

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday 10th December 2025
2.00 p.m.

Kempton Municipal Offices
85 Main Street, Kempton

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY 10TH DECEMBER 2025 AT THE KEMPTON MUNICIPAL OFFICES, 85 MAIN STREET, KEMPTON, COMMENCING AT 2.00 P.M.

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

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

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

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

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

4. APOLOGIES

Nil.

5. MINUTES

5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on 26th November 2025, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 26th November 2025 be confirmed.

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Fish

THAT the Minutes (Open Council Minutes) of the Council Meeting held 26th November 2025 be confirmed.

CARRIED

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

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

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

- Woodsdale Community Memorial Hall General Committee – Meeting held 17th November 2025
- Bagdad Community Precinct Management Committee - Meeting held 27th November 2025
- Lake Dulverton & Callington Park Management Committee - Meeting held 1st December 2025

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

5.2.2 Special Committees of Council - Endorsement of Recommendations

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

- Woodsdale Community Memorial Hall General Committee – Meeting held 17th November 2025
- Bagdad Community Precinct Management Committee - Meeting held 27th November 2025
- Lake Dulverton & Callington Park Management Committee - Meeting held 1st December 2025

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

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

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

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

Report prepared by the following Joint Authority, as circulated, is submitted for receipt:

- TasWaste South - 2024/25 Annual Report

RECOMMENDATION

THAT the report prepared by the above Joint Authority be received.

DECISION

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

THAT the report prepared by the above Joint Authority be received.

CARRIED

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

6. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2025*, the Agenda is to include details of any Council workshop held since the last meeting.

No Council Workshops have been held since the last Ordinary Meeting.

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the information be received.

CARRIED

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

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

Regulation 30 of the *Local Government (Meeting Procedures) Regulations 2025* relates to Questions on notice. It states:

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

Nil.

7.2 Questions Without Notice

Section 29 of the *Local Government (Meeting Procedures) Regulations 2025* relates to Questions without notice.

It states:

“29. Questions without notice

(1) A councillor at a meeting may ask a question without notice –

- (a) of the chairperson; or*
- (b) through the chairperson, of –*
 - (i) another councillor; or*
 - (ii) the general manager.*

(2) In putting a question without notice at a meeting, a councillor must not –

- (a) offer an argument or opinion; or*
- (b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.*

(3) The chairperson of a meeting must not permit any debate of a question without notice or its answer.

(4) The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.

(5) The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.

(6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.

(7) The chairperson of a meeting may require a councillor to put a question without notice in writing.

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

Clr B Campbell – Colebrook Property (ex Post Office) – Veranda – Update sought

Question taken on notice to confirm current status and timeframe to commence repair works.

Clr D Fish – Oatlands Court House – Building works – sought detail

Manager Infrastructure & Works informed the meeting that chimney repair work was being undertaken.

Clr F Miller – Campania Area – Petty Crime – commented that there was a significant amount of petty crime happening within Campania and the immediate surrounding area. Has Council initiated any discussion with Tasmania Police to try and address the situation?

General Manager confirmed that Tasmania Police is being informed of all incidents that Council has been made aware of and is strongly encouraging additional police presence and monitoring within the area.

Mayor E Batt – Kempton Memorial Hall – Loose Paver (action required)

Manager Infrastructure & Works to inspect with Mayor to confirm location.

Mayor E Batt – Callington Mill Precinct – the local Lyons member representing the Shooters, Fishers and Farmers Party (Mr Carlo Di Falco MP) has asked whether Council has progressed an application to be classified as a 'UNESCO' world heritage site?

General Manager advised that an application has not been progressed. An assessment of the criteria suggests that an application would not be successful, acknowledging that there are only 1,248 World Heritage sites in total across the world.

8. DECLARATIONS OF PECUNIARY INTEREST

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

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

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

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

Nil.

10. PUBLIC QUESTION TIME (SCHEDULED FOR 2.30 P.M.)

In accordance with the requirements of Part 2 Division 4 of the *Local Government (Meeting Procedures) Regulations 2025*, the agenda is to make provision for public question time.

In particular, Regulations 36, 37 and 38 of the *Local Government (Meeting Procedures) Regulations 2025* provide the following:

36. Questions by member of the public

- (1) The chairperson of an ordinary council meeting must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (2) A question asked by a member of the public under regulation 37 or 38, and the answer given to that question, is not to be debated at the ordinary council meeting.*
- (3) A council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.*

37. Questions without notice by member of the public

- (1) A member of the public may, on invitation by the chairperson of an ordinary council meeting, ask a question without notice at the meeting.*
- (2) A public question without notice must relate to the activities of the council.*
- (3) The chairperson of an ordinary council meeting may require a public question without notice to be –*
 - (a) put on notice in writing; and*
 - (b) answered at a later ordinary council meeting.*

38. Questions on notice by member of the public

- (1) A member of the public may, at least 7 days before an ordinary council meeting, give written notice to the general manager of a question to which the member of the public seeks an answer at the meeting.*
- (2) A public question on notice must relate to the activities of the council.*
- (3) The chairperson of an ordinary council meeting may address a public question on notice.*
- (4) The period referred to in subregulation (1) includes Saturdays, Sundays and statutory holidays, but does not include –*
 - (a) the day on which notice is given under that subregulation; or*
 - (b) the day of the ordinary council meeting.*

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

Mayor E Batt to invite questions from members of the public in attendance.

Nine members of the public were in attendance.

All of Question Time was focussed and related to the Development Application (DA2500106) for a Custodial Facility at 466 Brighton Road, Portville. For specific detail regarding the statements made; questions raised; and responses provided, please refer to the audio recording of the Meeting available at Council's website www.southernmidlands.tas.gov.au

Five (5) members of the public raised questions.

Mr Robert Goudsouzian – 1091 Midland Highway, Mangalore (Wybra Hall)

Mr Goudsouzian raised a number of matters relating to the Development Application. Questions related to:

- Gun noise – has Council considered the mitigation issues?
- Has Council taken into account the objectives of the *Land Use Planning and Approvals Act 1993*?
- Has Council undertaken a rigorous heritage assessment consistent with its Heritage Strategy?
- Tas Botanics – the odour emanating from this site and the impact on detainees?
- Tas Botanics – commented this is a chemical works as per the Attenuation Code and has this been considered in the assessment?
- Applicable setbacks within the Rural Zone?

Further to these matters having been addressed within the planner's assessment report, answers to the above were provided in detail by Council staff.

Mrs Kerry Goudsouzian – 1091 Midland Highway, Mangalore (Wybra Hall)

Mrs Goudsouzian questioned why the application has not been referred to the Tasmanian Heritage Council for assessment and advice.

It was advised that there was no requirement to refer the application as the subject property was not heritage listed or within a designated heritage zone.

Mr James Nye – 'Brooksby' – 403 Brighton Road, Pontville

Mr Nye raised a number of matters relating to the Development Application. Questions related to:

- Impact on property valuations in the immediate area - does Council factor this into its consideration?
- Detrimental impact on family/residents in terms of mental well-being
- Is Council a democratic body and if so, its decision should reflect community sentiment based on the representations received.

The impact of use and development on property values and the mental well-being of the residents is not a material planning consideration. Council is providing an assessment and determination of the application in its capacity as a Planning Authority, and not on a basis of persons for and against.

Mr Sandy Nye – 'Brooksby' – 403 Brighton Road, Pontville

- Proposed use inconsistent with adjoining uses

The Custodial Facility use/development is provided for as a Discretionary Activity within the Rural Zone. Council has the ability to approve with or without conditions or refuse.

Mr Pat Burton – non-resident of SMC municipal area

Mr Burton, representing three organisations (i.e. The Grass Roots Action Network Tasmanian; TasOPCAT and the Justice Reform Initiative) tabled a Statement on behalf of those organisations. He expressed concern regarding the 'model of care', acknowledging that this is not a Council issue.

The Model of Care is not a material planning consideration.

10.1 Permission to Address Council

Nil.

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

Nil.

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

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

12.1 Development Applications

12.1.1 Development Application (DA2500106) for a Custodial Facility at 466 Brighton Road, Pontville owned by The Crown

File Ref: DA2500106

Author: SENIOR PLANNING OFFICER (LOUISA BROWN)

Date: 5 DECEMBER 2025

Attachment(s):

*Development Application documents
Supporting Planning Report
Appendix A Certificate of Title
Appendix B Architectural plans
Appendix C Signage plans
Appendix D Landscape plans
Appendix E Traffic impact assessment
Appendix F Natural values assessment
Appendix G Bushfire hazard management plan and assessment
Appendix H Agricultural assessment
Appendix I Acoustic assessment
Appendix J Concept servicing report and plan
Appendix K Building services plans
Appendix L New access road and water supply plans
Taswater SPAN
Representations
Applicants Response to Representations Received*

Discretions:

20.3.1 Discretionary uses (P1, P2, P3 & P4)
20.4.2 Setbacks (P2)
C1.6.2 Illuminated signs (P1)
C2.5.3 Motorcycle parking numbers (P1)
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (P1)
C8.6.2 Development within a scenic road corridor (P2)
C9.5.2 Sensitive use within an attenuation area (P1)
C12.5.1 Uses within a flood-prone hazard area (P1.2)
C12.5.2 Critical use, hazardous use or vulnerable use (P1 & P4)
C12.6.1 Buildings and works within a flood-prone hazard area (P1.1)
C13.5.1 Vulnerable uses (P1)

PROPOSAL

ERA Advisory, acting for and on behalf of the Applicant (Department for Education Children and Young People), has applied to the Southern Midlands Council (the “**Council**”) for a Permit under the *Land Use Planning and Approvals Act 1993* (the “**Act**”) to construct a Custodial Facility (Tasmanian Youth Justice Facility) at 466 Brighton Road, Pontville, land owned by the Crown and particularised in CT 188959/1 (the **Site**), with a total area of 32.31ha.

The application seeks the use and development of a Custodial Facility on the Site, which includes buildings, car parking, internal roads, fencing, recreational facilities, landscaping (including cultural courtyard), sports court, oval, pump track and basketball court and signage.

Buildings include the following;

- Building A – Entry Building and Sally Port. Building height is 10.4m.
- Building B – Maintenance and storage outbuilding. Building height is 5.5m.
Two water tanks, 11.5m in diameter and 2.5m in height.
- Buildings C & D – Admissions building and health centre. Building height 9.8m.
- Building E – Visitor building and café. Building height of 9.95m.
- Building F – Administrative Building. Building height of 11.8m.
- Building G – Education Building. Building height of 9.0m.
- Building H – Recreation Building. Building height of 11.6m.
- Building J – Accommodation building. Building height of 11.1m.
- Building K – Accommodation building. Building height 11.3m.
- Building L – Accommodation building. Building height 9.0m.
- Building M – Cultural centre. Building height 6.0m.
- Building N – Accommodation Building. Building height 11.2m.

The Custodial Facility will be accessed via a new vehicular access/crossover from Rifle Range Road. The existing access to the Site from Brighton Road will remain for the existing agricultural land use on the property (ex-racehorse agistment).

The Site is currently used for agricultural activities, associated with the agistment of ex-racehorses within paddocks. There are several outbuildings and shelter structures located to the North West corner of the Site. These structures will remain for the agricultural use.

The application has been lodged under the *Tasmanian Planning Scheme – Southern Midlands* (the “**Planning Scheme**”).

The Site is zoned Rural and located within a Priority Vegetation Area (in part), Bushfire Prone Area, Flood Prone Hazard Area (in part), Attenuation Area and Scenic Road Corridor (in part).

The Proposal is to be assessed against the applicable standards of the Rural Zone and the applicable Codes. These matters are described and assessed in this report.

This is a discretionary application under the Planning Scheme. Council gave notice of the Proposal for public comment as required by the Act. During the notification period one hundred and eighteen (118) representations were received (including the two (2) late representations).

This report assesses the Proposal against the relevant provisions of the Act and the Planning Scheme. The assessment concludes with a recommendation that Council grant a permit for the Proposal, subject to conditions.

THE SITE

The Site is located to the north of Pontville, within the Local Government municipal area¹ of the Southern Midlands Council. The access road to the proposed development, Rifle Range Road, is a local highway located entirely within the municipal area of the Brighton Council.

The Midland Highway and its associated road reserve forms the northern and eastern boundaries of the Site. To the west of the Site there are four (4) properties also within the Rural Zone, which include dwellings. One of those properties also contains a small vineyard. The southern boundary of the Site is formed by, and abuts, Rifle Range Road.

The northern section of the Site is currently used to house ex-racehorses and contains a number of smaller paddocks, divided by fences and belts of vegetation, including Eucalypt trees. Existing structures include outbuildings and shelters associated with the agricultural use.

The remainder of the property is degraded pasture, which includes several declared weeds, some of which are abundant and widespread.

The Site is relatively flat, however there is a gentle slope to the north, east and south.

Surrounding land is zoned Rural to the west and south of the Site. Beyond the Midland Highway to the north and east of the Site, the land is predominantly zoned Agricultural, with some Rural zoned properties. Rural zoned properties to the north of the Site include Tas Pistol & Revolver Club, Hobart Gun Club and Lark Distillery. Tas Botanicals is located to the south-east of the Site within the municipal area of the Brighton Council.

A Taswater main runs parallel to Brighton Road to the west of the Site and crosses an existing access road off this road.

¹ As that term is defined in section 3 of the *Local Government Act 1993*.

Map 1 below shows the location of the property and the Local Government Boundary between the Southern Midlands and Brighton municipal areas (respectively).

Map 2 below shows the planning zones as within the Planning Scheme.

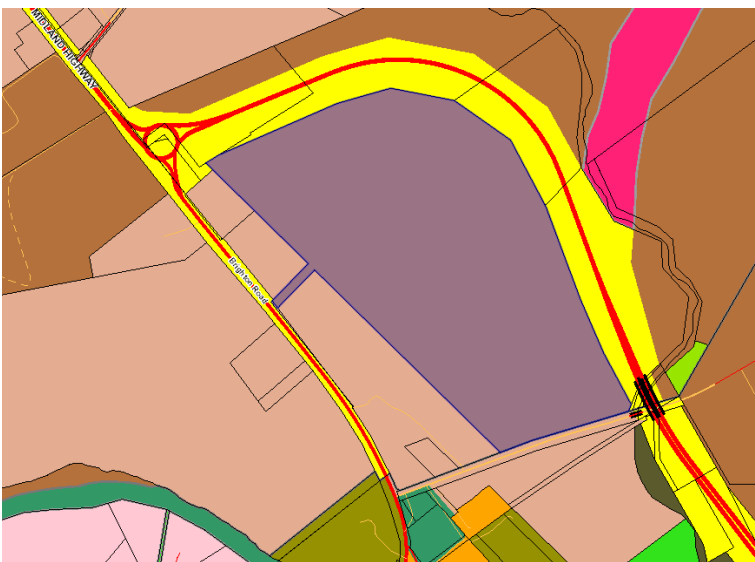
Map 3 below depicts the various code overlays as within the Planning Scheme.

Map 4 below is an aerial image of the location of the Site, and includes the Taswater main.

Map 5 below depicts the footprint of the proposed development on the Site.



Map 1_ The subject title area is indicated above by a blue line around the Site. The blue overlay represents Southern Midlands Council Area (Source: LISTmap, 25/11/2025)



Map 2_ The subject land outlined with a blue line and most properties to the southern and western property boundary are in the Rural Zone (light brown). Land to the north and east is in the Agriculture Zone (brown). The Midland Highway is in the Utilities Zone (bright yellow). (Source: LISTmap, 25/11/2025)



Map 3 _ The property is subject to the following overlays: Bushfire-prone areas (brown stripe), Flood-prone 1.0% AEP overland flooding (light blue), Priority Vegetation (green stripe) and within the Scenic Road Corridor of the Southern Midlands local Provisions (solid grey). (Source: LISTmap, 25/11/2025)Schedule line.)



Map 4 _ Aerial image of the subject land and surrounding area. Subject titles marked with blue. Taswater main (black and blue line) (Source: LISTmap, 25/11/2025)



Map 5 _ The Site and the outline of the proposed development (source north baker ecosystem services, page 3 of the Bushfire Report and Hazard Management Plan).

THE APPLICATION

The Inquiry into the Tasmanian Government's Response to Child Sexual Abuse in Institutional Settings (the "**COI**") recommended the closure of the existing Ashley Youth Detention Centre facility ("**AYDC**") and replacement with a facility that focuses upon international best practice youth detention facilities, which are smaller in scale and homelike.

The Proposal reflects the recommendations of COI and has been informed by advice from the Youth Justice Reform Expert Panel, Youth Justice Community Advisory Group and designed by an experienced team of Architects and specialist consultants.

The key design principle of the Tasmanian Youth Justice Facility (the "**Facility**") is to create a homelike facility, where the "buildings as perimeter" model creates a secure environment, whilst enabling views of the surrounding rural landscape from within the Facility.

The Site was selected as the preferred location for the Facility following a review of potential sites across southern Tasmania, detailed planning analysis and consultation with the public and key stakeholders.

The application reflects the masterplan developed following feedback from stakeholders, the community and specialists. The masterplan for the Facility was available for public review for a three week period in May 2025. Workshops with the consultant team, stakeholders and the community have been undertaken during this design process. The application reflects a design which has responded to and evolved since the Site was identified as the preferred location.

It is important to note that the use 'Custodial Facility' is a Discretionary Use in the Rural Zone. Custodial Facility is a prohibited use in all other zones of the Planning Scheme.

The Applicant has submitted the **attached** Plans and reports to accompany the Development Application form.

- Supporting Planning Report
- Certificate of Title Documents
- Architectural plans
- Signage plans
- Landscape plans
- Traffic Impact Assessment
- Natural values Assessment
- Bushfire Hazard Management Plan and Assessment
- Agricultural Assessment
- Acoustic Assessment
- Concept Servicing Report and Plan
- Building Services Plans
- New access road and water supply plans

In addition, the applicant has shared with Council Officers the proposed works for Rifle Range Road, which do not form a part of this Planning Application as that road is outside of the Southern Midlands municipal area.

Specific matters relevant to the application are discussed below.

Access

The main entrance to the Facility will be via a new vehicular access from Rifle Range Road. The existing vehicular access off Brighton Road will remain for the existing agricultural user of the Site.

Security

The property will include several fences. A 6m high secure, anti-climb fence, combined with “buildings as a perimeter” creates a secure boundary. This fence will also be topped with a roller drum top. A farm-style fence will define the Site boundary. The access into the Facility will be via a secure entry gate with intercom to provide access control.

Operating Hours

The Facility will operate 24 hours a day, seven days a week.

Beds for occupants

20 residential beds, two beds in admissions and an additional 2 treatment beds (total of 24 beds).

Number of staff

The total daily staff will average around 100, with an additional 40 staff during shift change over.

Water, Sewer & Stormwater Treatment

Reticulated water is available to the Site. The Development Application has been referred to Taswater and a Submission to Planning Authority Notice is referenced in the proposed conditions of approval.

The property cannot be connected to the reticulated sewer network. A concept service plan forms a part of the Development Application documents and confirms that wastewater can be dealt with on-site.

Stormwater will also be dealt with on-site, and concept stormwater designs form a part of the Development Application documents.

Bushfire

A Bushfire Hazard Management Plan has been provided to address the requirements of the Bushfire Prone Areas Code (assessed below). In summary, the proposal meets the requirements of the Code.

Heritage

The property is not listed on the Tasmanian Heritage Register.

Aboriginal Heritage

The applicant and design team have had discussions with members of the Aboriginal Community and Aboriginal Heritage Tasmanian (the “AHT”). The Development Application was referred to AHT, who in their response acknowledged that the project has been dealt with appropriately through the Aboriginal heritage process, ensuring compliance with the *Aboriginal Heritage Act 1975* with an Aboriginal Heritage permit having been issued to the Department for Education, Children and Young People (DECYP).

Adjacent Land Uses

Adjoining land uses such as the Shooting Ranges, Distillery and Tas Botanicals are addressed in the Attenuation Code in the following sections of this report. It is important to note, that the Attenuation Code assesses the potential impact of new sensitive uses upon existing uses, not the impact of those existing uses upon the Proposal.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as Custodial Use, which is a discretionary use of the Site under the Planning Scheme.

Use/Development Status under the Planning Scheme

As a discretionary use, the Proposal was notified in accordance with section 57(3) of the Act, the relevant requirements being prescribed by regulation 8 of the Land Use Planning and Approvals Regulations 2024.

Council has the discretion to grant a permit for the Proposal with or without conditions, or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised from Monday 17th November until Monday 1st December 2025. During this time, one hundred and eighteen (118) representations were received, including two (2) late representations.

Representations received include;

- **Forty five (43) written representations;**
- **Two (2) late representations (Late Representation 1 & 2 in the attachments);**
- **A joint statement from sixteen (16) organisations (Representation 6 in the attachments); and**

- **Petition of fifty seven (57) signatories (Representation 29 in the attachments).**

A summary of the matters raised in the representations are considered in the table below (as required by section 51(2)(c) of the Act).

<i>Summary of concerns and issues</i>	<i>Council Officer Comment</i>
Lack of adequate consultation with the community. Including the selection of the site and the masterplan development process.	<p><i>The purpose of this report to Council is to assess the Development Application for the Youth Justice Facility against the relevant standards of the Tasmanian Planning Scheme and to make a recommendation to Council as the Planning Authority.</i></p> <p><i>The Site identification process and community consultation process is not assessed under The Planning Scheme.</i></p>
<p>Impact on vulnerable and marginalised children and young people. Ethical objections, the protection of fundamental rights of safety, dignity and wellbeing and incompatible design with contemporary standards for youth justice and child welfare.</p> <p>Concerns regarding the operation of the facility and the safety for the young people within.</p> <p>Conflict with commission of inquiry recommendations.</p> <p>Inconsistent with Council's Child Safety Policy.</p>	<p><i>The comments and concerns expressed in these representations are noted.</i></p> <p><i>Council as Planning Authority can only assess the Development Application against the Standards of the Tasmanian Planning Scheme, which do not take into consideration the proposed Model Of Care for the facility. These are considered to be operational matters, which fall outside of the Planning Scheme.</i></p> <p><i>Council's Child safety policy, also falls outside of The Tasmanian Planning Scheme – Southern Midlands.</i></p>
Approach required should be smaller, localised facilities, not centralised detention.	<i>The proposed Model of Care for the facility is not assessed under the Tasmanian Planning Scheme.</i>
Concerns regarding the security of the community and adjacent	<i>The facility will be secure. There are several elements to the design and</i>

residents and the impact on the wellbeing of the local community.	<p><i>operation of the facility which will create a secure environment.</i></p> <p><i>One of these features is a security fence, 6m in height topped with a roller drum.</i></p> <p><i>The security of the facility is an operational issue and is not a consideration for Council under the Planning Scheme.</i></p>
Impact on heritage properties nearby and the historic character of the wider area, the Heritage Highway, Pontville Heritage Precinct and Mangalore Heritage Mile.	<i>The development site is not within a Heritage Precinct, is not a Local Heritage Place or a registered Heritage Property. Therefore, the Heritage Code of the Planning scheme does not apply.</i>
Concerns regarding the odour from Tas Botanicals and the proximity to the facility.	<i>The development has been assessed in terms of the Attenuation Code of the Planning Scheme. The operation of Tas Botanicals falls outside of the Attenuation Code. Therefore this Code does not apply to the activities at Tas Botanicals.</i>
Concerns regarding the noise from nearby gun clubs and the proximity to the facility.	<p><i>A noise assessment has been prepared which specifically addresses the noise from one of the gun clubs within the Attenuation Code.</i></p> <p><i>The assessment against the Attenuation Code can be located in later parts of this report (refer section C9.5.1 Activities with potential to cause emissions and C9.5.2 Sensitive use within an attenuation area).</i></p>
Loss of property values within the area.	<i>This falls outside of the Planning Scheme and is therefore not a part of this assessment.</i>
Concerns regarding the increase in traffic.	<p><i>There will be a moderate increase in traffic to Rifle Range Road due to the development.</i></p> <p><i>A Traffic Impact Assessment was provided with the development application and has been reviewed</i></p>

	<i>by Council's Municipal Engineer. The TIA concluded that the increase in traffic can be accommodated safely and efficiently within the existing road network.</i>
Incompatible use to adjacent rural and residential properties. Location unsuitable. Scale of the proposal out of context to the rural setting	<p><i>The Site is zoned Rural in The Planning Scheme, as are the adjacent properties to the western and southern property boundary.</i></p> <p><i>Custodial facilities are a discretionary use in the Rural Zone, the use is prohibited in all other zones.</i></p> <p><i>An assessment has been undertaken in the section below against the relevant standards of the Rural Zone.</i></p>
Loss of residential amenity due to noise and lighting.	<i>The large setbacks, together with the smaller scale of the proposed facility, being for 24 young people, and additional landscaping will minimise impacts between existing properties and the proposed facility in terms of noise and lighting.</i>
Increase in stormwater run-off and the effects on nearby properties.	<i>The development application documents include a report and designs for the stormwater management. The report concludes that stormwater will be maintained on site via detention and bioretention treatment basins.</i>
Reduction in the number of visitors to Pontville, particularly to the RV stops. Proximity to tourist venues, such as Lark Distillery.	<i>This comment falls outside of the Planning Scheme in terms of assessing the Development Application.</i>
Visual impact on the scenic protection corridor, Midland Highway.	<p><i>A small area of the proposed car parking, access road and sign to the south east corner of the Site are within the scenic road corridor.</i></p> <p><i>It is recommended as a condition under landscaping, that some additional buffer planting be included in the Landscape Plan for the development. This additional landscaping will assist in reducing the visual impact.</i></p>

Concerns regarding the height being over 11m, this makes the facility highly visible.	<i>The proposed building heights are within the acceptable solution for the Rural Zone, being up to 12m.</i>
The facility will bring undesirable people to the area when they are visiting young people in the facility.	<i>This matter falls outside of the Planning Scheme.</i>
Concerns that the facility will expand and grow overtime, leading to more development on the property.	<i>Any further development or expansion of the Facility will be assessed against the requirements of the Planning Scheme.</i>
The proposal is close to schools, Jordan River Farm School and Brighton Primary School.	<i>This matter falls outside of the Planning Scheme.</i>
Poor location due to lack of public transport to the facility.	<i>It is not a requirement in the Planning Scheme that the Facility be close to Public transport.</i>
No clear justification for continuing the existing facility (Ashely Youth Detention Centre).	<i>This matter falls outside of the Planning Scheme.</i>

ZONE ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

Rural Zone

The Site is in the Rural Zone of the Planning Scheme.

The purpose of the Rural Zone is:

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

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

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

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

The proposed Custodial Facility is a Discretionary Use in the Rural Zone. Therefore the proposal must satisfy the requirements of the following relevant development standards of this zone:

20.3 Use Standards

20.3.1 Discretionary use

That the location, scale and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;

<p>(c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and</p> <p>(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:</p> <p>(a) the gross floor area does not increase by more than 30% from that existing at the effective date; and</p> <p>(b) the development area does not increase by more than 30% from that existing at the effective date.</p>	<p>P1</p> <p>A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:</p> <p>(a) the nature, scale and intensity of the use;</p> <p>(b) the importance or significance of the proposed use for the local community;</p> <p>(c) whether the use supports an existing agricultural use;</p> <p>(d) whether the use requires close proximity to infrastructure or natural resources; and</p> <p>(e) whether the use requires separation from other uses to minimise impacts.</p>	<p><i>The acceptable solution cannot be applied, as the proposal is not to extend an existing use, it is a new use, Custodial Facility. The proposal must be assessed against the performance criteria P1.</i></p> <p><i>Custodial Facility is a discretionary use in the Rural Zone only of The Tasmanian Planning Scheme, the use is prohibited in all other zones. Therefore it requires a property with a rural zone location for operational reasons.</i></p> <p><i>The use requires a rural location due to the scale of the proposal, in terms of providing significant setbacks to adjacent property and the requirement to provide suitable fencing and a sterile area between fencing and the buildings within. Additionally, the total number of buildings required, combined with the model of care 'homelike' and buildings as perimeter for operational reasons requires a large rural location.</i></p> <p><i>A large separation distance is also required for the model of care, that being to create views from within the houses and the facility buildings to the surrounding rural land and distant views to the hills.</i></p>

		<p><i>The use requires a rural location to manage and to treat the quantity of stormwater and wastewater the facility will generate.</i></p> <p><i>The proposal is significant for the wider community. Locally, the proposal will provide employment opportunities during construction and operation of the facility for the community. The proposal could be a significant employer for the local community.</i></p> <p><i>The Site supports an existing agricultural use, being the agistment of ex-racehorses. This use will remain on the property with the proposed custodial facility.</i></p> <p><i>The proposed use requires a rural location close to main transport routes, such as the Midland Highway which is adjacent to the Site. The Site offers convenient and efficient access to the Midland Highway and access to Hobart or Launceston.</i></p> <p><i>The use requires a large separation distance to reduce impact on adjoining properties. The distance between the buildings and the adjacent dwelling on neighbouring properties is greater than 150m to the property boundary of 478 & 440 Brighton Road.</i></p>
A2 No Acceptable Solution.	P2 A use listed as Discretionary must not	<i>The Facility has been designed to be small and</i>

	<p>confine or restrain existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off site impacts from adjoining uses. 	<p><i>'home-like' in scale. The maximum building height of 11.9m complies with the Acceptable Solution for Building Height in the zone.</i></p> <p><i>The location of the facility has been designed to provide large setbacks to the adjacent residential properties on Brighton Road. Setbacks from the edge of the secure internal fence to the adjacent property boundary is 191.6m to 440 Brighton Road. This large distance assists in reducing the impact of the facility in terms of visual impact and any potential impact from noise.</i></p> <p><i>Two (2) buildings, J and N are located to the property boundary of nearby residential properties on Brighton Road. These two buildings are accommodation buildings, small and "home-like" in character. The use of these buildings for accommodation is compatible with the existing uses on adjoining properties, being dwellings.</i></p> <p><i>Additional significant planting is proposed to assist in screening the Facility to reduce the visual impact of the facility from adjoining residential properties. The landscape planting will limit views from adjacent properties into the facility. The landscaping will also assist in reducing spill from the</i></p>
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		<p><i>required lighting of the facility.</i></p> <p><i>The proposed landscape planting added to existing trees and hedgerows on the Site, will grow over time and further reduce views into the Site from adjoining properties.</i></p> <p><i>A small vineyard is located to the west of the Facility, and is likely to not to be impacted by the proposal, as the facility is more than 190m from the property boundary of 478 Brighton Road. The facility will not cause any environmental pollutants which may impact the operation of the vineyard.</i></p> <p><i>Potential adverse impacts from the proposal is likely to be an increase in vehicular movements on Rifle Range Road. The Traffic Impact Assessment states that 'the increase in traffic can be accommodated with the appropriate upgrade to the road. The impact is likely to be more significant during peak times, such as shift changes.' It is noted that Rifle Range Road provides access to Tas Botanicals which also generates a significant volume of traffic on the road. The impact of the proposal is considered to be an acceptable impact as the peak of the impact will be for a relatively short period of time.</i></p> <p><i>It is not anticipated that The Facility will generate significant levels of noise,</i></p>
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		<p><i>being relatively small in scale (24 beds).</i></p> <p><i>Lighting will also be designed to be sensitive to adjacent rural-residential properties. Additional landscape screening will assist in reducing the impact of lighting on nearby residents. The application has been supported by a comprehensive landscape plan.</i></p> <p><i>The Performance Criteria P2 is met.</i></p>
<p>A3 No Acceptable Solution.</p>	<p>P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained. 	<p><i>The proposal includes an Agricultural Assessment Report. This report confirms that the quality of the agricultural land on the property is severely constrained due to the low land capacity of the ground, the prevailing low rainfall, climate and the absence of irrigation water. The property can support the existing agricultural use being the agistment of ex-race horses. This use will remain to the northern section of the property, with the remainder of the property to remain as open land, managed in terms of weed control, but to provide a sense of open space and views from The Facility of the surrounding landscape.</i></p> <p><i>The Agricultural Report assessed the value of the agricultural land as LUC class 4, only suitable for cropping. However due to the low rainfall dryland climate, lack of irrigation and small available</i></p>

		<p><i>cropping rotation, it would not be reasonable to undertake cropping on the land.</i></p> <p><i>A small vineyard is located to the west of The Facility, adjacent to the existing area for the agistment of horses. The agistment of horses will remain at this location on the property, therefore the area immediately adjacent to the vineyard will not change. It is likely that the vineyard will not be impacted by the proposal.</i></p> <p><i>The Performance Criteria P3 is met.</i></p>
<p>A4 No Acceptable Solution.</p>	<p>P4 A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, scale and intensity of the proposed use; (b) whether the use will compromise or distort the activity centre hierarchy; (c) whether the use could reasonably be located on land zoned for that purpose; (d) the capacity of the local road network to accommodate the traffic generated by the use; and (e) whether the use requires a rural location to minimise impacts from the use, 	<p><i>As previously discussed the nature and scale of the proposal is homelike, being small scale in nature with buildings forming the perimeter. It is not anticipated the intensity of the Custodial Facility use will create off-site impacts such as other permitted or discretionary uses in this zone e.g. – manufacturing and processing or resource development.</i></p> <p><i>There is no activity centre to compromise or distort.</i></p> <p><i>It is considered due to the small scale, additional landscape screening and improvements to Rifle Range Road that the proposed use can be reasonably located in the Rural Zone. The Rural Zone being the only zone in the Planning Scheme for Custodial Use.</i></p>

	such as noise, dust and lighting.	<p><i>The Traffic Impact Assessment confirms that with the proposed upgrades to Rifle Range Road, the existing road network can accommodate the increase in traffic generated by the activity.</i></p> <p><i>The Performance Criteria P4 is met.</i></p>
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20.4 Development Standards for Buildings and Works

20.4.1 Building height

Objective:

To provide for a building height that:

- (a) is necessary for the operation of the use; and
- (b) minimises adverse impacts on adjoining properties.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building height must be not more than 12m.</p>	<p>P1</p> <p>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features. 	<p><i>The acceptable solution A1 is met, as the maximum building height is 11.8m.</i></p>

20.4.2 Setbacks

Objective:

That the siting of buildings minimises potential conflict with use on adjoining sites.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p>	<p>P1</p> <p>Buildings must be sited to provide adequate vehicle</p>	<p><i>The acceptable solution A1 is met, all building setbacks are greater than 5m.</i></p>

<p>Buildings must have a setback from all boundaries of:</p> <p>(a) not less than 5m; or</p> <p>(b) if the setback of an existing building is within 5m, not less than the existing building.</p>	<p>access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <p>(a) the bulk and form of the building;</p> <p>(b) the nature of existing use on the adjoining properties;</p> <p>(c) separation from existing use on the adjoining properties; and</p> <p>(d) any buffers created by natural or other features.</p>	
<p>A2</p> <p>Buildings for a sensitive use must be separated from an Agriculture Zone a distance of:</p> <p>(a) not less than 200m;</p> <p>Or</p> <p>(b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.</p>	<p>P2</p> <p>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) the existing and potential use of adjoining properties;</p> <p>(e) any proposed attenuation measures; and</p> <p>(f) any buffers created by natural or other features.</p>	<p><i>All proposed buildings, with exception of Building B (maintenance building) are setback 200m from the Agriculture Zone. Building B is setback 140m from the adjacent Agriculture zoned properties to the eastern site boundary.</i></p> <p><i>Building B is a maintenance building, although the overall land use is a sensitive use in this zone, the maintenance building is considered compatible over other buildings proposed for accommodation or health care on the Site, to be located less than 200m to an Agriculture Zone.</i></p> <p><i>The maintenance building is 5.5m in height and includes storage, workshop, will store maintenance vehicles and includes a small office space.</i></p>

		<p><i>The adjacent Agriculture zone properties to the Site are used for limited pasture. The use of Building B for storage and workshops will not conflict with or prevent the use of this land for pasture, because the use of building B is compatible with the existing Agriculture use, being pasture.</i></p> <p><i>The Performance Criteria P2 is met.</i></p>
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CODE ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

C1.0 Signs Code

The purpose of the Signs Code is:

- To provide for appropriate advertising and display of information for business and community activity.*
- To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.*
- To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.*

Application of this Code unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless exemptions apply.

A sign within a building or site that cannot be, or is not intended to be, seen from outside of the building or site is exempt from requiring a permit.

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

C1.6 Development Standards for Buildings and Works		
C1.6.1 Design and siting of signs		
<p>Objective That:</p> <p>(a) signage is well designed and sited; and</p> <p>(b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>A sign must:</p>	<p>P1.1</p> <p>A sign must:</p>	<p><i>The Tasmanian Planning Scheme defines a ground-based sign as a 'freestanding sign permanently</i></p>

<p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and</p> <p>(b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution:</p> <p>(i) roof sign; (ii) sky sign; and (iii) billboard.</p>	<p>(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <p>(i) the size and dimensions of the sign;</p> <p>(ii) the size and scale of the building upon which the sign is proposed;</p> <p>(iii) the amenity of surrounding properties;</p> <p>(iv) the repetition of messages or information;</p> <p>(v) the number and density of signs on the site and on adjacent properties; and</p> <p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</p> <p>P1.2 If a roof sign, sky sign or billboard, the sign must:</p> <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6;</p> <p>(b) meet the sign standards for the relevant sign type in Table C1.6; and</p> <p>(c) not contribute to visual clutter or cause</p>	<p><i>attached to the ground on its own supportive structure, but not including a pole/pylon <u>sign</u> or a <u>blade sign</u>.</i></p> <p><i>A ground-based sign is applicable in all zones and must:</i></p> <p><i>(a) be limited to 1 ground base sign for each 20m of frontage or part thereof;</i></p> <p><i>(b) not be higher than 2.4m above the ground; and</i></p> <p><i>(c) have a supportive structure that does not project above the sign face, unless it forms a feature or is incorporated in the sign design.</i></p> <p><i>A ground-ground based illuminated sign is proposed at the Site entrance adjacent to Rifle Range Road. The height of the sign is 1.10m, which sits on a structure and therefore makes the overall dimensions 1.75m (height) x 2.85m (width)</i></p> <p><i>The acceptable solution A1 is met.</i></p>
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	<p>unreasonable loss of amenity to the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs on the site and on adjacent properties; and (vi) the impact on the safe and efficient movement of vehicles and pedestrians. 	
<p>A2 A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.</p>	<p>P2 A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and the surrounding area; (b) the relative location of buildings, habitable rooms of dwellings and private open space; (c) any overshadowing; and (d) the nature and type of the sign. 	<p><i>Not applicable as the Site is within the Rural Zone of the Tasmanian Planning Scheme.</i></p>
A3	P3	

<p>The number of signs for each business or tenancy on a road frontage of a building must be no more than:</p> <p>(a) 1 of each sign type, unless otherwise stated in Table C1.6;</p> <p>(b) 1 window sign for each window;</p> <p>(c) 3 if the street frontage is less than 20m in length; and</p> <p>(d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit:</p> <p>(i) name plate; and</p> <p>(ii) temporary sign.</p>	<p>The number of signs for each business or tenancy on a street frontage must:</p> <p>(a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and</p> <p>(b) not involve the repetition of messages or information.</p>	<p><i>The proposal is for a single ground-based sign to be developed on the Rifle Range Road frontage, therefore the Acceptable Solution A3 is met.</i></p>
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C1.6.2 Illuminated signs

Objective:

That:

- (a) illuminated signs are compatible with the streetscape;
- (b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and
- (c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to:</p> <p>(a) the location of the sign;</p> <p>(b) the size of the sign;</p>	<p><i>The proposed ground-based sign is illuminated and therefore must be assessed against the performance criteria P1.</i></p> <p><i>The ground-based illuminated sign is located 6m from the property frontage to Rifle Range Road.</i></p> <p><i>The sign is located 250m to the east of 3 Rifle Range Road. Mature vegetation exists to the property</i></p>

	<p>(c) the intensity of the lighting;</p> <p>(d) the hours of operation of the sign;</p> <p>(e) the purpose of the sign;</p> <p>(f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;</p> <p>(g) the intended purpose of the changing message of the sign;</p> <p>(h) the percentage of the sign that is illuminated with changing messages;</p> <p>(i) proposed dwell time; and</p> <p>(j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.</p>	<p><i>boundary, therefore the sign is unlikely to cause an unreasonable loss of amenity to the dwelling, due to light spill from the sign.</i></p> <p><i>The sign is some 200m to the east of property boundary of 2 and 4 Rifle Range Road. From this distance, it is unlikely that the sign when operating during dusk to dawn will cause an unreasonable loss of amenity due to the significant distance between the sign and these properties.</i></p> <p><i>The size of the sign complies with the requirements of The Tasmanian Planning Scheme.</i></p> <p><i>The lighting on the proposed sign will comply with 'AS/NZS4282- Controls of the obtrusive effects of outdoor lighting' a standard designed to control obtrusive effects to an acceptable degree. This will also be adopted as a condition of any Planning Permit if granted.</i></p> <p><i>The sign will be illuminated from dusk to dawn.</i></p> <p><i>The purpose of the sign is to direct visitors and mark the entrance to the facility.</i></p> <p><i>The surrounding area is predominantly rural in character, with a mixture of dwellings and outbuildings associated with rural activities. No dwellings are located opposite the proposed sign. Therefore it</i></p>
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		<p><i>is considered that the illuminated sign will not reduce the amenity of adjacent residential uses.</i></p> <p><i>The illuminated message is fixed.</i></p> <p><i>There are no nearby electronic traffic control devices to be affected.</i></p> <p><i>The proposed sign meets the performance criteria P1.</i></p>
<p>A2 An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.</p>	<p>P2 No Performance Criterion.</p>	<p><i>The illuminated sign will be visible from Rifle Range Road, but does not include any flashing effects, animation or movement.</i></p> <p><i>The proposal meets the acceptable solution A2.</i></p>

C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

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

Unless stated otherwise in a particular purpose zone, this code applies to all use and development.

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

<p>C2.5 Use Standards C2.5.1 Car parking numbers</p> <p>Objective:</p>
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That an appropriate level of car parking spaces are provided to meet the needs of the use.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no</p>	<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and</p>	<p><i>Table C2.1 prescribes the following number of car parking spaces for Custodial Facilities.</i></p> <ul style="list-style-type: none"> <i>1 space per 2 employees + 1 space per 5 inmates</i> <p><i>This equates to a total of 55 spaces.</i></p> <p><i>The proposal is for 111 car parking spaces, including 3 accessible car parking spaces.</i></p> <p><i>The acceptable solution A1 is met.</i></p>

<p>additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>	
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C2.5.2 Bicycle parking numbers		
<p>Objective: That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Bicycle parking spaces must:</p>	<p>P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p>	<p><i>Not applicable as there is no requirement in the Tasmanian Planning Scheme for Bicycle</i></p>

<p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<p>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</p> <p>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</p>	<p><i>Parking for Custodial Facilities.</i></p>
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C2.5.3 Motorcycle parking numbers

Objective:

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>	<p>P1</p> <p>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature of the proposed use and development;</p> <p>(b) the topography of the site;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) any constraints imposed by existing development; and</p> <p>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</p>	<p><i>The proposal does not include dedicated motorcycle spaces. Therefore an assessment against the performance criteria P1 is required.</i></p> <p><i>The proposal includes 111 car parking spaces, which equates to 56 spaces over the requirement. Car parking spaces can also be used for motorcycle parking, therefore it is considered that there is adequate provision of spaces for both cars and motorcycles on the Site.</i></p> <p><i>The proposal meets the performance criteria P1.</i></p>

C2.5.4 Loading Bays

Objective:

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 A loading bay must be provided for uses with a floor area of more than 1000m ² in a single occupancy.	P1 Adequate space for loading and unloading of vehicles must be provided, having regard to: <ul style="list-style-type: none"> (a) the type of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) the topography of the site; (h) the location of existing buildings on the site; and (i) any constraints imposed by existing development. 	<p><i>The proposal has a GFA greater than 1000m² and therefore requires a loading bay to be provided.</i></p> <p><i>The proposal includes a loading bay adjacent to Building A (entry building and sally port).</i></p> <p><i>The proposal meets the acceptable solution A1.</i></p>

C2.6 Development Standards for Buildings and Works C2.6.1 Construction of parking areas		
Objective: That parking areas are constructed to an appropriate standard.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 All parking, access ways, manoeuvring and circulation spaces must: <ul style="list-style-type: none"> (a) Be constructed with a durable all weather pavement; (b) Be drained to the public stormwater 	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: <ul style="list-style-type: none"> (a) the nature of the use; 	<p><i>The proposed car parking areas will be constructed from bitumen or paving, both of which are durable all-weather pavement.</i></p> <p><i>Stormwater runoff from the car parking will be contained on the Site and</i></p>

<p>system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing.</p>	<p><i>will be subject to a Plumbing Permit.</i></p> <p><i>The proposal meets the acceptable solution A1.</i></p>
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C2.6.2 Design and layout of parking areas

Objective:

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p>	<p><i>Council's municipal engineer has assessed the development application documents, which includes a Traffic Impact Assessment and detail design plans.</i></p> <p><i>Council's Engineer confirms that the design and layout of the car parking meets the Australian Standard, allows for vehicles to enter and exit the Site in a forward direction, has access widths and car parking dimensions as required.</i></p> <p><i>The proposal meets the acceptable solution A1.1(b).</i></p>

<p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p>	<p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off--street commercial vehicle facilities.</p>	<p><i>The proposal includes 3 accessible car parking spaces for persons with a disability, whereas The Scheme prescribes one.</i></p> <p><i>Two spaces are provided in the staff car parking and an additional visitor space is also provided to the south west of the entrance</i></p>
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<p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.³⁵</p>		<p><i>building. The 3 spaces are as close as possible to the main entrance of the facility, within 30m approximately.</i></p> <p><i>The spaces are incorporated into the main car parking for visitors and the staff car park.</i></p> <p><i>Council's Municipal Engineer confirms the parking meets the design standard. Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.³⁵</i></p> <p><i>The proposal meets the acceptable solution A1.2</i></p>
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C2.6.3 Number of accesses for vehicles

Objective:

That:

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1;</p> <p>or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>P1</p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p>	<p><i>There exists a single site entrance on Brighton Road and a single entrance point to Rifle Range Road.</i></p> <p><i>The Brighton Road vehicular access arrangement will remain for limited use for the existing agistment use.</i></p> <p><i>The existing access onto Rifle Range Road will be removed and a new access point provided.</i></p>

	(e) the impact on the streetscape.	<i>The proposal meets the acceptable solution A1.</i>
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.	<i>Not applicable as the proposal is within the Rural Zone.</i>

2.6.5 Pedestrian access

Objective:

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the	P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety;	<i>The proposal is for 111 car parking spaces, and is assessed against A1.1.</i> <i>The car parking for both staff and visitors includes separate footpath from the parking bays of 1.5m wide.</i> <i>Landscaping and bollards/protective devices also separate footpaths to car parking spaces.</i> <i>Pedestrian crossings are also provided where the footpath crosses the road within the car parks.</i> <i>The acceptable solution A1.1 is met.</i>

<p>footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p>A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>	<p><i>Three accessible car parking spaces are proposed with a 1.5m wide footpath connection from the car parking space to the building. This meets the requirement of not being steeper than 1:14.</i></p> <p><i>The acceptable solution A1.2 is met.</i></p>
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C2.6.6 Loading bays

Objective:

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

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.</p>	<p>P1 Loading bays must have an area and dimensions suitable for the use, having regard to:</p> <p>(a) the types of vehicles likely to use the site;</p> <p>(b) the nature of the use;</p> <p>(c) the frequency of loading and unloading;</p> <p>(d) the area and dimensions of the site;</p> <p>(e) the topography of the site;</p>	<p><i>Council's Municipal engineer confirms the proposed design of the loading bay meets Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the Site.</i></p> <p><i>The acceptable solution A1 is met.</i></p>

	<p>(f) the location of existing buildings on the site; and</p> <p>(g) any constraints imposed by existing development.</p>	
<p>A2 The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</p>	<p>P2 Access for commercial vehicles to and from the site must be safe, having regard to:</p> <p>(a) the types of vehicles associated with the use;</p> <p>(b) the nature of the use;</p> <p>(c) the frequency of loading and unloading;</p> <p>(d) the area and dimensions of the site;</p> <p>(e) the location of the site and nature of traffic in the area of the site;</p> <p>(f) the effectiveness or efficiency of the surrounding road network; and</p> <p>(g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.</p>	<p><i>Council's Municipal Engineer confirms that commercial vehicles can enter, park and exit in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</i></p> <p><i>The acceptable solution A2 is met.</i></p>

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

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

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

<p>C3.5 Use Standards C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</p> <p>Objective:</p>

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <p>(a) a new junction;</p> <p>(b) a new vehicle crossing; or</p> <p>(c) a new level crossing.</p> <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <p>(a) any increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature of the road;</p> <p>(d) the speed limit and traffic flow of the road;</p> <p>(e) any alternative access to a road;</p> <p>(f) the need for the use;</p> <p>(g) any traffic impact assessment; and</p> <p>(h) any advice received from the rail or road authority.</p>	<p><i>A1.1 is not an applicable standard as the new vehicular access does not connect to a category 1 road or a limited access road. The Performance Criteria P1 must be addressed.</i></p> <p><i>A Traffic Impact Assessment (TIA) has been provided as a part of the Development Application documents. The TIA assessed the increase traffic generated by the proposed use on the safety of the new junction, the nature of Rifle Range Road, the need for the access on Rifle Range Road and the speed limit of the road. Alternative access, such as direct access from Brighton Road to the Site have also been explored and discounted, due to the proximity of adjacent properties and the potential presence of Aboriginal relics.</i></p> <p><i>The TIA confirmed that the level of traffic generation can be accommodated safely and efficiently within the surrounding road network.</i></p> <p><i>No advice has been received from the road authority.</i></p> <p><i>The Performance Criteria P1 is met.</i></p>

A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.		
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C3.6 Development Standards for Buildings or Works C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area Objective: To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be: (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in	P1 Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: (a) the topography of the site; (b) the proposed setback; (c) any buffers created by natural or other features; (d) the location of existing or proposed buildings on the site; (e) the frequency of use of the rail network; (f) the speed limit and traffic volume of the road; (g) any noise, vibration, light and air emissions from the rail network or road;	<i>Not applicable. No habitable buildings are proposed within 50m of the Midland highway.</i> <i>The closest building to the Midland Highway, Building B (maintenance Building) is located not closer than 50m from the boundary.</i>

accordance with Part D of the Noise Measurement Procedures Manual, 2nd edition, July 2008.	<p>(h) the nature of the road;</p> <p>(i) the nature of the development;</p> <p>(j) the need for the development;</p> <p>(k) any traffic impact assessment;</p> <p>(l) any mitigating measures proposed;</p> <p>(m) any recommendations from a suitably qualified person for mitigation of noise; and</p> <p>(n) any advice received from the rail or road authority.</p>	
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C7.0 Natural Assets Code

This code applies to development on land within a priority vegetation area in the Rural Zone. The Tasmanian Planning Scheme defines priority vegetation as

“Native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;*
- (b) is a threatened flora species;*
- (c) it forms a significant habitat for a threatened fauna species; or*
- (d) it has been identified as native vegetation of local importance”.*

7.6.2 Clearance within a priority vegetation area		
<p>Objective:</p> <p>That clearance of native vegetation within a priority vegetation area:</p> <p>(a) does not result in unreasonable loss of priority vegetation;</p> <p>(b) is appropriately managed to adequately protect identified priority vegetation; and</p> <p>(c) minimises and appropriately manages impacts from construction and development activities.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved	P1.1 Clearance of native vegetation within a priority vegetation area must be for:	<i>A Natural Values Assessment has been prepared by North Barker Ecosystem Services, dated 22nd October 2025 and forms a part of the</i>

<p>under this planning scheme.</p>	<ul style="list-style-type: none"> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts</p>	<p><i>Development Application documents.</i></p> <p><i>This report concluded that there is no clearance of native vegetation within the priority vegetation area, as defined in table 3.1 of the Planning Scheme.</i></p> <p><i>Therefore C7.6.2 is not applicable.</i></p>
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	<p>on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site. 	
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C8.0 Scenic Protection Code

The purpose of the Scenic Protection Code is:

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

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

C8.6.2 Development within a scenic road corridor		
<p>Objective: That:</p> <ul style="list-style-type: none"> (a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and (b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors. 		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Destruction of exotic trees with a height more than 10m, native vegetation, or</p>	<p>P1 Destruction of exotic trees with a height more than 10m, native vegetation, or</p>	<p><i>There are no exotic trees, native vegetation or hedgerows within the</i></p>

<p>hedgerows within a scenic road corridor must not be visible from the scenic road.</p>	<p>hedgerows within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, extent and location of the exotic trees, native vegetation and hedgerows; and (b) the purpose of any management objectives identified in the relevant Local Provisions Schedule. 	<p><i>scenic road corridor to be destroyed.</i></p> <p><i>The application meets the acceptable solution A1.</i></p>
<p>A2 Buildings or works within a scenic road corridor must not be visible from the scenic road.</p>	<p>P2 Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) proposed reflectance and colour of external finishes; (c) design and proposed location of the buildings or works; (d) the extent of any cut or fill required; (e) any existing or proposed screening; (f) the impact on views from the road; and (g) the purpose of any management objectives identified in the relevant Local Provisions Schedule. 	<p><i>The application includes works within the scenic road corridor and will be visible from the scenic road, being the Midland Highway. Assessment against the Performance Criteria P2 is required.</i></p> <p><i>Some works will be visible from the Scenic Road Corridor. These include the car park, access road, ground-based sign, vehicular access, fencing and sewage treatment areas.</i></p> <p><i>A section of the scenic road corridor is within the property, parallel to the eastern site boundary, adjacent to the Midland Highway and extends for approximately 480m.</i></p> <p><i>The topography of the Site means that the works in the corridor sit significantly lower than the section of the Midland Highway.</i></p> <p><i>The finishes and materials used in the access road</i></p>

		<p><i>and car parking will be dark toned, non-reflective bitumen.</i></p> <p><i>This area of the Site is relatively flat, therefore minimal cut and fill is required.</i></p> <p><i>Where the car park includes significant areas of planting and soft landscaping, an area of buffer planting around eastern and south eastern carpark is proposed. However this does not address views approaching the south-eastern section of the car park and access road.</i></p> <p><i>It is therefore recommended that a buffer area of plantings be included to the south-eastern elevation of the car park. This is included as a condition in the Planning Permit if granted.</i></p> <p><i>The inclusion of buffer planting to the south-eastern elevation of the car parking, combined with the proposed buffer planting to the east of the Site, will assist in reducing the visual impact of the car park and access road from the Midland Highway and that section of the Scenic Road Corridor.</i></p> <p><i>The proposal meets the performance criteria P2.</i></p>
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C9.0 Attenuation Code

The purpose of the Attenuation Code is:

- *To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.*

- To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

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

C9.5 Use Standards		
C9.5.1 Activities with potential to cause emissions		
<p>Objective: That an activity with potential to cause emissions is located so that it does not cause an unreasonable impact on an existing sensitive use.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 The attenuation area of an activity listed in Tables C9.1 or C9.2 must not include:</p> <p>(a) a site used for a sensitive use which is existing;</p> <p>(b) a site that has a planning permit for a sensitive use; or</p> <p>(c) land within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone.</p>	<p>P1 An activity listed in Tables C9.1 or C9.2 must not cause:</p> <p>(a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or</p> <p>(b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to:</p> <p>(i) operational characteristics of the activity;</p> <p>(ii) scale and intensity of the activity;</p> <p>(iii) degree of hazard or pollution that may be emitted from the activity;</p>	<p><i>This standard does not apply as a Custodial Facility is not an activity listed in table C9.1 or C9.2 of the Tasmanian Planning Scheme.</i></p>

	<p>(iv) hours of operation of the activity;</p> <p>(v) nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste;</p> <p>(vi) existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and</p> <p>(vii) measures to eliminate, mitigate or manage emissions from the activity.</p>	
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C9.5.2 Sensitive use within an attenuation area

Objective:

That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 No Acceptable Solution.</p>	<p>P1 Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <p>(a) the nature of the activity with potential to cause emissions including:</p> <p>(i) operational characteristics of the activity;</p> <p>(ii) scale and intensity of the activity; and</p> <p>(iii) degree of hazard or pollution that may be</p>	<p><i>The Tasmanian Planning Scheme defines a sensitive use as “a residential use or a use involving the presence of people for extended periods except in the course of their employment”.</i></p> <p><i>The Custodial Facility is a sensitive use within the attenuation area of a shooting range, which includes The Tasmanian Pistol & Rifle Club and the Hobart Clay Target Club.</i></p> <p><i>The proposal must therefore be assessed against the performance criteria P1.</i></p>

	<p>emitted from the activity;</p> <p>(b) the nature of the sensitive use;</p> <p>(c) the extent of encroachment by the sensitive use into the attenuation area;</p> <p>(d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;</p> <p>(e) any advice from the Director, Environment Protection Authority; and</p> <p>(f) any advice from the Director of Mines.</p>	<p><i>The Shooting Range has been identified as causing noise emissions within the Noise Assessment provided with the development application documents. This report concludes that shooting noise is audible at the Site from the Hobart Clay Target Club.</i></p> <p><i>The Hobart Clay Target Club does not operate every day, operating days are Wednesdays and one Sunday per month for competitions. Other times and days for competitions also occur throughout the year.</i></p> <p><i>The attenuation distance for a shooting range to a sensitive use is 2000m. The Site in its entirety is within this attenuation distance. The closest buildings (Building H - recreation building and Building L - accommodation building) are located approximately 600m from the range.</i></p> <p><i>Mitigation measures proposed include the use of appropriate building construction materials to insulate from outside noise. It is also proposed that air-conditioning systems used in the buildings will be designed to maintain a constant background noise to mask any shooting noise.</i></p> <p><i>It is considered the Youth Justice Facility can be designed, constructed and operated so that it does not</i></p>
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		<p><i>interfere with or constrain the existing activity of the shooting range in terms of noise.</i></p> <p><i>The performance criteria P1 is met.</i></p>
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C12.0 Flood-Prone Areas Hazard Code

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

To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;*
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and*
- (c) it does not increase the risk from flood to other land or public infrastructure.*

To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

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

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

C12.5 Use Standards C12.5.1 Uses within a flood-prone hazard area Objective: That a habitable building can achieve and maintain a tolerable risk from flood.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	P1.1 A change of use that, converts a non--habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to: <ul style="list-style-type: none"> (a) the location of the building; (b) the advice in a flood hazard report; and 	<i>P1.1 is not applicable as the proposal includes new buildings and is not a change of use.</i>

	<p>(c) any advice from a State authority, regulated entity or a council.</p> <p>P1.2 A flood hazard report also demonstrates that:</p> <p>(a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or</p> <p>(b) the use can achieve and maintain a tolerable risk from a 1 % annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</p>	<p><i>The proposal includes a Concept Services Report within the Development Application documents. This report provides an assessment of overland flow across the Site, including pre - and post development flow mapping for the 1% AEP + CC rainfall event.</i></p> <p><i>A revised flow path is proposed to redirect all overland flow around the Site perimeter, ensuring a tolerable risk of inundation for the new buildings and users of the facility.</i></p> <p><i>In addition the Concept Services Report, in appendix J of the application documents, states that to protect the new development from overland flow, a landscape swale is provided to the western boundary of the Site.</i></p> <p><i>The proposal meets the performance criteria P1.2</i></p>
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C12.5.2 Critical use, hazardous use or vulnerable use		
<p>Objective: That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 No Acceptable Solution.</p>	<p>P1 A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable</p>	<p><i>Custodial Facility is defined as a vulnerable use in the Tasmanian Planning Scheme, the</i></p>

	<p>level of risk from flood, having regard to:</p> <p>(a) the type form and duration of the use; and</p> <p>(b) a flood hazard report that demonstrates that:</p> <p>(i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or</p> <p>(ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</p>	<p><i>proposal must therefore be assessed against the performance criteria P1.</i></p> <p><i>The proposal includes a Concept Services Report within the Development Application documents. This report provides an assessment of overland flow across the Site, including pre and post development flow mapping for the 1% AEP + CC rainfall event.</i></p> <p><i>A revised flow path is proposed to redirect all overland flow around the Site perimeter, ensuring a tolerable risk of inundation for the new buildings and users of the facility.</i></p> <p><i>To protect the new development from overland flow, a landscape swale is provided to the western boundary of the Site.</i></p> <p><i>The proposal meets the performance criteria P1.</i></p>
<p>A2 No Acceptable Solution.</p>	<p>P2 In addition to the requirements in clause C12.5.2 P1, a critical use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</p> <p>(a) the ability of the use to function and maintain service during the flood event and recovery period;</p> <p>(b) any interruption to the operation of the critical use in locations external to the immediate impact of the flood;</p>	<p><i>Not applicable as the Custodial Facility is not a critical use.</i></p>

	<p>(c) the creation of risk to the health or safety of people from damage or disruption to:</p> <p>(i) a water supply service; or</p> <p>(ii) the drainage and treatment of waste water;</p> <p>(d) the advice contained in a flood hazard report; and</p> <p>(e) any advice from a State authority, regulated entity or a council.</p>	
<p>A3 No Acceptable Solution.</p>	<p>P3 In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</p> <p>(a) the health and safety of people;</p> <p>(b) any impact on property;</p> <p>(c) any impact on the environment;</p> <p>(d) the advice contained in a flood hazard report; and</p> <p>(e) any advice from a State authority, regulated entity or a council.</p>	<p><i>Not applicable as the Custodial Facility is not a hazardous use.</i></p>
<p>A4 No Acceptable Solution.</p>	<p>P4 In addition to the requirements in clause C12.5.2 P1, a vulnerable use within a flood-prone hazard area, must be protected from flood, having regard to:</p>	<p><i>The proposal includes a Concept Services Report within the Development Application documents. This report provides an assessment of overland</i></p>

	<p>(a) any protection measures, existing or proposed;</p> <p>(b) the ability and capability of people in a flood event who may live, work or visit the site, to:</p> <p>(i) protect themselves;</p> <p>(ii) evacuate in an emergency; and</p> <p>(iii) understand and respond to instructions in the event of an emergency;</p> <p>(c) any emergency evacuation plan;</p> <p>(d) the level of risk for emergency personnel involved in evacuation and rescue tasks;</p> <p>(e) the advice contained in a flood hazard report; and</p> <p>(f) any advice from a State authority, regulated entity or a council.</p>	<p><i>flow across the site, including pre and post development flow mapping for the 1% AEP + CC rainfall event.</i></p> <p><i>A revised flow path is proposed to redirect all overland flow around the Site perimeter, ensuring an acceptable risk of inundation for the new buildings and users of the facility.</i></p> <p><i>In addition, to protect the new development from overland flow, a landscape swale is provided to the western boundary of the Site.</i></p> <p><i>The proposal meets the performance criteria P4.</i></p>
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C12.6 Development Standards for Buildings and Works C12.6.1 Buildings and works within a flood-prone hazard area Objective: That:		
(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	P1.1 Buildings and works within a flood-prone hazard area	<i>The proposal includes a</i>

	<p>must achieve and maintain a tolerable risk from a flood, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report. <p>P1.2 A flood hazard report also demonstrates that the building and works:</p> <ul style="list-style-type: none"> (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures. 	<p><i>Concept Services Report within the Development Application documents. This report provides an assessment of overland flow across the Site, including pre and post development flow mapping for the 1% AEP + CC rainfall event. A revised flow path is proposed to redirect all overland flow around the Site perimeter, ensuring a tolerable risk of inundation for the new buildings and users of the facility.</i></p> <p><i>In addition, to protect the new development from overland flow, a landscape swale is provided to the western boundary of the Site.</i></p> <p><i>The proposal meets the performance criteria P1.1 and P1.2.</i></p>
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C13.0 Bushfire-Prone Area Code

The purpose of the Bushfire-Prone Areas Code is:

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

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

C13.5 Use Standards C13.5.1 Vulnerable uses Objective: That vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution.	P1 A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: <ul style="list-style-type: none"> (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy (vulnerable use) and bushfire hazard management plan; and (e) other advice, if any, from the TFS. 	<i>Custodial facility is a vulnerable use as defined in the Tasmanian Planning Scheme.</i> <i>A Bushfire Report and Hazard Management Plan form part of the Development Application documents.</i> <i>This document confirms that the proposed Hazard Management Area can be managed to reduce risk to the Site from Bushfire Attack.</i> <i>Other measures are proposed that together achieve a high level of protection. These include internal and external roads for firefighting access, fire hydrant system, portable fire extinguishers and detailed emergency management procedures.</i> <i>The requirement to close the existing AYDC and the benefit to the community in providing the Youth Justice Facility has already been addressed in this report. As has the suitability of alternative locations for the custodial facility.</i> <i>Tasmanian Fire Service have provided advice</i>

		<p><i>which has been incorporated into the design of the custodial facility.</i></p> <p><i>The proposal meets the performance criteria P1.</i></p>
<p>A2 An emergency management strategy (vulnerable use) is endorsed by the TFS or accredited person.</p>	<p>P3 No Performance Criterion.</p>	<p><i>An emergency management strategy has been prepared and endorsed by Tasmanian Fire Service.</i></p> <p><i>The proposal meets the acceptable solution A2.</i></p>
<p>A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</p>	<p>P3 No Performance Criterion.</p>	<p><i>The application includes a certified bushfire hazard management plan.</i></p> <p><i>The proposal meets the acceptable solution A2.</i></p>

LOCAL PROVISIONS SCHEDULE ASSESSMENT – TASMANIAN PLANNING SCHEME - SOUTHERN MIDLANDS

SOU - Table C8.2 Scenic Road Corridors Scenic Road Corridor description – Midland Highway		
Captured views to:	Management Objectives	OFFICER COMMENT
<p>(a) Early period dwellings and agricultural buildings;</p> <p>(b) Hedgerows;</p> <p>(c) Pioneer avenue tree plantings and other exotic tree plantings associated with the midland highway;</p> <p>(d) Former roads and formed tracks between Launceston and Hobart dating back to the early 19th century;</p>	<p>(a) To minimise native vegetation clearance adjacent to the road by setting works and development back from the road.</p> <p>(b) To reduce visibility of works and development through vegetation screening and natural topography.</p> <p>(c) To minimise removal, clearance or modification of hedgerows, avenue plantings and other exotic plantings.</p>	<p><i>The proposed development is setback from the Midland Highway and avoids the clearance of native vegetation and hedge rows where possible. Existing vegetation will be supplemented with additional appropriate planting.</i></p> <p><i>Additional planting is proposed as discussed in the Landscape Plans provided with the Development Application documents.</i></p>

(e) Natural woodland, stone formations, and native grasslands;	(d) To maintain and continue the tradition of planting avenues of trees and related exotic plantings.	<i>No avenues of trees or exotic plantings are proposed for the development.</i>
(f) Early 19th settlement patterns and evidence of early land grants; and	(e) To encourage (and implement) a long term strategy for the ongoing replacement of avenue trees and related highway plantings.	<i>The design for the Landscape Masterplan is focused upon including native plants, which is supported by Council's Natural Resource Management Team.</i>
(g) Remnant vegetation and native fauna habitat.	(f) To avoid signage that is unnecessary, excessive in size or otherwise unreasonably interferes with the landscape character in which they are located.	<i>It is considered that avenue tree planting is not appropriate for the development, as the landscape concept is to create a more natural landscape setting when viewed from the road.</i>

CONCLUSION

The report has assessed a Development Application for a Custodial Facility at 466 Brighton Road, Pontville.

One hundred and eighteen representations (118) were received and have been considered in this report.

The proposal has been found to comply with all the relevant standards of the Rural Zone, the applicable Codes and the Scenic Road Corridors of the LPS.

It is recommended that the Application be approved and a Permit issued with conditions and advice.

RECOMMENDATION

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme - Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993 (Tas)*, Council APPROVE the Development Application DA2500106 for a Custodial Facility at 466 Brighton Road, Pontville owned by The Crown subject to conditions detailed below.

CONDITIONS

General

- (1) The use and development approved by this permit must be carried out substantially in accordance with:

- a) the application for planning approval, inclusive of all information supplied in response to requests made pursuant to section 54 of the *Land Use Planning and Approvals Act 1993* (Tas);
 - b) the endorsed drawings/documents; and
 - c) the conditions of this permit,
- and must not be varied without the further written approval of Council (i.e. which may given pursuant to section 56 of the *Land Use Planning and Approvals Act 1993* (Tas)).

Landscaping Plan

- (2) Before any of the approved development commences, the developer must provide to Council a landscaping plan prepared by a suitably qualified and experienced person for the approval of Council's Manager Development and Environmental Services (**Landscaping Plan**).
- (3) The Landscaping Plan must include:
 - a) details of surface finishes of paths and driveways;
 - b) details of fencing;
 - c) a planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant;
 - d) landscaping and planting within all open areas of the Site; and
 - e) an area of buffer planting that effectively screens views of the south-eastern elevation of the approved car park from within the triangular shaped area of scenic road corridor (per C8.0 Scenic Protection Code) located in the south-eastern corner of the Site.
- (4) The Landscaping Plan must propose plantings that bear a suitable relationship to the proposed height of the approved buildings, and must not include species:
 - a) listed as declared and environmental weeds within Tasmania; or
 - b) that display invasive characteristics; or
 - c) which are unsuitable for fire prone areas.
- (5) If considered satisfactory, the Landscaping Plan will be approved by Council's Manager Development and Environmental Services, following which the approved Landscaping Plan will form part of this permit and must be complied with.
- (6) Prior to commencement of the approved use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of Council's Manager Development and Environmental Services. Evidence demonstrating compliance with this condition of approval must be submitted to Council's Manager Development and Environmental Services within thirty (30) days of the completion of all plantings set out in the approved Landscaping Plan.

- (7) Replacement trees and other landscaping in accordance with the approved Landscaping Plan must be planted/reinstated if any are lost or damaged (for whatever reason), and all landscaping set out in the approved Landscaping Plan must be maintained to the satisfaction of Council's Manager Development and Environmental Services for the duration of the approved use.

Weed and disease management

- (8) Prior to construction works commencing, or the carrying out of any works approved or required by this permit, the developer must provide to Council a weed and disease management plan (**Weed Management Plan**) detailing measures to be adopted to limit the spread of any 'weed' (as that term is defined in subsection 8(1) of the *Biosecurity Act 2019* (Tas)) introduced to the Site through imported soil, land disturbance or other vectors, for the approval of Council's Municipal Engineer and the Regional Weed Management Officer, Department of Primary Industries Water and Environment.
- (9) The Weed Management Plan must include measures to manage weeds and disease on the Site during both the construction phase and the post-construction phase of the approved development.
- (10) Once approved, the Weed Management plan will form part of this permit and must be complied with.

Amenity

- (11) All external metal building surfaces of the approved development must be clad in non-reflective pre-coated metal sheeting, or painted to the satisfaction of the Council's Manager Development and Environmental Services.
- (12) The lighting to the approved entrance signage must comply with *AS/NZS4282- Controls of the obtrusive effects of outdoor lighting*.

TasWater

- (13) The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA 2025/01081-STM dated 11/09/2025, a copy of which is attached to, and forms part of, this permit.

Services

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

Parking and Access

- (15) At least two (2) accessible car parking spaces must be provided, designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.
- (16) At least fifty five (55) car parking spaces must be provided on the Site at all times, and those spaces must be designed and constructed in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*.

- (17) The internal driveway and areas set-aside for parking and associated access and turning must be provided to the satisfaction of Council's Municipal Engineer, and must comply with each of the following:
- a) be constructed with a durable all weather pavement;
 - b) be surfaced with a material resistant to abrasion from traffic, and which minimises the entry of water – i.e. a spray seal, asphalt, concrete or other material approved by Council's Municipal Engineer;
 - c) have a minimum carriageway width of four (4) metres; and
 - d) be drained to an approved on-site stormwater management system,
- or as otherwise required by an approved Bushfire Management Plan for the approved use and development.
- (18) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion, sediment transfer off-site, or de-stabilisation of the soil on site or on adjacent properties, to the standard required by Council's Municipal Engineer.

Stormwater

- (19) Stormwater produced by the approved use and development must be retained and disposed of on-site in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas).

Wastewater

- (20) Wastewater (including sewage) produced by the approved use and development must discharge to and be managed by an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas).

Soil and Water Management

- (21) Before any work commences, a soil and water management plan prepared in accordance with the guidelines '*Soil and Water Management on Building and Construction Sites*', authored and/or published by the Derwent Estuary Programme and NRM South (**SWMP**), must be supplied to, and approved by, Council's General Manager. Once approved, the SWMP will form part of this permit and must be complied with. The SWMP must include the following:
- a) allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - b) critical natural areas such as drainage lines, recharge areas, wetlands, and unstable land;
 - c) estimated dates of the start and completion of the approved works;
 - d) timing of the Site rehabilitation and/or implementation of the landscaping program;

- e) details of land clearing and earthworks or trenching, and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - f) arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - g) temporary erosion and sedimentation controls to be used on the Site; and
 - h) recommendations for the treatment and disposal of wastewater in accordance with *Standards Australia: AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney, 2000*.
- (22) Before any work commences, the developer must install temporary run-off, erosion and sediment controls in accordance with the approved SWMP, and maintain those controls at full operational capacity until the Site is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines '*Soil and Water Management on Building and Construction Sites*', authored and/or published by the Derwent Estuary Programme and NRM South, and to the satisfaction of Council's General Manager. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -
- a) minimise site disturbance and vegetation removal;
 - b) diversion of up-slope run-off around cleared and/or disturbed areas, or areas to be cleared and/or disturbed, provided that such diverted water will not cause erosion and is directed to a legal discharge point (e.g. temporarily connected to Council's storm water system, a watercourse or road drain, etc);
 - c) sediment retention traps (e.g. sediment fences, straw bales, grass turf filter strips, etc.) at the down slope perimeter of the disturbed area to prevent unwanted sediment and other debris escaping from the Site;
 - d) sediment retention traps (e.g. sediment fences, straw bales, etc.) around the inlets to the stormwater system to prevent unwanted sediment and other debris blocking drains; and
 - e) rehabilitation of all disturbed areas as soon as possible.

Construction amenity

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

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

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

- a) emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or similar;
 - b) transportation of materials, goods and commodities to and from the Site;
 - c) obstruction of any public footway or highway; or
 - d) appearance of any building, works or materials.
- (25) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the Site in an approved manner. No burning of any materials on site will be permitted unless first approved in writing by Council's Manager Development and Environmental Services.
- (26) Public roadways and/or footpaths must not be used for the:
- a) storage of any construction materials or wastes;
 - b) loading/unloading of any vehicle or equipment; or
 - c) carrying out of any work, process or tasks associated with the project during the construction period, or otherwise.
- (27) The developer must make good and/or clean any footpath, road surface, drain, culvert or other like matter damaged, soiled or obstructed by the development, to the satisfaction of Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- A. Subject to subsections 53(3), 53(4) and 53(6) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit takes effect at the expiration of 14 days from the day on which the notice of the granting of this permit was served on all persons who have a right of appeal (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(1)).
- B. Pursuant to subsection 57(7) of the *Land Use Planning and Approvals Act 1993* (Tas), this permit remains in effect until it:
 - a) lapses under subsection 53(5) of the *Land Use Planning and Approvals Act 1993* (Tas); or
 - b) expires as a result of a condition or restriction contained in this permit; or
 - c) is cancelled under section 65G of the *Land Use Planning and Approvals Act 1993* (Tas).
- C. This planning permit is in addition to the requirements of the *Building Act 2016* (Tas). Approval in accordance with the *Building Act 2016* (Tas) may be required prior to works commencing. A copy of the *Directors Determination – categories of Building Work and Demolition Work* is available via the CBOS website: *Director's Determination - Categories of Building and Demolition Work* (PDF, 504.4 KB) or for Low Risk Building Work information go to: *Consumer Guide to Low Risk Building and Plumbing Work*.

- D. Where Crown Consent to the lodgement of a Planning Application has been sought, the consent from Crown does not constitute, nor imply any consent or approval to undertake works, or that any other approvals required under *Crown Lands Act 1976* (Tas) or otherwise have been granted. The applicant is required to obtain separate and distinct consent from the Crown before commencing any works upon Crown land.
- E. The proposed works are located within a mapped bushfire prone area and as such a bushfire assessment and BAL must be provided by a suitably qualified person and form part of the certified documents for any approval sought under the *Building Act 2016* (Tas).
- F. This permit does not imply that any other approval required under any other legislation, by-law or other regulatory regime has been granted.
- G. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(4)).
- H. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* (Tas) or the *Environmental Protection and Biodiversity Protection Act 1999* (Cth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- I. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975* (Tas). If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975* (Tas).

DECISION

Moved by Cllr D Blackwell, seconded by Cllr D Fish

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme - Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993* (Tas), Council APPROVE the Development Application DA2500106 for a Custodial Facility at 466 Brighton Road, Pontville owned by The Crown subject to conditions detailed below.

CONDITIONS

General

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

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

Landscaping Plan

(2) Before any of the approved development commences, the developer must provide to Council a landscaping plan prepared by a suitably qualified and experienced person for the approval of Council's Manager Development and Environmental Services (**Landscaping Plan**).

(3) The Landscaping Plan must include:

- a) details of surface finishes of paths and driveways;
- b) details of fencing;
- c) a planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant;
- d) landscaping and planting within all open areas of the Site; and
- e) an area of buffer planting that effectively screens views of the south-eastern elevation of the approved car park from within the triangular shaped area of scenic road corridor (per C8.0 Scenic Protection Code) located in the south-eastern corner of the Site.

(4) The Landscaping Plan must propose plantings that bear a suitable relationship to the proposed height of the approved buildings, and must not include species:

- a) listed as declared and environmental weeds within Tasmania; or
- b) that display invasive characteristics; or
- c) which are unsuitable for fire prone areas.

(5) If considered satisfactory, the Landscaping Plan will be approved by Council's Manager Development and Environmental Services, following which the approved Landscaping Plan will form part of this permit and must be complied with.

(6) Prior to commencement of the approved use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of Council's Manager Development and Environmental Services. Evidence demonstrating compliance with this condition of approval must be submitted to Council's Manager Development and Environmental Services within thirty (30) days of the completion of all plantings set out in the approved Landscaping Plan.

(7) Replacement trees and other landscaping in accordance with the approved Landscaping Plan must be planted/reinstated if any are lost or damaged (for whatever reason), and all landscaping set out in the approved Landscaping Plan must be maintained to the satisfaction of Council's Manager Development and Environmental Services for the duration of the approved use.

Weed and disease management

- (8) Prior to construction works commencing, or the carrying out of any works approved or required by this permit, the developer must provide to Council a weed and disease management plan (**Weed Management Plan**) detailing measures to be adopted to limit the spread of any 'weed' (as that term is defined in subsection 8(1) of the *Biosecurity Act 2019* (Tas)) introduced to the Site through imported soil, land disturbance or other vectors, for the approval of Council's Municipal Engineer and the Regional Weed Management Officer, Department of Primary Industries Water and Environment.
- (9) The Weed Management Plan must include measures to manage weeds and disease on the Site during both the construction phase and the post-construction phase of the approved development.
- (10) Once approved, the Weed Management plan will form part of this permit and must be complied with.

Amenity

- (11) All external metal building surfaces of the approved development must be clad in non-reflective pre-coated metal sheeting, or painted to the satisfaction of the Council's Manager Development and Environmental Services.
- (12) The lighting to the approved entrance signage must comply with *AS/NZS4282-Controls of the obtrusive effects of outdoor lighting*.

TasWater

- (13) The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA 2025/01081-STM dated 11/09/2025, a copy of which is attached to, and forms part of, this permit.

Services

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

Parking and Access

- (15) At least two (2) accessible car parking spaces must be provided, designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.
- (16) At least fifty five (55) car parking spaces must be provided on the Site at all times, and those spaces must be designed and constructed in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*.
- (17) The internal driveway and areas set-aside for parking and associated access and turning must be provided to the satisfaction of Council's Municipal Engineer, and must comply with each of the following:
 - a) be constructed with a durable all weather pavement;
 - b) be surfaced with a material resistant to abrasion from traffic, and which minimises the entry of water – i.e. a spray seal, asphalt, concrete or other material approved by Council's Municipal Engineer;

- c) have a minimum carriageway width of four (4) metres; and
 - d) be drained to an approved on-site stormwater management system,
or as otherwise required by an approved Bushfire Management Plan for the approved use and development.
- (18) The internal driveway and areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion, sediment transfer off-site, or de-stabilisation of the soil on site or on adjacent properties, to the standard required by Council's Municipal Engineer.

Stormwater

- (19) Stormwater produced by the approved use and development must be retained and disposed of on-site in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas).

Wastewater

- (20) Wastewater (including sewage) produced by the approved use and development must discharge to and be managed by an on-site waste disposal system in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016* (Tas).

Soil and Water Management

- (21) Before any work commences, a soil and water management plan prepared in accordance with the guidelines '*Soil and Water Management on Building and Construction Sites*', authored and/or published by the Derwent Estuary Programme and NRM South (**SWMP**), must be supplied to, and approved by, Council's General Manager. Once approved, the SWMP will form part of this permit and must be complied with. The SWMP must include the following:
- a) allotment boundaries, north-point, contours, layout of roads, driveways, building envelopes and reticulated services (including power and telephone and any on-site drainage or water supply), impervious surfaces and types of all existing natural vegetation;
 - b) critical natural areas such as drainage lines, recharge areas, wetlands, and unstable land;
 - c) estimated dates of the start and completion of the approved works;
 - d) timing of the Site rehabilitation and/or implementation of the landscaping program;
 - e) details of land clearing and earthworks or trenching, and location of soil stockpiles associated with roads, driveways, building sites, reticulated services and fire hazard protection;
 - f) arrangements to be made for surface and subsurface drainage and vegetation management in order to prevent sheet and tunnel erosion;
 - g) temporary erosion and sedimentation controls to be used on the Site; and

h) recommendations for the treatment and disposal of wastewater in accordance with *Standards Australia: AS/NZS 1547: On-site wastewater management, Standards Australia, Sydney, 2000*.

(22) Before any work commences, the developer must install temporary run-off, erosion and sediment controls in accordance with the approved SWMP, and maintain those controls at full operational capacity until the Site is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines '*Soil and Water Management on Building and Construction Sites*', authored and/or published by the Derwent Estuary Programme and NRM South, and to the satisfaction of Council's General Manager. Appropriate temporary erosion and sedimentation control measures include, but are not limited to, the following -

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

Construction amenity

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

Monday to Friday	7:00 a.m. to 6:00 p.m. (inclusive)
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Saturday	8:00 a.m. to 6:00 p.m. (inclusive)
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Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m. (inclusive)
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(24) All works associated with the development of the Site must be carried out in a manner that does not unreasonably cause injury to, or unreasonably prejudice or affect the amenity, function and safety of, any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of the:

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

- (25) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the Site in an approved manner. No burning of any materials on site will be permitted unless first approved in writing by Council's Manager Development and Environmental Services.
- (26) Public roadways and/or footpaths must not be used for the:
- a) storage of any construction materials or wastes;
 - b) loading/unloading of any vehicle or equipment; or
 - c) carrying out of any work, process or tasks associated with the project during the construction period, or otherwise.
- (27) The developer must make good and/or clean any footpath, road surface, drain, culvert or other like matter damaged, soiled or obstructed by the development, to the satisfaction of Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

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

- F. This permit does not imply that any other approval required under any other legislation, by-law or other regulatory regime has been granted.
- G. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted (*Land Use Planning and Approvals Act 1993* (Tas), subsection 53(4)).
- H. The issue of this permit does not ensure compliance with the provisions of the *Threatened Species Protection Act 1995* (Tas) or the *Environmental Protection and Biodiversity Protection Act 1999* (Cth). The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Threatened Species Unit of the Department of Tourism, Arts and the Environment or the Commonwealth Minister for a permit.
- I. The issue of this permit does not ensure compliance with the provisions of the *Aboriginal Relics Act 1975* (Tas). If any aboriginal sites or relics are discovered on the land, stop work and immediately contact the Tasmanian Aboriginal Land Council and Aboriginal Heritage Unit of the Department of Tourism, Arts and the Environment. Further work may not be permitted until a permit is issued in accordance with the *Aboriginal Relics Act 1975* (Tas).

CARRIED

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

Clr A E Bisdee OAM departed the meeting at 3.28 p.m.

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

12.3.1 Councillor Information: - Municipal Seal Applied Under Delegated Authority to Subdivision Final Plans & Related Documents

File Ref: (Refer PID or CT numbers in table below)

Author: SENIOR PLANNING OFFICER (LOUISA BROWN)

Date: 10 DECEMBER 2025

APPLICATION OF MUNICIPAL SEAL

The following final plans and related documents, pertaining to subdivisions, boundary adjustments and the like within Southern Midlands have had the Municipal Seal applied by delegated officers in the period July 2025 to 10th December 2025.

Owner	PID	Address	Description	Date
B & K Drew	1806014	1261 Midland Highway, Mangalore	Easement	24/07/2025
B W McShane & Southern Midlands Council	CT 172195/4 & 172195/3	Junction of Church Road & 927 Elderslie Road, Broadmarsh	Easement	22/08/2025
G P Kelly	7881971	188 Tin Pot Marsh Road, Woodsadle	Subdivision (2 lots)	19/09/2025
G P Kelly	7881971	188 Tin Pot Marsh Road, Woodsadle	Part 5 Agreement	19/09/2025
S B Neil –Fraser	1887635	241 Chauncy Vale Road, Bagdad	Subdivision (3 lots)	19/09/2025
S B Neil –Fraser	1887635	241 Chauncy Vale Road, Bagdad	Part 5 Agreement	19/09/2025

RECOMMENDATION

THAT the information be received.

DECISION

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

THAT the information be received.

CARRIED

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

12.4 Planning (Other)

Nil.

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

DECISION

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

THAT Council break for afternoon tea at 3.29 p.m.

CARRIED

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

DECISION

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

THAT Council reconvene at 3.58 p.m.

CARRIED

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

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

Nil.

13.2 Bridges

Strategic Plan Reference 1.2

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

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3

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

Nil.

13.4 Lighting

Strategic Plan Reference 1.4

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

Nil.

13.5 Buildings

Strategic Plan Reference 1.5

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

Nil.

13.6 Sewer / Water and Energy

Strategic Plan Reference(s) 1.6

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

Nil.

13.7 Drainage

Strategic Plan Reference 1.7

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

Nil.

13.8 Waste

Strategic Plan Reference 1.8

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

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

Author: MANAGER INFRASTRUCTURE & WORKS (DAVID RICHARDSON)

Date: 5 DECEMBER 2025

This report outlines the current and upcoming works across the municipality. It provides an overview of ongoing projects, scheduled maintenance, and capital works to improve infrastructure and community facilities.

Roads Program

1. **Maintenance Grading:** Ongoing maintenance grading works will continue throughout the municipality.
2. **Pothole Repairs:** Both sealed and unsealed roads are being addressed for pothole repairs as resources permit.
3. **Culvert Cleaning & Drainage Works:** Drainage and culvert cleaning activities are underway in various locations. These works will continue as weather conditions allow.
4. **Annual Resealing & Stabilization Program:** The annual road stabilization programme of works is completed.
5. **Roads Gravel Re-sheeting** works will continue where required.
6. **Roadside slashing** programme has commenced.

Current Capital Works

1. **Melton Mowbray Park Development:** Development works continue at Melton Mowbray Park. The trough has been placed at the park and some further tree planting will be completed shortly.
2. **Mood food to Kempton walkway** has commenced construction and will continue.
3. **Bagdad Primary school to Bagdad Community club** walkway is completed.
4. **Campania Football club change rooms are underway.** Works are progressing well.
5. **Kempton Recreation Ground**

Parks and Reserves

1. **Recreation Grounds, Parks & Playgrounds:** Regular maintenance continues on recreation grounds, parks, and playgrounds as required.
2. **Scheduled Playground Inspections:** Inspections are being carried out to ensure compliance with safety and quality standards.
3. **Spring grass growth:** Grass growth will be a focus over the coming period.

Bridge Works

1. **Bridge Maintenance:** Minor works on several bridges are currently in progress and will continue as required.

Building Services Unit

1. **Council Building Maintenance:** Ongoing maintenance works have been carried out on various council buildings and will continue.
2. **Construction of Campania Football Club Change Room Additions:** Construction work has advanced, wall frames are up and new roof is planned prior to the Christmas break.
3. **Ceiling Repair at Roche Hall:** Repair works are in progress and will continue as resources allow
4. **Stonemasonry repair works** have been completed on a wall at the courthouse in Oatlands.

Planned Works

1. **Road Maintenance:**
 - Drainage and pavement repairs on various roads.
 - Edge break repairs across various roads.
2. **Bridge Maintenance:** Ongoing and planned bridge maintenance repairs.
3. **Kempton-Mood Food Pathway:** Construction works will continue.
4. **Building Maintenance:** Continued maintenance on various council buildings.
5. **Continued Development at Melton Mowbray Open Space Area:** Tree planting to be completed.
6. **Continue with roadside slashing programme.**

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Clr B Campbell – acknowledged completion of the Rhyndaston Road reconstruction project. Commented about a number of edge breaks forming beyond the sealed section. Stonor Road – number of potholes in both and sealed and unsealed sections.

Clr B Campbell – Junction – Tunnack Road & Blackgate Road, Mount Seymour – unsafe sight distance – any contact with the Department of State Growth?

Manager Infrastructure & Works advised that this issue has been raised with the Department of State Growth as the responsible road authority.

Clr F Miller – Colebrook Main Road – Roadside Slashing – can Council request that the roadside litter be collected prior to roadside slashing?

Manager Infrastructure & Works to request DSG accordingly.

Clr F Miller – Campania Township – Infrastructure Projects – acknowledged the extent of infrastructure works undertaken during the year, including the footpaths and erection of bus shelter. Commended all employee that have been involved in these projects.

RECOMMENDATION

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

DECISION

Moved by Clr B Campbell, seconded by Clr D Fish

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

CARRIED

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

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1

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

Nil.

14.2 Tourism

Strategic Plan Reference 2.2

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

Nil.

14.3 Business

Strategic Plan Reference 2.3

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

Nil.

14.4 Industry

Strategic Plan Reference 2.4

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

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

Nil.

5.2 Natural

Strategic Plan Reference – page 23/24

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

15.2.1 NRM Unit – General Report

Author: NRM UNIT MANAGER (MARIA WEEDING)

Date: 2 DECEMBER 2025

DETAIL

- Maria and Helen have continued on working on the draft Management Statement for Lake Dulverton. The draft document was discussed with Parks & Wildlife at the Lake Dulverton & Callington Park Management Committee meeting held on 1st December. See Lake Dulverton Minutes for more information.
- Maria has worked on other Lake Dulverton matters, with Elgin and Associates recently engaged to do some preliminary / based line water quality monitoring work on Lake Dulverton.
- Maria and Mary spent time at the ABC Country Hour 80th Birthday broadcast event at the Broadmarsh Hall on Tuesday 2nd December. See weeds report below.
- Helen and Mary have been working together again on some difficult access locations at Chauncy Vale to control a number of outbreaks of thistles that are establishing in the bush reserve area.
- Helen is near to completing her work for the Works & Services Department in respect of risk management with an emphasis on roadside work jobs.

Weeds Officer Report, Mary Smyth

17th November – 2nd December 2025

Enquiries/feedback

A local resident brought in a grass that was taking over in her garden this year: it was Silver grass (thankfully not the Chilean needle grass that she thought it might be!).

Another local resident sent me a photo of a new weed on his block, and it was Groundsel. Not a lot around the district, but it seems to have been a good year for it on this particular property.

Site visits

Visited a residence in Tunbridge to leave information on a localised Cotton thistle outbreak in their two paddocks. Also took the opportunity to dig out a couple of thistles (and some horehound) from said paddocks for a display at Broadmarsh Hall during the Country Hour broadcast on 2nd December.

Inspected the plantings at The Pound in Oatlands, and watered all the new plants. Awaiting a second broad spray of the weeds before planting on the western end can recommence. There are only 4 replacement plants required in the corflutes along the northern boundary.

Incidentally, I accidentally flushed a Latham's snipe from the sedges in the paddock adjoining the Pound (twice: late November, and again in early December). Quite a thrill to see this bird – a migrant all the way from Japan!

Called in to Mangalore Recreation Ground with Maria to inspect the dust suppression plantings down the end of the arena. No more plants have died or been stolen lately, and with the sawfly larvae dispatched a couple of weeks ago, the swamp gums have been saved from total defoliation and probably death. The conifers are thriving, the banksias hanging in there, and the melaleucas and tea trees are loving it. Some extra maintenance will hopefully occur before Christmas.

The recent site inspection of a known serrated tussock site (Estate Road Campania), that was controlled last year, yielded 8 plants in the paddock, none on the roadside and a further single roadside plant about 1 kilometre away.

Communication

Have been liaising closely with weed spraying contractors regarding surveying and targeted roadside spraying of Chilean needle grass. Also liaising with the roadside slashing contractors to ensure sprayed plants aren't slashed too early.

A few people lately have made enquiries regarding local weed contractors and landcare materials: the up-to-date lists mentioned in last month's report have already come in handy.

Submitted an article to the Southern Midlands Regional News on Gazanias, and other "pretty (awful) weeds".

At the invitation from Councillor Blackwell, Maria and I took ourselves and a heap of weeds to display at the Broadmarsh Hall during the broadcast of the Tasmanian Country Hour on the 2nd December. It was great to meet Tony Briscoe and Fiona Breen (presenters), and we even did a small segment on live radio! Many interested locals had a look at the display, and good conversations were had.

Weeds Action Fund Stage 3

The Enviro-dynamics team looking after the Stemless thistle area were able to get a timely spray achieved late November, with the lessee to spray the outliers. A site visit to peruse the results (and mop up any plants missed) is imminent.

Island Regen, who is looking after invasive perennial grasses in Southern Tasmania, have surveyed Chilean needle grass in all known areas in the Southern Midlands, and control works have been completed for this season. Unfortunately, there is quite a bit of CNG on the State Growth road in this area, and it was all slashed before I could take photos of the plants and forward them to my contact in State Growth so that they could control their CNG. Not best practice if we eradicate CNG from our roadsides, but it is still festering away on the main road nearby!

Roadside Woody Weeds

A couple of areas out Levendale way still to complete, and then a report will be provided to David Richardson.

Research

The usual research on new and unusual weeds, herbicides, Tasmanian Weeds Facebook page, the new TASVEG 5.0, and various newsletters from landcare and agricultural organisations.

Related and extra-curricular activities

Thistle hunting continues at Chauncy Vale on alternate Fridays (and sometimes the Fridays in between if required). As usual, the more you look, the more you find...

Given the busy time of the year, I have been watering the new advanced trees planted recently around the Tunbridge Community Park. They've had a tough start with all the wind lately!

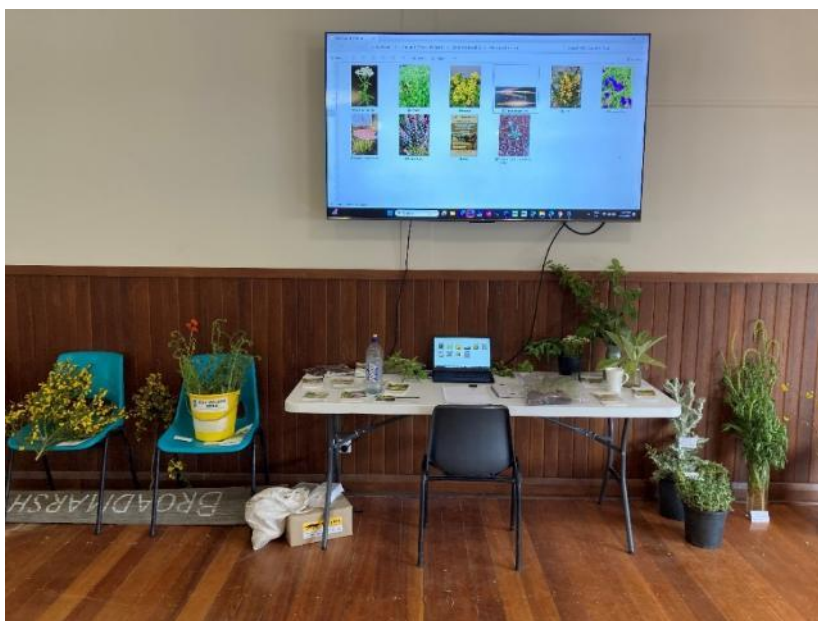
With a plant-mad friend, I took some well-earned time-in-lieu one Monday to explore the wildflower meadows adjacent St Peter's Anglican Church at Hamilton. We took the scenic route along Interlaken Road and discovered some Bearded iris plants flowering away on the roadside about half way to Interlaken. I will be back to dig them out at some stage. Great mullein has returned along the sections sprayed last year, but nowhere near as many plants this time.

Weed of the Week

Scotch/English broom and Amsinckia displayed at the Oatlands Council office this month so far. After discussions with Cllr Blackwell, I will be forwarding a photo and information about each plant displayed for weed of the week. Cllr Blackwell will disseminate further, thereby helping with our education efforts.

As requested by Councillor Campbell, further information on the comfrey mentioned in last month's report:

The plant has been identified by the Tasmanian Herbarium as **Russian comfrey** (*Symphytum x uplandicum*). This can be distinguished from Common comfrey (*Symphytum officinale*) by its much narrower stem wings, and its blue/purplish-blue flowers surrounded by sepals (the green bits at the base of the flowers) which elongate with age. The leaves are usually a bit narrower than common comfrey too. It is apparently a fodder plant which occasionally escapes along roadsides in Victoria and Tasmania. The current distribution of the plants I am aware of in Southern Midlands is limited to half of two privately owned large garden beds.



Weeds on display at Broadmarsh Hall on 2nd December 2025.

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

15.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

15.4.1 Flour Mill Park Redevelopment Project

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 20 NOVEMBER 2025

Attachment(s):

Flour Mill Park Concept Design Report (previously circulated)

ISSUE

Further Consideration of the final report on the Flour Mill Park Concept Design Project, at Campania, including the Department of Education, Children & Young People (DECYP) feedback, on the former Flour Mill building and also the feedback on the notion of an Off-Lead Dog Park within Flour Mill Park.

BACKGROUND

[EXTRACT] October 2025 Council Meeting Minutes

In September 2024, Recreation/Landscape Architects, Inspiring Place were contracted to undertake the following tasks as part of the re-development of Flour Mill Park in Campania;

- 1. Undertake Community and Stakeholder engagement, including with the Campania District School;*
- 2. Undertake a Consultation Survey;*
- 3. Consider the Opportunities along with Constraints emanating from 1 and 2 above;*
- 4. Consideration of the design principals of the site, whilst understanding the current and future uses of the site;*
- 5. Develop a draft Concept Plan for the site; and*
- 6. Following feedback from Council and the Community deliver a Final Concept Report.*

At the May 2025 Council Workshop a review of the draft Concept Design Plan prepared by Inspiring Place was undertaken. There was wide ranging discussion about the site and the recommendations that Inspiring Place had put forward. Discussion also covered the Mill building which is owned by the Department of Education, Children and Young People (DECYP), and how that could be used in conjunction with the Park. Following investigation with DECYP it was noted that the building is used every day for school activities and therefore would not be available to provide any ancillary uses in respect of the Flour Mill Park.

DETAIL

Council were supportive of the draft Concept Design and requested Community feedback. That feedback has been included below.

Community feedback schedule		
Project: Flour Mill Park		
Date: 24.07.25		
Item	Community feedback 22.07.25	Inspiring Place feedback 24.07.25
Beven Family		
Implementation Plan: stage 6; upgrade path network, lighting and fencing	A. Are there any more details available regarding the style of fencing, how it will be fenced, parameters around the park, certain play zones and car park? Just wondering for a security, safety and access perspective.	Flour Mill Park is currently at the concept design stage where further details will be provided at the next stage on fencing, playspace, carparking etc. All details will be conscious of the security, safety and access needs for this site in accordance to Crime Prevention Through Environmental Design principles
"Crime Prevention Through Environmental Design (CPTED) has been addressed for Flour Mill Park to address previous incidents of serious vandalism, misconduct and misuse. Natural surveillance has been adopted to maximise visibility throughout Flour Mill Park. This is through minimising obstructions and clear sightlines through the proposed park facilities for crime prevention."	B. Can this paragraph please be explained more plainly - how will the landscape change and does this involve lighting for safety and security and assume it does not involve the use of cameras, but rather ensuring the trees and shrubs are manicured and maintained for better vision across the park space.	Lighting is proposed to primary pathways with controlled and limited operational hours during the evening. Use of cameras are not proposed at this stage. Existing trees and mass planting within Flour Mill Park will be reviewed for safety and surveillance. This includes pruning lower tree branches and tall shrubs to provide clear surveillance for users throughout the park. New planting will be considerate of safety and security
	C. With x2 turf kick around spaces (number 24 on the map), is there consideration to have one of these areas zoned off for a dog run, or are there any other proposals to have a space in Campania for one? If this were to be considered, perhaps the space where the current tennis court is would be better than the space near the Flour Mill/ pump track.	The dog park wasn't referenced as a priority during the consultation phase, however can potentially be addressed in Flour Mill Park. However, there should be consideration as to existing dog facilities within Council LGA as well as the needs within the park for the community.
	D. Are there details available that disclose the size of the area that the combined space of junior and youth play spaces, adventure and nature play and fitness equipment take up? It appears on the map to be quite close together, with a lot of "green" natural parkland with trees between this zone and the half basketball court. Is there a reason as to why this might be tightly consolidated to this one area? I note the reference to the scale at the bottom of page 13, although would be interested in more details.	The playspace has 2 main areas being junior and youth. These zones are located adjacent to each other for families and groups of people who may have children of varying ages. The playspace has been located amongst existing trees providing natural shade and integrating existing nature play opportunities. It is also located adjacent to the junior pump track, for ease of supervision for families. Area size can be confirmed in the following project stages after further design development. The fitness equipment is retained in place and nominated to be upgraded in the future. The half basketball court is creating a distinct youth precinct with supporting facilities, occupying the existing hardstand space of the existing tennis courts with upgraded surfacing materials.

Kobi Rybak – for the Campania Community Group		
	A. Overall, the plans are a welcome addition to the Campania community. The design includes a broad range of ideas for individuals and groups who may access the park, including younger children and adolescents. It would be good to ensure that any design includes access for those with disabilities and the elderly population	Inclusivity and accessibility has been considered during the concept design with a considered approach to access and circulation, disabled parking and the provision of accessible amenities for people of all abilities. Further design development will be undertaken at a later stage of the project
	B. - The park and grounds need to be well lit for security purposes and have structures which prevent vehicles from entering which may cause potential damage to property (ie fence or bollards). A gated fence would also ensure young children do not venture onto the road.	Primary access paths are proposed with controlled lighting with timed operational hours during the evening. Vehicle entry control will be detailed in the following project stage, for example retention of the large existing boulders along the car park edge. A playground fence and gate could be considered in the next project phase, particularly for the junior play area
	C. - Please ensure there are plenty of rubbish/ recycling bins and dog waste bags and bins	Noted, locations and quantities to be addressed at the next project phase
	D. - Sun safety is important so please ensure plenty of areas available with covering (for bad weather also)	3x picnic facilities are provided in the park with an all weather shelter The playspace location is proposed amongst existing mature trees providing natural shade
	E. - Consider incorporating 'train/railway' themed play equipment to link with Campania heritage; also link some of the town's history in with the park (eg 'history walk' around the perimeter of the park)- ties in with the heritage interpretation aspect of the design.	Flour Mill Park presents a great opportunity for heritage interpretation, with many ideas listed on page 11 of the Concept Design Report. Further design development on heritage will be undertaken at a later stage of the project
	F. - As the park will be a staged project, please consider seeking feedback along the way from primary stakeholders.	Noted, for Council to address during the project staging.
Campania District School		
	A. The concept designs for the Flour Mill look all good with the school.	Noted
Campania Community Hall Committee		
	A. President Robin Howlett and his Committee are very happy with the design	Noted

From the four sets of feedback, it is noted that two groups, ie the Campania District School and the Campania Committee Hall Committee (immediate neighbours to the Park) are happy and supportive of the design.

Design Consultants, Inspiring Place have commented on the Community Feedback and observed that most of the matters raised by the Community Feedback were matters that will be able to be addressed as Council travel the implementation / construction phases over the next few years. However, one of the matters that was raised by the Beven Family was that of an Off-Lead Dog Park and it is considered that Council could turn its mind to that matter now, if it had a mind to do so. If Council did wish to progress this matter, a Community Survey could be undertaken in Campania to seek interest in the concept of an Off-Lead Dog Park. There is a viable location on the site that could fit at the southernmost end of the park.

CONCLUSION

There has been a comprehensive process of Community Consultation, from the very beginning of the project, through to the final Concept Design Plans. The end product is a design that has merit and can meet the Community needs for a number of years to come, with a regular commitment by Council through an annual budget allocation.

Human Resources & Financial Implications – Funds included in the 2025/2026 budget for the old tennis court removal, plus the construction of a half basketball court, overlaid with a pickle ball court.

Community Consultation & Public Relations Implications – Extensive Community Consultation has been undertaken throughout the project.

Policy Implications - Nil.

Priority - Implementation Time Frame – Implementation from the 2025/26.

RECOMMENDATION

THAT Council:

- 1. Adopt the Concept Design Report as prepared by Inspiring Place;**
- 2. Proceed with the implementation of the Concept Design;**
- 3. Note the Community Feedback; and**
- 4. Implement a Community Consultation process to explore the notion of an Off-Lead Dog Park in Flour Mill Park.**

DECISION

Moved by Cllr F Miller, seconded by Cllr D Fish

THAT:

- 1. Council defer a decision on the Flour Mill Park Redevelopment Plan pending advice or a response from the Department of Education regarding the Flour Mill Park building, and the possibility that Council could fund the construction of an alternate facility within the School property that could accommodate the current uses; and**
- 2. Such an approach could enable the subsequent purchase of this Flour Mill Park building by Council, noting that this concept would be subject to the preparation and consideration of a Business Plan.**

CARRIED

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

[END OF EXTRACT]

October 2025 Council Meeting Minutes

DETAIL

From that October 2025 Council two matters were flagged for further investigation, namely.

- A. The option to acquire the former Flour Mill building from DECYP; and
- B. Flagging with the Community, the option of having an Off-Lead Dog Park as part of the redevelopment of Flour Mill Park.

A. Former Flour Mill Building

In the Final Report of the Flour Mill Park Concept Design Plans stated on page 13, *Item 26, 'Repurpose Old Flour Mill Building and surrounds for community use and benefit such as cafe, community and function space, art space, markets, outdoor food vendors'*, flags the opportunity for future use of the former Flour Building, if the opportunity presented itself, at some time in the future. However Council were interested to explore that option prior to Council starting on the redevelopment of the Park.

The Deputy General Manager contacted DECYP's Todd Williams, Director Facility Services

Todd

We have had Inspiring Place undertake a Concept Design Report (the Report) in respect of Flour Mill Park, copy attached and I presented it today to the Council meeting for adoption, following extensive Community Consultation throughout the process, also acknowledging that a considerable part of the site is indeed in the ownership of DECYP, as shown on page 4.

Some months ago I did contact the School and talked about the usage of the Old Mill Building, given it does feature in the Report, where the Consultants have suggested that Council negotiate the reuse of the building along with a transfer of land from DECYP to SMC. I was advised that the Old Mill Building is used every day by the School and is certainly not surplus to School requirements. I did convey that to the Council, however things do change from time to time and it was worthwhile leaving it in the Report as a future option if the requirements of the School changed.

Council formerly resolved to defer the adoption of the Report until the November Council meeting. As part of the extension of that SMC/DECYP discussion, I have been asked to contact you and seek a preliminary view from you about any options that DECYP may consider in transferring the building to Council.

I would be happy to chat to you about your thoughts in relation to this matter before the Council meeting on the 26th November 2025.

Regards

AB

Todd's response dated 27th October 2025

Hi Andrew,

I will discuss with my team, obtain a view from the school and advise further by mid-November.

Regards.

Todd Williams | Director Facility Services

Todd's further email date 17th November 2025

Hi Andrew,

Apologies for the delay in responding. As you are aware the school regularly uses the old mill building. The only way that the school and department would consider transferring the site to Council would be if Council would fund the construction of a MDT facility on the school site. Based on our experience, I suggest the cost to construct such a facility would be approximately \$2.5 million.

I trust this is sufficient for your purposes and welcome further discussion as required.

*Regards.
Todd Williams | Director Facility Services*

DGM's further email date 17th November 2025

Thanks Todd

I appreciate your response.

Are you saying that if Council did fund the new MDT facility, that you would transfer the Old Flour Mill building to Council and the land it sits on for \$1?

Regards

AB

Todd's further email date 17th November 2025

Yes potentially subject to the relevant Ministers approvals – Education and Crown Land. A bit to work through with that process.

This correspondence informs Council's decision from the October Council meeting, however, it is only an indication of an officer's view, with a considerable amount work to precede any business case.

B. Community Feedback on an Off-Lead Dog Park as part of the redevelopment of Flour Mill Park.

The Deputy General Manager provided an article for Council's website and Facebook page, asking for feedback about the notion of an Off-Lead Dog Park, in Flour Mill Park, Campania, to be received before the November Council meeting. A number of responses were received, namely.

1. Campania Community Group

Subject: Response to Proposal for Off-Lead Dog Park at Flour Mill Park

On behalf of the Campania Community Group, I would like to express our appreciation for the opportunity to provide feedback on the proposal for an Off-Lead Dog Park at Flour Mill Park. We commend the

Council's commitment to engaging with the community and stakeholders, as evidenced by the work done by Inspiring Place and the consideration of community feedback.

We wholeheartedly support the addition of an Off-Lead Dog Park within the Concept Design for Flour Mill Park. This facility would not only enhance the recreational options available to our community but also promote responsible pet ownership and a sense of community among dog owners. Many residents have voiced their desire for a dedicated space where dogs can exercise freely and socialize with other dogs, contributing positively to both pet health and community interactions.

Additionally, the incorporation of an Off-Lead Dog Park aligns with broader goals of fostering an inclusive and active community. It offers families, individuals, and dog lovers a safe environment, encouraging them to spend more time outdoors and engage with nature and each other.

We believe that careful consideration should be given to the design and placement of the Off-Lead Dog Park to ensure it complements the overall vision for Flour Mill Park. We would welcome the opportunity to engage in further discussions regarding design elements that address concerns such as noise, safety, and accessibility, ensuring that the park meets the needs of all community members.

Thank you once again for your dedication to involving the community in this important project. We look forward to seeing Flour Mill Park transform into a vibrant space that serves all of Campania, including our cherished pets.

2. A Scott

Good morning,

Firstly, I love the proposed redevelopment for the flour mill park and can see the possibilities it offers as far as encouraging family days out where everyone can participate in something they enjoy.

As far as an off-lead dog park, I do believe this is something desperately missing. We have only lived here for 10 months and after living in Woodsdale for the past 20+ years, I have been amazed by the number of people with dogs walking the streets, not to mention the number of dogs that potentially don't get taken for walks. Having an off-lead dog park would also help further build a sense of community as owners will talk to each other.

I see the benefit of the off-lead area being at the flour mill park as it promotes whole of family engagement and I know it is something my family would certainly enjoy. An alternative, or better yet, additional space would potentially be the small park between Justitia Court and the football ground. This small park is already fenced and rarely used. The equipment could remain for use, or be relocated to the football ground/flour mill.

I did also wonder, has any consideration been given to pipes/jumps etc being incorporated somehow into the offerings for skateboard/scooter users. The pump track being resurfaced will certainly add more options and the ability for the above users to engage, however, for scooters/skateboards it is often the tricks that these people like to be able to practise/do that engages them the most.

3. D Ashton

I am writing to express my strong support for the inclusion of both an [off-lead dog walking area](#) and a [purpose-built pickleball court](#) as part of the Flour Mill Park redevelopment. As a local resident and regular user of community parks, I believe these additions would significantly enhance the park's appeal, accessibility, and long-term value to the community.

An off-lead dog area would promote community wellbeing by providing a safe and designated space for dogs to exercise freely. This encourages physical activity for both pets and their owners and fosters social interaction among residents, helping to build stronger community connections. It would also enhance responsible pet ownership by reducing conflicts between dog owners, other park users, while encouraging compliance with leash regulations in other areas such as the footy oval. Concentrating off-lead activity in a controlled space would further help protect sensitive landscapes and wildlife, balancing recreation with environmental preservation.

In addition to the off-lead area, a purpose-built pickleball court would be a highly valuable and forward-thinking inclusion. Pickleball is one of the fastest-growing sports globally, appealing to a wide range of ages and abilities due to its accessibility and social nature. Currently, there are no dedicated pickleball courts in Hobart, meaning the addition of one at Flour Mill Park would attract players from across the region, increasing visitation and supporting local businesses.

A pickleball court would also encourage active lifestyles and provide a low-impact sporting option suitable for families, older adults, and those seeking recreational exercise. It would foster social engagement and community cohesion, as pickleball is often played in doubles and promotes inclusive participation. The court could also host local tournaments, social competitions, and community events, further activating the park and generating economic benefits through increased foot traffic and tourism.

The Flour Mill Park redevelopment presents a unique opportunity to create a multifunctional, inclusive public space that reflects the evolving needs of the community. Incorporating both an off-lead dog area and a pickleball court, alongside thoughtful landscaping, seating, and amenities would align with contemporary urban design principles and the Council's commitment to fostering active, connected, and vibrant communities

Thank you for considering this proposal.

4. N Smith

I would like to offer a suggestion for the above proposal. I note the space allocated for a possible off-lead dog area.

It would be ground-breaking if Council would consider making it possible to hire this space for exclusive use from time to time. This would allow private space for reactive dogs, small group meetings for breed groups, limited participation "play dates". None of those facilities are available elsewhere at present. A modest charge - \$5-10/hour - could be applied, with funds raised going back into cleaning the park, providing some type of weather shelter and timer-operated lights for use after dark.

If Council is interested in leading the way on innovation, another inclusion could be an incineration system for rapid, hygienic disposal of dog waste.

I look forward to seeing further information on these plans.

5. N Wood

I would be very interested in having a dog park at Campania, it would definitely benefit many people

And maybe people might learn to pick up the dog poo around the place

6. E Bygrave

I hope this message finds you well. I am writing to express my strong support for the development of an off-lead dog park as part of the proposed upgrades at Flour Mill Park. As a local resident and responsible dog owner, I have observed a significant need for such a facility in our community.

Currently, there are no off-lead dog areas in Campania, which forces us to travel to neighbouring communities like Richmond and Sorell to give our dogs the opportunity to exercise off-lead. The absence of a dedicated dog park in Campania not only limits our pets' freedom but also poses safety concerns. The reserve, the only dog-friendly area, becomes a hazard during warmer months due to increased snake activity, resulting in more frequent trips to other areas.

With the growing number of dogs in our community, it is evident that many residents would benefit from a designated off-lead area. Such a space would not only promote better pet health but also encourage positive interactions between dogs, contributing to a safer community.

I sincerely hope the council will give serious consideration to providing greater access to community facilities for our dogs. Thank you for taking the time to consider my perspective.

CONCLUSION

A. Former Flour Mill Building

The purchase and adaption of this building by Council is not identified within the Strategic Plan 2024/34. Comprehensive research and a thorough business case would be crucial, prior to any formal decision making in respect of this possible purchase/development. Given the current frequency of use of this building by DECYP, there is no urgent decision required.

The motivation for this discussion was initially a coffee shop being established as part of the Flour Mill Park redevelopment. Now that we have this location available for Mobile Food Vendors that could certainly provide an opportunity for the gauging of the need for this area to be serviced.

It is noted that the Campania Tavern is a very short walk from the Park (approximately 150m), and it would be inappropriate for Council to establish/facilitate a competitor business in Campania.

The Campania Community Hall could 'provide a service' for the Park, if they wished to generate some funds, given it is a facility within the Park precinct.

B. Community Feedback on an Off-Lead Dog Park as part of the redevelopment of Flour Mill Park.

Based on the feedback there certain appears to be support for the development of an Off-Lead Dog Park as part of the redevelopment of Flour Mill Park. Council Officers will be able to progress an Off-Lead Dog Park Concept Plan, along with further, more detailed Community Consultation, following the determination of some stormwater issues that are required to be dealt with in Flour Mill Park, which will influence the location of a Dog Park.

The establishment of an Off-Lead Dog Park is identified within the Strategic Plan 2024/34, as detailed on the next page.

3.6 REGULATORY - ANIMALS		LANDSCAPES
<i>What we are aiming to achieve:</i>		
3.6.1	Create an environment where animals are treated with respect and do not create a nuisance for the community	
Key actions to achieve our aims:		Responsible Business Unit(s)
3.6.1.1	Continue dog control, regulatory, licensing and educational programs	DES
3.6.1.2	Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources	DES
3.6.1.3	Investigate the establishment of Off-Lead Dog Parks in Oatlands and Campania.	CCD

Page 34

Human Resources & Financial Implications – Funds have been included in the 2025/2026 budget for the old tennis court removal, plus the construction of a half basketball court, overlaid with a pickle ball court.

The consideration of the purchase of the former Old Flour Mill building would be extensive and requires a detailed business case if Council were to proceed.

A proposed Off-Lead Dog Park would be a budget submission in the normal budget cycle

Community Consultation & Public Relations Implications – Extensive Community Consultation has been undertaken throughout the development of the Concept Plan prepared by Consultants, Inspiring Place.

An engagement strategy will need to be developed in respect of the potential purchase of the Old Flour Mill building

An engagement strategy will be developed in respect of progressing the Off-Lead Dg Park.

Policy Implications – There could be considerable policy implications for the purchase of the former Old Flour Mill building.

There would be no policy implications in respect of the Dog Park.

Priority - Implementation Time Frame – Commence implementation of the Plan from the 2025/26.

RECOMMENDATION

THAT Council:

1. Receive and note the report;
2. Adopt the Flour Mill Park Concept Design Report as prepared by Inspiring Place;
3. Proceed with the implementation of the Concept Design;
4. Acknowledge the Community Feedback on the Concept Design as well as the feedback on a possible Off-Lead Dog Park; and
5. Further investigate the acquisition of the DECYP site and building in Flour Mill Park.

DECISION

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

THAT Council:

1. Receive and note the report;
2. Adopt the Flour Mill Park Concept Design Report as prepared by Inspiring Place;
3. Proceed with the implementation of the Concept Design;
4. Acknowledge the Community Feedback on the Concept Design as well as the feedback on a possible Off-Lead Dog Park, and in relation to the latter, a cost estimate for construction of the dog park be prepared for consideration as part of the 2026-27 Budget process.

CARRIED

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

DECISION

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

THAT a decision in relation to Part 5 of the recommendation be deferred until the next meeting. General Manager to provide a basic framework (or possible planned approach) to further investigate the DECYP Flour Mill Park building.

CARRIED

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

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan & Annual Plan Southern Midlands Strategic Plan (2024-2034)

3.6 Regulatory – Animals

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

3.6.1.1 Continue dog control. Regulatory, licensing and educational programs

3.6.1.2 Continue to conduct a public awareness/education program that informs the community of the need to contain livestock and the associated legal requirements within available resources.

3.6.1.3 Investigate the establishment of Off-Lead Dog Parks in Oatlands and Campania

3.6.1.3 Encourage the State Government to recognise the feral cat problem as distinct from the escaped/released/straying domestic cat problem and contribute to a State wide/regional strategy to meaningfully reduce the number of feral cats that now form a self-sustaining and very large population in rural areas

3.6.1.4 Review the endorsed 'Southern Tasmania Regional Cat Management Strategy 2021-2026' recognising that the Strategy is based on an 'opt-in' approach which would be reliant on available resources, and taking into account the extent of the problem within each municipal area

15.6.1 Animal Management Report

Author: ANIMAL MANAGEMENT OFFICER (RACHEL COLLIS)

Date: 5 DECEMBER 2025

Enclosure: *Animal Management Statement 2025*

ISSUE

Consideration of the Animal Management/Compliance Officer's report for December 2025.

The purpose of the report is twofold:

1. To inform both Council and the community of infringements issued by Council Officers in relation to Animal Management for the period December; *and*
2. Provide a brief summary of actions and duties undertaken by Council Officers in relation to animal management.

This in turn informs the community of the requirements and expectations of the Council to uphold and enforce relevant legislation. This too reinforces the importance of responsible ownership of animals.

All infringements detailed in this report were issued under the *Dog Control Act 2000*.

Resource Sharing

Southern Midlands Council currently provide Animal Management services to the Central Highlands Council through resource sharing arrangements. Jobs of note are itemised in the enclosed statement.

RECOMMENDATION:

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

DECISION

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

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

CARRIED

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

ENCLOSURE

Agenda Item 15.6.1

Reporting period: 19 November - 5 December 2025

Category/Area	Andover	Antill Ponds Woodbury	Baden Mt Seymour Whitefoord	Bagdad	Broadmarsh Elderslie	Campania	Colebrook	Dysart	Jericho	Kempton	Lemont Pawtella York Plains	Levendale Runnymede	Mangalore	Melton Mowbray	Oatlands	Parattah	Rekuna Tea Tree	Rhyndaston Tiberias	Stonehenge Swanston	Stonor	Tunnack	Tunbridge	Woodsdale	Reporting Period Total	2025-2026
Failing to ensure dog is not at large																									2
Dog attacking animal causing serious injury or death																									1
Dog - Impounded		1									1													2	8
Reclaimed dogs											1													1	8
Adopted/Dogs Home		1																						1	0
Euthanised																									0
Lost dogs reported																									5
Barking complaints																									8
Animal Welfare															1									1	6
Cat complaints received																									2
Stock on roads																									13
Impounded livestock																									1
Infringement Notices Issued																									1
Written letter - various matters																									23
Patrolled Areas				3	1	1							2		2	1								10	77
Kennel Licence - Issued																									2
TOTAL																									

Registered 2025-2026 YTD	1630
Pending 2025-2026	68
Licences	65

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Oatlands Aquatic Centre – Coordinators Report

Author: OATLANDS AQUATIC CENTRE COORDINATOR (ADAM BRIGGS)

Date: 3 DECEMBER 2025

ISSUE

Oatlands Aquatic Centre – Coordinator's Report for the month of November 2025.

DETAIL

The purpose of the report is twofold:

1. To report on the financial performance of the Centre compared to budget for the relevant month ending; and
2. To provide details regarding usage of the facility.

Group Bookings & Programs – November (18/11/25 - 2/12/25):

Event / Booking	School / Group	Participation Numbers
Physio Rehab Sessions	Annabel Butler – Physiotherapist	12 individual bookings
GYM / Lane Hire	Centre Fitness Classes – GYM & Pool	4 Aqua Aerobic classes 6 GYM classes 104 participants
GYM / Lane Hire	Corumbene Program – GYM & Pool	2 pool individual bookings 2 GYM individual bookings 18 participants
Centre Hire	Oatlands District School – Water Polo	2 individual bookings
Learn to Swim (Kinder-G2)	Campania District School	49 participants
Centre Visits	Birthday Party	20 participants
Lane Hire	Campbell Town District School	2 lanes & 20 participants
Centre Hire	Masters Swimming Tasmania	50 participants
Centre Visits	Fitness Passport	2 participants (November)
Lane Hire	Midlands Swimming Club	2 individual bookings

USAGE FOR THE PERIOD 18/11/2025 – 2/12/2025
PAID UPFRONT

Type	Units
Gym & Classes	
Gym Class Pass 10 Sessions	3
PAYG – Gym Class	31
PAYG – Gym (16 years)	6
PAYG – Gym (Concession)	12
Gym/Pool Combo	
Gym/Pool Pass 10 Sessions (16 years)	2
Gym/Pool Pass 10 Sessions (Concession)	9
PAYG – Gym/Pool Combo (17 years)	1
PAYG – Gym/Pool Combo (Concession)	0
Learn to Swim	
Term 4, 2025 Program Enrolments (Currently)	174
Pool	
Upfront 6 Months Pool Membership (17 +)	2
Upfront 6 Months Pool Membership (Concession)	1
Upfront 6 Months Pool Membership (Family)	0
PAYG – Pool (4 years and under)	47
PAYG – Pool (5-16)	104
PAYG – Pool (17)	119
PAYG – Pool (Concession)	76
PAYG – (Family)	6

DIRECT DEBITS – Current Numbers

Type	Units
DD Pool/Gym	9
DD Gym	11
DD 6 Months Pool – 17 years +	1
DD 6 Months Pool – Child/Concession	21
DD 6 Months Centre – Family	1

Grant Applications & General Information

See below an update on new programs and projects implemented during November:

- No new programs to report at this stage.

Human Resources & Financial Implications – Refer above detail.

Community Consultation & Public Relations Implications – Not applicable.

Policy Implications – N/A

Priority - Implementation Time Frame – Not applicable.

FINANCIAL REPORTING

**OATLANDS AQUATIC CENTRE - 2025/26 OPERATING EXPENDITURE
TO 30 NOVEMBER 2025**

INCOME		Annual Budget 2025/26	Actual Nov 2025	Budget Nov 2025	Actual YTD to 30 Nov 2025	Actual YTD to 30 Nov 2024	% Annual Budget 2025/26
Admission Fees		\$235,000	\$20,091	\$19,583	\$118,472	\$85,056	50.4%
Sale of Goods		\$15,000	\$975	\$1,250	\$6,733	\$6,320	44.9%
Charging Station Energy Use Reimbursement		\$20,000	\$0	\$0	\$5,097	\$9,028	25.5%
Sub-Total		\$270,000	\$21,066	\$20,833	\$130,302	\$100,404	48.3%

EXPENDITURE		Annual Budget 2024/25	Actual Nov 2025	Budget Nov 2025	Actual YTD to 30 Nov 2025	Actual YTD to 30 Nov 2024	% of Budget 2025/26
Salaries (incl. On-Costs)		\$495,348	\$38,829	\$38,104	\$199,949	\$180,994	40.4%
Operating Costs - Other		\$279,563	\$30,146	\$23,298	\$172,130	\$148,006	61.6%
Total Expenditure		\$774,911	\$68,975	\$61,402	\$372,078	\$329,000	48.0%

Budgeted Deficit		-\$504,911	-\$47,908	-\$40,569	-\$241,776	-\$228,596	47.9%
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RECOMMENDATION

THAT the information be received and noted.

DECISION

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

THAT the information be received and noted.

CARRIED

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

16.2.2 Woodsdale Recreation Ground (PID 5839745 – C/T 10138/1) – 2578 Woodsdale Road, Woodsdale - Sale of Property (Information Only)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 4 DECEMBER 2025

ISSUE

To provide Council with an update relating to the transfer of ownership of the Woodsdale Recreation Ground to the 'Woodsdale Recreation & Community Hub Inc.

BACKGROUND

Council, at its meeting held 20 August 2025, resolved to proceed and enter into a Contract of Sale based on the terms and conditions of sale previously agreed to.

As a reminder, the following is an extract from the Minutes of the Council Meeting held 23 October:

“THAT:

1. *Council confirm the following offer to be submitted to the Woodsdale Football Club Inc. or the newly created Incorporated Entity (subject to finalising the public notification and sale of public land process):*
 - *Along with transferring ownership of the property to the Woodsdale Football Club Inc. (or the newly created Incorporated Entity), Council to provide a 'one-off' non-refundable grant amount of \$45,000 (less deductions referred to below). Council's contribution will be contingent upon the Woodsdale Football Club Inc. (or the newly created Incorporated Entity) providing confirmation that the external sources of funding have been secured to enable upgrade of the facility to a standard that is consistent with its expectations and achieves compliance with the Building Code of Australia and other applicable legislation.*
 - *Transfer the property for a peppercorn amount (say \$1.00).*
 - *Stamp Duty to be paid by Council and deducted from the one-off grant (estimated value of \$1,222.50)*
 - *The property is to be sold on an 'as is where is' basis and from the date of transfer Council will cease to have any responsibility for future maintenance (e.g. mowing; building maintenance; waste removal); insurance or other costs associated with the property (e.g. electricity);*
 - *Each party to engage their own legal representative and meet the associated legal costs (excluding stamp duty payable on the sale transaction);*
 - *Following completion of the upgrade to be undertaken by the Woodsdale Football Club Inc. (or the newly created Incorporated Entity), and subject to the property being used as a recreation ground for the purpose of playing organised sport, Council will provide an annual operating grant of \$1,000 (to be indexed by the annual Hobart March CPI percentage to be applied for the following financial year);*
 - *The Club will be liable for annual service charges and levies only, with an entitlement to be exempt from the General Rate.*
 - *The Woodsdale Football Club Inc. (or the newly created Incorporated Entity) would be entitled to a part premium reimbursement for Public Liability Cover relating to the property under Council's 'Donations and Community Support Policy'. (50% of the policy premium capped at \$500.00)*

- *The Woodsdale Football Club Inc. (or the newly created Incorporated Entity) would still be entitled to make application for any financial assistance through Council's Community Small Grants Program;*
 - *Should the ground cease being used by the Woodsdale Football Club Inc. (or the newly created Incorporated Entity), then the property is to be sold. As a 'not-for-profit organisation' it is likely that the Club's constitution provides direction for its resources should the Association be 'wound-up'. In this relation to this, Council would seek to have the net sale proceeds returned to the Southern Midlands Council for re-distribution within the local community.*
2. *This offer must be accepted (or rejected) 'in-principle' by no later than 30th November 2024 or the offer is to be withdrawn and Council will then determine the preferred method of disposal at that time; and*
3. *If the offer is accepted 'in-principle', then the transfer of ownership is to be finalised by the end of April 2025 (unless an extension of time is mutually agreed by the parties). This includes the requirement for the Woodsdale Football Club Inc. (or the newly created Incorporated Entity) to provide confirmation that the external sources of funding have been secured to enable upgrade of the facility to a standard that is consistent with the Football Club's expectations and achieves compliance with the Building Code of Australia and other applicable legislation."*

DETAIL

It is confirmed that the *Contract for Sale of Real Estate* has been signed by both parties and has been forwarded to Abetz Curtis (acting on behalf of Council).

Settlement is expected to take place on 17 December 2025.

Human Resources & Financial Implications – refer terms and conditions detailed above.

Community Consultation & Public Relations Implications – refer comment above.

Policy Implications – N/A.

Priority - Implementation Time Frame – Settlement scheduled for 17 December 2025.

RECOMMENDATION

THAT the information be received and noted.

DECISION

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

THAT the information be received and noted.

CARRIED

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

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

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

Nil.

17.2 Sustainability

Strategic Plan Reference 5.2

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

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

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

Clr D Fish – Expressed his disappointment regarding the plan to ban Greyhound Racing in Tasmania from 2029. His concern is based on the number of greyhound owners and trainers that live within the Southern Midlands Council area.

Deputy Mayor K Dudgeon – Advised Council that Friday 12th December is the annual Oatlands Christmas Pageant with a record number of floats being entered. Following the pageant at Callington Park there will be children's activities hosted by Oatlands Community Hub and a barbeque courtesy of Oatlands Bowls Club.

Deputy Mayor K Dudgeon – Provided an update on local teenager Mia Barwick. Mia recently set the record for North Hobart Cricket Club with 199 runs (not-out) scored in an innings.

Mayor E Batt – Advised Councillors of an upcoming event in Kempton - Truck Convoy 4 Kids. This event is being held Sunday 14th December and all funds raised are used to provide essential support and care for children facing serious health challenges.

Mayor E Batt – Kempton Community Christmas Carols are being held at St Marys Church on Sunday 14th December 2025.

17.3 Finances

Strategic Plan Reference 5.3

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

17.3.1 Monthly Financial Statement (Period ending 30 November 2025)

Author: FINANCE OFFICER (MANDY BURBURY)

Date: 3 DECEMBER 2025

ISSUE

Provide the Financial Report for the period ending 30th November 2025.

BACKGROUND

The Operating Expenditure Report includes a Year to Date (YTD) Budget Column, with variations (and percentage) based on YTD Budgets.

Note: Depreciation is calculated on an annual basis at the end of the financial year. The budget and expense for depreciation are included in the June period.

DETAIL

The enclosed Report incorporates the following: -

- Statement of Comprehensive Income – 1 July 2024 to 30 November 2025.
- Operating Expenditure Report – 1 July 2024 to 30 November 2025.
- Capital Expenditure Report – 1 July 2024 to 30 November 2025.
- Cash Flow Statement – 1 July 2024 to 30 November 2025.

OPERATING EXPENDITURE (OPERATING BUDGET)

Overall operating expenditure to end of October was \$4,114,743 which represents 87.8% of the Year to Date Budget.

Whilst there are some variations within the individual Program Budgets (refer following comments), expenditure is consistent with the Budget.

Strategic Theme - Infrastructure

Nil.

Strategic Theme – Growth

Sub-Program – Business - expenditure to date (\$182,640 – 138.5%). Additional expenditure relates to a higher than anticipated value of private works (offset by an increase in private works income).

Strategic Theme – Landscapes

Nil.

Strategic Theme – Community

Nil.

Strategic Theme – Organisation

Nil.

CAPITAL EXPENDITURE PROGRAM

Capital expenditure projects are colour coded to signify the grant program and show the completion deadlines. A legend of the colour coding is as below:

Legend – Source and completion deadlines for grant funded projects

Roads to Recovery	It is the Government's intention that the full allocation is budgeted and spent in the year allocated
Other Specific Purpose Grants	Completion date as per grant deed or approved extension date

RECOMMENDATION

THAT the Financial Report be received and the information noted.

DECISION

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

THAT the Financial Report be received and the information noted.

CARRIED

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

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 Jul 2025 to 30 Nov 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
Income				
Rates	7,810,961	7,786,178	99.7%	Includes Interest & Penalties on rates
User Fees (refer Note 1)	1,536,868	968,873	63.0%	Includes Private Works
Interest	520,000	176,694	34.0%	
Government Subsidies	11,700	0	0.0%	Heavy Vehicle Licence Fees
Other (refer Note 2)	332,400	98,752	29.7%	Includes TasWater Distributions
Sub-Total	10,211,930	9,030,496	88.4%	
Grants - Operating	4,744,884	1,212,117	25.5%	
Total Income	14,956,813	10,242,613	68.5%	
Expenses				
Employee benefits	-6,024,988	-1,961,275	32.6%	Less Roads - Resheeting (Capitalised)
Materials and contracts	-4,195,550	-1,987,686	47.4%	Less Roads - Resheeting (Capitalised), Includes Land Tax & Private Works
Depreciation and amortisation	-4,738,700	-1,986,359	41.9%	Percentage Calculation (based on year-to-date)
Finance costs	-2,223	-2,223	100.0%	Interest
Contributions	-296,700	-74,175	25.0%	Fire Service Levies
Other	-184,841	-89,384	48.4%	Audit Fees and Councillor Allowances
Total expenses	-15,443,002	-6,101,102	39.5%	
Surplus (deficit) from operations	-486,189	4,141,511	-851.8%	
Grants - Capital (refer Note 3)	1,064,853	14,410	1.4%	
Sale Proceeds (Plant & Machinery)	0	251,905		
Sale Proceeds (Land & Buildings)	0	0		
Sale Proceeds (Other Assets)	0	5,244		
Net gain / (loss on disposal of non-current assets)	0	0		
Surplus / (Deficit)	578,664	4,413,070	762.6%	

STATEMENT OF COMPREHENSIVE INCOME
for the period 1 Jul 2025 to 30 Nov 2025

	Annual Budget \$	Year to Date Actual \$	%	Comments
NOTES				
1. Income - User Fees				
- All other Programs	1,176,420	717,319	61.0%	
- Private Works	360,449	251,553	69.8%	
	<u>1,536,868</u>	<u>968,873</u>	63.0%	
2. Income - Other				
- TasWater Distributions	182,400	41,800	22.92%	
- Public Open Space Contributions	150,000	0	0.00%	
- Stormwater Headworks	0	20,000		
- Blue Gum Rovers donation to Tunnack Rec. Ground	0	450.00		
- JLT Group Interest Disbursement	0	1,578		
- Insurance Recoveries	0	8,292		
- Campania Halls Committee Contribution to External Painting	0	15,000		
- Colebrook Hall Committee Closure of Bank Account	0	3,510		
- Woodsdale Cemetery Committee Closure of Bank Account	0	8,121		
	<u>332,400</u>	<u>98,752</u>	29.7%	
3. Grants - Capital				
- Aust Govt (Roads To Recovery)	1,064,853	0	0.00%	
- State Govt (VRUP)	0	14,410		Campania Pedestrian Railway Crossing (Final Instalment)
	<u>1,064,853</u>	<u>14,410</u>	1.35%	
4. Grants - Operating				
- FAGS 2024/25	4,744,884	1,206,782	25.43%	
- State Govt (Resilience & Recovery Grant)	0	5,335		Southern Midlands Farmers Group Drought Resilience (Establishing Governance)
	<u>4,744,884</u>	<u>1,212,117</u>	25.5%	

**SOUTHERN MIDLANDS COUNCIL : OPERATING EXPENDITURE
2025/26
SUMMARY SHEET**

PROGRAM	ACTUAL (to 30 Nov 25)	BUDGET (to 30 Nov 25)	YTD VARIANCE	YTD %	FULL YEAR BUDGET - INC. GRANTS & OTHER
INFRASTRUCTURE					
Roads	553,483	663,884	110,402	83.4%	4,410,593
Bridges	24,262	38,516	14,254	63.0%	653,390
Walkways	99,748	105,431	5,683	94.6%	273,165
Lighting	31,331	39,140	7,809	80.0%	93,936
Public Toilets	43,403	56,426	13,023	76.9%	140,739
Sewer/Water	0	0	0	0.0%	0
Stormwater	2,726	12,950	10,225	21.0%	89,081
Waste	516,028	652,017	135,989	79.1%	1,592,340
Information, Communication	0	8,333	8,333	0.0%	20,000
INFRASTRUCTURE TOTAL:	1,270,981	1,576,698	305,717	80.6%	7,273,244
GROWTH					
Residential	0	0	0	-	0
Tourism	10,192	28,793	18,600	35.4%	41,276
Business	182,640	131,898	-50,742	138.5%	316,556
Industry	0	0	0	0.0%	0
GROWTH TOTAL:	192,832	160,691	-32,141	120.0%	357,832
LANDSCAPES					
Heritage	151,309	217,713	66,404	69.5%	501,173
Natural	88,222	109,221	20,999	80.8%	257,515
Cultural	157	6,667	6,510	2.4%	16,000
Regulatory - Development	342,349	428,794	86,445	79.8%	1,101,058
Regulatory - Public Health	7,406	10,908	3,502	67.9%	26,180
Regulatory - Animals	48,356	54,692	6,337	88.4%	140,975
Environmental Sustainability	0	2,083	2,083	0.0%	5,000
LANDSCAPES TOTAL:	637,798.42	830,078.85	192,280.43	76.8%	2,047,901
COMMUNITY					
Community Health & Wellbeing	121,606.37	159,060.47	37,454.10	76.5%	378,545
Recreation	572,621.30	611,776.46	39,155.16	93.6%	1,256,464
Access	0.00	0.00	0.00	0.0%	0
Volunteers	18,819.31	36,250.00	17,430.69	51.9%	45,000
Families	0.00	4,166.67	4,166.67	0.0%	10,000
Education	0.00	0.00	0.00	0.0%	0
Capacity & Sustainability	36,595.97	36,502.08	-93.89	100.3%	55,505
Safety	1,996.16	8,312.50	6,316.34	24.0%	19,950
Consultation & Communication	964.59	10,708.33	9,743.74	9.0%	25,700
LIFESTYLE TOTAL:	752,603.70	866,776.51	114,172.81	86.8%	1,791,164
ORGANISATION					
Improvement	21,902.30	54,748.68	32,846.38	40.0%	131,397
Sustainability	1,095,935.01	1,058,119.97	-37,815.04	103.6%	3,445,765
Finances	142,690.41	140,816.54	-1,873.87	101.3%	395,700
ORGANISATION TOTAL:	1,260,527.72	1,253,685.18	-6,842.54	100.5%	3,972,862
TOTALS	\$4,114,743	\$4,687,929	\$573,186	87.8%	\$15,443,003

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 30 November 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
INFRASTRUCTURE						
ROAD ASSETS						
Resheeting Program	Roads Resheeting	590,000	253,198	336,802		
Reseal Program	Roads Reseal Program	25,000	0	25,000		
	Jericho - Jericho Road (1500m)	45,000	0	45,000	Roads to Recovery \$45,000	30 June 2026
	Kempton - Cliftonvale Road (1500m)	65,000	24,360	40,640	Roads to Recovery \$65,000	30 June 2026
	Oatlands - High Street (500m)	55,000	221	54,779	Roads to Recovery \$55,000	30 June 2026
	Woodbury - Glenmorey Road (Two Sections 1700m)	47,000	0	47,000	Roads to Recovery \$47,000	30 June 2026
	Woodbury - Woodbury Road (500m)	35,000	30,288	4,712		
	Woodsdale - Woodsdale Road	48,000	0	48,000	Roads to Recovery \$48,000	30 June 2026
	Tunbridge - Scott Street (300m)	40,000	26,030	13,970	Originally in Reconstruct & Seal \$60K	
Sealed Edge Breaks	Sealed Road Edge Breaks Program	200,000	as below	118,074		
	Broadmarsh - Elderslie Road		0			
	Campania - Brown Mountain Road		2,167			
	Campania - Native Corners Road		9,473			
	Colebrook - Eldon Road		2,496			
	Colebrook - Franklin Street		1,000			
	Elderslie - Elderslie Road		16,962			
	Jericho - Lower Marshes Road		3,552			
	Rhyndston - Rhyndaston Road		0			
	Stonor Road - Stonor		32,860			
	Woodsdale - Woodsdale Road		13,416			
Reconstruct & Seal	Bagdad - Swan Street (700m)	137,000	417	136,583	Roads to Recovery \$137,000	30 June 2026
	Tunnack - Eldon Road (700m)	110,000	817	109,183	Roads to Recovery \$110,000	30 June 2026
	Woodsdale - Woodsdale Road (dig-out)	23,000	8,845	14,155	Roads to Recovery \$23,000	30 June 2026
Construct & Seal	Mangalore - Blackbrush Road (1.3km section starting from seal Mangalore end)	195,000	163,421	31,579	Roads to Recovery \$195,000	30 June 2026
	Rhyndaston - Rhyndaston Road (1.35km of 2.7km starting at railway line)	202,500	12,212	190,288	Roads to Recovery \$202,500	30 June 2026
Minor Seals (New)	Mt Seymour - Blackgate Road (500m between end of seal & dust suppressant)	85,000	17,300	67,700	Roads to Recovery \$85,000	30 June 2026
	Oatlands - Bentwick Street	20,000	0	20,000	Budget c/f	
Other Works	Bagdad - School Road (Traffic & Safety Improvements)	69,000	545	68,455	VRUP Funding \$34,430	30 April 2026
	Campania - Car Park Improvements	100,000	72,481	27,519	\$60K Budget C/F WIP \$72,112	
	Campania - Reeve Street (Reconstruct Retaining Wall - Union St to Lee St)	40,000	0	40,000		
	Campania - Structure Plan - Town Gateway and Streetscape	40,000	0	40,000	Budget C/F	
	Colebrook - Coalmine Bend Road (Redirect Drainage from Train Line - Piping)	25,000	25,807	-807		
	Oatlands - Hasting Street Junction	15,000	1,229	13,771	WIP \$959	
	Oatlands - High Street (Traffic Islands)	45,940	384	45,556	VRUP Funding \$22,300 RTR \$23,640	30 June 2026
	Tunbridge - Main Street (Kerb & Gutter Renewal)	40,000	46,290	-6,290	WIP \$4186.12	
		2,297,440	765,770	1,531,670		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 30 November 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
WALKWAYS	Footpaths - General Streetscapes	45,959	0	45,959		
	Bagdad - Midland Highway Pathway (Primary School north to Community Club)	240,000	128,857	111,143	Election Commitment - \$150,000 WIP \$1,130	2 March 2026
	Campania - Reeve Street (Hall St to Lee St)	57,740	128	57,612	VRUP Funding \$28,620	30 June 2026
	Colebrook - Richmond Road (Asphalting)	4,041	4,041	0	Funded from footpaths general budget	
	Kempton - Burnett Street to Mood Food	425,565	68,004	357,561	Better Active Transport \$278K WIP \$5332	30 June 2026
	Kempton - Main Street (Southern End 300m)	75,000	741	74,259		
	Oatlands - Church Street (High St to Esplanade both sides - Design Only)	10,000	0	10,000		
	Oatlands - Church Street (Sth Parade to William St - north. side - Footpath - 130 m)	30,000	2,027	27,973	Budget C/F	
	Parattah - Streetscape (Stage 1)	50,000	417	49,583		
	Tunnack - Streetscape (Year 1 of 3)	100,000	73,251	26,749	WIP \$73,042	
		1,038,305	277,465	760,840		
PUBLIC TOILETS	General Public Toilets - Upgrade Program	14,616	0	14,616	Budget c/f	
	Colebrook - History Room Toilets (Replace Septic Tank)	10,000	9,830	170		
		24,616	9,830	14,785		
DRAINAGE	Bagdad / Mangalore - Hydraulic Assessment (Flood Mapping)	61,625	0	61,625	Budget C/F	
	Stormwater System Management Plans (<i>Urban Drainage Act 2013</i>)	50,000	20,456	29,544	WIP \$456	
	Oatlands - High Street / Church Street Jct (Pipe Replacement)	15,000	1,144	13,856		
	Oatlands - High Street /Wellington Street Jct (New Pit)	4,000	2,741	1,259		
	Oatlands - Queen Anne St (Pipe into existing Drain)	35,000	16,919	18,081		
		165,625	41,261	124,364		
WASTE	Wheelie Bins and Crates	10,000	20,398	-10,398		
		10,000	20,398	-10,398		
GROWTH						
TOURISM	Oatlands - Heritage Interpretation Panel renewal	2,000	0	2,000		
	Oatlands Accommodation Facility	0	42,283	-42,283	WIP \$42,283 (Offset by Barrack Street Property)	
		2,000	42,283	-40,283		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 30 November 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
LANDSCAPES						
HERITAGE	Jericho - Memorial Avenue - Plaques	20,500	4,300	16,200	Budget c/f WIP \$4,300. Offset by donation of \$500.	
	Kempton - Memorial Avenue Park - Interps	19,545	0	19,545	Budget C/F	
	Melton Mowbray - Recognition plaque JH Bisdee VC OBE (DVA Grant)	8,480	8,904	-424	Saluting Their Service Grant \$7,480	30 April 2025
	Oatlands - Callington Mill - Structural Repair & External painting	80,000	0	80,000	\$40K Budget C/F	
	Oatlands - Court House (Wall Stabilisation)	15,000	4,764	10,236	WIP \$1,187	
	Oatlands - Gaolers Residence (Chimney Capping & Fireplace Repairs)	5,000	866	4,134	Budget C/F	
	Oatlands - Gaolers Residence (Lighting & Hanging System Upgrade)	5,000	973	4,027		
	Oatlands - Gaolers Residence (Wingwall)	23,000	0	23,000	Budget C/F	
	Oatlands - Heritage Buildings (Security Upgrades)	10,000	108	9,892		
	Oatlands - Heritage Collections Store	10,000	3,700	6,300	WIP \$3,700	
	Oatlands - Roche Hall (Building Improvements for PRISM)	150,000	53,805	96,195	\$90K Budget C/F WIP \$19,644	
	Oatlands - Roche Hall Forecourt (Interps - Planning Condition of Approval)	40,000	7,820	32,180	WIP \$7,820	
		386,525	85,240	301,285		
NATURAL	Campania - Bush Reserve / Cemetery	300,000	101,608	198,392	WIP \$93,346	
	Chauncy Vale - Day Dawn Cottage Improvements	12,000	10,311	1,689	WIP \$8,557	
	Chauncy Vale - Toilet & Interps Upgrade	80,000	43,676	36,324	Election Commitment \$80,000 WIP \$22,570	30 June 2026
		392,000	155,595	236,405		
REGULATORY - DEVELOPMENT	Master / Structure Plans (Bagdad / Mangalore / Campana)	50,000	139,428	-89,428	Includes Flour Mill Park Master Plan	
	Kempton Council Chambers - Structural Damage	0	16,650	-16,650	External Contractor Liable for damage	
	Property Purchase - 10 Barrack Street, Oatlands (Police Residence)	530,000	0	530,000	Budget C/F	
	Oatlands - Stanley Street Master Plan	20,000	172	19,828	Budget c/f WIP \$172	
		600,000	156,250	443,750		
ANIMAL CONTROL	Oatlands - Off-Lead Dog Park	35,000	1,947	33,053	WIP \$1,947	
		35,000	1,947	33,053		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 30 November 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
COMMUNITY						
RECREATION						
	Facilities & Recreation Committee	34,475	0	34,475	Budget \$40,000 (projects funded as below)	
	Building Upgrades (Sites determined following inspections)	50,000	0	50,000		
	Playground Upgrades ('inspections)	50,000	0	50,000		
	Bagdad - Bagdad Community Club (Precinct Plan & Property Transfer)	111,000	95,003	15,997	\$35K Budget c/f WIP \$95,003	
	Bagdad - Bagdad Community Club (Redevelopment)	0	49,706	-49,706	WIP \$49,706	
	Bagdad - Bagdad Community Club (Sports Pavilion)	0	211,856	-211,856	WIP \$211,856 Subject to Funding	
	Bagdad - Bagdad Community Club (Multi-purpose Sports Hall)	0	252,160	-252,160	WIP \$252,160 Subject to Funding	
	Bagdad - Bagdad Community Club (Oval Relocation)	0	26,500	-26,500	WIP \$25,500 Subject to Funding	
	Bagdad - Bagdad Community Club (Wastewater System)	200,000	0	200,000		
	Bagdad - Iden Road Park Development	75,000	0	75,000	Budget C/F	
	Bagdad - Acquisition 1689 Midland Highway Bagdad	0	310,006	-310,006	Funding not allocated	
	Campania - Flour Mill Park (Redevelopment)	68,000	0	68,000		
	Campania - Hall (External Painting)	36,800	41,470	-4,670	WIP \$39,696	
	Campania - Recreation Ground (Electronic Scoreboard)	47,875	50,165	-2,290	WIP \$48,043	
	Campania - Recreation Ground (Landscaping & Tiered Seating)	270,000	631	269,369	Election Commitment - \$200K WIP \$374	30 June 2026
	Campania - Recreation Ground (All abilities Car Parking)	26,750	0	26,750	Election Commitment - \$18K	30 June 2026
	Campania - Recreation Ground (Upgrade Change rooms)	1,100,000	392,196	707,804	LGAT Open Space \$40K / SMC - \$700K WIP	
	Colebrook - Hall (Windows, Ramps, Double Doors)	10,000	0	10,000		
	Kempton - Carriage Shed (External Repair & Repainting)	11,700	0	11,700		
	Kempton - Recreation Ground (Site Dev) (Boundary Fence)	24,250	14,118	10,132	Budget c/f WIP \$14,118	
	Kempton - Recreation Ground (Cricket Net, basket ball / pickle ball court)	80,000	94,604	-14,604	Active Tas - Election Commitment WIP \$2,886	30 June 2026
	Melton Mowbray - Streetscape Works (Trough / Shelter etc)	90,000	108,277	-18,277	\$60K Budget C/F WIP \$85,022	
	Oatlands - Aquatic Centre (Outdoor Area Seating)	4,000	0	4,000		
	Oatlands - Aquatic Centre (Learn to Swim Equipment)	2,000	87	1,913		
	Oatlands - Aquatic Centre (Gymnasium Equipment Upgrade)	5,000	338	4,662		
	Oatlands - Aquatic Centre (Female Change Rooms / Shower Cubicles)	10,000	0	10,000		
	Oatlands - Aquatic Centre (Pump Replacement)	10,000	0	10,000		
	Oatlands - Gay Street, Hall (Air Lock & Heating)	40,000	14,432	25,568	\$30K of Budget C/F WIP \$14,432	
	Oatlands - Gay Street, Hall (Kitchen Floor Repairs / Underpinning)	8,000	0	8,000		
	Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000	0	8,000	Budget C/F	
	Oatlands - Old Swimming Pool (Staged demolition)	62,889	4,521	58,368	Balance Budget C/F	
	Oatlands - Recreation Ground (Redevelopment)	0	174,791	-174,791	Subject to Funding WIP \$172,521	
	Parattah - Recreation Ground (Reglaze Windows)	2,724	2,724	0	Funded from Facilities & Rec Committee Budget	
	Runnymede - Recreation Ground (Pitch Renewal)	8,000	8,258	-258		
	Tunbridge - Tunbridge Park (Tree Planting)	2,802	2,802	0	Funded from Facilities & Rec Committee Budget	
	Tunnack - Recreation Ground (Kiosk Removal)	8,000	0	8,000		
	Tunnack - Recreation Ground (Toilet Block Painting)	4,000	0	4,000		
	Woodsdale Recreation Ground	45,000	0	45,000	Budget C/F	
	Water Bottle Refill Stations	7,980	0	7,980	Budget C/F	
		2,514,244	1,854,643	659,601		
CAPACITY & SUSTAINABILITY						
	Property Purchase - 9 Barrack Street, Oatlands (Police Residence)	73,248	50,009	23,238	Budget \$519,490 less \$446K spent in 22/23	
		73,248	50,009	23,238		

CAPITAL EXPENDITURE PROGRAM 2025-26
As at 30 November 2025

		BUDGET \$	EXPENDITURE \$	BALANCE \$	COMMENTS	COMPLETION DEADLINE
ORGANISATION						
SUSTAINABILITY	WIFI Equipment	7,000	0	7,000	Budget C/F	
	Council Website Upgrade	40,000	5,925	34,075	Budget C/F	
	Communications Link Upgrade	5,000	0	5,000		
	Computer / Network Upgrades	18,000	0	18,000		
	Kempton - Council Chambers (Office Furniture & Equipment)	7,500	0	7,500		
	Oatlands - Town Hall (Office Furniture & Equipment)	7,500	0	7,500		
	Oatlands - Town Hall (Replacement Heat Pump)	5,500	7,666	-2,166		
	Oatlands - Town Hall (Toilet Upgrade / Air lock / Lift) Year 1 of 5 \$300K per annum	400,000	17,794	382,206	\$100K Budget C/F WIP \$8,437	
		490,500	31,386	459,114		
WORKS	Kempton - Works Depot (Toilet / Shower Upgrade)	30,000	0	30,000		
	Kempton - Works Depot (Security Cameras)	5,000	0	5,000		
	Minor Plant Purchases	12,000	4,085	7,915		
	Radio System	5,000	220	4,780		
	Plant Replacement Program					
	Heavy Vehicles - Gross Amount	889,370	435,330	454,040		
	(Trade Allowance - \$254K)					
	Light Vehicles - Gross Amount	515,179	185,052	330,127		
	(Trade Allowance - \$299K)					
		1,456,549	624,688	831,861		
GRAND TOTALS		9,486,051	4,116,766	5,369,285		

CASH FLOW 2025/2026	INFLOWS (OUTFLOWS) July 2025 \$	INFLOWS (OUTFLOWS) Aug 2025 \$	INFLOWS (OUTFLOWS) Sep 2025 \$	INFLOWS (OUTFLOWS) Oct 2025 \$	INFLOWS (OUTFLOWS) Nov 2025 \$	INFLOWS (OUTFLOWS) Dec 2025 \$	INFLOWS (OUTFLOWS) Jan 2026 \$	INFLOWS (OUTFLOWS) Feb 2026 \$	INFLOWS (OUTFLOWS) Mar 2026 \$	INFLOWS (OUTFLOWS) Apr 2026 \$	INFLOWS (OUTFLOWS) May 2026 \$	INFLOWS (OUTFLOWS) Jun 2026 \$	INFLOWS (OUTFLOWS) (Total 2024/25) \$
Cash flows from operating activities													
Payments													
Employee costs	(654,876)	(424,204)	(370,607)	(391,754)	(369,294)								(2,210,734)
Materials and contracts	(987,152)	(399,774)	(459,970)	(353,322)	(310,386)								(2,510,604)
Interest	(2,223)	0	0	0	0								(2,223)
Other	(28,004)	(82,892)	(68,686)	(161,851)	(55,689)								(397,124)
	(1,672,254)	(906,870)	(899,264)	(906,927)	(735,369)	0	0	0	0	0	0	0	(5,120,685)
Receipts													
Rates	722,648	431,037	2,387,961	589,319	921,681								5,052,647
User charges	1,376,627	109,039	268,268	172,447	110,902								2,037,283
Interest received	33,066	36,362	50,568	34,958	21,740								176,694
Subsidies	0	0	0	0	0								0
Operating Grants	0	603,391	5,335	0	603,391								1,212,117
Other	70,371	159,430	49,262	53,844	23,639								356,547
	2,202,712	1,339,260	2,761,394	850,568	1,681,354	0	0	0	0	0	0	0	8,835,288
Net cash from operating activities	530,458	432,390	1,862,130	(56,360)	945,985	0	0	0	0	0	0	0	3,714,603
Cash flows from investing activities													
Payments for property, plant & equipment	(197,080)	(549,583)	(616,036)	(368,073)	(512,545)								(2,243,317)
Proceeds from sale of property, plant & equipment	32,932	35,131	0	164,541	24,545								257,149
Proceeds from Capital grants	0	0	0	0	14,410								14,410
Proceeds from investments	0	0	0	0	0								0
Payment for investments	0	0	0	0	0								0
Net cash used in investing activities	(164,148)	(514,453)	(616,036)	(203,532)	(473,590)	0	0	0	0	0	0	0	(1,971,758)
Cash flows from financing activities													
Repayment of borrowings	(109,510)	0	0	0	0	0	0	0	0	0	0	0	(109,510)
Proceeds from borrowings	0	0	0	0	0	0	0	0	0	0	0	0	0
Net cash from (used in) financing activities	(109,510)	0	0	0	0	0	0	0	0	0	0	0	(109,510)
Net increase/(decrease) in cash held	256,800	(82,063)	1,246,095	(259,891)	472,395	0	0	0	0	0	0	0	1,633,335
Cash at beginning of reporting month	11,895,902	12,152,702	12,070,639	13,316,734	13,056,842	0	0	0	0	0	0	0	11,895,902
Cash at end of reporting period	12,152,702	12,070,639	13,316,734	13,056,842	13,529,237	0	0	0	0	0	0	0	13,529,237

18. MUNICIPAL SEAL

Nil.

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

Nil.

RECOMMENDATION

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

DECISION

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

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

Matter	Local Government (Meeting Procedures) Regulations 2025 Reference
Closed Council Minutes - Confirmation	17(2)
Applications for Leave of Absence	17(2)(h)(i)

CARRIED

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

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

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

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

20.2 Applications for Leave of Absence

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

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

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Cllr B Campbell, seconded by Cllr D Blackwell

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 4.59 p.m.