

Campania

Structure Plan

October 2015



Report prepared
for Southern
Midlands Council
by



Contents

Executive Summary	4
PART 1 – SCOPING STUDY	5
1 Background	6
1.1 Introduction & Purpose	6
1.2 What is a Structure Plan?	7
1.3 Study Area & Location	8
2 Existing Conditions	9
2.1 Land Use Pattern	9
2.2 Cultural Heritage	10
2.3 Environment	12
2.4 Service Infrastructure	13
2.5 Social Infrastructure	17
3 Demography and Economic Trends	19
4 Planning Policy Framework	21
4.1 Southern Tasmania Regional Land Use Strategy 2010-2035	21
4.2 Southern Tasmania Industrial Land Study 2013	23
4.3 Midlands Economic Development & Land Use Strategy (MEDaLS)	23
4.4 Joint Land Use Planning Initiative – Settlement & Open Space Strategy 2009	24

4.5	Imagine Campania	26
4.6	Southern Midlands Planning Scheme 1998	28
4.7	Southern Midlands Interim Planning Scheme 2014	31
5	Consultation	32
5.1	Community Workshops ('charrettes')	32
5.2	Student Consultation	34
5.3	Suggestion Boxes	36
5.4	Steering Committee Meetings	37
5.5	Targeted Surveys	37
5.6	Public Exhibition	38
PART 2 – PLANNING FOR CAMPANIA'S FUTURE		39
5.7	Vision & Desired Outcomes for Campania	40
5.8	Strategic Response	40
6	Implementation	58
7	References	59
	Appendix A – Student Feedback	60
	Appendix B – Implementation Plan	76

Executive Summary

The Southern Midlands Council, the Department of State Growth and the Department of Education have commissioned the preparation of the Campania Structure Plan 2015. The Campania Structure Plan provides a broad framework of policies and recommendations that can be used at the strategic level to guide Council priorities on land use and development. Importantly, the Campania Structure Plan seeks to present a vision for Campania that is shared by the community.

Campania has experienced an increase in residential demand in recent years, driven by relatively low land prices and a short commuting distance to larger activity centres. Enrolments at the Campania District School are currently strong, driven largely by out of area students. Campania is well placed to gain from the roll-out of the South East Irrigation Scheme in the Coal River Valley, which may result in increased employment opportunities in the area.

At the same time, Campania faces challenges associated with an ageing population and significant migration away from the town in the young adult sector of the community.

For this Structure Plan to be a success and to truly reflect the community's desires, stakeholder engagement was considered of critical importance. As such, a key focus for this project was broad community engagement. A community workshop planning process has been used to identify local issues, explore potential solutions and prioritise outcomes.

The final set of strategies provide a broad suite of measures designed to support the liveability of Campania, protect and strengthen those elements that are important to the community and ensure the township is well placed to accommodate future growth in a sustainable manner.

PART 1 of this document provides a review of the existing conditions and context of the Campania Township and the results of the community workshop planning process.

PART 2 of this document presents our recommended strategies and actions and an implementation strategy.



Part 1 Scoping Study



1 Background

1.1 Introduction & Purpose

The Southern Midlands Council, the Department of State Growth and the Department of Education have committed to the preparation of a structure plan for the township of Campania.

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

The Campania Structure Plan seeks to provide solutions to a number of specific development issues, including:

- Development of an agreed vision for the town;
- Ensuring the long term requirements of the Campania District School can be accommodated;
- Future use of the Campania Flour Mill and surrounds;
- Accommodation/camping facilities for seasonal fruit pickers;
- Recreational land use requirements;
- Strategic use of the former school farm land.

1.2 What is a Structure Plan?

A structure plan is a document that provides a framework for the coordinated provision and arrangement of future land use, subdivision and development in new urban areas. They are intended to coordinate the provision of transport networks, public open space, utility and service networks, water management and development standards across an area comprised of multiple properties and ownership.

Key benefits of structure plans include:

- Infrastructure coordination – identification of infrastructure priorities that are determined based on strategic directions;
- Resolution of potential land use conflicts;
- Land supply monitoring – identification of likely future demand for land and prospective yields;
- Efficiency – by resolving broader planning issues ahead of detailed planning for subdivision and development, structure plans allow for a more efficient subdivision and development approvals;
- Guidance – structure plans assist landowners and planning authorities to identify the specific issues and actions required to progress future developments;
- Implementation of regional and sub-regional planning policy at a local level.

1.3 Study Area & Location

The Study Area is the Campania township and immediate surrounds, as shown in Figure 1. The Study Area is broadly centered on the Reeve Street/Climie Street intersection and extends approximately 2.2km along its north-south axes and 2km along its east-west axes, encompassing a total area of 3.3 square km.

Campania is a rural township located at the southern end of the Southern Midlands municipal area, as shown in Figure 2. The township sits on the western side of the Coal River Valley – a significant agricultural area that is serviced by the recently expanded South East Irrigation Scheme.

In relation to surrounding activity centres Campania is located (in straight line distance):

- 7km north of Richmond (Local Activity Centre);
- 15km northwest of Sorell (Rural Service Centre);
- 15km northeast of Brighton (Rural Service Centre);
- 22km northeast of Rosny Park and Glenorchy (Primary Activity Centres);
- 24km northeast of Hobart City (Primary Activity Centre);
- 40km south of Oatlands (Rural Service Centre).

Commuting time to the Principal Activity Centres is approximately:

- 25 minutes to Rosny Park;
- 30 minutes to both Hobart City and Glenorchy.

Figure 1 – Study Area

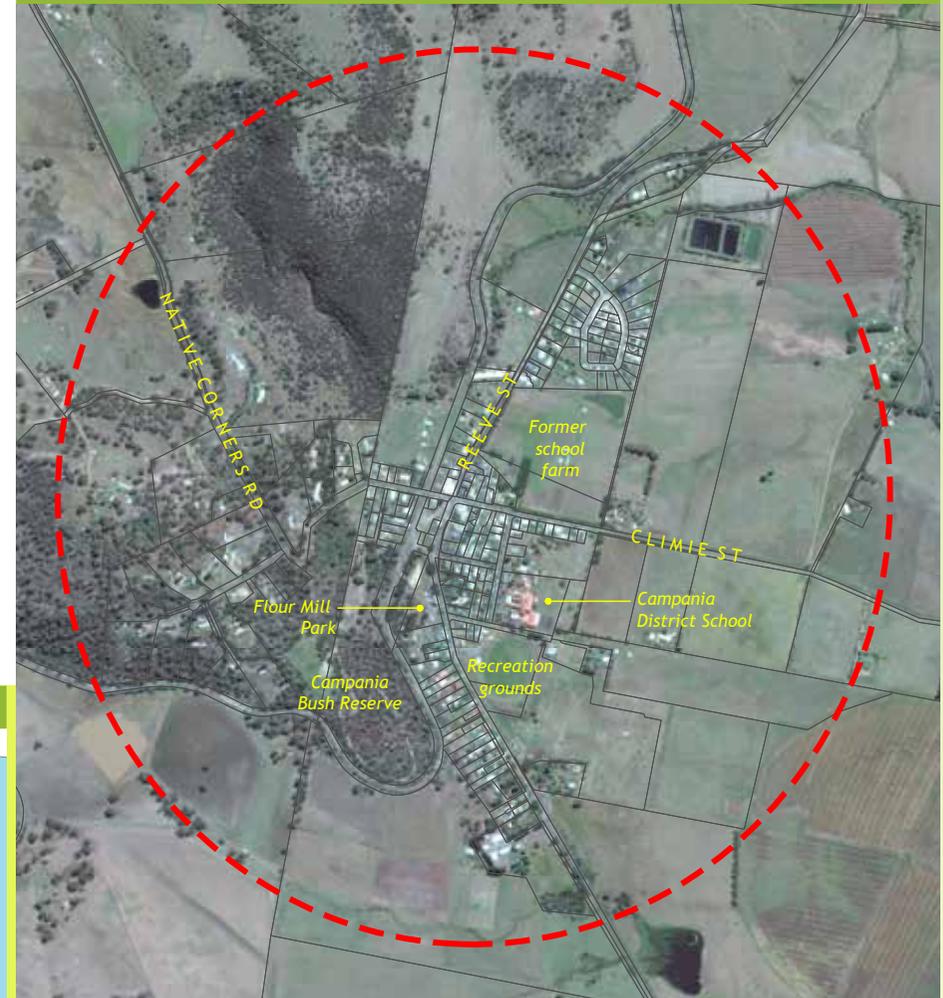
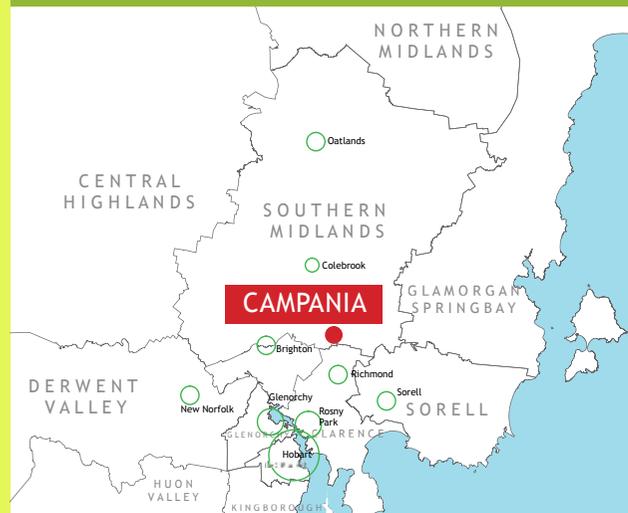


Figure 2 – Location Plan of Campania



2 Existing Conditions

2.1 Land Use Pattern

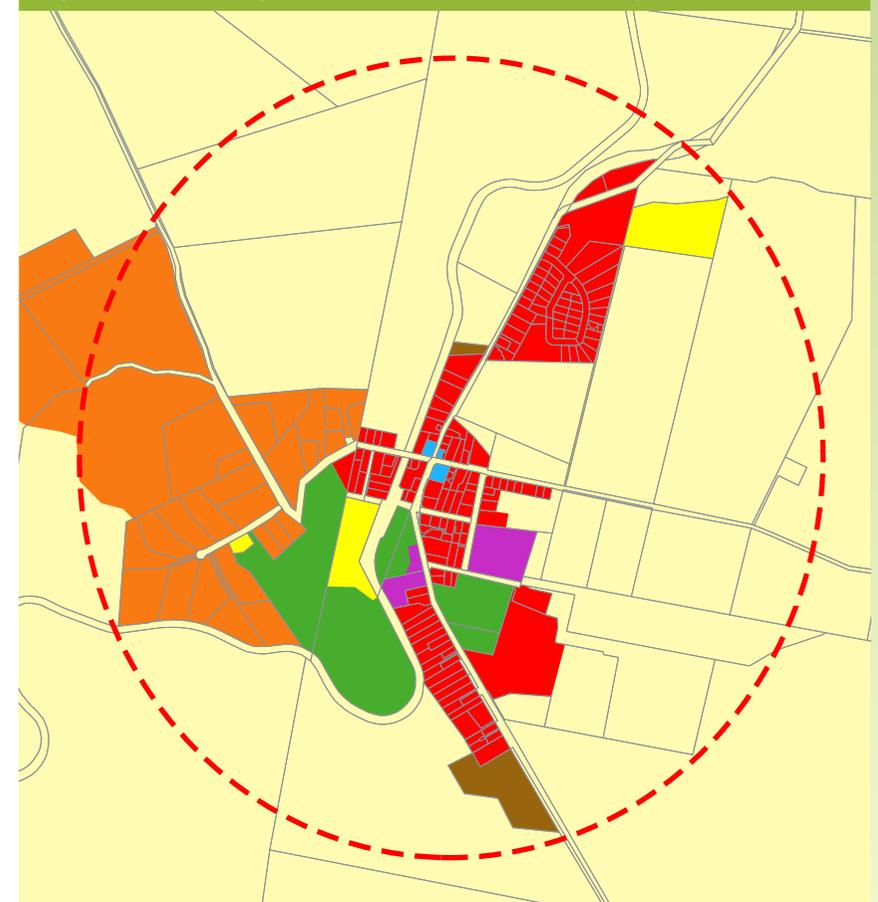
The existing land use pattern within the Study Area is shown in Figure 3 and can be broadly described as follows:

- Urban residential uses have traditionally developed in a linear fashion along Colebrook Road/Reeve Street and Climie Street. Two major subdivisions have been developed in recent years;
- Rural-residential land uses have developed to the west of the township off Native Corners Road within the forested hills;
- Commercial uses include a general store, a petrol station/post office and a hotel (currently being re-constructed). These uses service the local community, visitors and a wider rural hinterland;
- Civic and recreational uses include a local school, community hall, soldier's memorial, cemetery and recreation ground;
- Rural land uses surround the township in all directions and includes significant agricultural land. Viticulture in particular has a long history in the surrounding rural area. The roll-out of the South East Irrigation Scheme indicates that surrounding rural land may increasingly accommodate intensive agricultural land uses;
- Land designated for major utilities includes a rail corridor and the Campania Waste Water Treatment Plant;
- Industrial uses have very little presence in the township (but furniture manufacture has a strong recent history in the township).

The School Farm has ceased operations in recent years and is intended to be disposed of by the Department of Education in the near future. This presents an opportunity to redevelop approximately 8.5ha of centrally located land.

The Flour Mill Park is a well-used public space incorporating picnic and barbecue facilities, play equipment, adult exercise equipment, sculpture and a BMX track in a parkland setting. It is known to be used for informal camping, particularly during summer months when seasonal fruit pickers migrate to the township. This practise impacts on the amenity of surrounding residents in terms of noise, fire smoke and aesthetics. For the wider community, the use of the park for camping means a loss of open space and reduced access to public facilities during these times.

Figure 3 – Existing Land Use Pattern in the Study Area



LEGEND

	URBAN RESIDENTIAL
	RURAL-RESIDENTIAL
	CIVIC USE
	RECREATION
	LIGHT INDUSTRIAL
	UTILITIES
	RURAL

SOUTHERN
MIDLANDS
COUNCIL



2.2 Cultural Heritage

2.2.1 ABORIGINAL HERITAGE

Campania is located in the Richmond District which was originally inhabited by the Moomairremener people.

Aboriginal Heritage Tasmania (AHT) has advised that little prior investigation of Aboriginal heritage has occurred within the study area but that one artefact scatter has been previously recorded near the southern edge of the study area. The recorded site contains over 100 subsurface relics over a distance of approximately 420m.

Furthermore, AHT has advised that the Native Hut Rivulet and undeveloped adjoining areas are likely to be of some archaeological value.

The likelihood of subsurface Aboriginal heritage relics being present on a particular site is increased by a range of factors, including:

1. If the site is within 100m of a registered Aboriginal heritage site;
2. If the site is flat, undulating or rolling (most slopes 0-11°) and well-drained within 100m of a class 1, 2 or 3 watercourse, as defined in the Forest Practices Code;
3. If within 100 metres of any sand body/sheets, especially lunettes or dunes;
4. Is within a karst area (dolomite or limestone) containing caves; or other area (e.g. sandstone) containing caves, overhangs or rock shelters;
5. If within 200m of a naturally occurring outcrop of fine grained silcrete, chert, spongolite or chalcedony;
6. If within 200m of a natural outcrop of metamorphosed siltstone adjacent to igneous intrusions (e.g. dolerite, granite or granodiorite);
7. If an area known to be in relatively pristine environmental setting;
8. If deemed to be a high impact development over 20 hectares; or is
9. Immediately adjacent to or within an Aboriginal Landscape as defined or listed in the Aboriginal Heritage Register.

Additionally, the degree of prior disturbance may affect the presence of subsurface items.

Aboriginal heritage is managed by the Aboriginal Relics Act 1975. It is an offence under the Act to destroy, damage or interfere with an Aboriginal relic unless a permit has been granted to do so. Aboriginal Heritage Tasmania (AHT) is responsible for administering the Act and issuing permits to disturb sites.

2.2.2 EUROPEAN HERITAGE

After the British settled at Risdon in 1803, surveyor James Meehan explored the Richmond District, naming the Coal River after discovering coal on its banks. From 1808 land grants were issued in the area and the settlement of the Coal River district commenced.

In 1829 Francis Smith established the 'Campania Estate'. A railway station was established within the Campania Estate in 1876 as part of the construction of the Tasmanian Mainline Railway. Improved access to the area and productive agricultural land drove the development of new dwellings and shops around the railway station. The original street pattern of Campania was laid out by James Brock, who named the streets after local women and railway personalities (SOSS, December 2009). Campania was formally proclaimed a township in 1882.

The Southern Midlands Planning Scheme 1998 includes a Historic Precinct Special Area Overlay that covers a number of properties around the Reeve Street/Climie Street intersection and extending south along Reeve Street to Flour Mill Park and the Campania Hall. Additionally, the following properties are listed for heritage significance:

- Campania Flour Mill – 53 Reeve Street;
- Campania General Store – 58 Reeve Street;
- St George's Church – 6 Lee Street;
- Campania Hall – 45 Reeve Street;
- War Memorial Hall – 30-34 Reeve Street;
- The Mill House – 38 Reeve Street;
- Residence – 39 Climie Street;
- Residence – 68 Reeve Street;
- Residence – 70 Reeve Street;
- Residence – 39 Reeve Street;
- Former shop– 62 Reeve Street.

The original heritage-listed Campania Tavern (c1877) was recently destroyed by fire. (A new tavern is currently being constructed in its place.)



2.3 Environment

2.3.1 LANDFORM & SOILS

The Campania township sits at the base of forested hills and on the edge of fertile agricultural land. The topography within the Study Area is relatively flat in the urban area and to the north, east and south. Land to the west is steeper with slopes of up to approximately 12-15 degrees (Figure 4).

The LIST database indicates that the steeper topography to the west may be susceptible to a low-to-medium risk of landslide. Any future development on steep land within the Kandara Court and surrounds rural residential area would need to adequately address potential geotechnical issues.

2.3.2 FLORA & FAUNA

West of the township is extensive native forest and woodlands that have been fragmented in part due to rural residential development on Native Corners Road.

One threatened vegetation community is currently identified within the study area on the TASVEG 3.0 database – a 5.3ha patch of *Allocasuarina littoralis* forest ('NAL'). This community is located northwest of the existing settlement (Figure 4).

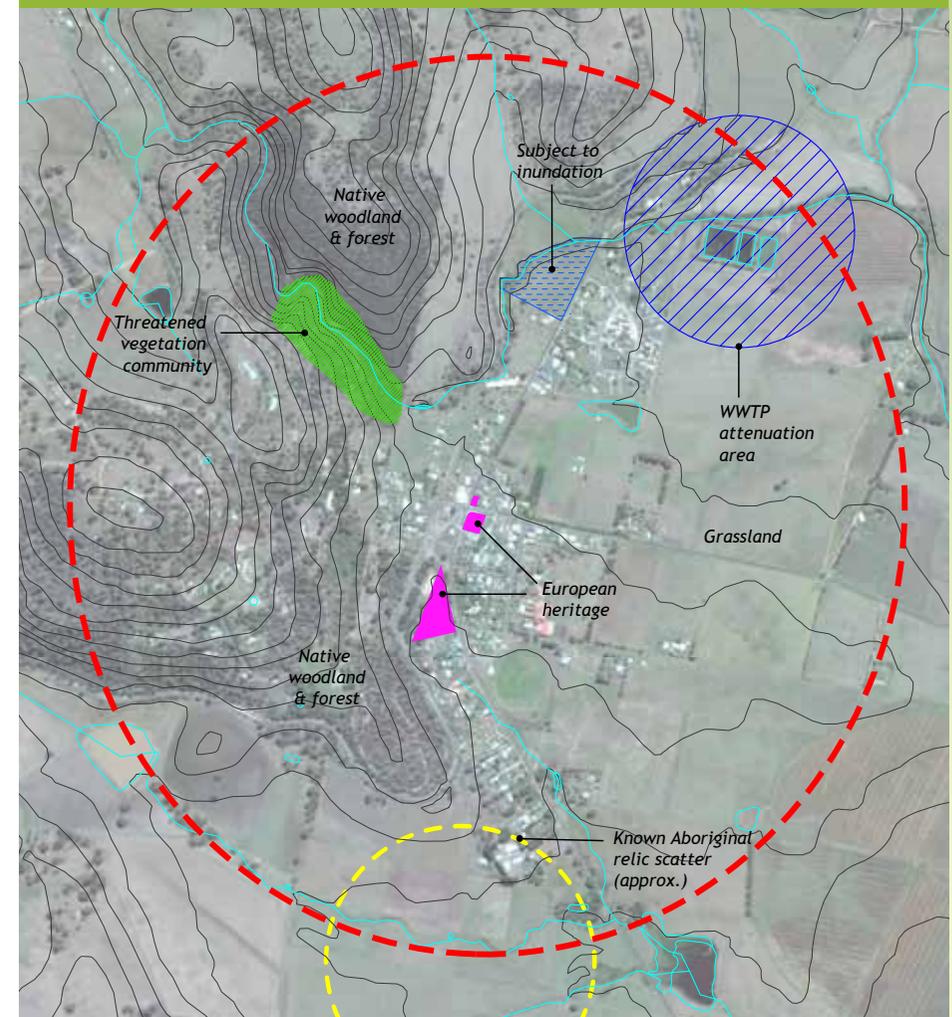
The LIST Natural Values Atlas indicates that a number of fauna species of conservation significance have been recorded within the study area over time – predominantly within the native forest/woodland areas but also on rural pastures.

2.3.3 NATURAL HAZARDS

Flooding

The Native Hut Rivulet crosses the northern part of the Campania township. The Rivulet is part of a large rural catchment and low-lying land on the western side of Reeve Street is subject to occasional inundation.

Figure 4 – Existing Environmental and Heritage Features of the Study Area



Bushfire

Extensive native forest and woodland vegetation communities are located west of the township. This vegetation presents a potential fire hazard to life and property. Whilst the Kandara Court and surrounds rural residential area is at highest risk, virtually the entire township may be subject to ember attack during a major bushfire event.

To the north, south and east of the Campania township are extensive tracts of rural grassland. This vegetation can also present a fire hazard when left unmaintained.

Future subdivision and development of habitable buildings will be subject to current regulations for development in bushfire-prone areas. Older housing stock (pre-1991) is unlikely to have been designed and constructed to withstand bushfire exposure.

The Campania Fire Brigade has existing facilities located in Union Street.

2.3.4 SITE CONTAMINATION

The Campania General Store and the Caltex Petrol Station on Reeve Street both have underground fuel tanks. The old tip site on the hill to the west of the town and the railway yard also would contain contaminating substances. A future change of use of these sites to a sensitive use would require remediation works to accommodate the intended use. It is noted that the level of remediation required for an alternate commercial use would be less substantial than that for residential use.

2.4 Service Infrastructure

2.4.1 WATER & SEWER

Reticulated water and sewer infrastructure in Campania is owned and operated by TasWater. The township has fully, partly or non-serviced areas with reticulated services for both water and sewer.

The current water system consists of two Reservoirs of 1.0 ML and 0.2 ML, which provide a gravity feed to the township of Campania. This system has sufficient volume capacity to supply the existing township as well as potential greenfield development sites (approximately 94 additional Equivalent Tenements). Upgrades may be required in order to provide adequate hydrant pressure to new subdivisions.

Long term expansion of the urban settlement further east would require significant upgrade works to water mains (mainly along Colebrook Road/Reeve Street and the link between the reservoirs and Climie Street). It is likely that any short to medium-term greenfield developments would also require infrastructure upgrades in order to secure adequate flow and pressure.

There are existing supply limitations associated with the rural residential lots in the Kandara Court and surrounds rural residential area. Certain properties do not receive sufficient pressure from the gravity supply system and may need a designated zone booster pump station or other system upgrade options which are determined in consultation with TasWater. Several of these properties have a partial connection or are considered as a potential wayside connection by TasWater, meaning that they may be serviceable by private tank and booster pump arrangement under the current system.

The existing sewer network consists of two pump stations which discharge to a waste water treatment plant ('WWTP') at the northeastern end of the township (refer to Figure 4 and 5). Critically, the current sewer network is at virtual capacity and the WWTP will require significant upgrades in order to support any further residential land releases. This will potentially mean TasWater acquiring additional land to accommodate a new facultative lagoon. The cost of these works will likely be partly funded by future developers.

TasWater has indicated that new greenfield land releases outside of the existing settlement would likely require private pump stations, which may mean a significant infrastructure cost for these developments.

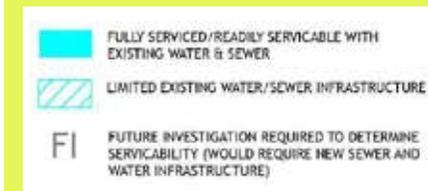
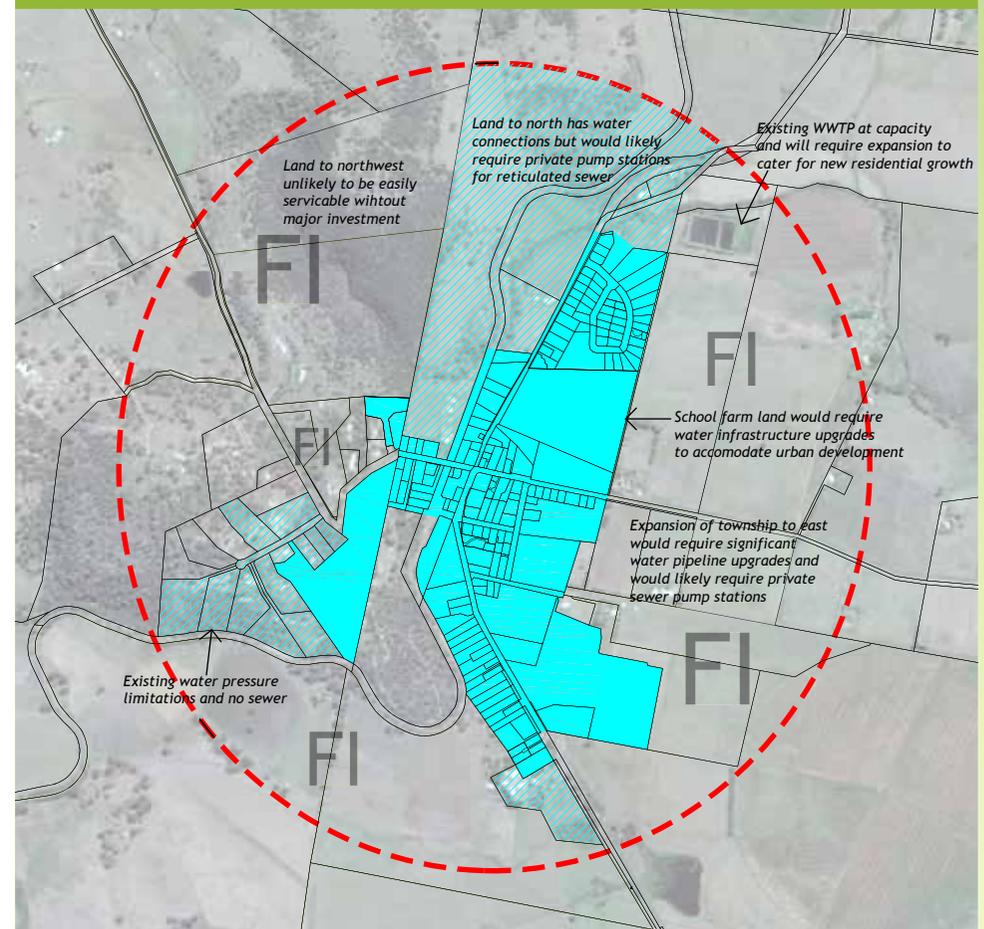
The Southern Midlands Planning Scheme 1998 and draft Southern Midlands Interim Planning Scheme specify an attenuation area around the WWTP that operates as a buffer between the facility and sensitive uses (such as residential use). This buffer will need to be reviewed to accommodate an expanded WWTP.

Figure 5 provides an overview of land that is currently fully serviced with water and sewer, land that would require significant upgrades and land that is currently unserviced.

2.4.2 STORM WATER

Storm water infrastructure serving the Campania township is owned and managed by Southern Midlands Council. There are two catchments within Campania. The northern part of the town drains to the northeast and the southern area drains to the southeast. Council intends drafting a Stormwater System Management Plan required under Section 10 of the Urban Drainage Act 2013 in late 2015.

Figure 5 – Overview of Existing Water & Sewer in the Study Area



2.4.3 ROADS & FOOTPATHS

The existing road network comprises an arterial State Road (Colebrook Road/Reeve Street) with a network of Council-owned local access roads (Figure 6).

The main thoroughfare for access to and from Campania is Colebrook Road/Reeve Street. The road is the main approach to the township from the north and south. The road is used by both heavy vehicles and commuter traffic and has a 60km/h speed limit through the township (a 40km/h zone operates during school hours).

The section of road between Campania and the Midlands Highway is legally restricted to vehicles under 25 tonnes gross mass; however, it is understood (anecdotally) that heavy vehicles use the road through Campania as a shortcut to the Midlands Highway. However, exemptions have been issued by State Roads permitted vehicles over 25 tonnes to use this road.

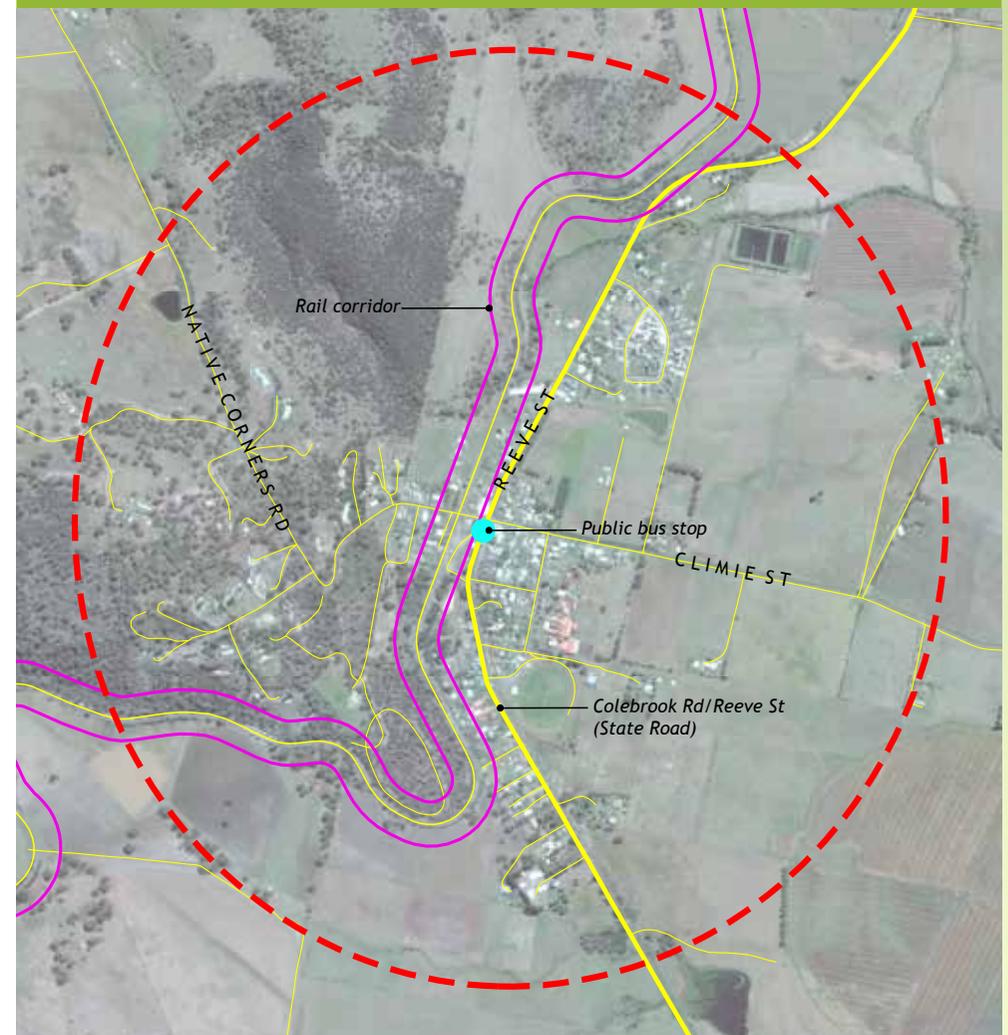
Any future subdivision road connections to Colebrook Road/Reeve Street will need to be provided with adequate sightlines in accordance with the type and volume of traffic.

Climie Street provides access to the Kandara Court and surrounds rural residential area to the west and is the main approach to the township from the east.

The Climie Street/Reeve Street intersection has known safety issues.

Existing pedestrian facilities within the Study Area include concrete and gravel footpaths. Some streets have no footpaths.

Figure 6 – Existing Road and Rail Transport Infrastructure in the Study Area



2.4.4 RAILWAY CORRIDOR

An existing rail corridor passes through the Study Area and is operated by TasRail for freight transportation (Figure 6). This is the State's main north-south line.

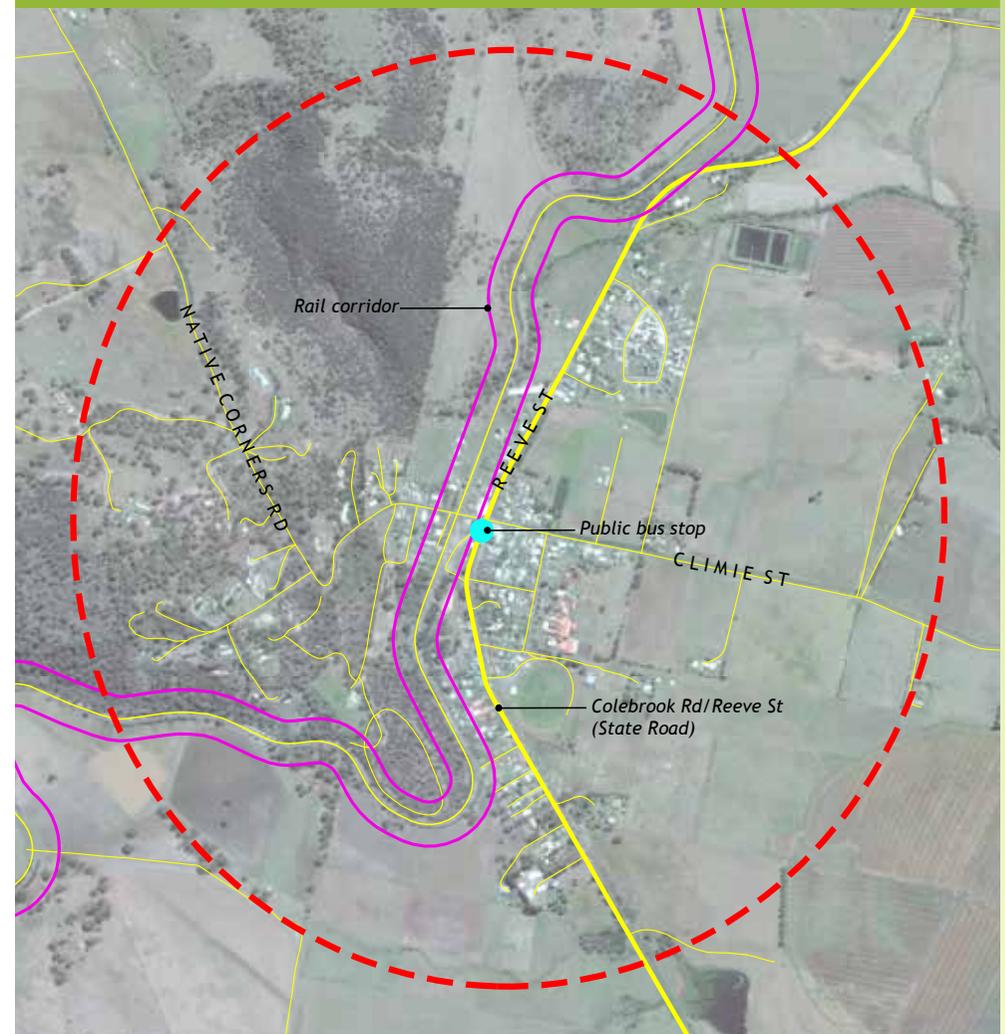
The use of the railway generates noise from train horns, which is a safety requirement at level crossings and wherever a driver perceives a risk of danger (such as trespass, obstruction or a vehicle's failure to stop at level crossing).

TasRail locomotives are fitted with multiple headlights with very high beams to maximise visibility, hence present a source of light spill to adjoining properties.

The new Road and Rail Assets Code is the current statewide reference for developments adjoining a railway corridor and will be incorporated into the new Southern Midlands Interim Planning Scheme 2015. The permitted setback for sensitive uses (such as dwellings) is 50m.

Any future level crossings would need to ensure adequate sight distances were achievable and should be designed to AS 1742.7-2007 minimum standard (or subsequent edition).

Figure 6 –
Existing Road and Rail Transport Infrastructure in the Study Area



2.5 Social Infrastructure

‘Social infrastructure’ refers to a wide range of facilities and services that support the wellbeing of a community. It can include physical facilities as well as community-based services such as events. Social infrastructure may be provided by public authorities or by community-based organisations.

Social infrastructure contributes to better social outcomes and overall liveability and in doing so, supports economic growth. Social infrastructure is considered to be a vitally important component of sustainable communities.

For the Campania township the existing social infrastructure includes:

- The Campania District School;
- School-run initiatives such as the Community Workshop;
- The Recreation Ground, that serves the local football and cricket clubs as well as the school;
- Public open spaces; the principal one being Flour Mill Park which accommodates picnic and barbecue facilities, play equipment, adult exercise equipment, a BMX track, the old tennis courts and public sculpture.
- Red Cross Campania-Colebrook Branch;
- The Imagine Campania community group;
- Campania Fire Brigade;
- Campania Town Hall;
- Farmer’s market;
- Campania War Memorial;
- Public Cemetery;
- Public housing;
- Public transport;
- The Coal River Valley Products Association (serving the orchards and farms in the broader area).



The nearest Activity Centre – Richmond – provides additional facilities including a medical centre and a pharmacy.

Social infrastructure for older residents

There are no existing aged-facilities within Campania. Existing facilities are concentrated in Greater Hobart, with the closest facilities being in Richmond, Sorell, Lindisfarne, Old Beach and Mornington. This indicates that at least some of the population will leave Campania when they reach an age whereby remaining in their home becomes impracticable.

Red Cross currently operates a number of support services for elderly residents of Campania including regular telephone calls, transportation to general practitioners and home visitation.

Social infrastructure for younger residents

The Campania District School provides for education for Grades Kindergarten to Year 10 education. Enrolment numbers have seen a steady increase in recent years and as of 2015 enrolment is 185 students. The school services a larger rural hinterland and a significant portion of students (approximately 40%) commute to the school from areas outside of the Southern Midlands municipal area, particularly Brighton and Bridgewater.

Other types of educational opportunities such as vocational training or higher educational facilities are in relatively close proximity in Greater Hobart. The Campania District School has a very high rate of students continuing on with their education. In 2013 only one grade 10 student did not progress to years 11/12 whilst in 2014 all students continued on.

In addition to educational facilities there is a range of other types of social infrastructure for younger residents including the Community Workshop (held at the School) and Fire Brigade junior squad. A Friday night youth group was previously operated from the Campania Town Hall.



3 Demography and Economic Trends

In order to provide an understanding of the potential future growth of the township and the Campania District School, recent population projections at the Local Government Area (LGA) level of Southern Midlands have been analysed, as well as previous growth rates for the surrounding catchment area of Bridgewater. Available data on Campania's population characteristics, employment, occupations and qualifications were considered and potential future growth was projected, both in population and industry. Council building and subdivision statistics for residential development were also reviewed in order to understand the local situation.

Between 2006 and 2011 censuses, Campania's population grew by 13%; faster than other areas in the region. Campania's labour force has also continued to grow, although the overall proportion of those employed full-time has declined, and the number of people seeking work has increased substantially.

During the same period, employment in the agricultural industry declined by 1.7%, whilst employment in the construction industry grew by 4.2%. Growth is expected to continue in the construction and health services industries, whilst turnaround in the agricultural industry is also highly likely.

Campania is typical of rural towns in that it is characterised by a 'bulge' in the population aged 50+ years, and a 'bite' in the younger age cohorts, resulting in a 'top-heavy' population that exacerbates structural population ageing.

The broader Southern Midlands area is projected to continue in its structural population ageing as the proportions of older residents continues to increase, while the proportion of school aged children (4-9 years) are projected to decline between 2013-2023. Similar patterns are predicted for those in the key reproductive and workforce ages. Population growth is expected to continue in the broader Southern Midlands area, but is likely to do so at a slower rate than previously, and the majority of growth is expected to occur in the older age cohorts (65+ years).



This analysis raises some key points:

- Agriculture, construction and health service industries are key employment sectors for the township. Importantly, employment opportunities in these sectors are expected to grow in the future. For the agricultural sector, the South-East Irrigation Scheme will potentially be a major employment generator;
- Population ageing within Campania/Southern Midlands is also likely to drive demand for serviced, smaller dwellings that allow residents to ‘age in place’;
- Population ageing more broadly will present opportunities to capture demand for tourism services from travelling retirees (existing demand for campervan parking at the Flour Mill Park illustrates this point);
- The key employment sectors in which economic growth and employment opportunities are likely to exist are also the industries with the highest proportion of employees >55 years old. This highlights the importance of investment in skills and training for younger workforce entrants into key industries;
- There has historically been some migration of young family/working age residents (20-25yrs) away from Campania which results in a ‘bite’ in the demographic profile;
- The statistics support the anecdotal evidence that Campania is increasingly attractive for new residents as a commuter suburb.

Council’s building and subdivision statistics from the past 10 years (2005 to mid-2015) reveal the following:

- Building permits for new dwellings within the Campania Township and immediately surrounding areas (Native Corners Road, Estate Road and sections of Colebrook Road and Tea Tree Road near the Township) have averaged at 7.5 dwellings per annum (72 dwellings in total);
- Over the same period, subdivision approvals have averaged at 13.5 lots per annum (128 lots approved in total). In early 2015 construction started on the first two stages of an 80 lot subdivision at the southern end of the Township.

The building/subdivision statistics confirm that at a local level Campania is experiencing sustained growth in demand for residential property.



4 Planning Policy Framework

The Campania Structure Plan exists within an established planning framework that includes policies at the regional, sub-regional and local levels. It is important that the Cambridge Structure Plan is compatible with, and complementary to, the existing strategies that Council has adopted.

4.1 Southern Tasmania Regional Land Use Strategy 2010-2035

The Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) provides land use policies and strategies for the Southern Tasmania region. The STRLUS seeks to ensure that land use planning within the region is consistent with broader economic, social and environmental objectives. Council's Interim Planning scheme must be consistent with the STRLUS. The Southern Tasmania Regional Land Use Strategy was informed by Background Reports which provide further detail on key issues.

Agriculture

The township of Campania is bordered by significant agricultural land. Outside of Greater Hobart the highest proportion of jobs are in the Agriculture, Forestry and Fishing industries. Agricultural production within the Southern Tasmania region is trending towards higher value products in lower volumes. Boutique value adding through downstream processing is considered a key factor in increasing the value of agricultural production in the region.

The Background Report (No. 7) into Productive Resources further highlights the importance of agriculture in the southern Tasmania region. The Coal River Valley lies in the South East Irrigation Sub-Region around Campania. This area is an intensive agricultural district which produces a variety of crops. The introduction of irrigation schemes provides certainty and control for crop production, which is increasingly geared toward low volume, high value produce. This helps counteract the low rainfall climate of the area. Beneficially, there is also a low risk of frost. The STRLUS states that the South East Irrigation Sub-Region should be identified as 'Significant' and afforded the highest level of protection. It is noted that there is some land fragmentation, though it is not considered significant.

Settlement and Residential Development

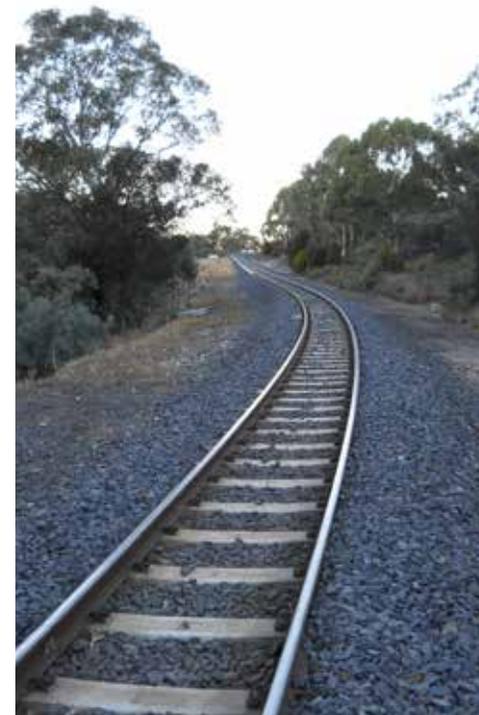
The Regional Policy on Settlement and Residential Development in the STRLUS provided the Settlement Network guidelines for the typical population and service level for settlements, and proposes regional functions. The STRLUS identifies the regional function of Campania township as a Village with a population of approximately 200-600 people based in the township but excluding surrounding rural living areas. Villages are described as being predominantly residential settlements with a small, often mixed use centre that provides for basic services and daily needs, with the minimum services being local convenience shop, newsagent/post office, and community hall.

The Growth Strategy for Campania is considered 'Low'. This means that there is predicted to be less than 10% increase in the number of dwellings in Campania to the year 2035. The Growth Scenario for Campania is Mixed. This indicates that residential growth should come from a mix of both greenfield and infill circumstances and that expansion of the residential zone may be required dependent upon an assessment of the yield capacity and vacancy of existing zoned land.

The Background Report (No.11) into Activity Centre Analysis stated that residential growth in Villages, such as Campania should be focused around the existing nodes of development and key community support infrastructure. The Activity Centre Analysis proposed developing the identity of Campania to assist in providing a network of towns which serve the needs of the sub-region including an increased level of demand for settlement.

Regional Transport

The Background Report (No.8) into the Regional Transport System details how the Main North-South Line Rail Capacity Improvements have been identified as a major rail project in the southern region to the value of \$31.6 million. The improvements include curve and grade easing along a 3km section of track on the main north south line, focusing on the curves around the Coal Mine Bend and Campania areas of the South East Irrigation Sub-Region.



4.2 Southern Tasmania Industrial Land Study 2013

The Southern Tasmania Industrial Land Study 2013 describes the strategic use of land for industrial use in Southern Tasmania. This growth is to be concentrated in the Greater Hobart region. Campania is not considered as part of this study.

4.3 Midlands Economic Development & Land Use Strategy (MEDaLS)

MEDaLS aims to provide a coordinated approach to future economic development of the Southern Midlands, including considering land use, and current and future opportunities, internal and external forces, and partnerships.

MEDaLS identifies Campania as a township which has experienced significant growth as it provides households with an affordable lifestyle within commuting distance of Hobart. The Bagdad and Mangalore Structure Plan identified growth opportunities for residential use. Along with Campania, these towns are considered to be within commuting distance to Hobart. The Brighton bypass is seen as potentially driving residential demand, and a recent upgrade of the Mud Walls Road has increased the quality and safety of this road. Also, the Brighton Transport Hub has provided significant employment opportunity for these towns.

Employment in tourism and heritage is provided for Campania in Richmond, Brighton and Glenorchy.

By 2021, a third (2000-2500 people) of the Southern Midlands population is expected to be aged 55 and over. Campania is recognised as a residential settlement where services should be provided and concentrated to serve an ageing population. It is noted that there are currently no independent living units or other similar residential solutions for the ageing population in Campania, or nearby in Bagdad, Mangalore or Kempton. It is recognised that more services of this kind will be required in the southern part of the municipality. The closest facility within the municipality is in Oatlands and in Richmond and Sorell outside the municipality.

The south-north rail line runs through the Southern Midlands and the township of Campania but has no sidings in the area. The Southern Integrated Transport Plan has identified the need for better integration of land use planning and infrastructure planning.

The retention and strengthening of the Campania School is seen as important to the future economic performance of the Southern Midlands.



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4.4 Joint Land Use Planning Initiative – Settlement & Open Space Strategy 2009

The Settlement and Open Space Strategy ('SOSS') is a strategy report developed as part of the Joint Land Use Strategy ('JLUS') for the sub-region of Southern Midlands, Central Highlands, Derwent Valley and Brighton municipal areas. The desired outcomes of the JLUS were applied in the SOSS, being:

- Sustainable development
- Land use efficiency
- Protection of rural land use
- Protection of the landscape
- Accessibility
- Protection of natural resources

SOSS provides specific recommendations for allowing settlements to develop while enhancing liveability. The theme of liveability comes from the JLUS:

'Enhance, strengthen and facilitate those elements that have resulted in the sub region becoming a more desirable place to live based on its environmental, landscape and amenity assets'.

The SOSS also makes recommendations regarding the issues of rural residential development and the protection of total land. In considering recommendations for the township of Campania it was important to maintain the feel and character of the village while encouraging and accommodating growth. The community identified their needs as providing for child care and aged care facilities, management of the reserve area, protection of historic properties and ensuring the warm character of the area is maintained as this is part of what makes it attractive to people.

The SOSS found that the sub-region provides significant opportunity for low density, affordable housing with reasonable transport access to major urban centres.

A key finding of the SOSS was that consolidating towns including Campania will help meet demand for rural living and optimise the use of existing infrastructure (road, water and sewerage) and reduce the need to extend infrastructure to expanding rural-residential areas. Campania was identified as a service centre within the settlement hierarchy.



The SOSS recognised the importance of the retaining the school farm despite the development potential. The community, at the time felt strongly that it should be retained for educational purposes (however, this has now changed as the value and effectiveness of the on-farm education program developed by the school has shown its worth.)

The specific recommendations for Campania included:

- Protection of agricultural land from rural residential fragmentation
- Protect the historic 'feel' and historic buildings by extending the Heritage Overlay
- Encouraging infill development on the school farm site
- Redevelopment of the Flour Mill building as a tourism venture to showcase the fine food and wine of Coal River
- Improve the existing reserve and sell a block of Council land to fund a Bush Reserve management plan
- Improve public footpaths and incorporate a bikepath
- Reduce the speed limit to 50km/h



4.5 Imagine Campania

In 2010 Council facilitated a forum that was titled Imagine Campania to address the further development of the Community spaces in the Campania Village. It was an interactive forum that explored what could be possible, hence the title. A wide cross section of the Community attended the forum and they were certainly excited by what was possible to achieve in partnership with Council and the School.

Imagine Campania Inc is a community group that grew out of the Community Forum facilitated by Council. The members were keen to work with Council and the school to identify and progress a set of coordinated initiatives to enhance the township. Initiatives completed include the following:

- Establish a skateboard, BMX park at the Recreation Ground and a concrete path from Union St (*partially provided with the Council mobile skate park on a regular roster for location in Campania. The BMX Dirt Jump Bike Track at Flour Mill Park has also been established following design input from young people, with funding from Council as well as the State Government*).
- Extend current scoreboard building at the Recreation Ground to include change and storage areas (*completed*).
- Renovate current club rooms at Recreation Ground to include multi-purpose facility, commercial kitchen, child care and new toilets (*part completed with club room alterations for toilets*).
- Remove old toilet block at Recreation Ground (*completed*).
- Revamp car parking at Recreation Ground (*part undertaken*).
- Remove old scout building from Recreation Ground (*completed*).
- Tidy up old tennis courts for sports area and open up the old building to make it a useable shelter (*completed: one tennis court is useable, and handball walls along with a track for radio controlled cars have been built on the other. Also, the old building has been refurbished to provide a usable shelter*).
- Improve barbecue facilities in Flour Mill Park – new push button electric type (*completed*).
- Improve playground equipment in Flour Mill Park especially for smaller children (*completed*).

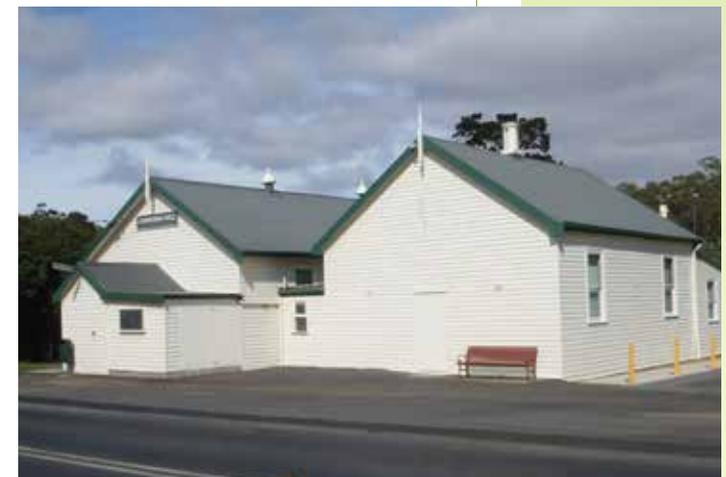


- Improve area at Flour Mill Park for the use of Farmer's Market – sealed carpark and concrete footpath (*part completed*).
- Greater use of the Community Hall facilities (*part completed*).
- General footpath improvements (*part completed*).
- Additional cricket nets at the Recreation Ground (*completed*).

Other initiatives identified by Imagine Campania that have not eventuated include:

- Establish a motor cycle area near Campania.
- Rezone outer areas to rural residential.
- Redevelop the historic Flour Mill building (if/when no longer needed by the School): history room, crafts, fine local produce, tourism.
- Establish a community garden on and at the north side of the tennis courts.
- Improve walking track railway crossing.
- Platform for tourist trains.
- Create a motor home park.
- Memorial Hall – use as an On-line Access Centre.

A Youth Group was formed under the auspice of Imagine Campania Inc. and operated energetically for a number of years, boasting up to 70 members at one point in time. The Youth Group was then moved to be under the auspice of the Campania Hall Committee. As Youth Groups so often do, the interest waned and there is no Youth Group currently operating in Campania.



4.6 Southern Midlands Planning Scheme 1998

The Southern Midlands Planning Scheme 1998 is the current planning instrument for Campania and the Southern Midlands. This document provides use and development controls for the municipality guided by the strategic planning framework established under the scheme.

4.6.1 STRATEGIC PLANNING FRAMEWORK

The vision statement for the Southern Midlands developed by the Southern Midlands Council Strategic Plan (Clause 2.1) is:

- (i) *A safe and secure future, and a quality and pace of life for our residents and future generations consistent with country living and our unique cultural heritage.*
- (ii) *A community spirit based on friendliness, co-operation and self help.*
- (iii) *An environment which encourages local creativity, enterprise and innovation.*
- (iv) *A diversified local economy creating employment opportunities through sustainable agriculture, heritage, tourism, forestry, and viable historic towns/service centres.*
- (v) *Development based on the proper management of local resources and the physical environment.*
- (vi) *A range of standards of services within the Southern Midlands which meet local needs and are affordable and efficient.*

The goals for economic development are:

- (i) *To provide support for the development, in a sustainable manner, of a competitive, dynamic, diversified local economy with a growing employment base.*
- (ii) *To recognise and support the potential for enterprise and employment growth relating to:*
 - *the tourism industry focused upon cultural heritage*
 - *the aged care and health industry*
 - *agricultural diversification*
 - *appropriately located industrial development.*
- (iii) *To capitalise upon the central location of the municipality within the State and the road and rail networks servicing the area.*
- (iv) *To develop a land use strategy for the municipality, to be implemented through a planning scheme, which is consistent with the goals and objectives of the municipal strategic plan.*

The objectives for the Planning Scheme establish Campania as a local service centre. Infill and consolidation of development is encouraged in Campania. The Planning Scheme seeks to support the development of a broader economic base and encourage long term use for agricultural, pastoral and forestry activities. Efficient and effective utilisation of infrastructure and services is sought with appropriate, adequate and equitable provision of services to ensure the health and safety of residents.

The Planning Scheme sets out to maintain a safe and efficient road system and conserve and enhance the scenic and heritage qualities of the area while minimising the potential environmental and land use conflicts between different land use activities.

Additionally, the Planning Scheme provides for the maintenance and establishment of sufficient land and facilities for the recreational and open space needs of residents and visitors and the protection of areas which may be required for future development from inappropriate or premature development.

4.6.2 ZONING

There are six different zones within the Study Area under the current Planning Scheme (Figure 7). These include:

- ‘Village’ – central township and most residential housing;
- ‘Intensive Agriculture’ – east and south of the town;
- ‘Rural Agriculture’ – extends to the north and west;
- ‘Environmental Management’ – Flour Mill Park;
- ‘Rural Residential A’ – west of town between the Park and Rural Agriculture Zone;
- ‘Utilities’ – town hall, railway station, rail line and Sewage Treatment Lagoons.

The intent of the Village Zone gives priority to maintaining Campania as a ‘local’ settlement. It allows for a broad range of uses within the settlement whilst ensuring amenity of the village is maintained and infrastructure is not overburdened. The Village Zone seeks to encourage the centralisation of future commercial and business development close to existing facilities.

Figure 7 – Existing Zoning (Southern Midlands Planning Scheme 1998)



4.6.3 SPECIAL AREAS

There are five overlays within the Study Area including:

- ‘Water Course Protection’ – follows the Native Hut Rivulet;
- ‘Historic Precinct’ – located at the intersection of Climie and Reeve Streets and extending south along Reeve Street to the Flour Mill Park and Campania Hall area;
- ‘Historic Significance’ (multiple sites);and
- ‘Attenuation Area’ – ‘Sewage Treatment Lagoons’ on Estate Road.

The Protected Environmental Values area provides protection for surface waters by ensuring all use and development meets the Water Quality Objectives determined by the Board of Environmental Management and Pollution Control in accordance with the State Policy on Water Quality Management 1997.

The purpose of the Watercourse Protection Special Area is to control erosion, pollution and undesirable changes in stream hydrology and to protect the natural drainage functions and botanical, zoological and landscape values of listed streams, rivers, lakes and wetlands in the municipal area. This is achieved by prohibiting subdivision and controlling access across the watercourse, minor utility development, and road or public purpose development. It protects vegetation by making clearance discretionary, but protects normal farming practices on agricultural land. The environmental and recreation values of the area are highly valued and any development assessment must consider the stability of the land, the minimisation of the clearing of vegetation, the effect on Protected Environmental Values, and the effect on the water quality of the river, stream, lake or wetland.

The Historic Precinct Special Area is intended to conserve and enhance the historic character of particular areas including Campania. It allows for specific development compatible with heritage values.

The land surrounding the Sewage Treatment Lagoons is restricted for use and development within the Attenuation Area to protect health, safety and amenity by making all use and development that would otherwise be permitted, discretionary.



4.7 Southern Midlands Interim Planning Scheme 2014

The Southern Midlands Draft Interim Planning Scheme 2014 has been prepared to overtake the current Planning Scheme. This Scheme will be in force once approved. It will then operate as the planning instrument for the township of Campania.

4.7.1 PLANNING SCHEME PURPOSE & OBJECTIVES

Southern Midlands is a rural area, characterised by small settlements along the major highways and roadways. Campania is considered a major population centre with the Southern Midlands. Consolidation of essential community services and support is encouraged in this settlement.

The municipality is an attractive place known for its historic towns, rural landscapes, fine produce, large landholdings and historic homesteads. The rich heritage and scenery attracts tourists, day visitors and those looking for a lifestyle change. The municipality supports a range of agricultural, residential, industrial and business opportunities to encourage economic and population growth. Conservation Areas and other formal reserves exist in the municipality along with around 10,000 hectares of private land covenanted for conservation purposes.

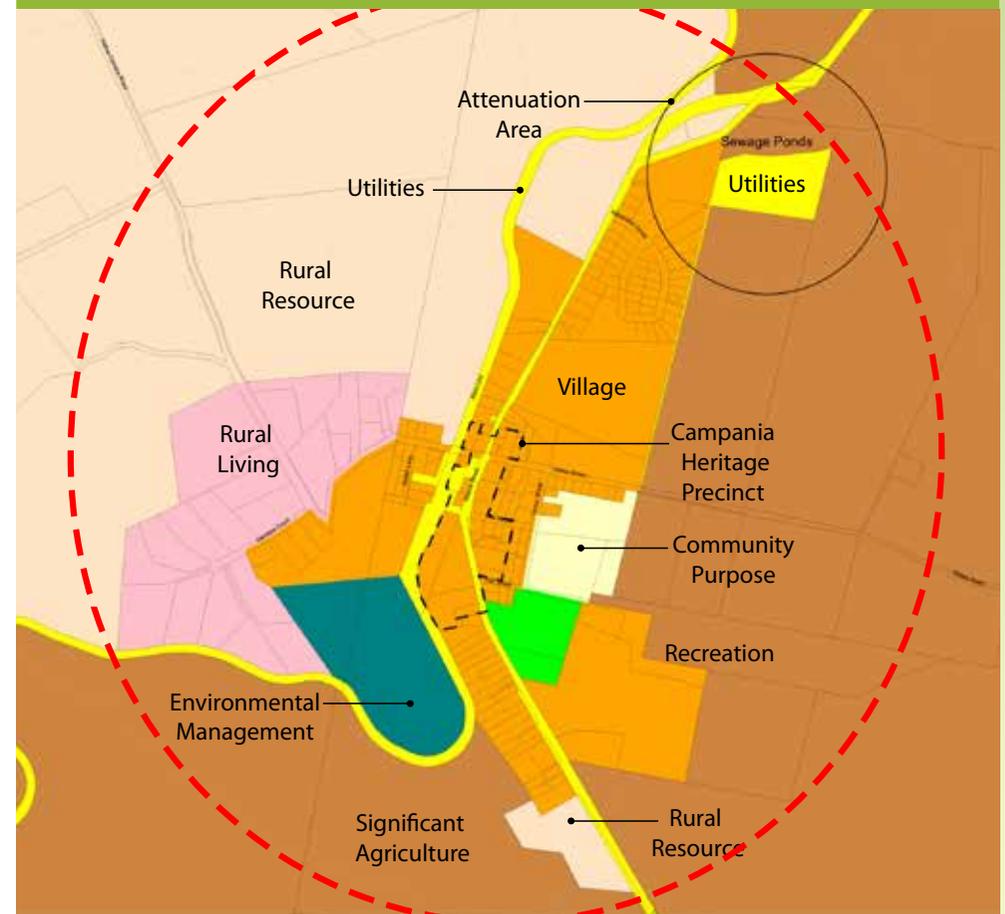
The major economic activities in the Southern Midlands include mixed agriculture, such as grazing, dry-land and irrigated cropping, vineyards, forestry, animal husbandry and horticulture, heritage tourism and a diversity of small and cottage type industries. The location of the Southern Midlands relative to the rail line provides great potential for the rural areas. The very large attenuation distances in the Southern Midlands allows for intensive industry and substantial tracts of significant agricultural land in close proximity to the major and rural service centres.

Increased population and urban growth is anticipated in Campania which is in commuting distance of Hobart. The new and expanded irrigation schemes will attract more employment and people to the northern area of the municipality and around the intensive farming districts.

4.7.2 ZONING

The township of Campania will be zoned 'Village' (refer to Figure 8). There are currently no Local Area Objectives or Desired Future Character Statements established in this zone.

Figure 8 –
Future Zoning (Southern Midlands Draft Interim Planning Scheme 2015)



5 Consultation

From the project's inception, local knowledge was considered to be the key to the project's success. For the Structure Plan to be truly aligned with community values, effective engagement with the local community and other relevant stakeholder groups was critical. The project team considered it important to engage with a broad cross-section of the community to gain a wide range of perspectives.

The consultation strategy for the project included the following methods:

- Community workshops (charrettes);
- Student workshops, graffiti boards and online survey;
- Suggestion boxes;
- Steering Committee meetings;
- Targeted surveys; and
- Public exhibition and opportunity to comment on draft Structure Plan.



5.1 Community Workshops ('charrettes')

A key consultation method used was community workshops, of "planning charrettes", which were open forums for the general public. This involved holding three intensive workshops over a period of three weeks at the Campania District School and the Campania Town Hall.

Community Workshop Day 1 provided an opportunity for residents to canvas issues that were important to them and for the project team to clarify what issues needed to be considered as part of the Structure Plan.

Community Workshop Day 2 involved reviewing different options to resolve a range of issues. This session formed the basis for more refined solutions presented in the third day.

Community Workshop Day 3 focused on how identified solutions could be achieved, the costs associated with such works and the community's priorities.

The issues raised were:

- Broad Future Land Use Change
 - New camping ground – or no camping ground;
 - Opportunities for infill village development;
 - Rural-village interface to be defined and managed to mitigate conflict;
 - Light industrial;
 - Land for future school expansion;
- Pedestrian movement priorities
 - Improve pedestrian facilities and connectivity on key walking routes;
 - Formalise link from Flour Mill Park to Bush Reserve and Native Corners Rd;
- Road & transport
 - Potential for traffic calming measures along Reeve Street to improve safety and deter heavy vehicles;
 - Best location for bus stop;
- Development of Key Development Areas;
 - Flour Mill Park (Flour Mill building, equipment, camping, heritage & tree removal);
 - Town Centre (location of commercial development, use of the Council carpark, & intersection safety);
 - School Farm (use types, density, public open space & expansion of sewer ponds).

The three sessions were attended by 15-25 people per session and a diverse cross section of the community was represented, including business owners, residents, school representatives and children. The outcomes of the Student Consultation were also included in the Workshop process and the work of the children displayed for attendees to view.

There was robust discussion around the above issues, highlighting differing perspectives of old versus new residents and generational perspectives. Some ideas were raised early, tested and rejected, whilst others came out of ‘brainstorming’ in the final session. Encouragingly there was general consensus on the outcomes at the third session, including the prioritisation of the spending on infrastructure. These outcomes are reflected in Section 6 of this report.



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5.2 Student Consultation

A range of methods were used as part of the School consultation in recognition of the broad range of ages amongst the student population. This included:

- Workshops;
- Graffiti boards;
- Online survey.

The student consultation included two workshops – one for the primary school students (approximately 100 students) and one with a select group of secondary students (approximately 10 students).

Each workshop commenced with a brainstorming session based around two questions:

- ‘What is great about Campania?’ and
- ‘What could be improved?’

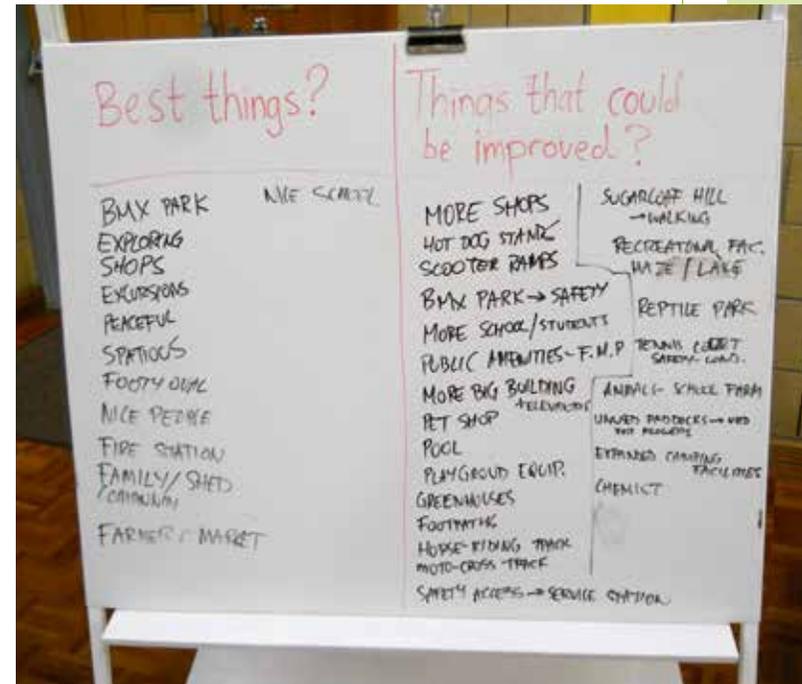
The primary school students were then given a task to break into small groups and draw a mind map of the township. This task was designed to highlight features within the township that were important for younger residents. The secondary students were asked to consider a specific real-life planning issue and (working in groups) consider what a potential solution might be.

Graffiti boards were left within each classroom for several weeks as an ongoing brainstorming tool and another way of obtaining feedback from students on perceived benefits and drawbacks of the township.

An online survey was also used as another way to gain input. The survey comprised 10 questions designed to provide a mix of quantitative and qualitative data.

The student workshops and graffiti boards revealed:

- Younger residents of Campania value the fact that the township is a small, peaceful township with a close-knit community;
- Access to open space and recreational facilities were a strong element of responses – both in relation to existing values and areas for improvement. Many students shared their ideas for improvements that could be made to the existing Flour Mill Park, namely the diversification of play equipment;



- Social infrastructure was also highly valued by younger residents. Examples include the Community Workshop, the Fire Brigade junior squad and the now defunct Youth Group that previously ran at the Town Hall.

The online survey results revealed:

- Over 60% of respondents lived outside the town of Campania, but all students have family living in Campania. The majority of students arrive to school by bus or car, with only two of the students surveyed stating that they walk to school;
- Of 55 respondents, 52 plan to complete college;
- Of 55 respondents, 49 (89%) feel that Campania is a good place for young people to live;
- The students who felt that Campania was not a good place for young people to live explained that they did not think the roads or footpaths were safe, the BMX park and scooter jumps were unsafe, petrol station is poorly designed, and that the tennis court and public toilets were unclean. Four of the six students who did not think Campania was a good place for young people do not live in Campania;
- The one year 10 student to complete the survey commented that there are few opportunities in Campania for young people entering the workforce, few activities for young people leading to anti-social behaviour and that the town is a prohibitive distance from colleges in Tasmania compounded by the lack of useful public transport. This makes travelling to college and finding part-time work difficult.

A summary of the issues and ideas raised by students and a sample of their work is enclosed as Appendix A.



5.3 Suggestion Boxes

Suggestion boxes were left at the local shop and the School's front office with forms and maps for respondents to annotate. There were seven respondents who provided as total of nine responses.

The suggestions made were:

- Re-zoning for rural residential subdivision;
- Grow and strengthen the school;
- Move the street lights;
- Increase the size of the school car park;
- Improve bus services;
- Provide camping area with amenities;
- Convert the Flour Mill building into accommodation;
- Promote the "Grocer" – potential "buy locally" campaign;
- Improve the aesthetics in the carpark – currently an "eyesore";
- Provision of walking and cycling tracks as well as bike parking was suggested including a combined track to Richmond, potentially in a circle (Richmond – Campania – Richmond), a track beside the railway line to Colebrook, a trail to the top of Sugarloaf, and a mountain bike trail network throughout the Coal Valley. The respondent noted the need to have sealed paths for safety;
- One respondent suggested developing a Campania motto and Brochure to highlight the history of the town and encourage a walking/cycling tour of the area based on "haunted houses of Campania" or "tragedies of the past";
- A roundabout in the centre of town;
- Safer crossings for pedestrians;
- Buses unloading and loading restricted to the car park or Climie Street;
- Move the post office to a more central location;
- Improve traffic congestion and safety at the post office.



5.4 Steering Committee Meetings

The Steering Committee included a range of key stakeholders, including the Southern Midlands Council, the Department of State Growth, the Department of Education and the Campania District School.

5.5 Targeted Surveys

Targeted surveys were undertaken to clarify particular issues.

Local orchard operators were asked their views in relation to how best to accommodate seasonal fruit pickers. The feedback from orchardists was mixed. While several indicated that the employees used for fruit picking in the area are unlikely to camp in Flour Mill Park, one respondent stated that approximately 20% of their seasonal workforce (largely employed through V-Mac) reported camping in Campania. Additionally, one respondent noted that the public perception that Council was subsidising the orchardists business through provision of camping facilities for employees was unfounded and generally frustrating. The suggestions to improve the camping situation included:

- Coin-operated shower facilities;
- An honesty box;
- Ranger/police presence during late hours with enforced removal from the area if noise was continued after an initial warning.

There was also a perception that the residents complaining about the camping situation were most concerned about the noise and may have a NIMBY (not-in-my-backyard) attitude to the situation. No respondents clearly stated that the removal of the free camping would negatively affect their business. However, one respondent expressed concern that without any free camping in the Coal River Valley fruit pickers may not travel to the area at all, of particular concern was the effect of increased federal taxes on the living costs of backpackers.

The Red Cross Campania-Colebrook branch was contacted via phone to discuss what would support the liveability of the township for ageing residents. This confirmed the importance of social infrastructure as a key to supporting older residents. The following potential services that would improve the liveability for older residents were identified:

- Services to support older residents to remain in the community such as regular bus service to other towns for shopping purposes and home maintenance services;



- Classes within Campania for older residents (i.e. exercise classes, tai chi). It is noted that these types of events are regularly held at Oatlands (which was considered by many residents to be too far to travel for such events) and occasionally at the Campania Hall;
- The Campania area was considered to be a good location for an aged-care facility in that it would provide a lifestyle choice for retirees from urban areas such as Greater Hobart;
- A footpath connecting Climie Street to Kandara Court. This would also be particularly beneficial for younger residents residing in this area.

5.6 Public Exhibition

The draft version of this document was placed on public exhibition for a three week period, within which time any member of the public could provide comment.

Part 2

Planning for Campania's future



5.7 Vision & Desired Outcomes for Campania

To make Campania a vibrant rural township which is centered around its school and builds upon its traditional rural service role by integrating its economic growth drivers of commuter residents and tourism.

The desired outcomes are:

- Use residential growth to encourage young families to settle in the township thereby ensuring the future of the school as the heart of community life in the township;
- Resolve the use of Flour Mill Park to re-claim and reinforce its role as the township's principal public open space;
- Create opportunity for low-cost camping in the township to support tourism, local farms and businesses;
- Increase the quality of pedestrian routes and linkages in the township;
- Improve the function of the central intersection to benefit existing and potential tourism businesses and the community generally;
- Increase local job opportunities through increased availability of industrial land in the township;
- Provide social and employment opportunities for young people in the township.

5.8 Strategic Response

A range of strategies have been developed and prioritised based on the input received during stakeholder consultation. The strategies described in this section are summarised in the Spatial Plan.

STRATEGY 1: IMPROVE THE TOWNSHIP'S CORE PHYSICAL INFRASTRUCTURE

The Reeve St/Climie St intersection is a central point in the Campania township. It is the current commercial focus of the town and the location of the public bus stop.

The existing Council-owned car park on the corner of Reeve St/Climie Street supports surrounding commercial uses, such as the Campania General Store and Campania Hotel. The land is currently underutilised.



At present, there is little opportunity for long vehicles to park near the intersection, apart from the bus stop. This is important because local businesses may potentially miss out on revenue from tourist-traffic.

There is also a potential development site on the northern section of the Council car park. This could be developed as car parking initially, and further developed if an opportunity presented itself. Alternatively the site could be put on the market for Expressions of Interest. The loss of car parking would be relatively small should this area of the site be developed, however it may rely on the Council carpark for car parking.

The intersection has known safety deficits due to poor sight-lines and the location of the existing access from Council's car park onto Climie Street. Vehicle sweep path analysis has shown the current access to the Council car park is deficient due to its proximity to the intersection.

Redeveloping the Council land and redefining the curb and crossing points on Reeve Street will improve safety, and better support commercial uses and passing tourist traffic.

The area currently used by the General Store for access/egress to fuel pumps is also in need of detailed design, as the egress point is too close to the intersection and pedestrian pathways are not delineated. Ensuring the bus can be serviced outside the general store is also part of this detailed design consideration. Council, through a traffic engineer and in consultation with the owner & operators of the General Store and the Department of State Growth, is designing a solution for these issues.

A second traffic management issue exists at the post office/service station/shop at 96A Reeve Street (Colebrook Main Road) which has the rural services store in the former light industrial workshop opposite at 119 Reeve Street. During certain times of the day this area becomes busy, with people dropping in to check their mail purchase fuel and other items from the shop. It is noted that Campania doesn't have a postal delivery service with all mail for the district sent to post boxes at the post office. Substantial use of the gravel road verges for parking is not ideal, and sealing of these should be considered. There is also feedback from some members of the public that entry and exit movements to/from the post office/service station/shop car park can be hazardous during these busy times.

TasWater has advised that the town's Waste Water Treatment Plant (WWTP) has some hydraulic capacity remaining, but is performing poorly and will therefore require upgrading to improve treatment if additional loading is created within

the catchment. TasWater has not yet developed a formal Strategic Plan for water and sewer servicing in Campania. This will be developed as part of TasWater's strategic priorities in the future. The pending sale and subsequent future development of the former school farm land would generate increased loading. The development of the water and sewer strategic plan by Taswater and the upgrade of the WWTP should coincide with the future development of the former school farm land. The timeframe for this is currently unknown and will depend, in part, on the intentions of future owners – who would no doubt be conscious of the large subdivision currently proceeding adjacent to the recreation ground.

In addition to strategic planning for future water and sewerage provision, similar work is needed for stormwater, which is a Council responsibility. It is noted that the *Urban Drainage Act 2013* requires Councils to develop 'stormwater system management plans' for their urban areas within six years of the commencement of that act. Council should meet this timeframe, and also the timeframe for the future development of the former school farm land.

ACTION 1.1

Council, in consultation with State Roads, to undertake detailed design and construction of the main intersection upgrade including the following features:

- Car and long vehicle parking at rear of Council land;
- Reconfigure bus lay-by and provide bus shelter;
- Line-marked parking area visible from Reeve Street;
- Defined crossing point for pedestrians on Reeve Street; and
- Define the curb and footpath around the General Store.

ACTION 1.2

Council to work with the Department of State Growth to develop and implement improvements to Reeve Street (Colebrook Main Road) to improve safety for users of the post office/service station/shop at 96A and 119 Reeve Street.

ACTION 1.3

Council to encourage TasWater to develop its formal Strategic Plan for future water and sewerage serving Campania within a timeframe consistent with the future development of the former school farm land.

ACTION 1.4

Council to develop a stormwater system management plan for Campania within a timeframe consistent with the future development of the former school farm land and meeting the requirements of the Urban Drainage Act 2013.

STRATEGY 2: REMOVE OPPORTUNITY FOR INFORMAL CAMPING WITHIN FLOUR MILL PARK

An important existing land use conflict issue is the use of Flour Mill Park as no-cost informal camping. This current practice undermines the use of the park as the community's principal public open space and erodes the amenity of surrounding residents.

This current informal use of the park can be split into two groups, holiday campers) 'motor-homers' and fruit pickers. Both groups contribute economically to the town and there was some recognition that the fruit pickers provide a service to the local farms. However it was also commented that many of the fruit pickers who camp at Flour Mill Park operate outside the municipal area.

As part of structure planning process Council undertook a survey of local orchardists and vineyards to determine if there is interest in pooling resources to provide a separate temporary camping area for fruit pickers and to ascertain

whether the removal of free camping at Campania would negatively impact on their operations. This concluded that the removal of free camping is not seen as a significant issue by most operators, and there is also no broad substantial interest in contributing to a temporary camping area. It appears that the great majority of the fruit pickers working in the area are accommodated either on-farm or in Hobart and are bussed out daily. Whilst no collective statistics were obtained, it is clear that the number of pickers camping in Flour Mill Park represent a very small proportion of the overall number working in the area during the season.

Nevertheless, the community workshop process concluded that, ideally, both fruit pickers and motor-homers should be accommodated in or near the town (though not necessarily at the same location), due to their economic contribution to the town via spending at local businesses. Various siting options were discussed at the workshops, though it was agreed more work needed to be undertaken in terms of consultation with landowners and potential operators before a siting solution could be reached. It was agreed at the workshops that Flour Mill Park should be closed to camping and that whilst it would be ideal to have the replacement camping facilities in place this was not absolutely necessary. It is noted that Council has already had one informal expression of interest from a potential caravan park operator – which could cater for holiday campers if realised.

This strategy is further supported by Strategies 3 and 9.

ACTION 2.1

Install signage prohibiting overnight parking and camping within Flour Mill Park.

ACTION 2.2

Council to police compliance with no-camping policy.

STRATEGY 3: REINFORCE AND ENHANCE THE FUNCTION OF FLOUR MILL PARK AS CAMPANIA'S PRINCIPAL PUBLIC OPEN SPACE

The Flour Mill Park was identified as an important community asset throughout the stakeholder consultation process. Importantly, the community input indicated that the overwhelming preference was for the site to remain as a passive recreational space for the community.

Younger residents identified an opportunity to diversify the range of play equipment within the park to better cater for a wider age-range. In considering this, the existing tennis courts should be recognised as an opportunity to increase the use of the existing concrete hardstand and sports lighting for new activities, in addition to the recently added handball walls and young children's road, for example by the addition of basketball hoops. Diversification of recreational opportunities is likely to attract a wider range of people to the site, increasing passive surveillance of the area and reinforcing its function as a community asset.

Providing opportunities for historical interpretation was identified as a way of providing an additional point of interest for visitors and residents alike, strengthening the civic focus of the park and supporting Campania's identity. The existing bronze statues have heritage value for the township and could also form a more prominent focal point.

The Flour Mill Building was identified as an iconic building for the township. To reinforce this feature, Council should consider the potential for lighting the building at night and ensuring that the adjacent pine trees are trimmed to maximise visibility.

Provision of an all-weather pedestrian/cyclist link from the park's facilities to the centre of the township was also supported during the community workshop process.

This will also support Strategy 2.

ACTION 3.1

Design and install historical interpretation panels for Flour Mill Park that provide opportunities to understand the site and Campania's history. Older residents within the community will potentially be a rich source of information, as well as documented information in library catalogs.

ACTION 3.2

Audit existing recreational facilities and identify potential improvements to the range of facilities on offer. This should include the reuse of the tennis courts to diversify recreational facilities (e.g. this could include a basketball ring, outdoor chess board, handball court).

ACTION 3.3

Install up-lighting for the Flour Mill Building to enhance and reinforce it as a township icon.

ACTION 3.4

Prepare a detailed landscape plan that pulls together the various recommendations for Flour Mill Park into an integrated plan that optimises the site layout for civic uses and maximises amenity, legibility and territoriality. This could be inclusive or exclusive of Action Items 4.1 or 4.2.

ACTION 3.5

Upgrade and maintain toilet facilities in Flour Mill Park to service the community and encourage local tourism.

STRATEGY 4: ENHANCE PEDESTRIAN AND CYCLIST AMENITY

Pedestrian and cyclist infrastructure is important to facilitate safe, convenient and equitable access within the township. Improvements to this infrastructure were identified as a priority during the planning charrette process, particularly the linkages between the Flour Mill Park and the town centre.

ACTION 4.1

Extend the existing footpath on the east side of Reeve Street to provide better access to the main intersection.

ACTION 4.2

Improve pedestrian infrastructure linking the Campania Recreation Ground and Flour Mill Park.

ACTION 4.3

Design and construct a footpath linking Climie Street to the Kandara Court rural residential area (this may be partly funded by a future developer of the infill subdivision recommended in Action 7.3).

STRATEGY 5: TOWNSHIP GATEWAY

The installation of gateway features would clearly define the approaches to the township and provide a consistent and pleasing approach to the area. The township gateways could include sculptural works, stone walling or signage that expresses some aspect of the local community and/or history.

The provision of gateway features at the northern and southern approaches to Campania would provide cues to drivers that they are entering a township and should reduce their driving speed. These features would also signal to tourist traffic that they are entering a distinct 'place' and may encourage them to stop and use local facilities/businesses.

This concept was broadly supported during the charrette process.

ACTION 5.1

Hold a competition for gateway concepts and designs for Council/the community's consideration. This could also be integrated into a school program.

ACTION 5.2

Construct and install the preferred designs.

STRATEGY 6: SOCIAL INFRASTRUCTURE

The stakeholder consultation highlighted that social infrastructure is a vital part of the community. This includes institutions such as the local school, sporting clubs and community groups.

A common theme amongst feedback from younger residents was the desire for activities and opportunities for socialising amongst their peers. The school currently provides a range of after school programs (e.g. the Community Shed) and these are set to continue. The reinvigoration of Flour Mill Park is likely to provide the opportunity for informal socialising that is currently absent. The school has also offered to tailor their after school program to community needs.

Feedback from the Red Cross indicated that older residents valued opportunities to be part of community groups/classes as well as services that could assist them to remain in the community.

The Campania Town Hall is an important asset for facilitating community events and should continue to be used for this purpose.

This Strategy will be supported by Strategy 4.

ACTION 6.1

Campania District School to continue to regularly consult the broader community to ensure after-school programs continue to meet community expectations.

ACTION 6.2

Monitor the requirement for informal youth programs once Flour Mill Park is upgraded and consider if providing supplementary youth programs is necessary.

STRATEGY 7: GUIDE THE LOCATION OF RESIDENTIAL, LIGHT INDUSTRIAL, COMMERCIAL AND RECREATIONAL USES

Demand for new residential land in Campania has increased significantly in recent years and is expected to continue to increase. New residential development should be provided where existing services are located and within comfortable walking distance of existing and future commercial, educational and civic uses.

The designation of the School Farm Precinct for infill village development under the draft Interim Planning Scheme is supported.

Council owned land on the southern side of Native Corners Road is within convenient walking distance of the town centre, is well serviced and has historically been zoned 'Village'. This land could be sold for infill development and to help fund other actions recommended in this Structure Plan.

The Flour Mill building is likely to continue to be used as an educational facility by the Campania District School in the short-medium term at least. The building is in reasonable condition and could potentially accommodate a broad range of uses. The main upgrade that would be required with respect to Building Code of Australia compliance is likely to be for disabled access. The future use of the building should be compatible with and complement the function of the Flour Mill Park as a public open space and as a focal point for the township (Strategy 3).

The town is currently mostly zoned 'Village', a very general and flexible zoning allowing many possible uses at the discretion of Council. Some discussion at the workshops centred on the idea of breaking up the town into distinct residential, commercial and industrial areas by applying specific zones – as is done in many sizeable towns. Benefits of this include providing certainty to many residents that only residential uses will be possible near them and forcing any new commercial uses into a 'town centre' area (e.g. based on the Reeve Street / Climie Street intersection area). Disadvantages include a loss of flexibility and some awkwardness arises from the fact that Campania does not have a large and strong defined 'town centre' or industrial precinct. It may therefore be prudent at this stage to maintain the general Village zoning and review the situation in around five years' time.

An existing light industrial/commercial establishment is located on the western side of Reeve Street (119 Reeve Street). Adjoining undeveloped land could accommodate future similar types of land uses.

ACTION 7.1

Amend the zoning plans of the Southern Midlands Interim Planning Scheme to make provision for:

- *An expanded Waste Water Treatment Plant (zoning and attenuation area overlay);*
- *Light industrial uses west of Reeve Street;*
- *Recreation zoning for zoning for the Campania Recreation Ground.*

ACTION 7.2

In conjunction with the recommended zoning modifications, ensure that the Southern Midlands Interim Planning Scheme allows a range of potential suitable use classes for the Flour Mill Building and Campania Town Hall.

For the Flour Mill Building the allowable uses should include:

- *Community meeting and entertainment;*
- *Educational and occasional care;*
- *Food services;*
- *Tourist operation;*
- *Visitor accommodation.*

For the Campania Town Hall the allowable uses should include:

- *Community meeting and entertainment*
- *Educational and occasional care.*

ACTION 7.3

Subdivide and dispose of land on the southern side of Native Corners Road for village infill development (approximately 0.7ha or 7 lots). The lot to be disposed of must be suitably dimensioned to allow for adequate separation for bushfire protection (minimum 23m for BAL-19 rated buildings). Provision for emergency/pedestrian access from Native Corners Road into the Bush Reserve should be incorporated as part of the subdivision.

ACTION 7.4

Investigate and identify the agricultural land capability boundary to the southeast as a basis for the long term growth township boundary.

STRATEGY 8: PROVIDE A FRAMEWORK TO CONTROL THE FUTURE DEVELOPMENT OF THE SCHOOL FARM PRECINCT

Future development of the School Farm should respect and complement the character of the existing township through appropriate density and urban form. Commercial uses should be guided to the Reeve Street frontage where businesses would gain the most exposure to passing traffic, however it would be desirable that this only occur if sites in the centre of the town are exhausted.

Agriculture is the primary economic driver for the area hence decisions made in relation to future land use patterns must not unreasonably affect agricultural land uses.

ACTION 8.1

Adopt the following use and development parameters to guide the future development of the former school farm land:

- *Staging of subdivision will commence from Climie Street and finish on Reeve Street;*
- *Future commercial development along the Reeve Street frontage should not allow parking to dominate the street frontage, although the limited provision of on-street parking is supported;*
- *A subdivision road will provide a link between Reeve and Climie Streets;*
- *Future subdivision will make provision for a centrally located public open space. This space should be visible from the surrounding road network and should include a pedestrian connection to Alexander Circle. The detailed design of the public open space should acknowledge the site's historical use as a School Farm;*
- *Residential development should predominantly comprise single dwellings with an approximate lot density of no less than 15 dwellings per ha;*

- *Provision of some medium density dwelling development providing accommodation for the aged is to be encouraged.*
- *The potential for conflict with agricultural land must be addressed at subdivision stage.*

ACTION 8.2

Ensure future development of the former school farm land is consistent with the spatial parameters demonstrated in Figure 12.

STRATEGY 9: INVESTIGATE THE POTENTIAL FOR A TEMPORARY PARKING AREA FOR RECREATIONAL VEHICLES AND A SEPARATE LOW-COST CAMPING AREA FOR FRUIT PICKERS

Campania is a current stop-over for tourists with self-contained Recreational Vehicles ('RVs'). This type of tourism is considered to be relatively low-impact and supports local businesses. The siting of such a facility would not necessarily require any substantial investment in amenities or the like, but if a private caravan park operator can be secured this would resolve the issue. Such a facility should be within walking distance (800m) of the General Store/Pub and if time limits on the stay are considered that these allow for visits of more than one night to encourage the use of local businesses. If a no-cost facility is proposed then it should:

- Be a sufficient distance from the amenities in Flour Mill Park to discourage fruit pickers;
- Be seasonally available to avoid the need and cost for hard stand areas and all-weather access; and
- Provide some basic communal facilities to attract campers.

Such a facility would require Council expenditure and would therefore require a budget allocation to be committed every year. Council would need to weigh the costs and benefits of this proposal.

An alternative would be the establishment of a privately operated commercial caravan / motor home park, which could also potentially accommodate seasonal campers albeit not free. Council should be open to consider such proposals and, if appropriately located with respect the existing and future residences, consider facilitating its establishment.

ACTION 9.1

Council to consider current proposals for the potential establishment of a permanent Caravan Park in Campania.

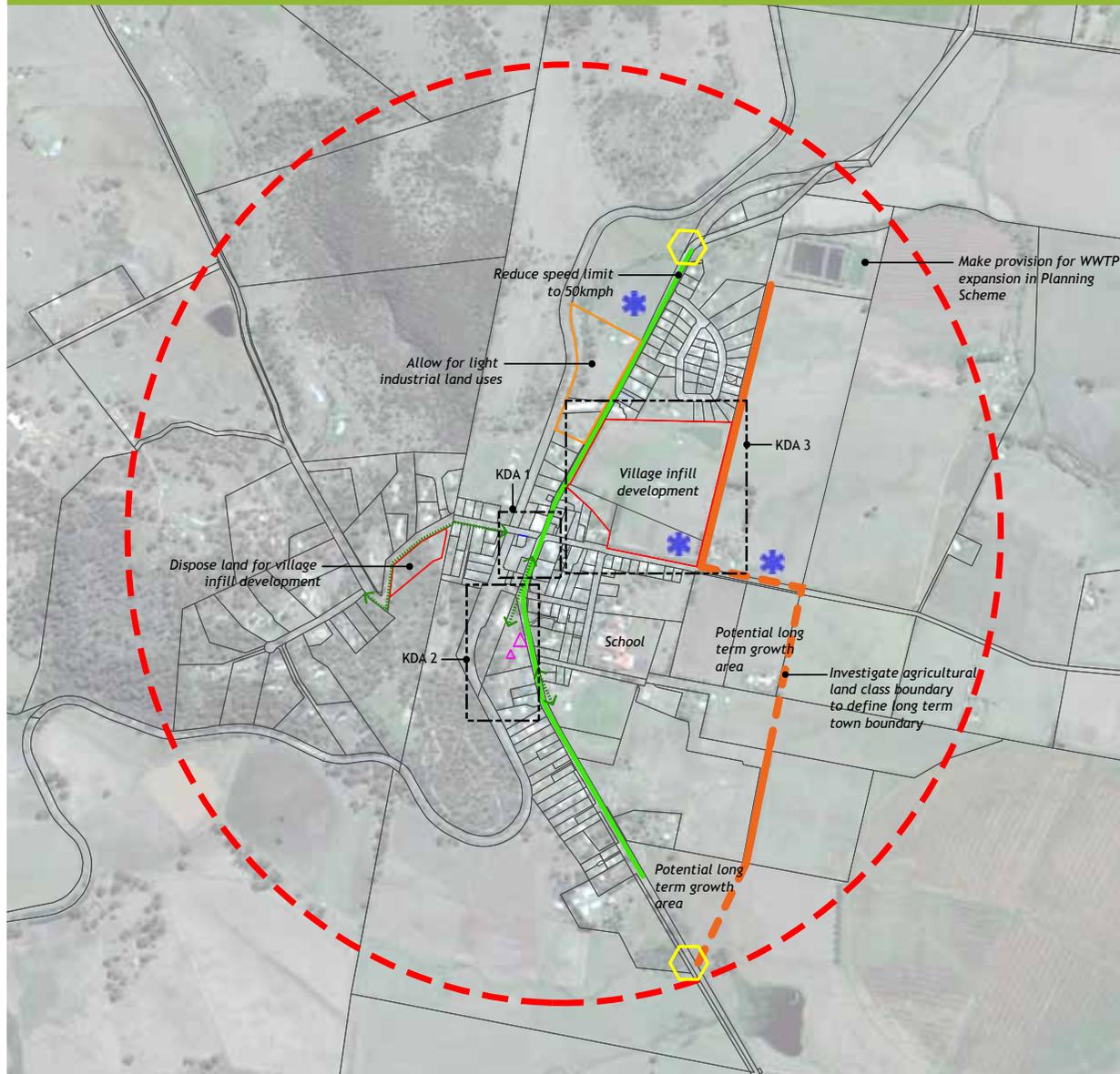
ACTION 9.2

If 9.1 is unsuccessful Council to investigate the potential establishment of a temporary, seasonal parking area for Recreational Vehicles. This type of facility should include marked spaces and some basic types of re-locatable facilities, such as picnic tables, fire-drums (with firewood made locally available), informal putt-putt course.

ACTION 9.3

Council to investigate the potential establishment of a temporary, seasonal camping area for fruit pickers, with temporary toilet facilities and water. The facility is to be maintained by Council with costs to be met by local farmers. The site is to be leased to Council at no cost from local farm land and is to be remote from residences.

Figure 9 – Overall Spatial Plan



LEGEND

-  Improved pedestrian infrastructure
-  Town monument
-  Town gateway features
-  50kmph speed limit
-  Urban-rural interface
-  Potential motorhome parking sites (subject to further investigation)
-  Key Development Area
 KDA 1 - refer to Figure 10
 KDA 2 - refer to Figure 11
 KDA 3 - refer to Figure 12

Figure 10 – Key Development Area 1: Main Intersection

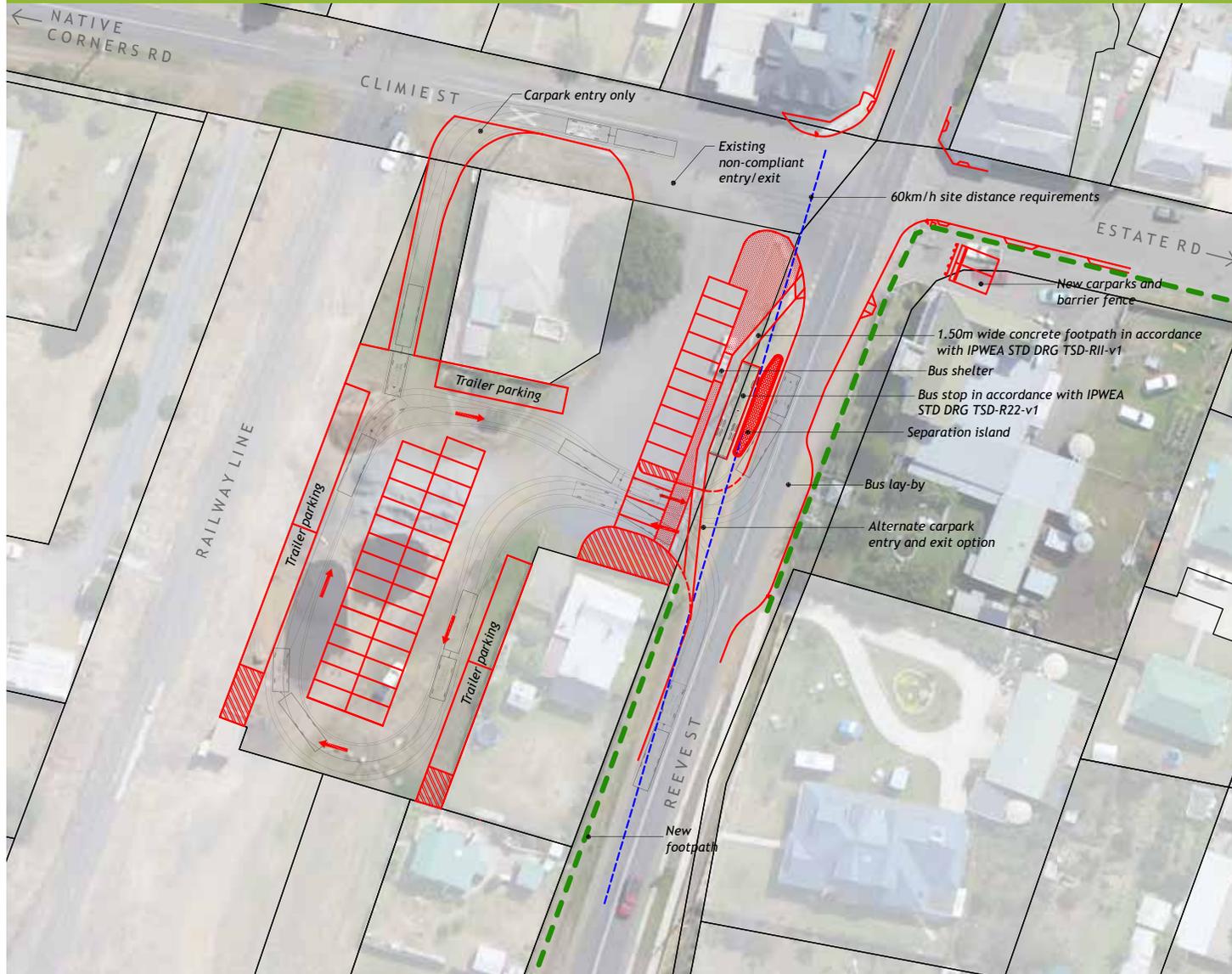


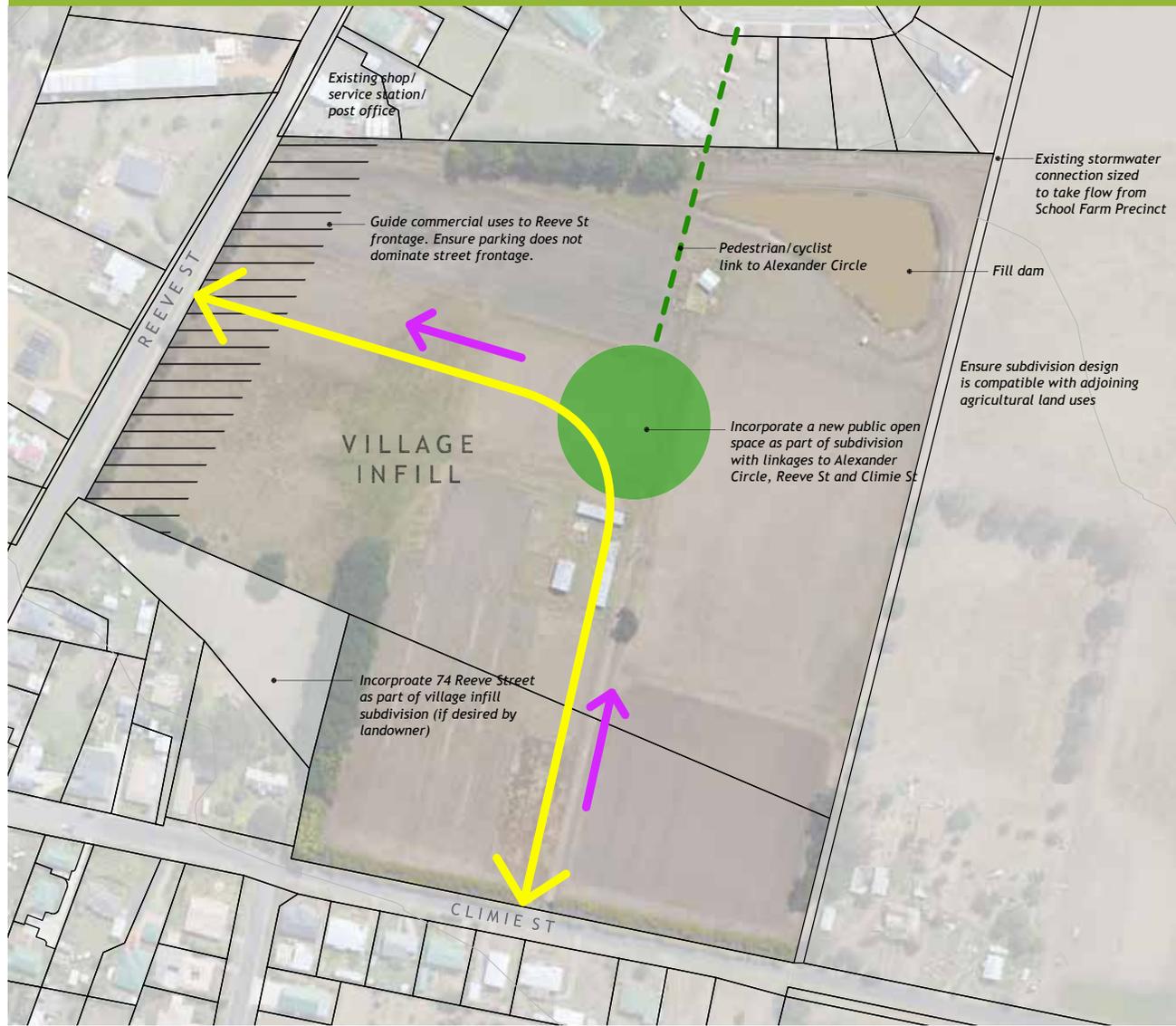
Figure 11 – Key Development Area 2: Flour Mill Park



LEGEND

- - - New pedestrian footpath/cycleway
- △ Town monument
- Civic focal area

Figure 12 – Key Development Area 3: School Farm Precinct



LEGEND

-  Direction of staging
-  Main subdivision road
-  New pedestrian footpath/cycleway



6 Implementation

The purpose of this section is to set out how the above actions will be realised in practice. The Strategies and Actions relating to them have been summarised in the Implementation Plan shown in Appendix B.

The actions have all been given an agency that is responsible for delivering it and an approximate cost for that delivery and a priority. This gives decision makers the tools necessary to utilise existing budgets and formulate future budgets to include the capital requirements to deliver the Actions (such as \$20,000 for entry features/artwork/signage). Some Actions do not require a budget and can be commenced within existing operating expenditure (such as the School/community competition for the entry features/artwork).

It is recommended that the Council hold a community meeting annually for three years following the completion of this Structure Plan to update the community on the progress of the implementation plan.

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Report on Imagine Campania Community Consultation (March 2010), Southern Midlands Council.

Projects Status Report on Imagine Campania (29 March 2012), Southern Midlands Council.



Appendix A

Student Feedback



THE BEST THINGS ABOUT CAMPANIA ARE ...

Nice and Peaceful

Fun to explore

Old race track behind Campania

Good school

Has lots of room/not too crowded

Fun for cycling

We have lots of friends/help each other

Fun for motor bikes

Fun Park

Nice little town

Service station

War Memorial

Trees/gardens

Flour Mill park

Town oval

Lots of nice houses/homes

Community Hall

Good BMX/bike park

Cemetery

Playground is fun

Post office

Fun to walk around/bike riding

Pub rebuild
Sugarloaf hill
Camp Ground



HAVE YOUR SAY!

CAMPANIA COULD BE IMPROVED BY ...

Jewelry Shop Pet Shop
Book Shop Park Fruit/Vegetable Shop Retirement Home
Hot Dog Stand
Horse Track Library Gardening Centre
Skate Park Pool
Motor Bike Track Fishing Tank
Tourist Attraction Toy shop Clothes shop
Youth group more trees/animals
Bike track Motor bike shop
more camping grounds
more play equipment in parks
holly shop
Cinema
Professional
Rele down



HAVE YOUR SAY!

THE BEST THINGS ABOUT CAMPANIA ARE ...

Campania
School

friends

New football lights

Handball Squares

Space compared to the city

Jumps

Mrs. Viney

Great park

Nice rubbers

neighbours

BMX track

Tavern being rebuilt

Roboball at the school (climbing frame)



HAVE YOUR SAY!

CAMPANIA COULD BE IMPROVED BY...

- A lake • A market (bike & book)
- A swimming pool
- a better footpaths
- a treey street called "tree walk"
- **POOL'S** **KINIA** **XON**
- a pool because some people in Campania can't swim. from the
- more cricket areas of the park.
- more open
- the Pubs housing blocks / developments
- more shops
- there should be a climbing frame at the park and the total of the park should be clear
- together.
- not allowing dogs on the footy oval.
- Scooter jumps

Settlement ponds
(not getting an answer from Taswater)
- containment of peaches bushes (opposite the pub)



↑
HAVE YOUR SAY!

The Shops

Like the houses in the area.

THE BEST THINGS ABOUT CAMPANIA ARE ...

Class 1/2

Park - fun and like the shady trees

- Slide
- monkey bars

School - play areas
- fun game
Bush areas

fun
Nice community
(people)

Paths are good for
riding bikes and
scooters, skateboards

football is great
oval for kicking balls



HAVE YOUR SAY!

CAMPANIA COULD BE IMPROVED BY... More Buses! 9/10 B

make park work!

More public transport

More stuff in urban

More Buses

Make Parkour trails

Zone 3

More play equipment

HAVE YOUR SAY!

BIG GYM

CAMPANIA COULD BE IMPROVED BY...

Inside Swimming Pool

Ice skating Rink

have dog racing

Better Takeaway shops (KFC, McDonalds)

Campania Hospital!

Kfc

Bring your animals to school

Pub

Wc should have more takeaway shops.

Casino

KFC Hotel

More Job Possibilities

Ice skating rink (inside) with a really big jumping castle

Adventure park water slide

More Equipment in park (tennis ball court, exercise etc)

Inside swimming pool

Court house / increase the population / fitness gym / build more houses / more parking / KFC / McDonalds / Pizza Hut / EB games / cinemas

A court for water fight

Jet packs course

More Equipment in park (tennis ball court, exercise etc)

Inside swimming pool

Magic shop

Shops

Airport

Paddle Boats

Bowling

BMX PARK

Shopping complex

Let's be school teachers open a school complex

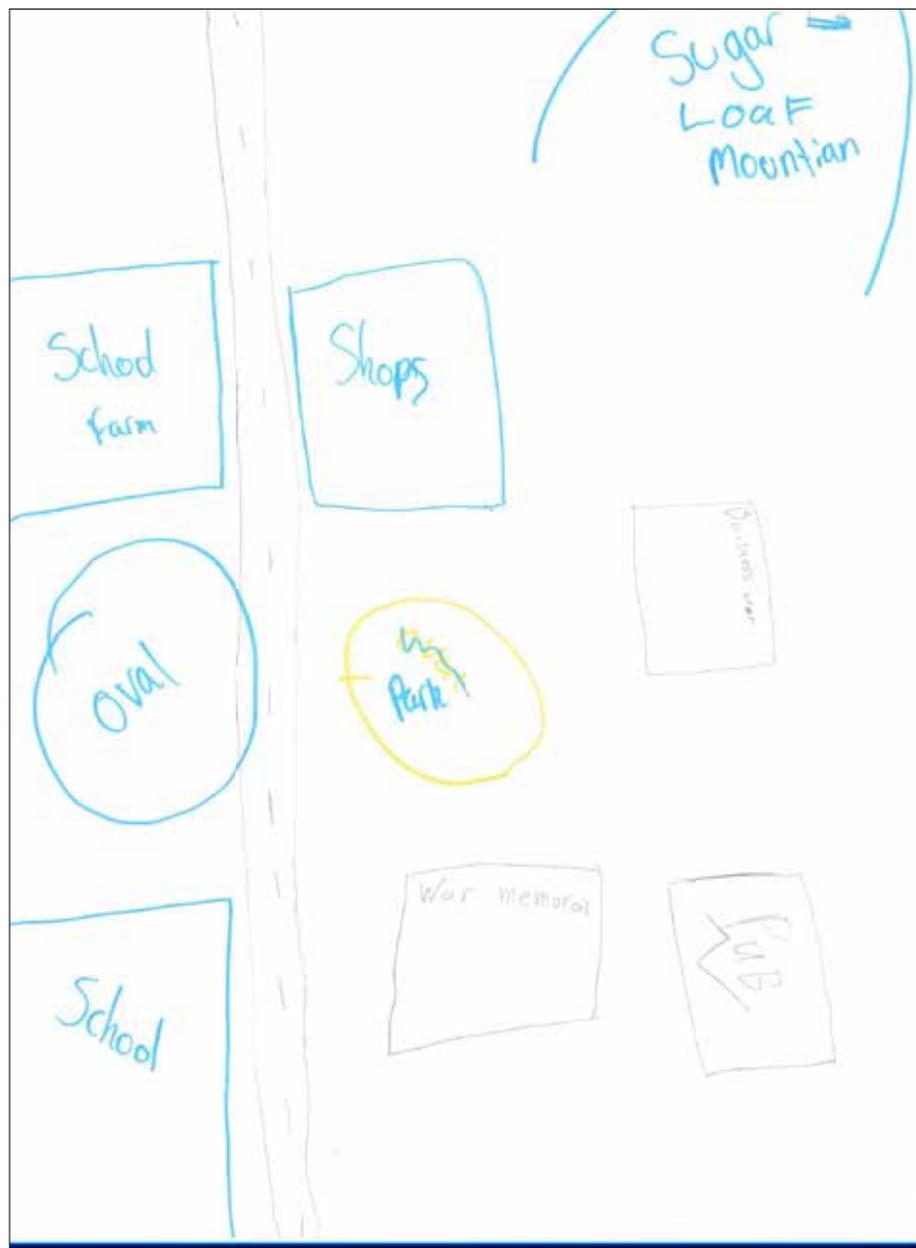
Let us work down to the school shop on our houses

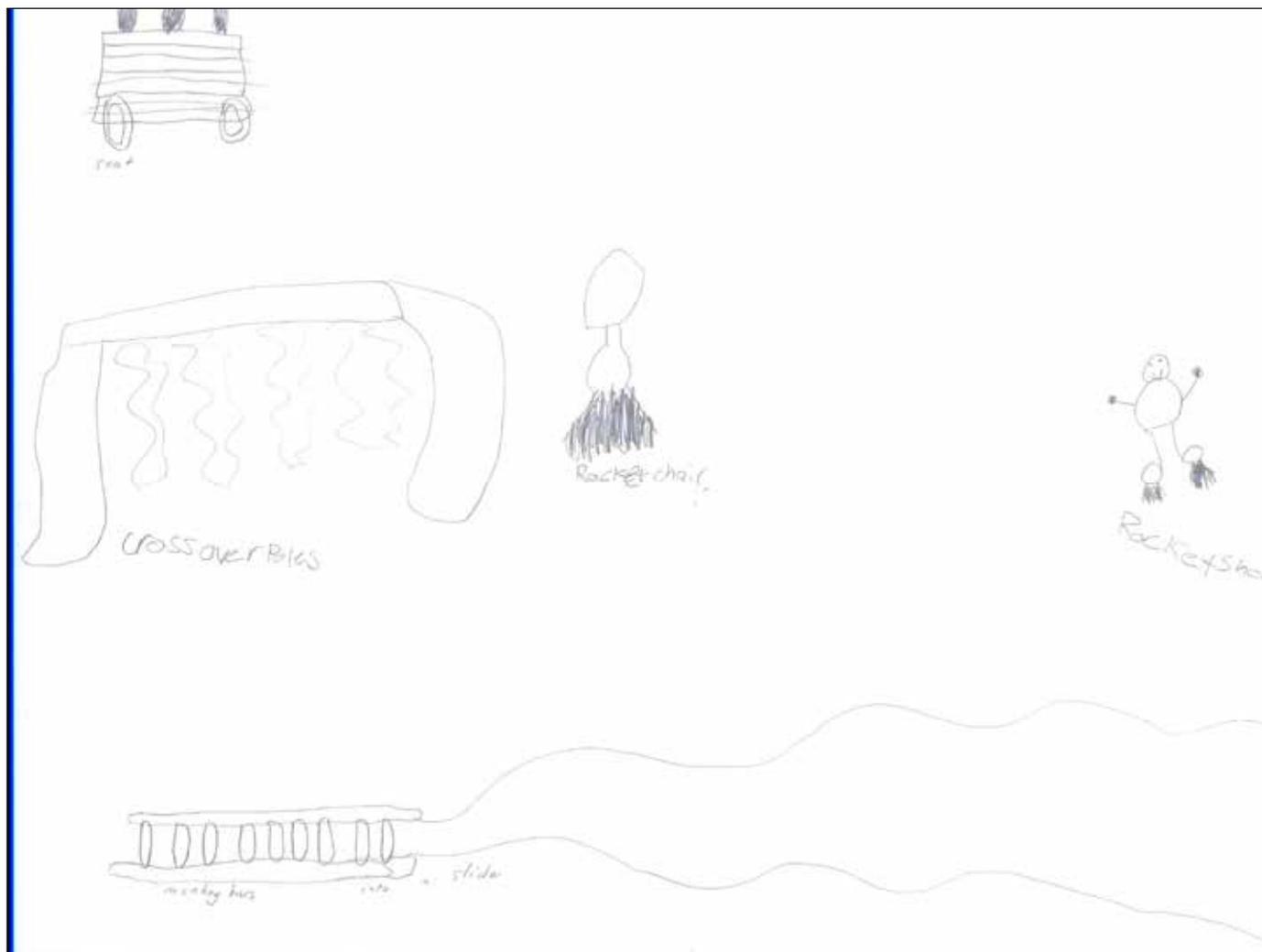
We should have more flying discs

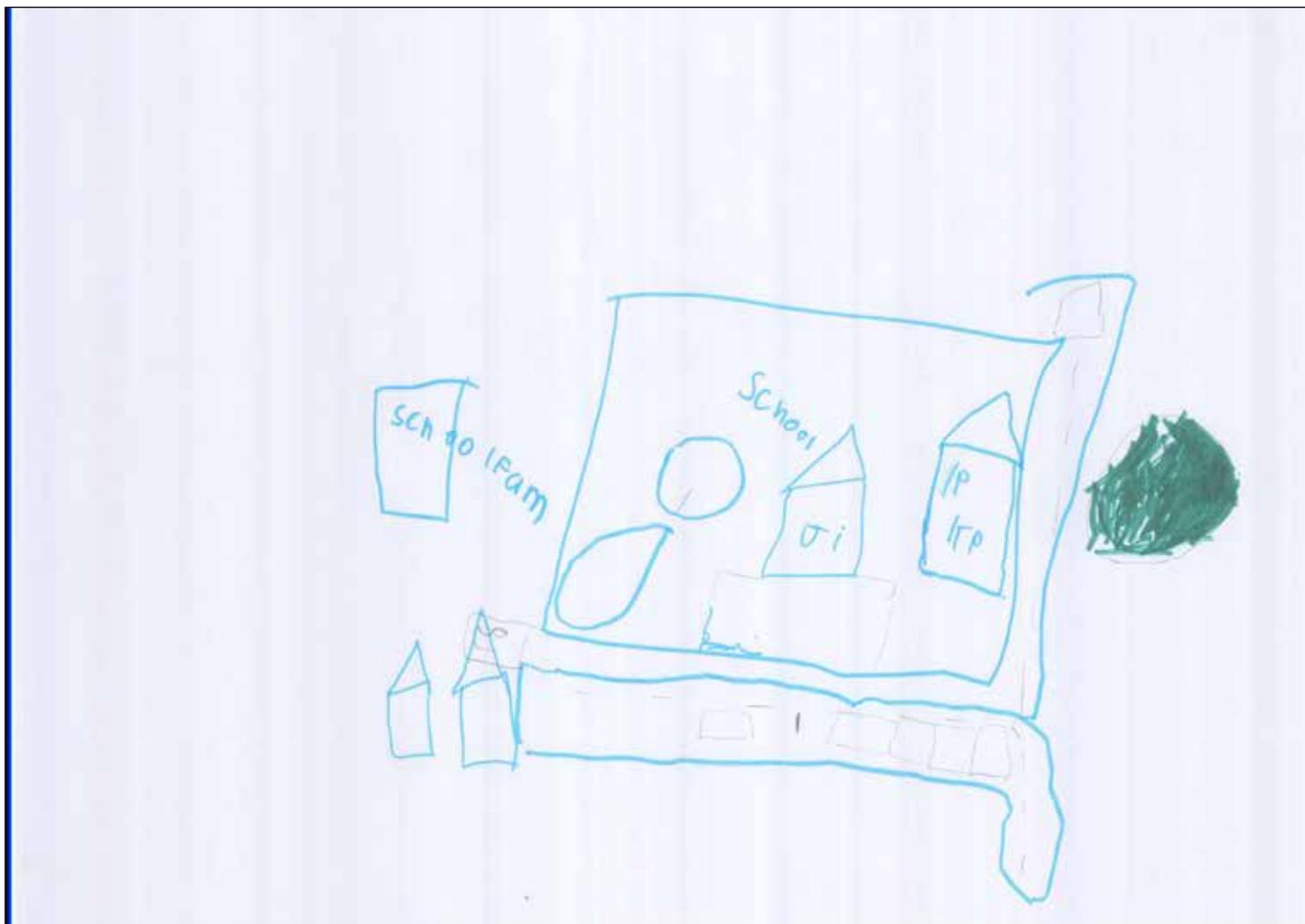
We should have more pool of water

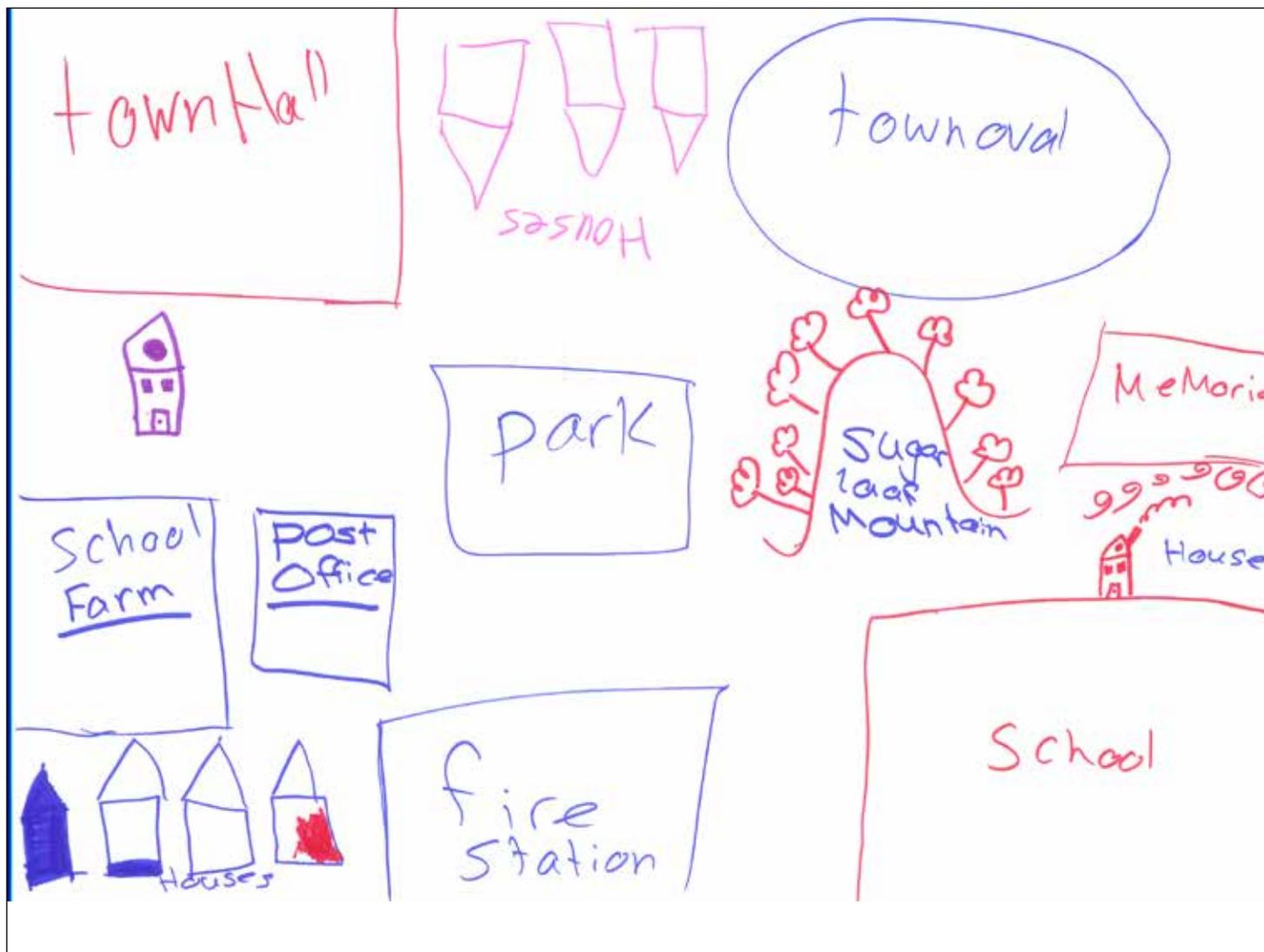
Map of Campania with various locations marked: Campania Hospital, Campania Town, Campania Park, Campania School, Campania Church, Campania Sports Centre, Campania Shopping Centre, Campania Airport, Campania Pub, Campania Casino, Campania KFC, Campania McDonalds, Campania Pizza Hut, Campania EB Games, Campania Cinema, Campania Jet Packs Course, Campania Water Slide, Campania Adventure Park, Campania Ice Skating Rink, Campania Bowling, Campania BMX Park, Campania Paddle Boats, Campania Shopping Complex, Campania Airport, Campania Pub, Campania Casino, Campania KFC, Campania McDonalds, Campania Pizza Hut, Campania EB Games, Campania Cinema, Campania Jet Packs Course, Campania Water Slide, Campania Adventure Park, Campania Ice Skating Rink, Campania Bowling, Campania BMX Park, Campania Paddle Boats, Campania Shopping Complex.

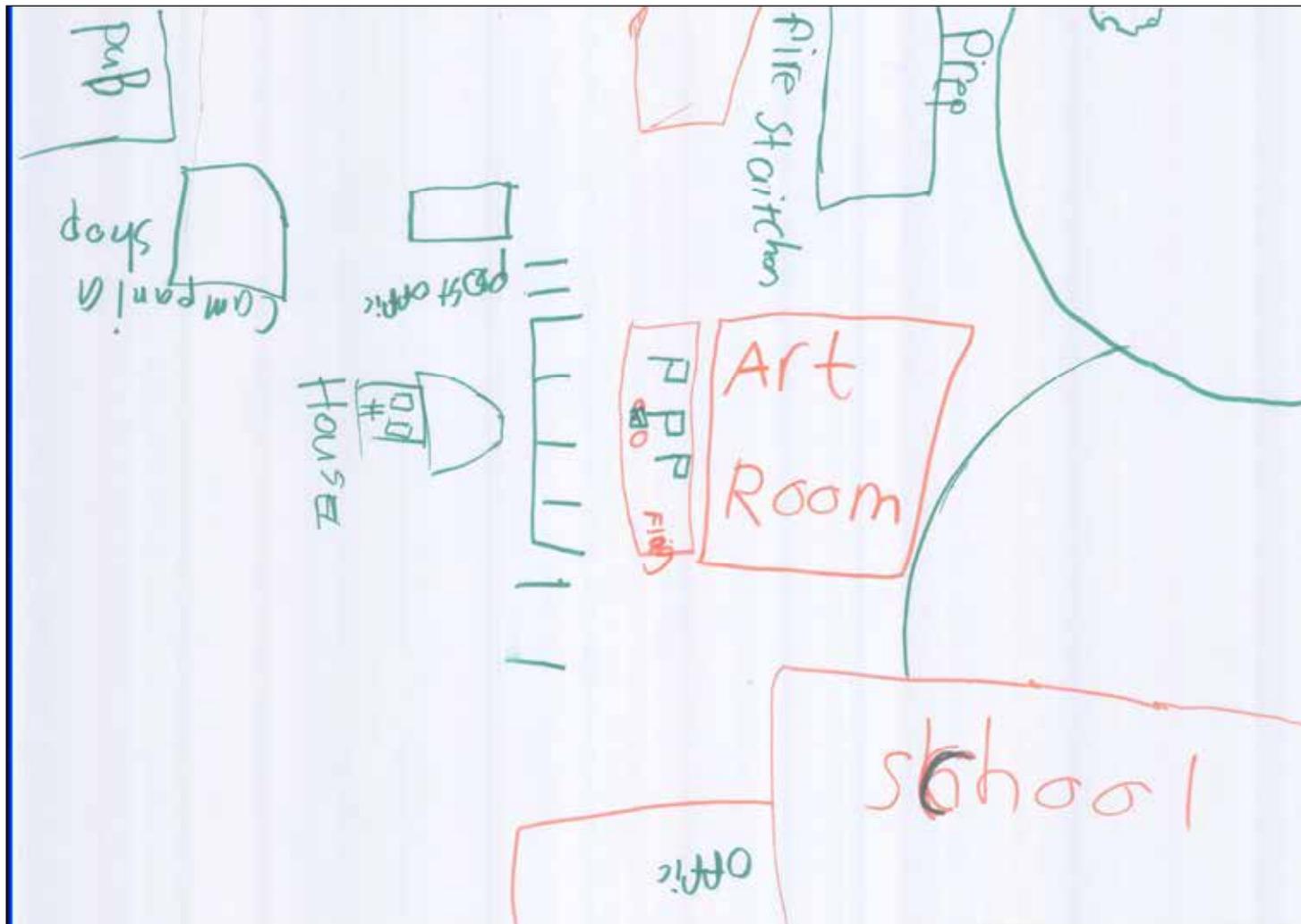
HAVE YOUR SAY!



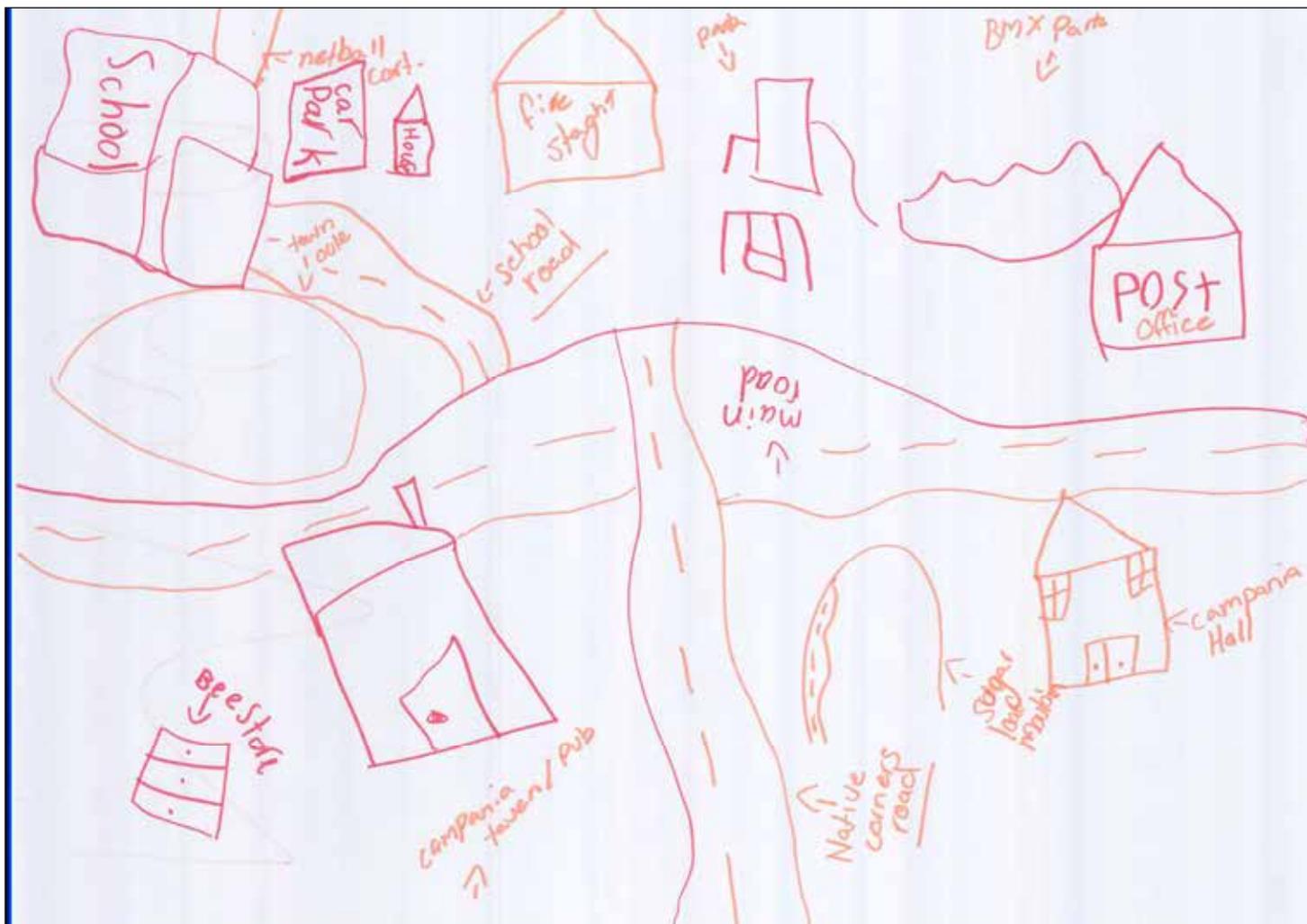












Appendix B

Implementation Plan



STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (High, Medium, Low) & TIMING
1. Improve the township's core physical infrastructure	1.1 Main intersection and car park upgrade:	Council (supported by the Department of State Growth)	\$330K (Staged)	High
	a. Linemarking existing sealed parking area (870sqm) – \$3K			
	b. Construct pavement sealing and linemarking rear of site (1800sqm) Carpark Drainage, pits + 100m pipework – \$162K			
	c. Installing bus-layby/concrete footpath and relocation of fence – \$75K			
	d. Creation of new carpark access from Climie Street, inc. sealing 30m long driveway including tasNetworks pole (20k) – \$50K			
	e. Footpath upgrades on eastern side of street outside general \$40K			
	1.2 Roadside parking improvements – post office/service station/shop	Council (supported by the Department of State Growth)	\$10K	Medium
	1.3 Develop a formal Strategic Plan for future water and sewerage provision	TasWater (supporting by Council)		Medium
	1.4 Develop a Stormwater System Management Plan	Council	\$3,000	Medium



STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (High, Medium, Low) & TIMING
2. Remove opportunity for informal camping within Campania	2.1 Signage	Council	\$2K	High
	2.2 Policing	Council	Operational Budget	High
3. Reinforce and enhance the function of Flour Mill Park as Campania's principal public open space	3.1 Interpretation panels	Council	\$2.3K per panel	Low
	3.2 Audit recreational facilities	Council	Operational Budget	Medium
	3.3 Up-lighting for Flour Mill Building	Council	\$5K	Medium
	3.4 Detailed landscape plan	Council	\$10K	Low
4. Enhance pedestrian and cyclist amenity	4.1 Reeve St footpaths (north and south)	Council	\$35K	Medium
	4.2 Flour Mill Park – Football Oval footpath	Council	\$10K	Medium
	4.3 Climie St – Kandara Court footpath	Council (with support of developer of village infill lots)	\$30K developer \$70K Council	Medium
5. Township Gateways	5.1 Competition for gateway concepts	Council/School	Operational Budget	High
	5.2 Construct and install the preferred designs	Council	\$20K	Medium

STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (High, Medium, Low) & TIMING
6. Social Infrastructure	6.1 Facilitate a regular discourse between the school and the broader community on after school programs	Council	Operational Budget	Low
	6.2 Monitor the requirement for informal youth programs once Flour Mill Park is upgraded	Council	Operational Budget	Low
7. Amend the Planning Scheme	7.1 Amend the zoning plans of the <i>Southern Midlands Interim Planning Scheme</i>	Council	Operational Budget	High
	7.2 Ensure that the <i>Southern Midlands Interim Planning Scheme</i> allows a range of potential suitable use classes for the Flour Mill Building and Campania Town Hall	Council	Operational Budget	High
	7.3 Subdivide and dispose of land on the southern side of Native Corners Road	Council	\$40K (Includes survey, services design & agent fee but this would be partly drawn from the sale price which could be reinvested into community infrastructure)	Low
	7.4 Investigate and identify the agricultural land capability boundary	Council	\$5K	Low

STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (High, Medium, Low) & TIMING
8. Former School Farm future development	8.1 Adopt and utilise the use and development parameters within the Campania Structure Plan to guide future development of the former school farm land	Council (supported by Department of Education)	Operational Budget	High
9. Investigate the potential for a temporary parking area for Recreational Vehicles and a separate low-cost camping area for fruit pickers	9.1 Consider current proposals for the potential establishment of a permanent Caravan Park	Council	Operational Budget	High
	9.2 If 9.1 is unsuccessful establishment of a temporary, seasonal parking area for Recreational Vehicles	Council	\$10k for up-front infrastructure plus Operational Budget for maintenance	High
	9.3 Establish a temporary, seasonal camping area for fruit pickers	Council (with support of local farmers)	Operational Budget	High
10. Implementation	10.1 Annual community briefing	Council	Operational Budget	High