the committee, including representatives of the Southern Midlands Council, Tasmanian Land Conservancy, Parks and Wildlife Service, the Chauncy family and the local community, are outlined in Section 2.8 of the Joint Management Plan.

### **Plan Review**

This management plan uses an adaptive management process, which involves review of the objectives of the plan at regular intervals - recommended every two years. Such reviews may lead to minor amendments to the plan. Full reviews, including public consultation, are recommended at least every ten years from the original publication date of this management plan.

## Acknowledgement

This review of the joint management plan was written by Graham Green of Southern Midlands Council with input from Cath Dickson (Tasmanian Land Conservancy) and Ian Marmion (Parks & Wildlife Service). It is an update of the original joint management plan written by Denna Kingdom and Phil Cullen formerly of the Tasmanian Land Conservancy.

**Cover photo:** The caves escarpment (foreground) at Chauncy Vale Wildlife Sanctuary and Mt Wellington from the Western Lookout at Flat Rock Reserve (photo, Matt Newton 2006)

## 1. Background Report

### 1.1 Introduction

Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve protect 870 ha of native bushland, and form the largest protected area in the Southern Midlands region of Tasmania. Together they provide important conservation of landscape and natural values in a region recognised nationally as a high priority for conservation – the Midlands Biodiversity Hotspot Area.

The Chauncy Vale Wildlife Sanctuary (415 hectares) is one of the oldest private reserves in the State comprising the whole of the property of the late Anton and Nan Chauncy. The Sanctuary was the home of children's writer Nan Chauncy and her family. Chauncy Vale was gazetted as a private wildlife sanctuary in 1946, with the Chauncy family managing the land for its conservation values. The wildlife sanctuary was also recognised for its education value, with schools encouraged to visit the property as part of outdoor and environmental education programs. The Sanctuary is currently owned by Southern Midlands Council thanks to successive bequests to local government by Anton Chauncy and by his daughter Heather Chauncy.

Flat Rock Reserve (455 ha) adjoins the Chauncy Vale Wildlife Sanctuary to the north, and is a freehold property purchased by the Tasmanian Land Conservancy (TLC) in 2006. The Chauncy Vale Management Committee identified this land for protection of forest communities as well as to create a continuous link of natural vegetation between the Wildlife Sanctuary and the Alpha Pinnacle Conservation Area. Flat Rock Reserve was acquired with funding from the Private Forests Reserve Program, a grant from the Commonwealth Government's National Reserve System Program (NRS) and a donation by the previous land owner.

Both reserves are managed co-operatively by a special committee of the Council, the Chauncy Vale Management Committee, which comprises representatives from the TLC, Southern Midlands Council, Parks and Wildlife Service, the Chauncy family and the local community. Decision making by the Management Committee is guided by the Chauncy Vale Wildlife Sanctuary Management Plan 1993 (a statutory management plan under the Nature Conservation Act 2002).

After the purchase of Flat Rock Reserve by the Tasmanian Land Conservancy in 2006, the new Chauncy Vale Flat Rock Reserve Joint Management Plan (2010) was developed to cover the combined reserves and to integrate management objectives and actions between the two reserves.

Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve are located in the Southern Midlands Municipal Area approximately 40 kilometres north of Hobart along the Midland Highway and 4 kilometres east of Bagdad (refer to Map 1).

### 1.1.2 Access

Access to Chauncy Vale Wildlife Sanctuary is at the end of Chauncy Vale Rd, Bagdad. Within Chauncy Vale a formed gravel road proceeds a further 0.5 kilometres to picnic shelters a meeting room, picnic areas and walking track access points. The majority of the Sanctuary is only accessible by foot, but certain areas of the northern and southern boundaries are accessible by vehicular tracks from neighbouring properties, including through Flat Rock Reserve.

Access to the Flat Rock Reserve entrance is approximately 5.5km along East Bagdad Road from the Midland Highway junction. A locked boom gate and signage mark the entrance point to the reserve. Vehicle access along old 4wd tracks is restricted for management purposes only. Many vehicle tracks were created on the Flat Rock property over the years, it is intended that most of these will closed and rehabilitated now that it is a reserve.

Several bushwalking routes have been developed and marked through Flat Rock Reserve, generally following the old 4wd tracks. Walkers primarily access these bushwalking routes from Chauncy Vale Wildlife Sanctuary (see Map 2).

The Chauncy Vale Wildlife Sanctuary Statutory Management Plan (1993) divided the reserve into five separate zones for management purposes. The original management zones are shown in Map 3 although current conservation targets in this 'Joint Management Plan' are not specifically linked to these zones.

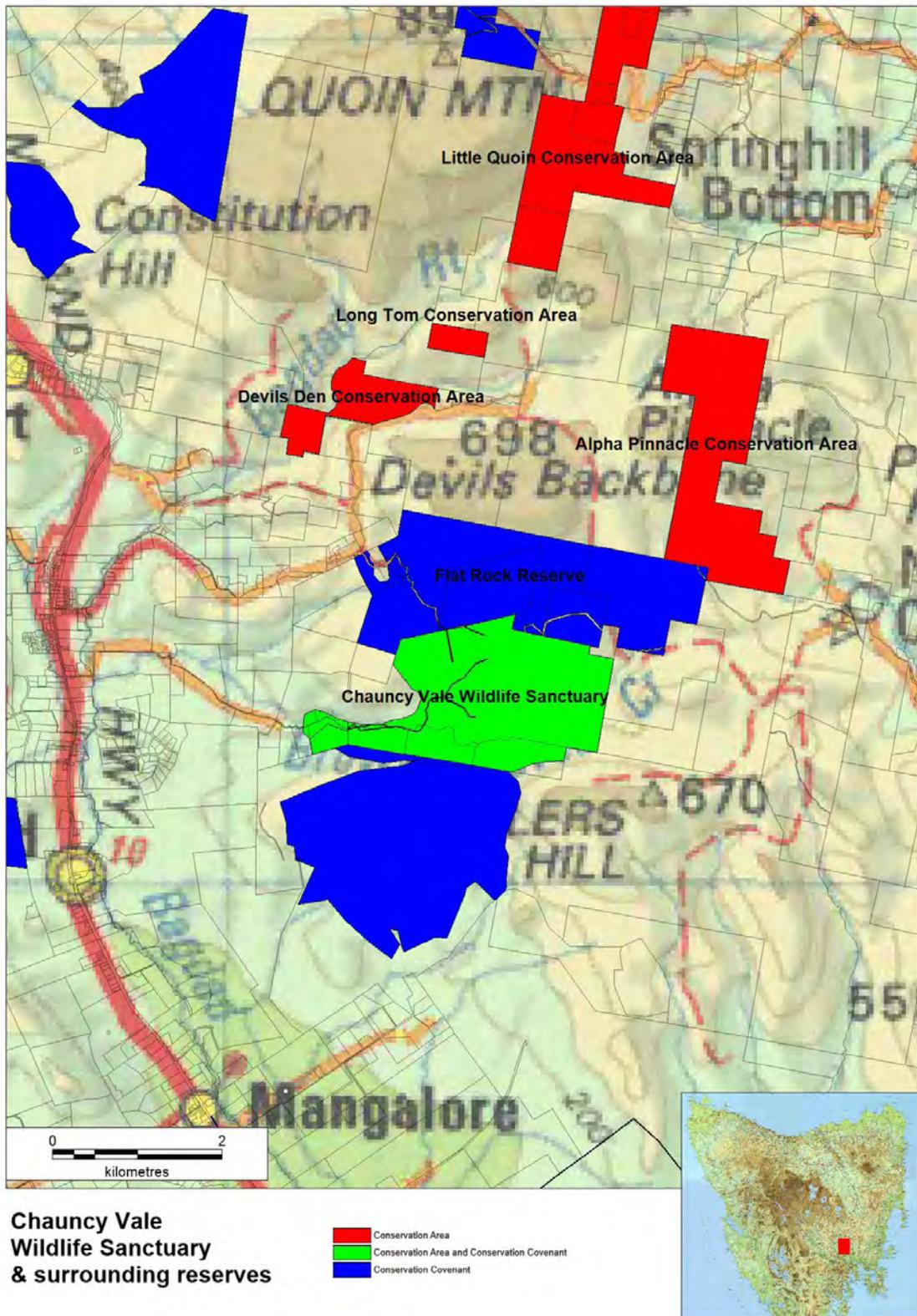
The zones are however useful for defining usage and access, for example, the public does not have right of access to *Zone 1 – Private, Caretaker and Management Area* to ensure privacy and security for the on-site caretaker. The public is also prohibited from *Zone 5 – Restricted Area* during the months of August through to November to protect breeding sites for raptorial birds.

#### ***Public Access Policy Statement***

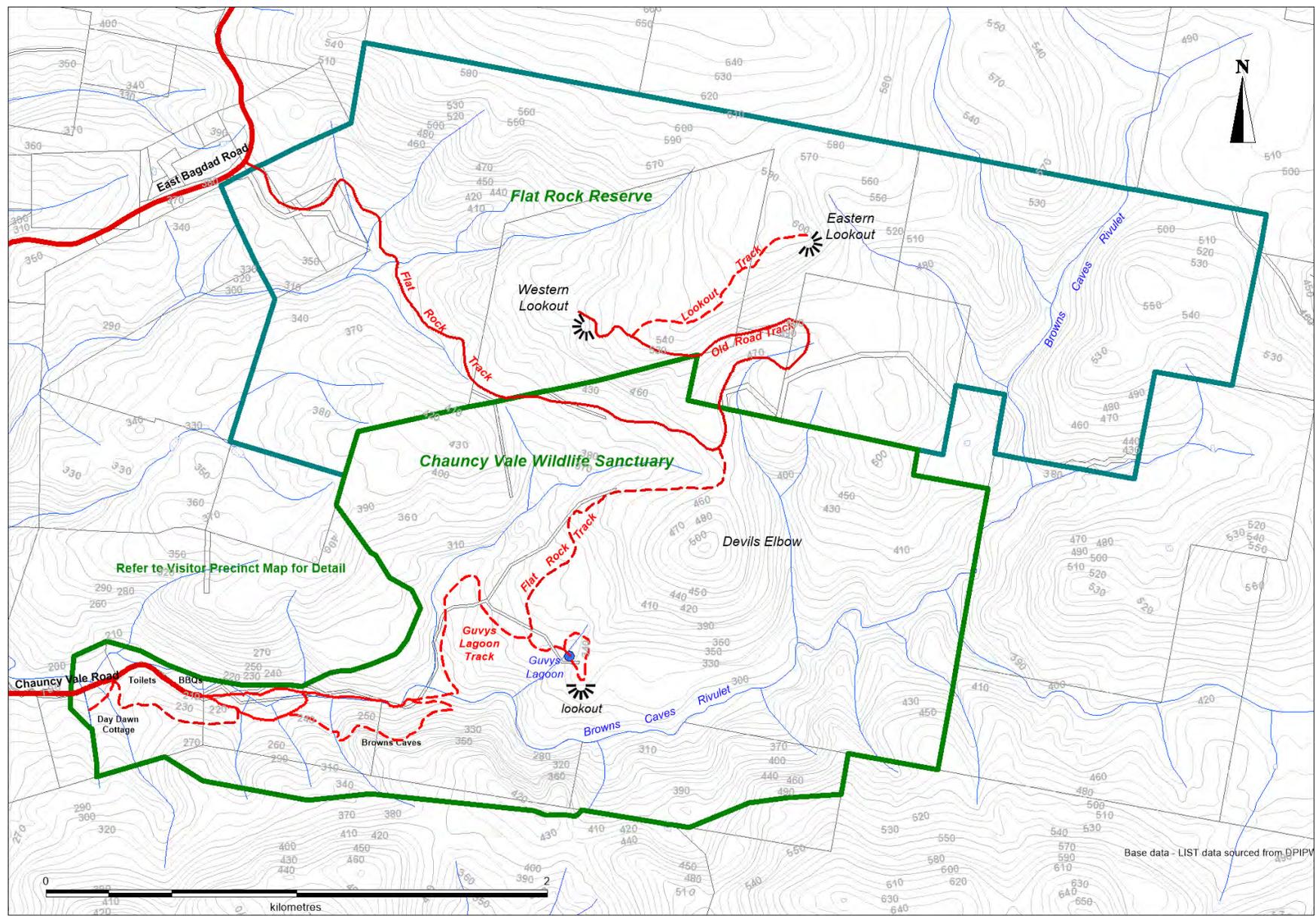
The Southern Midlands Council supports controlled public access to Chauncy Vale Wildlife Sanctuary, for the purposes of conservation education, non-destructive scientific studies based on natural and cultural resources, and passive recreation for visitors and tourists. This is in keeping with the wishes of the Chauncy family in their gift of Chauncy Vale to the municipality.

As a community-based organisation, the Tasmanian Land Conservancy strongly supports public involvement in the management of the Reserve and will not unreasonably refuse public access in future where such access preserves or enhances the natural values of the Reserve. However, the TLC will refuse access where this may result in a detrimental impact on the values of the Reserve.

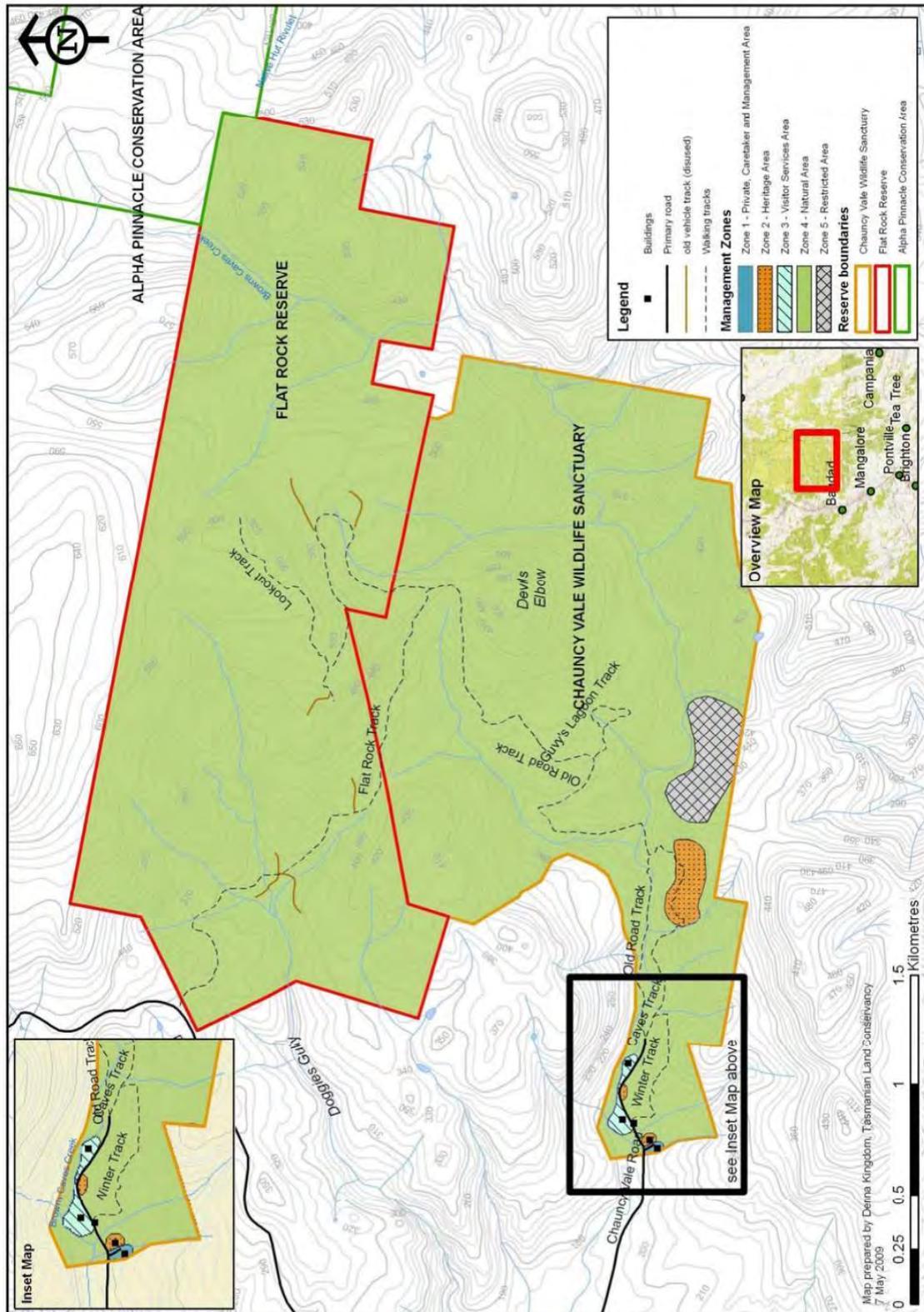
Map 1 – Location of Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve



Map 2 – Access to Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve



Map 3 – Management Zones at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve



### 1.1.3 Tenure and ongoing ownership

Chauncy Vale Wildlife Sanctuary (415 hectares) on six titles is owned by Southern Midlands Council and is managed as a Conservation Area under the provisions of the *National Parks & Reserves Management Act 2002*. A Conservation Covenant was registered over the majority of the Sanctuary in 2010 to provide more comprehensive protection and restriction of activities that have the potential to degrade the values of the reserve.

Flat Rock Reserve is a 455 ha property of freehold land on eight titles owned by the Tasmanian Land Conservancy. A Conservation Covenant was registered on the titles of the Reserve in 2008 which requires the landowner to maintain its conservation values under the *Nature Conservation Act 2002*. Safeguards also exist beyond the TLC's ownership of the Land and the perpetual covenant on title. Should the TLC cease to operate or otherwise need to transfer ownership of the Land, then both the TLC's constitution and its funding agreement with the Australian Government's National Reserve System (NRS) Program require that the Reserve be transferred to another organisation with similar objectives.

In accordance with its policy for permanent reserves the TLC will seek the proclamation of the area as a Private Sanctuary under the *Nature Conservation Act 2002* in order to ensure that the regulations under that Act can be applied to the Reserve. This will also help to ensure that Flat Rock Reserve and the Chauncy Vale Wildlife Sanctuary can be managed consistently for conservation.

A Mineral Exploration License for geothermal energy is held by Kuth Energy over both Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve. This license occupies approximately 20% of Tasmania. No other mining leases are held over either property.

## 1.2 Background to the Reserves

### 1.2.1 Management History

Chauncy Vale Wildlife Sanctuary is one of the oldest private conservation areas in Tasmania. Most of the reserve was gazetted on 3 July 1946 as a Private Wildlife Sanctuary under the *Animals and Birds Protection Act 1928*. The property was used and managed by Tasmanian Aboriginal people prior European settlement, then by bushrangers and early settlers, was later farmed and was the home of the acclaimed author of children's stories, Nan Chauncy.

Chauncy Vale Wildlife Sanctuary was bequeathed to the Municipality of Brighton by Nan Chauncy's husband Anton, in 1988. The Sanctuary was extended through a later gift to the Council by their daughter Heather Chauncy of two further blocks, being the paddock and house where Nan wrote her books.

The status of the reserve was changed to Conservation Area after the land was bequeathed to Brighton Council. As a result of municipal council amalgamations, the land is now owned by Southern Midlands Council.

The Chauncy family encouraged the use of the land as an outdoor classroom and for purposes of non-destructive scientific research; this use has been ongoing under subsequent council ownership. An educational guide for school teachers focusing on the natural environment at Chauncy Vale was developed in 1992 with assistance from the council and used extensively for some time. A display of the property's historic heritage is also promoted, with the Chauncy family house, Day Dawn, opened to the public on a regular basis.

A caretaker's cottage was built near the entrance to the Wildlife Sanctuary in 1993 with the view to resident caretakers being the primary interface with the general public and contributing to the responsible use of the reserve.

The Wildlife Sanctuary today is a core of relatively unchanged natural environment in a surrounding mosaic of mixed land-use. The purchase of Flat Rock Reserve, adjoining the Wildlife Sanctuary to the north, has extended the protection of conservation values in the area. Flat Rock Reserve also provides a continuous link of natural vegetation managed for conservation from Chauncy Vale to Alpha Pinnacle Conservation Area.

Flat Rock was previously owned by a logging company, with parts selectively harvested in the 1960s and 1970s. The area has been historically extensively used by the public as a source of free firewood, free rubbish dump, hunting site and four-wheel driving. These activities are no longer permitted and rehabilitation of previously degraded sites has been undertaken.

Day Dawn Cottage, the original Chauncy family house, is now used as a museum showing where Nan's books were written and the unique lifestyle the Chauncys lived in what was once a relatively remote location. The contents of Day Dawn Cottage, including paintings and furniture, are on loan to Southern Midlands Council from Heather Chauncy.

The former Friends of Chauncy Vale assisted with the management of Chauncy Vale Wildlife

Sanctuary. They worked towards the development of infrastructure, including the walking track network.

### 1.2.2 Cultural Heritage

For thousands of years, aboriginal communities lived in and around the Chauncy Vale area. It is understood that there was a route through to the east coast for the Big River tribe via the East Bagdad and Browns Caves Creek valleys. The caves may have also provided shelter for aboriginal people.

One aboriginal heritage site has been recorded in the Sanctuary. However, it is possible that other sites exist, as comprehensive aboriginal heritage surveys have yet to be undertaken at the reserves. Numerous indigenous artefacts were located in the Sanctuary by Anton and Nan Chauncy; these artefacts were donated to the Tasmanian Museum in the 1980s.

European exploration in the Bagdad area was first recorded in 1807. The land around Browns Caves Rivulet was first settled in the 1820s by John Espie and G. Butler who purchased 2000 acres around this time. A road from Bagdad to Campania through the Browns Caves Rivulet valley was surveyed as an access road from the Midlands to the Coal River Valley and partly built in the late 1870s, although this was never completed. Parts of this road are still used as a walking track past the old Hutchins School hut at Chauncy Vale and through to Flat Rock Reserve.

Nan Chauncy's family (the Masterman's) permanently settled in the valley now known as Chauncy Vale in 1914. Nan and Anton made the valley their home in 1938 and lived there for the rest of their lives. Nan died in 1970 and Anton in 1988.

Chauncy Vale was the real life setting for one of Nan Chauncy's books, 'They Found a Cave', and the bushland environment provided inspiration for many of her other books. She was undoubtedly the best known Tasmanian writer of children's books and her books were about Tasmania. Nan Chauncy won the Children's Book of the Year Award three times in 1958, 1959 and 1961, the Boys' Club of America Award in 1961 and was named in the Hans Anderson Award honours list.

Chauncy Vale, including Day Dawn and the associated outbuildings, are registered on the Tasmanian Heritage Register for their cultural significance.

### 1.2.3 Geology, geomorphology & soils

Chauncy Vale and Flat Rock are located in hilly terrain between the valleys of the Coal River and the Bagdad Rivulet. The highest peaks in the region are formed by weathering resistant dolerite and include Quoin Mountain, Alpha Pinnacle, the Devil's Back-bone and Long Tom. The valleys in this landscape are relatively deeply incised and sandstones and mudstones are exposed on lower slopes. In some places these rocks are mantled by extensive dolerite talus deposits.

Chauncy Vale Wildlife Sanctuary is located in a steep-sided east-west valley formed by Browns Caves Rivulet. The creek flows down from the east and widens into broader creek flats towards the western end of the valley. The creek has cut through a Jurassic dolerite sill to expose underlying Tertiary sandstones and Permian mudstones. This fault formed a steep scarp in which the sandstone caves

have been eroded out of comparatively soft rock, probably by earlier fluvial action or wind erosion. The northern slopes are characterised by steeper hills with dolerite caps and steep slopes covered by dolerite scree.

Four main soil types have been identified in the Chauncy Vale Wildlife Sanctuary. Light, fine shallow soils developed on the Permian mudstones occur in the southern part of the Sanctuary. These are interspersed with deeper sandy soils which derive more from the Triassic sandstones and having slightly higher clay content. North of the fault line soils are predominantly dolerite derived loam and clay loam, while the river flats have young alluvial soils.

#### 1.2.4 Climate

Low rainfall is typical in this region, with high annual variability. The mean annual precipitation for the nearby settlement of Mangalore is 530 mm.

Summer is typically characterised by warm to hot days (average 25 degrees) and winter by cool to cold days (average 12 degrees). Frosts are frequent in winter and can lie for several days at a time on the shaded river flats. Snowfall is uncommon, however, in the winter of 2020 heavy low level snow damaged many small trees and saplings across the reserves.

There is considerable micro-climate variation at Chauncy Vale and Flat Rock, due to the steep and incised nature of the topography. Valley floors along creek lines can be cool to cold year round whilst north facing slopes can be very warm and dry in winter.

#### 1.2.5 Hydrology

Chauncy Vale Wildlife Sanctuary and most of Flat Rock Reserve are within the catchment of Browns Caves Rivulet. The flow of the rivulet fluctuates greatly. Drought conditions are becoming more frequent and it is now common for the rivulet to lose its surface flow and for the pools to dry up, something that wasn't observed when the Chauncy's lived on site from 1914 (H Chauncy pers. Comm.).

The eastern half of Flat Rock Reserve also forms part of the catchment of Browns Caves Rivulet, while the western half is the upper catchment for Doggies Gully. These two watercourses flow into Bagdad Rivulet below the reserves.

Two small spring-fed lagoons, Guvy's Lagoon and another known as The Tarn, on the southern boundary, also occur at Chauncy Vale Wildlife Sanctuary. Guvy's Lagoon is shallow and often dries up completely, whilst The Tarn has until recently been a permanent water supply.

#### 1.2.6 Vegetation

The vegetation on Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve is a mosaic of different vegetation communities determined by a range of factors including substrate, topography, aspect, altitude and soil depth. Twelve native vegetation communities are identified in the reserves from

TASVEG4 vegetation mapping. The TASVEG4 vegetation remains to be verified by field work and hence the areas presented below are indicative only. The vegetation communities are shown in Map 4 and summarised in Table 1.

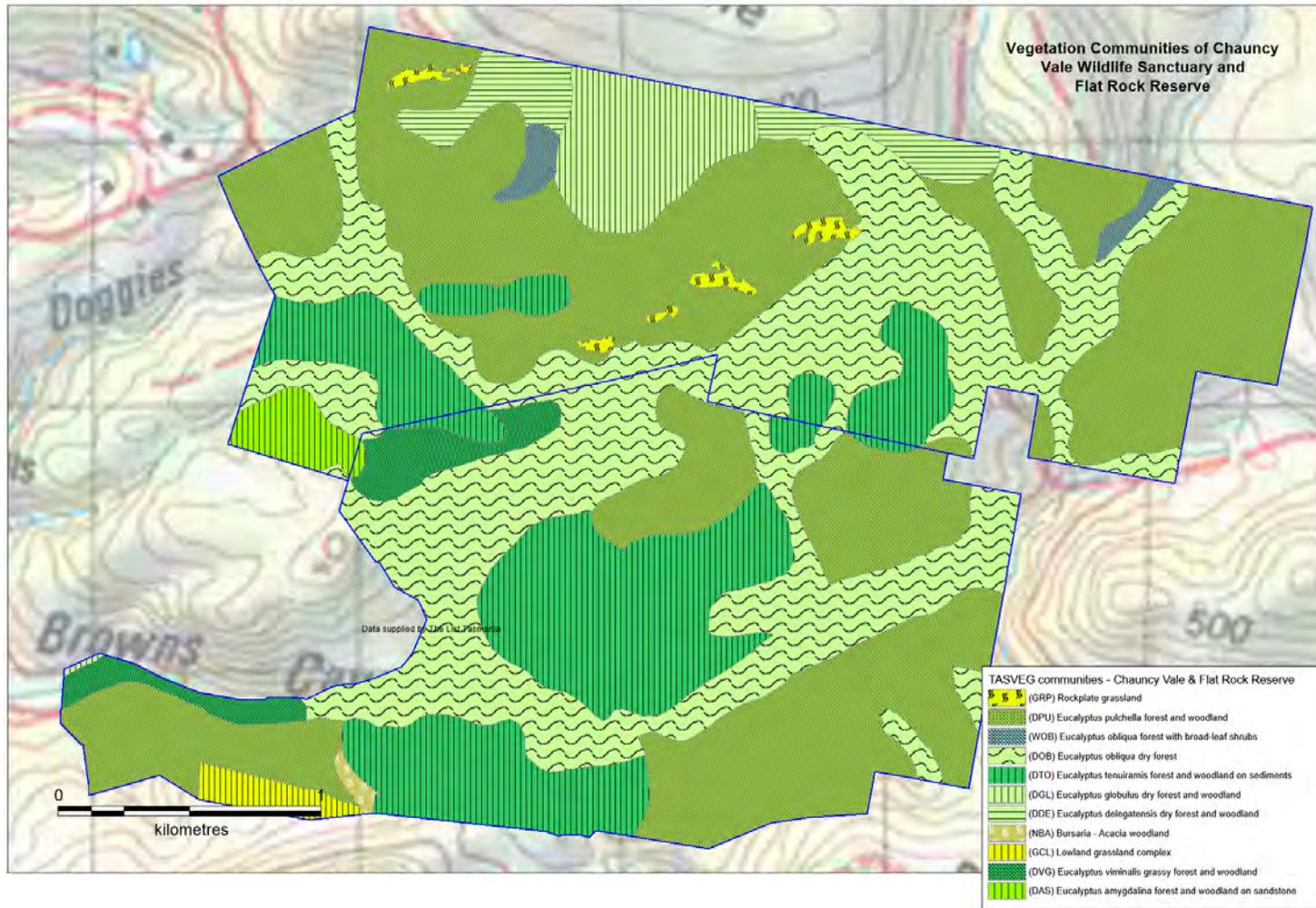
Most of the vegetation (97%) falls into the category of dry sclerophyll forest ranging from dry grassy woodland communities dominated by white peppermint (*Eucalyptus pulchella*) on exposed dolerite sites, to silver peppermint (*E. tenuiramis*) woodlands with a heathy understory on exposed mudstone and sandstone sites. On the lower slopes and gullies, forests dominated by blue gum (*E. globulus*), stringybark (*E. obliqua*), and white gum (*E. viminalis*) occur. The understory varies from grassy on dry, north facing slopes through dry sclerophyll shrubs to wet sclerophyll shrubs in protected south facing sites.

In the visitor precinct of Chauncy Vale, the original Chauncy family house, Day Dawn, contains exotic colonial plants, such as lilac, rosemary and jasmine, with spring bulb beds.

**Table 1. Vegetation communities (TASVEG4 analysis) present at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve**

Vegetation community as mapped in TASVEG4	TASVEG code	Approximate area (ha)	Community Status
<i>E. pulchella</i> (white peppermint) forest & woodland	DPU	355	
<i>E. obliqua</i> (stringybark) dry forest	DOB	261	
<i>E. tenuiramis</i> (silver peppermint) forest & woodland on sandstone	DTO	150	Threatened
<i>E. globulus</i> (blue gum) dry forest & woodland	DGL	33	Threatened
<i>E. delegatensis</i> (gum-topped stringybark) dry forest & woodland	DDE	22	
<i>E. viminalis</i> (white gum) grassy forest & woodland	DVG	20	
<i>E. amygdalina</i> forest and woodland on sandstone	DAS	10	Threatened
Lowland grassland complex	GCL	7	
Rockplate grassland	GRP	5	
<i>E. delegatensis</i> forest with broad-leaf shrubs	WDB	4	
<i>E. obliqua</i> (stringybark) forest with broad-leaf shrubs	WOB	3	
<i>Bursaria</i> – <i>Acacia</i> woodland & scrub	NBA	2	

Map 4 – Vegetation communities (TASVEG4) at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve



Stringybark (*E. obliqua*) dry forest (DOB)

Forest dominated by brown-topped stringybark occurs in gullies and on south-facing slopes on both dolerite and sandstone substrates. The canopy is generally composed of stringybark with occasional eucalypts from adjacent vegetation communities present. The understorey is generally shrubby comprising the following species: silver wattle (*Acacia dealbata*), black wattle (*Acacia mearnsii*), black sheoak (*Allocasuarina littoralis*), prickly box (*Bursaria spinosa*), native cherry (*Exocarpos cupressiformis*), silver banksia (*Banksia marginata*), prickly beauty (*Pultenaea juniperina*), native cranberry (*Astroloma humifusum*), sagg (*Lomandra longifolia*), bracken (*Pteridium esculentum*) and tussock grasses (*Poa* spp.).

White peppermint (*E. pulchella*) forest and woodland (DPU)

Forest and woodland dominated by white peppermint occurs on dolerite and is a common vegetation community on the reserves. On the drier, most exposed sites the canopy is almost completely dominated by white peppermint, although occasional other Eucalypt species occur.

The understorey in white peppermint forest and woodland varies from grassy to shrubby depending on aspect and soil depth. The following species are commonly found: silver wattle (*Acacia dealbata*), black wattle (*Acacia mearnsii*), black sheoak (*Allocasuarina littoralis*), prickly box (*Bursaria spinosa*), native cherry (*Exocarpos cupressiformis*), silver banksia (*Banksia marginata*), prickly beauty (*Pultenaea juniperina*), native cranberry (*Astroloma humifusum*), peachberry heath (*Lissanthe strigosa*), sagg (*Lomandra longifolia*), bracken (*Pteridium esculentum*) and tussock grasses (*Poa* spp.).

Peppermint forest and woodland on sandstone (*E. tenuiramis* and *E. amygdalina*)

Forest dominated by the threatened vegetation communities, silver peppermint and black peppermint, occupies most of the sandstone substrate on Flat Rock Reserve and Chauncy Vale Wildlife Sanctuary, except the gullies. The diversity and density of the understorey varies with soil depth and exposure and is characterized by a range of low shrub and heath species. Occasional large shrubs are present such as banksia (*Banksia marginata*), silver wattle (*Acacia dealbata*), prickly box (*Bursaria spinosa*) and black sheoak (*Allocasuarina littoralis*). Species common in the understorey include: sticky Boronia (*Boronia anenemifolia*), groundsel daisies (*Senecio* spp.), native cranberry (*Astroloma humifusum*), golden shaggy-pea (*Oxylobium ellipticum*) and tussock grasses (*Poa* spp.).

Blue gum (*E. globulus*) dry forest and woodland (DGL)

Forest dominated by blue gum occurs predominantly on a south-facing slope in the central north of Flat Rock Reserve, with a small area also occurring on Chauncy Vale. Other Eucalypt species occur as a sub-dominant species in this community. The understorey is characterized by *Poa* tussock grasses and small trees and shrubs such as: blackwood (*Acacia melanoxylon*), prickly beauty (*Pultenaea juniperina*), guitar plant (*Lomatia tinctoria*), prickly box (*Bursaria spinosa*), dollybush (*Cassinia aculeata*), daisybush (*Olearia* spp.), sagg (*Lomandra longifolia*) and bracken (*Pteridium esculentum*).

White gum (*E. viminalis*) grassy forest and woodland (DVG)

White gum grassy forest and woodland occurs on the river flats of Browns Caves Creek at the western end of the Chauncy Vale Wildlife Sanctuary. The understorey is dominated by silver wattle regrowth over silver tussock (*Poa labillardierei*), but also contains occasional small trees and shrubs, including blackwood (*Acacia melanoxylon*), dogwood (*Pomaderris apetala*), currajong (*Asterotrichion discolor*), native currant (*Coprosma quadrifida*) and prickly moses (*Acacia verticillata*).

Gum-topped stringy bark (*E. delegatensis*) dry forest and woodland (DDE)

Forest and woodland dominated by gum-topped stringy bark occurs at higher elevations in Flat Rock Reserve.

In places, there is a dense understorey of the wet shrub species: dogwood (*Pomaderris apetala*), musk (*Olearia argophylla*), blanket bush (*Bedfordia salicina*) and currant bush (*Coprosma quadrifida*). Ground cover is limited under this canopy, but mother shield fern (*Polystichum proliferum*) is relatively common.

Brown-topped stringy bark (*E. obliqua*) forest with broad-leaf shrubs (WOB)

A small area of wet forest dominated by stringy bark occurs in a steep gully on Flat Rock Reserve. As well as the dominant brown-topped stringy bark, the canopy also includes the occasional gum-topped stringy bark and blue gum, including old growth elements. There is a dense understorey of typical wet forest species dominated by dogwood (*Pomaderris apetala*), blanket bush (*Bedfordia salicina*) and silver wattle (*Acacia dealbata*). A range of other wet forest shrubs occur at low densities, including the occasional currajong (*Asterotrichion discolor*), native olive (*Notelaea ligustrina*), stinkwood (*Zieria arborescens*), currant bush (*Coprosma quadrifida*) and soft tree fern (*Dicksonia antarctica*).

Grasslands

Grasslands occurs on shallow soils over dolerite bedrock on higher areas of Flat Rock Reserve and on the escarpment above Browns Caves. The grasslands are dominated by *Poa* tussocks with a range of small herbaceous species including hill daisy (*Brachyscome aculeata*), thyme guinea flower (*Hibbertia serpyllifolia*), native cranberry (*Styphelia humifusa*), and peachberry heath (*Lissanthe strigosa*).

### 1.2.7 Flora

No comprehensive flora surveys have been undertaken at Chauncy Vale Wildlife Sanctuary, although many enthusiasts have passed on the details of their personal flora observations at from the site. These observations have been compiled into a list of flora recorded on Flat Rock and Chauncy Vale (see Appendix 1). Twenty three long-term ecological monitoring (LTEM) sites have be stratified across Flat Rock. The LTEM sites have both fauna cameras and vegetation transects that have been monitored in 2014 and 2018.

Two flora species listed as threatened under the Tasmanian *Threatened Species Protection Act 2002* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* have been observed at Chauncy Vale Wildlife Sanctuary and/or Flat Rock Reserve.

These species are listed in Table 2 below.

**Table 2: Threatened flora observed previously at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve.**

<i>Species name</i>	<i>Common name</i>	<i>Status</i>	<i>Comments</i>
<i>Cyrtostylis robusta</i>	<i>large gnat orchid</i>	<i>Rare (TSPA)</i>	<i>Recorded at Chauncy Vale Wildlife Sanctuary in the hills to the north of Browns Caves.</i>
<i>Pellaea calidirupium</i>	<i>hotrock fern</i>	<i>Rare (TSPA)</i>	<i>Recorded near Browns Caves at Chauncy Vale</i>

### 1.2.8 Fauna

The native vegetation around Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve supports a wide range of fauna associated with dry sclerophyll forests and damp gullies within them. Browns Caves Creek contains near-permanent springs and pools within a relatively pristine environment. Therefore the aquatic fauna associated with these water bodies is likely to be of considerable significance.

A list of the fauna species so far recorded from the reserves is presented in Appendix 2. TLC conduct long-term ecological monitoring (LTEM) – consisting of 23 fauna cameras (and also bird song meters) in place on Flat Rock Reserve to monitor native occupancy and activity scores for Tasmania devils and spotted tailed quolls. Data from the LTEM will inform increasing detail of fauna activity on the reserve with monitoring sites planned to be added to Chauncy Vale.

The cliffs along the southern boundary of Chauncy Vale provide excellent habitat for the nesting of predatory birds. In the previous management plan, human access to this area was completely restricted in the breeding months (August to November inclusive) each year, to allow for undisturbed breeding.

Seven fauna species listed as threatened in the Tasmanian *Threatened Species Protection Act 2002* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* have been observed at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve. A further three threatened species are likely to be present at the reserves, based on the presence of suitable habitat, however these have not been recorded. All of these species are listed in Table 3.

**Table 3: Threatened species recorded or likely to be present at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve.**

<i>Species name</i>	<i>Common name</i>	<i>Status</i>	<i>Comments</i>
<i>Sarcophilus harrisii</i>	<i>Tasmanian devil</i>	<i>Endangered (TSPA, EPBCA)</i>	<i>Populations at Chauncy Vale Wildlife Sanctuary have been the focus of occasional scientific studies since the mid 1970s. Excellent den habitat at the caves. Recorded on LTEM surveys at Flat Rock 2014 &amp; 2018, and opportunistic surveys at Chauncy Vale up to current.</i>
<i>Dasyurus maculatus ssp. maculatus</i>	<i>spotted-tailed quoll</i>	<i>Rare (TSPA), Vulnerable (EPBCA)</i>	<i>Recorded on LTEM surveys at Flat Rock 2014 &amp; 2018,</i>
<i>Dasyurus viverrinus</i>	<i>eastern quoll</i>	<i>Endangered (EPBCA)</i>	<i>Recorded within 5km and suitable habitat is present.</i>
<i>Perameles gunnii</i>	<i>eastern barred bandicoot</i>	<i>Vulnerable (EPBCA)</i>	<i>Observed at Chauncy Vale Wildlife Sanctuary</i>
<i>Tyto novaehollandiae ssp. castanops</i>	<i>Tasmanian masked owl</i>	<i>Endangered (TSPA, EPBCA)</i>	<i>Nesting and roosting habitat in the caves</i>
<i>Aquila audax ssp. fleayi</i>	<i>wedge-tailed eagle</i>	<i>Endangered (TSPA, EPBCA)</i>	<i>Nest site recorded at Chauncy Vale Wildlife Sanctuary, although it is not known if this nest is still active.</i>
<i>Accipiter novaehollandiae</i>	<i>grey goshawk</i>	<i>Endangered (TSPA)</i>	<i>Observed at Chauncy Vale Wildlife Sanctuary.</i>
<i>Litoria raniformis</i>	<i>green and golden frog</i>	<i>Vulnerable (TSPA, EPBCA)</i>	<i>Observed in the springs and pools of Browns Creek at Chauncy Vale Wildlife Sanctuary</i>
<i>Lathamus discolor</i>	<i>swift parrot</i>	<i>Endangered (TSPA, EPBCA)</i>	<i>Not yet recorded at either reserve, although recorded within 5km and suitable habitat is present.</i>
<i>Pseudomoia pagenstecheri</i>	<i>tussock grass skink</i>	<i>Vulnerable (TSPA)</i>	<i>Not yet recorded at either reserve, although recorded within 5km and suitable habitat is present.</i>

### 1.2.9 Environmental degradation

#### *Introduced species*

Introduced animal species are present in the reserves, including rabbits, cats, fallow deer, goats and European wasps. In 2021 sightings of feral goats began to increase and there is concern that they are becoming established in the reserves. Strategies to control the goat population include trapping and culling.

Feral species cause damage whether it be physical impact on the flora, or predation upon native species. It is important that a monitoring and reporting system be implemented in order to inform the best way to minimize the numbers and further proliferation of feral species.

Several introduced plant species are present at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve. A small infestation of broom (*Genista monspessulana*) is present along the boundary near the entrance of Flat Rock Reserve; this infestation was removed in 2007 and ongoing management continues to occur. Co-operation with neighbouring landowners will ensure that this infestation is successfully eradicated. Several gorse (*Ulex europaeus*) plants have been removed from areas near Browns Caves Rivulet in the past, however these have not been present in recent years. Californian & Scotch thistles have been problematic on creek flats to the west of Chauncy Vale Wildlife Sanctuary and are now spreading up the valley within Chauncy Vale, although control measures are undertaken every spring/summer. Proliferation of cape weed in the farming country to the west of Chauncy Vale means that it is likely to spread into the reserve. Outbreaks of this weed will need to be managed vigilantly as it has the capacity to invade extensive areas of ground within the reserve when bare soil is exposed during periods of drought.

Areas around the buildings and paddocks at Chauncy Vale have many introduced species, including pasture grasses, ornamental trees and cottage garden plants. None of these species are currently spreading and hence do not require any intervention currently, however, this needs to be monitored.

#### *Inappropriate fire frequency*

The bushland in the reserves has always been the subject of periodic fires. In the past, these have generally been confined to the tops of the hills, although two intentionally lit fires have burnt through the valleys from properties to the west. Fire has not been used in the past on Chauncy Vale for hazard reduction or maintenance of ecological diversity, and its use was prohibited under the Chauncy Vale Wildlife Sanctuary Management Plan 1993. Anecdotal reports suggest fire was utilised frequently in the Flat Rock woodlands prior to it becoming a reserve. This was to minimize regeneration of woody species and to stimulate grass growth for stock.

It is now recognised that seasonal burning is important to both reduce fuel loads and also to stimulate regeneration of eucalypts and other species in dry sclerophyll woodland communities. This is complicated by the need to protect old/large eucalypts, hence care is needed. Variable seasonal conditions, inaccessibility to large areas of the reserve, and consideration of potential impact on neighbouring properties, has meant that the practicalities of controlled burns has proven difficult. Trial low intensity burns were undertaken at Jacks Flat in the winter of 2020. These burns successfully reduced fuel load and stimulated regeneration of white gums.

As detailed earlier in this management plan, a specific fire management plan (in draft in 2022), will inform the approach to controlled burns in the reserves in the future.

#### *Disease*

The only disease known from the reserves is the Tasmanian devil facial tumour disease, which affects the Tasmanian devil populations throughout much of Tasmania. Potential exists for the introduction of other diseases, either through natural causes or through visitation and management activities. Of some concern is the root rot fungus *Phytophthora cinnamomi*, which causes dieback and/or death of selected native plant species, particularly those of the Proteaceae and Ericaceae families. These families include heaths and banksias. Root rot fungus is transported via the transfer of infected soil from one place to another, which can be prevented by simply ensuring that items that may carry soil, including vehicles, boots, tools and camera tripods, be washed prior to entering the reserve.

#### *Inappropriate human activities*

Native bushland in the Bagdad area is commonly used for firewood harvesting, recreational four-wheel driving and trail-bike riding, hunting and dumping rubbish. Vandalism of the buildings and their surrounds at Chauncy Vale Wildlife Sanctuary is also a concern. Unrestricted and unmonitored, these activities can cause significant environmental degradation to the conservation values of the reserves.

These activities have been successfully restricted at Chauncy Vale Wildlife Sanctuary. Appointment of caretakers from 1993 who live on-site is the main reason this has occurred. Incursions at Flat Rock Reserve have proven more difficult to bring under control as the area was routinely subject to these activities prior to it becoming a reserve. However, vehicle access has now been restricted with the installation of a boom gate at the East Bagdad Road entrance.

Locals report that the former owners permitted the free collection of existing fallen timber for firewood, following selective timber harvesting undertaken in the 1980s. However, neighbors recall several individuals using the property for extensive firewood harvesting, falling standing trees and removing truckloads of split firewood on a regular basis. These activities also extended into Chauncy Vale Wildlife Sanctuary, despite the installation of signage and trenches across vehicle tracks at the boundary of the reserve.

Four sites at Flat Rock Reserve, all within 1 km of East Bagdad Road, were extensively used as illegal rubbish dump sites, with much of this rubbish removed mechanically by the former owners as part of the purchase agreement by the Tasmanian Land Conservancy. Other smaller rubbish dump sites further into the property have since been discovered and largely removed by TLC.

Recreational four-wheel driving, trail-bike riding and hunting were also evident at Flat Rock Reserve. Vehicle use and poor location of vehicle tracks relative to the slope and soil types has resulted in erosion along many vehicle tracks at the reserve. These activities are not permitted at Flat Rock Reserve, and the re-installation of the boom gate at the entrance to the property has restricted access by trucks and four-wheel drives. Trail-bike riders are still known to access the property by riding around the boom gate or via a neighboring property.

#### 1.2.10 Visitation

Visitation to Chauncy Vale Wildlife Sanctuary is actively encouraged. Chauncy Vale Wildlife Sanctuary is used mainly for day visits by bushwalkers, families having a picnic, and educational and special interest groups. Entry is by gold coin donation. Bookings are taken by groups wishing to visit Day Dawn Cottage museum or to use the meeting room.

Visitation to Flat Rock Reserve is permitted under the same general restrictions as Chauncy Vale Wildlife Sanctuary. No visitation is permitted during days declared as a Total Fire Ban (by the Tasmania Fire Service).

Restricted overnight visitation is currently permitted at Chauncy Vale Wildlife Sanctuary, subject to several conditions. Overnight visitors must be self-contained campervans and may not bring domestic animals into the reserve. Other overnight visitation may be considered and approved by the Chauncy Vale Management Committee if conservation values are not impacted and management issues can be adequately addressed.

#### 1.2.11 Adjacent land use

The main land use surrounding the Reserve is private land, most of which is rough wooded country used as residential allotments, forestry and some grazing. Reserved land also abuts the Reserve with a conservation covenant on the southern boundary and Alpha Pinnacle Conservation Area at the northeast boundary (refer to Map 1). There has been considerable clearing for farming and residential development on land to the west of the Reserve in the Bagdad Rivulet valley.

### 1.3 Legal Requirements for Management

- a. **Tasmanian *National Parks and Reserves Management Act 2002***. Chauncy Vale Wildlife Sanctuary is gazetted as a Conservation Area under this Act, requiring management to be in keeping with the objectives of management for a Conservation Area.
- b. **Covenant under the *Tasmanian Nature Conservation Act 2002***. The Tasmanian Land Conservancy has placed a covenant over Flat Rock Reserve aimed at ensuring the protection of its conservation values. Southern Midlands Council has also had a conservation covenant registered over most of the Chauncy Vale Wildlife Sanctuary. The conditions of the covenants have been incorporated into this Plan.
- c. ***Tasmanian Threatened Species Protection Act 1995*** provides protection to listed threatened species. It is an offence to knowingly destroy or disturb a listed species without a permit.
- d. ***Commonwealth Environment Protection and Biodiversity Conservation Act 1999*** is relevant due to the presence of species listed under the Act within the reserve. This Act recognises that listed threatened and migratory species are matters of National Environmental Significance; and introduces an environmental assessment and approval regime for actions that are likely to have a significant impact on listed threatened and migratory species. The implication of this listing for management is that the Tasmanian Land Conservancy or Southern Midlands Council cannot take an action that will have, or is likely to have, a significant impact on species listed under the Act without written approval.
- e. ***Tasmanian Aboriginal Heritage Act 1975*** seeks to protect Aboriginal relics from any kind of disturbance from anyone who reasonably knew their activity was disturbing a relic. A permit is required from the Director of the Parks and Wildlife Service to disturb a relic.
- f. ***Historic Cultural Heritage Act 1995*** recognises Chauncy Vale as having historic cultural heritage significance to Tasmania through its permanent entry on the Tasmanian Heritage Register. The Act requires that an owner or applicant must obtain approval from the Tasmanian Heritage Council prior to carrying out any works or development that may affect the historic cultural heritage significance of a place.
- g. A planning overlay 'The Chauncy Vale Specific Area Plan' applies to the Reserve. The purpose of this Specific Area Plan is to ensure that development in and around the Chauncy Vale Wildlife Sanctuary maintains the natural heritage values and cultural heritage values of the sanctuary.
- h. **Conditions on funding by the Australian Government's National Reserve System Program**. This program provided funding for part of the purchase of Flat Rock Reserve provided by the Australian Government. This funding is governed by a financial agreement imposing the following important conditions:
  - The Tasmanian Land Conservancy (TLC) must establish Flat Rock Reserve as a Private Protected Area for Nature Conservation purposes and must not use the Reserve (or

permit the Reserve to be used) for any purpose other than a Protected Area;

- The TLC must enter into a Restrictive Covenant with the State Government that is attached to the Land Title and by which the organisation agrees not to use the Reserve, or allow any other person to use the Reserve, for any purpose other than a Protected Area;
- Management actions must be defined by a Plan of Management that follows principles and standards established by the Commonwealth Department of Environment and Water Resources;
- The TLC must not transfer or agree to transfer the Reserve to any party without the agreement of the Commonwealth; and
- The Commonwealth will only sanction transfer of the Reserve to another party, whether private or government, under strict conditions ensuring its ongoing protection and management as a Protected Area.

## 2. Reserve Management

### 2.1 Overarching Objective

Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve are managed with intention that:

- ensures the protection of its natural and cultural heritage features, and
- encourages its use for education and passive recreation purposes.

These intentions were also expressed in the wishes of Anton Chauncy and Heather Chauncy in their respective bequest and donation of Chauncy Vale Wildlife Sanctuary to the municipality.

Furthermore, the funding received from the Australian Government's National Reserve System to assist with the purchase of Flat Rock Reserve required that it be managed in accordance with IUCN Category IV: Habitat/Species Management Area. A protected area under this category is managed mainly for conservation through management intervention so as to ensure the maintenance of habitats to meet the requirements of specific species.

Southern Midlands Council and the Tasmanian Land Conservancy (TLC), as landowners of the two reserves, honour these expectations and, accordingly, have adopted the following overarching objective:

*To identify, conserve, assist people to appreciate and, where necessary, restore the natural and cultural heritage values of Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve, and to ensure these values are passed on to future generations in as good or better condition than at present.*

This objective guides management of the Reserves and provides a basis from which more detailed management objectives and prescriptions have been derived.

### 2.2 Identification of conservation targets and restoration of values

This section identifies how Southern Midlands Council and the Tasmanian Land Conservancy aim to achieve the overarching objective.

A conservation assessment model known as "Conservation by Design", developed by The Nature Conservancy in the United States, was used to determine the priority of conservation values. This process determines which values are recognised as 'Conservation Targets', becoming the focal points for management of the Reserves.

The conservation assessment model assists in the identification of processes threatening the conservation of each target, and the sources of threatening processes, ranking both of these for each conservation target. The use of this model ensures that the limited resources for management of the two reserves can be directed towards management actions that will deliver the greatest conservation outcomes.

Conservation targets are prioritised based on their regional, state or national significance, using information such as the level of threat to an identified value (at statewide and/or national scale), habitat value and ecological function. This prioritisation allows comparison between conservation targets across reserves, enhancing the conservation outcomes of available resources. Table 2 outlines the priorities associated with each conservation value.

The 'Severity of Threat Source' rating was determined by an analysis of the likelihood of the threat occurring from a described source, and the probable consequence of that threat upon each conservation target. The matrix in Table 3 was used to prioritise the source of threats and management actions for each conservation target.

**Table 2: Prioritisation of conservation targets**

<b>Value</b>	<b>Priority</b>	<b>Justification</b>
Dry forest and woodland communities	HIGH	The reserves support large areas of dry sclerophyll communities, including some vegetation communities that are of conservation significance. Some threatened plant and animal species are associated with the forests and woodlands of the reserve. Areas of the forest and woodland communities can be classified as 'old growth', resulting in high habitat values, including nesting places for wedge-tailed eagles.
Browns Caves Rivulet	MODERATE	The Browns Caves Rivulet is in good condition and plays an important role in supporting flora and fauna communities.
Raptor populations	MODERATE	The eastern parts of the cliffs at Chauncy Vale Wildlife Sanctuary provide important breeding and roosting habitat for raptor birds, including peregrine falcons.
Cultural heritage	HIGH	Chauncy Vale has a long and well-recorded history of European use, with some sites on the property particularly recognised for their cultural heritage value, including Browns Caves, "Day Dawn" house and garden and their surrounding areas. These sites are also an integral part of the Chauncy family legacy. The area is also thought to have been used extensively by Aboriginal people.

**Table 3: Matrix for prioritisation of management actions**

		Significance of conservation target		
		High	Moderate	Low
Severity of threat source	High	High	Moderate	Low
	Moderate	Moderate	Low	Very low
	Low	Low	Very low	None

## 2.3 Conservation Target 1 - Dry Sclerophyll Forest & Woodland Communities

### Conservation Significance: **HIGH**

Dry sclerophyll forest and woodland communities occupy approximately 840 hectares, equivalent to 96.5% of the combined area of Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve. Of the six identified dry sclerophyll communities within the reserves, the silver peppermint forest and woodland on sandstone (137 ha) is of particular significance as it is a threatened vegetation community in Tasmania and just 24% of this community is currently present in secure reserves. Additionally, the mapped patch sizes in the reserves are relatively large, all exceeding 35 hectares, which is important in terms of the communities maintaining diversity and 'ecosystem function'.

The dry woodland communities are critically important habitat for a range of fauna species that occupy the reserves. Some species require old-growth elements such as large trees and hollow logs on the ground - these provide nesting sites and den sites. Although old growth elements are known to be present in the reserves, an important priority is to map the extent of old growth forest patches and habitat features to inform and prioritise management decision making in the future.

#### 2.3.1 Key threatening processes and sources of threats

Loss of structural diversity, and possibly species diversity, is a threatening process in the dry sclerophyll forest and woodland communities. This can be caused by a number of factors, including: changing rainfall patterns; longer dry spells; heatwaves (climate change effects); inappropriate fire regimes; disease/dieback, establishment of weeds; soil erosion; and browsing. These factors are outlined below.

i) Climate Change – Chauncy Vale and Flat Rock Reserve is becoming drier as part of a changing pattern affecting much of eastern and southeastern Tasmania. Rainfall patterns are unpredictable and the area is now characterized by extended dry spells, water stress and drought. It is now common to observe no water flow in the rivulets of the reserves for long periods, e.g. 12 months or more. Dieback in all age classes of trees is currently being observed in the white peppermint and white gum community, and this is likely related to the changing climate.

ii) Inappropriate fire regimes – fires more frequent or intense than the forest communities are

adapted to can result in a loss of structural and species diversity. This can be caused by trends towards younger age classes of eucalypts, reduced volume or lack of seed set in eucalypts and the favouring of pioneering species such as silver wattle and black wattle. Reduction in old growth elements (large trees used for nesting and/or with hollows, and hollow logs on the ground) occurs with greater fire frequency and intensity. Reduction in old growth elements results in reduced habitat for hollow-using species such as masked owl, swift parrot, Tasmanian devil, quoll and reptiles.

iii) Weed invasion can result in a reduction of natural biological diversity in situations where they out-compete native species. Weed species present of most concern in the reserves are Californian thistle on the river flats of Chauncy Vale, and broom in Doggies Gully at Flat Rock Reserve. There is potential for establishment of other significant weeds such as gorse and cape-weed, and vigilance is required to manage any observed incursions.

iv) Browsing and feral animals – browsing of regenerating native flora seedlings or saplings is an issue in relation to maintaining forest structure, a variety of age classes, and for biodiversity. Ecological shift driven by climate change is leading to more frequent and longer dry spells. Additional to the direct effect of this change is the mounting pressure on the flora due to browsing by native herbivores who are more stretched for food resources more often. Excessive browsing of the flora can result in minimal ground cover more often. This leaves steep hillsides vulnerable to soil loss and provides favourable conditions for colonisation by weed species that take advantage of bare ground to establish. The weeds of concern are those that are well adapted to very dry conditions and are unpalatable to herbivores, for example, cape weed.

Introduced species such as fallow deer, goats and rabbits add to the pressure on the flora and can intensify damage through browsing and physical damage to a wider range of plants. These feral pest species have been observed in the reserves and may be difficult to control in steeper more remote areas. It is difficult to ascertain whether feral animals are becoming more established within the reserves or whether they are transient.

v) Phytophthora - Root rot fungus *Phytophthora cinnamomi* has the potential to impact upon some plant species within the reserves. Most vulnerable to impact are species within the Proteaceae family such as *Banksia marginata*, and some heath species in the family Ericaceae. Tasmanian eucalypts are not susceptible to *Phytophthora*.

vi) Soil erosion - can impact upon hydrology, native seed set and regeneration, and as mentioned previously, can provide conditions where weeds tend to flourish. Within the reserves, minor soil erosion has mostly occurred on and near vehicle tracks, associated with past 'wood hooking', and along some creek lines.

vii) Firewood collection & waste disposal – 'wood hooking' is a threatening process that has been of particular concern historically at Flat Rock Reserve. This has resulted in the removal of dead 'stags' and fallen limbs. Uncontrolled access for wood collection degrades habitat resources for wildlife, is another way in which weeds can be brought into the reserves, and can create soil disturbance.

Disposal of waste within Flat Rock Reserve, prior to its purchase by the Tasmanian Land Conservancy, has generally been limited to car bodies and household rubbish at sites near East Bagdad Road. As

well as being an eyesore, this waste has the potential to leach toxic elements into the water catchment, and cause physical harm to wildlife.

viii) Baseline data - a lack of baseline data providing spatial information about the extent, structure and species composition of the vegetation communities is an issue. It is difficult to know what to prioritise protecting without having a clear idea of the important habitat and species assets of the reserves. Of particular relevance would be the mapping of old growth forest patches, identification of significant habitat features and also regular monitoring of species diversity. Compiled data enables changes to be tracked over long periods of time and is crucial for informing management priorities and decision making.

### 2.3.2 Conservation Objective & Actions

To maintain structural and species diversity in the dry sclerophyll forest and woodland communities.

### 2.3.3 Management Actions

<i>Threatening process</i>	<i>Source of threat</i>	<i>Management Action</i>	<i>Priority</i>	<i>Status</i>
<i>Loss of structural and species diversity</i>	<i>Climate Change</i>	<ul style="list-style-type: none"> <li>Mitigation – Play a role in drawing carbon dioxide from the atmosphere through revegetation projects. Large bushland reserves such as Flat Rock and Chauncy Vale play a crucial role in carbon sequestration. Protection and enhancement of the natural vegetation is hence a very important contribution.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Adapt – it is very difficult to intervene in the changes to the natural environment caused by large scale global system changes. Some species are already struggling to survive whilst others are being favoured. Targeted action such as revegetation with appropriate species that are resilient to change is important in counteracting tree dieback and maintaining species diversity.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<i>Inappropriate fire regime</i>	<ul style="list-style-type: none"> <li>Develop a whole-of-reserve fire management plan, with input from the Tasmania Fire Service, the aboriginal community, P&amp;WS and TLC. Burns conducted to maximise structural and species diversity, maintain old growth characteristics and reduce fuel loads.</li> </ul>	<i>Medium</i>	<i>Completed in 2022</i>
		<ul style="list-style-type: none"> <li>As fires occur, map fire boundaries and keep records of fire frequency, intensity and timing.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<i>Introduction of weeds</i>	<ul style="list-style-type: none"> <li>Install signage at the Chauncy Vale walker registration booth and Flat Rock Reserve entrance highlighting the potential for weeds to be brought into the reserves via dirty or muddy vehicles or boots, clothing, tools, etc.</li> </ul>	<i>Medium</i>	<i>Not yet complete</i>

	<ul style="list-style-type: none"> <li>Develop a weed reporting program, including identification of a contact person, for visitors to assist with identification of weed presence or spread.</li> </ul>	<i>Low</i>	<i>Not yet complete</i>
	<ul style="list-style-type: none"> <li>Control and rehabilitate weed infestations promptly where they are identified.</li> </ul>	<i>High</i>	<i>Ongoing</i>
<i>Soil erosion</i>	<ul style="list-style-type: none"> <li>Assess the track network for soil erosion occurrence or potential.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Close and rehabilitate unnecessary tracks and repair necessary tracks showing signs of erosion.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Restrict vehicle use on Flat Rock Reserve to management purposes only, or otherwise requiring written permission from the Management Committee.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Restrict vehicle use at Chauncy Vale Wildlife Sanctuary to existing formed tracks.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Install solid physical barriers where vehicles gain illegal access to the reserves.</li> </ul>	<i>High</i>	<i>Complete</i>
	<ul style="list-style-type: none"> <li>Maintain neighbour relationships to ensure vehicles do not access Flat Rock or Chauncy Vale Wildlife Sanctuary via neighbouring properties.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Identify erosion sites along all streams and intermittent waterways in the reserves, identify appropriate stabilisation techniques (e.g. porous check dams) and implement where necessary.</li> </ul>	<i>High</i>	<i>Ongoing</i>
<i>Hunting and collecting</i>	<ul style="list-style-type: none"> <li>Maintain and enforce ban on hunting in the reserves. This includes surveillance of peregrine falcon nesting sites – as egg theft has occurred in the past.</li> </ul>	<i>High</i>	<i>Ongoing</i>
<i>Firewood collection</i>	<ul style="list-style-type: none"> <li>Maintain ban on firewood collection at both reserves.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Install signage at Flat Rock Reserve access points to inform of the ban on firewood collection.</li> </ul>	<i>Medium</i>	<i>Complete</i>
<i>Browsing and feral animals</i>	<ul style="list-style-type: none"> <li>Browsing pressure by native herbivores may be driven by broad scale ecological drivers such as climate change and will create its own checks and balances. However, a monitoring or reporting system is required to inform a control strategy for feral pests such as fallow deer and goats as they have potential to cause damage to flora and biodiversity loss.</li> </ul>	<i>High</i>	<i>Monitoring is required, control will be necessary</i>
<i>Disposal of waste</i>	<ul style="list-style-type: none"> <li>Remove rubbish as it is found. Record large rubbish sites to allow future removal of rubbish.</li> </ul>	<i>Medium</i>	<i>Partly complete, ongoing</i>

	<p><i>Lack of baseline data &amp; tree dieback</i></p>	<ul style="list-style-type: none"> <li>• Conduct flora and fauna surveys. Improve knowledge of diversity, composition, and structure of the vegetation. Verify mapped vegetation communities, identify old growth forest patches, and identify key habitat features.</li> <li>• Document, record and/or map eucalypt dieback in the reserve and if necessary discuss management options to address this situation.</li> </ul>	<p><i>High</i></p>	<p><i>Short-term priority</i></p>
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## 2.4 Conservation Target 2 – Browns Caves Creek

### ***Conservation Significance: MODERATE***

Browns Caves Creek is one of the focal points for visitors to the Chauncy Vale Wildlife Sanctuary. The creek runs alongside the main visitation area (see Map 3 Chauncy Vale Management Zones), with short walks focused around and along the creek.

Being a semi-permanent water source in an otherwise dry region, Browns Caves Creek provides an important refuge for fauna and flora. The creek is lined with a narrow band of riparian vegetation that increases and supports the ecological diversity of Chauncy Vale Wildlife Sanctuary and provides resources for the local fauna.

#### 2.4.1 Key threatening processes and source of threats

As a focal point for visitation, there is potential for impact on the conservation values of Browns Caves Creek. This may include damage to riparian vegetation, the physical impact of visitor access at some sites, or the introduction of weeds or pathogens on footwear or clothing.

As for the dry sclerophyll forests, climate change is a key threatening process for Browns Caves Creek. As mentioned previously, changing rainfall patterns, particularly affecting southeastern Tasmania, have resulted in extended periods of time where there is no surface flow in the creek system. Modelling from the Climate Futures for Tasmania Program points to a future in which dry spells will become longer and when rainfall events do occur they will increase in intensity. This has significant implications for the ecology and structure of the creek system and may result in changing species composition and increased erosion pressure during large rainfall events.

#### 2.4.2 Conservation Objective and Actions

The primary conservation objective in relation to Browns Caves Creek is to maintain it in as near natural condition as possible into the future by observing, managing and addressing threats whilst maintaining the potential for visitor interaction with the environment.

2.4.3 Management Actions

<i>Threatening process</i>	<i>Source of threat</i>	<i>Management Action</i>	<i>Priority</i>	<i>Status</i>
<i>Loss of species diversity</i>	<i>Trampling by visitors</i>	<ul style="list-style-type: none"> <li>• Maintain the current network of walking tracks to a standard where erosion is monitored and managed.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>• Encourage visitors to keep to the walking tracks and avoid trampling riparian vegetation and stream banks.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<i>Climate change</i>	<ul style="list-style-type: none"> <li>• Revegetate in appropriate locations to stabilise stream banks and assist with maintaining riparian vegetation species diversity.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<i>Impact from domestic animals</i>	<ul style="list-style-type: none"> <li>• Do not allow domestic animals in either Chauncy Vale Wildlife Sanctuary or Flat Rock Reserve.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>• Control feral animal populations as required.</li> </ul>	<i>Medium</i>	<i>Not yet required</i>
	<i>Management of weeds</i>	<ul style="list-style-type: none"> <li>• Control and rehabilitate weed infestations promptly when they are identified, in particular: thistles, cape weed, broom and gorse.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<i>Inappropriate fire regime</i>	<ul style="list-style-type: none"> <li>• Develop a whole-of-reserve fire management plan.</li> </ul>	<i>High</i>	<i>Draft complete as at 2021</i>
		<ul style="list-style-type: none"> <li>• Undertake low intensity patch burns in winter with input and assistance from appropriate authorities.</li> </ul>	<i>High</i>	<i>Commenced</i>
		<ul style="list-style-type: none"> <li>• As fires occur, map fire boundaries and keep records of fire frequency, intensity and timing.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<i>Lack of baseline data on biodiversity and condition</i>	<ul style="list-style-type: none"> <li>• Encourage volunteers and experts to undertake flora and fauna surveys to establish baseline data on the composition and conservation status of species and communities. This may potentially be undertaken in the format of a 'Bioblitz' or similar citizen science activities.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
<i>Changed flow regimes &amp; erosion</i>	<i>Climate change</i>	<ul style="list-style-type: none"> <li>• Large flood events outside the realms of what has previously been witnessed are a matter of when rather than if. According to climate modelling for Tasmania, longer dry spells, hence periods of low flow, are also to be expected. The most effective interventions are yet to be determined, but once they are, action such as revegetation, protection of assets or stream bank stabilization may be pertinent. Also, in planning new assets, location in relation to impact from extreme flood events should be a consideration.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<i>Stream-bank erosion</i>	<ul style="list-style-type: none"> <li>• Streambank erosion is evident at a number of locations within the Visitor Services Area and the Natural Area. Document and map this erosion and develop rehabilitation or control options on a case by case basis.</li> </ul>	<i>Medium</i>	<i>on a needs basis</i>

## 2.5 Conservation Target 3 – Raptor Populations

Conservation Significance: HIGH

Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve provide important feeding and roosting habitat for raptors. There are known active wedge-tailed eagle (*Aquila audax fleayi*) nests and the ‘eastern cliffs’ provide key breeding sites for peregrine falcons (*Falco peregrinus*). Access to the breeding areas is restricted during breeding season (see Map 3 Chauncy Vale Management Zones).

### 2.5.1 Key threatening processes and source of threats

Failure of birds to breed, loss of habitat, and deliberate destruction of eggs are the key threatening processes in regard to maintaining raptor populations. The main source of the threat is the physical disturbance of nesting sites, birds and eggs during the breeding season.

### 2.5.2 Conservation Objective & Actions

To maintain habitat for, and the breeding success of, raptor populations.

### 2.5.3 Management Actions

<i>Threatening process</i>	<i>Source of threat</i>	<i>Management Action</i>	<i>Priority</i>	<i>Status</i>
<i>Breeding failure of raptors</i>	<i>Disturbance by visitors during the breeding season</i>	<ul style="list-style-type: none"> <li>Maintain ban on all visitation to known raptor nesting sites during the breeding season (1 August to 30 November each year).</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Erect signage and surveillance at appropriate locations informing of sms video surveillance of the nesting areas to deter those who have a vested interest in ensuring peregrines don't breed, e.g. pigeon fanciers.</li> </ul>	<i>High</i>	<i>Commenced - ongoing</i>
		<ul style="list-style-type: none"> <li>Encourage experts to monitor the success rate of breeding raptors at the two reserves.</li> </ul>	<i>Low</i>	<i>Ongoing</i>
<i>Loss of habitat</i>	<i>Firewood collection</i>	<ul style="list-style-type: none"> <li>Maintain ban on firewood collection at both reserves.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Install signage at Flat Rock Reserve access points to inform of ban on firewood collection.</li> </ul>	<i>Medium</i>	<i>Not yet complete</i>

<i>Inappropriate fire regime</i>	<ul style="list-style-type: none"> <li>Develop and implement a whole-of-reserve fire management plan with input from appropriate expertise.</li> </ul>	<i>Medium</i>	<i>Draft completed as at 2022</i>
	<ul style="list-style-type: none"> <li>As fires occur, map fire boundaries and keep records of fire frequency, intensity and timing.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>

## 2.6 Conservation Target 4 – Cultural Heritage

Conservation Significance: HIGH

Flat Rock Reserve and Chauncy Vale Wildlife Sanctuary form a large area of reserved land as a result of the Chauncy family’s commitment to nature conservation. The Chauncy family home, Day Dawn Cottage is a notable example of European cultural heritage in the reserve and is open to visitation as a museum/memorial to the family. The area’s physical and historical features provided inspiration for Nan Chauncy’s children’s stories, including the expansive bushland and its wildlife, the indigenous habitation of the landscape and the mysterious nature of the sandstone caves.

Three specific sites at Chauncy Vale Wildlife Sanctuary are recognised on the Tasmanian Heritage Register for their important cultural significance with the Chauncy family and Nan Chauncy’s books. These areas are Day Dawn Cottage (the former Chauncy family house and gardens), the Shrine, and the Western Caves (see Map 3 Chauncy Vale Management Zones).

Evidence of indigenous habitation and usage has been observed and it is likely that the reserves contain indigenous heritage sites that are yet to be identified and documented.

### 2.6.1 Threatening processes and source of threats

Loss, alteration or deterioration of the physical features associated with the cultural heritage of Chauncy Vale is a threatening process. This may result from inappropriate development in the surrounding areas or from physical damage (e.g. fire, vandalism), or inadequate maintenance. Lack of available resources or will to maintain and repair heritage listed structures may also result in gradual deterioration of physical cultural heritage features.

Another potential threatening process is loss of connection between Nan Chauncy’s stories and the physical features of Chauncy Vale that provided the inspiration for the stories.

### 2.6.2 Conservation Objective & Actions

Ensure that the cultural significance of Chauncy Vale Wildlife Sanctuary is maintained and promoted into the future. Endeavour to establish connections with traditional owners and to build knowledge

about the country, it's usage and traditional management, and the significance of the country to them.

### 2.6.3 Management Actions

<i>Threatening process</i>	<i>Source of threat</i>	<i>Management Action</i>	<i>Priority</i>	<i>Status</i>
<i>Loss or alteration of physical heritage features</i>	<i>Fire</i>	<ul style="list-style-type: none"> <li>Maintain emergency water supplies and fire-fighting equipment within close proximity to the buildings in the reserves to standards required by the Tasmania Fire Service.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Maintain fire breaks and reduce fuel loads around all buildings by slashing grass and low shrubs and clearing all fallen timber within 30 m of all buildings.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<i>Inappropriate visitation</i>	<ul style="list-style-type: none"> <li>Ensure appropriate levels of 'presence' within the reserve by caretaker and staff to deter any inappropriate intentions by those who may wish to damage assets on site.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Monitor the condition of the Browns Caves for damage or loss of integrity resulting from vandalism or thoughtless actions by visitors. Where necessary, take actions to prevent damage and rehabilitate if necessary.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<i>Infrequent maintenance</i>	<ul style="list-style-type: none"> <li>Regularly monitor the condition of built infrastructure at the reserves and maintain to an acceptable standard.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Seek advice and approval from the Tasmanian Heritage Council and Southern Midlands Council prior to any maintenance work.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<i>Lack of available resources for maintenance and repairs</i>	<ul style="list-style-type: none"> <li>Council to retain appropriate insurance to cover any repairs required from damage to buildings and associated infrastructure.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Collect visitor entry donations to be used for the purpose of maintaining assets in the Chauncy Vale Wildlife Sanctuary.</li> </ul>	<i>High</i>	<i>Ongoing</i>
<i>Loss or misinterpretation of the cultural significance of Chauncy Vale</i>	<i>Inappropriate management of cultural connections</i>	<ul style="list-style-type: none"> <li>Ensure that wider community retains representation on the Chauncy Vale Management Committee and that objectives of the Management Plan are considered before management decisions are made.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Document the contents of Day Dawn Cottage and maintain this information on a register held by Southern Midlands Council and Heritage Tasmania.</li> </ul>	<i>High</i>	<i>Complete</i>
		<ul style="list-style-type: none"> <li>Hold annual regular Open Day to promote the cultural significance of Chauncy Vale to the broader community.</li> </ul>	<i>High</i>	<i>Ongoing</i>

	<ul style="list-style-type: none"> <li>• Endeavour to establish connections with traditional owners, build knowledge about the country, traditional management, and the significance of the country to traditional owners.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>• Ensure that displays and/or interpretative/educational material include the history and the historic cultural heritage significance of Chauncy Vale.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>• Update the educational resource for use by school groups and promote this to schools around Tasmania.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>

## 3.0 Education & Recreation

### 3.1 Education & Interpretation

In their gifts of Chauncy Vale Wildlife Sanctuary to the municipality, Anton and Heather Chauncy expressed a desire for the property to be used freely by educational and other groups for the study of the natural environment. Schools, bushwalkers and other members of the general public regularly visit Chauncy Vale. An educational guide for school teachers focusing on the natural environment at Chauncy Vale was developed in 1992 and remains a useful resource. The interpretation shelter at Chauncy Vale provides comprehensive information to all age groups regarding the natural history, cultural history and significance of the reserve.

School groups, mostly of primary school age, continue to use Chauncy Vale as a destination, with varying objectives for their visits. Some take a tour of Day Dawn Cottage, whilst others visit purely for recreational purposes. Whilst current resources for visitors are adequate and have stood the test of time, there is always opportunity for review and to develop more contemporary resources as times and expectations change.

#### 3.1.1 Threatening processes & source of threats

Potential loss of resources to maintain infrastructure, maintain interpretation resources or run programs is an area of potential concern. Currently, resources provided by Southern Midlands Council, and through donations, fulfil basic requirements, however significant upgrades or new programs do require additional resources which may be sought from grant opportunities, but these are never assured.

#### 3.1.2 Objectives

- There is opportunity to think laterally and develop contemporary resources and attractions for young people in order to continue the vision of the Chauncy family for the reserve to serve as a place for study of, and interaction with, the natural environment.
- Provide educational and research opportunities focused on the natural history, ecological sustainability, and cultural heritage of Chauncy Vale and Flat Rock Reserve.
- There is potential, resources allowing, for Chauncy Vale to have a part time education officer to develop programs, update resources and to organise targeted research projects which may include community engaged data collection surveys. If specific resources are not available, collaboration with scientific monitoring and interpretations staff at the Tasmanian Land Conservancy, and access to their networks, presents a possible opportunity.

### 3.1.3 Management Actions

<i>Threatening process</i>	<i>Source of threat</i>	<i>Management Action</i>	<i>Priority</i>	<i>Status</i>
<i>Lack of resources for education, interpretation and research opportunities</i>	<i>Lack of resources and inadequate promotion of opportunities</i>	<ul style="list-style-type: none"> <li>• Consider engagement of an Education and Interpretation Officer for Chauncy Vale and if this isn't possible, collaborate with the Tasmanian Land Conservancy to run community based monitoring or interpretation programs, preferably annually.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>• Encourage or facilitate scientific studies based on the natural and cultural resources of the two reserves.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>• Develop contemporary interpretation resources for visitors to Chauncy Vale and Flat Rock Reserve, for instance web based or QR code accessed.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>• Update the educational resource for use by school groups and promote this to schools in the Southern region.</li> </ul>	<i>Medium</i>	<i>Not yet completed</i>
		<ul style="list-style-type: none"> <li>• Source funding for specific environmental engagement projects that could be undertaken by schools and special interest groups.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>• Maintain and improve reserve infrastructure and tracks to ensure the public have safe access to the reserves in order to facilitate connection and engagement with nature.</li> </ul>	<i>High</i>	<i>Ongoing</i>

### 3.2 Recreation & Tourism

Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve may be used for recreational day visits by school groups, children's play groups, special interest groups and members of the general public. Campervans are permitted to stay overnight in designated parking areas at Chauncy Vale.

The designated visitor services area at Chauncy Vale Wildlife Sanctuary lies between the Chauncy Vale

Road entry and the Burnt Gate. Some basic facilities are provided to support visitation, including: public shelters, a meeting room, toilets, gas barbeques, bushwalking tracks, and a walker registration booth. An interpretations shelter highlighting the natural and cultural heritage features of Chauncy Vale is located at the eastern end of the visitor services area.

A range of bushwalks are options for visitors. The most popular of these is the Caves Loop which takes in Brown's Caves, Brown's Caves Creek and Eve's Bath. Longer bushwalks include; Guvy's Lagoon and lookout; and Flat Rock Reserve, where the Eastern and Western lookouts are popular destinations. A woodland walk specifically for small children is a recently added attraction at Chauncy Vale.

Prior to reservation, Flat Rock had historically been used for recreational purposes such as four-wheel driving, hunting, horse and trail-bike riding. Each of these activities is generally considered incompatible with the objective of preserving the natural values of the land, and as such, they are no longer permitted.

### 3.2.1 Conservation Objective

Provide opportunities for the public to visit and undertake recreational activities safely at Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve, in accordance with the conservation objectives of the Management Plan.

### 3.2.2 Threatening processes & source of threats

Failure to maintain acceptable standards of facilities, interpretation and infrastructure required for recreation opportunities may compromise visitor experience, elevate public safety concerns, and in time lead to a decline in the number of people visiting the reserve. This threatening process may occur due to lack of resources, infrequent maintenance, or lack of awareness of acceptable safety standards.

### 3.2.3 Management Actions

<i>Threatening process</i>	<i>Source of threat</i>	<i>Management Action</i>	<i>Priority</i>	<i>Status</i>
<i>Inadequate infrastructure and support for maintaining recreation and tourism opportunities</i>	<i>Inadequate interpretation</i>	<ul style="list-style-type: none"> <li>Consider grant funding or resources to employ an Education and Interpretation Officer - or at least collaborate with the TLC to utilise their expertise in targeted reserve interpretation field days.</li> </ul>	<i>Medium</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Consider and implement multiple ways in which reserve users may access information about the reserves, particularly on-line resources.</li> </ul>	<i>High</i>	<i>Ongoing</i>
		<ul style="list-style-type: none"> <li>Provide current interpretation material in the visitor services area to introduce visitors to Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve. Update this information as necessary.</li> </ul>	<i>High</i>	<i>Ongoing</i>

<i>Inadequate facilities and resources</i>	<ul style="list-style-type: none"> <li>Maintain a visitation services area for use by day visitors. Improve this area as appropriate and ensure facilities are safe and functional. Consider options for low-key overnight stays.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Ensure walking tracks are well marked and well maintained.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Consider the possibility of overnight stays by self-sufficient vans, without pets, within the visitor services area only.</li> </ul>	<i>Low</i>	<i>Implemented</i>
<i>Failure to meet acceptable safety standards</i>	<ul style="list-style-type: none"> <li>Employ a resident volunteer caretaker, or equivalent mechanism, to interact with visitors, undertake basic maintenance and to keep an eye on public use and visitation.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>No visitors will be permitted to enter or remain in the reserves during days of High Fire Danger.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Maintain emergency water supplies and fire-fighting equipment within close proximity to the buildings in the reserves to standards required by the Tasmania Fire Service.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>The Management Committee to liaise with the Tasmania Fire Service and P&amp;WS regularly to determine and undertake any track and hazard reduction works required to minimize the possibility of uncontrolled bushfires.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Ensure facilities are safe for users and that new facilities meet acceptable specifications and or standards.</li> </ul>	<i>High</i>	<i>Ongoing</i>
	<ul style="list-style-type: none"> <li>Identify hazards in the visitor precinct and along walking tracks, in particular dangerous trees, and manage the hazards accordingly.</li> </ul>	<i>High</i>	<i>Ongoing</i>

### 3.3 Management Roles & Responsibilities

#### 3.3.1 Chauncy Vale Management Committee

The Chauncy Vale Management Committee was initially formed under the Local Government Act 1962 to administer and manage Chauncy Vale Wildlife Sanctuary on behalf of former owners, Brighton Council. It is now an official committee of Southern Midlands Council.

The Management Committee is responsible for:

- Advising Southern Midlands Council and Tasmanian Land Conservancy on the appropriate means to manage Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve, and undertake this management on their behalf;
- Promoting Chauncy Vale as a conservation area and as a living memorial to Nan and Anton Chauncy, and promote Flat Rock Reserve as a conservation reserve;
- Determining access requirements of both reserves, including risk management for insurance and other purposes;
- Encouraging and co-ordinating the use of the reserves locally, statewide and nationally by providing formal links with local groups, relevant government departments and other groups as necessary;
- Developing a means by which the wider community can make use of the reserves and assist with their development within the scope of the Management Plan;
- Continuing to foster the support of a volunteer community group, in the format of the former Friends of Chauncy Vale, to assist in the management of the reserves;
- Providing advice in any review of this management plan; and
- Authorising any suitable person to act as an 'authorised person' to carry out its instructions.

The membership of the Chauncy Vale Management Committee should include:

- Up to two councillors from Southern Midlands Council;
- Up to two representatives of the Chauncy family;
- One representative from the Tasmanian Land Conservancy;
- The Caretaker;
- Two representatives from the local community; and
- One representative from the Parks and Wildlife Service.

The roles of these representatives are outlined below.

### 3.3.2 Southern Midlands Council

Southern Midlands Council is the owner of Chauncy Vale Wildlife Sanctuary. This ownership was transferred from Brighton Council following local government amalgamations in 1993. The council also has legal responsibility for managing the Wildlife Sanctuary as the Managing Authority under the *National Parks and Reserves Management Act 2002*.

Southern Midlands Council has the following roles for management of the Wildlife Sanctuary:

- Carry out the wishes of Anton and Heather Chauncy in their separate gifts of the Chauncy Vale Wildlife Sanctuary land, and family buildings to the municipality;
- Restore and maintain Day Dawn Cottage, insure the house and any material displayed, and develop a heritage program through its Chauncy Vale Management Committee;
- Encourage, through its Management Committee, heritage research, interpretation and educational programs, subject to the principles of the Burra Charter and the input of a professional archaeologist, where necessary;
- Maintain access to Chauncy Vale Wildlife Sanctuary for the people of Tasmania;
- Maintain the property and appropriate insurance;
- Ensure that any legal obligations for management are dealt with in accordance with the objectives of the Management Plan.

Each year, Council will consider allocating funds to Chauncy Vale from its annual budget, with such funds subject to annual audit by the State Audit Department. Funding may also be sought from relevant grant schemes, as appropriate. Administrative support to the Management Committee will be provided by Southern Midlands Council.

### 3.3.3 Tasmanian Land Conservancy

The Tasmanian Land Conservancy (TLC) is the owner of Flat Rock Reserve. The TLC and Southern Midlands Council manage Flat Rock Reserve in conjunction with the Chauncy Vale Wildlife Sanctuary co-operatively through the Chauncy Vale Management Committee. In practice, this means that TLC will take the lead management for Flat Rock and Southern Midlands Council the lead management for Chauncy Vale, both in partnership with the Management Committee.

TLC management of Flat Rock Reserve, may include the co-ordination of contractors, consultants and volunteers, where required to implement the management actions outlined in this Management Plan.

Relevant experts from the TLC Board will also be requested to assist with management wherever possible.

Funding for reserve management is sourced from public donations and, wherever possible, from grants supplied by government or philanthropic organisations.

The TLC aims to act as a good neighbour to all parties and, where possible, undertake co-operative or complementary management where both parties seek a similar outcome (e.g. weed control, fire management and public access). Insofar as it is practical, the TLC will ensure that management of the Reserve does not have a detrimental impact on any adjoining land.

#### 3.3.4 Friends of Chauncy Vale

The Friends of Chauncy Vale was initially formed to assist in the management of Chauncy Vale by providing a human resource network for realising the objectives of the Management Plan. This included: developing opportunities for the public to become involved in and learn from 'hands on' conservation projects; and fundraising to support the maintenance and development of Chauncy Vale.

In 2015 the Friends of Chauncy Vale disbanded but has the potential to be reinstated in the future should the need arise.

#### 3.3.4 Education Representative

In the past this role has been undertaken by a staff member from Bagdad Primary School, although it may be taken on by any person with formal connections to a school, university or other education institution. The role of the education representative is to advise and assist the Management Committee in issues relating to education, interpretation and promotion of school and other educational group visits.

#### 3.3.5 Community Representative

Up to two interested members of the community are responsible for ensuring that local views are represented on the Management Committee. Community representatives are required to disseminate information about Chauncy Vale Wildlife Sanctuary into the broader community and encourage other members of the community to become involved in Chauncy Vale.

#### 3.3.6 Chauncy Family Representative

The role of the Chauncy family representative in the management of Chauncy Vale is to advise and assist in the management of the cultural heritage values of Chauncy Vale Wildlife Sanctuary, and assist in the interpretation of these values.

#### 3.3.7 Parks & Wildlife Service

Chauncy Vale Wildlife Sanctuary is gazetted as a Conservation Area under the *Nature Conservation Act 2002*. The Parks and Wildlife Service have responsibility for ensuring that reserves gazetted under this Act are managed according to their objectives listed in the *National Parks and Reserves Management Act 2002*. The Parks and Wildlife Service have also committed to provide advice and assistance in managing Chauncy Vale, where resources allow.

The Parks and Wildlife Service also have an interest in Flat Rock Reserve as a neighbour, with Alpha Pinnacle Conservation Area adjacent to this land. Interest has been flagged by the Parks and Wildlife Service in working with the TLC and Southern Midlands Council to manage Alpha Pinnacle Conservation Area collectively with Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve.

### 3. Plan Review

An adaptive management process is widely recognized as the most appropriate form of conservation management. In implementing an adaptive management process, the progress towards meeting the objectives of this plan will be reviewed by the Management Committee at regular intervals, ideally every two years. Such reviews may lead to minor amendments to the plan that will not require public consultation.

A full review of the plan will occur ideally every five to ten years. A full plan review will involve public input prior to the intended publication of the new management plan.

## Appendix 1: Flora species list

Family	Scientific name	Common name	Status*
APIACEAE	<i>Daucus glochidiatus</i>	wild carrot	
APIACEAE	<i>Hydrocotyle</i> sp.		
ASTERACEAE	<i>Bedfordia salicina</i>	blanket bush	
ASTERACEAE	<i>Brachyscome aculeata</i>	hill daisy	
ASTERACEAE	<i>Brachyscome decipiens</i>	field daisy	
ASTERACEAE	<i>Brachyscome spathulata</i> subsp. <i>glabra</i>	blue daisy	
ASTERACEAE	<i>Cassinia aculeata</i>	dolly bush	
ASTERACEAE	<i>Cymbonotus preissianus</i>	austral bears-ears	
ASTERACEAE	<i>Coronidium scorpioides</i>	curling everlasting	
ASTERACEAE	<i>Lagenophora stipitata</i>	blue bottledaisy	
ASTERACEAE	<i>Leptorhynchos squamatus</i>	scaly buttons	
ASTERACEAE	<i>Olearia argophylla</i>	musk	
ASTERACEAE	<i>Olearia floribunda</i>	flowery daisybush	
ASTERACEAE	<i>Olearia phlogopappa</i>	dusty daisybush	
ASTERACEAE	<i>Olearia lirata</i>	shrubby daisybush	
ASTERACEAE	<i>Olearia viscosa</i>	viscid daisybush	
ASTERACEAE	<i>Ozothamnus obcordatus</i>	yellow everlastingbush	
ASTERACEAE	<i>Podolepis jaceoides</i>	showy copperwire daisy	
ASTERACEAE	<i>Senecio hispidulus</i>	rough fireweed	
ASTERACEAE	<i>Senecio pinnatifolius</i>	common coast groundsel	
ASTERACEAE	<i>Solenogyne gunnii</i>	Gunns flatherb	
BRASSICACEAE	<i>Cardamine</i> sp.		

CAMPANULACEAE	<i>Lobelia simplicaulis</i>	narrow lobelia	
CAMPANULACEAE	<i>Wahlenbergia sp.</i>	blue bells	
CARYOPHYLLACEAE	<i>Cerastium sp.</i>		
CARYOPHYLLACEAE	<i>Scleranthus biflorus</i>	knawel	
CASUARINACEAE	<i>Allocasuarina duncani</i>	conical sheoak	
CASUARINACEAE	<i>Allocasuarina littoralis</i>	black sheoak	
CASUARINACEAE	<i>Allocasuarina monilifera</i>	necklace sheoak	
CHENOPODIACEAE	<i>Rhagodia nutans</i>	saltbush	
CLUSIACEAE	<i>Hypericum gramineum</i>	small st johns-wort	
CONVOLVULACEAE	<i>Convolvulus angustissimus</i>	Australian bindweed	
CONVOLVULACEAE	<i>Dichondra repens</i>	kidneyweed	
DILLENIACEAE	<i>Hibbertia riparia</i>	erect guineaflower	
DILLENIACEAE	<i>Hibbertia serpyllifolia</i>	thyme guineaflower	
DILLENIACEAE	<i>Hibbertia hirsuta</i>	hairy guineaflower	
DROSERACEAE	<i>Drosera sp.</i>	sundew	
ERICACEAE	<i>Acrothamnus montanus</i>	snow beardheath	
ERICACEAE	<i>Acrotriche serrulata</i>	ants delight	
ERICACEAE	<i>Cyathodes glauca</i>	purple cheeseberry	
ERICACEAE	<i>Epacris impressa</i>	common heath	
ERICACEAE	<i>Leptecophylla juniperina</i>	prickly beauty	
ERICACEAE	<i>Leucopogon ericoides</i>	pink beardheath	
ERICACEAE	<i>Lissanthe strigosa</i>	peachberry heath	
ERICACEAE	<i>Richea procera</i>	lax candleheath	
ERICACEAE	<i>Styphelia adscendens</i>	golden heath	

ERICACEAE	<i>Styphelia humifusa</i>	native cranberry	
EUPHORBIACEAE	<i>Beyeria viscosa</i>	pinkwood	
EUPHORBIACEAE	<i>Amperea xiphoclada</i>	broom spurge	
EUPHORBIACEAE	<i>Poranthera microphylla</i>	small poranthera	
FABACEAE	<i>Aotus ericoides</i>	golden pea	
FABACEAE	<i>Bossiaea cinerea</i>	showy bossia	
FABACEAE	<i>Bossiaea cordigera</i>	wiry bossia	
FABACEAE	<i>Bossiaea obcordata</i>	spiny bossia	
FABACEAE	<i>Bossiaea prostrata</i>	creeping bossia	
FABACEAE	<i>Bossiaea riparia</i>	leafless bossia	
FABACEAE	<i>Daviesia latifolia</i>	hop bitterpea	
FABACEAE	<i>Daviesia ulicifolia</i>	yellow spiky bitterpea	
FABACEAE	<i>Hovea heterophylla</i>	winter purplepea	
FABACEAE	<i>Indigofera australis</i>	native indigo	
FABACEAE	<i>Oxylobium ellipticum</i>	golden shaggypea	
FABACEAE	<i>Platylobium obtusangulum</i>	common flatpea	
FABACEAE	<i>Pultenaea juniperina</i>	prickly beauty	
FABACEAE	<i>Pultenaea pedunculata</i>	matted bushpea	
FABACEAE	<i>Pultenaea daphnoides</i>	heartleaf bushpea	
GERANIACEAE	<i>Geranium solanderi</i>	southern cranesbill	
GERANIACEAE	<i>Pelargonium australe</i>	cranesbill	
GOODENIACEAE	<i>Goodenia lanata</i>	trailing native primrose	
GOODENIACEAE	<i>Goodenia ovata</i>	hop native primrose	
HALORAGACEAE	<i>Gonocarpus teucroides</i>	forest raspwort	

HALORAGACEAE	<i>Gonocarpus tetragynus</i>	common raspwort	
HALORAGACEAE	<i>Haloragis heterophylla</i>	variable raspwort	
LAMIACEAE	<i>Prostanthera lasianthos</i>	christmas bush	
MALVACEAE	<i>Asterotrichion discolor</i>	Tasmanian currajong	
MIMOSACEAE	<i>Acacia mearnsii</i>	black wattle	
MIMOSACEAE	<i>Acacia melanoxylon</i>	blackwood	
MIMOSACEAE	<i>Acacia verticillata</i>	prickly moses	
MIMOSACEAE	<i>Acacia dealbata</i>	silver wattle	
MIMOSACEAE	<i>Acacia genistifolia</i>	spreading wattle	
MIMOSACEAE	<i>Acacia riceana</i>	arching wattle	
MIMOSACEAE	<i>Acacia leprosa</i>	varnished wattle	
MYRTACEAE	<i>Eucalyptus globulus</i>	blue gum	
MYRTACEAE	<i>Eucalyptus obliqua</i>	stringybark	
MYRTACEAE	<i>Eucalyptus ovata</i>	black gum	
MYRTACEAE	<i>Eucalyptus rubida</i>	candlebark	
MYRTACEAE	<i>Eucalyptus viminalis</i>	white gum	
MYRTACEAE	<i>Eucalyptus pulchella</i>	white peppermint	
MYRTACEAE	<i>Eucalyptus tenuiramis</i>	silver peppermint	
MYRTACEAE	<i>Eucalyptus amygdalina</i>	black peppermint	
MYRTACEAE	<i>Eucalyptus delegatensis</i>	gum-top stringybark	
MYRTACEAE	<i>Euryomyrtus ramosissima</i>	rosy heathmyrtle	
MYRTACEAE	<i>Leptospermum lanigerum</i>	woolly tea tree	
MYRTACEAE	<i>Leptospermum scoparium</i>	prickly tea tree	
OLEACEAE	<i>Notelaea ligustrina</i>	native olive	

PITTOSPORACEAE	<i>Bursaria spinosa</i>	prickly box	
PLANTAGINACEAE	<i>Plantago varia</i>	variable plantain	
POLYGALACEAE	<i>Comesperma volubile</i>	blue lovecreeper	
PROTEACEAE	<i>Banksia marginata</i>	silver banksia	
PROTEACEAE	<i>Lomatia tinctoria</i>	guitar plant	
RANUNCULACEAE	<i>Clematis aristata</i>	mountain clematis	
RANUNCULACEAE	<i>Clematis gentianoides</i>	ground clematis	
RANUNCULACEAE	<i>Ranunculus lappaceus</i>	woodland buttercup	
RHAMNACEAE	<i>Pomaderris elliptica</i>	yellow dogwood	
RHAMNACEAE	<i>Pomaderris apetala</i>	dogwood	
RHAMNACEAE	<i>Spyridium obovatum</i>	oval-leaf dustymiller	
ROSACEAE	<i>Acaena novae-zelandiae</i>	buzzy	
ROSACEAE	<i>Rubus parvifolius</i>	native raspberry	
RUBIACEAE	<i>Coprosma hirtella</i>	coffee berry	
RUBIACEAE	<i>Coprosma quadrifida</i>	native currant	
RUBIACEAE	<i>Galium australe</i>	coast bedstraw	
RUTACEAE	<i>Boronia anemonifolia</i>	sticky boronia	
RUTACEAE	<i>Correa reflexa</i>	common correa	
RUTACEAE	<i>Eriostemon sp.</i>		
RUTACEAE	<i>Philotheca verrucosa</i>	fairy waxflower	
RUTACEAE	<i>Zieria arborescens</i>	stinkwood	
SANTALACEAE	<i>Exocarpos cupressiformis</i>	native cherry	
SANTALACEAE	<i>Leptomeria drupacea</i>	native broom	
SAPINDACEAE	<i>Dodonaea filiformis</i>	fine-leaved hop-bush	

SAPINDACEAE	<i>Dodonaea viscosa ssp. spathulata</i>	native hop	
SCROPHULARIACEAE	<i>Derwentia derwentiana</i>	native speedwell	
SOLANACEAE	<i>Solanum laciniatum</i>	kangaroo apple	
STACKHOUSIACEAE	<i>Stackhousia monogyna</i>	candles	
STYLIDIACEAE	<i>Stylidium graminifolium</i>	trigger plant	
THYMELAEACEAE	<i>Pimelea humilis</i>	dwarf riceflower	
THYMELAEACEAE	<i>Pimelea ligustrina</i>	tall riceflower	
THYMELAEACEAE	<i>Pimelea nivea</i>	bushmans bootlace	
TREMANDRACEAE	<i>Tetradlea labillardierei</i>	glandular pinkbells	
VIOLACEAE	<i>Viola betonicifolia</i>	showy violet	
VIOLACEAE	<i>Viola hederacea</i>	ivy leaf violet	
MONOCOTS			
CYPERACEAE	<i>Carex appressa</i>	tall sedge	
CYPERACEAE	<i>Gahnia grandis</i>	cutting-grass	
CYPERACEAE	<i>Lepidosperma laterale</i>	variable sword sedge	
CYPERACEAE	<i>Ficinia nodosa</i>	club sedge	
CYPERACEAE	<i>Lepidosperma sp.</i>	sword sedge	
IRIDACEAE	<i>Diplarrena moraea</i>	white flag iris	
JUNACEAE	<i>Juncus pauciflorus</i>	loose-flower rush	
JUNACEAE	<i>Juncus gregiflorus</i>		
JUNACEAE	<i>Luzula sp.</i>	woodrush	
JUNACEAE	<i>Juncus pallidus</i>	pale rush	
LILIACEAE	<i>Bulbine bulbosa</i>	golden bulbine-lily	
LILIACEAE	<i>Dianella revoluta</i>	spreading flaxlily	

LILIACEAE	<i>Dianella tasmanica</i>	forest flaxlily	
LILIACEAE	<i>Dryophila cyanocarpa</i>	turquoise berry	
LILIACEAE	<i>Thysanotus patersonii</i>	twining fringelily	
LILIACEAE	<i>Wurmbea dioeca</i>	early nancy	
ORCHIDACEAE	<i>Acianthus pusillus</i>	small mosquito orchid	
ORCHIDACEAE	<i>Caladenia atrata</i>	dark caladenia	
ORCHIDACEAE	<i>Caladenia caudata</i>	tailed spider orchid	
ORCHIDACEAE	<i>Caladenia fuscata</i>	dusky caladenia	
ORCHIDACEAE	<i>Caladenia gracilis</i>	musky finger orchid	
ORCHIDACEAE	<i>Caleana major</i>	flying duck orchid	
ORCHIDACEAE	<i>Chiloglottis gunnii</i>	tall bird orchid	
ORCHIDACEAE	<i>Chiloglottis reflexa</i>	autumn bird orchid	
ORCHIDACEAE	<i>Chiloglottis triceratops</i>	three-horned bird orchid	
ORCHIDACEAE	<i>Corybas diemenicus</i>	stately helmet orchid	
ORCHIDACEAE	<i>Cyrtostylis reniformis</i>	small gnat orchid	
ORCHIDACEAE	<i>Cyrtostylis robusta</i>	large gnat orchid	r
ORCHIDACEAE	<i>Diuris pardina</i>	leopard orchid	
ORCHIDACEAE	<i>Diuris sulphurea</i>	tiger orchid	
ORCHIDACEAE	<i>Eriochilus cucullatus</i>	parsons bands	
ORCHIDACEAE	<i>Gastrodia sesamoides</i>	short potato orchid	
ORCHIDACEAE	<i>Glossodia major</i>	wax-lip orchid	
ORCHIDACEAE	<i>Microtis arenaria</i>	notched onion orchid	
ORCHIDACEAE	<i>Microtis unifolia</i>	common onion orchid	
ORCHIDACEAE	<i>Pterostylis alata</i>	striped greenhood	

ORCHIDACEAE	<i>Pterostylis melagramma</i>	black striped greenhood	
ORCHIDACEAE	<i>Pterostylis foliata</i>	slender greenhood	
ORCHIDACEAE	<i>Pterostylis nutans</i>	nodding greenhood	
ORCHIDACEAE	<i>Pterostylis pedunculata</i>	maroonhood	
ORCHIDACEAE	<i>Pterostylis stenochila</i>	greenlip greenhood	
ORCHIDACEAE	<i>Thelymitra cyanea</i>	veined sun orchid	
ORCHIDACEAE	<i>Thelymitra ixioides</i>	dotted sun orchid	
ORCHIDACEAE	<i>Thelymitra juncifolia</i>	large-spotted sun orchid	
ORCHIDACEAE	<i>Thelymitra pauciflora</i>	slender sun orchid	
POACEAE	<i>Austrostipa</i> sp.	Spear grass	
POACEAE	<i>Agrostis</i> sp.		
POACEAE	<i>Austrodanthonia</i> sp.	Wallaby grass	
POACEAE	<i>Poa labillardierei</i>	silver tussock grass	
POACEAE	<i>Poa</i> sp.		
POTAMOGETONACEAE	<i>Potamogeton tricarinatus</i>		
XANTHORRHOACEAE	<i>Lomandra longifolia</i>	sagg	
PTERIDOPHYTES			
ADIANTACEAE	<i>Adiantum aethiopicum</i>	maidenhair fern	
ADIANTACEAE	<i>Cheilanthes sieberi</i>	mulga fern	
ADIANTACEAE	<i>Pellaea calidirupium</i>	hotrock fern	r
ADIANTACEAE	<i>Cheilanthes austrotenuifolia</i>	rock fern	
ASPLENIACEAE	<i>Asplenium flabellifolium</i>	necklace fern	
ASPLENIACEAE	<i>Pleurosorus rutifolius</i>	blanket fern	
ASPLENIACEAE	<i>Asplenium bulbiferum</i>	hen and chicken fern	

BLECHNACEAE	<i>Blechnum nudum</i>	fishbone water fern	
BLECHNACEAE	<i>Blechnum wattsii</i>	hard water fern	
BLECHNACEAE	<i>Blechnum minus</i>	soft water fern	
DENNSTAEDTIACEAE	<i>Pteridium esculentum</i>	bracken	
DICKSONIACEAE	<i>Dicksonia antarctica</i>	tree fern	
DRYOPTERIDACEAE	<i>Polystichum proliferum</i>	mother shield fern	
DRYOPTERIDACEAE	<i>Rumohra adiantiformis</i>	shield hare's foot fern	
HYMENOPHYLLACEAE	<i>Hymenophyllum cupressiforme</i>	common filmy fern	
LINDSAEACEAE	<i>Lindsaea linearis</i>	screw fern	
POLYPODIACEAE	<i>Microsorium pustulatum</i>	kangaroo fern	
LICHEN			
	<i>Cladia aggregata</i>		
LIVERWORTS			
	<i>Anthoceros laevis</i>		
	<i>Bazzania involuta</i>		
	<i>Cephaloziella exiliflora</i>		
	<i>Cephaloziella hirta</i>		
	<i>Chiloscyphus echinellus</i>		
	<i>Chiloscyphus latifolius</i>		
	<i>Chiloscyphus muricatus</i>		
	<i>Chiloscyphus semiteres var. semiteres</i>		
	<i>Frullania aterimma</i>		
	<i>Frullania clavata</i>		
	<i>Frullania falciloba</i>		

	<i>Frullania pentapleura</i>		
	<i>Heteroscyphus fissistipus</i>		
	<i>Heteroscyphus knightii</i>		
	<i>Heteroscyphus limosus</i>		
	<i>Heteroscyphus varians</i>		
	<i>Jamesoniella colorata</i>		
	<i>Lepidozia laevifolia</i>		
	<i>Lepidozia ulothrix</i>		
	<i>Lunularia cruciata</i>		
	<i>Marsupidium surculosum</i>		
	<i>Metzgeria furcata</i>		
	<i>Plagiochila strombifolia</i>		
	<i>Radula buccinifera</i>		
	<i>Radula tasmanica</i>		
	<i>Riccardia bipanatifida</i>		
	<i>Symphogina podophylla</i>		
	<i>Temnoma pulchellum</i>		
	<i>Temnoma townrowii</i>		
	<i>Tylimanthus tenellus</i>		
MOSES			
	<i>Acaulon integrifolium</i>		
	<i>Acrocladium chlamydophyllum</i>		
	<i>Acrophyllum dentatum</i>		
	<i>Amphidium cyathicarpum</i>		

	<i>Anomodon tasmanicum</i>		
	<i>Atrichum androgynum</i>		
	<i>Barbula calycina</i>		
	<i>Barbula crinita</i>		
	<i>Barbula luteola</i>		
	<i>Barbula unguiculate</i>		
	<i>Bartramia hampei</i>		
	<i>Bartramia ithyphylla</i>		
	<i>Blindia magellanica</i>		
	<i>Blindia robusta</i>		
	<i>Brachythecium rutabulum</i>		
	<i>Breutelia affinis</i>		
	<i>Bryum billardieri</i> var. <i>billardieri</i>		
	<i>Bryum caespiticium</i>		
	<i>Bryum campylothecium</i>		
	<i>Bryum clavatum</i>		
	<i>Bryum pseudotriquetrum</i>		
	<i>Camptochaete gracilis</i>		
	<i>Campylopus bicolour</i> var. <i>ericeticola</i>		
	<i>Campylopus clavatus</i>		
	<i>Campylopus introflexus</i> ssp. <i>Pudicus</i>		
	<i>Campylopus pyriformis</i>		
	<i>Camptochaete gracilis</i>		
	<i>Ceratodon purpureus</i>		

	<i>Chamberlainia salebrosa</i>		
	<i>Dicranoloma billardieri</i> var. <i>billardieri</i>		
	<i>Dicranoloma dicarpum</i>		
	<i>Dicranoloma menziesii</i>		
	<i>Dicranoweisia microcarpa</i>		
	<i>Didymodon australasiae</i>		
	<i>Didymodon subtorquatus</i>		
	<i>Didymodon torquatus</i>		
	<i>Distichophyllum microcarpum</i>		
	<i>Ditrichum cylindricarpum</i>		
	<i>Ditrichum difficile</i>		
	<i>Drepanocladus aduncus</i>		
	<i>Fabronia australis</i>		
	<i>Fissidens asplenioides</i>		
	<i>Fissidens leptocladus</i>		
	<i>Fissidens pungens</i>		
	<i>Fissidens rigidulus</i>		
	<i>Frullania probosciphora</i>		
	<i>Grimmia laevigata</i>		
	<i>Grimmia pulvinata</i>		
	<i>Grimmia trichophylla</i>		
	<i>Gymnostomum calcareum</i>		
	<i>Hedwigidia ciliata</i>		
	<i>Hedwigidium integrifolium</i>		

	<i>Hypnodendron vitiense</i> enifo.australe		
	<i>Hypnum chrysogaster</i>		
	<i>Hypnum cupressiforme</i> var. <i>cupressiforme</i>		
	<i>Hypnum cupressiforme</i> var. <i>filiforme</i>		
	<i>Hypnum cupressiforme</i> var. <i>lacunosum</i>		
	<i>Isopterygium limatum</i>		
	<i>Lembophyllum divulsum</i>		
	<i>Leptotheca gaudichaudii</i>		
	<i>Leptotheca gaudichaudii</i> var. <i>gaudichaudii</i>		
	<i>Lembophyllum divulsum</i>		
	<i>Macromitrium archeri</i>		
	<i>Macromitrium microstomum</i>		
	<i>Mielichhoferia bryoides</i>		
	<i>Neckera pennata</i>		
	<i>Orthodontium lineare</i>		
	<i>Orthotrichum rupestere</i>		
	<i>Orthotrichum tasmanicum</i>		
	<i>Orthotrichum tasmanicum</i> var. <i>tasmanicum</i>		
	<i>Philonotis tenuis</i>		
	<i>Pleuridium nervosum</i>		
	<i>Polytrichum juniperinum</i> var. <i>australe</i>		
	<i>Pottia tasmanica</i>		
	<i>Ptychomnium aciculare</i>		
	<i>Racomitrium crispulum</i>		

	<i>Racomitrium crispulum</i> var. <i>tasmanicum</i>		
	<i>Racopilum convolutaceum</i>		
	<i>Rhaphidorrhynchium amoenum</i>		
	<i>Rhaphidorrhynchium jolliffii</i>		
	<i>Rhizogonium novae-hollandiaea</i>		
	<i>Sematophyllum contiguum</i>		
	<i>Sematophyllum homomallum</i>		
	<i>Shistidium apocarpum</i>		
	<i>Tayloria ocoblepharum</i>		
	<i>Thamnobryum pumilum</i>		
	<i>Thuidium furfurosum</i>		
	<i>Thuidium laeviusculum</i>		
	<i>Tortilla knightii</i>		
	<i>Tortula muralis</i>		
	<i>Tortula princeps</i>		
	<i>Trachyloma planifolium</i>		
	<i>Triquetrella papillata</i>		
	<i>Weissia controversa</i>		
	<i>Wijkia extenuata</i>		
	<i>Weymouthia mollis</i>		
	<i>Zygodon intermedius</i>		
	<i>Zygodon menziesii</i>		
	<i>Zygodon minutus</i>		
<b>FUNGI</b>			

	<i>Amanita xanthocephala</i>		
	<i>Ateralla drummondii</i>		
	<i>Discinella terrestris</i>		
	<i>Geastrum sp.</i>	Earthstar	
	<i>Ileodictyon gracile</i>	lattice fungus	
	<i>Omphalotus nidiformis</i>	ghost fungus	
	<i>Morchella elata</i>	black morel	
	<i>Mycena interrupta</i>	pixies parasol	
	<i>Peziza vesiculosa</i>		
	<i>Ramaria lorithamnus</i>		
	<i>Stereum ostrea</i>		
	<i>Trametes versicolor</i>		
	<i>Tremella mesenterila</i>		
	<i>Tremella fuciformis</i>		
	<i>Lepista nuda</i>	wood blewit	

## Appendix 2: Fauna species list

Family	Scientific name	Common name	Status <sup>#</sup>
MAMMALS			
BURRAMYIDAE	<i>Cercartetus lepidus</i>	little pygmy possum	
BURRAMYIDAE	<i>Cercartetus nanus</i>	pygmy possum	
DASYURIDAE	<i>Dasyurus maculatus</i>	spotted-tail quoll	r/VU
DASYURIDAE	<i>Dasyurus viverrinus</i>	eastern quoll	EN
DASYURIDAE	<i>Sarcophilus harrisii</i>	Tasmanian devil	e/EN
FELIDAE	<i>Felis catus</i>	domestic cat	i
LEPORIDAE	<i>Oryctolagus cuniculus</i>	European rabbit	i
MACROPODIDAE	<i>Macropus giganteus</i>	forester kangaroo	
MACROPODIDAE	<i>Macropus rufogriseus</i>	Bennett's wallaby	
MACROPODIDAE	<i>Thylogale billardieri</i>	Tasmanian pademelon	
MURIDAE	<i>Hydromys chrysogaster</i>	water rat	
MURIDAE	<i>Pseudomys fuscus</i>	broad-toothed mouse	
MURIDAE	<i>Pseudomys higginsii</i>	long-tailed mouse	
MURIDAE	<i>Rattus lutreolus</i>	swamp rat	
ORNITHORHYNCHIDAE	<i>Ornithorhynchus anatinus</i>	platypus	
PERAMELIDAE	<i>Isoodon obesulus</i>	southern brown bandicoot	
PERAMELIDAE	<i>Perameles gunnii</i>	eastern barred bandicoot	VU
PETAURIDAE	<i>Petaurus breviceps</i>	sugar glider	
PHALANGERIDAE	<i>Trichosurus vulpecula</i>	brush-tailed possum	
POTOROIDAE	<i>Bettongia gaimardi</i>	Tasmanian bettong	
POTOROIDAE	<i>Potorus tridactylus</i>	long-nosed potoroo	
PSEUDOCHEIRIDAE	<i>Pseudocheirus peregrinus</i>	ringtail possum	

TACHYGLOSSIDAE	<i>Tachyglossus aculeatus setosus</i>	echidna	
VESPERTILIONIDAE	<i>Chalinolobus gouldii</i>	Gould's wattled bat	
VESPERTILIONIDAE	<i>Chalinolobus morio</i>	chocolate wattled bat	
VESPERTILIONIDAE	<i>Falsistrellus tasmaniensis</i>	Tasmanian pipistrelle (bat)	
VOMBATIDAE	<i>Vombatus ursinus</i>	common wombat	
BIRDS			
ACCIPITRIDAE	<i>Accipiter fasciatus</i>	brown goshawk	
ACCIPITRIDAE	<i>Accipiter cirrhocephalus</i>	collared sparrowhawk	
ACCIPITRIDAE	<i>Accipiter novaehollandiae</i>	grey goshawk	e
ACCIPITRIDAE	<i>Aquila audax fleayi</i>	wedge-tailed eagle	e/EN
AEGOTHELIDAE	<i>Aegotheles cristatus</i>	owlet nightjar	
ALAUDIDAE	<i>Alauda arvensis</i>	common skylark	i
ALCEDINIDAE	<i>Dacelo novaeguineae</i>	laughing kookaburra	i
ANATIDAE	<i>Anas superciliosa</i>	black duck	
ANATIDAE	<i>Chenonetta jubata</i>	maned duck	
APODIDAE	<i>Hirundapus caudacutus</i>	white-throated needle-tail	
ARDEIDAE	<i>Egretta novaehollandiae</i>	white faced heron	
ARTAMIDAE	<i>Artamus cyanopterus</i>	dusky woodswallow	
CACATUIDAE	<i>Calyptorhynchus funereus</i>	yellow-tailed black cockatoo	
CACATUIDAE	<i>Cacatua galerita</i>	sulphur-crested cockatoo	
CAMPEPHAGIDAE	<i>Coracina novaehollandiae</i>	black-faced cuckoo-shrike	
CHARADRIIDAE	<i>Vanellus miles</i>	masked lapwing	
CINCLOSOMATIDAE	<i>Cinclosoma punctatum</i>	spotted quail-thrush	
COLUMBIDAE	<i>Phaps chalcoptera</i>	common bronze-wing pigeon	
CORVIDAE	<i>Corvus tasmanicus</i>	forest raven	

CRACTICIDAE	<i>Cracticus torquatus</i>	grey butcher bird	
CRACTICIDAE	<i>Strepera versicolor arguta</i>	clinking currawong	
CRACTICIDAE	<i>Strepera fuliginosa</i>	black currawong	
CRACTICIDAE	<i>Gymnorhina tibicen</i>	Australian magpie	
CUCULIDAE	<i>Chrysococcyx basalis</i>	Horsefield's bronze-cuckoo	
CUCULIDAE	<i>Chrysococcyx lucidus</i>	shining bronze cuckoo	
CUCULIDAE	<i>Cacomantis flabelliformis</i>	fantailed cuckoo	
CUCULIDAE	<i>Cuculus pallidus</i>	pallid cuckoo	
ESTRILDIDAE	<i>Stagonopleura bella</i>	beautiful firetail	
FALCONIDAE	<i>Falco berigora</i>	brown falcon	
FALCONIDAE	<i>Falco peregrinus</i>	peregrine falcon	
FRINGILLIDAE	<i>Carduelis carduelis</i>	European goldfinch	i
FRINGILLIDAE	<i>Carduelis chloris</i>	European greenfinch	i
HIRUNDINIDAE	<i>Hirundo neoxena</i>	welcome swallow	
HIRUNDINIDAE	<i>Petrochelidon nigricans</i>	tree martin	
MALURIDAE	<i>Malurus cyaneus</i>	superb fairy-wren	
MELIPHAGIDAE	<i>Acanthorhynchus tenuirostris</i>	eastern spinebill	
MELIPHAGIDAE	<i>Anthochaera paradoxa</i>	yellow wattlebird	
MELIPHAGIDAE	<i>Lichenostomus flavicollis</i>	yellow-throated honeyeater	
MELIPHAGIDAE	<i>Manorina melanocephala</i>	noisy miner	
MELIPHAGIDAE	<i>Melithreptus validirostris</i>	strong-billed honeyeater	
MELIPHAGIDAE	<i>Melithreptus affinis</i>	black-headed honeyeater	
MELIPHAGIDAE	<i>Phylidonyris novaehollandiae</i>	New Holland honeyeater	
MELIPHAGIDAE	<i>Phylidonyris pyrrhoptera inornata</i>	crescent honeyeater	
MONARCHIDAE	<i>Myiagra cyanoleuca</i>	satin flycatcher	

PACHYCEPHALIDAE	<i>Colluricincla harmonica</i>	greysrike-thrush	
PACHYCEPHALIDAE	<i>Pachycephala olivacea</i>	olive whistler	
PACHYCEPHALIDAE	<i>Pachycephala pectoralis</i>	golden whistler	
PARDALOTIDAE	<i>Acanthiza chrysorrhoa</i>	yellow-rumped thornbill	
PARDALOTIDAE	<i>Acanthiza ewingii</i>	Tasmanian thornbill	
PARDALOTIDAE	<i>Acanthiza pusilla</i>	brown thornbill	
PARDALOTIDAE	<i>Sericornis frontalis</i>	white-browed scrubwren	
PARDALOTIDAE	<i>Sericornis humilis</i>	Tasmanian scrubwren	
PARDALOTIDAE	<i>Pardalotus punctatus</i>	spotted pardalote	
PARDALOTIDAE	<i>Pardalotus striatus</i>	striated pardalote	
PASSERIDAE	<i>Passer domesticus</i>	house sparrow	i
PETROICIDAE	<i>Melanodryas vittata</i>	dusky robin	
PETROICIDAE	<i>Petroica multicolor</i>	scarlet robin	
PETROICIDAE	<i>Petroica phoenicea</i>	flame robin	
PETROICIDAE	<i>Petroica rodinogaster</i>	pink robin	
PHALACROCORACIDAE	<i>Phalacrocorax melanoleucos</i>	little pied cormorant	
PHASIANIDAE	<i>Coturnix pectoralis</i>	stubble quail	
PHASIANIDAE	<i>Coturnix australis</i>	brown quail	
PHASIANIDAE	<i>Pavo sp.</i>	peacock	i
PODARGIDAE	<i>Podargus strigoides</i>	tawny frogmouth	
PSITTACIDAE	<i>Glossopsitta concinna</i>	musk lorikeet	
PSITTACIDAE	<i>Lathamus discolor</i>	swift parrot	e/EN
PSITTACIDAE	<i>Platycercus caledonicus</i>	green rosella	
RALLIDAE	<i>Gallinula mortierii</i>	Tasmanian native hen	

RHIPIDURIDAE	<i>Rhipidura fuliginosa</i>	grey fantail	
STRIGIDAE	<i>Ninox novaeseelandiae</i>	southern boobook	
STURNIDAE	<i>Sturnus vulgaris</i>	common starling	i
TURDIDAE	<i>Turdus merula</i>	common blackbird	i
TYTONIDAE	<i>Tyto novaehollandiae</i>	masked owl	
ZOSTEROPIIDAE	<i>Zosterops lateralis</i>	silvereeye	
AMPHIBIANS			
HYLIDAE	<i>Litoria ewingii</i>	brown tree frog	
HYLIDAE	<i>Litoria eniformis</i>	green and golden frog	v/VU
MYOBATRACHIDAE	<i>Crinia signifera</i>	common froglet	
MYOBATRACHIDAE	<i>Limnodynastes dumerilii</i>	eastern banjo frog	
MYOBATRACHIDAE	<i>Limnodynastes tasmaniensis</i>	spotted marsh frog	
MYOBATRACHIDAE	<i>Pseudophryne semimarmorata</i>	southern toadlet	
REPTILES			
AGAMIDAE	<i>Rankinia diemensis</i>	mountain dragon	
ELAPIDAE	<i>Notechis scutatus</i>	tiger snake	
ELAPIDAE	<i>Austrelaps superbus</i>	lowland copperhead	
ELAPIDAE	<i>Drysdalia coronoides</i>	white-lipped snake	
SCINCIDAE	<i>Pseudemoia pagenstecheri</i>	tussock skink	v
SCINCIDAE	<i>Tiliqua nigrolutea</i>	blotched blue-tongue lizard	
SNAILS			
	<i>Elsothera ricei</i>		
	<i>Paralaoma caputspinulae</i>		
	<i>Laomavix collisi</i>		
	<i>Allocharopa legrandi</i>		

	<i>Planilaoma luckmanii</i>		
	<i>Prolesophanta parvissima</i>		
	<i>Discocharopa mimosa</i>		
INSECTS			
APIDAE	<i>Bombus sp.</i>	<i>bumblebee</i>	<i>i</i>
ARANEIDAE	<i>Arkys walckenaeri</i>		
ARANEIDAE	<i>Arkys sp.</i>		
ARANEIDAE	<i>Dolophones sp.</i>		
ARANEIDAE	<i>Unknown sp. 1</i>		
ARANEIDAE	<i>Unknown sp. 2</i>		
CLUBIONIDAE	<i>Clubiona sp. B</i>		
CLUBIONIDAE	<i>Clubiona sp. H</i>		
CORINNIDAE	<i>Unknown sp. 1</i>		
DESIDAE	<i>Unknown sp. 1</i>		
DESIDAE	<i>Unknown sp. 2</i>		
DESIDAE	<i>Unknown sp. 3</i>		
DICTYNIDAE	<i>Unknown sp. 1</i>		
GNAPHOSIDAE	<i>Trachycosmus sp.</i>		
GNAPHOSIDAE	<i>Unknown sp. 1</i>		
GNAPHOSIDAE	<i>Unknown sp. 2</i>		
GNAPHOSIDAE	<i>Unknown sp. 3</i>		
HAHNIIDAE	<i>Unknown sp. 1</i>		
LAMPONIDAE	<i>Unknown sp. 1</i>		
LINYPHIIDAE	<i>Unknown sp. 1</i>		

LINYPHIIDAE	<i>Unknown sp. 2</i>		
LYCOSIDAE	<i>Venatrix pictiventris</i>		
MITURGIDAE	<i>Miturga agelenina</i>		
MITURGIDAE	<i>Miturga velox</i>		
NICODAMIDAE	<i>Novodamus nodatus</i>		
OONOPIDAE	<i>Orchestina sp.</i>		
PIPUNCULIDAE	<i>Cephalops sp. 49</i>		
PIPUNCULIDAE	<i>Chalarus sp.</i>		
PIPUNCULIDAE	<i>Collinias sp.</i>		
PIPUNCULIDAE	<i>Eudorylas sp. 1B (sp. nov.)</i>		
PIPUNCULIDAE	<i>Eudorylas sp 2A (sp. nov.)</i>		
PIPUNCULIDAE	<i>Eudorylas sp 59 (sp. nov.)</i>		
PIPUNCULIDAE	<i>Tomosvaryella sp.</i>		
PRODIDOMIDAE	<i>Unknown sp. 1</i>		
SALTICIDAE	<i>Lycidas sp.</i>		
SALTICIDAE	<i>Opisthoncus parcedentatus</i>		
SALTICIDAE	<i>Unknown sp. 1</i>		
SALTICIDAE	<i>Unknown sp. 2</i>		
SALTICIDAE	<i>Unknown sp. 3</i>		
SALTICIDAE	<i>Unknown sp. 4</i>		
SALTICIDAE	<i>Unknown sp. 5</i>		
STIPHIDIIDAE	<i>Stiphidium facetum</i>		
TETRAGNATHIDAE	<i>Tetragnatha sp.</i>		
THEREVIDAE	<i>Acraspisa sp 1.</i>		

THEREVIDAE	<i>Acraspisa sp 2.</i>		
THEREVIDAE	<i>Acupalpa sp 1.</i>		
THEREVIDAE	<i>Agapophytus quatiens</i>		
THEREVIDAE	<i>Belonalys occulta</i>		
THEREVIDAE	<i>Bonjeania actuosa</i>		
THEREVIDAE	<i>Ectinorhynchus phyciformis</i>		
THEREVIDAE	<i>Ectinorhynchus variabilis</i>		
THEREVIDAE	<i>Parapsilocephala bifasciata</i>		
THEREVIDAE	<i>Parapsilocephala sp. 1</i>		
THEREVIDAE	<i>Parapsilocephala sp. 2</i>		
THEREVIDAE	<i>Parapsilocephala elegans</i>		
THEREVIDAE	<i>Laxotela whitei</i>		
THERIDIIDAE	<i>Achearana sp.</i>		
THERIDIIDAE	<i>Euryopsis sp.</i>		
THERIDIIDAE	<i>Phoroncidia sp.</i>		
THERIDIIDAE	<i>Unknown sp. 1</i>		
THERIDIIDAE	<i>Unknown sp. 2</i>		
THERIDIIDAE	<i>Unknown sp. 3</i>		
THOMISIDAE	<i>Diaea sp.</i>		
THOMISIDAE	<i>Sidymella sp.</i>		
VESPIDAE	<i>Vespula germanica</i>	<i>European wasp</i>	<i>i</i>
ZODARIIDAE	<i>Unknown sp. 1</i>		



# ASSET MANAGEMENT STRATEGY



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NAMS.PLUS Asset Management

The Institute of Public Works Engineering Australasia.

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## Executive Summary

This asset management strategy is prepared to assist council is improving the way it delivers services from infrastructure including roads, bridges, footpaths, stormwater drainage, parks and recreation, buildings, plant and equipment and any other classes of assets. These infrastructure assets have a replacement value of \$218 Million.

The asset management strategy is to enable Council to show:

- how its asset portfolio will meet the service delivery needs of its community into the future;
- enable Council's asset management policies to be achieved; and
- ensure the integration of Council's asset management with its long term strategic plan.<sup>1</sup>

Adopting this asset management strategy will assist council in meeting the requirements of national sustainability frameworks, *Local Government Act 1993* and applicable Regulations and providing services needed by the community in a financially sustainable manner.

The asset management strategy is prepared following a review of the council's service delivery practices, financial sustainability indicators, asset management maturity and fit with council's vision for the future outlined in the Strategic Plan 2020-2029. The strategy outlines an asset management improvement plan detailing a program of tasks to be completed and resources required to maintain a reasonable level of asset maturity and competence.

### Strategy outlook

1. The Southern Midlands Council's Long-Term Financial Management Plan provides that Council will have the ability to maintain current service levels for the next 10 years.
2. The Long-Term Financial Management Plan indicates that Council, subject to implementing the strategies identified therein, will be able to just fund infrastructure life cycle cost at current levels of service and available revenue.
3. The organisation's current asset management maturity is considered to be at a reasonable level but further investment is needed to improve information management, lifecycle management, service management and accountability and direction.

### Asset management strategies

No	Strategy	Desired Outcome
1	Move from Annual Budgeting to Long Term Financial Planning	The long term implications of Council services are considered in annual budget deliberations.
2	Develop and annually review Asset Management Plans covering at least 10 years for all major asset classes (80% of asset value).	Identification of services needed by the community and required funding to optimise 'whole of life' costs.
3	Continually review Long Term Financial Plan covering 10 years incorporating asset management plan expenditure projections with a sustainable funding position outcome.	Sustainable funding model to provide Council services.

<sup>1</sup> LGPMC, 2009, Framework 2 *Asset Planning and Management*, p 4.

4	Incorporate Year 1 of Long Term Financial Plan revenue and expenditure projections into annual budgets.	Long term financial planning drives budget deliberations.
5	Review and update asset management plans and long term financial plans after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and service risks.	Council and the community are aware of changes to service levels and costs arising from budget decisions.
6	Report Council's financial position at Fair Value in accordance with Australian Accounting Standards, financial sustainability and performance against strategic objectives in Annual Reports.	Financial sustainability information is available for Council and the community.
7	Ensure Council's decisions are made from accurate and current information in asset registers, on service level performance and costs and 'whole of life' costs.	Improved decision making and greater value for money.
8	Report on Council's resources and operational capability to deliver the services needed by the community in the Annual Report.	Services delivery is matched to available resources and operational capabilities.
9	Ensure responsibilities for asset management are identified and incorporated into staff position descriptions.	Responsibility for asset management is defined.

### Asset management improvement plan

The program of tasks and resources required to achieve a minimum 'core' asset management maturity was outlined in the previous asset management strategy. Revised tasks and programs are shown below.

Ref	Task	Responsibility	Target Date	Budget
1	Building Asset Management Plan – Continue development and review	AB/WY	30/6/22	In-house
2	Transport Asset Management Plan - Review	DR	30/6/22	In-house
3	Stormwater Asset Management Plan – Continue development and review	DR	30/6/23	In-house
4	LTFMP - Review	TK/AB	Annual	In-house

## 1. Introduction

Assets deliver important services to communities. A key issue facing local governments throughout Australia is the management of ageing assets in need of renewal and replacement.

Infrastructure assets such as roads, drains, bridges and public buildings present particular challenges. Their condition and longevity can be difficult to determine. Financing needs can be large, requiring planning for large peaks and troughs in expenditure for renewing and replacing such assets. The demand for new and improved services adds to the planning and financing complexity.<sup>2</sup>

The creation of new assets also presents challenges in funding the ongoing operating and replacement costs necessary to provide the needed service over the assets' full life cycle.<sup>3</sup>

The national frameworks on asset planning and management and financial planning and reporting endorsed by the Local Government and Planning Ministers' Council (LGPMC) require councils to adopt a longer-term approach to service delivery and funding comprising:

- A strategic longer-term plan covering, as a minimum, the term of office of the councillors and:
  - bringing together asset management and long term financial plans;
  - demonstrating how council intends to resource the plan; and
  - consulting with communities on the plan.
- An annual budget showing the connection to the strategic objectives; and
- An annual report with:
  - an explanation to the community on variations between the budget and actual results;
  - any impact of such variances on the strategic longer-term plan; and
  - a report of operations with a review on the performance of the council against strategic objectives.<sup>4</sup>

Framework 2 Asset Planning and Management has seven elements to assist in highlighting key management issues, promote prudent, transparent and accountable management of local government assets and introduce a strategic approach to meet current and emerging challenges.

- Asset management policy
- Strategy and planning
  - asset management strategy
  - asset management plan
- Governance and management arrangements
- Defining levels of service
- Data and systems
- Skills and processes, and
- Evaluation.<sup>5</sup>

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<sup>2</sup> LGPMC, 2009, Framework 2 Asset Planning and Management, p 2.

<sup>3</sup> LGPMC, 2009, Framework 3 Financial Planning and Reporting, pp 2-3.

<sup>4</sup> LGPMC, 2009, Framework 3 Financial Planning and Reporting, pp 4-5.

<sup>5</sup> LGPMC, 2009, Framework 2 *Asset Planning and Management*, p 4.

The asset management strategy is to enable Council to show:

- how its asset portfolio will meet the service delivery needs of its community into the future;
- to enable Council's asset management policies to be achieved; and
- to ensure the integration of Council's asset management with its long term strategic plan.<sup>6</sup>

The goal of asset management is to ensure that services are provided:

- in the most cost effective manner;
- through the creation, acquisition, maintenance, operation, rehabilitation and disposal of assets; and
- for present and future consumers.

The objective of the Asset Management Strategy is to establish a framework to guide the planning, construction, maintenance and operation of the infrastructure essential for council to provide services to the community.

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<sup>6</sup> LGPMC, 2009, *Framework 2 Asset Planning and Management*, p 4.

## 1.1 Legislative Requirement

The *Local Government Act 1993* requires Council to prepare:

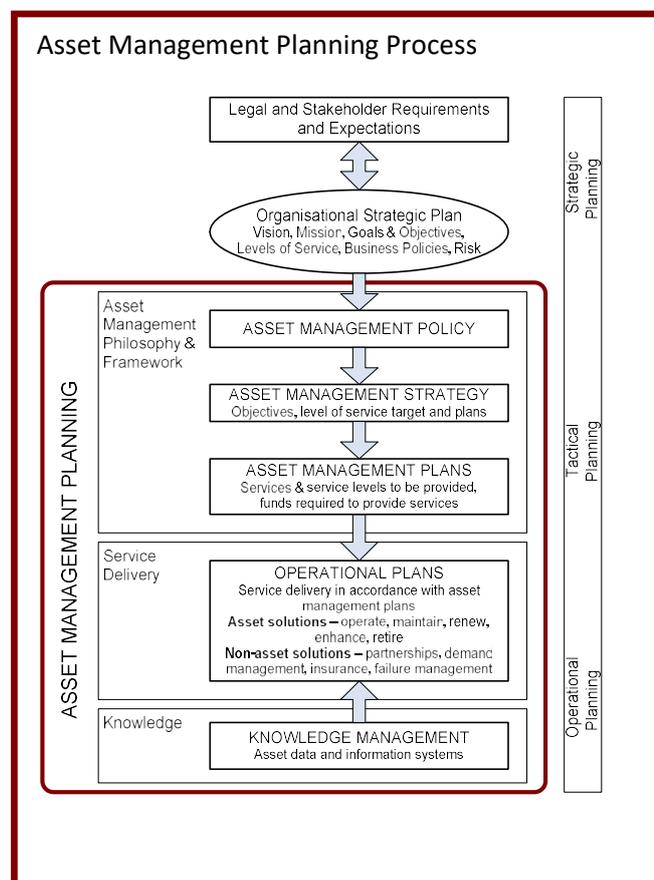
- a) a long-term strategic asset management plan(s) for the municipal area. This plan is to relate to all assets within a class of specified assets, and be in respect of a 10 year period;
- b) an asset management policy;
- c) an asset management strategy;
- d) a long-term financial management plan; and
- e) a long-term financial management strategy.

These Plans and Strategies must be reviewed at least every four (4) years.

## 1.2 Asset Management Planning Process

Asset management planning is a comprehensive process to ensure that assets are managed and maintained in a way that enables affordable services from infrastructure to be provided in an economically optimal way. In turn, affordable service levels can only be determined by assessing Council's financial sustainability under scenarios with different proposed service levels.

Asset management planning commences with defining stakeholder and legal requirements and needs, incorporating these needs into the organisation's strategic plan, developing an asset management policy, strategy, asset management plan and operational plans, linked to a long-term financial plan with a funding plan.<sup>7</sup>



<sup>7</sup> IPWEA, 2009, AIFMG, Quick Guide, Sec 4, p 5.

## 2. What Assets do we have?

Council uses infrastructure assets to provide services to the community. The range of infrastructure assets and the services provided from the assets is shown in Table 1.

**Table 1: Assets used for providing Services**

<b>Asset Class</b>	<b>Description</b>	<b>Services Provided</b>
Transport	Road related assets within the road reserve, road formation, road pavement and seal, kerb and channel, footpaths, carparks, bridges and some street furniture	Manage, maintain, renew and improve road assets to ensure a specified level of service delivery over their entire life.
Stormwater	Stormwater assets relate to the urban drainage system and associated pits and valves	Manager, maintain, renew and improve stormwater assets to ensure a specified level of service over their entire life to the community.
Buildings	Building assets relate to buildings and heritage structures owned or controlled by Council	Manage, maintain, renew and improve building assets to ensure a specified level of service over their entire life to the community
Plant & Equipment	Relate to fleet, and major plant and equipment used by Council to provide services to the community	Maintain assets to ensure a specified level of service over their entire life to the community.
Waste Management	Relate to the provision of waste management services (i.e. kerbside collection), including operation of the Waste Transfer Stations.	Maintain assets to ensure a specified level of service over their entire life to the community.

### 3. The Organisation's assets and their management?

#### 3.1 State of the Assets

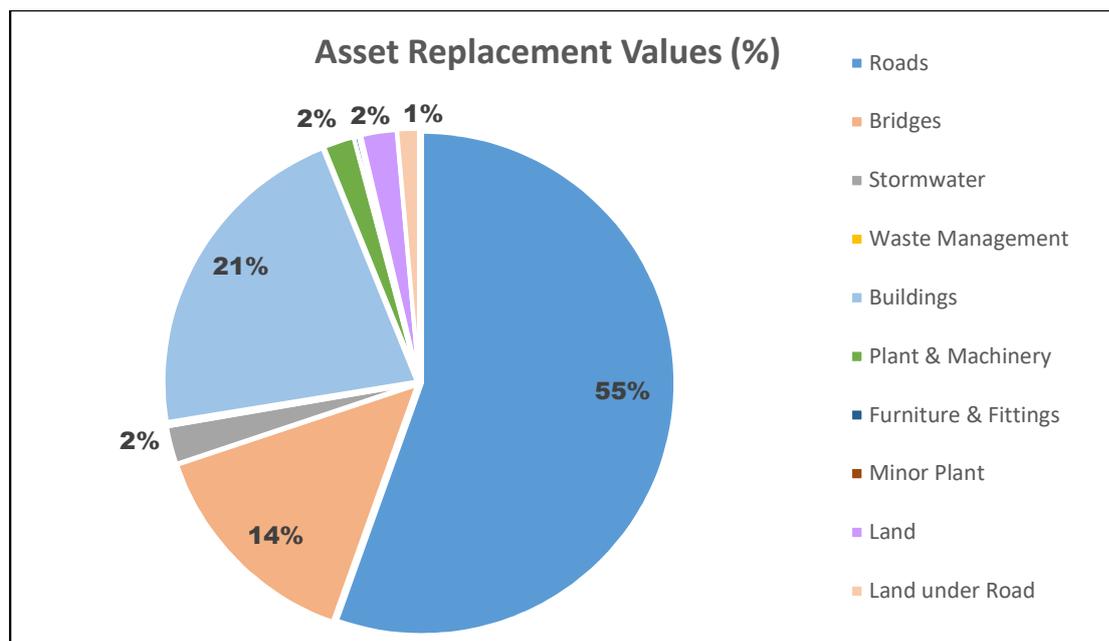
The financial status of the organisation's assets is shown in Table 2.

Table 2: Financial Status of the Assets

Asset Class	Replacement Cost (\$000)	Residual Value (\$000)	Accumulated Depreciation (\$000)	Depreciated Replacement Cost (\$000)	Annual Depreciation Expense (\$000)
Roads	120,743		25,246	95,497	2,267
Bridges	31,385		10,918	20,467	404
Stormwater	5,302		1,570	3,732	54
Waste Management	335		126	209	27
Buildings	46,815		24,455	22,360	653
Plant & Machinery	4,267	1,959	1,908	2,359	223
Furniture & Fittings	660		434	226	29
Minor Plant	335		277	58	13
Land	4,932		0	4,932	0
Land under Road	3,051		0	3,051	0
<b>Total</b>	<b>217,825</b>		<b>64,934</b>	<b>152,891</b>	<b>3,670</b>

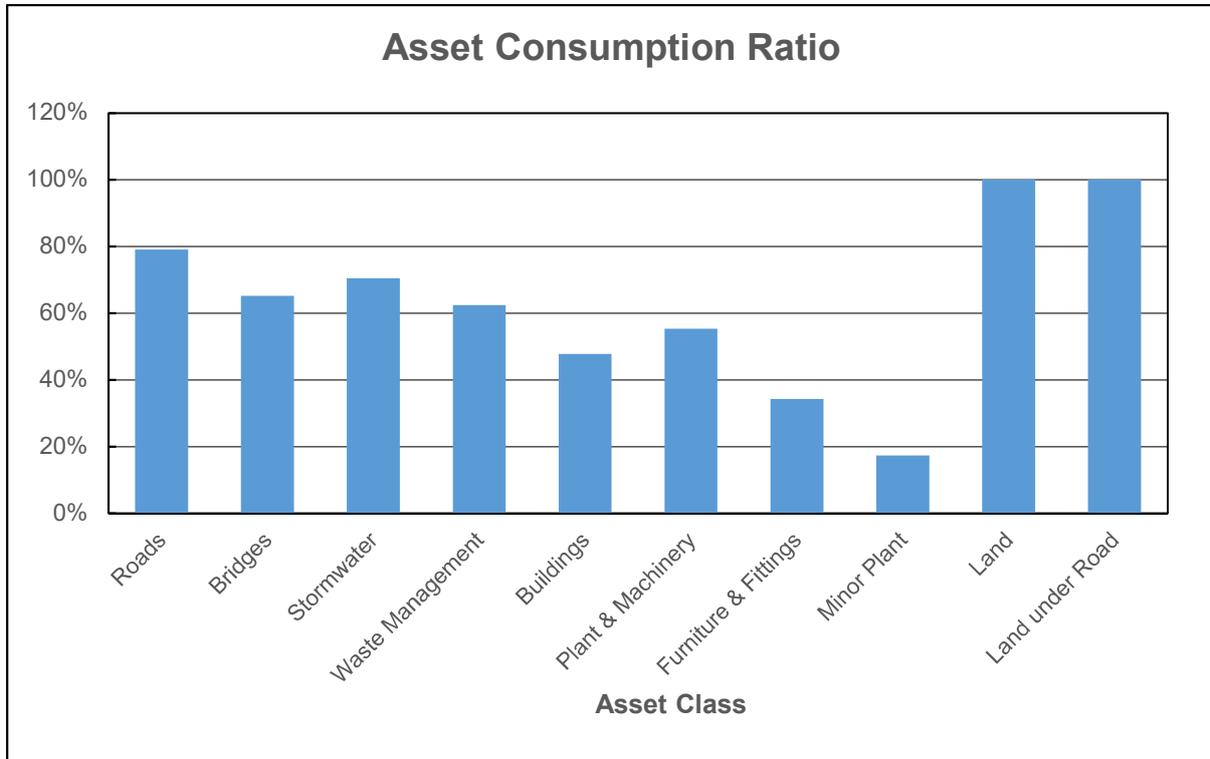
Figure 1 shows the replacement values of Council's assets

Figure 1: Asset Replacement Value



The asset consumption ratios of Council's assets (average proportion of 'as new' condition left in assets) are shown in Figure 2.

Figure 1: Asset Consumption Ratio



Council asset consumption ratio is on average 63 percent used, with major asset classes all around this level with only minor asset classes substantially below this percentage.

### 3.2 Life Cycle Cost

Life cycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the longest asset life. Life cycle costs include operating and maintenance expenditure and asset consumption (depreciation expense). The life cycle cost for the services covered in this asset management plan is shown in Table 3.

**Table 3: Life Cycle Cost for Council Services**

Service	Previous Year Operations & Maintenance	Previous Year Depreciation Exp.	Life Cycle Cost (\$/yr)
Buildings	786,812	652,760	1,439,572
Plant & Machinery	481,607	223,326	704,933
Furniture & Fixtures	N/A	28,763	28,763
Minor Plant	N/A	13,581	13,581
Roads	1,601,764	1,921,263	3,523,027
Bridges	54,388	362,249	416,637
Waste Management	714,737	26,679	741,416
Stormwater	23,530	54,247	77,777
<b>TOTAL</b>	<b>3,662,838</b>	<b>3,282,868</b>	<b>6,945,706</b>

Life cycle costs can be compared to life cycle expenditure to give an indicator of sustainability in service provision. Life cycle expenditure includes operating, maintenance and capital renewal expenditure in the previous year or preferably averaged over the past 3 years. Life cycle expenditure will vary depending on the timing of asset renewals. The life cycle expenditure at the start of the plan is shown in Table 4.

**Table 4: Life Cycle Expenditure for Council Services**

Service	Previous Year Operations & Maintenance	Capital Renewal Exp. Average over 3 years (\$/yr)	Life Cycle Exp. (\$/yr)
Buildings	786,812	434,920	1,221,732
Plant & Machinery	481,607	446,327	927,934
Furniture & Fixtures	N/A	45,285	45,285
Minor Plant	N/A	9,854	9,854
Roads	1,601,764	1,271,998	2,873,762
Bridges	54,388	132,769	187,157
Waste Management	714,737	63,169	777,906
Stormwater	23,530	2,726	26,256
<b>All Services</b>	<b>3,662,838</b>	<b>2,407,048</b>	<b>6,069,886</b>

The life cycle costs and life cycle expenditure comparison highlights any difference between present outlays and the average cost of providing the service over the long term. If the life cycle expenditure is less than the life cycle cost, it is most likely that outlays will need to be increased or cuts in services made in the future.

Knowing the extent and timing of any required increase in outlays and the service consequences if funding is not available will assist organisations in providing service to their communities in a financially sustainable manner. This is the purpose of the AM Plans and long term financial plan.

A shortfall between life cycle cost and life cycle expenditure gives an indication of the life cycle gap to be addressed in the asset management and long term financial plan.

The life cycle gap and life cycle indicator for services covered by this asset management plan is summarised in Table 5.

**Table 5: Life Cycle Indicators**

Service	Life Cycle Cost (\$/yr)	Life Cycle Expenditure (\$/yr)	Life Cycle Gap * (\$/yr)	Life Cycle Indicator
Buildings	1,439,572	1,221,732	(217,840)	84.87%
Plant & Machinery	704,933	927,934	223,001	131.63%
Furniture & Fixtures	28,763	45,285	16,522	157.44%
Minor Plant	13,581	9,854	(3,727)	72.56%
Roads	3,523,027	2,873,762	(649,265)	81.57%
Bridges	416,637	187,157	(229,480)	44.92%
Waste Management	741,416	777,906	36,490	104.92%
Stormwater	77,777	26,256	(51,521)	33.76%
<b>All Services</b>	<b>6,945,706</b>	<b>6,069,886</b>	<b>(875,820)</b>	<b>87.39%</b>

Note: \* A life cycle gap is reported as a negative value.

The Southern Midlands Council's current expenditure is less than the Life Cycle Cost.

The major variance in the Bridge Asset category is due to a reduction in capital expenditure over the past three years. This followed a period of substantial capital investment in prior years which has seen the majority of bridges replaced with concrete structures.

Overall, the 'Life Cycle Gap' indicates the need for continuous improvements in terms of individual asset management plans (and in particular buildings and stormwater).

Life Cycle Cost compared to average forecasted expenditure over the next 10 year period included in the Long Term Financial Plan shows a sustainability indicator of 100% compared to the current Indicator shown above of 87.39%.

### 3.3 Asset Management Structure



### 3.4 Corporate Asset Management Team

A 'whole of organisation' approach to asset management can be developed with a corporate asset management team. The benefits of a corporate asset management team include:

- demonstrate corporate support for sustainable asset management,
- encourage corporate buy-in and responsibility,
- coordinate strategic planning, information technology and asset management activities,
- promote uniform asset management practices across the organisation,
- information sharing across IT hardware and software,
- pooling of corporate expertise
- championing of asset management process,
- wider accountability for achieving and reviewing sustainable asset management practices.

The role of the asset management team will evolve as the organisation maturity increases over several phases.

#### *Phase 1*

- strategy development and implementation of asset management improvement program,

#### *Phase 2*

- asset management plan development and implementation,
- reviews of data accuracy, levels of service and systems plan development,

#### *Phase 3*

- asset management plan operation
- evaluation and monitoring of asset management plan outputs
- ongoing asset management plans review and continuous improvement.

The current position on Council's asset management team is developing the asset management plans, implement a long term financial plan for review over the next 12 months.

### 3.5 Financial & Asset Management Core Competencies

The National Frameworks on Asset Planning and Management and Financial Planning and Reporting define 10 elements. 11 core competencies have been developed from these elements<sup>8</sup> to assess 'core' competency under the National Frameworks. The core competencies are:

#### Financial Planning and Reporting

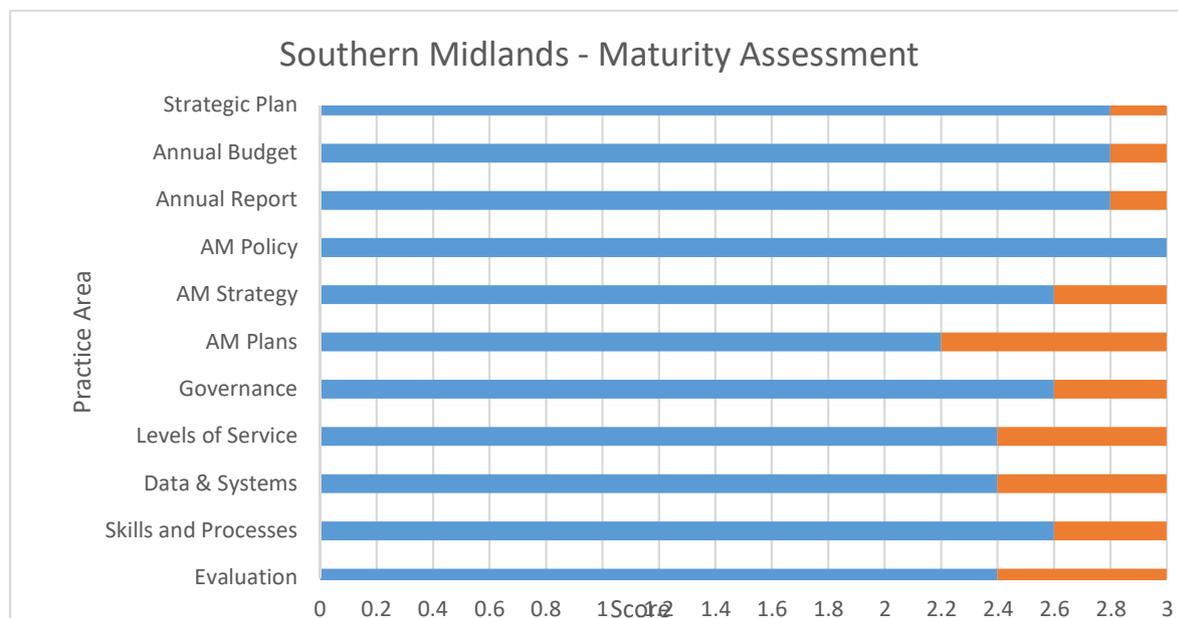
- Strategic Long Term Plan
- Annual Budget
- Annual report

#### Asset Planning and Management

- Asset Management Policy
- Asset Management Strategy
- Asset Management Plan
- Governance & Management
- Levels of Service
- Data & Systems
- Skills & processes
- Evaluation

Council's maturity assessment for the core competencies is detailed in Appendix A and summarised in Figure 4. The current maturity level is shown by the blue bars. The maturity gap to be overcome for Council to achieve a core financial and asset management competency is shown by the red bars.

**Figure 3: Core Asset Management Maturity**



<sup>8</sup> Asset Planning and Management Element 2 *Asset Management Strategy and Plans* divided into Asset Management Strategy and Asset Management Plans competencies.

### **3.6 Strategy Outlook**

1. The Southern Midlands Council's Long-Term Financial Management Plan provides that Council will have the ability to maintain current service levels for the next 10 years.
2. The Long-Term Financial Management Plan indicates that Council, subject to implementing the strategies identified therein, will be able to just fund infrastructure life cycle cost at current levels of service and available revenue.
3. The organisation's current asset management maturity is at a reasonable level but further investment is needed to improve information management, lifecycle management, service management and accountability and direction.

## 4. Where do we want to be?

### 4.1 Council's Vision, Mission, Goals and Objectives

#### *Our Vision*

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 local creativity, enterprise and self-help;
- A diversified local economy creating employment opportunities through sustainable agriculture, heritage tourism and viable historic villages/service centres;
- Development based on the sustainable use of local resources and the physical environment; and
- A range and standard of services within the Southern Midlands that are affordable and efficient.

#### *Our Mission*

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.

The Strategic Plan sets goals and objectives to be achieved in the planning period. The goals set out where the organisation wants to be. The objectives are the steps needed to get there. Goals and objectives relating to the delivery of services from infrastructure are shown in Table 6.

**Table 6: Goals and Objectives for Infrastructure Services**

The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.

Goals	Objectives
Roads	Maintenance & improvement of the standard and safety of roads in the municipal area
Bridges	Maintenance & improvement of the standard and safety of bridges in the municipal area
Walkways, Cycle Ways & Trails	Maintenance & improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility
Lighting	Ensure adequate lighting based on demonstrated need. Contestability of energy supply

Buildings	Maintenance and improvement of the standard and safety of public buildings in the municipality
Sewer/Water	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
Drainage	Maintenance and improvement of the town stormwater drainage systems
Waste	Maintenance and improvement of the provision of waste management services to the community
Information. Communication technology	Improve access to modern communications infrastructure

Council's Asset Management Policy defines the council's vision and service delivery objectives for asset management in accordance with legislative requirements, community needs and affordability.

#### **4.2 Asset Management Policy**

Council's Asset Management Policy defines the council's vision and service delivery objectives for asset management in accordance with the Strategic Plan and applicable legislation.

The asset management strategy is developed to support the asset management policy and is to enable council to show:

- how its asset portfolio will meet the affordable service delivery needs of the community into the future,
- enable Council's asset management policies to be achieved, and
- ensure the integration of Council's asset management with its long term strategic plans.

#### **4.3 Asset Management Vision**

To ensure the long-term financial sustainability of Council, it is essential to balance the community's expectations for services with their ability to pay for the infrastructure assets used to provide the services. Maintenance of service levels for infrastructure services requires appropriate investment over the whole of the asset life cycle. To assist in achieving this balance, Council aspires to:

Develop and maintain asset management governance, skills, process, systems and data in order to provide the level of service the community need at present and in the futures, in the most cost-effective and fit for purpose manner.

In line with the vision, the objectives of the asset management strategy are to:

- ensure that the Council's infrastructure services are provided in an economically optimal way, with the appropriate level of service to residents, visitors and the environment determined by reference to Council's financial sustainability,
- safeguard Council's assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets,
- adopt the long term financial plan as the basis for all service and budget funding decisions,
- meet legislative requirements for all Council's operations,

- ensure resources and operational capabilities are identified and responsibility for asset management is allocated,
- provide high level oversight of financial and asset management responsibilities through Audit Committee/CEO reporting to council on development and implementation of Asset Management Strategy, Asset Management Plan and Long Term Financial Plan.

Strategies to achieve this position are outlined in Section 5.

## 5. How will we get there?

The Asset Management Strategy proposes strategies to enable the objectives of the Strategic Plan, Asset Management Policy and Asset Management Vision to be achieved.

**Table 7: Asset Management Strategies**

No	Strategy	Desired Outcome
1	Move from Annual Budgeting to Long Term Financial Planning	The long term implications of Council services are considered in annual budget deliberations.
2	Develop and annually review Asset Management Plans covering at least 10 years for all major asset classes (80% of asset value).	Identification of services needed by the community and required funding to optimise 'whole of life' costs.
3	Maintain Long Term Financial Plan covering 10 years incorporating asset management plan expenditure projections with a sustainable funding position outcome.	Sustainable funding model to provide Council services.
4	Incorporate Year 1 of Long Term Financial Plan revenue and expenditure projections into annual budgets.	Long term financial planning drives budget deliberations.
5	Review and update asset management plans and long term financial plans after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and service risks.	Council and the community are aware of changes to service levels and costs arising from budget decisions.
6	Report Council's financial position at Fair Value in accordance with Australian Accounting Standards, financial sustainability and performance against strategic objectives in Annual Reports.	Financial sustainability information is available for Council and the community.
7	Ensure Council's decisions are made from accurate and current information in asset registers, on service level performance and costs and 'whole of life' costs.	Improved decision making and greater value for money.
8	Report on Council's resources and operational capability to deliver the services needed by the community in the Annual Report.	Services delivery is matched to available resources and operational capabilities.
9	Ensure responsibilities for asset management are identified and incorporated into staff position descriptions.	Responsibility for asset management is defined.

## 6. Asset Management Improvement Plan

The tasks required to achieve a 'core' financial and asset management maturity are shown in priority order in Table 8.

**Table 8: Asset Management Improvement Plan**

Ref	Task	Responsibility	Target Date	Budget
1	Building Asset Management Plan – Continue development and review	AB/WY	30/6/22	In-house
2	Transport Asset Management Plan - Review	DR	30/6/22	In-house
3	Stormwater Asset Management Plan – Continue development and review	DR	30/6/23	In-house
4	LTFMP - Review	TK / AB	Annual	In-house
5				
6				
7				
8				
9				
10				