

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY ATTACHMENTS ORDINARY COUNCIL MEETING

Wednesday, 23rd January 2019
Campania Community Hall
10.00 a.m.

Item 4.1	Draft Council Meeting Minutes (Open) – 12 th December 2018
Item 4.1.2	Draft Special Meeting Minutes – 19 th December 2019
Item 4.1.3	Draft AGM Minutes – 12 th December 2019
Item 12.1.1	Craigbourne Dam submissions

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 12th December 2018
2.00 p.m.

Municipal Offices, 71 High Street, Oatlands

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 12th DECEMBER 2018 AT THE MUNICIPAL OFFICES, 71
HIGH STREET, OATLANDS COMMENCING AT 2:00 P.M

1. PRAYERS

Councillors recited the Lord's Prayer.

2. ATTENDANCE

Mayor A O Green, Deputy Mayor E Batt, Clr A Bantick, Clr K Dudgeon, Clr D Fish, Clr R McDougall

Mr T Kirkwood (General Manager), Mr J Lyall (Manager, Infrastructure and Works), Ms W Young (Corporate Compliance Officer), Ms M Webster (Community Development Officer) Miss E Lang (Executive Assistant)

3. APOLOGIES

Clr A E Bisdee OAM

DECISION

Moved by Clr R McDougall, seconded by Clr D Fish

THAT the apology be received and Clr A E Bisdee OAM be granted leave of absence for the December 2018 meeting.

CARRIED

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

4. MINUTES

4.1 ORDINARY COUNCIL MINUTES

DECISION

Moved by Cllr A Bantick, seconded by Cllr K Dudgeon

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 28th November 2018, as circulated, be confirmed.

CARRIED

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

4.2 SPECIAL COMMITTEES OF COUNCIL MINUTES

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

- Nil.

DECISION NOT REQUIRED

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

- Nil.

DECISION NOT REQUIRED

4.3 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

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

- Southern Tasmanian Councils Authority – Nil.
- Southern Tasmanian Councils Authority – Nil.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Nil.

DECISION NOT REQUIRED

4.3.2 JOINT AUTHORITIES - RECEIPT OF REPORTS (ANNUAL & QUARTERLY)

Reports prepared by the following Joint Authorities, as circulated, are submitted for receipt:

- Southern Tasmanian Councils Authority – Nil.

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

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

THAT the information be received.

CARRIED

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

6. COUNCILLORS – QUESTION TIME

6.1 QUESTIONS (ON NOTICE)

The following question was submitted by Cllr R McDougall on 4 December 2018.

Q1. A resident has asked me to ascertain information about properties that are to be used or are being used for Air BnB.

Are there any specific planning requirements under the local planning scheme relating to a property being used or intended to being used for the purposes of visitor accommodation/Air BnB? If so what are they?

General Manager's response:

Information and advice on obtaining a permit for AirBnB or other short to medium term accommodation can be obtained from Council's Development and Environmental Services Department on 6259 3011. Otherwise clear information is provided at the State Government's website www.planingreform.tas.gov.au.

In summary:

Planning Permission

- A permit under the Land Use Planning and Approvals Act 1993 is not required for short term accommodation where:
 - Visitor Accommodation is in a dwelling (including an ancillary dwelling) if:
 - (i) the dwelling is used by the owner or occupier as their main place of residence, and only let while the owner or occupier is on vacation or temporarily absent; or
 - (ii) the dwelling is used by the owner or occupier as their main place of residence, and visitors are accommodated in not more than 4 bedrooms.
- Otherwise if the above exemption does not apply then a permit from Council is required; and
- Depending on the zone and any new buildings or works the application for a permit is either discretionary or permitted;

Building Permission

- A building permit under the Building Act 2016 is not required where a self-assessment form has been completed/complied with and submitted to Council in the following situations:
 - owner occupiers of residential premises of more than four bookable rooms, or
 - investment properties or shacks (not occupied by the owner) that have a gross floor area of not more than 200m² per lot used for visitor accommodation.
- The completed form (where compliant) must be lodged with the relevant Permit Authority.

- If any premises intended to be let for short-term visitor accommodation is a lot in a strata title scheme, and any other premises in that scheme are occupied as a residence by long term residents, the proponent is not permitted to use the building self-assessment process.
- Otherwise if the above exemption does not apply then an occupancy permit is required and the landowner/developer should consult with a registered private building surveyor; and
- The above exemption does not apply to the new building works.

In all circumstances Council urge owners considering using their home or land for short term accommodation to first talk with Council's Planning department for the latest advice and accurate information relating to the land.

In terms of existing properties that are to be used or are being used for Air BnB, we do have records of approvals issued for Visitor accommodation use, but don't specifically keep a record of Airbnb or any other platform.

I note that there is a Draft Short Stay Accommodation Bill 2018. The Bill proposes to introduce measures to encourage compliance with planning permit requirements, support improved enforcement and allow better record keeping to track the impact of short stay accommodation on the broader housing market. The draft Bill and associated information is available at the Tasmanian Planning Reform website: <https://planningreform.tas.gov.au/updates/draft-short-stay-accommodation-bill-2018>

6.2 QUESTIONS WITHOUT NOTICE

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

Clr Bantick – timing for calling tenders for the Oatlands Aquatic Centre?

The General Manager advised that the aim was to call tenders in March / April 2019.

Clr Bantick – Oatlands Racecourse – current status?

The General Manager advised that a formal Management Committee (or similar) was yet to be established, but there were ongoing discussions with the group of key users. Deputy Mayor Batt has participated in some discussions with the group, with the objective of expanding use of the facility for broader equestrian activities.

Clr McDougall – does Council have any restrictions or conditions associated with camping on the foreshore of Lake Dulverton (or close proximity).

The General Manager advised that there are no specific conditions associated with camping. In general terms, the same provisions for the roadside stopover area apply (i.e. maximum number of nights / location etc.)

Clr McDougall – Midland Highway Signage (interchangeable panels) – panel(s) available to promote Markets etc.

The General Manager advised that panels are available as the ‘generic’ ones are removed when there is a forthcoming special event / activity. Council has adopted a policy position in relation to funding these panel signs etc. A copy of this will be placed on Council’s website.

Clr McDougall – Kempton Memorial Hall – steps onto stage – can Council investigate steps that include a handrail etc., noting that the existing steps are movable.

Design and costing to be prepared.

Deputy Mayor E Batt – Coal River Valley Farmers Forum – Chilean Needle Grass – can an update be provided following the forum held 6th December 2018. This question also led to discussion regarding the prevalence of ‘patersons curse’ within the municipal area.

The General Manager provided a verbal report on the outcomes of the forum. An article is to be included in the next Council Newsletter. It was confirmed that the main objective is to eradicate the weed (as opposed to restricting spread).

It was also asked that a presentation be prepared for the next Meeting by Council’s NRM Officer(s) re: weed management issues. There was also acknowledgement that Council needs to consider the extent of its involvement in enforcement action.

Mayor A Green – Economic Development / Tourism Strategy – can Council officers prepare a scoping report for the preparation of an Economic Development / Tourism Strategy.

To be actioned accordingly.

7. DECLARATIONS OF PECUNIARY INTEREST

Nil.

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

9. PUBLIC QUESTION TIME (SCHEDULED FOR 3.30 PM)

Public Question Time was held later in the meeting.

9.1 Permission to Address Council

Permission has been granted for the following person(s) to address Council:

- Nil.

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

Nil.

11. 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.

11.1 DEVELOPMENT APPLICATIONS

Nil.

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

11.3.1 COUNCILLOR INFORMATION: - MUNICIPAL SEAL APPLIED UNDER DELEGATED AUTHORITY TO SUBDIVISION FINAL PLANS & RELATED DOCUMENTS

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr D Fish

THAT the information be received.

CARRIED

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

11.4 PLANNING (OTHER)

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

12.1.1 WILSON STREET, PARATTAH (CROWN RESERVED ROAD) – J MOLLINEAUX – REQUEST FOR COUNCIL TO TAKE ON MAINTENANCE RESPONSIBILITY AND OWNERSHIP

DECISION

Moved by Cllr A Bantick, seconded by Cllr R McDougall

THAT

- a) the information be received;
- b) subject to the property owners being prepared to finance the balance of \$5,100, Council confirm the merits of the proposal and be prepared to allocate an amount of \$1,275 as its contribution towards construction of the road; and
- c) following construction of the road to the required standard, Council be prepared to resolve in accordance with section 12 of the *Local Government (Highways) Act 1982* that the constructed section of Wilson Street in Parattah be declared as a highway maintainable by the corporation and it be gazetted accordingly.

CARRIED

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

12.1.2 TABLING OF PETITION - WHYNYATES, GLENELG & CHATHAM STREETS, OATLANDS

DECISION

Moved by Cllr D Fish, seconded by Deputy Mayor E Batt

THAT

- a) Council acknowledge tabling of the Petition in accordance with section 58 of the *Local Government Act 1993*; and
- b) Prior to considering any upgrade in the immediate vicinity of the TasWater filling station in Glenelg Street, a meeting be held with TasWater to confirm its future plans for water filling infrastructure at Oatlands; and with the intent of identifying a more appropriate location to locate such infrastructure (potential sites identified include Wellington Street; off Interlaken Road; vicinity of the Oatlands Racecourse); and
- c) The nominated persons on the Petition, being B & S Emery be advised accordingly of the action to be taken by Council.

CARRIED

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

12.2 Bridges

Nil.

12.3 Walkways, Cycle ways and Trails

Nil.

12.4 Lighting

Nil.

12.5 Buildings

Nil.

12.6 Sewers / Water

Nil.

12.7 Drainage

Nil.

12.8 Waste

Nil.

12.9 Information, Communication Technology

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

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

CARRIED

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

DECISION

Moved by Clr A Bantick, seconded by Clr R McDougall

THAT the meeting be suspended at 3.02 p.m. to present Keep Australia Beautiful Awards.

CARRIED

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

Mayor A O Green presented the following Keep Australia Beautiful Awards Certificates of Recognition to the following recipients:

Shane Mitchell	Commitment and maintenance of 100 year old Kempton War Memorial Clock
Melton Mowbray Community Rodeo Association	Ongoing commitment to holding the Melton Mowbray Rodeo, raising funds to support the community
Denise Smith	Health & Wellbeing - Enriching lives of residents of the MMPHC by keeping them active & entertained in creative ways.
Jon McCure	Personal contribution to Oatlands Commissariat Restoration Project – Preserving a piece of history & the traditional trades
Gabrielle Watkins	Health & Wellbeing - Contribution to junior sporting development for the region coordinating the Central Hawks Football Club for over 30 years.
Brian & Lyn Fish	Heritage & Culture - Supporting community events in the region by displaying the bullock team they train & care for & their work organising the Heritage & Bullock Festival
Chauncy Vale Wildcare – Graham Green	Natural Environment Conservation – Maintaining & protecting the natural & cultural values of Chauncy Vale Wildlife Sanctuary. Maintaining infrastructures in a condition fit for a range of visitor experiences & coordinating Volunteer/Caretaker program.

DECISION

Moved by Cllr K Dudgeon, seconded by Cllr A Bantick

THAT the meeting be reconvened at 3.37 p.m.

CARRIED

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

PUBLIC QUESTION TIME – (3.38 p.m.)

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

There were two (2) members of the public in attendance.

Mayor A O Green then invited questions from members of the public in attendance.

Jayne Paterson – Oatlands

Question regarding the water filling station and the suggestion to relocate it to an area in Wellington Street – isn't this area in the Highway Landscape Protection Zone?

The General Manager advised that this would be taken into account and it depends where the infrastructure is located, the plan would be to come directly off the main and wouldn't involve holding tanks.

Question regarding unmade roads and why Council issue building permits for people to build houses but take no responsibility for the roads?.

The General Manager advised that if a permit is issued by Council the landowner is required to obtain a licence from the Crown to use the reserved road.

Advice that Meals on Wheels is now no longer running in Oatlands which is unfortunate due to the ageing population who potentially need this service in the area. Unsure if Council can do anything about this but would like to raise the matter for information.

Clr Dudgeon advised that the meals for 'Meals on Wheels' were coming from Cambridge and the standard and quality of meals was poor which meant a number of residents opted out of receiving meals from this service.

Request for grant deeds to be made available online. Believes that misleading representations have been made regarding the site specific requirement and that advice received from DPAC advised that the Government is purely interested in the 'approved purpose' of the grant only. Objects that this has been presented to the community in this manner.

The General Manager advised he will confirm with the State Government regarding any confidentiality clauses prior to releasing the grant deed online.

Terry Loftus – Southern Midlands Regional News

Advice that Southern Midlands Regional News has been notified through Federal Member Brian Mitchell that they have been successful for a stronger communities grant to purchase computer hardware to the value of \$6K and matched dollar for dollar from their own funds.

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Nil.

13.2 Tourism

Nil.

13.3 Business

Nil.

13.4 Industry

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

14.1.1 HERITAGE PROJECT PROGRAM REPORT

DECISION

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

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

CARRIED

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

Note:

Mayor A Green provided comment following his meeting with Bishop Condie held 10th December 2018. It was noted that there is to be a follow-up meeting with an officer from the Diocese to plan a way forward which will enable options for community ownership / control to be investigated.

A further update to be provided to the January 2019 Council meeting.

14.2 Natural

14.2.1 LANDCARE UNIT – GENERAL REPORT

DECISION

Moved by Cllr K Dudgeon, seconded by Cllr D Fish

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

CARRIED

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

14.3 Cultural

Nil.

14.4 Regulatory (Other than Planning Authority Agenda Items)

Nil.

14.5 Climate Change

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

Nil.

15.2 Youth

Nil.

15.3 Seniors

Nil.

15.4 Children and Families

Nil.

15.5 Volunteers

Nil.

15.6 Access

Nil.

15.7 Public Health

Nil.

15.8 Recreation

Nil.

15.9 Animals

Nil.

15.10 Education

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity

Nil.

16.2 Safety

Nil.

16.3 Consultation & Communication

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Nil.

17.2 Sustainability

17.2.1 COMMON SERVICES JOINT VENTURE UPDATE (STANDING ITEM – INFORMATION ONLY)

DECISION

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

THAT the information be received.

CARRIED

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

Local Government Shared Services - Council Update

Council

Southern Midlands

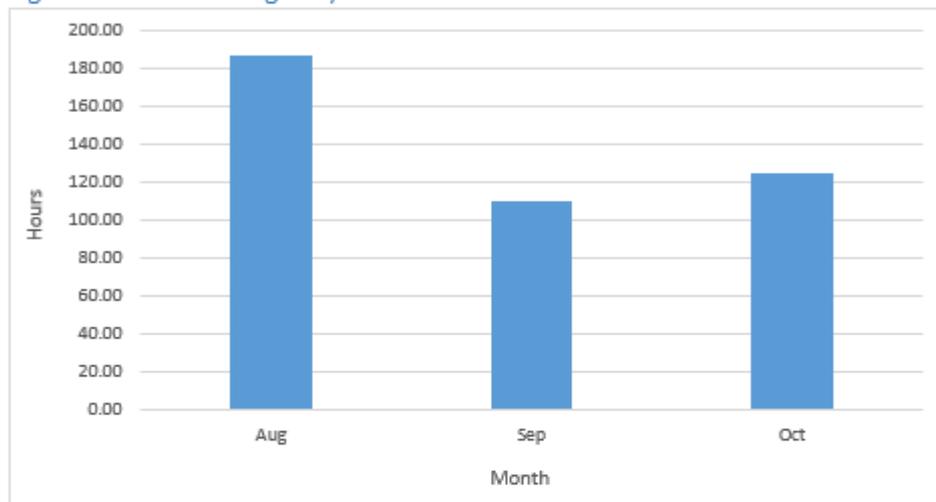
Shared Service Participation in October '18

125 hours

Summary

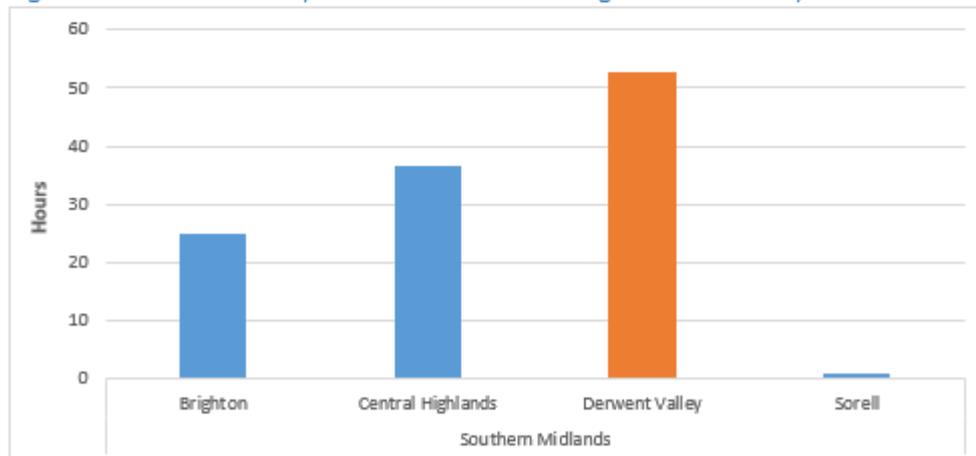
In October 2018, 125 hours of shared services were exchanged by the Southern Midlands Council. From this total, Southern Midlands provided 115 hours of services to other Councils and received 10 hours of services from other Councils. Total hours of exchange increased by 14% when compared to September but are still below the three-month average of 141 hours per month.

Fig 1 – Services Exchanged by Southern Midlands Council in Recent Months



Services Provided by Southern Midlands Council

Fig 2 - Services Provided by Southern Midlands during October 2018 by Council



* Council is not currently a member of LG Shared Services

Fig 3 - Services Provided by Southern Midlands during October 2018 by Service Category

Southern Midlands	115	Summary of Services Provided
Brighton	25	
Permit Authority - Plumbing	25	Plumbing Inspections & Approvals
Central Highlands	37	
Asset Management	19	Heritage Advice Granton Cemetery
Animal Control	2	Animal Control Services
Planning Services	16	Statutory Planning Services
Derwent Valley	53	
Asset Management	3	Heritage Advice Willow Crt Subdivision
Permit Authority - Plumbing	50	Plumbing Inspections & Approvals
Sorell	1	
WHS / Risk Management	1	Corporate Compliance

* Council is not currently a member of LG Shared Services

Services Received by Southern Midlands Council

Fig 4 - Services Received by Southern Midlands during October 2018

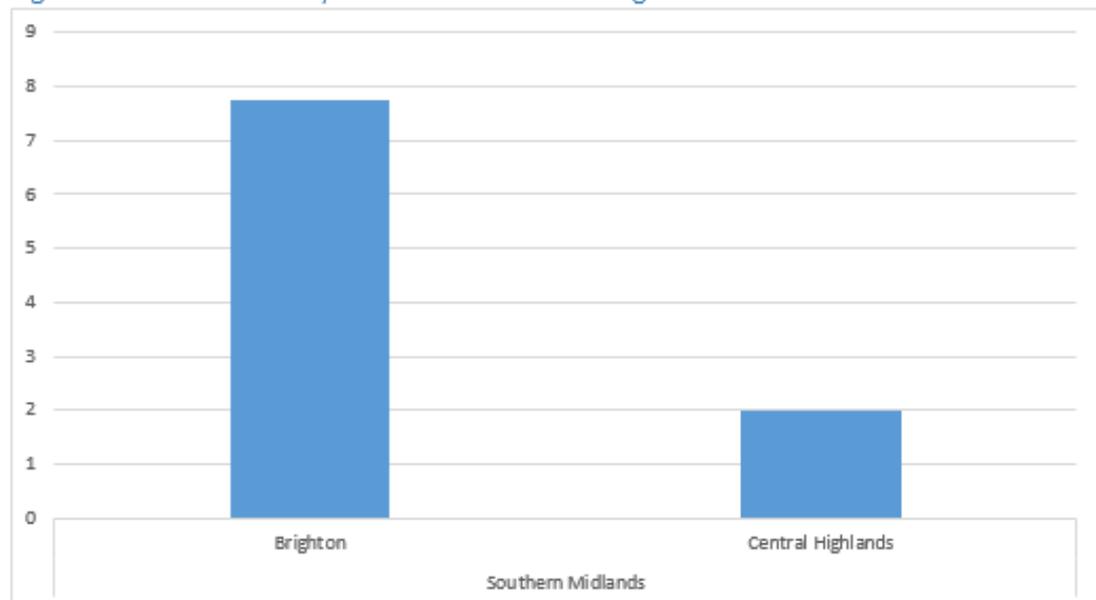


Fig 5 - Services Received by Southern Midlands during October 2018 by Service Category

Southern Midlands	10	Summary of Services Received
Brighton	8	
Development Engineering	2	Subdivision Approvals & Inspections
Strategic Planning Services	6	Beacon Project & SCS Workforce Planning
Central Highlands	2	
Works Services	2	Online Contractor Inductions

Cost Benefits Achieved by Southern Midlands and Other Councils

125 hours of Shared Services were exchanged by Southern Midlands Council last month. Analysis of Shared services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared services at an approximate ratio of 50%.

In the month of October, it is estimated, Council have achieved a net benefit of approximately \$3,600. This was a result of increasing the utilisation of its current staff to earn additional revenue from providing services to other Councils, and from utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

It is estimated that Southern Midlands Council's direct involvement in Shared services saved participating Councils (including Southern Midlands Council) approximately \$8,600 for the month of October.

LG Shared Services Update

October 2018

Summary of Recent Shared Services Activity

925 hours of Shared Services were exchanged between Councils in October 2018, which is a decrease of 1% when compared to hours exchanged in September 2018 (939 hours) and is well below the three-month average of 1163 hours per month.

Fig 1 - Shared Service Exchange Hours in Recent Months

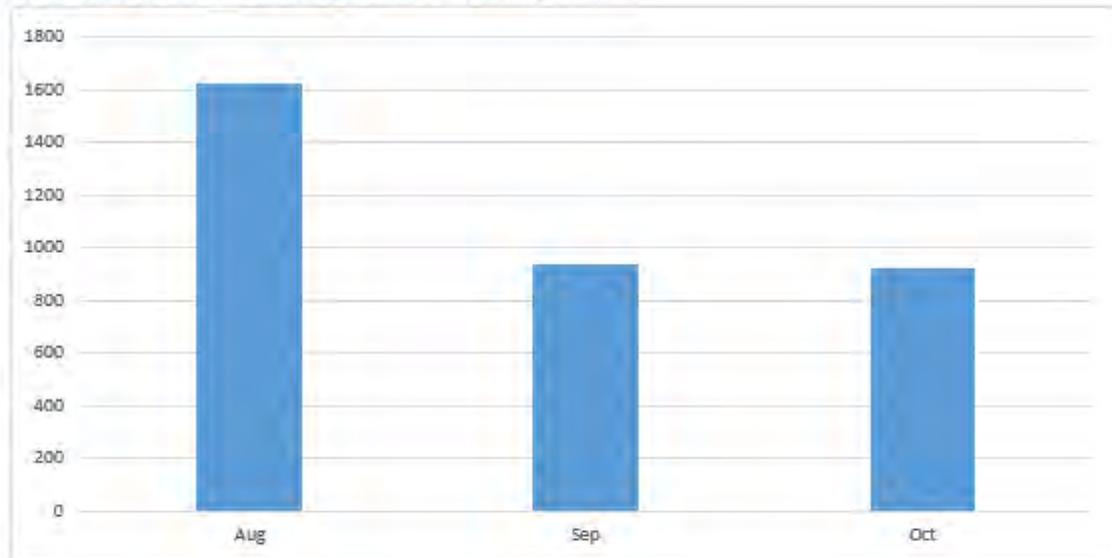
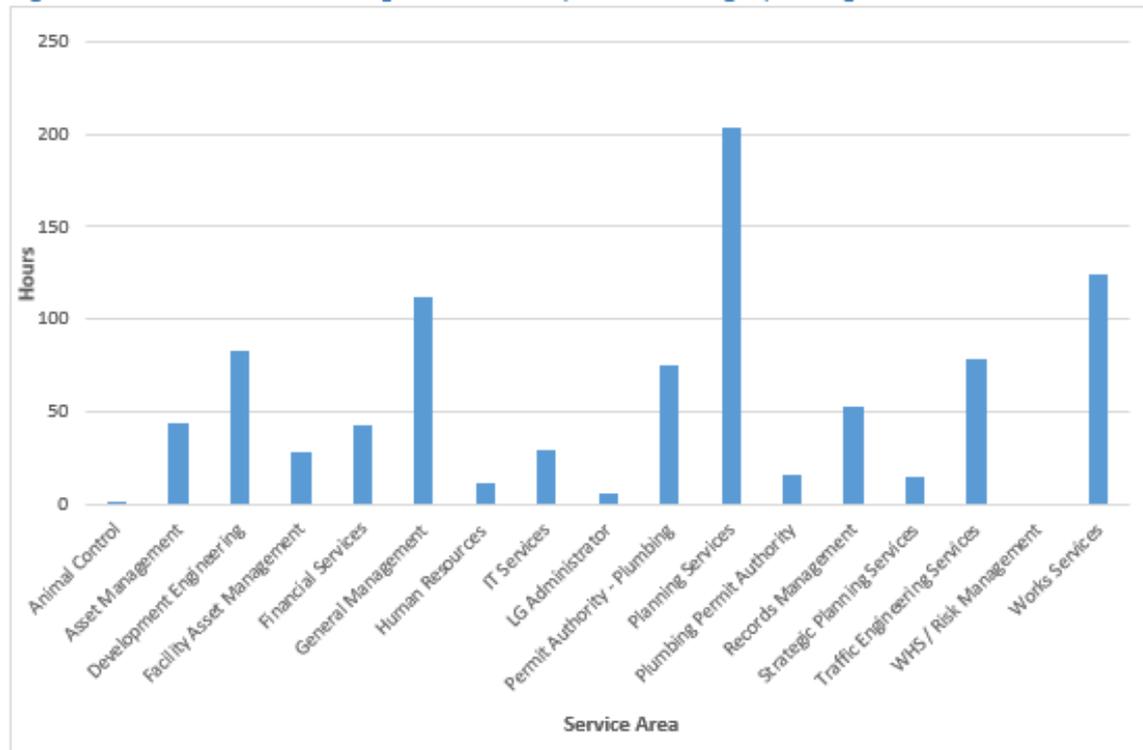


Fig 2 - Details of Current Exchange of Services by Council during October 2018

Provider Council	Client / Organisation									
	Brighton	Central Highlands	Huon Valley	GSB	Litchfield	LGSS	Glenorchy	Sorell	Southern Midlands	Tasman
Brighton		6	143	77		6	79		8	274
Central Highlands	2							2	2	2
GSB										
Glenorchy										
Huon Valley										
Litchfield										
West Arnhem Regional					53					
Sorell				24						127
Southern Midlands	25	37	53					1		
Tasman										

* Council/Organisation not currently a member of the Shared Services Joint Venture Agreement

Fig 3 - Details of Current Exchange of Services by Service Category during October 2018



Savings to Local Government

A total of 925 hours of shared services were exchanged between Councils last month. Analysis of Shared Services provision has indicated that both the Provider Council and the Client Council save money through the exchange of Shared Services at an approximate ratio of 50%.

Due to this, it is estimated that the provision of shared services between Councils saved participating Councils and Local Government as a whole \$62,000 for the month of October. This was a result of increasing the utilisation of current Council Staff at Councils providing services and from Client Councils utilising Shared services from within Local Government as opposed to external consultants (on average LG Shared Services rates can be procured at significant discount to external consultant fees).

17.2.2 REVIEW OF LOCAL GOVERNMENT LEGISLATION (INFORMATION ONLY)

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr K Dudgeon

THAT the information be received.

CARRIED

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

17.2.3 LEGISLATIVE UPDATES (INFORMATION ONLY)

DECISION

Moved by Cllr R McDougall, seconded by Cllr K Dudgeon

THAT the information be received.

CARRIED

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

**17.2.4 LOCAL GOVERNMENT REPRESENTATIVE – ANIMAL WELFARE
ADVISORY COMMITTEE**

RESOLVED that the information be received.

17.2.5 'THE SOUTHERN MIDLANDS - A HISTORY' BOOK

DECISION

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

THAT the report be noted and that two additional printing quotes be obtained prior to making a determination.

CARRIED

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

17.2.6 NATIONAL KEEP AUSTRALIA BEAUTIFUL AWARDS

DECISION

Moved by Cllr D Fish, seconded by Cllr A Bantick

THAT the report be noted and information received.

CARRIED

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

17.2.7 DEVELOPMENT OF TASMANIAN POPULATION PROJECTIONS

DECISION

Moved by Cllr D Fish, seconded by Cllr K Dudgeon

THAT the information be received.

CARRIED

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

17.2.8 TABLING OF DOCUMENTS

17.2.8.1 CORRESPONDENCE FROM D BOYER – DATED 8TH DECEMBER 2018 RE: DEVELOPMENT APPLICATION FOR PROPOSED WHISKEY DISTILLERY – 99 HIGH STREET, OATLANDS

DECISION

Moved by Clr K Dudgeon, seconded by Clr D Fish

THAT the correspondence tabled from Mr Don Boyer be noted.

CARRIED

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

D. D. Boyer

Callington Cottage
97 High Street
OATLANDS, Tasmania

8 December, 2018

General Manager
PO BOX 21
Oatlands, Tasmania 7120

Dear Sir

Re: Development Application for Proposed Whiskey Distillery, 99 High street Oatlands

I am in receipt of your proforma mailed letter advising me of the above development application dated 23 December 2018. I was away on holiday and only returned on the evening of 7 December, by which time the period for acceptance of written representations had expired. A copy of the application did not accompany the letter, and none appears on your website, so I still have no idea of the details of the application beyond what I have since found in an article published in the Mercury newspaper on 29 November.

I am one of a small handful of property owners adjacent to the development site and, as my submission with respect to the earlier application for a change in zoning shows, I am clearly interested in the proposals to council relating to this site.

You will no doubt tell me that you have complied with the strict letter of the Act and that therefore you have fulfilled your obligations to me as an owner of the adjacent property. My response is that while that you might have complied in a minimalist legal sense, in my view you have failed to take into account your broader civil obligations to ensure that persons and properties directly affected by the application have adequate access to the necessary documents so that they may make an informed view of the application. Unless council engages directly with affected parties, this is the only opportunity these parties have to give voice to their views. I note that Council also did not take advantage of the discretionary provision of up to an additional 14 days in which to receive representations provided for in Section 57 (5).

Several questions spring to mind:

- Why were the documents only available for public viewing in Kempton, and not (also) in Oatlands, given that the development application relates to a site in Oatlands?
- Why were the directly affected property owners not given copies of the application?
- Why were the advisory letters not mailed electronically as well as by normal mail?

Over the past approximately 10 years that I have been the owner of Mill Lane - one of the main entrances to the town's key tourist attraction - I have always sought to have an open and common-sense approach to matters relating to the heritage site and in my dealings with the council, as my correspondence to council management shows. I am therefore surprised and vdisappointed in the complete lack of consultation and consideration in respect to this development application. In my view it is not acceptable to rely on the minimum consultation

requirements set out in the Act for properties impacted or likely to be impacted by important developments such is the one under discussion. If it does not have one already, it will be in the council's best interests to establish a policy that ensures proper consultation with affected parties.

I would like this letter to be tabled at the council's next meeting.

Yours sincerely



Owner, 97 High Street, Oatlands.

cc. Mayor Alex Green (agreen@southernmidlands.tas.gov.au)

17.3 Finances

17.3.1 MONTHLY FINANCIAL STATEMENT (NOVEMBER 2018)

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr A Bantick

THAT the Financial Report be received and the information noted.

CARRIED

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

18. MUNICIPAL SEAL

Nil.

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

Nil.

DECISION

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

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

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
Confirmation of Closed Council Minutes	15(2)
Applications for Leave of Absence	15(2)(h) <i>Applications by councillors for a leave of absence</i>

CARRIED

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

DECISION

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

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

CARRIED

DECISION (BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

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

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

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

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

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

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr K Dudgeon

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 4.36 p.m.



MINUTES

SPECIAL COUNCIL MEETING

Wednesday, 19th December 2018

Municipal Offices, 71 High Street, Oatlands
9.30 a.m.

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4.1	<i>Development Application (DA 2018/90) for Whisky distillery with associated visitor services (retail, tours, tastings) and Food services (cafe) at 99 High Street, Oatlands & 6 Mill Lane, Oatlands, owned by Lake Frederick Inn Pty Ltd & Crown (Parks & Wildlife Service)</i>	5
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OPEN COUNCIL MINUTES

MINUTES OF A SPECIAL MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON WEDNESDAY, 19th DECEMBER 2018 AT THE MUNICIPAL OFFICES, 71
HIGH STREET, OATLANDS COMMENCING AT 9:30 A.M

1. ATTENDANCE

Mayor A O Green, Deputy Mayor E Batt, Clr A Bantick, Clr A E Bisdee OAM, Clr K Dudgeon, Clr D Fish

Mr T Kirkwood (General Manager), Mr A Benson (Deputy General Manager), Miss E Lang (Executive Assistant)

2. APOLOGIES

Clr R McDougall

DECISION

Moved by Clr A Bantick, seconded by Clr D Fish

THAT the apology be received and Clr R McDougall be granted leave of absence for the Special meeting.

CARRIED

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

3. DECLARATION OF PECUNIARY INTEREST

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

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

Nil.

4. 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.

4.1 DEVELOPMENT APPLICATION (DA 2018/90) FOR WHISKY DISTILLERY WITH ASSOCIATED VISITOR SERVICES (RETAIL, TOURS, TASTINGS) AND FOOD SERVICES (CAFE) AT 99 HIGH STREET, OATLANDS & 6 MILL LANE, OATLANDS, OWNED BY LAKE FREDERICK INN PTY LTD & CROWN (PARKS & WILDLIFE SERVICE)

File Ref: T 5482397 & T5482426

Author: SENIOR PLANNING OFFICER (JACQUI TYSON)

Date: 14 DECEMBER 2018

Enclosure:

Representations (redacted)

Tasmanian Heritage Council Notice of Heritage Decision 5767

Attachments:

Development Application documents

PROPOSAL

ERA Planning Pty Ltd, on behalf of Lake Frederick Inn Pty Ltd, have applied for a Permit under the *Land Use Planning and Approvals Act 1993* ("the Act") to construct a whisky distillery with associated visitor services and cafe on land at 99 High Street, Oatlands, to the rear of the former Lake Frederick Inn. The proposal includes opening the rock wall for pedestrian access between 99 High Street and the neighbouring property at 6 Mill Lane, home of the Callington Mill and associated complex, to form an integrated visitor attraction.

In April 2018 Council agreed to initiate a planning scheme amendment to change the zoning of part of 99 High Street from General Residential Zone to General Business Zone to allow for this application to be made. The rezoning was approved by the Tasmanian Planning Commission and came into effect on the 7th September 2018.

The application has been lodged under the *Southern Midlands Interim Planning Scheme 2015* ("the Planning Scheme").

The land at 99 High Street is zoned General Business and 6 Mill Lane is zoned Community Purpose. The overall site falls within the Callington Heritage Precinct and

both properties are listed on the Tasmanian Heritage Register. At the time of writing the Tasmanian Heritage Council had not yet issued their decision in regard to this matter. The decision and any conditions that need to form part of a permit issued by Council will be circulated at the Council meeting.

Under the Planning Scheme the proposal is defined as use and development under the Resource processing and Food services use classes. The proposal is to be assessed against the provisions of the use and development standards of the General Business Zone and applicable Codes. These matters are described and assessed in this report.

A permit for this type of development is considered at the discretion of Council.

The Council gave notice of the application for public comment for 14 days. During the notification period three (3) representations were received and an additional one (1) representation was received late. All representations are considered below.

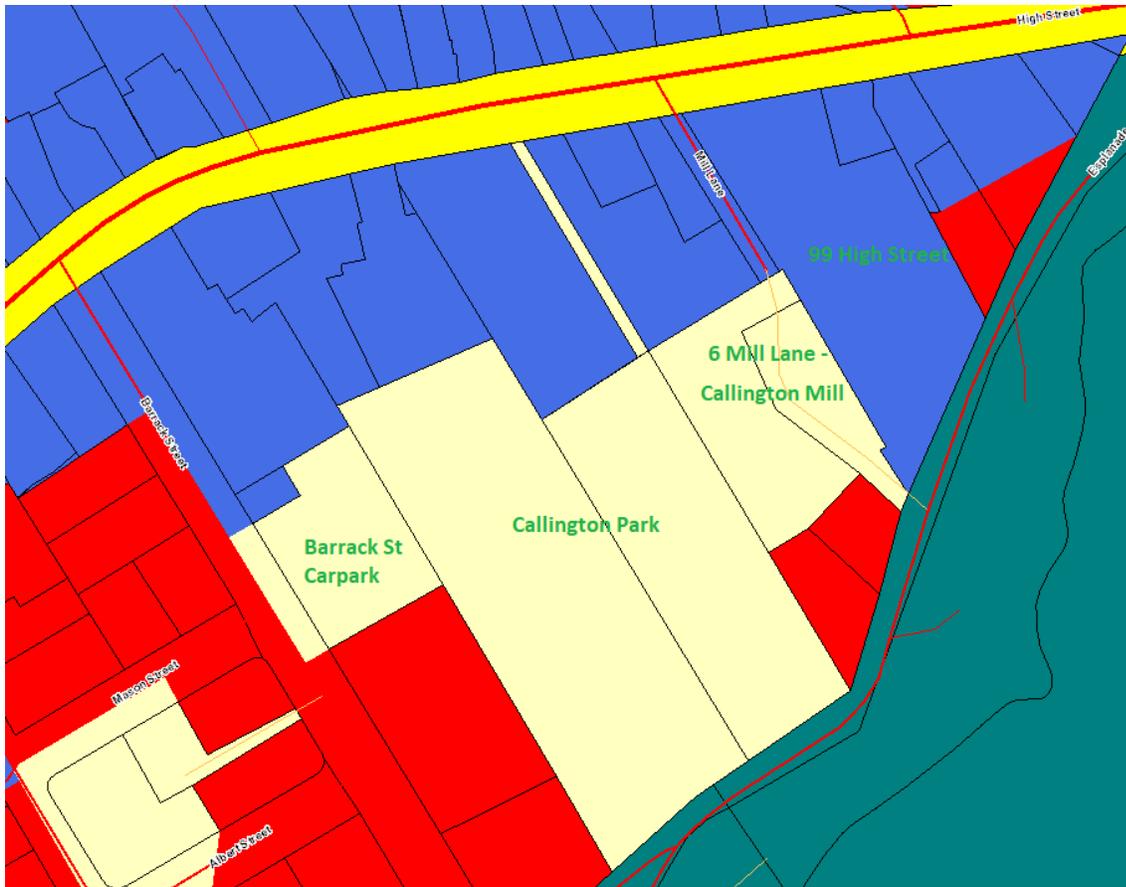
This report will assess the proposal against the relevant provisions of the Act and the Scheme. It is recommended that Council approve the proposal.

THE SITE

The proposed use and development mainly relates to the property at 99 High Street, Oatlands, which extends from High Street through to the Esplanade. The property is currently developed with the heritage listed former Lake Frederick Inn which is a two storey Georgian brick and sandstone building currently used as a dwelling. There are also two outbuildings including a heritage listed carriage house and associated gardens, all located towards the High Street end of the property. No changes to the current use or development is proposed for the Lake Frederick Inn and associated outbuildings. The proposed distillery development is located at the southern end of the site, which is currently an open grassed area. The site has a vehicular access from the Esplanade and a crossover from High Street provides access directly to a garage.

The property is fenced with a dry stone wall along the Esplanade and the western side boundary to Callington Mill. Under the proposal, part of the wall will be removed to allow for pedestrian access between the sites and from High Street via Mill Lane. This element of the proposal is the reason for the inclusion of 6 Mill Lane in the development application. No other works will be undertaken on the Callington Mill site.

Map 1 below shows the zoning of the property and surrounding land.



Map 1_ The subject land is located in the General Business Zone (blue) and Community Purpose Zone (cream). There are properties zoned General Residential (red) adjoining the site and Lake Dulverton is zoned Environmental Management (green). The site and surrounding features are labelled in green (Source: LISTmap).



Map 2 _ Aerial image of the subject land and surrounding area. The development site is marked with a red star (Source: LISTmap).

THE APPLICATION

The application has been submitted with plans and a set of supporting reports describing the proposal and addressing planning requirements, to accompany the Development Application form. The application includes the following documents:

- Planning assessment – ERA Planning;
- Architectural report and plans – Cumulus Studio;
- Traffic Impact Assessment – Milan Prodanovic;
- Heritage Impact Assessment – Purcell;
- Hydraulics Report – Pitt & Sherry;
- Stormwater Management Plan - Pitt & Sherry; and
- Information provided in various supplementary documents.

General description

The proposal seeks approval for use and development of a whisky distillery with associated visitor attractions including tours, tastings and a café.

The proposed building contains two split levels, designed to follow the natural slope of the site. The building has been architecturally designed to complement the heritage values of the area, including maintained views to Callington Mill. The proposed form and materials provide a contemporary and functional space, while referencing an agricultural barn type structure suitable for a heritage town.

The lower level will house the commercial whisky distilling operation including the stills, fermentation area, storage, plant and equipment and access. There is also a small bar area and barrel storage space on the ground floor to be used for special tours and tastings. Barrel storage will principally occur offsite. A separate planning permit was approved in August for development of bond stores on a site off Tunnack Road at the southern edge of the town. The ground level will open to a service yard containing necessary plant and equipment (described further below), a grain silo and commercial access and manoeuvring area. The existing entrance from the Esplanade will be widened and used for all commercial/delivery traffic relating to the development. Landscaping and timber batten screening will be provided to soften the appearance of the service area, plant and equipment from the Esplanade and neighbouring properties.

The first floor will contain the visitor attraction part of the site, with a café and bar, tasting area, office space and bathrooms. The first floor will have a smaller floor area than the ground floor, with viewing platforms and void spaces providing views to the whisky distilling operation below. Visitors will access the first floor from an entry courtyard, via the neighbouring Callington Mill site. A 6m wide section of the rock wall boundary fence will be realigned to create the entrance point.

Together, the distillery and Callington Mill complex will form an integrated visitor experience that is connected to other notable features of Oatlands, including Callington Park, Esplanade/Lake Dulverton and High Street via Mill Lane.

Heritage

The properties included in the Development Application (99 High Street and 6 Mill Lane) are both Heritage Places listed on the Tasmanian Heritage Register and in the Southern Midlands Planning Scheme 2015. The sites are also protected as part of the Callington Heritage Precinct.

The application documents include a detailed heritage assessment. There is also detailed information in the architects report regarding the development of the design, with protection of heritage features and character a significant element of the design process.

Advice from a heritage professional has been sought to assist with the assessment of the proposal against the requirements of the heritage code, presented below.

Traffic and Parking

A Traffic Impact Assessment (TIA) has been provided with the application to consider the requirements for access and parking relating to the development.

The proposed distillery is expected to generate the following traffic to the 99 High Street site, accessing from the Esplanade:

- Semitrailer deliveries of grain – 1 per month; and
- Smaller commercial vehicles for deliveries, barrel movements etc – 4-6 per week.

There will also be employee vehicle movements to the adjacent Callington Mill site:

- 12 light vehicle movements per day.

The TIA also provides estimates of the traffic generated by visitors, using historic visitor numbers to Callington Mill site to extrapolate maximum expected numbers, accounting for seasonal variation and up to 40% growth with the opening of the distillery. The average visitation is estimated at 43 cars per day, giving an average of 16 vehicles per hour. In peak season at the busiest time of day and assuming 40% visitation growth, the maximum estimated future traffic numbers would be 45 vehicles per hour.

The TIA finds that the surrounding streets and intersections can easily accommodate the level of traffic to be generated by the proposal without impacting function or safety. The available sight distances from all driveways associated with the use and development is also found to exceed requirements.

The proposal does not include any car parking on the site at 99 High Street. Staff parking and accessible parking spaces will be provided on the adjacent Callington Mill site, using the existing parking area near the visitors centre. The TIA indicates that it is reasonable for this parking area to remain as gravel surface with the current bay marking signs.

Parking for visitors will rely on the Council owned car park off Barrack Street, with pedestrian linkage to the site via Callington Park or on street parking in High Street, with pedestrian linkage via Mill Lane. Parking may also occur in existing public car parks off the Esplanade with access via Callington Park and Callington Mill site. The TIA finds that there will be sufficient space available across the parking options to serve the proposed distillery and Callington Mill visitor site. It is recommended that accessible parking spaces are marked out and that at least one bicycle parking space is provided. Conditions to this effect are included in the recommendation.

As the proposal will significantly increase the demand for parking in the Barrack Street car park, it is considered necessary for Council to formalise the parking bays. It is also likely

that more maintenance of the car park will be required and expansion of it may be necessary at some point. As such, it is considered appropriate to require a cash payment to be made in lieu of onsite parking to assist with the upgrade and maintenance costs to Council. A condition to this effect is included in the recommendation.

Servicing

The proposal will require connections to reticulated water and sewer infrastructure. Taswater have provided a Submission to Planning Authority Notice approving the water and sewerage design, including trade waste disposal, subject to conditions. The sewer connection will require a small onsite pumping station.

Stormwater drainage from the roof and paved areas will be collected in tanks for reuse on the property. The use of tanks will limit the stormwater output from the site to rates similar to current estimated levels. Overflow and drainage collected from the gravel service area will be treated in an underground system. The Stormwater Management Plan indicates that the remaining stormwater could be directed to Council's existing stormwater system (roadside drain on the Esplanade) or continued across the Esplanade directly to Lake Dulverton. It has been determined that discharge direct to Lake Dulverton is the preferred method as included in the recommended conditions.

Emissions

Noise generation on the site will include the following sources:

- General minor noise from visitors and activities on the site. Visitation will be between the hours of 8am to 6pm daily.
- Commercial vehicles will enter the property from the Esplanade, including deliveries and barrel movements in smaller commercial vehicles several times a week and grain delivery via truck once per month. Commercial vehicles will be restricted to 8am to 6pm Monday to Saturday.
- Staff vehicle movements to and from the Callington Mill site. Staff hours will be between 6am to 10pm. Visitor parking is offsite in existing car parks or on street.
- Forklifts will be electrical and use largely limited to within the building. Use would be irregular (not constant) and only occur between 8am to 6pm.
- Distilling equipment including milling, boiler and pumps –with noise ratings up to 85Db at 1m distance. These operations will occur inside the building and only for short periods at a time. It is expected that the equipment will not be heard outside the building and certainly not at the nearest residential boundary, approximately 15m from the building.
- Wastewater pump – new underground pump station located east of the main building and over 10m from the nearest residential boundary. It is not expected to be audible at the site boundary.
- Air conditioning condensers – located in the service yard and similar in size/design to domestic heat pumps. They will not be audible at the site boundary over 10m away.

Odours generated by the distilling process are transient and localised. It is not expected that they will be noticed outside the distilling building.

Solid waste from the site will be disposed of as follows:

- General, food waste and recycling – contained in wheelie bins or the like stored on the Callington Mill site and regularly collected by contractors;
- Grease trap – routinely cleaned by a licensed contractor;
- Solid waste from the liquid waste stream – gravity separated and pumped out regularly by licensed contractor; and
- Spent grain from the distilling process – transferred to plastic barrels and removed same day for animal feed. It is expected that the barrels would be collected in utility vehicles, approximately once per week.

Liquid waste from the distilling process will be treated in three sealed above ground tanks located in the service yard. The tanks will be located within a bunded base and screened by timber batten screens and landscaping. No odour is expected to be detectable from these tanks.

The applicant indicates that whisky fungus, which can be a problem for distilleries in some parts of the world, is not recorded in Tasmania. In any case, the distillery will be well ventilated and cleaned regularly. As this fungus feeds on ethanol produced during the maturation process any risk of it developing is confined to buildings storing large amounts of spirit – in this case there will be no permanent storage of whisky onsite, with barrels to be matured in offsite bond stores. It is also noted that studies show that the fungus (*Baudoinia compniacensis*) does not present a risk to human or animal health and is quite different to toxic black moulds that are a health hazard, such as *Stachybotrys* and *Aspergillus* moulds.

USE/DEVELOPMENT DEFINITION

The proposed use and development is defined, under the Planning Scheme, as use and development for 'Resource processing' for the whisky distillery and 'Food services' for the café component. 'Food services' has a Permitted use status while 'Resource processing' for food or beverage production has a Discretionary status in the General Business Zone.

Use/Development Status under the Planning Scheme

Due to the status of 'Resource processing' in the zone, the application must be considered at the discretion of the Council. Further discretions are generated by the application of the Historic Heritage Code and Parking and Access Code.

As a discretionary development, the application was advertised in accordance with Section 57 of the Act. Accordingly Council has the discretion to grant a permit or refuse to grant a permit.

PUBLIC NOTIFICATION AND REPRESENTATIONS

The application was advertised from the 24th November 2017 until 7th December 2018, for fourteen (14) days. During this period Council received three (3) representations and a further one (1) representation was received late after the advertising period had ended. All four (4) of the representations are detailed in the table below.

Representation 1	Council Officer Comment
<p>It is heartening to see a quality architectural project proposed for a country town, unafraid to be modern yet sympathetic in form, mass/scale, height and materials. It is unashamedly industrial and should sit comfortably with the adjacent historic industrial complex, Callington Mill. Compatible industrial use mixed with commercial and residential uses is entirely appropriate in country towns as it mirrors their history and is far more sensible economically and culturally than the process of limiting developments to designated zones.</p>	<p><i>Comment noted.</i></p>
<p>The architect provides 3 options for the layout and massing of the buildings, option one being his preference. Option one is the best alternative as it is the most consistent of the three with respect to Callington Mill and historic rural and country town commercial and industrial buildings - Oatlands has two extant coaching stable buildings of similar size. Scheme two is too fragmented and scheme three, poorly sited.</p>	<p><i>Comment noted.</i></p>
<p>Access to the site by articulated truck is very tight. This is shown on the plans using to-scale swept-path diagrams which, being theoretical do not represent actual movement requirement. A reasonable margin should therefore be allowed beyond the area traced by these diagrams for variations in start and continuation of truck movements. Both the architect and traffic consultant (Aldanmark Pty Ltd) show consistent building setbacks but different swept path diagram requirements for truck entry.</p> <p>Aldanmark: to building - 0.6m, to side boundary - 2.0m.</p> <p>Architect: to building - 1.5m, to side boundary - 4.5m, reduced somewhat by a landscaped strip.</p> <p>This discrepancy may be due to the architect having articulated trucks enter the site from the</p>	<p><i>The representor is correct that the swept path diagrams provided in the application for entry of the semi-trailer truck that will deliver grain to the site on a monthly basis are tight and essentially represent a best case theoretical path – actual use is likely to be less precise.</i></p> <p><i>Further, the swept path diagram provided with the TIA (Aldanmark) indicates road widening on the Esplanade opposite the entry point. This will be difficult to achieve given that there is a large tree and entry to a lake shore carpark opposite.</i></p> <p><i>Engineering advice has been sought for assessment of this application. The recommended conditions require the</i></p>

<p>south, less likely than from the north as shown by Aldanmark. This requires clarification.</p>	<p><i>applicant to provide further details to show how practical entrance of the truck will be achieved without impacting the tree.</i></p>
<p>The architect proposes screening on the site, a planted barrier to the SW and a wooden screen enclosing the 3 effluent treatment tanks to the NE.</p> <p>In country towns, more so than in cities, the flow of space through the town, around buildings and over private property is of the essence of their character, essentially identifying their country townness. This ought not be denied by screen plantings. A single tree may suggest screening while allowing space to flow. Likewise screening around the effluent treatment tanks blocks the flow of space.</p> <p>Surely the industrialness of the equipment is acceptable as part of the industrial use of the site. The adjacent mill site has an openness entirely consistent with the spaciousness of the town.</p>	<p><i>This comment is noted, however in this case it is considered that the physical screening and landscaping buffer are required to assist in protecting the amenity of the adjoining residential property and the appearance of the site from the Esplanade in general.</i></p> <p><i>Open lawn areas will be retained at the northern section of the Esplanade frontage and between the new building and the existing historic buildings on the site, which will help keep a more open feel to the property.</i></p>
<p>It is proposed to remove part of the dry stone wall between the two sites for access. This is entirely reasonable in the circumstances but it would be a boon if the unstable and poorly reconstructed wall to the south of the mill residence and the wall along the Esplanade, now more like a rough pile of stones than the built wall it would have been long ago were both rebuilt as part of this project, all done by a professional waller in a style as close as possible to that of the wall to the north of the mill residence.</p>	<p><i>Comment noted.</i></p> <p><i>Reconstruction of the wall would require further approval if it is to be undertaken.</i></p>
<p>The location of the development for which approval is sought is given as 99 High Street and 6 Mill Lane, the latter being the Callington Mill site. However, apart from public entry through the mill site the whole of the identified uses will be accommodated within the buildings to be erected on 99 High Street.</p> <p>Supporting information provided by the consultant ERA Planning no use is identified for the Callington Mill site except the remark that the high level of integration and activities across the two sites will provide credibility to the distillery. It is only in passing in the architect's statement relating to the design of the distillery any mention is made as to the use of that site,</p>	<p><i>6 Mill Lane is included in the Development Application only because of the opening of the boundary rock wall.</i></p> <p><i>Use of the Callington Mill site for visitor experiences including tours and operation of the visitor centre is already approved under previous permits and can recommence at any time, as the permits run with the land rather than any particular owner or operator.</i></p> <p><i>The intent is for the distillery and Callington Mill to operate together as an integrated visitor experience.</i></p>

<p>IE that it will continue. Such vague references can hardly be considered sufficient for approval.</p> <p>Notwithstanding the current zoning and use of Callington Mill, for such a nationally significant site a more positive statement should be made in this application as to the intentions of both the developer and the Southern Midlands Council, the current lessee.</p>	
<p>I wish to inform that all of the above comments are intended to help the project succeed, but critically to succeed for the benefit of all stakeholders including the people of the Southern Midlands and especially of Oatlands.</p>	<p><i>Comment noted.</i></p>

Representation 2	Council Officer Comment
<p>I wish to make representation outlining my concerns, and seek clarification about the noise from commercial vehicles and machinery on site, and parking impacts from visitors and staff.</p>	<p><i>Comment noted.</i></p>
<p>With regard to paragraph 3.3 (Use Standards) of the Submission in support of the planning application which has been assessed against Clause 21.3 of the Planning Scheme Requirement. The hours of operation note that employees will be working from 6am-10pm seven days per week. Grateful, therefore, for consideration being given to eliminate access to the gravel rear entrance and staff carpark and make staff use the Barrack St carpark to reduce the noise levels to adjacent residential properties before 6am, and after 10 pm when staff are arriving and departing for work.</p> <p>I make this request because I consider that Paragraph 5 of the Traffic Impact Assessment has under estimated the number of employee vehicles that will be using the carpark. I base this assessment of history of previous mill workers who were local residents, and who still chose to drive to and from work because of regular adverse weather conditions.</p>	<p><i>The TIA estimates the number of vehicles movements by staff per day at 12 (ie 6 staff members arriving and leaving by car) as some local staff may be expected to walk or cycle to work. The maximum number of staff stipulated to be onsite at one time is 10. If all staff travel by car the maximum number of vehicle movements would be 20 per day, which is still a relatively low number. While there is likely to be a peak towards the start and end of the day, shifts would not all be the same so the movements would be staggered.</i></p> <p><i>Given that the access driveway to the staff car park is about 30m from the representors residence and the car park itself is over 40m away, the expected level of disturbance is considered to be minor.</i></p> <p><i>In regard to the use of Barrack Street car park for staff, this would impractical and it is also noted that there are more residences in closer proximity to that car park than the proposed staff car park near the visitors centre at 6 Mill Lane.</i></p>
<p>The application when assessed against Clause 21.3.2 (Noise) states the external noise</p>	<p><i>Assessment against the noise use standard is provided in this report below and the</i></p>

<p>sources from commercial vehicle movements will exceed that outlined in the acceptable solution. The application notes these occurrences will be occasional and short lived, with only one semi trailer delivery per month and four truck deliveries per week. Grateful advice on whose responsibility it will be for ongoing oversight to ensure the commercial vehicle movements do not exceed the number of times for which the proposal seeks to apply. Do residents have any course for redress should future commercial vehicle movement numbers become more frequent and for longer durations?</p>	<p><i>proposal is found to comply with the standard.</i></p> <p><i>In regard to the oversight of the use, Council is responsible for ensuring that use and development occurs in accordance with planning permits it has issued. If the permit conditions are breached, enforcement action can be undertaken.</i></p> <p><i>It is also noted that the issuing of a planning permit does not remove obligations under the Environmental Management and Pollution Control Act 1994, under which the generation of noise (or any other emission) must not cause an environmental nuisance or environmental harm.</i></p>
<p>Clause 21.3.4 of the Planning scheme Requirement notes that commercial vehicle movements are permitted between 6am-10pm Monday to Friday, and 7am-9pm on Sundays, and the proposal seeks to apply for the permitted hours of operation with regard to commercial vehicle movements.</p> <p>Annex B, however, states that commercial vehicle movements will be restricted to between the hours 8am-6pm, Monday to Saturday.</p> <p>Why, therefore, is it necessary to apply for the longer period in the planning assessment? Grateful clarification of this point. I would request the permitted hours of operation in the planning application and assessment (page 21 of 36) be changed to reflect the restricted hours as stated in Annex B.</p>	<p><i>The application documents do say that most commercial vehicle movements will occur between the hours of 8am – 6pm, although the planning report states that the proposal seeks approval for the hours stated in the Acceptable Solution of Clause 21.3.4, that is 6am – 10pm Mondays – Saturdays and 7am – 9pm Sundays and public holidays for a site within 50m of a residential zone.</i></p> <p><i>It is expected that most commercial vehicle movements will occur within the 8am- 6pm timeframe and only occasionally occur during the extended hours, which is considered to be reasonable.</i></p>
<p>With regard to Annex D on Parking. Grateful advice on the possibility of the Council erecting no parking signs outside the residential properties on the Esplanade adjacent to the mill/proposed distillery. These would be similar to those erected near the entrance to the Oatlands pool. I consider this necessary given the fact that very few visitors to the area use the Council provided Barrack St carpark, choosing instead to park at the rear of the mill on the Esplanade. No Parking Signage would encourage visitors to use the Barrack St carpark. Grateful also advice that designated No Parking areas will</p>	<p><i>The suggestion of no parking signs on the town side of the Esplanade is considered to be a reasonable accommodation.</i></p> <p><i>In any case, a signage scheme and general publicity (eg distillery website) will need to be devised to address the requirement for offsite parking and direct visitors to appropriate parking areas.</i></p>

<p>be monitored and rules enforced on an ongoing basis.</p>	
<p>Annex B Waste Management</p> <p>The removal off site of the tun mash waste by local farmers needs to be conducted in accordance with the distillery management plan to ensure all farmers entering the site in their private motor vehicles are conversant with OH&S, ie site inducted. My concern is that if waste product is not transported in bundled vehicles and covered, leakage/spillage could promote the development of whisky fungus.</p>	<p><i>The application documents indicate that spent grain mash will be collected in plastic barrels and then removed from the site for animal feed, approximately once per week.</i></p> <p><i>The waste will be contained in the barrels so leakage from vehicles is unlikely to occur.</i></p> <p><i>Please see comments below in relation to whisky fungus.</i></p> <p><i>All work sites must comply with Work Health and Safety laws and regulations, however this is not a planning matter.</i></p>
<p>Para 4:4 Functional Requirement</p> <p>The proposal to use Millers Lane for staff parking as well as visitor pedestrian access is of safety concern. This also underpins the suggestion to eliminate staff parking from that location and make staff use the Barrack St carpark.</p>	<p><i>The proposal does not include parking in Mill Lane.</i></p> <p><i>Staff parking will be located on the Esplanade side of the visitors centre.</i></p>
<p>DA 2018/90, planning document. Sub para 21.4.6 Outdoor storage area.</p> <p>Aesthetics of two large grain silos, even though rurally pleasing, is inconsistent within the heritage precinct. More vertical board and green screening would be appropriate. With regard to the height, other options off the site development should be considered.</p>	<p><i>The proposal includes one grain silo, to be sited on the Esplanade side of the distillery building. The silo will be 7 metres high while the building behind will be over 10m.</i></p> <p><i>While the silo will be quite visible from the Esplanade, as shown in the montages, this is not considered to be inappropriate given the use of the site and scale of the proposed buildings.</i></p> <p><i>It is considered that screening the silo would detract from the appearance of the site rather than improve it and could interrupt the view lines to Callington Mill in the background.</i></p> <p><i>The storage of grain offsite would be impractical and would also necessitate many more vehicle movements to the site.</i></p>
<p>I have no objection, in principle, to the development application proceeding. However, I would ask that my concerns be noted and acted upon.</p>	<p><i>Comment noted</i></p>

Representation 3	Council Officer Comment
<p>When the land between us and the Mill was zoned “Residential” we were further assured that our quiet residential life would be preserved with the welcome addition of a residential neighbour one day.</p> <p>That land is now zoned “Commercial” to accommodate a distillery and associated buildings.</p> <p>If this development is granted approval, we will have instead an industrial complex for a neighbour rather than a family home.</p>	<p><i>The former General Residential zone allows for a variety of uses other than a single dwelling, including more intensive residential uses such as multiple dwellings, communal residence/group home or residential aged care home, business uses such as general retail, food services, a medical centre and community uses such as a school, church or hall, sports ground or emergency services.</i></p> <p><i>The history and location of this site adjacent to the iconic Callington Mill present a unique opportunity for development that will build</i></p>
<p>We object to this development in this location. It is quite deliberately misleading to label the development as “Commercial” when any rational observer would call it nothing less than “Industrial.” It belongs in an industrial estate not next to residences and the iconic mill for which Oatlands is famed.</p>	<p><i>The proposed uses of the site are Resource processing (whisky distillery) and Food services (café).</i></p> <p><i>Resource processing is defined as:</i></p> <p><i>“use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.’</i></p> <p><i>Clearly this is quite a broad range of uses that are of an industrial nature and not all of which would be appropriate in a town.</i></p> <p><i>The recent amendment to the General Business zone, completed at the same time as the rezoning of the site, therefore only allows for this use when it is for food and beverage production. Further, the General Business provides specific use and development standards where there is residential use on neighbouring land, such as in this case, to protect residential amenity.</i></p> <p><i>Historically, production of beverages has occurred in urban settings, for example the largest breweries in Tasmania are situated in the urban areas of Launceston and Hobart.</i></p>
<p>The applicants propose to place, very close to our property boundary and our living and bedrooms, three (3) five metre high storage</p>	<p><i>The service area of the proposed development is located on the eastern side of the distillery building. This will include three above ground waste storage tanks, a</i></p>

<p>tanks, pumping station, air conditioning and cooling units.</p> <p>No doubt they will not be heard from the Town Hall, but we certainly will hear them– day and night forever.</p> <p>We are entitled to the quite enjoyment of our home and property.</p> <p>That right will be denied unless these tanks pumping stations and air conditioners are located away from residences and placed somewhere on the mill boundary.</p> <p>We do not think that the mill will object too much as it will virtually be owned by the applicant through Council’s lease agreement with him. Additionally, these tanks will ensure our view of the mill is diminished even further than it would be by the bulk of the proposed buildings for the distillery alone. They are not visually pleasant either.</p>	<p><i>pumping station and air conditioning units. The nearest waste tank will be approximately 6m from the side boundary with the residential neighbour.</i></p> <p><i>It is proposed to place timber batten screening and landscaping to the east and north sides of the service area to improve the appearance and to limit impacts residential amenity.</i></p> <p><i>The information provided in the application documents indicates that noise, odours and other emissions from the service area plant and equipment are not expected to be perceptible at the property boundary.</i></p> <p><i>Heritage considerations and topography of the site contribute to the decision to place the service area on this side of the yard.</i></p>
<p>The truck entrance to the site will be located closer to us than to the entrance to the mill from the Esplanade.</p> <p>The expected engine noise and reversing beeps from transport is better suited to an industrial estate rather than a residential street which the Esplanade is.</p> <p>This is no boutique distillery. It is an export factory so we would expect a lot more heavy duty transport activity than a delivery van once a week.</p> <p>We note that there is an entry gate to the property just north of the mill entrance.</p> <p>The proposed entrance has only been in existence as a cosmetic folly for a few years put in by the Walkers, the previous owners.</p>	<p><i>The service entrance will use the existing formed access from the Esplanade, with some alterations to the configuration of the rock walls to allow for larger vehicles,</i></p> <p><i>Deliveries by large trucks will be limited to one delivery of grain per month, to occur during the day between 8am and 6pm.</i></p> <p><i>Smaller delivery and service vehicles will visit the site, with the TIA estimating 10 commercial vehicle movements per week.</i></p> <p><i>Overall, it is considered that the amount of traffic generated by the use will not cause an unreasonable detriment.</i></p>
<p>Once again, we are entitled to the quiet enjoyment of our property – a property which</p>	<p><i>Property values are not a consideration made relevant by the planning scheme.</i></p>

<p>undoubtedly will be devalued by being next to an industrial factory with noisy air /cooling conditioners , pumping stations and constant heavy duty transport coming and going.</p> <p>Any reasonable future potential buyer of our property will see only a house next to a factory with noise and traffic issues entirely unsuitable for children and comfort.</p> <p>Our main objections are:</p> <ol style="list-style-type: none"> 1. The location of the storage tanks ,pumping station and air conditioning units. 2. The location of the truck entrance. 3. Devaluation of our property. 	<p><i>As detailed above, the proposal is considered to be suitable and measures have been taken to limit impacts to residential amenity.</i></p>
<p>Other objections include:</p> <p>The very high probability that internet and television reception will be compromised or deleted entirely.</p> <p>Fermentation odours wafting in our direction.</p> <p>Black fungal spores being deposited over a wide area including our house and yard, not to mention us, our children and neighbours.</p> <p>Potentially high risks from explosions, chemical fumes and diesel fumes from trucks.</p> <p>Risks to privacy – distillery visitors roaming the grounds and curious about what is next door.</p> <p>Risks to security – living next to a factory with whisky and other alcohols, valuables etc with no security fence which any other multi million dollar factory would have on an industrial estate.</p> <p>We are sure the applicants would have glib dismissive answers to all of these matters but it is up to you, the Council, to ensure the best interests of residents are protected. We trust you have done your research to ensure that</p>	<p><i>The proposed building is relatively large, with a maximum height of 10.2m above natural ground level. However it is setback more than 15m from the adjoining dwelling. There is no indication that the building will interrupt telecommunications reception.</i></p> <p><i>Fermentation odours are expected to be mostly contained within the buildings.</i></p> <p><i>As discussed above, whisky fungus is not expected to be an issue on this site as whisky will not be stored at the distillery permanently or in large quantities.</i></p> <p><i>The quantity of whisky to be held on the site will be below that which presents a fire/explosion risk.</i></p> <p><i>Visitors to the distillery will enter via Callington Mill site. There will be no pedestrian access to the service yard/eastern side of the property.</i></p> <p><i>The building is expected to be fitted with standard security alarm systems and is not expected to impact the general safety of the town or neighbouring properties.</i></p>

<p>the safety and health of residents are not compromised by the placement of this factory with all of its noxious potentials next to a residential area.</p> <p>We trust that you have done your independent research on these matters and are not simply prepared to accept the evidence and word of an applicant with a vested interest.</p>	
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Representation 4	Council Officer Comment
<p>I am in receipt of your proforma mailed letter advising me of the above development application dated 23 November 2018. I was away on holiday and only returned on the evening of 7 December, by which time the period for acceptance of written representations had expired.</p> <p>A copy of the application did not accompany the letter, and none appears on your website, so I still have no idea of the details of the application beyond what I have since found in an article published in the Mercury newspaper on 29 November.</p> <p>I am one of a small handful of property owners adjacent to the development site and, as my submission with respect to the earlier application for a change in zoning shows, I am clearly interested in the proposals to council relating to this site.</p> <p>You will no doubt tell me that you have complied with the strict letter of the Act and that therefore you have fulfilled your obligations to me as an owner of the adjacent property. My response is that while that you might have complied in a minimalist legal sense, in my view you have failed to take into account your broader civil obligations to ensure that persons and properties directly affected by the application have adequate access to the necessary documents so that they may make an informed view of the application. Unless council engages directly with affected parties, this is the only opportunity these parties have to give voice to their views. I note that Council also did not take advantage of the discretionary provision of up to an additional 14</p>	<p><i>In regard to the advertising methods, the advertising occurred in accordance with the requirements of the Land Use Planning and Approvals Act 1993 Regulations, which stipulate 3 methods of advertising, being letters to adjoining owners, site notices at public boundaries, an advertisement in the newspaper and documents made available for inspection.</i></p> <p><i>There is no requirement to supply copies of an application directly to adjoining owners, and in this and many cases it would be a logistically difficult exercise given the amount of documentation.</i></p> <p><i>In addition to the statutory requirements, advertisements are placed on the Council website and publicised through Facebook.</i></p> <p><i>In this case, the plans and documents were and are still available online with the Public Notice. Hard copies were also made available at both Kempton and Oatlands offices.</i></p> <p><i>Overall, the application was advertised in accordance with the requirements of the Act.</i></p>

days in which to receive representations provided for in Section 57 (5).
Several questions spring to mind:

- Why were the documents only available for public viewing in Kempton, and not (also) in Oatlands, given that the development application relates to a site in Oatlands?
- Why were the directly affected property owners not given copies of the application?
- Why were the advisory letters not mailed electronically as well as by normal mail?

Over the past approximately 10 years that I have been the owner of Mill Lane - one of the main entrances to the town's key tourist attraction - I have always sought to have an open and common-sense approach to matters relating to the heritage site and in my dealings with the council, as my correspondence to council management shows. I am therefore surprised and vdisappointed in the complete lack of consultation and consideration in respect to this development application: In my view it is not acceptable to rely on the minimum consultation requirements set out in the Act for properties impacted or likely to be impacted by important developments such is the one under discussion. If it does not have one already, it will be in the council's best interests to establish a policy that ensures proper consultation with affected parties.

ASSESSMENT - THE SOUTHERN MIDLANDS INTERIM PLANNING SCHEME

General Business Zone

The site is located in the General Business Zone. The proposal is considered against the Zone purpose statements as follows:-

Zone Purpose Statement	OFFICER COMMENT
<p>21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.</p>	<p>The proposed distillery and associated café will provide a facility that will attract visitors while also providing services that can be enjoyed by locals.</p> <p>Overall, the proposal will further the General Business Zone purpose.</p>
<p>21.1.1.2 To ensure the rural service centres provide for the daily and weekly needs of the community.</p>	<p>Provision of a modern distillery and associated services will support the regional service centre through visitor attraction, direct employment and services that can be enjoyed by locals.</p>
<p>21.1.1.3 To provide for a mix of retail and office based employment servicing the local area, the broader rural region and the tourism market, including at least one supermarket and a range of specialty shops.</p>	<p>The proposal will provide an opportunity for employment in Oatlands and will also support the operation of the Callington Mill site, returning this employment to the town.</p>
<p>21.1.1.4 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.</p>	<p>The proposal is for a high quality, architectural designed building sited to form an integrated visitor attraction with the adjoining Callington Mill precinct.</p> <p>The design has been informed by the heritage values of the area and contributes to improving urban design and connectivity of important spaces in Oatlands.</p>

The proposal must satisfy the requirements of the following relevant use and development standards of the General Business Zone:

Use Standards		
<p>21.3.1 Hours of Operation To ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Hours of operation of a use within 50 m of a residential zone must be within:</p>	<p>P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon</p>	<p><i>The proposed hours of operation of the café and visitor services are 8am to 6pm, 7 days, with occasional evening tasting</i></p>

<p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p>	<p>the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</p>	<p>events to 9pm. This complies with the Acceptable Solution.</p> <p><i>The hours of operation for employees will be from 6am to 10pm, 7 days and the distilling process will be continuous (24 hours, 7 days).</i></p> <p><i>Commercial vehicle movements will be limited to 8am to 6pm Monday to Saturday and other plant and equipment will have minimal noise output. Therefore, the performance criteria is satisfied.</i></p>
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21.3.2 Noise

To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAm_{ax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</p>	<p><i>The noise generating activities and equipment that form part of the proposal are described in the Application section above.</i></p> <p><i>Generally, the operation of the distillery itself and associated plan and equipment is expected to be well below the noise level stated in the Acceptable Solution.</i></p> <p><i>However, noise above that required to meet the Acceptable Solution will be generated by the reversing of delivery trucks and/or forklifts several times a week associated with grain deliveries and movement of barrels.</i></p> <p><i>These activities will be limited in time and duration and as such will not cause environmental harm to adjoining residential properties in accordance with the Performance Criteria.</i></p>

<p>Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>		
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21.3.3 External Lighting

To ensure that external lighting does not have unreasonable impact on residential amenity on land within a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>External lighting within 50 m of a residential zone must comply with all of the following:</p> <p>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	<p>P1</p> <p>External lighting within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>(a) level of illumination and duration of lighting;</p> <p>(b) distance to habitable rooms in an adjacent dwellings.</p>	<p><i>External lighting will not operate between 11pm and 6am, in compliance with A1.</i></p> <p><i>Security lighting is not proposed.</i></p>

21.3.4 Commercial Vehicle Movements

To ensure that commercial vehicle movements not have unreasonable impact on residential amenity on land within a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p>	<p>P1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:</p>	<p><i>All commercial vehicle movements will occur within the specified hours, in compliance with A1.</i></p>

<p>(b) 7.00 am to 9.00 pm Sundays and public holidays.</p>	<p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);</p> <p>(e) noise reducing structures between vehicle movement areas and dwellings;</p> <p>(f) the level of traffic on the road;</p> <p>(g) the potential for conflicts with other traffic.</p>	
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Development Standards		
21.4.1 Building Height		
To ensure that building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building height must be no more than:</p> <p>9 m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space;</p> <p>(d) allow for a transition in height between adjoining buildings, where appropriate;</p>	<p><i>The maximum height of the proposed building is 10.2m above natural ground level, so assessment is against the Performance Criteria.</i></p> <p><i>(a) There are no Desired Future Character Statements for the zone.</i></p> <p><i>(b) The building is generally larger and higher than those nearby. However, the maximum height is generated by the sloping nature of the site and the high pitch of the gable roof, designed to complement the heritage character of the area. The articulated design, materials and double gable roof gives the building the appearance of a cluster of buildings similar to those existing around Callington Mill. The overall appearance of the building is in harmony with the surrounds and generally will not dominate the appearance of the area.</i></p>
<p>A2</p> <p>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>	<p>P2</p> <p>Building height within 10 m of a residential zone must be compatible with the building height of existing buildings on adjoining lots in the residential zone.</p>	<p><i>No part of the building is within 10m of a residential zone, complying with the Acceptable Solution.</i></p>

21.4.2 Setback		
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building setback from frontage must be parallel to the frontage and must be no more than:</p> <p>nil m, if fronting High Street,</p> <p>3 m, if fronting any other street.</p>	<p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</p> <p>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</p> <p>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</p>	<p><i>The building will be setback approximately 11.5m from the Esplanade frontage. Consideration against the Performance Criteria is therefore required.</i></p> <p>(a) <i>There are no Desired Future Character Statements for the zone.</i></p> <p>(b) <i>The setback of existing buildings along the Esplanade is highly variable, from minimal setback to more than 30m and does not form a hard building line. The proposed setback is within the existing range.</i></p> <p>(c) <i>The proposed setback provides for the operational needs of the site and also gives some separation for visual amenity, given the scale of the building.</i></p> <p>(d) <i>The building alignment is generally consistent and do not create possibilities for concealment or entrapment.</i></p> <p>(e) <i>Large variations in the building alignment are not proposed.</i></p>

<p>A2</p> <p>Building setback from a residential zone must be no less than:</p> <p>(a) 5 m;</p> <p>(b) half the height of the wall,</p> <p>whichever is the greater.</p>	<p>P2</p> <p>Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by:</p> <p>(a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;</p> <p>(b) overlooking and loss of privacy;</p> <p>(c) visual impact when viewed from adjoining lots,</p> <p>taking into account aspect and slope.</p>	<p><i>The minimum proposed side setback of the building is just under 15m. The setback of the nearest equipment element (treatment tanks) is 6m.</i></p> <p><i>This complies with the Acceptable Solution.</i></p>
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21.4.3 Design

To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>(a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> <p>(b) provide windows in the front façade in a way that enhances the streetscape and provides for passive</p>	<p><i>Assessment against the performance criteria is required.</i></p> <p><i>(a) The building is designed with the main public access addressing the courtyard and adjoining Callington Mill site. This is public land with access from High Street via Mill Lane or adjoining Callington Park.</i></p> <p><i>(b) From the courtyard elevation there is glazing designed to allow views into and through the building and from inside to the courtyard. This</i></p>

<p>no less than 40% of the surface area of the ground floor level façade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>surveillance of public spaces;</p> <p>(c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>(f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>(g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>(h) be consistent with any Desired Future Character Statements provided for the area.</p>	<p><i>provides for passive surveillance and visual connection between the spaces.</i></p> <p><i>The front elevation to the Esplanade has some glazing in the upper level. This will provide light and views over Lake Dulverton from inside the upper floor.</i></p> <p>(c) <i>The building will primarily be accessed from Callington Mill site, so the orientation of openings and the like are to that site rather than the Esplanade. The building is designed with sufficient variation to the external finishes and architectural details contributing to the streetscape.</i></p> <p>(d) <i>(e)Mechanical plant and equipment will not be mounted on the roof or building. All such equipment will be located in the service yard and screened by timber batten screens and landscaping.</i></p> <p>(f) <i>(g) The design does not include any awnings or shutters.</i></p> <p>(h) <i>The zone does not include any Desired Future Character Statements.</i></p>
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<p>A2</p> <p>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</p>	<p>P2</p> <p>No Performance Criteria.</p>	<p><i>The external materials will have a light reflectance value of less than 40 percent in compliance with A2.</i></p>
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21.4.4 Passive Surveillance

To ensure that building design provides for the safety of the public.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</p> <p>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less</p>	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p> <p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</p> <p>(d) locate external lighting to illuminate any entrapment</p>	<p><i>The front façade will have less than 40% glazing, so assessment against the performance criteria is required.</i></p> <p><i>In order to prioritise the connection to the Callington Mill site and the town beyond, the proposed building is designed to address the forecourt rather than the Esplanade. The frontage to the Esplanade is treated as the rear entrance for service needs. This is consistent with the historical role of this land as a rear paddock to the inn and associated stables.</i></p> <p><i>The ground floor of the distillery will have doorways opening to the Esplanade frontage and glazing in the upper storey.</i></p> <p><i>Overall, the design facilitates sight lines to and through the site from public spaces and achieves a reasonable level of passive surveillance.</i></p>

<p>than 30 % of the surface area of the ground floor level facade;</p> <p>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>	
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21.4.5 Landscaping

To ensure that a safe and attractive landscaping treatment enhances the appearance of the site and if relevant provides a visual break from land in a residential zone.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Landscaping must be provided for sites for non-residential use along the frontage for at least 50% of the frontage width, except if front setback is less than 1 m in which case no landscaping is necessary.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>	<p><i>Landscaping will be provided around the building for general aesthetics and to screen service spaces and equipment to meet P1.</i></p> <p><i>While landscaping is shown on the submitted plans, it does not provide full details of the type of plants and their expected height/appearance at maturity. A condition is included in the recommendation to require a full detailed landscaping plan prior to construction.</i></p>

<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p>2 m.</p>	<p>P2</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zones land.</p>	<p><i>The landscaping plan includes plantings along residential boundaries, particularly to screen the service yard and equipment.</i></p>
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21.4.6 Outdoor Storage Area

To ensure that outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.

Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p> <p>(c) not encroach upon car parking areas, driveways or landscaped areas..</p>	<p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p><i>The grain silo forms an outdoor storage area and it will be visible from the Esplanade frontage.</i></p> <p><i>The silo is not screened as it forms part of the overall design referencing the rural character of Oatlands and surrounds. This is considered appropriate given the size and nature of the silo in this context.</i></p> <p><i>No other outdoor storage is proposed.</i></p>

21.4.7 Fencing		
To ensure that fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1</p> <p>Fencing must comply with all of the following:</p> <p>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</p> <p>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</p> <p>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a residential zone which lies opposite or shares a common boundary with a site, having regard to all of the following:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use;</p> <p>(g) the characteristics of the site, the streetscape and the locality, including fences;</p> <p>(h) any Desired Future Character Statements provided for the area.</p>	<p><i>The only fencing included in the proposal are the alterations to the rock boundary walls at the entrance from Esplanade and to the Callington Mill site.</i></p> <p><i>The walls are no higher than 1.2m so comply with the acceptable solution.</i></p> <p><i>There will be no change to existing fencing at the boundary with the residential zone.</i></p>

Road and Railway Assets Code

The proposal must satisfy the requirements of the following relevant use and development standards of this code:

Use Standard		
E5.5.1 Existing road accesses and junctions		
To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A3</p> <p>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p>	<p>P3</p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <p>(a) the increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature and efficiency of the access or the junction;</p> <p>(d) the nature and category of the road;</p> <p>(e) the speed limit and traffic flow of the road;</p> <p>(f) any alternative access to a road;</p> <p>(g) the need for the use;</p> <p>(h) any traffic impact assessment; and</p> <p>(i) any written advice received from the road authority.</p>	<p><i>Assessment against the performance criteria is necessary.</i></p> <p><i>The proposal will utilise three access points – the Esplanade entrance for commercial vehicles, the Callington Mill entrance from the Esplanade for staff parking and the Barrack Street car park for visitors.</i></p> <p><i>The service entrance to the Esplanade will require some modifications to allow for the grain delivery trucks to enter the site.</i></p> <p><i>Overall, the TIA completed for the proposal finds that the proposed type and level of traffic generated by the proposal is well within the capacity of the surrounding roads given the low speed and volumes of traffic and that the accesses are safe and efficient.</i></p>

Parking and Access Code

The Parking and Access Code applies to all use and development. The proposal must satisfy the requirements of the following relevant use and development standards of this code:

Use Standard		
E6.6.1 Number of Car Parking Spaces		
To ensure that:		
(a) there is enough car parking to meet the reasonable needs of all users of a use or development, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport.		
(b) a use or development does not detract from the amenity of users or the locality by:		
(i) preventing regular parking overspill;		
(ii) minimising the impact of car parking on heritage and local character.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 The number of on-site car parking spaces must be:</p> <p>(a) no less than the number specified in Table E6.1.</p> <p>except if:</p> <p>(i) 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>P1 The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:</p> <p>(a) car parking demand;</p> <p>(b) the availability of on-street and public car parking in the locality;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the</p>	<p><i>As discussed above, the proposal will rely entirely on offsite parking – the neighbouring Callington Mill site for staff and Council’s Barrack Street car park and on street parking for visitors.</i></p> <p><i>Assessment against the performance criteria is therefore required.</i></p> <p><i>The TIA addresses the requirement for parking to serve the proposal.</i></p> <p><i>The TIA finds that the staff car park on the Callington Mill will be sufficient and that it is suitable to remain gravel with signs to designate bays. The existing signs should be changed to identify this area as employee parking only.</i></p> <p><i>In regard to visitor parking, the TIA estimates a future peak season parking demand for the both the distillery and Callington Mill site will be 55 parking spaces, which can be accommodated by the Barrack Street car park.</i></p>

	<p>consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;</p> <p>(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;</p> <p>(j) any verified prior payment of a financial contribution in lieu of parking for the land;</p> <p>(k) any relevant parking plan for the area adopted by Council;</p> <p>(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;</p>	<p><i>It is recommended that Council require a cash in lieu payment to be made due to the reliance on the Council car park for visitors. The contribution can be used for necessary upgrades such as bay marking and future maintenance costs.</i></p>
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Stormwater Management Code

The Stormwater Code applies to all development. A hydraulics report and stormwater management plan have been submitted with the application.

The proposal must satisfy the requirements of the following relevant use and development standards of this code:

Development Standards		
E7.7.1 Stormwater Drainage and Disposal		
To ensure that stormwater quality and quantity is managed appropriately.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.</p>	<p>P1 Stormwater from new impervious surfaces must be managed by any of the following:</p> <p>(a) disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles</p> <p>(b) collected for re-use on the site;</p> <p>(c) disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council.</p>	<p><i>Stormwater from the development will be captured onsite in tanks for treatment and reuse.</i></p> <p><i>Overflow will then be directed via a new pipeline to Lake Dulverton.</i></p> <p><i>This complies with the Acceptable Solution.</i></p>
<p>A2 A stormwater system for a new development must incorporate water sensitive urban design principles for the treatment and disposal of stormwater if any of the following apply:</p> <p>(a) the size of new impervious area is more than 600 m²;</p>	<p>P2 A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so.</p>	<p><i>The proposal incorporates water sensitive urban design principles as stormwater will be collected for treatment and reuse on site, which should keep the amount of stormwater leaving the site similar to current levels.</i></p>

(b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.		
A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	P3 No Performance Criteria.	<i>The stormwater system has been designed to comply with the Acceptable Solution.</i>

Historic Heritage Code

The purpose of the Historic Heritage Code is to recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.

In this case the subject properties are listed on the Tasmanian Heritage Register and are located within the Callington Heritage Precinct.

The applicant has submitted a comprehensive heritage assessment with the proposal documents.

The Comments in the assessment below have been sourced from the heritage assessment completed for Council by heritage experts Gray Planning.

Development Standards for Heritage Places

E13.7.1 Demolition		
To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.		
Acceptable Solutions	Performance Criteria	COMMENTS
A1 No Acceptable Solution	<p>P1</p> <p>Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</p> <p>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(b) there are no prudent and feasible alternatives;</p> <p>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</p> <p>(d) significant fabric is documented before demolition.</p> <p>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(b) there are no prudent or feasible alternatives.</p>	<p><i>The proposal only involves the demolition of existing drystone boundary walls. While these are important and contribute to the heritage significance of the Heritage Place, the relatively minimal extent of demolition proposed will not result in the loss of any significant heritage fabric, form, items or buildings.</i></p> <p><i>The buildings at 99 High Street that comprise the Heritage Place listing under the Planning Scheme will remain wholly unaffected by the proposed development.</i></p> <p><i>It is concluded that the proposal meets the objectives of E13.7.1 of the scheme.</i></p>

E13.7.2 Buildings and Works other than Demolition		
To ensure that development at a heritage place is:		
(a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution	P1 Development must not result in any of the following: (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.	<i>a) The proposed development will not result in the loss of any cultural significance of this local heritage place through incompatible design. The design of the proposed distillery building is subservient to the sandstone heritage building on site which is achieved in part due to a clear distinction between new and old in terms of building form, external materials and siting. The proposed external materials and colour palette is designed to be subdued and complimentary to the earlier buildings on site whilst providing a degree of subservience as these materials of construction are typically associated with ancillary outbuildings and farm sheds. Whilst the form of the proposal is contemporary, this form has been designed with the principles of subservience whilst referencing traditional outbuilding and farm sheds that can be found throughout the district.</i> <i>b) The proposal does not result in damage or loss of any significant landscape elements. Excavation to the site is considered relatively minimal in terms of the overall development footprint proposed and no vegetation will be removed that contributes to the heritage values of the place. The proposal plans indicate both hard and soft landscaping that form part of the development which</i>

		<p><i>includes screening of portions of the development.</i></p> <p><i>Given the absence of formal finalised detail of this landscaping, a landscaping plan prepared by a suitably qualified person that addresses heritage values of the site should form a condition of approval.</i></p>
<p>A2</p> <p>No Acceptable Solution</p>	<p>P2</p> <p>Development must be designed to be subservient and complementary to the place through characteristics including:</p> <p>(a) scale and bulk, materials, built form and fenestration;</p> <p>(b) setback from frontage;</p> <p>(c) siting with respect to buildings, structures and listed elements;</p> <p>(d) using less dominant materials and colours.</p>	<p><i>The proposed development is considered to be subservient to the existing heritage buildings on site. This is achieved by an overall design that has its mass reduced up into smaller connected building forms to visually minimise its two-storey bulk.</i></p> <p><i>The proposed building has been set back a considerable distance from the primary heritage buildings on site that front directly onto High Street. Screen landscaping has been indicated on submitted site plans to provide screening of the proposal from along the Esplanade as well as to screen the development (including proposed treatment tanks) from the adjoining residential property at 8 Esplanade.</i></p> <p><i>As previously discussed, the development proposes a mix of external cladding materials that are influenced by those used for traditional farm buildings and outbuildings in the surrounding town and district.</i></p>
<p>A3</p> <p>No Acceptable Solution</p>	<p>P3</p> <p>Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</p>	<p><i>The proposed new building will be readily identifiable as new. It is not considered necessary to directly emulate or produce a mimicry of the Georgian architectural styling of existing buildings on the subject site so that contemporary development can be clearly distinguished from</i></p>

		<p><i>heritage buildings without resorting to inappropriate historical mimicry.</i></p> <p><i>The proposed building sits wholly behind the existing heritage buildings on site and form a backdrop from their primary views from High Street and the Midlands Highway. This provides an acceptable degree of subservience in terms of siting.</i></p> <p><i>It is considered that the form of the proposed building is considered in keeping with the traditional form of Colonial Georgian architecture in terms of utilising rectilinear building forms interconnected as well as the use of simple hip roof forms.</i></p> <p><i>The use of a mix of traditional external cladding materials for external cladding is responsive to the heritage character of the place and provides a visual softening of the appearance of the proposed building particularly from the Esplanade frontage where it will be most readily visible.</i></p> <p><i>Landscaping indicated on the site plan also achieves a degree of softening of the proposed development when viewed from along the Esplanade and also a residential property at 8 Esplanade that directly adjoins the development site.</i></p>
<p>A4</p> <p>No Acceptable Solution</p>	<p>P4</p> <p>Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</p>	<p><i>This clause is not relevant as the proposed development does not involve the extension to any existing buildings.</i></p>
<p>A5</p> <p>New front fences and gates must accord with original design, based on photographic,</p>	<p>P5</p> <p>New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and</p>	<p><i>No new front fencing is proposed.</i></p> <p><i>The proposed demolition works to the boundary drystone walls that run along the Esplanade frontage are acceptable with respect to demolition under clause E13.7.1.</i></p>

archaeological or other historical evidence.	characteristics of the building to which they belong.	
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Development Standards for Heritage Precincts

<p>E13.8.1 Demolition To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.</p>		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
<p>A1 No Acceptable Solution</p>	<p>P1 Demolition must not result in the loss of any of the following:</p> <p>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;</p> <p>(b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply;</p> <p>(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(ii) there are no prudent or feasible alternatives;</p> <p>(iii) opportunity is created for a replacement building that will be more complementary to the</p>	<p><i>The proposal only involves the demolition of existing drystone boundary walls.</i></p> <p><i>While these are important and contribute to the heritage significance of the values of the surrounding Heritage Precinct, the extent of demolition proposed will not result in the loss of any significant heritage fabric, form, items or buildings. Demolition and reconstruction works to the affected drystone walls should be undertaken by suitably experienced persons with expertise in historic drystone wall management.</i></p> <p><i>The existing buildings at 99 High Street that significantly contribute to the heritage values of the surrounding Heritage Precinct will remain wholly unaffected by the proposed development and will not be impacted by any proposed demolition which is restricted to boundary drystone walls only.</i></p> <p><i>It is concluded that the proposal meets the objectives of E13.8.1 of the scheme.</i></p>

	heritage values of the precinct.	
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E13.8.2 Buildings and Works other than Demolition		
To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.		
Acceptable Solutions	Performance Criteria	OFFICER COMMENT
A1 No Acceptable Solution	P1 Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.	<i>Refer to the following Table E13.2 for assessment under relevant design criteria.</i>
A2 No Acceptable Solution	P2 Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.	<i>Refer to the following Table E13.2 for assessment under relevant design criteria.</i>
A3 No Acceptable Solution	P3 Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.	<i>The proposed development does not involve the extension or alteration to any existing buildings at the subject site and therefore this clause is not relevant in the assessment of the proposal.</i>
A4 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	P4 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.	<i>This clause and associated performance criteria is not relevant to the development as the proposal does not involve any new front fences or gates.</i>

TABLE 13.2 – Callington Mill Precinct	
<p>The Callington Mill Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> (a) it is a rare and unique example of a flour mill complex dating from the early to mid nineteenth century, demonstrating agricultural enterprises of the colony, and the success of the wheat industry in the Southern Midlands area; (b) its creative and technical achievement as an Old Colonial Georgian flourmill of circular domed tower of sandstone;] <p>it is a distinctive landmark both within the township of Oatlands and from the Midland Highway.</p>	
Design Criteria/Conservation Policy	
<p>1. The design and siting of buildings and works must satisfy the following criteria:</p> <ul style="list-style-type: none"> (a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the Old Colonial Georgian architectural style; 	<p>(a) <i>It is considered that the building form, height and bulk is satisfactory and does not negatively contrast with the form and bulk of the one and two storey Georgian buildings on the subject site. The roof pitches have been proposed at approximately 40 degrees – this is acceptable and is considered to be at the upper limit of roof pitch appropriate to the lower pitch Georgian roof forms nearby. Proposed external building materials are described in the ‘materials and finishes schedule’ which form part of the architectural plans (revision c). The proposal plans provide a harmonious a mix of external cladding materials to be used in appropriate combinations to further break up the bulk of the proposed building and to aid in softening the building from views toward the site, particularly the Esplanade and High Street.</i></p>
<ul style="list-style-type: none"> (b) building setback from frontage must provide a strong edge to High Street and be parallel to the street; 	<p>(b) <i>The proposed development locates all buildings and works well to the rear of existing High Street fronting buildings and therefore this clause is not relevant in the assessment of the proposal.</i></p>
<ul style="list-style-type: none"> (c) buildings close to the street frontage must address the street; 	<p>(c) <i>The proposed Esplanade facing elevation (South Elevation) presents a façade that has been reduced in form by the design which provides a co-joined effect when viewed from the Esplanade</i></p>

	<p><i>close to the proposed entrance to the site.</i></p> <p><i>While there are no physical accesses (entrance doors or shopfronts, etc) in this elevation that faces the Esplanade, it is considered that the overall building and broken up roof forms appropriately address the street frontage in terms of a reduction in form, reduced building bulk and mass and the proposed mix palette of external wall materials to be used, as opposed to a large blank expanse of wall utilising a single external wall cladding.</i></p> <p><i>In this regard, it is argued that the design of the building facing the Esplanade does address the street appropriately.</i></p>
<p>(d) buildings must not visually dominate the streetscape or existing buildings;</p>	<p>(d)</p> <p><i>The siting of the proposed buildings to the southern rear of the site ensures that the development does not visually dominate existing heritage buildings on the site.</i></p> <p><i>The scale of the development when viewed from Esplanade will be satisfactorily subservient to the Callington Mill site buildings.</i></p> <p><i>Landscaping indicated on the proposal plans will further soften the views of the proposed building from along the Esplanade.</i></p> <p><i>When viewed from High Street, the proposed development will sit well behind the existing Inn and carriage house buildings with appropriately hipped roof forms being the most noticeable built form being visible from along High Street.</i></p>
<p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the Old Colonial Georgian architectural style in terms of style, size, proportion and position;</p>	<p>(e)</p> <p><i>Window and door openings have been minimalised in form and size and respect Old Colonial Georgian windows in terms of size, spacing, proportion and provide some degree of symmetry.</i></p>
<p>(f) external wall building material must be any of the following:</p> <ul style="list-style-type: none"> (i) sandstone of a colour matching that commonly found in Oatlands' buildings; (ii) weatherboard (traditional profiles); (iii) rendered, painted or lime wash brickwork; 	<p>(f)</p> <p><i>The proposed external wall materials are a mix of those outline under design criteria (f).</i></p> <p><i>The proposed mix of external cladding types and finishes is therefore considered acceptable.</i></p>

<p>(iv) unpainted brick of a traditional form and colour laid with a traditional bond; (v) traditional Tasmanian vertical board (non-residential buildings only);</p>	
<p>(g) roof form and material must be consistent with the following: (i) pitch between 30 and 40 degrees and hipped or gable if a major part of the building; (ii) pitch less than 30 degrees and skillion a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines; (iv) roof materials either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted; (v) guttering is rounded profile, with downpipes of circular in cross-section;</p>	<p>(g) <i>The proposed roof form of the building has been noted in the submitted Heritage Impact Assessment as being 'approximately 40 degrees' and is proposed to be clad in corrugated sheet metal roofing.</i> <i>The overall roof form is broken up which avoids large bulky expanses of roof, in accordance with design criteria.</i> <i>So long as the roof pitch does not exceed 40 degrees, it is considered that the roof treatment, pitch and cladding is appropriate.</i></p>
<p>(h) wall height is to be sufficient to provide for lintel definition above doors and windows and wall space above;</p>	<p>(h) <i>It is considered that raising wall height to provide for lintel definition is unnecessary for the proposed new building and is more appropriately applied in a development where an extension to an existing building is proposed that currently has such treatment.</i> <i>The walls as proposed are considered to be relatively low in form and height to ensure the visual presence of the development is reduced overall in the landscape. Raising wall height to provide for unnecessary lintel definition as part of the wall design treatment is not considered beneficial to the overall outcome and would provide no obvious heritage benefit.</i></p>
<p>(i) outbuildings are generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p>	<p>(i) <i>The proposed development does not include any ancillary outbuildings proposed to be constructed alongside the distillery building. This clause is therefore not considered to be relevant in the assessment of the proposal.</i></p>

<p>(j) fences along frontages must be:</p> <p>(i) between 900mm and 1000mm high, with a maximum of 1200mm for posts;</p> <p>(ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences);</p> <p>(iii) “semi-transparent” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’;</p>	<p>(j) <i>The proposed development does not seek approval for any new fences along frontages and therefore this clause is not relevant in the assessment of the proposal.</i></p>
<p>(k) new buildings and additions to exiting buildings must not significantly obstruct or diminish views of Callington Mill from High Street, the Esplanade or the Midland Highway.</p>	<p>(k) <i>The submitted architectural plans and architectural report sufficiently demonstrate that primary views of the adjoining Callington Mill are not unreasonably obstructed or diminished from any of the primary viewpoints from High Street, the Esplanade or more distant views from along the Midland Highway.</i></p>

CONCLUSION

The report has assessed a Development Application for use and development of a whisky distillery with associated visitor services and cafe on land at 99 High Street, Oatlands, to the rear of the former Lake Frederick Inn.

The proposal includes opening the rock wall for pedestrian access between 99 High Street and the neighbouring property at 6 Mill Lane, home of the Callington Mill and associated complex, to form an integrated visitor attraction.

A total of four (4) representations were made to Council in regard to the proposal. Two (2) of the representations sought to make comment or seek clarification rather than object to the development overall. The matters raised in the representations have been considered and are addressed above.

Expert advice has been sought from Council’s contract Engineering officer and a Heritage consultant to assist with assessment of this proposal.

The proposal has been found to comply with all the relevant standards for the General Business Zone and the applicable Codes.

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 *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA 2018/90) for Whisky distillery with associated visitor services (retail, tours, tastings) and Food services (cafe) at 99 High Street, Oatlands & 6 Mill Lane, Oatlands, owned by Lake Frederick Inn Pty Ltd & Crown (Parks & Wildlife Service) and that a permit be issued with the following conditions:

CONDITIONS

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) Colours, materials and finishes for the external cladding of all buildings must be in accordance with the approved 'materials and finishes schedule' that form part of the approved plans for the development. Any deviation from this may require further Council approval.
- 3) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Hours of Operation

- 4) The café and visitor services must only operate between the following hours:

Monday to Saturday	6:00 a.m.	to	10:00
			p.m.
Sunday and State-wide public holidays	7:00 a.m.	to	9:00
			p.m.

Heritage

- 5) Demolition and any rebuilding works to existing drystone walls should be undertaken or supervised by a suitably qualified person(s) with specialist expertise in drystone walls. Competent and experienced drystone wall builders are encouraged to be engaged for such a task to ensure that the integrity of the drystone walls remain. Rebuilding shall be mean restoration or reconstruction as defined by the Burra Charter. The rebuilding of walls should follow the same construction and rock placement methodology of existing unaltered drystone walls on the site. Any excess stones should be appropriately stored on site to be used for any future repair or restoration work.

- 6) In the event of the uncovering potentially significant archaeology, during the works, the developer must cease the activity immediately contact Council's Manager of Heritage Projects (Mr Brad Williams, 6254 5000) for further advice and procedure before works, related to the particular site, can continue. Any subsequent documentation and management of archaeology must be to the satisfaction of the Manager of Heritage Projects.

Heritage Tasmania

- 7) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the attached 'Notice of Heritage Decision' No. TBC.

Environment

- 8) Noise emissions from the use or development must be managed to the degree necessary to ensure that an environmental nuisance is not caused.

Landscaping

- 9) Prior to building approval being issued by Council, a landscape plan is to be submitted by a suitably qualified and experienced person, to the satisfaction of the Manager of Development and Environmental Services. The focus of this landscaping plan is to provide suitable landscape screening and visual softening of the development that is driven by the heritage values of the site and surrounding area. This landscape plan should detail appropriate visual screening of the development from the neighbouring property at 8 Esplanade and the proposed treatment tanks and should also indicate planting to provide a visual softening of the development from the Esplanade by using a mix of species (deciduous and evergreen) appropriate for the heritage values of the site and also available planting conditions. This landscape plan should also provide details of:
- i. Plant numbers and species (common and botanical names) to be used;
 - ii. Details of all proposed hard or paved surfacing, clearly demonstrating that the selected materials, colours and finishes are appropriate for the heritage values of the site and surrounding heritage precinct;
 - iii. Details of colours, materials and finishes for any retaining walls or screens on site, clearly demonstrating that those selected are appropriate for the heritage values of the site and surrounding heritage precinct;
 - iv. Details of proposed mulching, staking and watering systems;
 - v. Details of proposed maintenance of landscaping to ensure its longevity and also appropriate replanting and replacement in the event of plants failing;
 - vi. Timeframes for undertaking landscaping works in conjunction with the proposed development. All proposed landscaping should be completed within 12 months of the occupation of the proposed development.
- 10) The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's Development Assessment Committee within three (3) months of the first use of the development. All landscaping must continue to be maintained to the satisfaction of Council.

Parking and Access

- 11) The siting of vehicular accesses and car parking spaces must generally accord with the endorsed plans.
- 12) At least six (6) car parking spaces must be provided for the use of staff at 6 Mill Lane, Oatlands and must be available for car parking at all times.
- 13) At least one (1) bicycle parking spaces must be provided prior to the use commencing. The spaces must be provided within 30 metres of the entrance and to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard.
- 14) Prior to the commencement of use the developer must pay a contribution to the Southern Midlands Council for \$60,000 for upgrading of the existing Barrack Street car park. The contribution is based on 50 car spaces at \$1200 per space.
- 15) The proposed service access to the development from the Esplanade must include the following:
 - sealed with an asphalt surface for a minimum distance of 6m from the edge of the road, or to the property boundary, whichever is greater.
 - Provide an asphalt overlay over the section of the road pavement subject to turning movements of trucks entering and existing the site.
 - Be of sufficient width that trucks do not leave the sealed pavement when entering or existing the site and /or provide widening to the Esplanade to achieve the same.
 - The access must be designed in accordance with the requirements of Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and to the satisfaction of Council’s General Manager.
- 16) The existing staff access to the development from the Esplanade must be upgraded to include the following:
 - sealed for a minimum distance of 6m from the edge of the road, or to the property boundary, whichever is greater.
 - The access must be designed in accordance with the requirements of Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and to the satisfaction of Council’s General Manager.
- 17) Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting, or as otherwise approved by Council’s General Manager.

- 18) Unless approved otherwise by Council's Municipal Engineer the internal driveways and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney, Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and include all of the following;
 - Constructed with a durable all weather pavement.
 - Drained to an approved stormwater system.
 - On site turning
 - Provision for two way traffic.
- 19) 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 and 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.
- 20) Detailed plans of all parking and access works required by this permit must be submitted to Council prior to or in conjunction with lodgement of Building Application. The plans must be prepared and certified by a qualified civil engineer or other person approved by Council's Municipal Engineer and include:
 - pavement details,
 - design surface levels and gradients,
 - drainage,
 - turning paths,
 - dimensions,
 - line marking,
 - signage,
 - pedestrian access,and shall form part of the permit when approved.
- 21) The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
- 22) All areas set-aside for parking and associated turning, and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Municipal Engineer.

Services

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

Stormwater

- 24) Stormwater disposal from the development must be substantially in accordance with the *Stormwater Management Plan Callington Mill Distillery (sic), Oatlands Rev No. 01 6/11/2018* prepared by Pitt & Sherry and as required by this permit.
- 25) Stormwater drainage from the proposed development must discharge to Lake Dulverton via a new dedicated outfall to the satisfaction of Council's Municipal Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.
- 26) Prior to the commencement of works or the issue of a plumbing permit, detailed plans and calculations of the stormwater drainage system, including treatment, retention and outfalls must be prepared by a suitably qualified civil engineer and be submitted to Council's Municipal Engineer for approval. Once approved the plans shall form part of the permit.
- 27) The completed stormwater retention and treatment elements must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

TasWater

- 28) Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per Form PL05P (attached).

Protection of Water Quality

- 29) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.
- 30) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Development and Environmental Services.

Maintenance and Defects Liability Period

- 31) All works to be adopted by Council or within a Council Road Reservation must be placed onto a 12 month maintenance and defects liability period following the completion of the works in accordance with the approved plans, permit conditions and Council Policy.

'As constructed' drawings

- 32) Prior to the works being placed on the maintenance and defects liability period "as constructed" drawings and data for all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's Municipal Engineer. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the Municipal Engineer in accordance with Council's Guidelines for As Constructed Data.

Construction Amenity

- 33) The development must only be carried out between the following hours unless otherwise approved by the Council's Manager of Development and Environmental Services:
- | | |
|---------------------------------------|-------------------------|
| Monday to Friday | 7:00 a.m. to 6:00 p.m. |
| Saturday | 8:00 a.m. to 6:00 p.m. |
| Sunday and State-wide public holidays | 10:00 a.m. to 6:00 p.m. |
- 34) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or 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:
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - The transportation of materials, goods and commodities to and from the land.
 - Obstruction of any public footway or highway.
 - Appearance of any building, works or materials.
 - 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 such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.
- 35) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 36) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 is required to be obtained prior to construction.
- C. A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.

DECISION

Moved by Cllr A E Bisdee, seconded by Deputy Mayor E Batt

THAT, in accordance with the provisions of the *Southern Midlands Interim Planning Scheme 2015* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA 2018/90) for Whisky distillery with associated visitor services (retail, tours, tastings) and Food services (cafe) at 99 High Street, Oatlands & 6 Mill Lane, Oatlands, owned by Lake Frederick Inn Pty Ltd & Crown (Parks & Wildlife Service) and that a permit be issued with the following conditions:

CONDITIONS

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) Colours, materials and finishes for the external cladding of all buildings must be in accordance with the approved 'materials and finishes schedule' that form part of the approved plans for the development. Any deviation from this may require further Council approval.
- 3) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Hours of Operation

- 4) The café and visitor services must only operate between the following hours:

Monday to Saturday	6:00 a.m. to 10:00 p.m.
Sunday and State-wide public holidays	7:00 a.m. to 9:00 p.m.

Heritage

- 5) Demolition and any rebuilding works to existing drystone walls should be undertaken or supervised by a suitably qualified person(s) with specialist expertise in drystone walls. Competent and experienced drystone wall builders are encouraged to be engaged for such a task to ensure that the integrity of the drystone walls remain. Rebuilding shall be mean restoration or reconstruction as defined by the Burra Charter. The rebuilding of walls should follow the same construction and rock placement methodology of existing unaltered drystone walls on the site. Any excess stones should be appropriately stored on site to be used for any future repair or restoration work.
- 6) In the event of the uncovering potentially significant archaeology, during the works, the developer must cease the activity immediately contact Council's Manager of Heritage Projects (Mr Brad Williams, 6254 5000) for further advice and procedure before works, related to the particular site, can continue. Any subsequent documentation and management of archaeology must be to the satisfaction of the Manager of Heritage Projects.

Heritage Tasmania

- 7) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the enclosed 'Notice of Heritage Decision' No. 5767.

Environment

- 8) Noise emissions from the use or development must be managed to the degree necessary to ensure that an environmental nuisance is not caused.

Landscaping

- 9) Prior to building approval being issued by Council, a landscape plan is to be submitted by a suitably qualified and experienced person, to the satisfaction of the Manager of Development and Environmental Services. The focus of this landscaping plan is to provide suitable landscape screening and visual softening of the development that is driven by the heritage values of the site and surrounding area. This landscape plan should detail appropriate visual screening of the development from the neighbouring property at 8 Esplanade and the proposed treatment tanks and should also indicate planting to provide a visual softening of the development from the Esplanade by using a mix of species (deciduous and evergreen) appropriate for the heritage values of the site and also available planting conditions. This landscape plan should also provide details of:
 - i. Plant numbers and species (common and botanical names) to be used;
 - ii. Details of all proposed hard or paved surfacing, clearly demonstrating that the selected materials, colours and finishes are appropriate for the heritage values of the site and surrounding heritage precinct;

- iii. Details of colours, materials and finishes for any retaining walls or screens on site, clearly demonstrating that those selected are appropriate for the heritage values of the site and surrounding heritage precinct;
 - iv. Details of proposed mulching, staking and watering systems;
 - v. Details of proposed maintenance of landscaping to ensure its longevity and also appropriate replanting and replacement in the event of plants failing;
 - vi. Timeframes for undertaking landscaping works in conjunction with the proposed development. All proposed landscaping should be completed within 12 months of the occupation of the proposed development.
- 10) The landscaping works must be completed in accordance with the endorsed landscape plan and to the satisfaction of Council's Development Assessment Committee within three (3) months of the first use of the development. All landscaping must continue to be maintained to the satisfaction of Council.

Parking and Access

- 11) The siting of vehicular accesses and car parking spaces must generally accord with the endorsed plans.
- 12) At least six (6) car parking spaces must be provided for the use of staff at 6 Mill Lane, Oatlands and must be available for car parking at all times.
- 13) At least one (1) bicycle parking spaces must be provided prior to the use commencing. The spaces must be provided within 30 metres of the entrance and to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.
- 14) Prior to the commencement of use the developer must pay a contribution to the Southern Midlands Council for \$60,000 for upgrading of the existing Barrack Street car park. The contribution is based on 50 car spaces at \$1200 per space.
- 15) The proposed service access to the development from the Esplanade must include the following:
 - sealed with an asphalt surface for a minimum distance of 6m from the edge of the road, or to the property boundary, whichever is greater.
 - Provide an asphalt overlay over the section of the road pavement subject to turning movements of trucks entering and existing the site.
 - Be of sufficient width that trucks do not leave the sealed pavement when entering or existing the site and /or provide widening to the Esplanade to achieve the same.
 - The access must be designed in accordance with the requirements of Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and to the satisfaction of Council's General Manager.

- 16) The existing staff access to the development from the Esplanade must be upgraded to include the following:
- sealed for a minimum distance of 6m from the edge of the road, or to the property boundary, whichever is greater.
 - The access must be designed in accordance with the requirements of Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and to the satisfaction of Council’s General Manager.
- 17) Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting, or as otherwise approved by Council’s General Manager.
- 18) Unless approved otherwise by Council’s Municipal Engineer the internal driveways and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney, Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and include all of the following;
- Constructed with a durable all weather pavement.
 - Drained to an approved stormwater system.
 - On site turning
 - Provision for two way traffic.
- 19) 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 and 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.
- 20) Detailed plans of all parking and access works required by this permit must be submitted to Council prior to or in conjunction with lodgement of Building Application. The plans must be prepared and certified by a qualified civil engineer or other person approved by Council’s Municipal Engineer and include:
- pavement details,
 - design surface levels and gradients,
 - drainage,
 - turning paths,
 - dimensions,
 - line marking,
 - signage,
 - pedestrian access,
- and shall form part of the permit when approved.

- 21) The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
- 22) All areas set-aside for parking and associated turning, and access must be completed before the use commences or the building is occupied and must continue to be maintained to the satisfaction of the Council's Municipal Engineer.

Services

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

Stormwater

- 24) Stormwater disposal from the development must be substantially in accordance with the *Stormwater Management Plan Callington Mill Distillery (sic), Oatlands Rev No. 01 6/11/2018* prepared by Pitt & Sherry and as required by this permit.
- 25) Stormwater drainage from the proposed development must discharge to Lake Dulverton via a new dedicated outfall to the satisfaction of Council's Municipal Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.
- 26) Prior to the commencement of works or the issue of a plumbing permit, detailed plans and calculations of the stormwater drainage system, including treatment, retention and outfalls must be prepared by a suitably qualified civil engineer and be submitted to Council's Municipal Engineer for approval. Once approved the plans shall form part of the permit.
- 27) The completed stormwater retention and treatment elements must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

TasWater

- 28) Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per Form PL05P (attached).

Protection of Water Quality

- 29) Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Development and Environmental Services before development of the land commences (refer to advice below). The SWMP shall form part of this permit when approved.

- 30) Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Development and Environmental Services.

Maintenance and Defects Liability Period

- 31) All works to be adopted by Council or within a Council Road Reservation must be placed onto a 12 month maintenance and defects liability period following the completion of the works in accordance with the approved plans, permit conditions and Council Policy.

'As constructed' drawings

- 32) Prior to the works being placed on the maintenance and defects liability period "as constructed" drawings and data for all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council's Municipal Engineer. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the Municipal Engineer in accordance with Council's Guidelines for As Constructed Data.

Construction Amenity

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

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

- 34) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or 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:
- f. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - g. The transportation of materials, goods and commodities to and from the land.
 - h. Obstruction of any public footway or highway.
 - i. Appearance of any building, works or materials.
 - j. 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 such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.

- 35) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
- 36) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Technical Services.

The following advice applies to this permit:

- A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.
- B. This Planning Permit is in addition to the requirements of the Building Act 2016. Approval in accordance with the Building Act 2016 is required to be obtained prior to construction.
- C. A separate permit is required for any signs unless otherwise exempt under Council's planning scheme.

CARRIED

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

ENCLOSURE

Item 4.1

RECEIVED

29 NOV 2018

By SMC

[REDACTED]
Oatlands
28th November 2018

General Manager
Southern Midlands Council
71 High Street

Dear Sir,

This is a submission relating to the public notification of development application DA2018/90 – whisky distillery and associated visitor and food services at 99 High Street and 6 Mill Lane, Oatlands.

It is heartening to see a quality architectural project proposed for a country town, unafraid to be modern yet sympathetic in form, mass/scale, height and materials. It is unashamedly industrial and should sit comfortably with the adjacent historic industrial complex, Callington Mill. Compatible industrial use mixed with commercial and residential uses is entirely appropriate in country towns as it mirrors their history and is far more sensible economically and culturally than the process of limiting developments to designated zones.

The architect provides 3 options for the layout and massing of the buildings, option one being his preference. Option one is the best alternative as it is the most consistent of the three with respect to Callington Mill and historic rural and country town commercial and industrial buildings – Oatlands has two extant coaching stable buildings of similar size. Scheme two is too fragmented and scheme three, poorly sited.

Access to the site by articulated truck is very tight. This is shown on the plans using to-scale swept-path diagrams which, being theoretical do not represent actual movement requirement. A reasonable margin should therefore be allowed beyond the area traced by these diagrams for variations in start and continuation of truck movements. Both the architect and traffic consultant (Aldanmark Pty Ltd) show consistent building setbacks but different swept path diagram requirements for truck entry.

Aldanmark : to building – 0.6m, to side boundary – 2.0m.

Architect : to building – 1.5m, to side boundary – 4.5m, reduced somewhat by a landscaped strip. This discrepancy may be due to the architect having articulated trucks enter the site from the south, less likely than from the north as shown by Aldanmark. This requires clarification.

The architect proposes screening on the site, a planted barrier to the SW and a wooden screen enclosing the 3 effluent treatment tanks to the NE. In country towns, more so than in cities, the flow of space through the town, around buildings and over private property is of the essence of their character, essentially identifying their country townness. This ought not be denied by screen plantings. A single tree may suggest screening while allowing space to

flow. Likewise screening around the effluent treatment tanks blocks the flow of space.

Surely the industrialness of the equipment is acceptable as part of the industrial use of the site. The adjacent mill site has an openness entirely consistent with the spaciousness of the town.

It is proposed to remove part of the dry stone wall between the two sites for access. This is entirely reasonable in the circumstances but it would be a boon if the unstable and poorly reconstructed wall to the south of the mill residence and the wall along the Esplanade, now more like a rough pile of stones than the built wall it would have been long ago were both rebuilt as part of this project, all done by a professional waller in a style as close as possible to that of the wall to the north of the mill residence.

The location of the development for which approval is sought is given as 99 High Street and 6 Mill Lane, the latter being the Callington Mill site. However, apart from public entry through the mill site the whole of the identified uses will be accommodated within the buildings to be erected on 99 High Street. Supporting information provided by the consultant ERA Planning no use is identified for the Callington Mill site except the remark that the high level of integration and activities across the two sites will provide credibility to the distillery. It is only in passing in the architect's statement relating to the design of the distillery any mention is made as to the use of that site, IE that it will continue. Such vague references can hardly be considered sufficient for approval. Notwithstanding the current zoning and use of Callington Mill, for such a nationally significant site a more positive statement should be made in this application as to the intentions of both the developer and the Southern Midlands Council, the current lessee.

I wish to inform that all of the above comments are intended to help the project succeed, but critically to succeed for the benefit of all stakeholders including the people of the Southern Midlands and especially of Oatlands.



The General Manager

Southern Midlands Council

High Street

OATLANDS TAS 7120

4 December 2018

Dear Sir

Re: Development Applications 2018/00090, 5842397 and 5842426

Distillery and Associated Developments

We built our home some 25 years ago in a quiet residential area with great views of Lake Dulverton and the Callington Mill.

When the land between us and the Mill was zoned "Residential" we were further assured that our quiet residential life would be preserved with the welcome addition of a residential neighbour one day.

That land is now zoned "Commercial" to accommodate a distillery and associated buildings.

If this development is granted approval, we will have instead an industrial complex for a neighbour rather than a family home.

We object to this development in this location. It is quite deliberately misleading to label the development as "Commercial" when any rational observer would call it nothing less than "Industrial." It belongs in an industrial estate not next to residences and the iconic mill for which Oatlands is famed.

The applicants propose to place, very close to our property boundary and our living and bedrooms, three (3) five metre high storage tanks, pumping station, air conditioning and cooling units.

No doubt they will not be heard from the Town Hall, but we certainly will hear them— day and night forever.

We are entitled to the quiet enjoyment of our home and property.

That right will be denied unless these tanks, pumping stations and air conditioners are located away from residences and placed somewhere on the mill boundary.

We do not think that the mill will object too much as it will virtually be owned by the applicant through Council's lease agreement with him. Additionally, these tanks will ensure our view of the mill is diminished even further than it would be by the bulk of the proposed buildings for the distillery alone. **They are not visually pleasant either.**

The truck entrance to the site will be located closer to us than to the entrance to the mill from the Esplanade.

The expected engine noise and reversing beeps from transport is better suited to an industrial estate rather than a residential street which the Esplanade is.

This is no boutique distillery. It is an export factory so we would expect a lot more heavy duty transport activity than a delivery van once a week.

We note that there is an entry gate to the property just north of the mill entrance.

The proposed entrance has only been in existence as a cosmetic folly for a few years put in by the Walkers, the previous owners.

Once again, we are entitled to the quiet enjoyment of our property – a property which undoubtedly will be devalued by being next to an industrial factory with noisy air /cooling conditioners, pumping stations and constant heavy duty transport coming and going.

Any reasonable future potential buyer of our property will see only a house next to a factory with noise and traffic issues entirely unsuitable for children and comfort.

Our main objections are:

1. The location of the storage tanks, pumping station and air conditioning units.
2. The location of the truck entrance.
3. Devaluation of our property.

Other objections include:

The very high probability that internet and television reception will be compromised or deleted entirely.

Fermentation odours wafting in our direction.

Black fungal spores being deposited over a wide area including our house and yard, not to mention us, our children and neighbours.

Potentially high risks from explosions, chemical fumes and diesel fumes from trucks.

Risks to privacy – distillery visitors roaming the grounds and curious about what is next door.

Risks to security – living next to a factory with whisky and other alcohols, valuables etc with no security fence which any other multi million dollar factory would have on an industrial estate.

We are sure the applicants would have glib dismissive answers to all of these matters but it is up to

you, the Council, to ensure the best interests of residents are protected. We trust you have done your research to ensure that the safety and health of residents are not compromised by the placement of this factory with all of its noxious potentials next to a residential area.

We trust that you have done your independent research on these matters and are not simply prepared to accept the evidence and word of an applicant with a vested interest.

Yours faithfully



Oatlands

Tasmania 7120



[REDACTED]

Sent: Tuesday, 4 December 2018 2:54 PM
To: SMC Mail
Subject: DA 2018/90

[REDACTED]
Oatlands. TAS. 7120

4 December 2018

Mr T Kirkwood
General Manager
Southern Midlands Council
PO Box 21
Oatlands. TAS. 7120

Dear Mr Kirkwood,

Re: Representation concerning Proposal DA 2018/90, Whisky distillery with associated visitor services(retail, tours, tastings, and food services).

I am owner of residential property at [REDACTED] Oatlands, which borders the Callington mill and proposed distillery site outlined in DA 2018/90. I wish to make representation outlining my concerns, and seek clarification about the noise from commercial vehicles and machinery on site, and parking impacts from visitors and staff.

With regard to paragraph 3.3 (Use Standards) of the Submission in support of the planning application which has been assessed against Clause 21.3 of the Planning Scheme Requirement. The hours of operation note that employees will be working from 6am-10pm seven days per week. Grateful, therefore, for consideration being given to eliminate access to the gravel rear entrance and staff carpark and make staff use the Barrack St carpark to reduce the noise levels to adjacent residential properties before 6am, and after 10 pm when staff are arriving and departing for work.

I make this request because I consider that Paragraph 5 of the Traffic Impact Assessment has underestimated the number of employee vehicles that will be using the carpark. I base this assessment of history of previous mill workers who were local residents, and who still chose to drive to and from work because of regular adverse weather conditions.

The application when assessed against Clause 21.3.2 (Noise) states the external noise sources from commercial vehicle movements will exceed that outlined in the acceptable solution. The application notes these occurrences will be occasional and short lived, with only one semi trailer delivery per month and four truck deliveries per week. Grateful advice on whose responsibility it will be for ongoing oversight to ensure the commercial vehicle movements do not exceed the number of times for which the proposal seeks to

apply. Do residents have any course for redress should future commercial vehicle movement numbers become more frequent and for longer durations?

Clause 21.3.4 of the Planning scheme Requirement notes that commercial vehicle movements are permitted between 6am-10pm Monday to Friday, and 7am-9pm on Sundays, and the proposal seeks to apply for the permitted hours of operation with regard to commercial vehicle movements.

Annex B, however, states that commercial vehicle movements will be restricted to between the hours 8am-6pm, Monday to Saturday. Why, therefore, is it necessary to apply for the longer period in the planning assessment? Grateful clarification of this point. I would request the permitted hours of operation in the planning application and assessment (page 21 of 36) be changed to reflect the restricted hours as stated in Annex B.

With regard to Annex D on Parking. Grateful advice on the possibility of the Council erecting no parking signs outside the residential properties on the Esplanade adjacent to the mill/proposed distillery. These would be similar to those erected near the entrance to the Oatlands pool. I consider this necessary given the fact that very few visitors to the area use the Council provided Barrack St carpark, choosing instead to park at the rear of the mill on the Esplanade. No Parking Signage would encourage visitors to use the Barrack St carpark. Grateful also advice that designated No Parking areas will be monitored and rules enforced on an ongoing basis.

I have no objection, in principle, to the development application proceeding. However, I would ask that my concerns be noted and acted upon.

I look forward to hearing from you in due course.

Yours sincerely,



Sent from my iPad



Sent: Friday, 7 December 2018 3:09 PM
To: SMC Mail
Subject: Objection to DA 2018/90


Oatlands. TAS. 7120

7 December 2018

Mr T Kirkwood
General Manager
Southern Midlands Council
Oatlands. TAS. 7120

Dear Mr Kirkwood,

Further to my earlier representation concerning DA2018/90 and subsequent conversation with SMC Town Planner, I wish to note my objection to the following in relation to the development application.

1: Annex B Waste Management

The removal off site of the tun mash waste by local farmers needs to be conducted in accordance with the distillery management plan to ensure all farmers entering the site in their Private motor vehicles are conversant with OH&S, ie site inducted. My concern is that if waste product is not transported in bundled vehicles and covered, leakage/spillage could promote the development of whisky fungus.

2: Annex A. Para 4:4 Functional Requirement

The proposal to use Millers Lane for staff parking as well as visitor pedestrian access is of safety concern. This also underpins the suggestion to eliminate staff parking from that location and make staff use the Barrack St carpark.

3: DA 2018/90, planning document. Sub para 21,4,6 Outdoor storage area.

Aesthetics of two large grain silos, even though rurally pleasing, is inconsistent within the heritage precinct. More vertical board and green screening would be appropriate. With regard to the height, other options of the site development should be considered.

I look forward to hearing from you in due course,

Kind regards,



Sent from my iPad



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Level 3, 200 Collins St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: 2018-90
THC WORKS REF: 5767
REGISTERED PLACE NO: 5534 & 11649
FILE NO: 10-04-51THC, 15-12-46 & 06-16-71THC
APPLICANT: ERA Planning
DATE: 18 December 2018

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Places: Lake Frederick Inn, 99 -101 High Street, Oatlands,
Callington Mill Complex, Old Mill Lane & High Street,
Oatlands.
Proposed Works: Establishment of a new whisky distillery with associated visitor
services including store, tasting and café.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application 2018-90, advertised on 24/11/2018, subject to the following conditions:

- I. **Works involving ground disturbance in areas that have not previously been subject to archaeological excavation must be monitored in accordance with Part 3.3 of the Tasmanian Heritage Council's Practice Note 2 "Managing Historical Archaeological Significance in the Works Process" (current version); and,**
 - (i) **where significant archaeological remains are discovered, work in that area must cease and an historical archaeologist must be engaged to record and, where practicable, recover the archaeological material; and,**
 - (ii) **within three months of the excavation work having been completed, an excavation report which includes analysis of the finds must be completed by the historical archaeologist engaged under (i) and this report submitted to Heritage Tasmania.**

Reason for condition

To ensure that archaeological features and deposits are properly assessed for their heritage value and, if necessary, are appropriately investigated and managed.

2. **The sections of dry stone wall to be reconstructed or modified must be rebuilt in a similar coursing pattern to the original walling.**

Reason for condition

To ensure that the rebuilt stonework matches the appearance and structural characteristics of the surrounding dry stone walling.

3. **The surface of the staff car parking area must have an exposed aggregate finish that matches the existing road surfaces on the site.**

Reason for condition

To ensure that the visual character of the driveway is in keeping with the place's historic character.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Please contact Mr Russell Dobie on 6165 3708 or 1300 850 332 if you require clarification of any matters contained in this notice.



Pete Smith

Director – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

5. CLOSURE

The special meeting closed at 9.55 a.m.

SOUTHERN
MIDLANDS
COUNCIL



Annual General Meeting

MINUTES

Wednesday, 12th December 2018
5.00 p.m.

Municipal Offices
71 High Street, Oatlands

MINUTES
ANNUAL GENERAL MEETING
OF THE SOUTHERN MIDLANDS COUNCIL
Wednesday 12th December 2018 at the Municipal Office,
71 High Street, Oatlands at 5.00 p.m.

1. OPENING/WELCOME

Mayor Alex Green opened the Southern Midlands Council Annual General Meeting and welcomed those present.

2. APOLOGIES

Clr A E Bisdee OAM

3. ATTENDANCE

Councillors: Mayor A O Green, Deputy Mayor E Batt, Clr A Bantick, Clr K Dudgeon, Clr D Fish, Clr R McDougall

Officers: Tim Kirkwood (General Manager), Jack Lyall (Manager, Infrastructure and Works), Michelle Webster (A/Community Development Officer) and Elisa Lang (Executive Assistant)

Residents: Richard Ho, Wajra Yong-Le, Wai Yin Prisca Kwok, Eleanor Bjorksten, Karen Mathieson, Terry Loftus, Kerry Lee, Marie Lee, Chris Harman, Kay Harman

4. MEETING PROCEDURES

Refer Attachment 1.

5. 2017/2018 ANNUAL REPORT & 2017/2018 GENERAL PURPOSE FINANCIAL REPORT

5.1 Mayor's Report

Mayor Alex Green presented the 2017/2018 Annual Report, incorporating the 2017/2018 General Purpose Financial Report.

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr D Fish

THAT the Annual Report for the year ending 30th June 2018 incorporating the 2017/2018 General Purpose Financial Report be received.

CARRIED

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

6. STRATEGIC PLAN 2018-2027

6.1 Invitation to provide comment on Council's Strategic Plan

Members of the public were encouraged to provide comment on the 2018-2027 Strategic Plan at any time.

6.2 Questions/Discussion on Strategic Plan

The General Manager noted that a major review of the Strategic Plan occurred in 2018. This review included extensive community consultation and the opportunity to provide comment on the Strategic Plan is welcome at any time.

It was requested that the current Strategic Plan (2018-2027) appear first on the website listing and indicate that it is the current version.

7. DISCUSSION ITEMS ON NOTICE

Nil.

8. DISCUSSION ITEMS WITHOUT NOTICE

TERRY LOFTUS - OATLANDS

The following motion was put forward.

- **Council Meeting Times**

MOTION

Moved by Terry Loftus, seconded by Martin Bloomfield

THAT

The elected council trial a six month period with Council Meetings starting at 4.30 p.m. and conclude by 8.30 p.m. Then conduct a community review regarding the best time for all future Council Meetings.

CARRIED

- **Public Question Time**

The following motion was put forward.

MOTION

Moved by Terry Loftus, seconded by Martin Bloomfield

THAT

Council retain Public Question Time as Item 9 on the agenda and taken prior to the Council's determination of any reports on that day's agenda.

CARRIED

▪ **Forensic Audit of Council Finances**

The following motion was put forward.

MOTION

Moved by Terry Loftus, seconded by Martin Bloomfield

THAT

- 1) **The elected Council appoint an independent forensic accountant to review all aspects of the Southern Midlands Council finances including its private business activities for the past five years.**
- 2) **The forensic accountant's unabridged report and recommendations are to be presented to the Mayor for official release at a public community meeting at a date to be established.**

MOTION LOST

KAY HARMAN - BAGDAD

Question regarding trees at Maher's Point, Esplanade at Oatlands – can an update be provided?

The General Manager advised that the macrocarpa trees were removed due to safety issues and a landscape plan was developed for this area. Due to the trees being located on crown land the relevant application was lodged with PWS. Council pre-empted the assessment process and removed the trees. As part of the PWS process, an aboriginal assessment must be undertaken and Council are now awaiting on conclusion of the assessment from relevant government agencies. The area will be rehabilitated and landscaped once this process is completed.

CHRIS HARMAN - BAGDAD

Question regarding community consultation and developing a better system on wider topics that affect the community (e.g. bus services) and information provided from relevant departments.

The Mayor indicated that as part of a proposed economic development / tourism development strategy process, it is anticipated that this will include 'local consultation groups' being established which will assist in this process.

As part of this discussion, the Deputy Mayor acknowledged the many individuals who provide voluntary assistance to Council and believes that Council do not acknowledge these people enough and thanked Mr Harman in particular for his assistance with the Kempton Medical Centre.

9. CLOSURE OF MEETING

The meeting closed at 5.42 p.m.

Attachment 1

MEETING PROCEDURES

1. The Annual General Meeting is in essence a Council meeting and will be conducted in accordance with normal Council procedures for the conduct of meetings; with the exception of course it is intended to make it as easy as possible for members of the public to have input so that maximum benefits is gained.
2. The Mayor is Chairman of the meeting.
3. The first part of the meeting comprises a presentation of an overview of:
 - (i) the Annual Report
 - (ii) Financial Statement, and
 - (iii) the Strategic Plan
4. At the conclusion of each of these presentations electors may ask questions.
5. Questions and comments should be concise to allow as many people as possible to have their input.
6. No one is to be interrupted whilst they are speaking.
7. You will be asked, as a matter of courtesy and for the minutes, to identify yourself before speaking.
8. All discussion will be addressed through the chair.
9. No person may:
 - (i) make any personal reflection on any Councillors, Council employee or member of the public;
 - (ii) disrupt the meeting; or
 - (iii) in the opinion of the Chairman, use any offensive expression.
10. If you intend to move a motion the following procedures apply: -
 - (i) All motions must be moved and seconded before debate is permitted.
 - (ii) In speaking to a motion, individuals may speak only once and for no longer than 5 minutes.
 - (iii) Voting is by a show of hands.
 - (iv) Only electors of the Southern Midlands municipal area are entitled to vote.
 - (v) A motion is passed by half plus one of the electors present voting in favour of it.
11. Any resolution passed at the Annual General Meeting will be considered at the next ordinary meeting of Council.

Elisa Lang

From: Cramer, Jen (IFS) <Jen.Cramer@ifs.tas.gov.au>
Sent: Tuesday, 4 December 2018 4:08 PM
To: SMC Mail
Subject: Feedback regarding the proposed permanent closure of Craigbourne Road
Attachments: Director to SMC General Manager re proposed closure of Craigbourne Road 4Dec2018.pdf

Dear Mr Kirkwood,

Please find attached a submission from Mr John Diggle, Director of Inland Fisheries, regarding the proposed permanent closure of Craigbourne Road.

The original will be sent in tomorrow's mail.

Regards

Jen Cramer

Jen Cramer
Executive Assistant
Inland Fisheries Service
17 Back River Rd
New Norfolk TAS 7140

PO Box 575
New Norfolk TAS 7140
jen.cramer@ifs.tas.gov.au

03 6165 3811-Phone



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Inland Fisheries Service

17 Back River Road, New Norfolk, TAS 7140
PO Box 575, New Norfolk, TAS 7140 Australia
Ph. 03 6165 3808 Fax: 03 6173 0246
Email: infish@ifs.tas.gov.au Web: www.ifs.tas.gov.au



Tuesday 4 December 2018

Mr. Tim Kirkwood
General Manager
Southern Midlands Council
71 High Street
Oatlands
TAS 7120

Dear Mr. Kirkwood,

In response to your public notice of Saturday 1 December as published in the Mercury, the Inland Fisheries Service would like to make representation against the proposed permanent closure of Craighourne Road access to the northeastern end of Craighourne Dam.

Craighourne Dam is a public fishery created by the damming of the Coal River in 1986 for irrigation. Prior to damming, Craighourne Road provided access to the Coal River, itself a popular fishery. Since the construction of the dam, Craighourne Road has provided the only public access to both the western and eastern sides of the dam for fishing and other passive recreation including kayaking, picnicking and sightseeing.

Tasmanian Irrigation owns the dam and surrounding land. The Inland Fisheries Service manages the recreational and commercial eel fishery in close consultation with Tasmanian Irrigation.

Craighourne Dam is a very popular fishery due to its close proximity to major population centres, low elevation, regular stocking with trout and salmon and regulation that permits angling all year round.

The dam provides an environment that is conducive to anglers with limited time, mobility, young families and all types of watercraft including boats and kayaks.

Craighourne Dam is currently the ninth most popular lake fishery in Tasmania with approximately 1500 anglers fishing the dam each year. Whilst many are locals and from surrounding municipalities a significant number are from intrastate and interstate providing economic benefits to the Southern Midlands municipality.

The Inland Fisheries Service has enjoyed a cooperative relationship with the former owner of the Mt. Baines property in addressing any issues resulting from the public access to the dam. The Inland Fisheries Service, in conjunction with Tasmanian Irrigation and Southern Midlands Council, have sought to work with the new owners, Mr. Miller and Ms. Nardi, in addressing their concerns through cooperative arrangements however, Mr. Miller and Ms. Nardi have summarily rejected these with the road closure the only option acceptable to them.

The regular and unauthorised locking of the gate has caused significant public inconvenience with people driving to the dam only to find they cannot get in. Notwithstanding this, the Inland Fisheries Service is willing to work with all stakeholders to ensure access is maintained with as little inconvenience as possible.

In the public interest and on behalf of Tasmania's 26 407 licensed anglers, I implore Southern Midlands Council not to close Craighourne Road.

Regards

A handwritten signature in black ink, appearing to read 'John Diggle', written in a cursive style.

John Diggle
Director of Inland Fisheries



Lake Pedder Anglers Club Inc

Established 1976

Correspondence should be addressed to

The Secretary
Lake Pedder Anglers Club
PO Box 305
Claremont TAS 7011
Email: lakepedderanglersclub@gmail.com

General Manager
Southern Midlands Council
71 High Street
OATLANDS TAS 7120

mail@southernmidlands.tas.gov.au

17th December 2018

Proposal to Close Access to the Eastern side of Craighourne Dam

The Lake Pedder Anglers club (LPAC) notes that the Southern Midlands Council is considering permanent closure of a section of Craighourne Road, thereby restricting access to the Eastern side of Craighourne Dam.

LPAC is one of the Associations representing fresh-water angling clubs in the southern part of Tasmania, which includes the location of the Craighourne Dam. Many of the members of LPAC fish this water, and they rely on this road to facilitate their access to this water. Closure of this section of the road would restrict their access.

Craighourne Dam is a highly popular fishing destination and has high levels of visitation from both Club and non-club anglers. It is regularly stocked with Atlantic Salmon and trout by the Inland Service (IFS) - to encourage angler participation - with shore fishing being a popular choice. The "Brandy Bottom" access point is the only public access point to the Eastern side of the Dam and is regularly used by anglers because it provides sheltered areas for anglers to fish. This access area is especially popular for anglers who don't own a boat, including kayakers and canoeists. Closure of this section of road would discourage these anglers and thus negate the efforts of IFS.

As stated in the newspaper, we understand Council is considering this proposal "Due to issues being experienced by the adjacent landowner(s), and in the interests of public safety". LPAC actively encourages anglers in our Clubs to respect landowners and their property. We are unaware of the nature of the "public safety" issues - our members are aware of safe boating issues, and are kept up-to-date with those aspects by MAST, the government body responsible for boating (including kayaking and canoeing) and safety on the water.

Therefore, as our members respect land-owners and exercise safe practices, we believe that they should not be disadvantaged nor be inconvenienced due to any poor behaviour of others, who may or may not be anglers.

LPAC strongly opposes any closure of public access to this side of Craighourne Dam.

LPAC therefore urges the Council not to proceed with this proposal.

Yours Sincerely,

Juergen Evers

Secretary Lake Pedder Anglers Club (LPAC)

Lake Pedder Anglers Club

PO Box 305

Claremont TAS 7011

email: lakedpedderanglersclub@gmail.com

Elisa Lang

From: LPAC <lakedpedderanglersclub@gmail.com>
Sent: Monday, 17 December 2018 2:22 PM
To: SMC Mail
Subject: Road closure Craigbourne Dam
Attachments: Road closure re Craigbourne.pdf

Dear Sir

Please find attached correspondence detailing our objection to the closure of this road.

Juergen Evers

Secretary

Lake Pedder Anglers Club

Elisa Lang

From: John Goram <John.Goram@tasnetworks.com.au>
Sent: Saturday, 29 December 2018 1:48 PM
To: SMC Mail
Subject: Access to nothern side of Craigbourne Dam

Hi Guys,

I felt it was important to get in touch with the Southern Midlands Council after I heard that there are access issues with the Northern access to Craigbourne Dam.

I have been a freshwater fisher for the past 40 years and Craigbourne has been a location which has always been convenient for us Southern lake fishers.

The Northern access (off Link Rd) has been a regular spot which my Family and friends have been visiting. Its grassy shores and sheltered location has always been a far safer location than the southern dam side which is rocky, exposed and far more difficult for families with young ones and those of the senior generation.

I can speak from experience for the Senior fishers such as my Father and his friends in their late 80's, who would access this public road and fish this shore.

My understanding of the access issue is that a Mainland investor has purchased the parcel of land through which this public road passes. The new landowner was aware of this prior to purchase, and as is all too common in our state, has now decided that this is an affront to his rights as a landowner and wishes to close off this road.

Are we really going to just roll over and see another location closed??? Is it reasonable to expect late seniors such as my Father and his mates (some of which are war veterans) which have age related mobility issues to walk the 300 – 400m to fish the spot which they always have???

Needless to say, I strongly oppose the closure of this public road lake access.

Also, would you please confirm if the Council meeting on the 23 of Jan is when this matter will be discussed and if it is open to the members of the public.

Kind Regards

John Goram

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Elisa Lang

From: Kymm Miles <kymm@yourbme.com.au>
Sent: Monday, 17 December 2018 2:20 PM
To: SMC Mail
Subject: Craigbourne Dam Road Closure
Attachments: IMG_0003_NEW.pdf

Please see attached letter and signatures opposing the proposed closure of Craigbourne Dam.

Regards,
Kymm Miles

To the General Manager,
Southern Midlands Council
71 High Street
OATLANDS TAS 7120
mail@southernmidlands.tas.gov.au

ATTN Mr T F Kirkwood

RE ACCESS TO CRAIGBOURNE DAM, COLEBROOK

Dear Mr Kirkwood,

I/we, the persons whose signatures and/or names appear on this document, refer to the advertisement placed in the Mercury Newspaper on Saturday, 1 December 2018 by the Southern Midlands Council at page 52 wherein the Council seeks public feedback on a proposal to close a section of Craighourne road.

I/we wish to express our vigorous opposition to this proposal and to any other proposal that would see public access to Craighourne Dam reduced or withdrawn or the rights of the public to full and free use of Craighourne Road denied.

Craighourne Road is a public road providing the only motor and pedestrian access to the publicly available areas at the North Eastern end of Craighourne Dam. These areas are enjoyed by a significant number of people for angling, bird watching, photography, picnics and other lawful activities. The north Eastern end of Craighourne Dam is the most sheltered part of the lake and provides gently sloping banks and shallow areas, ideal for young families or elderly persons to enjoy the space in safety. It provides the best shelter from the elements, the best scenery, greatest abundance of waterfowl and the best fishing areas anywhere on the dam.

The loss of access to these areas and the closing of the public Craighourne Road would extinguish the rights, not only of the respondents to this proposal, but to all past, present and future users of these facilities.

I/we believe that most of the incidents experienced by the landowner concerned are a direct result of their failure to properly fence their property, to deter unauthorised access.

I/we do not believe that a two week consultation period and advertising this issue in a single newspaper affords adequate opportunity for the public to learn of and respond to the proposal.

I/we reject the contention that the proposed closure of this road can in any way be considered a matter of Public Safety, or that its closure would constitute a Net Public Benefit, as required under Division 3, Part II – section 14 of the Local Government (Highways) Act 1982.

Reduction of access to Craighourne Dam will be damaging to the efforts of the Inland Fisheries Service to promote this lake as a tourism draw card which attracts significant numbers of both local and visiting anglers.

I/we consider that Council has been asked to deny the rights of a significant number of past, present and future beneficiaries of this facility which has been made available for public enjoyment since the Dam was constructed. It is being asked to do this for the benefit of a single landowner whose past and continued failure to adequately fence their private property is the primary cause of the 'problems' being experienced.

Southern Midlands Council
Main Road
Oatlands
Tas 7120

To whom it may concern,

Members of the Huon Anglers Association strongly object to the proposal to permanently close the section of the Craighourne Rd that will restrict road access to Easter side of the Craighourne Dam.

Anglers from our club regularly fish this water. It's is popular due to its high level stocking policy and its proximity to Hobart. This second access point is particularly useful for kayakers and anglers who wish to fish the eastern side of the Dam.

This asset point has been open since the development of Craighourne Dam and we urge you to maintain its status as a public road.

Kind Regards
Rob Chandler
President

Seventeenth December 2018

Huon Licensed Anglers Association (INC)
309 Crabtree Rd
Crabtree
Tas 7109

Elisa Lang

From: Robert Chandler <rjchandler309@live.com>
Sent: Monday, 17 December 2018 11:36 AM
To: SMC Mail
Cc: Deanne Murtagh; Neil & Margaret Pinkard
Subject: Closure of a section of Craighourne Road
Attachments: Craighourne angler access.pages

Please consider the attachment from the Huon Anglers Association objecting to the closure

Kind Regards

Robert Chandler

309 Crabtree Rd

Crabtree

Tas 7109

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Colebrook Progress Association Inc.

Leanne Doherty (Secretary) dohertylamar@hotmail.com

Southern Midlands Council

14.12.2018

Points for letter to address closure of Craighourne Road, Colebrook

At the recent Association meeting it was resolved to send Southern Midlands Council a submission regarding the Craighourne Road. These points have been raised by members of the Association and other community members.

- We are disappointed that, as a community, we were not consulted prior to the Southern Midlands Council addressing the issue in chambers.
- The road is used regularly for recreational purposes and the closure would impact the whole community as there are already limited options for outdoor activities in the Colebrook area.
- The new owners purchased the property with the knowledge that there was a public road through it.
- The issues, the owner brings up, about damage and trespassing should be addressed by the owner erecting proper fences for their property boundary rather than closing a public road
- Craighourne dam attracts visitors to our community. Losing this access will have an impact the activities visitors are able to participate in and will lower the appeal of the Colebrook area. This will have an ongoing effect on revenue brought into the village.
- There is very limited access to the foreshore on the western side of the dam and the closure of Craighourne Road would mean that this little area would be the only section accessible.
- The removal of access to the area will be a huge detriment to the whole community and we cannot see how the benefit to one person could be worth the cost to the community

We hope Council will take all submissions into serious consideration and make a fair and inclusive decision for the benefit of Colebrook and its residents.

Glenn Doherty

President

Elisa Lang

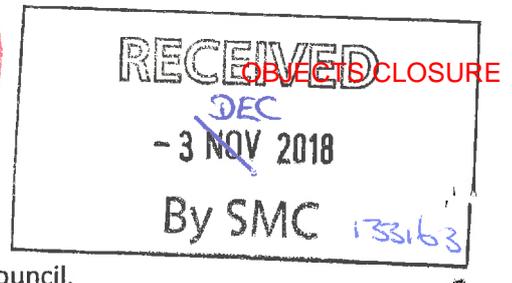
From: leanne Doherty <dohertylamar@hotmail.com>
Sent: Saturday, 15 December 2018 8:20 AM
To: SMC Mail
Subject: craigbourne
Attachments: Colebrook Progress Association Inc council email.docx

please find submission attached
leanne doherty
secretary



Virus-free. www.avg.com

SCANNED



JR & GD Bailey
38 Craighourne Road
COLEBROOK TAS 7027

To The General Manager and Councillors of the Southern Midlands Council,

RE; Proposed Closure of Craighourne Road.

As the rate payer of 38 Craighourne Road for over twenty three years, we have concerns about this proposed road closure.

We have been assigned '38 Craighourne Road' as our address, if Craighourne Road is to closed at '32', our address and access will cease to exist. Why number '32'? It seems like we are being persecuted for living at number '38'.

This access has been used by us and previous owners for more than forty two years. We believe it is unlawful and undeserved to deny us our access which we use nearly every day?

Having paid our rates on time and in advance every year, we consider this proposal to be a 'slap in the face', with no consultation from the Council what so ever. It appears that individuals are getting their own way and we get nothing. How is this fair?

We would like to know the names and reasons of the landowner/s who are having 'issues' and 'safety concerns' in writing please. If Craighourne Road were to be fenced, maybe a lot of the 'issues' would go away.

As to the issue of safety, we have never seen or heard of any safety problems in our time here. Why hasn't anyone asked us?

Shouldn't any safety issues be dealt with on a case by case basis, rather than knee jerk reaction to close the road from the majority of people to benefit a couple?

We and sporting fisherman have always enjoyed visiting the Craighourne Dam throughout all the time we have lived here.

Again, we would have thought that closure of a used public access would be illegal. I believe that the Callington Mill was granted public access from High Street Oatlands some years ago.

So much Tasmania's proud fishing reputation.

We are strongly opposed to the closure of Craighourne Road.

Thankyou and hoping to be kept informed on this matter.

Yours faithfully

John Bailey
Gillian Bailey (Oatlands Community Shed Coordinator)
Ph 62 597 149

Comet 4@skymesh.com.au

Elisa Lang

From: jessica <taani_bint_cassandra@hotmail.com>
Sent: Monday, 3 December 2018 9:08 PM
To: SMC Mail
Subject: Craighourne Dam Road closure

To whom it may concern,

I am writing to express my concerns regarding the Craighourne Dam Road closure.

My name is Jessica Richards and I am a land and property owner directly opposite the Craighourne Road (ie link road).

I have been an active fisher woman on the Craighourne Dam for years, along with my partner and our families and we have always accessed the Dam via the back entrance.

Why wouldn't we?
When we live only meters away from it?

From where my house is situated, I see on a daily basis many many people access the dam using that road. People with fishing rods, with kayaks, with boats.
It's truly a lovely place to visit and experience with the whole family and to lose access to it due to somebody else's temper and ego would be devastating.

I strongly disagree on the the motion put forward for closure. Not only will this cause more tension but also a loss to the people in the community who love to fish and use the back entrance all year round.

We pay our taxes and the entrance to this dam is one of the small rewards we get for it, so please let us keep it.

I urge you to please reconsider.

Kind regards

Jessica Richards
Mitchell Purcell
Lisa Kingston
Chris Kingston
Alex Richards

Sent from my iPhone

Elisa Lang

From: Brittany Bailey <brittany-bailey@hotmail.com>
Sent: Monday, 3 December 2018 9:08 PM
To: SMC Mail
Subject: Fwd: Access to Craigbourne Dam

Hello,

Further to my previous email, if the owners of the land around Cragbourne dam do not want people to access their property adjacent to the road then it is their responsibility to fence it off. I wouldn't be able to get the road closed where I live because people are driving onto my property to do a u-turn. That's on me to fence it off if I don't want people doing so. I see it as their responsibility to put a boundary fence up if this is what has sparked this proposal to close the road.

Kind regards,

Brittany Bailey

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From: Brittany Bailey
Sent: Monday, December 3, 2018 8:37 pm
To: mail@southernmidlands.tas.gov.au
Subject: Access to Craigbourne Dam

Hello,

I am writing to provide feedback on the proposed road closure to Craigbourne dam. My parents live at 38 Craigbourne Road and would lose access to their driveway if this goes ahead. They have lived there and accessed their home for the past 22 years via this driveway. Their driveway is roughly 80m past 32 so, even if you close the road, couldn't it be from 38 instead. There are no other driveways beyond 38 so I would think this is reasonable. The financial impact on my family would be great if we have to put in a new driveway as it is at least 3 times as far from the boundary to access the house from any other point.

Please consider this when making any final decisions about this topic. It's only an extra 80m of road left open from what you're already proposing and only the owners of 38 would be using it, which wouldn't impact greatly on the road.

Kind regards,

Brittany Bailey

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Elisa Lang

From: Dan Gargano <dan.gargano86@gmail.com>
Sent: Tuesday, 4 December 2018 7:56 PM
To: SMC Mail
Subject: Re closure of craigbourne rd

To whom it may concern,

I am writing this in the hope that the voices of the many anglers and recreational users of craigbourne dam are heard and more importantly, listened to.

As a user of the dam and a keen fly fisher I was somewhat disappointed to learn that the council is considering closure of part of craigbourne rd, an action that I believe would have a negative impact on the area and on the many users that use the area and "do the right thing."

Tasmania is home to a world class trout fishery and the fact that inland fisheries have negotiated access for anglers at the end of craigbourne rd that is now under threat of closure is a testament to the significance of the area. It is a vital area for anglers and other recreational users especially considering its close proximity to hobart and the fact that not everyone is able to drive the two and a half hours to the highland lakes.

I guess the point I'm trying to make is

That there is this magnificent area that attracts a lot of visitors and for reasons unknown to the majority of us, the council is considering punishing genuine users of this area.

If it is because of the behaviour of some people, maybe there are alternative options available that would see a decrease in anti social activity while still protecting the rights of people that wish to use this public space.

Regards

Dan Gargano

Elisa Lang

From: Glen coughlan <gcoughlan@hotmail.com>
Sent: Tuesday, 4 December 2018 12:09 PM
To: SMC Mail
Subject: ACCESS TO CRAIGBOURNE DAM, COLEBROOK, off Link rd.

To whom it may concern,

I refer to the notice placed by Southern Midlands Council in the Hobart Mercury dated 1 December 2018, initialled and authorised, T F Kirkwood.

The notice sought to invite public comment concerning PUBLIC ACCESS to a PUBLIC ROAD, off Link rd to Craighourne Dam, Colebrook.

Yet again it appears what is minority bullying and lobbying is receptive and welcomed by another weak and frightened Council, sufficiently enough to seriously consider having this thoroughfare closed off to the public MAJORITY.

I believed Southern Midlands Council was above this form of deprivation of liberties. I had hoped Council shared a higher sense of decency toward the MAJORITY of its rate payers and the greater public than taking the simplistic minority selfish point of view.

I object firstly to the secretive and minimalist manner in which this subject was advertised and the very small window of opportunity respondents will have to submit their views on the matter, particularly at this time leading up to Christmas. It is a time obviously where the public's attentions are more focused on pleasantries and the season of goodwill to all. Many affected residents might also find themselves at this time of year away on holidays or visiting loved ones, unaware of the sinister events unfolding in what this hasty, nasty, tiny advert hints of.

I object most strenuously to the proposed closure of this road.

I enjoy taking my young family (three kids) and wife to this nearby waterway to teach them to fish, view wildlife and picnic. We all appreciate the present arrangements despite much difficulties accessing the area at times due to the "illegal acts" by the minority to lockout the greater public.

Do not reward the illegal acts of the minority that want the road locked up and have locked it up repeatedly in the past without a mandate thumbing their noses at Council. I urge Council, do not conspire with minority criminal actions or condone precedents of their own illegal actions with enacting legislation for them now.

What has been advertised demonstrates an outrageous ever growing undemocratic process of securing areas for the benefit of a few selfish anti social residents that have no claim to the title of this land whatsoever and accordingly, its use, privately and selfishly.

When ever my family has visited the area we are mindful and considerate and bring away with us what we have taken there, being very careful not to impact on the natural environment. We observe the goings on about us and feel a public presence is a security measure which is second to none.

I would implore Council to consider the greater good of the majority community and its majority rate payers rather than the minority gripes of a handful of selfish individuals, who in the past have acted criminally by installing unsanctioned / unauthorised locked gates.

Locking up a public roadway is a serious medical emergency concern. If emergency services need access to the dam or elsewhere locked gates and impediments delay these services and raise a grave risk to individuals. I know

personally and can quote of many such circumstances where persons suffering asthma attacks and such other medical emergencies died due to delayed responses caused by impediments of closures. **OBJECTS CLOSURE**

How timely this Grinch styled stealing away of public access is so near to Christmas time.

Far too many times we have seen the stereotypical mainland nastiness and selfishness creep into Tasmania in insidious ways. Its the thin edge of the wedge, Tasmania enjoys relatively more freedoms, less regulation and red tape than any other state or territory in Australia.

Here is a thought, how about lets try and preserve that Tasmanian way of life and not become mainlanders.

Resist the temptation to deprive THE MAJORITY of your rate payers and satellite rate payers access to what are public roads for family leisure pursuits. Its a non brainer.

T F Kirkwood, do you teach your children to share ?, or teach them to act selfishly ?.

Demonstrate the same attitudes with respect to this issue.

Yours sincerely

Glen Coughlan
33A Glen Lea rd
Pontville TAS 7030
0420406165

Sent from [Mail](#) for Windows 10

Elisa Lang

From: Rob Manser <robmanser59@icloud.com>
Sent: Wednesday, 5 December 2018 12:14 PM
To: SMC Mail
Subject: I think it's very very wrong you're even thinking of closing that road I've been going up to the coal river years before craignourne even existed it's a great place to go throw in a line nice quiet for a old Blake like me please don't do it it's wrong

Sent from my iPhone

SHOOTERS FISHERS and FARMERS Tasmania



14th December 2018

Midlands Council
mail@southernmidlands.tas.gov.au

Dear Council Members

It has come to the attention of Shooters Fishers and Farmers Tasmania, of the potential closing to "Public Access" of the section of road, from Links Rd. to the North Eastern end of Craighourne Dam.

Shooters Fishers and Farmers Party, its members and followers, totally OPPOSE this closure of the only angler access to this end of the lake and its available foreshore fishing. The land owners' issues haven't really been crystallized, and it is our belief that his so-called problems, can be addressed with proper consultation and negotiation.

Craighourne Dam is a year-round fishery, in close proximity to Hobart and its environs, and offers anglers a "put and take fishery". with very short travel times, and easy access. Its a lake that introduces children, and many new anglers, to the thrills of trout fishing.

Its surprising that Council does not take into account the economic benefit, of attracting so many anglers to the region, spending money at small local businesses, and pubs.

It is counterproductive for the Inland Fisheries Service, to invest so much in the stocking programme of Craighourne, only to see Council prevent angler access.

We urge Council to take into account the value of Craighourne to your region, and re consider this proposal, working forward to keep angler access OPEN, year-round.

Yours faithfully

Leader of SFFP Tas
Wayne Turale

Elisa Lang

From: Lorraine Bennett <LBennett@sff.net.au>
Sent: Friday, 14 December 2018 7:50 AM
To: SMC Mail
Subject: Craigbourne Dam
Attachments: Midlands Council Dec 18.docx

See atached

Lorraine Bennett -Secretary - Shooters, Fishers & Farmers Party Tasmania 0406 897 972. lbennett@sff.net.au -
www.shootersandfisherstasmania.org.au

Elisa Lang

From: browndun browndun <browndun@bigpond.com>
Sent: Thursday, 6 December 2018 9:09 AM
To: SMC Mail
Subject: craigbourne dam access

Kindly leave public access to Craighourne Dam exactly as it is now - or suffer plenty of bad publicity. Your choice... Tony Ritchie

Elisa Lang

From: sharon darko <sharon.darko@gmail.com>
Sent: Tuesday, 4 December 2018 9:36 AM
To: SMC Mail
Subject: Closure of road Craigbourne Dam

After reading proposal in the Mercury and on Facebook the reasons for closure have not been disclosed fully. The only thing that I have been able to glean is that a change of ownership of nearby land. I have fish this dam and enjoyed the facility on a yearly basis. I see no where provision for parking for foot traffic to access the dam. Does this mean that the whole dam will be closed to the public. This is very un Australian to cut public access to this facility. I hope this is not a private development hoping to cash in on a dam for a profit, paid for by state government monies . Please note my very strong objection to this proposed closure.

Elisa Lang

From: James Eastley <jameseastley@icloud.com>
Sent: Monday, 3 December 2018 9:06 PM
To: SMC Mail
Subject: Proposed closure of road Craigbourne Dam

The proposed closure of the road into the "back" of Craigbourne Dam is yet another attack on the freedom of law abiding Tasmanian citizens just because of the poor behaviour of a few idiots and the paranoid and self entitled attitude of a couple of property owners in the area. I personally have been enjoying access to off links road to the coal river inflow into Craigbourne since it was first opened with my father as a child, Nowdays with my son and hopefully in to the future with my grandchildren and their successive generations beyond may also enjoy the peaceful nature of fishing that lovely spot. Please don't lock it up for the behaviour of a few ,leave it open for the majority that do the right thing. Yours sincerely James Eastley

Sent from J Eastleys I Phone

Elisa Lang

From: pctjking1@iinet.net.au
Sent: Friday, 30 November 2018 9:26 AM
To: Elisa Lang
Subject: Closure of access to major part of Craigbourne dam

I am VERY disappointed in the proposal to close part of the access to the dam...please consider the enjoyment it gives so many people and as I'm very limited in my ability to get around due to health problems it would curtail my ability to fish and enjoy this great facility..therefore I hope common sense prevails and we can enjoy it once again..

Thanking you

Paul Kingston

Elisa Lang

From: Clarence Anglers <clarenceanglers@outlook.com>
Sent: Wednesday, 12 December 2018 9:20 AM
To: SMC Mail; Clarence Anglers
Subject: Proposal to Close Access to the Eastern side of Craighourne Dam
Attachments: Craighourne letter2.pdf

Please find attached Clarence Licensed Anglers Club Inc objection to the consideration of a permanent closure of a section of road that provides access to the eastern side of Craighourne Dam.

--

Jonathan Wadwell
Secretary
Clarence Licensed Anglers Club Inc
0403 914 632
clarenceanglers.com.au

CLARENCE LICENSED ANGLERS CLUB INCORPORATED



General Manager
Southern Midlands Council
71 High Street
OATLANDS TAS 7120

mail@southernmidlands.tas.gov.au

12th December 2018

Proposal to Close Access to the Eastern side of Craighourne Dam

Clarence Licensed Anglers Club Inc notes that the Southern Midlands Council is considering permanent closure of a section of Craighourne Road, thereby restricting access to the Eastern side of Craighourne Dam.

Many of our club members frequently fish this water and rely on this road to facilitate their access to the eastern shore of Craighourne Dam. Closure of this section of the road would restrict their access.

Craighourne Dam is a highly popular fishing destination and has high levels of visitation from both Club and non-club anglers. It is regularly stocked with Atlantic Salmon and trout by the Inland Service (IFS) - to encourage angler participation - with shore fishing being a popular choice. The "Brandy Bottom" access point is the only public access point to the Eastern side of the Dam and is regularly used by anglers because it provides sheltered areas for anglers to fish. This access area is especially popular for anglers who don't own a boat, including kayakers and canoeists. Closure of this section of road would discourage these anglers and thus negate the efforts of IFS.

As stated in the Mercury, notices 1st December 2018, we understand Council is considering this proposal "Due to issues being experienced by the adjacent landowner(s), and in the interests of public safety". Clarence Licensed Anglers Club Inc actively encourages anglers in our club to respect landowners and their property. We are unaware

of the nature of the "public safety" issues - our members are aware of safe boating issues, and are kept up-to-date with those aspects by MAST, the government body responsible for boating (including kayaking and canoeing) and safety on the water.

Therefore, as our members respect land-owners and exercise safe practices, we believe that they should not be disadvantaged nor be inconvenienced due to any poor behaviour of others who may or may not be anglers.

Clarence Licensed Anglers Club Inc strongly opposes the closure of any public access roads to Craighourne Dam and urges the Council not to proceed with this proposal.

Yours Sincerely,

Jonathan Wadwell
(Secretary)

clarenceanglers@outlook.com
clarenceanglers.com.au

Elisa Lang

From: mpinkard@bigpond.net.au
Sent: Saturday, 8 December 2018 11:57 AM
To: SMC Mail
Cc: Robert Chandler
Subject: Access to Craigbourne Dam, Colebrook
Attachments: SMC re Craigbourne.doc

To: General Manager, Southern Midlands Council,

Attached is the submission from STLAA to ask the Council not to close this important access road.

Neil Pinkard

Neil Pinkard

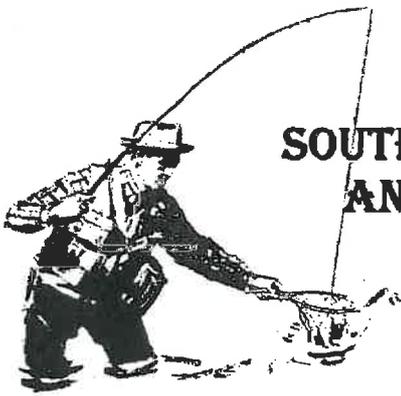
Secretary

Southern Tasmanian Licensed Anglers Association (STLAA)

Post: 23 Browne St, West Hobart TAS 7000

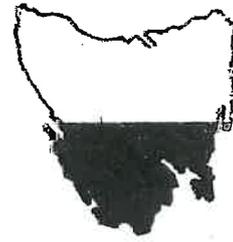
phone: 03 6234 6245 or **mobile:** 0427 346 245

email: mpinkard@bigpond.net.au



SOUTHERN TASMANIAN LICENSED ANGLERS ASSOCIATION INC.

Formed in 1912



Correspondence should be addressed to
The Secretary, 23 Browne St, West Hobart TAS 7000
Phone: 03 6234 6245 Mobile: 0427 346 245
Email: mpinkard@bigpond.net.au

General Manager
Southern Midlands Council
71 High Street
OATLANDS TAS 7120

mail@southernmidlands.tas.gov.au

7th December 2018

Proposal to Close Access to the Eastern side of Craighourne Dam

STLAA notes that the Southern Midlands Council is considering permanent closure of a section of Craighourne Road, thereby restricting access to the Eastern side of Craighourne Dam.

The STLAA is the Association representing fresh-water angling clubs in the southern part of Tasmania, which includes the location of the Craighourne Dam. Many of the members of each Club associated with STLAA fish this water, and they rely on this road to facilitate their access to this water. Closure of this section of the road would restrict their access.

Craighourne Dam is a highly popular fishing destination and has high levels of visitation from both Club and non-club anglers. It is regularly stocked with Atlantic Salmon and trout by the Inland Service (IFS) - to encourage angler participation - with shore fishing being a popular choice. The "Brandy Bottom" access point is the only public access point to the Eastern side of the Dam and is regularly used by anglers because it provides sheltered areas for anglers to fish. This access area is especially popular for anglers who don't own a boat, including kayakers and canoeists. Closure of this section of road would discourage these anglers and thus negate the efforts of IFS.

As stated in the newspaper, we understand Council is considering this proposal "Due to issues being experienced by the adjacent landowner(s), and in the interests of public safety". STLAA actively encourages anglers in our Clubs to respect landowners and their property. We are unaware of the nature of the "public safety" issues - our members are aware of safe boating issues, and are kept up-to-date with those aspects by MAST, the government body responsible for boating (including kayaking and canoeing) and safety on the water.

Therefore, as our members respect land-owners and exercise safe practices, we believe that they should not be disadvantaged nor be inconvenienced due to any poor behaviour of others, who may or may not be anglers.

STLAA strongly opposes any closure of public access to this side of Craighourne Dam.

STLAA therefore urges the Council not to proceed with this proposal.

Yours Sincerely,

Neil Pinkard

Neil Pinkard

Secretary Southern Tasmanian Licensed Anglers Association (STLAA)

Post: 23 Browne St, West Hobart TAS 7000

phone: 03 6234 6245 or **mobile:** 0427 346 245

email: mpinkard@bigpond.net.au

Elisa Lang

From: zane deering <keeprecreationalaccess@hotmail.com>
Sent: Monday, 17 December 2018 1:41 PM
To: SMC Mail
Subject: Keep Craigbourne dam access petition
Attachments: petition_signatures_jobs_13997916_20181217023011.pdf

We would like to propose to keep access as well as stop the land owner issues would be to have the access road be fenced off. By doing this we can keep access and the land owner will no longer have issues.

Get [Outlook for Android](#)

Change.org
200 signatures

change.org

Keep Recreational Access

Recipient: Southern Midlands council

Letter: Greetings,

The issue by what the council is that there is unlawful activity on a local land owners property. We call for the road to stay open and the boundary be fenced off.

4.4 The council have said the only way to close the access to the dam has to be either

A, When it for the public benefit in the interests of public safety;
B, or when it is for the public benefit because of lack of use

1st I have not seen any reason or report to say public safety is a issue, there are reports of a land owner having issues with the public but this could be fix by the land owner fencing off like all other land owners have to do.

2nd There's been plenty of people saying they use this access, so they can not use this as a reason to close access.

4.5 this means that the public benefit and public safety must be considered together

a. the "public" refers to all people who could be directly or indirectly affected by the change

b. what may be a benefit to some members of the public may be detriment to others. therefore, public benefit means "net public benefit" after completing a balancing process.

c this can include economic, social, cultural and political aspects of "benefit" and perhaps others.

d this is a question of fact to be determined on the evidence provided to the court

so "public" benefit as i see it.

For closing access.

A land owner gets more land and does not have to build a fence.

For keeping it open.

Well over 100 regular members and a lot of other casual members of the public continue being able to access the dam.

Local and state sales in fishing gear, fuel, food, and all other indirect sales associated in assessing this area for fishing.

So to my layman's view there looks like there is more public benefit to keep it open then to close it down.

Signatures

Name	Location	Date
Zane Deering	Australia	2018-12-05
Carlo Di Falco	Australia	2018-12-05
casey-lee Coventry	ridgley, Australia	2018-12-05
Fish Tas	Australia	2018-12-05
Tim Branch	Campbelltown, Australia	2018-12-05
James Smith	Launceston, Australia	2018-12-05
Dennis Aldren	Brown Hill, Australia	2018-12-05
Rolf Hey	Australia	2018-12-05
James Pickin	Claremont, Australia	2018-12-05
Ross Harris	Australia	2018-12-05
Sean Barron	Australia	2018-12-05
Mel Hey	Altona, Australia	2018-12-05
John Clark	Devonport, Australia	2018-12-05
Brandyn T	Chiswick, Australia	2018-12-05
Luke Hansch	Australia	2018-12-05
Nick Palmer	Australia	2018-12-05
Cameron Fenton	Australia	2018-12-05
Matthew Watton	Sandy Bay, Australia	2018-12-05
Bradley Medhurst	Caulfield, Australia	2018-12-05
Chris Machen	Burnie, Australia	2018-12-05

Name	Location	Date
rick wilton	rhyndaston, Australia	2018-12-05
Meriki Wilton	Rhyndaston, Australia	2018-12-05
Garth Hansch	Rosny, Australia	2018-12-05
Carol Morgan	Claremont, Australia	2018-12-05
Ben Rodriguez	Hobart, Australia	2018-12-05
Todd harding	Australia	2018-12-05
Jesse Mckenzie	Harrisdale, Australia	2018-12-05
Sandra Smith	Brighton, Australia	2018-12-05
Brendon Hext	Oakdowns, Australia	2018-12-05
Daniel Thomas	Hobart, Australia	2018-12-05
Angela Costello	Malvern North, Australia	2018-12-05
Cherie Patterson	Hobart, Australia	2018-12-05
Lolita Heinrich	Australia	2018-12-05
John Morrison	Risdon vale, Australia	2018-12-05
Claire Geeves	Hobart, Australia	2018-12-05
Debora Greenlee	Australia	2018-12-05
Elizabeth Palmer	Australia	2018-12-06
Anna Morrison	Risdon Vale, Australia	2018-12-06
Stefan Dabrowski	Austins Ferry, Australia	2018-12-06
Lee Sutton	Warrnambool, Australia	2018-12-06
caine norman	Australia	2018-12-06
Alex Webb	Australia	2018-12-06

Name	Location	Date
Gavin Penn	Dardanup, Australia	2018-12-06
Kevin Sturzaker	Australia	2018-12-06
Mark Jetson	Tasmania, Australia	2018-12-06
George Fiddymment	Tasmania, Australia	2018-12-06
Margaret Lang	Kempton, Australia	2018-12-06
Dixie Webb	Hobart, Australia	2018-12-06
Alex Richards	Melbourne, Australia	2018-12-06
Mandy McLeod	Sorell, Australia	2018-12-06
Hannah Crack	Australia	2018-12-06
Lisa Kingston	Westmeadows, Australia	2018-12-06
Christopher Kenny	Tasmania, Australia	2018-12-06
Mohamed Shafiq	Derwent park, Australia	2018-12-06
Hummam Mohammed	Brunswick East, Australia	2018-12-06
Duncan Shipp	Low head, Australia	2018-12-06
Khalid Mohammed	Brunswick East, Australia	2018-12-06
Paul Tatnell	Caulfield, Australia	2018-12-06
Jodi Groeneveld	Brunswick, Australia	2018-12-06
Dion McGuinness	Colebrook, Australia	2018-12-07
Quenten Brooks	Bridgewater, Australia	2018-12-07
Jeremy burke	Wentworthville, Australia	2018-12-07
Kel Norris	Rhyndaston, Australia	2018-12-07
Darren Brown	Richmond, Australia	2018-12-07

Name	Location	Date
Astey Norris	Midway point, Australia	2018-12-07
Ethan Norris	Hobart, Australia	2018-12-07
Dene Beswick	Australia	2018-12-08
Michael Welchman	Australia	2018-12-08
Shane Broadby	Australia	2018-12-08
Kris Orr	Hobart, Australia	2018-12-08
Sonia Orr	Glenorchy, Australia	2018-12-08
Alex Roney	Australia	2018-12-08
Robert Cairns	Australia	2018-12-08
Marcus Freebody	Australia	2018-12-08
brendan costello	Australia	2018-12-08
jenna gray	Australia	2018-12-08
Joe Milazzo	Miena, Australia	2018-12-08
Daniel vallance	Australia	2018-12-08
Matthew Hill	Lauderdale, Australia	2018-12-08
david houston	Hobart, Australia	2018-12-08
Michael Stewart	Albion, Australia	2018-12-08
Adrian Scott	Hobart, Australia	2018-12-08
Kerrie Harvey	Australia	2018-12-08
Shane Lawson	HOBART, Australia	2018-12-08
Shevaun Lorne	Tasmania, New Zealand	2018-12-08
Jack Hall	Hobart, Australia	2018-12-08

Name	Location	Date
Mark Curran	Hobart, Australia	2018-12-08
Jamie Hill	Melbourne, Australia	2018-12-08
Emma Purdon	Oatlands, Australia	2018-12-08
Annah Scott	Oatlands, Australia	2018-12-08
Robert Brearley	Carnegie, Australia	2018-12-08
Annmarie richardson	Antill Ponds, Australia	2018-12-08
Rhys McGrorey-Clark	Australia	2018-12-08
Clayton Barrow	Bagdad, Australia	2018-12-08
Sheridan Gadd	Australia	2018-12-08
maryann irvine	Sandy Bay, Australia	2018-12-09
Jonathan Lynch	Australia	2018-12-09
Richard Burgess	Australia	2018-12-09
Lynette Scanlon	Tunnack, Australia	2018-12-09
Josh Grace	Australia	2018-12-09
Andrew Lawless	Hobart, Australia	2018-12-09
Damien Neeson	Greensborough, Australia	2018-12-09
n f	midlands tasmania, Australia	2018-12-09
Renee Hardy	Hobart, Australia	2018-12-09
Carol Narracott	Hobart, Australia	2018-12-09
Scott Mansfield	Westmeadows, Australia	2018-12-09
Sue Barnes	Oatlands Tasmania, Australia	2018-12-09
Ben Mansfield	Jannali, Australia	2018-12-09

Name	Location	Date
Carol Robson	Moruya, Australia	2018-12-09
Ryan Tatnell	Oatlands, Australia	2018-12-09
Simon Taylor	Australia	2018-12-09
Rebecca Tatnell	Hobart, Australia	2018-12-09
Nita Scott	Moonah, Australia	2018-12-09
Jacquelin Blaxell	Australia	2018-12-09
Danny Smith	Toorak, Australia	2018-12-09
David Condon	Australia	2018-12-09
Carl Bolton	Perth, Australia	2018-12-09
Denise Taverner	Miners Rest VIC, Australia	2018-12-09
Kym-Cheree Adams	Huonville, Australia	2018-12-09
Leonie McDonald	Austin's ferry, Australia	2018-12-09
stephanie loan	Australia	2018-12-10
Chris Biemans	Melbourne, Australia	2018-12-10
N Casbault	Berriedale, Australia	2018-12-10
Robbie Duggan	Australia	2018-12-10
Sue Cosgrove Walker	Australia	2018-12-10
shane biernacki	Australia	2018-12-10
William Rollinson	Rosetta, Australia	2018-12-11
Kayla Edwards	Hobart, Australia	2018-12-11
Jonathon Marr	Melbourne, Australia	2018-12-11
Stephen Douglass	Australia	2018-12-11

Name	Location	Date
Greg Styles	Hobart, Australia	2018-12-11
Alan Millward	Australia	2018-12-11
Alex Pawlicki	Chapman, Australia	2018-12-11
Jeffrey Anderson	Albion, Australia	2018-12-11
Stewart Kinghorn	Narrawong, Australia	2018-12-11
Shane Thorman	Hillbank, Australia	2018-12-11
Graham Thomas	Australia	2018-12-11
Steve Wilson	Pakenham, Australia	2018-12-11
Veronica Prouse	Australia	2018-12-11
Cheryl Williams	Richmond, Australia	2018-12-11
Iuke Dubois	Australia	2018-12-11
Tracy Fortune	Halls Head, Australia	2018-12-12
Jacob Brown	Tasmania, Australia	2018-12-12
Chris Hudson	Riverside, Australia	2018-12-13
Josh Tadman	Australia	2018-12-13
Leeza Bramich	Granton, Australia	2018-12-13
Margaret Smith	Balwyn, Australia	2018-12-13
Michael winch	GEORGETOWN Tas, Australia	2018-12-13
martin Green	Leopold, Australia	2018-12-13
Alana Garner	Bridgewater, Australia	2018-12-13
Matty Whitbread	Hobart, Australia	2018-12-13
Andrew Eastley	Brighton, Australia	2018-12-13

Name	Location	Date
Harry Cooling	Margate, Australia	2018-12-13
Jade Jetson	Miena, Australia	2018-12-13
Simon James	Chigwell, Australia	2018-12-13
Grant Hamilton	Australia	2018-12-13
ian travers	Hobart, Australia	2018-12-13
Shane Taylor	Hobart, Australia	2018-12-13
John Donoghue	Melbourne, Australia	2018-12-13
Emma Warn	Tasmania, Australia	2018-12-13
Philip Banham	Melbourne, Australia	2018-12-13
Samantha irwin	Australia	2018-12-13
Trevor Wright	Hobart, Australia	2018-12-13
Justin Mulholland	Australia	2018-12-13
Peter Collins	Hobart Tas, Australia	2018-12-13
Samantha Shelton	Australia	2018-12-13
Ashlee Van Munster	Glenorchy, Australia	2018-12-13
Ron Jones	Australia	2018-12-13
Tony Robertson	Glenorchy, Australia	2018-12-13
Neville Dunham	Burnie, Australia	2018-12-13
Amanda Smedley	Albion, Australia	2018-12-13
Manning Parkinson	Blackmans Bay, Australia	2018-12-13
Tamika Eastley	Brighton, Australia	2018-12-13
Elise Harris	Hobart, Australia	2018-12-13

Name	Location	Date
Jayne Zantuck	Howrah, Australia	2018-12-13
Kerry Bradley	Hobart, Australia	2018-12-13
Jaimie Lord	Hobart, Australia	2018-12-13
Emma Fenton	Australia	2018-12-13
Johnathon Downie	Sulphur Creek, Australia	2018-12-13
Ad Roger	Brisbane, Australia	2018-12-13
Alex Green	Australia	2018-12-13
Chantelle Doyle	Australia	2018-12-13
James Fair	Australia	2018-12-13
Jesse Mazzotta	Five Dock, Australia	2018-12-14
Simon Clifford	hobart, Australia	2018-12-14
Shane Williams	Bagdad, Australia	2018-12-14
Brenden French	Melbourne, Australia	2018-12-14
Stephen Pestrucchi	Shalvey, Australia	2018-12-14
adam young	Australia	2018-12-14
paul davis	Hobart, Australia	2018-12-14
Dan eiszele	Australia	2018-12-14
Melanie Leney	Australia	2018-12-14
Corey Perkins	PRIMROSE SANDS, Australia	2018-12-14
Robin Tanner	Launceston, Australia	2018-12-14
Ellis Peters	Australia	2018-12-14
Trish Cox	Rosetta, Australia	2018-12-15

Name	Location	Date
John Stanfield	Hobart, Australia	2018-12-15
Michelle Dean	Bentleigh East, Australia	2018-12-15
Janelle Kava	Mangalore, Australia	2018-12-15
Linda Clifton	Australia	2018-12-16

Elisa Lang

From: John Martin <jovitomar@gmail.com>
Sent: Wednesday, 12 December 2018 11:02 AM
To: SMC Mail
Subject: Fwd: Fwd: Access to Craighourne Dam (Brandy Bottom)
Attachments: SMC re Craighourne.doc; SMC re Craighourne.pdf

To Whom it may concern

Re: Access to Craighourne Dam (Brandy Bottom)

Dear Sir/Madam,

Please register two complaints, as we **would loose the opportunity to Clean** around the lake on "**Keep Australia Beautiful Day**", We are a dedicated Clarence Fishing club volunteer's to keep **this lake** clean as from 2014. (**ask the farmers around the lake some of whom have commented on our success**)

And also as per same REASONS set out in our Clarence Anglers letter attached below.

Thank you, please keep the gate open!!!

Cheers

John and Chris Martin

0409318900

----- Forwarded message -----

From: Clarence Anglers <clarenceanglers@outlook.com>
Date: Tue, Dec 11, 2018 at 11:03 AM
Subject: Fwd: Fwd: Access to Craighourne Dam (Brandy Bottom)
To: John Martin <jovitomar@gmail.com>

----- Forwarded Message -----

Subject:Fwd: Access to Craighourne Dam (Brandy Bottom)

Date:Tue, 11 Dec 2018 09:21:53 +1100

From:Jonathan

To:clarenceanglers@outlook.com>

Members FYI

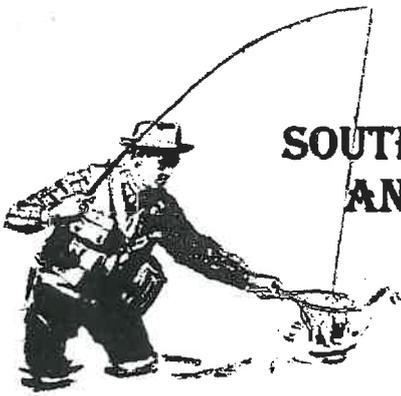
----- Forwarded Message -----

Subject:Access to Craighourne Dam (Brandy Bottom)

Date:Sat, 8 Dec 2018 12:27:51 +1100

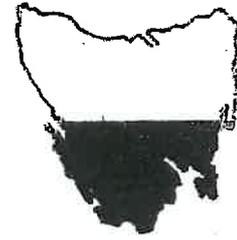
From:mpinkard@bigpond.net.au

To:Adam Rice NNLAA , Bernard Creed , bridgewateranglers@gmail.com, Clarence Anglers , Colvin R Smith , Gary Chaffey , John Francis , Jonathan Wadwell , Justin Causby , Kevin Hansson , kingboroughanglers , Lake Pedder Anglers Club , laurie harrison , Norm Cribbin , Oliver Tarnowka , patricia woolley , Peter Thompson , Ray Aitchison , Richard Whiteway , Robert Chandler , Terry Byard , Tim Lowe , strikemaster1971@hotmail.com



SOUTHERN TASMANIAN LICENSED ANGLERS ASSOCIATION INC.

Formed in 1912



Correspondence should be addressed to
The Secretary, 23 Browne St, West Hobart TAS 7000
Phone: 03 6234 6245 Mobile: 0427 346 245
Email: mpinkard@bigpond.net.au

General Manager
Southern Midlands Council
71 High Street
OATLANDS TAS 7120

mail@southernmidlands.tas.gov.au

7th December 2018

Proposal to Close Access to the Eastern side of Craighourne Dam

STLAA notes that the Southern Midlands Council is considering permanent closure of a section of Craighourne Road, thereby restricting access to the Eastern side of Craighourne Dam.

The STLAA is the Association representing fresh-water angling clubs in the southern part of Tasmania, which includes the location of the Craighourne Dam. Many of the members of each Club associated with STLAA fish this water, and they rely on this road to facilitate their access to this water. Closure of this section of the road would restrict their access.

Craighourne Dam is a highly popular fishing destination and has high levels of visitation from both Club and non-club anglers. It is regularly stocked with Atlantic Salmon and trout by the Inland Service (IFS) - to encourage angler participation - with shore fishing being a popular choice. The "Brandy Bottom" access point is the only public access point to the Eastern side of the Dam and is regularly used by anglers because it provides sheltered areas for anglers to fish. This access area is especially popular for anglers who don't own a boat, including kayakers and canoeists. Closure of this section of road would discourage these anglers and thus negate the efforts of IFS.

As stated in the newspaper, we understand Council is considering this proposal "Due to issues being experienced by the adjacent landowner(s), and in the interests of public safety". STLAA actively encourages anglers in our Clubs to respect landowners and their property. We are unaware of the nature of the "public safety" issues - our members are aware of safe boating issues, and are kept up-to-date with those aspects by MAST, the government body responsible for boating (including kayaking and canoeing) and safety on the water.

Therefore, as our members respect land-owners and exercise safe practices, we believe that they should not be disadvantaged nor be inconvenienced due to any poor behaviour of others, who may or may not be anglers.

STLAA strongly opposes any closure of public access to this side of Craighourne Dam.

STLAA therefore urges the Council not to proceed with this proposal.

Yours Sincerely,

Neil Pinkard

Neil Pinkard

Secretary Southern Tasmanian Licensed Anglers Association (STLAA)

Post: 23 Browne St, West Hobart TAS 7000

phone: 03 6234 6245 or **mobile:** 0427 346 245

email: mpinkard@bigpond.net.au

Elisa Lang

From: Laurie Smythe <lsmythe@activ8.net.au>
Sent: Wednesday, 12 December 2018 11:03 AM
To: SMC Mail
Subject: Access to Craigbourne Dam, Colebrook
Attachments: Southern Midlands Council Submission Regarding Craigbourne Rd off Link Road.docx

Importance: High

General Manager
Mr TF Kirkwood
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Tim,

Please find our attached submission with respect to this matter.

Should you wish to discuss any matter contained therein, please call me (0418124637) at your earliest convenience.

Regards, Laurie Smythe

General Manager

Mr TF Kirkwood

Southern Midlands Council

Via email: admin@southernmidlands.tas.gov.au

10 December 2018

Dear Tim,

I refer to the Public Notice in The Mercury on Saturday 1st December 2018 as follows:

Access to Craighourne Dam, Colebrook

(via the north-eastern section of Craighourne Road – off Link Road)

I cannot believe Southern Midlands Council (SMC) is considering any form of closure to this section of road and on behalf of myself and extended family, wish to register our objection to this proposal.

Access to the sheltered section of the Craighourne Dam is via this section of Public Road which allows land fishing and kayak launching at present.

The public, locals and tourists alike, use this road regularly and I see them pass my property on a daily basis.

This road access has been gated and illegally locked on numerous occasions over the years, much to the disgust of locals and tourists, usually requiring somebody to cut off the padlock to regain access to the Public Roadway.

Damage has occurred to the road verges as people attempt to turn around and this is having a negative effect on local and interstate tourism as well. I have had many disgruntled drivers stop to ask me why the gate was locked.

This Public Road access is to an important Inland Fisheries Service stocked waterway and is open for all year round fishing. It is close to Hobart as well and offers great fishing and tempts people to visit the area more often.

The fishing aspect is highly promoted by the Inland Fisheries Service (IFS), Tasmanian Irrigation (TI), newspapers, magazines, radio programmes, State Government Agencies and GBEs (Government Business Enterprises) and by word of mouth.

The road is also used by Tasmania Fire Service (TFS), Parks and Wildlife (P&W) and Sustainable Timbers Tasmania (STT) to access water for fire fighting in the local areas.

In the event of a large fire in the area, it is the closest open area where people could take refuge, in or near the water, to protect themselves as there is no way to get out safely, or sheer stupidity to attempt to outrun a fire/smoke through the forested areas all around.

The nearest “Closest Safer Place” is the Colebrook Oval approximately 10 klms away through windy roads and sections of bush.

Locals would head to the “Dam” as they know they can’t out run fire across the hills through Hardings and Brown Mountain Roads.

Another important user of this road is TasNetworks to service the electricity grid which runs from the other side of the Craighourne Dam to Link and Hungry Flats Road and beyond.

I have been to the Dam today and noted the road reservation and some of the 18m wide strip of land above the high water mark has been recently surveyed and pegged.

Also evident is part of an old split post and wire fence commencing adjacent to the access gate running along the left of the road towards the Dam..

I remember traversing this whole length of Craighourne Road many years ago and there were sections of fencing and possibly a cattle grid or two along the road and also noted there were steady streams of traffic on days of country football that travelled this road without much problem.

The original road foundation is still visible to the edges of the current gravel surface and through the current high grass on the verges with the road basically following the boundary pegging.

It is ridiculous that the current property owner is aggrieved by the public’s use of a Public Road to a Publicly owned (TI is a Government Business Enterprise (GBE)) water storage facility which is also utilised for inland fresh water fishing and overseen by Inland Fisheries Service (Part of Department of Primary Industries, Parks, Water and Environment (DPIPWE)).

My own property was subjected to damage and intrusion until we fenced it.

I am at a loss as to why the current landowner just doesn’t erect proper fences along both sides of the road like the rest of the local property owners.

The fact that he/she/they will need to pay for these fences is nothing new to the rest of us who have a public road frontage.

I understand SMC has the right to ensure the property owner contains their stock and maintains their fences to do this. Once fencing is completed, any perceived risk from wandering sheep or cattle and the like clearly diminishes from crossing an unfenced Public road.

I believe the current access gate also requires complete removal.

A reduced speed limit could be imposed along with appropriate warning signs also being erected.

Consultation with TI, IFS, SMC and the general public is further required to ensure sustained and safe ongoing access is available for the public, tourists, TasNetworks and the three fire fighting agencies ad infinitum.

It is noted there is a rough road cut into the hillside above the eastern side of the high water line. This road was bulldozed by a previous owner and is now used by fishermen/women and TasNetworks. I believe this road requires clearing and some minor repairs would remove the muddy bog holes. I believe that this road would be situated on land controlled by TI. Access to this road should also remain viable and accessible at all times.

A graded track is also required to enable safe access to the water source to enable draughting of water to fire appliances. Maybe there is room for consultation with Marine Safety Tasmania (MAST) to install a concrete ramp funded from the Recreational Boating Fund or partially funded by TI, IFS, MAST and SMC.

I also believe that with cooperation of TI, IFS and SMC a reasonable turning circle could be constructed on the TI land at the end of Craighourne Road adjacent to the water.

As a community, we are always looking to increase the awareness of the SMC Municipality offerings to the public and tourist alike.

SMC has the opportunity with this issue to raise the awareness of the caring and promotional work undertaken by it as a good corporate entity in Tasmania.

By dealing with these issues promptly, and to provide ongoing protection to the Public use of the Craighourne Dam, Positive outcomes to protect the Public accessibility is clearly the final objective. Council should not deal with this matter lightly.

In conclusion, we strongly object to any form of proposed closure of this section of Public Road.

Should our duly elected Council Representatives fail to see reasonable sense, further action would be strongly considered.

Yours faithfully,

Laurie Smythe

(Laurie Smythe, 311 Link Rd, Colebrook)

Elisa Lang

From: sue.tassie <sue.tassie@bigpond.com>
Sent: Saturday, 15 December 2018 7:17 PM
To: SMC Mail
Subject: Craighourne Dam Colebrook

In respect to the pending closure of Craighourne Road and therefore denying access to the dam, I would like to submit the following:

1: I am very concerned that one landowner has the power to influence the Council who are there to represent the whole community and would question how this can happen.

2: as an older woman the dam represents a place where I can fish safely from the beach. The other side of the dam where the boat ramp is situated is a lot less sheltered on windy days and there is little dam edge to fish from.

3: The Craighourne Dam is a 'local' fishing spot that can be reached in well under an hour from most of the Midlands and closing the road would be a sad loss of recreation for those who do not have a boat or do not wish to travel to a lake some hours away.

I trust the you will look for alternatives e.g. fencing to the closure of this road. I am sure there is another answer and if the Council is prepared to work with the community one can be found.

Regards, Sue Taylor

Sent from my SAMSUNG Galaxy J2 Pro on the Telstra Mobile Network

Elisa Lang

From: stephen hevey <punter57@outlook.com.au>
Sent: Sunday, 16 December 2018 7:18 PM
To: SMC Mail
Subject: Re: Prposed closure of Craighbourne dam road

As a recreational fisherman in Tasmania I would oppose any attempt to close the access road at the river end of the dam. I am aware of some objections the land owner has raised and I would like to make a few points for consideration.

- 1/ Craighbourne is one of the few bodies of water that is available to licenced fishermen all year round.
- 2/ Because of the close proximity to Hobart it is the perfect place for fisherman wishing to get involved in freshwater fishing. Many retirees have learnt to fly fish for example at Craighbourne as they are able to travel their during the week.
- 3/ The problems with people spotlighting for Roos and stealing wood are not due to the fishermen. I have fished at Craighbourne on many occasions have found the fishermen to be polite and responsible.

If the owner has problems with a certain few people not doing the right thing avenues for redress are available through the Police. I do not believe a closure of the access road would be in the public interest. I am also sure that all responsible fishermen would co operate with the owner by reporting any unlawful behaviour they witness whilst using the public waterway.

Regards
Stephen Hevey
3 Robin Court Lindisfarne 0426517242

Elisa Lang

From: simon paplos <papytrout@hotmail.com>
Sent: Sunday, 16 December 2018 10:35 PM
To: SMC Mail
Subject: Craigbourne dam eastern end closure.

Im not quite sure the reasoning behind closure of the eastern end of Craigbourne Dam but I can tell you my son and I won't be very happy.

We are fly fisherman and have fished this end for its tranquility and on occasions amazing fishing and I have fished this end since I was 20 odd years of age and now I'm heading towards 50.

So to close it and have to access it by boat ect will close off half the lakes best access and shores.....to me you may as well close the whole lake.

I will be very saddened if this is the case when we don't have many options in the south of the state anyway thats 30 min drive.

Simon and Lawrence Paplos.

Elisa Lang

From: Anglers Alliance <anglersalliance@gmail.com>
Sent: Friday, 14 December 2018 3:42 PM
To: SMC Mail
Subject: Craighourne Dam Access

Tim Kirkwood
General Manager
Southern Midlands Council

Dear Sir

AAT as the peak body representing some 27,000 freshwater anglers expresses deep concern at Southern Midlands Council's consideration of a permanent closure of Craighourne Road on the eastern side of Craighourne Dam. This is a public road maintained by the Southern Midlands Council, and runs through a property from the Link Road to Craighourne Dam; there is a gate on the road that cannot be legally locked and anglers have enjoyed public access to the dam shore since the dam was built in the mid 1980's and prior to that the road accessed the Coal River .

Unfortunately, since the land changed ownership, on numerous occasions anglers have found this gate to be illegally locked. Members have expressed their deep concern that this long held public access is being illegally denied to them, and some report aggressive and intimidating behavior from the landowner. The present owner must have been aware that a public road ran through his property when making the purchase. The undocumented and unsubstantiated behavior and trespassing could surely be modified if the landowner fenced the property boundaries.

AAT in conjunction with the Inland Fisheries Service has spent some \$900,000 over the last ten years on Angler Access projects throughout the state, providing over 350 kms of access over private farmland, (with owners indemnified), as well as government land and reserves. There has not been one report of poor behavior, littering, damage or disturbance to stock; and no landowners have asked that their agreements be rescinded. This formalised approach to access may be worth considering - see Angler Access brochures on the AAT website www.anglersalliance.org.au

Hobart is not as fortunate as Launceston which has an abundance of freshwater venues and so Craighourne Dam in this context is an important freshwater, it is easily reached from Hobart , is popular with all anglers, including young and older anglers because of its location and the ease of access around its shoreline. Its importance to a wide demographic of freshwater anglers cannot be overstated and AAT urges the Council to maintain and enforce the existing right of public access to Craighourne Dam via this road.

Sincerely

Denis Edwards
Executive Officer
Anglers Alliance Tasmania



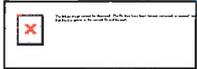
Gary France - Chairman
Terry Byard - Vice Chairman
Denis Edwards - Executive Officer

GPO BOX 963, HOBART TAS 7001

Phone: 0428 84 1166

Email: anglersalliance@gmail.com

Web: www.anglersalliance.org.au



ABN 73 327 229 428

Elisa Lang

From: Stefan Kowalik <stefankowalik@hotmail.com>
Sent: Friday, 14 December 2018 1:51 PM
To: SMC Mail
Subject: Craigbourne Road closure

I would like to express my disapproval and dismay at the proposal to close Craigbourne Road. Whilst I sympathise with the issues experienced by the land owners I don't believe they are sufficient to warrant such a measure.

It sounds to me like a cunning attempt to make Craigbourne their own private, publicly funded fishery and I fear what backlash there may be if this proposal is considered any further, not to mention the experience future generations of young anglers learning the art of trout fishing like the generations before them will miss out on.

I live near the a beach, some irresponsible people don't pick up after their dogs but you don't see me asking my local council to close it off to the public!

This proposal must be binned, scrapped immediately and the owners need to acknowledge the fact they bought a property next to a frequently visited public place and if they don't like it they're free to sell up and leave. The way this has been handled, with a small, inconspicuous ad designed to go unnoticed, is unacceptable.

All stakeholders including the council, IFS, State Government, police, landowners and the public need to come together to resolve the issues in a public forum. Surely there's a way to grease everyone's lock? Closing the road is simply not the way and is unacceptable to the vast majority of Tasmanians.

Kind regards,

Stefan Kowalik - Concerned Citizen

Elisa Lang

From: Margot Legosz <margot.legosz@bigpond.com>
Sent: Friday, 14 December 2018 1:27 PM
To: SMC Mail
Subject: Proposed closure of access road to Craigbourne Dam

Dear Councillors

This is my submission regarding the proposed closure of the access road to Craigbourne Dam.

My name is Andre Legosz, I am a resident in the Southern Midlands Council area (Campania) and I am a fisherman with a five season angling licence Number 1048416.

I regularly use the access road to fish in the dam, primarily for Atlantic Salmon. I fish from the shore and occasionally, in a boat owned by my son. I am aware that some people, most likely non-fishermen, have used the area for activities not related to fishing. I understand these people cause problems for landowners in the area and leave rubbish in the vicinity of the dam. These activities, if criminal in nature, should be referred to the police for investigation.

It is my understanding that the limit imposed on fishermen to fish only between dawn and dusk was a result of people using the area after dark, lighting fires and generally disrespecting the area. These people are sometimes referred to as "hoons".

One option to deal with the problems caused by these people would be to close the access road. The people most affected by this course of action would be the generally law-abiding fishermen (or women) who also fish there. The hoons would simply find another place to conduct their unlawful activities.

A second option is for the landowners to call police whenever they observe unlawful activity on or adjacent to their properties. Police have an obligation to respond to reports of this nature and travelling time from Richmond Police Station would be about 25 minutes.

A third option would be to grant access only to those people who have paid a toll to use the road. There would be a number of ways in which this toll could be implemented and I would be more than happy to pay a small fee to use the access road. The fees collected could be used for the upkeep of the access road. I am sure the representatives on our Council could come up with a workable plan, in consultation with the landowners.

In summary, closing the road, as suggested by some people, would only impact on law-abiding fishermen who pay to have a licence to fish in inland waters. It would have no effect on those who use the area for unlawful activities.

Your faithfully

Andre Legosz
17 Kandara Court
Campania 7026

Sent from my iPad

Elisa Lang

From: Margot Legosz <margot.legosz@bigpond.com>
Sent: Friday, 14 December 2018 3:43 PM
To: SMC Mail
Subject: Proposed road closure, Craighourne Dam

Dear Councillors

Further to my submission earlier today regarding the proposed road closure at Craighourne Dam, I have perused the minutes of the Council meeting of 28 November 2018 where Mr Fraser Miller made a presentation to Council.

The alleged conduct complained of by Mr Miller, namely: trespass, livestock being shot, property being stolen, vandalism, and verbal abuse are clearly matters which should be dealt with by the Police. Their failure to properly deal with these matters is totally unsatisfactory and Mr Miller needs to take his complaints to a higher level in the Tasmania Police or to the Tasmanian Integrity Commission.

If this conduct occurred in a town or city the Police would be dealing with it properly. Just because Mr Miller is a country property owner doesn't mean he shouldn't get the same level of Police attention to his complaints.

Nevertheless, in my opinion, it is not a matter for Council, it is a matter for the police; as I said in my previous submission, if the road is closed the hoons will simply go elsewhere.

Yours sincerely

Andre Legosz

Sent from my iPad

Elisa Lang

From: Carlo Di Falco <carlo.difalco@bigpond.com>
Sent: Friday, 14 December 2018 10:01 PM
To: Elisa Lang
Subject: RE: Access to Craigbourne Dam, Colebrook

Hi Elisa

Since the previous email, I read the legal advice and looked at Listers Rd and Golconda Rd in Scottsdale. These roads form part of the egress and ingress for Scottsdale. They are sealed and Listers Road is the preferred road for truck movements due to it's width.

There is no parallel by which to make a comparison.

I also am aware that the road had been surveyed in the vicinity of the proposed closure. I hope I am wrong but would the closure have anything with a proposed development application?

I am pretty sure that the legal advice does not include facilitating a development as a reason for closing the road.

The reasons given for closing the road could be applied to many other roads in your municipality. For instance, I know people living along Brown Mountain road. I know that cars are dumped and burned along that road there, sheep have been shot from that road, one resident was particularly upset that someone had shot a couple of his white wallabies. There has been a number of burglaries from houses along the Road

Phone reception along that road from memory is poor in sections, there are also long drop offs. The safety issues don't hold water.

If wandering onto that property is an issue, would not it make sense for the land owner to fence it off?

I don't believe that any of the issues exist. If they did, there would be signage advising that shooting, wood cutting or trespassing is allowed, the same as there are along Brown Mountain Road. Why can't the new owners do the same?

Kind Regards
Carlo Di Falco
Committee Member
Shooters, Fishers and Farmers Party

From: Elisa Lang [mailto:elang@southernmidlands.tas.gov.au]
Sent: Friday, 7 December 2018 9:11 AM
To: 'Carlo Di Falco'
Subject: RE: Access to Craigbourne Dam, Colebrook

Good morning

Thank you for your feedback. Please be advised that this matter will be further considered by Council at their January meeting scheduled for 23rd January 2019 at Campania Hall, commencing at 10.00 a.m.

In relation to the public safety issue, the issues that were identified by Council were primarily associated with unauthorised activities that have either been reported and/or alleged that are happening in the vicinity of the dam and the adjoining private property. These include illegal shooting activities; non-approved removal of firewood; hooning and vandalism of private property.

In respect of this issue, Council did seek legal advice and I attach a copy for your information.

Council will be in a position to advise further following the January Council meeting.

Kind Regards

Elisa Lang
Executive Assistant
Southern Midlands Council



ph 03 6254 5004 **fax** 03 6254 5014

email elang@southernmidlands.tas.gov.au

web www.southernmidlands.tas.gov.au

From: Carlo Di Falco <carlo.difalco@bigpond.com>
Sent: Tuesday, 4 December 2018 9:08 PM
To: SMC Mail <mail@southernmidlands.tas.gov.au>
Subject: Access to Craighourne Dam, Colebrook

To Whom it may concern

This is a preliminary submission since there is no clear delamination of the issues or danger to public safety. Does closing the road mean that no one, not even the landowners or residents of any potential development can access the area?

I live on an unsealed road in Forcett and my road hosts numerous B double truck movements a day, a quarry and brooder sheds. Every so often a vehicle is set alight or dumped on the road. Quite often the road is subject to hooning.

I often pick up rubbish dumped by passing drivers while I am walking my dog.

Occasionally I hear gun fire from the road. While this is less than ideal, it is all part and parcel of living in a rural area.

This is certainly not a reason to shut access to one of the closest trout fishing areas to Hobart.

A number of people have contacted our party upset that areas that they have accessed for years could be closed to them.

Fishers and other water users have slowly but surely been squeezed out of many of their other traditional fishing spots due to "public safety" concerns.

The Shooters, Fishers and Farmers Party is concerned recreational opportunities are being decreased on what appears the say so of one or two residents.

Would it be possible to clarify the issues referred to in the public notices.

Regards
Carlo Di Falco
Committee Member
Shooters, Fishers and Farmers Party

Elisa Lang

From: salnmick <salnmick@gmail.com>
Sent: Friday, 14 December 2018 4:39 PM
To: SMC Mail
Subject: Craighourne dam road

I object to the proposed closure of Craighourne Rd to the public for recreational activities that have been available to the public for years.

Sincerely
Sally and Michael Lang.

Sent from my SAMSUNG Galaxy S7 on the Telstra Mobile Network

Elisa Lang

From: Ceri <JohnCeriBrose@hotmail.com>
Sent: Wednesday, 12 December 2018 4:44 PM
To: SMC Mail
Cc: Alexander Green; ebatt@southernmidlands.com.au;
abantick@southernmidlands.com.au; abisdee@southernmidlands.com.au; Karen
Dudgeon; Rowena McDougall
Subject: Proposed closure of Craighourne Road, colebrook
Attachments: John Brose Letter to Southern Midlands Council.docx

Dear sir

Please find attached a letter regarding the proposed closure of Craighourne Road, Colebrook.

I do hope our new council can work hard to undo this terrible decision made by the former council. The secretive way that this issue has been handled, by the former council, seemingly only exposed once they were asking if it is legal to close the road, with no community consultation is a disgrace.

I would very much like a response (a hard copy of my letter is to follow)

Regards

John Brose.

Sent from [Mail](#) for Windows 10

John Brose
25 Grahams Road
Colebrook TAS 7027

Phone: 0422 972 370
Email: johncerbrose@hotmail.com

To the General Manager

Regarding: The potential closure of Craighourne Road.

I am writing to put in an objection to the proposed closure of Craighourne Road.

I have used this road regularly during the past 12 years, since moving to Colebrook. On the occasions I have found the gate locked I have not continued along the road not realising that the locking of the gate was an illegal act. It has been one of my preferred places to take visitors, friends and family. The Eastern end of the dam is very scenic and a lovely spot to visit.

The points brought up by the council meeting.

1. Safety – At no time have I felt unsafe using the access (and I have never been shot at during any visit).
2. The property was bought knowing the road was a public road and gave access to the dam. Was there an understanding that the council would close the road if the property was purchased?
3. At 18mt wide, once the road is fenced (standard farming practice to protect and contain stock) a vehicle would be able to execute a turn.
4. If illegal actions are being perpetrated then the police should be involved and legal action taken, The owner fencing the property boundaries would remove any confusion over boundary lines.
5. The proposal is showing that no access to the area is the only proposition that would be acceptable. The owners of the property will not fence their boundaries but will pay to close the access to locals and visitors – this is unacceptable.
6. I do wonder why council members are pushing hard by proposing to close public access to the dam by locals and visitors to benefit one person who bought the property knowing the road was there and that people used the road to access the dam. The roads parameters were moved by previous owners to suit their needs.
7. As you cannot cross the dam or spillway the closure of this road would mean access to a large part of the dam is being denied to the public.
8. The former deputy mayor, and now current mayor, appears to have been pushing this motion through and must have discussed it with others on the council before the October vote. The absence of community consultation does make the community wonder on the actual motives behind the council having such a quiet and quick vote. As per the recording of the meeting at which the vote was taken.

9. The record of the meeting claims that all members have been in contact with the owners – why was the community not informed of the proposed actions?
10. Police would be able, once the property in question was fenced, know the boundary and then would be able to act under law concerning any complaint.

I would appreciate a response regarding my letter and I will post a hard copy just in case the email does not arrive.

Yours faithfully

John Brose

Elisa Lang

From: Julie Nix <jjynix@westnet.com.au>
Sent: Friday, 14 December 2018 12:11 PM
To: SMC Mail
Subject: Objection to proposal to close Craighourne road.

To: General Manager
Southern Midlands Council
71 High Street
Oaklands Tas 7120

I wish to lodge an objection to the proposal to close Craighourne road which provides public access to the eastern section of Craighourne dam.

The property owners purchased the property in the full knowledge that a public access road was already there. This is a public road used by anglers and recreational fisherman and must remain open as such. Any illegal issues raised by the owners are a police or council local law enforcement concern.

If council allows cashed up executive types to ride rough shod over the public interest it will create a precedent to other land grab type individuals to endeavour to improve their individual land holding.

As the old adage refers "buyer beware".

Regards
John Nix

Sent from my iPad

Elisa Lang

From: Bryan Finlay <bjfinlay@gmail.com>
Sent: Friday, 14 December 2018 11:37 AM
To: SMC Mail
Subject: Road to Craigebourne Dam

Please do not close this road. Property owners purchased with knowledge of the road and must accept that fact.

Elisa Lang

From: Scott and Angela Killick <bawangfarm@outlook.com>
Sent: Friday, 14 December 2018 11:30 AM
To: SMC Mail
Subject: ACCESS TO CRAIGBOURNE DAM, COLEBROOK
Attachments: Craigbourne Dam Colebrook letter to Southern Midlands Council 14.12.2018.pdf

Dear Mr Kirkwood,

Please find attached submission in relation to the above for council consideration.

Although currently living in WA, we own properties in Tasmania, one being in Colebrook. We frequently visit Tasmania and plan to live there long term, hence our interest in maintaining access to the dam via a public road.

Kind Regards,

Angela

Scott and Angela Killick
Bawang Farm Chapman Valley,
Location: 462 Murphy Yetna Road
Nanson
Postal: PO Box 75
Moonyoonooka WA 6532
Ph: 99205379
M: 0417171471
E: bawangfarm@outlook.com
Facebook: www.facebook.com/bawangfarmchapmanvalleygarlic



SILVER MEDAL WINNER 2016
GARLIC

To the General Manager,
Southern Midlands Council
71 High Street
OATLANDS TAS 7120
mail@southernmidlands.tas.gov.au

ATTN Mr T F Kirkwood

RE ACCESS TO CRAIGBOURNE DAM, COLEBROOK

Dear Mr Kirkwood,

I/we, the persons whose signatures and/or names appear on this document, refer to the advertisement placed in the Mercury Newspaper on Saturday, 1 December 2018 by the Southern Midlands Council at page 52 wherein the Council seeks public feedback on a proposal to close a section of Craighourne road.

I/we wish to express our vigorous opposition to this proposal and to any other proposal that would see public access to Craighourne Dam reduced or withdrawn or the rights of the public to full and free use of Craighourne Road denied.

Craighourne Road is a public road providing the only motor and pedestrian access to the publicly available areas at the North Eastern end of Craighourne Dam. These areas are enjoyed by a significant number of people for angling, bird watching, photography, picnics and other lawful activities. The north Eastern end of Craighourne Dam is the most sheltered part of the lake and provides gently sloping banks and shallow areas, ideal for young families or elderly persons to enjoy the space in safety. It provides the best shelter from the elements, the best scenery, greatest abundance of waterfowl and the best fishing areas anywhere on the dam.

The loss of access to these areas and the closing of the public Craighourne Road would extinguish the rights, not only of the respondents to this proposal, but to all past, present and future users of these facilities.

I/we believe that most of the incidents experienced by the landowner concerned are a direct result of their failure to properly fence their property, to deter unauthorised access.

I/we do not believe that a two week consultation period and advertising this issue in a single newspaper affords adequate opportunity for the public to learn of and respond to the proposal.

I/we reject the contention that the proposed closure of this road can in any way be considered a matter of Public Safety, or that its closure would constitute a Net Public Benefit, as required under Division 3, Part II – section 14 of the Local Government (Highways) Act 1982.

Reduction of access to Craighourne Dam will be damaging to the efforts of the Inland Fisheries Service to promote this lake as a tourism draw card which attracts significant numbers of both local and visiting anglers.

I/we consider that Council has been asked to deny the rights of a significant number of past, present and future beneficiaries of this facility which has been made available for public enjoyment since the Dam was constructed. It is being asked to do this for the benefit of a single landowner whose past and continued failure to adequately fence their private property is the primary cause of the 'problems' being experienced.

Elisa Lang

From: Phillip Buttress <phabc@bigpond.com>
Sent: Friday, 14 December 2018 11:21 AM
To: SMC Mail
Subject: Angling access !!

Dear sir,

The access to (north end) Craighourne dam along with other locked off access to lakes of fishers is becoming ridiculous .

The toilets at lakes throughout Tasmania are very few ,at Craighourne are generally un maintained and locked off !! The last time I was there the toilets had no water

Access to Craighourne Dam is by one road only (both Craighourne Road) and was the connecting road between The junction of Richmond Street and Colebrook road it was the connection throughfare to Link Road, it was inundated by the water of Craighourne Dam.

A lake so close to Hobart and subject vandalism should have surveillance cameras if that is the problem.

Locking it off will only make it worse.

Fishers pay for the privilege to fish(are less likely to vandalise) also are being punished for careless acts of others throughout Tasmania.

The closure should not happen . Access is bad and minimal, almost all of the north and east bank inaccessible to shore fishers ,cut off by the Cole river Jerusalem creek and private land. Also it is private land at high water level , this should never have been allowed to happen. An access boundry of 20 meters? should have been allowed

When formed .

-- Best Regards Phil

Elisa Lang

From: Nick Wilson
Sent: Friday, 14 December 2018 12:37 PM
To: SMC Mail
Subject: FW: Feedback Form [#58]

From: Southern Midlands Council
Sent: Friday, 14 December 2018 12:36 PM
To: Nick Wilson
Subject: Feedback Form [#58]

Name * kim kerze
Email * kimkerze@hotmail.com
Telephone * 0402775794
Preferred method of contact * Email
Comments * HI

I've just been reading about the east side Craighourne Dam.

One possible solution would be put a council locked gate, to the dam and then anyone who wanted access would need to register to get a key. this would mean that responsibility went back to the keyholders to take care and responsibility for their activities.

obviously there needs to be some of mediation, but it may have no escalated past that point

best regards

Kim Kerze

Consent * I consent to the Southern Midlands Council using my information to fulfill my request.

Elisa Lang

From: Chad Knight <ciknight0509@gmail.com>
Sent: Thursday, 13 December 2018 8:30 PM
To: SMC Mail
Subject: Craighourne Dam Access Issue Objection

To Whom It May Concern,

I would like to put the point forward that there is already very limited access to a very important fishing and outdoor adventure location so close the CBD of Hobart, Craighourne Dam. This allows families to enjoy a quality outing to a location that is of easy reach to the CBD.

I believe that all existing access points should remain open and be improved for future use. Link Rd.

This brings important tourism dollars in to local companies.

Kind regards

Chad Knight

18 Pendell Dr
Forcett.

Ph 0426242362

To the General Manager,
Southern Midlands Council
71 High Street
OATLANDS TAS 7120
mail@southernmidlands.tas.gov.au

ATTN Mr T F Kirkwood

RE ACCESS TO CRAIGBOURNE DAM, COLEBROOK

Dear Mr Kirkwood,

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I/we wish to express our vigorous opposition to this proposal and to any other proposal that would see public access to Craighourne Dam reduced or withdrawn or the rights of the public to full and free use of Craighourne Road denied.

Craighourne Road is a public road providing the only motor and pedestrian access to the publicly available areas at the North Eastern end of Craighourne Dam. These areas are enjoyed by a significant number of people for angling, bird watching, photography, picnics and other lawful activities. The north Eastern end of Craighourne Dam is the most sheltered part of the lake and provides gently sloping banks and shallow areas, ideal for young families or elderly persons to enjoy the space in safety. It provides the best shelter from the elements, the best scenery, greatest abundance of waterfowl and the best fishing areas anywhere on the dam.

The loss of access to these areas and the closing of the public Craighourne Road would extinguish the rights, not only of the respondents to this proposal, but to all past, present and future users of these facilities.

I/we believe that most of the incidents experienced by the landowner concerned are a direct result of their failure to properly fence their property, to deter unauthorised access.

I/we do not believe that a two week consultation period and advertising this issue in a single newspaper affords adequate opportunity for the public to learn of and respond to the proposal.

I/we reject the contention that the proposed closure of this road can in any way be considered a matter of Public Safety, or that its closure would constitute a Net Public Benefit, as required under Division 3, Part II – section 14 of the Local Government (Highways) Act 1982.

Reduction of access to Craighourne Dam will be damaging to the efforts of the Inland Fisheries Service to promote this lake as a tourism draw card which attracts significant numbers of both local and visiting anglers.

I/we consider that Council has been asked to deny the rights of a significant number of past, present and future beneficiaries of this facility which has been made available for public enjoyment since the Dam was constructed. It is being asked to do this for the benefit of a single landowner whose past and continued failure to adequately fence their private property is the primary cause of the 'problems' being experienced.

We request that Council reject this proposal and further, that action be now taken to prevent the unauthorised interference of the public right to access this right of way, by removal of the illegal gate obstructing the road (which frequently is locked) and reinstatement of the original cattle grid or the proper fencing of the private property by the owner.

We request that Council refer any future unauthorised interference with the Public's right to free access of Craighourne Road to the appropriate authorities as a criminal matter.

Name (please print)	Signature	Name (please print)	Signature
FRANK COULSON	[Signature]		
IAN NIGGINS	[Signature]		
LUIGI WIGGAM	[Signature]		
IAN DENNIS	[Signature]		
JOE TUNKS	[Signature]		
KRISTIA TUNKS	[Signature]		
VIROGINIA JONES	[Signature]		
DIET DRORN	[Signature]		
STEVEN SCOTT	[Signature]		
JANINE SCOTT	[Signature]		
ANTHONY SCOTT	[Signature]		
CHAS WILSON	[Signature]		
JONATHAN WILLIAMS	[Signature]		
PHILIP WAGNA	[Signature]		
KEIGH MONTGOMERY	[Signature]		
KERRY PALMER	[Signature]		
MICHAEL RISFLEY	[Signature]		
TONY WESSINE	[Signature]		
PETER TRIFFITT	[Signature]		
WALL CERVERI	[Signature]		

To the General Manager,
Southern Midlands Council
71 High Street
OATLANDS TAS 7120
mail@southernmidlands.tas.gov.au

ATTN Mr T F Kirkwood

RE ACCESS TO CRAIGBOURNE DAM, COLEBROOK

Dear Mr Kirkwood,

I/we, the persons whose signatures and/or names appear on this document, refer to the advertisement placed in the Mercury Newspaper on Saturday, 1 December 2018 by the Southern Midlands Council at page 52 wherein the Council seeks public feedback on a proposal to close a section of Craighourne road.

I/we wish to express our vigorous opposition to this proposal and to any other proposal that would see public access to Craighourne Dam reduced or withdrawn or the rights of the public to full and free use of Craighourne Road denied.

Craighourne Road is a public road providing the only motor and pedestrian access to the publicly available areas at the North Eastern end of Craighourne Dam. These areas are enjoyed by a significant number of people for angling, bird watching, photography, picnics and other lawful activities. The north Eastern end of Craighourne Dam is the most sheltered part of the lake and provides gently sloping banks and shallow areas, ideal for young families or elderly persons to enjoy the space in safety. It provides the best shelter from the elements, the best scenery, greatest abundance of waterfowl and the best fishing areas anywhere on the dam.

The loss of access to these areas and the closing of the public Craighourne Road would extinguish the rights, not only of the respondents to this proposal, but to all past, present and future users of these facilities.

I/we believe that most of the incidents experienced by the landowner concerned are a direct result of their failure to properly fence their property, to deter unauthorised access.

I/we do not believe that a two week consultation period and advertising this issue in a single newspaper affords adequate opportunity for the public to learn of and respond to the proposal.

I/we reject the contention that the proposed closure of this road can in any way be considered a matter of Public Safety, or that its closure would constitute a Net Public Benefit, as required under Division 3, Part II – section 14 of the Local Government (Highways) Act 1982.

Reduction of access to Craighourne Dam will be damaging to the efforts of the Inland Fisheries Service to promote this lake as a tourism draw card which attracts significant numbers of both local and visiting anglers.

Elisa Lang

From: sue walker <swalker60@outlook.com>
Sent: Thursday, 13 December 2018 4:24 PM
To: Elisa Lang
Cc: SMC Mail
Subject: Craighourne Dam access

To the General Manager T F Kirkwood and Executive Assistant E Lang and other councillors of the Southern Midlands Tasmania, I wish to formally add my support to keeping both roads to CraighourneDam open all year to enable myself and family to enjoy this fishery. I have been a responsible angler for 40 years and have always cared for the surrounding areas I fish. My family and friends have been picking up Rubbish long before Clean Up Australia was introduced. I have lived on the mainland and now am a rate paying resident at White Beach 7184. Craighourne Dam is the closest place for recreational fresh water fishing and I still have to allow my budget and time off work to be able to travel to this water. I hope you will take my view into consideration when this is discussed at Council Meeting which I believe is scheduled for 23 January 2019

Thanks for the opportunity, kind regards Sue Walker email swalker60@outlook.com

Elisa Lang

From: David Nichols <d.s.nichols@bigpond.com>
Sent: Wednesday, 12 December 2018 4:37 PM
To: SMC Mail
Subject: Proposed closure of Craighourne Road

The General Manager
Southern Midlands Council
71 High Street Oatlands 7120

Dear Sir / Madam

I write to you to lodge my concern and protest at the consideration of closure of a section of Craighourne Road that provides access to the eastern side of Craighourne Dam. I suggest to you that this action is not in the public interest. I am a fly fisher that often accesses the calmer and more sheltered region of eastern Craighourne Dam from the shoreline and removal of public access to this area would be of detriment to myself and many other members of the general public.

I also bring your attention to the following points:

- Inland Fisheries supports the continued public access to the eastern side of Craighourne Dam.
- The eastern side of Craighourne Dam was guaranteed public access from when the Dam was constructed in 1986.
- From what I have read in the media, there appears no salient reasons to now restrict public access. While isolated cases of trespass or anti-social behaviour have apparently been reported in the area, this in itself appears insufficient grounds for revoking public access. If this were the case, for example, then Elizabeth Street Mall in the city would also face restriction of public access.
- The Mt Baines property, through which the section of Craighourne Road runs, was apparently purchased by new owners in 2017. At this time the purchasers would have been well aware of the public access entitlements. To now, within 12 months, attempt to extinguish this public access is suggestive of a premeditated attempt to disenfranchise the general public for the sole benefit of the property owners.

I look forward to news of the Council's deliberations on this issue.

Yours sincerely,

David Nichols
14 Travers Court Claremont 7011

Elisa Lang

From: PETER LEECH <pdleech@bigpond.net.au>
Sent: Thursday, 13 December 2018 10:15 AM
To: SMC Mail
Subject: Craighourn dam closure

To the
Council and Councillors,

I have read
your notice re the closing of Craighourne Rd.
with some misgivings. One has to query the reasoning behind the land
owners request after only being the tenant for a matter of weeks when the
previous owner/s have had no problems
for the time the dam has been open to fishing. If the road is closed it will
deprive a large number of fishermen an easy, safe area to spend a pleasant hour
or two in fresh air with the added possibility of catching a fish. A large
number of the people that use the facility are like me, suffering somewhat limited mobility
and the area is easily accessed with
nice safe shorelines. I would like you (the council to not close the road for
one person thus depriving many of a pleasurable pastime

Owned
by Tasmanian Irrigation Schemes Pty. Ltd.,

Craighourne
Dam lies about 50 minutes drive from

Hobart
and was created by damming of the Coal River

primarily
for irrigation storage. The dam covers an

area
of approx 200 ha when full. It is an important and

popular
fishery because of its close proximity to Hobart.

A
boat ramp located near the dam is available for those

wanting
to fish from a boat or to use a boat to access

the
eastern shore.

Recreational Fishery Management

Craigbourne
Dam is managed as a Family Fishery and is open to angling all year round.

Many
Regards

Peter
Leech

11
second Ave.

Dodges
ferry 7173

0428312646.

Elisa Lang

From: Paul Abbott <paul.writeangles@internode.on.net>
Sent: Thursday, 13 December 2018 9:47 AM
To: SMC Mail
Subject: submission re Craighourne access
Attachments: Submission regarding the proposed closure of public access road.docx

Please find attached my submission, as a concerned occasional user, regarding public access to the north-eastern area of Craighourne dam (in response to your advertisement in "The Mercury" of Saturday December 1).

Regards

Paul Abbott
15 Gardenia Drive, Huonville, TAS 7109
ph: (03) 6264 2462
mob: 0416 743 151

Submission regarding the proposed closure of public access road to the north-eastern area of Craighourne dam

The road in question is a public road.

The landowner with property adjoining the road has every right to keep uninvited people off his property.

The road itself is not his property – it merely abuts it.

The road is used (and has been used, since the creation of the lake in the early 1980s) by a significant number of anglers seeking peaceful recreation. They respect the private property by restricting their movements to the immediate lake shore, and do not by and large wander willy-nilly about it.

This lake provides an opportunity for anglers from greater Hobart to access a lake-fishing experience relatively close to home. It is the only lake that does so. The location at the dam end of the lake has some facilities for parking, and for both launching small boats and shore fishing. However, pedestrian access to much of the lake from that end is limited, due to the closure of access across the dam by Tas Water. The north-eastern end (the location in question here) is the only other point of public access.

I concede that there are undesirable elements in the community who do not respect the landowner's privacy, and who trespass and cause damage to his property. However, these are not the genuine anglers, of whom there are many: they are the local "bogans", of whom there are in fact few. In fact, there have been attacks made on the vehicles and property of visiting anglers, probably by the same undesirables, on occasions when the road has been closed at the existing gate and anglers have had to park there and walk to the lake.

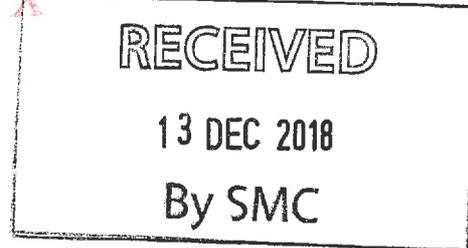
I submit that, rather than punishing a large number of law-abiding citizens by closing off the public access road to their recreation area, the council should suggest to the landowner that he fence his property on both sides of that road – just as any other property owner does. Then if unwanted incursions continue, he would have recourse to calling police to enforce the laws of trespass and damage to property – just as other landowners do.

The council, in order to facilitate this solution, might even consider helping the landowner to also set aside and fence off a suitable section near the lake where anglers can park safely and walk the shore: perhaps also Inland Fisheries (Angler Access program), MAST, Tas Water and/or other relevant bodies might assist with this.

Paul Abbott

Concerned occasional visiting angler.

To the General Manager,
Southern Midlands Council
71 High Street
OATLANDS TAS 7120
mail@southernmidlands.tas.gov.au



ATTN Mr T F Kirkwood

RE ACCESS TO CRAIGBOURNE DAM, COLEBROOK

Dear Mr Kirkwood,

I/we, the persons whose signatures and/or names appear on this document, refer to the advertisement placed in the Mercury Newspaper on Saturday, 1 December 2018 by the Southern Midlands Council at page 52 wherein the Council seeks public feedback on a proposal to close a section of Craighourne road.

I/we wish to express our vigorous opposition to this proposal and to any other proposal that would see public access to Craighourne Dam reduced or withdrawn or the rights of the public to full and free use of Craighourne Road denied.

Craighourne Road is a public road providing the only motor and pedestrian access to the publicly available areas at the North Eastern end of Craighourne Dam. These areas are enjoyed by a significant number of people for angling, bird watching, photography, picnics and other lawful activities. The north Eastern end of Craighourne Dam is the most sheltered part of the lake and provides gently sloping banks and shallow areas, ideal for young families or elderly persons to enjoy the space in safety. It provides the best shelter from the elements, the best scenery, greatest abundance of waterfowl and the best fishing areas anywhere on the dam.

The loss of access to these areas and the closing of the public Craighourne Road would extinguish the rights, not only of the respondents to this proposal, but to all past, present and future users of these facilities.

I/we believe that most of the incidents experienced by the landowner concerned are a direct result of their failure to properly fence their property, to deter unauthorised access.

I/we do not believe that a two week consultation period and advertising this issue in a single newspaper affords adequate opportunity for the public to learn of and respond to the proposal.

I/we reject the contention that the proposed closure of this road can in any way be considered a matter of Public Safety, or that its closure would constitute a Net Public Benefit, as required under Division 3, Part II – section 14 of the Local Government (Highways) Act 1982.

Reduction of access to Craighourne Dam will be damaging to the efforts of the Inland Fisheries Service to promote this lake as a tourism draw card which attracts significant numbers of both local and visiting anglers.

I/we consider that Council has been asked to deny the rights of a significant number of past, present and future beneficiaries of this facility which has been made available for public enjoyment since the Dam was constructed. It is being asked to do this for the benefit of a single landowner whose past and continued failure to adequately fence their private property is the primary cause of the 'problems' being experienced.

Elisa Lang

From: Karen Dudgeon
Sent: Wednesday, 12 December 2018 8:47 PM
To: Elisa Lang
Subject: Fw: access to Craighourne Dam

Just forwarding the emails I have received. You probably already have them.
 Karen

From: Brendon Leek <leekbrendon@gmail.com>
Sent: Wednesday, 12 December 2018 11:42 AM
To: Karen Dudgeon
Subject: Fwd: access to Craighourne Dam

----- Forwarded message -----

From: Brendon Leek <leekbrendon@gmail.com>
Date: Wed, Dec 12, 2018 at 11:22 AM
Subject: Fwd: access to Craighourne Dam
To: <ebatt@southernmidlands.com.au>

----- Forwarded message -----

From: Brendon Leek <leekbrendon@gmail.com>
Date: Mon, Dec 3, 2018 at 12:15 PM
Subject: access to Craighourne Dam
To: <mail@southernmidlands.tas.gov>

Dear Mrs Dudgeon

We are writing to you to submit our representation(as ratepayers) that vehemently oppose any decision to close or interfere with the access to Craighoure Dam via Craighroune Road to the public as it is public property run by the council and the edges of the dam is not owned by Mr Fraser Miller or any other land owners in the area.

Our family are rate payers to this council by owning a property on Link Road Colebrook and preserve the civil right to have access to this dam and the right to oppose any action by council etc that is not in our interest as ratepayers or the public interest.

Our family purchased our property on Link Road on the understanding that we would at all times have access to Craighourne Dam via Craighourne Road(Public road) for recreational actives in this beautiful place such kayaking(sheltered and safe)walking, bird watching and as licence anglers that we pay for every year for the pleasure of fishing in this spot which we do on a very regular basis.

We do not agree with the statement by council that this proposed road closure is in the public interest for safety reasons on the contrary it is a very safe place for recreational uses(the public) and their children. This North-East dam entry could also be a safe life saving congregation or gathering area in case of a bush

fire.

My uncle use to own Craighourne house on this road and i would stay there fishing and hunting as a youngster before the dam was built and continued to fish in this spot after the dam was built being some 30 years of access to my favorite fishing spot via Craighourne Road(public road) well before Mr Fraser Miller came along and before Mr Eaton.

We have heard a whisper that the reason the land owner wants to close this part of Craighourne Road is to build holiday or fishing chalets or my be a lodge for monitory gains at the cost of the public recreational uses of this place.

We have been fishing at this spot for well over 30 years and have not seen the public nuance acts reported by police and i would like to see these Police reports and of burn outs and wood theft on this fishing ground area not reports of burn outs that were on the Link Rd bitumen nearly 10 klm away from this recreational area (could be false news).

The only act i have heard of is the shooting of a shearing shed some 20 year ago and the shed is some distance from where the public fish etc, but we are aware that their are fools that visit all public places so these acts seem a bit far fetched.

Maybe the Council or Government or inland fisheries should purchase this little pastel of land of Mr Fraser Miller if he is so concerned about the public recreational uses and that would solve his problems and the public.

This would not cost very much as it is only about 10 acres out of Mr Millers Mt Bains property of over 2000 acres which includes large dam frontage so his intentions of closing this road seem to be driven by greed.

Their is to much of taking public land away from the public going on and has to be stopped and not all anglers are bogan's as stated by some in self interest.

We hopes this submission will help the Southern Midlands Council to enforce common sense in this matter for ratepayers and public interest.

Kind regards

Brendon and Tanya Leek and the Leek Family.

Elisa Lang

From: Karen Dudgeon
Sent: Wednesday, 12 December 2018 8:46 PM
To: Elisa Lang
Subject: Fw: Proposed closure of Craighbourne Road, colebrook
Attachments: John Brose Letter to Southern Midlands Council.docx

From: Ceri <JohnCeriBrose@hotmail.com>
Sent: Wednesday, 12 December 2018 4:43 PM
To: SMC Mail
Cc: Alexander Green; ebatt@southernmidlands.com.au; abantick@southernmidlands.com.au; abisdee@southernmidlands.com.au; Karen Dudgeon; Rowena McDougall
Subject: Proposed closure of Craighbourne Road, colebrook

Dear sir

Please find attached a letter regarding the proposed closure of Craighbourne Road, Colebrook.

I do hope our new council can work hard to undo this terrible decision made by the former council. The secretive way that this issue has been handled, by the former council, seemingly only exposed once they were asking if it is legal to close the road, with no community consultation is a disgrace.

I would very much like a response (a hard copy of my letter is to follow)

Regards

John Brose.

Sent from [Mail](#) for Windows 10

Elisa Lang

From: Karen Dudgeon
Sent: Wednesday, 12 December 2018 8:48 PM
To: Elisa Lang
Subject: Fw: Proposal to close section of Craighourne Road

Another one

From: Andrew Caddle <ac@andrewcaddle.com>
Sent: Friday, 7 December 2018 3:25 PM
To: Alexander Green; abantick@southernmidlands.com.au; ebatt@southernmidlands.com.au; Karen Dudgeon; Rowena McDougall; abisdee@southernmidlands.com.au
Subject: Proposal to close section of Craighourne Road

Dear Councilor,

I refer to the Advertisement which Council placed in 'The Mercury' newspaper on Saturday December 1, seeking written submissions from the public regarding a proposal to close a section of Craighourne Road.

I note that at its October meeting the Council passed a motion moved by (now) Mayor Green and seconded by Clr Campbell, to simply close the road without consultation. At its November meeting, Council passed a motion (moved by Clr Batt and seconded by Clr Bisdee) that public consultation be sought prior to proceeding further with this matter.

As you may be aware, I have created a Facebook page in order to circulate information about this issue to members of the community. The response and level of community interest has been overwhelming. This issue has generated a great deal of interest amongst the community. The page can be accessed at:

[https://www.facebook.com/Craighourne-Dam-Access-Under-Threat-261289561212810/?modal=admin todo tour](https://www.facebook.com/Craighourne-Dam-Access-Under-Threat-261289561212810/?modal=admin_todo_tour)

As newly elected or reelected leaders within our community, we would be very grateful if you could share your views on this matter, which is currently before Council.

Specifically:

do you support the road closure, as mooted in the advertisement;

are there any issues which you feel the public should be aware of in considering their submissions, and;

What is your vision of an ideal outcome.

Given that Council has afforded only a very short period for us to disseminate information, prepare and submit our submissions we'd appreciate a prompt response to this email.

You may either respond to this email directly, in which case I will post an unaltered copy on my page, or you can post on the page directly on the link provided.

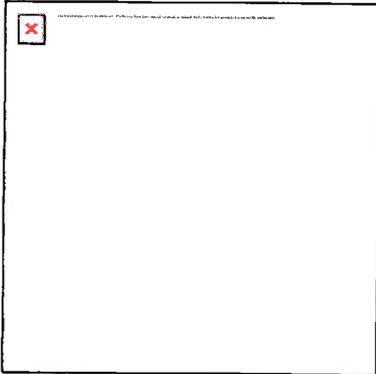
I am sorry that we can't afford to be patient in waiting for a response but you will appreciate that it is Council who has set the time frame.

Thank you for your attention to this request,

Andrew Caddle

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>



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Join 435 million others and get award-winning free antivirus for PC, Mac & Android. Surf safely & privately with our VPN. Download Avast today!

Elisa Lang

From: Ivan Gavlek <ltcgavlek@gmail.com>
Sent: Wednesday, 12 December 2018 10:42 AM
To: Elisa Lang
Subject: Re: Access to Craighourne Dam

Just an additional argument for my opposition to restricting access to the dam.

I have lived and chosen to live for years in a neighborhood where the so called 'bogans' raced up the street, did burnouts, argued. I chose the area and didn't go about restricting access to my street. The police did their job and we helped by noting vehicle rego numbers. The area is now gentrified.

There are people who choose to live in a noisy city or next to an airport and then proceed to complain. No one made them live where they chose to live. They need to change their expectations.

I recognise that no one has to put up with loutish behaviour. To me, its just a matter of identifying and reporting people who behave badly to the police. With todays relatively cheap technology a remotely accessed camera, running on solar and battery, could be placed in the problem area to help assist identifying problem people. I'd help group finance such an installation.

What we don't do is punish everyone or reward the priviledge few because of a few people doing the wrong thing. That's reactive politics!

Regards,

Ivan

On Wed, 12 Dec. 2018, 10:04 Elisa Lang <elang@southernmidlands.tas.gov.au> wrote:

Good morning

Thank you for your feedback. Please be advised that this matter will be further considered by Council at their January meeting scheduled for 23rd January 2019 at Campania Hall, commencing at 10.00 a.m.

Council will be in a position to advise further following this meeting.

Kind Regards

Elisa Lang

Executive Assistant

Southern Midlands Council

ph 03 6254 5004 **fax** 03 6254 5014

email elang@southernmidlands.tas.gov.au

web www.southernmidlands.tas.gov.au

From: Ivan Gavlek <lvcgavlek@gmail.com>
Sent: Tuesday, 11 December 2018 6:28 PM
To: SMC Mail <mail@southernmidlands.tas.gov.au>
Subject: Access to Craighourne Dam

Hello,

I am opposed to the proposed restriction of public access to Craighourne Dam. I use the dam recreationally. It is ideal for standup paddle boarding.

This dam has been available for public access for quite a long time, it should not be locked up for the privileged few.

In reference to attached notice photo.

Ivan Gavlek

lvcgavlek@gmail.com

0407344356



This email has been checked for viruses by AVG antivirus software.
www.avg.com

Elisa Lang

From: Sam Foster <samuel.foster@utas.edu.au>
Sent: Wednesday, 12 December 2018 7:56 AM
To: SMC Mail
Subject: Craighourne Dam access

Dear Mr Kirkwood

As an avid fisher who has appreciated the access to Craighourne Dam, I strongly oppose any change to access to the dam via the public road.

If the new landowner is having trouble with people trespassing, they are within their rights to fence their property according to the Boundary Fences Act 1908 under Tasmanian Legislation. In fact, they have a duty of care to prevent stock from wandering onto a public road.

Other alternatives could be better (professional quality) signage, indicating private property greater than 6 meters either side of the road, reduced speed limits and signage indicating private property.

Closing the public road access to the dam due to complaints by the new owner is reminds me of people who move in next to a music venue, complain about the noise and shut it down leading to loss of a facility enjoyed by the community.

Please reconsider the closure of Craighourne Road and work with the landowner(s) to retain this amenity for the community.

Regards,
Sam Foster
76 Campbell St
Kingston, Tasmania 7050.

University of Tasmania Electronic Communications Policy (December, 2014).

This email is confidential, and is for the intended recipient only. Access, disclosure, copying, distribution, or reliance on any of it by anyone outside the intended recipient organisation is prohibited and may be a criminal offence. Please delete if obtained in error and email confirmation to the sender. The views expressed in this email are not necessarily the views of the University of Tasmania, unless clearly intended otherwise.

Elisa Lang

From: Philip <philipmorrell62@y7mail.com>
Sent: Tuesday, 11 December 2018 5:07 PM
To: SMC Mail
Subject: Craighourne dam access

Dear sir / madam .

Please be advised that we object to said proposal regarding the public road closure to Craighourne dam .

It is very important that public access for the general population be continuously afforded to,all public owned amenities so that the public can continue to enjoy the amenities they own and for their own continuing well being . The owners of the adjoining property in this case have purchased their property in the full knowledge that there is a public road traversing through their property .It doesn't therefore seem unreasonable for them to be subjected to continuation of public access through and on this road providing the road is used by the public as it was originally intended .

Should public access rights be abused by some members of the public over and above what would be considered as normal historical behaviour then we believe it's important that restrictions on access be employed into,the future to,ensure the landowners security .

It may be appropriate that security facilities be provided into the future and that the cost of these may need to be born by the landowners and the users of the road in question .

This seems to be a most equitable way of allaying the fears of all concerned without draconian council intervention that favours one group over another .

Thank you for your considerations on this matter .

Philip

Sent from my iPad

Elisa Lang

From: Andrew <brooksandy.melb@gmail.com>
Sent: Tuesday, 11 December 2018 5:58 PM
To: SMC Mail
Subject: Craigbourne Dam Access - do not close public access

Hello

As a landsurveyor and a visitor to Tasmania for recreational purposes I do not agree with the proposal to close public access to craigbourne dam.

This seems to be a vialation of title and access rights given by the crown?

Can you please reconsider your decisions and keep access as given.

Regards

Andrew Brooks

Elisa Lang

From: adrian@tanner.id.au <adrian.tanner@iinet.net.au> on behalf of adrian@tanner.id.au
Sent: Tuesday, 11 December 2018 6:00 PM
To: SMC Mail
Subject: Craighourne Road Closure

Attn: TF Kirkwood, General Manager, Southern Midlands Council

I would like to register my objection to the closure of Craighourne Road. I have used this road in the past to access the lake for fishing and I intend to use it in the future for the same purpose. The lake at the Craighourne Road end provides better fishing than other parts of the lake and the area is not readily accessible (other than by boat) if the road is closed.

As noted in the Council agenda (24 October 2018) the land owner has not attempted to control access to their land using fencing. It would seem to me that before stopping public access and reducing the public benefit of the road that the land owner should first undertake reasonable efforts to control access by fencing the land.

On a question of procedure, the Local Government (Highways) Act sets out the procedure for closing a road and the current public consultation process does not comply with the Act. I understand that Council may want to gauge public opinion before making a decision but it is clear from the meeting minutes for 24 October 2018 that Council has resolved to close the road, albeit there was some question as to how the decision could be justified.

If Council later seeks to follow the procedure in the Act and readvertises the proposal then it is highly likely that the public will be disenfranchised. This occurs as (1) submissions made as part of this process cannot be considered in the formal process (2) the public, most likely will not understand that they need to resubmit their objections and consequently they would not be considered in a formal process.

Thankyou for considering my submission.

Adrian Tanner

Elisa Lang

From: Ivan Gavlek <ltcgavlek@gmail.com>
Sent: Tuesday, 11 December 2018 6:28 PM
To: SMC Mail
Subject: Access to Craighourne Dam
Attachments: 20181211_181433.jpg

Hello,

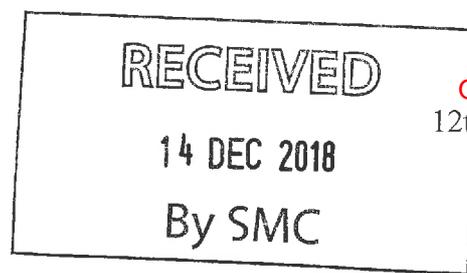
I am opposed to the proposed restriction of public access to Craighourne Dam. I use the dam recreationally. It is ideal for standup paddle boarding.

This dam has been available for public access for quite a long time, it should not be locked up for the privileged few.

In reference to attached notice photo.

Ivan Gavlek
ltcgavlek@gmail.com
0407344356

Southern Midlands Council
PO Box 21
Oatlands TAS 7120



OBJECTS CLOSURE
12th December 2018

Access to Craighourne Dam, Colebrook (north-eastern access)

Attention: The General Manager

I am writing this email in response to the advertisement from the Southern Midlands Council (SMC) placed in the Mercury Newspaper, Government Notices section on 1/12/18, **to express my concern and opposition to the proposal by the adjacent land owner to have this north-eastern access closed to public use.**

I am a regular user of the Craighourne Dam and would mostly use this north-eastern access to launch my kayak or shore fish this more sheltered end of the dam.

I have previously contacted the SMC, the Inland Fisheries Service (IFS) and the Anglers Alliance (AA) regarding this matter, as I had once found the 'Anglers Access' gate to be locked and access denied.

I, and many other fishers would be very disappointed if the north-eastern access is permanently closed and do not believe it to be in the interests of the general public for the following reasons.

- Safety: The lake needs two access points for emergency service as the south-western boat ramp area can be very rough for boats to launch and retrieve in various weather conditions.
- The north-eastern shoreline is a picturesque area and is suited to fly fishing, shore wading and kayaking for persons of all abilities as the shoreline is evenly graded and it is the more sheltered end of the dam.
- The dam is open all year round as a public fishery unlike most other trout fishing lakes.
- Access to the dam by the public for fishing and other recreational use was a condition of the construction agreement when this section of the Coal River Valley was dammed by Tasmanian Irrigation Scheme P/L.
- It is an important and popular fishery as it is only 50-minute drive from Hobart and surrounding suburbs.
- The dam's fishery is managed by the IFS as a family friendly facility and stocked heavily each season to provide opportunities to all Tasmanians to catch Trout and Atlantic salmon of trophy sizes.
- The dam's low elevation often means it generally has more friendly weather conditions than the highland lakes.

I'm a firm believer in the right of access by the public, but I also see the need for land owners to protect their properties.

Maybe a standard stock fence along the access road to the dam's shoreline would placate the adjacent land owners concerns regarding unwarranted access to his property.

I for one would be willing to donate towards the funding of a stock fence as I'm sure many others would also be willing to contribute through the IFS and AA networks.

Please keep this roadway to the Craighourne Dam a public right of way.

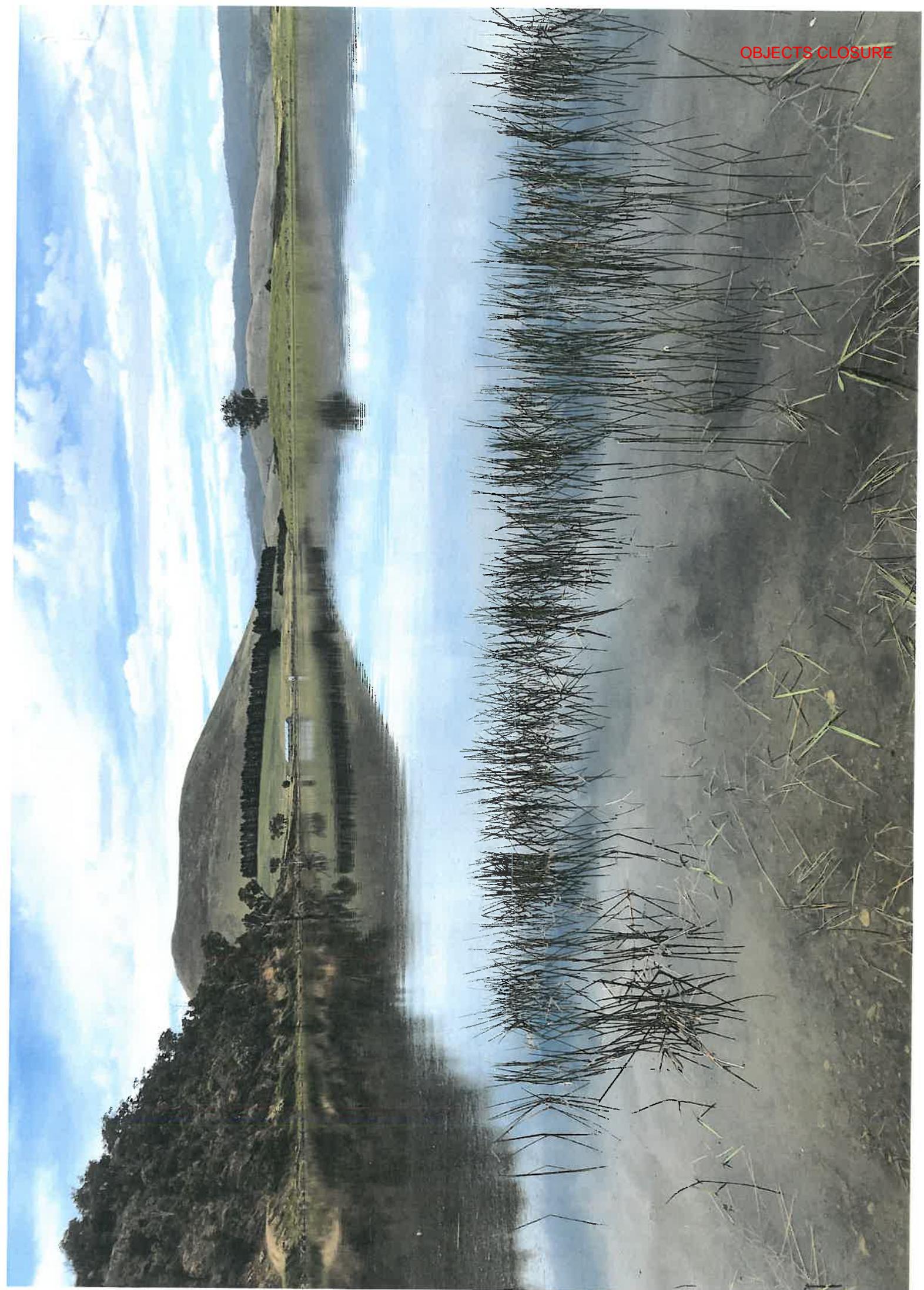
FYI - See attached photos from recent fishing trips to this area.

Yours sincerely

Paul Curry
Manager / Project Manager
RCCC Civil Contracting







Elisa Lang

From: Karen B <karenleane@hotmail.com>
Sent: Tuesday, 11 December 2018 3:16 PM
To: SMC Mail
Subject: Proposal to close access to the eastern side of Craighourne Dam

Dear General Manager,
Proposal to close access to the eastern side of Craighourne Dam

I wish to object to the permanent closure of a section of Craighourne Road that provides access to the eastern side of Craighourne Dam.

Firstly, I wish to state that as land owner myself I can fully understand the frustration of the current land owners. The road that leads to my home further leads to forestry properties whereby forestry employees and other road users frequently litter the road side, which I have to collect or leave looking like a garage tip.

I can image that some of the road users of Craighourne Road are doing the same and worse, which is intolerable and needs to be addressed.

Though, I sympathise with the owners, I object to the closure of any public areas.
Sadly, allowing this we would be setting a precedent to close further public areas in the future.

Instead of closing the road, the council should consider imposing restrictions such as:

- No drinking - this would stop foolish behaviour
- No littering - provide more council bins, which are emptied regularly
- Restrictive hours for non residence, such as 9am to 5pm
- 20-40km hour driving limit
- Life Bans on repeat offenders

Thank you for your consideration.

Karen Brown
Huonville TAS

Sent from [Outlook](#)

Elisa Lang

From: Kai Heron <kaiheron@y7mail.com>
Sent: Tuesday, 11 December 2018 12:52 PM
To: SMC Mail
Subject: Craigbourne dam

Hi I'm writing to object to the closure of the eastern side of the craigbourne dam. Leave it open please.
Sent from my iPhone

Elisa Lang

From: Roger Butler <roger@redtagtrout.com>
Sent: Tuesday, 11 December 2018 11:49 AM
To: SMC Mail
Subject: Proposed closure of Craighourne Rd from Links Rd

The General Manager
Southern Midlands Council
71 High Street,
Oatlands. TAS. 7120

Dear Mr. Kirkwood, Re: Proposed closure of Craighourne Rd via Links Rd.

As a trout fisher for over 50 years, regular user of Craighourne Dam as a fly fishing venue in the past and a land owner of the Southern Midlands Council since the mid '80's, I wish to table my objection to the above proposed road closure.

There is no doubt that the access to the N/E corner of the dam via this existing road is vital for shore-based fishers, single anglers, small parties and family groups. It is well protected from many wind directions and enables safe wading for those who do not own boats.

The Dam is also a year round water, regularly stocked and managed by IFS, close to Hobart for easy / short travel visits. Over the year it would be a highly fished water and would be expected bring added revenue to the shop in Colebrook as anglers have to travel to the dam via the town when accessing that road.

With the added increase in trout fishing popularity bound to be generated by the World Fly Fishing Championships in 2019 being held in Tasmania, it would be counter productive to close off this valuable trout fishery access.

I urge the council to work with the landholders involved to keep this access open.

Kinds regards,

Roger

=====

Roger Butler - owner / operator

Red Tag Trout Tours

M; 0419 348 070 - 'ph (03) 6229 5896

E; roger@redtagtrout.com

W: www.redtagtrout.com

Tasmanian Tourism Industry accredited

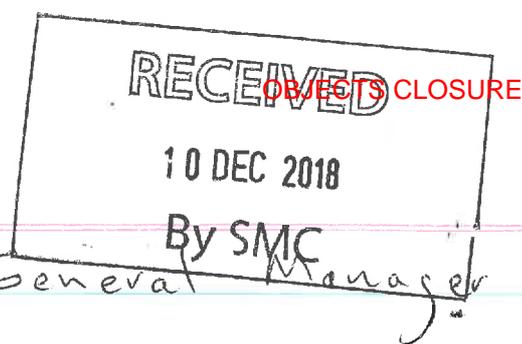
President & Treasurer Trout Guides & Lodges Tasmania Inc.



Virus-free. www.avast.com

1/3

133303



For the attention of the General Manager
Southern Midlands Council.

T. F. Kirkwood

SCANNED

Dear Sir / Madam.

I refer to the Government Notice, Mercury Saturday December 1 2018 regarding Access To Craighourne Dam, Colebrook.

My name is Anthony Benson I am an aged pensioner I reside at 24 Killarney Road Bridge water, Brighton Municipality.

I have been fishing this water for well over a decade now, with no problems in all that time other than access in recent times.

On occasions I have had friendly discussions with past stock managers, one suggested that I might like to camp on site I did not take up the offer, perhaps I should have?

Approximately two seasons ago I attempted to access the area via the farm gate at the river end of the dam on a public road only to discover that the gate that crosses a public road had been locked denying access. I rang Mr Neil Morrow, Project Manager Anglers Access, Inland Fisheries Service.

Mr Morrow explained that an issue had arisen with the new owner and he was working to resolve the matter.

The next time that I returned to the area the gate was unlocked.

Some weeks later when I revisited the area, the gate was again locked across the public road denying access, so I rang the Southern Midlands Council. I was unable to speak to the General Manager but was put through to the workshop area. I was informed by a gentleman in charge that the council were going to resurvey the road and address the issue of access to this public road.

When I next visited the area via the public road I discovered that the gate was unlocked and that the locking mechanism had been removed.

I have met many licensed anglers during my visits to the dam area (both ends) and I must say that I have not witnessed one occasion where anyone has abused the privilege of being given access to the area.

Currently the majority of anglers fishing at Craig Bourne Dam appear to be aged pensioners like myself.

We find the dam to be an excellent place to meet and relax and fish, particularly given that the water is open to fishing all year round.

If there is a problem or issues being experienced by adjacent landowner(s) and issues of public safety I seriously doubt that they involve licensed anglers.

Further, I believe that it certainly would not be in the public(s) interest to permanently close this public road as requested to council.

Closure of this public road would deny licensed anglers that do not have a boat complete access to the river end of the dam waters.

If the public road was permanently closed nothing would stop the land owner from selectively allowing access to fishing, via a public road whilst denying all others.

I also fear that a major precedent could arise regarding similar access throughout the state if Council agreed to this request.

A R Benson 4th December 2018

Elisa Lang

From: Timothy Kirkwood
Sent: Sunday, 9 December 2018 9:16 AM
To: Elisa Lang
Subject: FW: Craighourne Dam access

From: Alexander Green <agreen@southernmidlands.tas.gov.au>
Sent: Friday, 7 December 2018 6:45 PM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: Fwd: Craighourne Dam access

FYI

Sent from my iPhone

Begin forwarded message:

From: Kerry Bradley <kerrybradley@icloud.com>
Date: 7 December 2018 at 5:32:31 pm AEDT
To: agreen@southernmidlands.tas.gov.au
Subject: Craighourne Dam access

Dear Mayor

Good afternoon

I am writing this to address my concern and disapproval regarding the access being closed to the road leading to the popular fishing area known as Brandy Flats, the top end of Craighourne Dam

I suffer from a disability and this area gives me great enjoyment fishing there

There are places where I can access near the boat ramp but I find at times this is too crowded so I go to Brandy Flats where the access is suitable for me and my fishing mate who has a walking disability

I think this move to bar access is wrong and very unpopular with fisherman and this public access via this road should not be changed

Kind regards

Kerry Bradley

Elisa Lang

From: victor7@bigpond.com
Sent: Tuesday, 11 December 2018 8:12 AM
To: SMC Mail
Subject: Road Closure Craighourne Dam

I read an item on ABC news on the closure of a public road to Craighourne Dam. The same process is going on here in NSW where the State Govt is selling public roads to land holders many of the roads are little used but allow access to rivers and dams. With increasing population it is vital the public continues to have access to areas for recreation. Fishing offers one of the best health and wellbeing benefits and should be encouraged. The easy answer is to have the property owner fence the road to protect their property.

Victor Riley
63 Underwood Road
Forster NSW 2428



Virus-free. www.avg.com

Elisa Lang

From: Geoff White <kayandgeoff09@bigpond.com>
Sent: Friday, 7 December 2018 1:43 PM
To: SMC Mail
Subject: Craigebourne dam Road

I should like to raise my concerns about the recent proposal to close the road into the eastern end of Craigebourne dam.

I feel it would be rather inconvenient for many anglers who traditionally fish that end of this water.

As a previous land-owner I can understand that there may be various problems associated with keeping it open however

if anglers comply with various restrictions there should not be a problem.

There must be adequate signage stating things like rubbish removal,,closing of gates..staying on proper roads etc.

If anglers do the right thing ,as most will, there should not be a problem with keeping the road open.

I sincerely hope that this may be the case.

Tight lines to all.....Geoffrey White 41 Cosgrove Drive Richmond Tas.

Elisa Lang

From: Brooks, Leslie SGT <leslie.brooks@defence.gov.au>
Sent: Friday, 7 December 2018 12:32 PM
To: SMC Mail; ac@andrewcaddle.com
Subject: FW: Pro forma submission to Southern Midlands Council [SEC=UNCLASSIFIED]
Attachments: SAAY26761.d18120712260.pdf

UNCLASSIFIED

Sir/Ma'am

Please find attached a petition against the closing of access to Craighourne Dam.

Regards

Leslie Brooks
SGT
OPS SGT
2 FSB 44 TPT SQN
Tel: 03 6424 2981
Mob: 0410319673



IMPORTANT: This email remains the property of the Department of Defence and is subject to the jurisdiction of section 70 of the Crimes Act 1914. If you have received this email in error, you are requested to contact the sender and delete the email.

From: Andrew Caddle
Sent: Thursday, 6 December 2018 6:45 PM
To: Brooks, Leslie SGT
Subject: Pro forma submission to Southern Midlands Council

To the General Manager,
Southern Midlands Council
71 High Street
OATLANDS TAS 7120
mail@southernmidlands.tas.gov.au

ATTN Mr T F Kirkwood

RE ACCESS TO CRAIGBOURNE DAM, COLEBROOK

Dear Mr Kirkwood,

I/we, the persons whose signatures and/or names appear on this document, refer to the advertisement placed in the Mercury Newspaper on Saturday, 1 December 2018 by the Southern Midlands Council at page 52 wherein the Council seeks public feedback on a proposal to close a section of Craighourne road.

I/we wish to express our vigorous opposition to this proposal and to any other proposal that would see public access to Craighourne Dam reduced or withdrawn or the rights of the public to full and free use of Craighourne Road denied.

Craighourne Road is a public road providing the only motor and pedestrian access to the publicly available areas at the North Eastern end of Craighourne Dam. These areas are enjoyed by a significant number of people for angling, bird watching, photography, picnics and other lawful activities. The north Eastern end of Craighourne Dam is the most sheltered part of the lake and provides gently sloping banks and shallow areas, ideal for young families or elderly persons to enjoy the space in safety. It provides the best shelter from the elements, the best scenery, greatest abundance of waterfowl and the best fishing areas anywhere on the dam.

The loss of access to these areas and the closing of the public Craighourne Road would extinguish the rights, not only of the respondents to this proposal, but to all past, present and future users of these facilities.

I/we believe that most of the incidents experienced by the landowner concerned are a direct result of their failure to properly fence their property, to deter unauthorised access.

I/we do not believe that a two week consultation period and advertising this issue in a single newspaper affords adequate opportunity for the public to learn of and respond to the proposal.

I/we reject the contention that the proposed closure of this road can in any way be considered a matter of Public Safety, or that its closure would constitute a Net Public Benefit, as required under Division 3, Part II – section 14 of the Local Government (Highways) Act 1982.

Reduction of access to Craighourne Dam will be damaging to the efforts of the Inland Fisheries Service to promote this lake as a tourism draw card which attracts significant numbers of both local and visiting anglers.

I/we consider that Council has been asked to deny the rights of a significant number of past, present and future beneficiaries of this facility which has been made available for public enjoyment since the Dam was constructed. It is being asked to do this for the benefit of a single landowner whose past and continued failure to adequately fence their private property is the primary cause of the 'problems' being experienced.

Elisa Lang

From: Adrian Pickin <Adrian.Pickin@tasnetworks.com.au>
Sent: Friday, 7 December 2018 10:42 AM
To: SMC Mail
Subject: Access to Craighourne Dam

Dear General Manager

Response to public notice: Access to Craighourne Dam, Colebrook

My name is Adrian Pickin, my wife Shauna and I live in Greater Hobart and Craighourne Dam is the closest fishing dam in Southern Tasmania.

We are totally opposed to the closure of any the section of Craighourne Road, Colebrook to the dam. This access point cannot be reached from the other access point, as many people don't own a boat.

I trust the locked gate we sometimes encounter and we have to turn around will be removed. Perhaps the guilty party should be charged with denying public access

There are many effective cattle grates which can be used to avoid escaping life stock if that's the issue.

Whilst we are not residence in Southern Midlands municipality we are frequent visitors, and spend dollars within your local community as do visiting tourists to the area.

We fish quite regularly at the dam, trying to catch a trout, maybe a salmon and perhaps the odd eel or redfish. Due to its proximity when we have family visiting from the mainland we will quite often visit the dam as it's a safe fishing area

This particular dam has all year round open access, which brings into your area, your region valuable local economic and social benefit

The area and the dam area is a great, safe location; ideal for children, young and old people, many who don't have boats to enjoy great activities.

To deny public access to north-east end of the Dam, to a public asset is not logical nor justified. The dam is perhaps a fishing icon, one of few all year round fishing dam accessible in the state.

The public notice indicates the adjacent landowner(s) are experiencing issues and an issue of public safety has been raised?

We have not once experienced any safety issues.

The road is reasonably maintained and safe to use, if speed is an issue one or two signs could be considered

If there is a perceived risk of livestock and vehicle interaction, then may the landowner should put in a fence, after all I have to fence my property (at my expense) to protect my animals.

In all the years we have been fishing there, we have not once felt or seen anything that could be considered a public safety risk.

If and I would stress it's a big if, if landowners are experiencing littering then perhaps a few more rubbish bins could be installed.

If there is a perceived trespassing on private property, then current laws are in place to manage this, and additionally clearly marked boundary can help.

If there is a suggestion of illegal activity going on, there are laws already in place to deal with those; illegal dumping etc.

Remember, stopping lawful people from accessing a public water way, because of a perceived issue is inappropriate and one has to question the landowners motives.

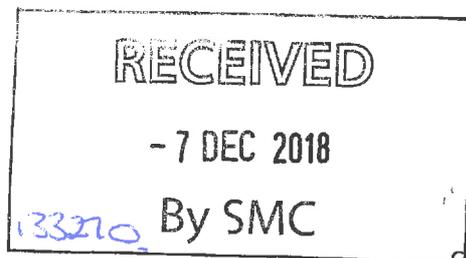
With so many fishing people who attend the area for fishing I am sure if requested and if anything is noticed we would all report any alleged offences.

I strongly suggest to the Council to take into account the value Craighourne Dam brings into the area and works constructively to keep the road access open all year round.

Warm Regards

Adrian & Shauna Pickin
26 Mason Street
Claremont
Mob: 040 990 4435

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SCANNED OBJECTS CLOSURE

Calum McKinnon
1/7 Lower Domain Rd
Queens Domain, 7000
calum.mckinnon@outlook.com

4 December 2018

The General Manager,

I am writing to express my objection to the proposed permanent closure of Craighourne Road from No.32 Craighourne Road through to the Dam.

The use of Craighourne Dam as a recreational fishery is enjoyed by many in Southern Tasmania. In fact, the Dam's use as a recreational fishery is encouraged by the State Government through stocking of fish through the Inland Fisheries Service.

The closure of the Road would severely impact recreational fishing access, particularly for those people who do not fish from a boat.

It is unclear why the interest of a small number of landholders should take precedent over the interest of a large number of recreational fishers in Southern Tasmania to use and enjoy Craighourne Dam.

I hope that you will reject the application to close the road. The encroachment of private interests on public areas is unfortunately all too common in Tasmania at the moment. I hope that the Southern Midland Council can resist this and recognise the value of continuing to encourage and support recreational fishing in Southern Tasmania.

I have also written to the Minister for Local Government, The Minister for Sport and Recreation, the Minister for Primary Industries and Water and the Minister for Tourism, Hospitality and Events to voice my concern at the closure.

Regards,

A handwritten signature in black ink, appearing to be "CMK".

Calum McKinnon

Elisa Lang

From: Carlo Di Falco <carlo.difalco@bigpond.com>
Sent: Tuesday, 4 December 2018 9:08 PM
To: SMC Mail
Subject: Access to Craigbourne Dam, Colebrook

To Whom it may concern

This is a preliminary submission since there is no clear delamination of the issues or danger to public safety. Does closing the road mean that no one, not even the landowners or residents of any potential development can access the area?

I live on an unsealed road in Forcett and my road hosts numerous B double truck movements a day, a quarry and brooder sheds. Every so often a vehicle is set alight or dumped on the road. Quite often the road is subject to hooning.

I often pick up rubbish dumped by passing drivers while I am walking my dog.

Occasionally I hear gun fire from the road. While this is less than ideal, it is all part and parcel of living in a rural area.

This is certainly not a reason to shut access to one of the closest trout fishing areas to Hobart.

A number of people have contacted our party upset that areas that they have accessed for years could be closed to them.

Fishers and other water users have slowly but surely been squeezed out of many of their other traditional fishing spots due to "public safety" concerns.

The Shooters, Fishers and Farmers Party is concerned recreational opportunities are being decreased on what appears the say so of one or two residents.

Would it be possible to clarify the issues referred to in the public notices.

Regards
Carlo Di Falco
Committee Member
Shooters, Fishers and Farmers Party

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Sir,

I wish to make representation against the proposed closure of access to Craighourne Dam via the north-eastern section of Craighourne Road.

This is the only public access to the eastern side of the dam and has been used and respected by anglers for shore based fishing, kayakers, picnickers and families for over 30 years since the construction of the dam.

The dam is open all year round, is close to many residential areas, and has generally warmer weather than the highland lakes and the Inland Fisheries regularly stock the dam with trout and salmon.

The dam is a recreational asset to the people of the Southern Midlands municipality and Tasmanians in general and access should be maintained for all, not the benefit of a few.

Please do not close Craighourne Road.

Yours sincerely,

P Barrow

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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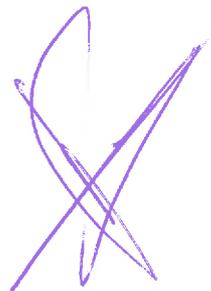
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Please do not close Craighourne Road.

Yours sincerely,

RICK WILTON

632 MAIN RD R+LN DASSON



General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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Please do not close Craighourne Road.

Yours sincerely,

Cassandra Shearer

 Unit 2/13 Queen Anne Street Oatlands
7120

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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Please do not close Craighourne Road.

Yours sincerely,

LISA GOSS *L. Goss*
67 Stanley St
Oatlands Tas 7120

0447567900

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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Please do not close Craighourne Road.

Yours sincerely,

[Handwritten signature]

Charles Albertini

*60 High St
Oatlands*

7/1/20

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Sir,

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Please do not close Craighourne Road.

Yours sincerely,

Caroline Wilcott.

29 Stanley St
Oatlands
Cmwilcott

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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Please do not close Craighourne Road.

Yours sincerely,



CRAIG SMITH

48 Wattle Hill Rd
Tunnack



JUNE SIMPSON

48 Wattle Hill Rd
Tunnack

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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Please do not close Craighourne Road.

Yours sincerely,

Liam + Marion Carroll
170 FOREST RD
RHYNDASTON 7120

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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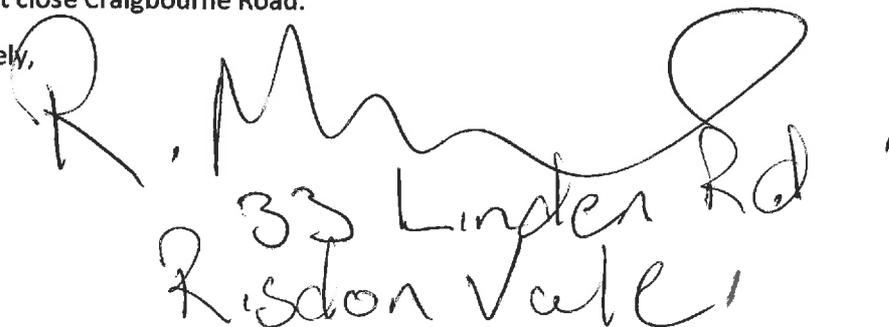
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Please do not close Craighourne Road.

Yours sincerely,



R. M. M.
33 Lindler Rd
Risdon Vale

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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Yours sincerely,


STEVEN RANSLEY
29 WOORIDGE RD
RHYNDASTON

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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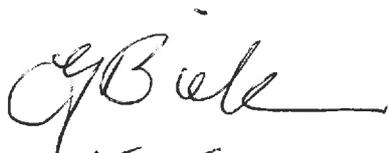
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Yours sincerely,


15 Snowgum Drive
Snug Tas. 7054 .

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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Yours sincerely,



Cameron Scott
374 wattle hill rd
Tunnack

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

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I wish to make representation against the proposed closure of access to Craighourne Dam via the north-eastern section of Craighourne Road.

This is the only public access to the eastern side of the dam and has been used and respected by anglers for shore based fishing, kayakers, picnickers and families for over 30 years since the construction of the dam.

The dam is open all year round, is close to many residential areas, and has generally warmer weather than the highland lakes and the Inland Fisheries regularly stock the dam with trout and salmon.

The dam is a recreational asset to the people of the Southern Midlands municipality and Tasmanians in general and access should be maintained for all, not the benefit of a few.

Please do not close Craighourne Road.

Yours sincerely,

Brad Wickham

1060 Rhyndaston RD
Stonoe

B. Wickham

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Sir,

I wish to make representation against the proposed closure of access to Craighourne Dam via the north-eastern section of Craighourne Road.

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Please do not close Craighourne Road.

Yours sincerely,

M. Williams
9 Penguin Drive
7010

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Sir,

I wish to make representation against the proposed closure of access to Craighourne Dam via the north-eastern section of Craighourne Road.

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Please do not close Craighourne Road.

Yours sincerely,

Annertie Wilton
632 main Rd.
Rhyndaston 7120
A. Wilton

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Sir,

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Please do not close Craighourne Road.

Yours sincerely,

Meriki Wilton
632 Main Road
Rhyndaston 7120


General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Sir,

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Please do not close Craighourne Road.

Yours sincerely,

D. Goss

Darren Goss

2237 main Rd
Tunnack 7120.

General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Sir,

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The dam is a recreational asset to the people of the Southern Midlands municipality and Tasmanians in general and access should be maintained for all, not the benefit of a few.

Please do not close Craighourne Road.

Yours sincerely,

Geoff McSeath.
9 Gay St
Oatlands 7120


General Manager
Southern Midlands Council
71 High Street
Oatlands 7120

Dear Sir,

I wish to make representation against the proposed closure of access to Craighourne Dam via the north-eastern section of Craighourne Road.

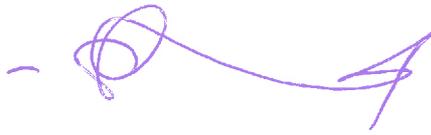
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The dam is open all year round, is close to many residential areas, and has generally warmer weather than the highland lakes and the Inland Fisheries regularly stock the dam with trout and salmon.

The dam is a recreational asset to the people of the Southern Midlands municipality and Tasmanians in general and access should be maintained for all, not the benefit of a few.

Please do not close Craighourne Road.

Yours sincerely,

Denise Borwick - 
26 Church St
Oatlands Tas 7120

Elisa Lang

From: Roger Butler <roger@redtagtrout.com>
Sent: Thursday, 6 December 2018 9:06 AM
To: SMC Mail
Cc: Christopher Stopp; Marcus Saunders; Ken Orr; Gary France
Subject: Proposed closure of Craighourne Rd from Link Rd
Attachments: 4 December 2018. Southern Midlands Council letter..doc

To General Manager of Southern Midlands Council,

We refer you to the attached letter from TGALT Inc to the SMC opposing the closure of the above section of road. This would severely restrict angler access to Craighourne Dam and our reasons for our opposition are set out therein..

Kind regards,

Roger

=====
Roger Butler
President & Treasurer
Trout Guides & Lodges Tasmania Inc (TGALT)
Mob 0419 348 070
E; president@troutguidetasmania.com.au



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4 December 2018

The General Manager
Southern Midlands Council
71 High Street,
Oatlands. TAS. 7120

Dear Mr. Kirkwood, Re: Proposed closure of Craighourne Rd via Links Rd.

Our association, Trout Guides & Lodges Tasmania Inc. (TGALT) joins with other angling groups and local anglers to OPPOSE the closure of the section of road from Links Rd to the Eastern / Northern area of Craighourne Dam.

This road is the only way to easily access the water for anglers who do not own a boat. It is a sheltered area and offers shore based anglers the opportunity to fish the bays and margins of this 'open year round' freshwater fishery.

The Dam itself, being located close to Tasmania's capital city, offers individual, group and in particular family access in relatively short travel time from Tasmania's most populated area.

As you may be aware, Tasmania has recently been awarded the 2019 World Fly Fishing Championships, which although Craighourne Dam is not in the waters being considered for inclusion in those championships, the WFFC2019 will greatly lift Tasmanian, national and international interest in and (potentially) increased local angler participation in the activity and trout fishing in general.

It would be counter productive to Tasmania's efforts to lift participation in freshwater (trout) fishing to then have such a valuable and well visited fishery's access denied to the local angling fraternity.

We urge the council to re-consider this proposal and keep the road (and angler's access) open.

Yours faithfully,
For & on behalf of the TGALT committee:
Roger Butler
President.
E- president@troutguidestasmania.com.au
M- 0419 348 070

Elisa Lang

From: Dan Thomas <xp66coupe@gmail.com>
Sent: Wednesday, 5 December 2018 1:49 PM
To: SMC Mail
Subject: Closure of craigbourne road (east)

To the General Manager;

I am writing this email to you to Express my opposition to the closure of craigbourne road east, which in turn will deny access to the eastern end of craigbourne dam.

I have been using this area for years and it is a fantastic safe spot for children with grassy, reasonably flat access to the shore compared to the western end which has steep drop offs and large rocks and gravel to deal with. It is also generally a quieter area which is good for kids learning to fish without annoying other anglers.

I strongly disagree with closing access to this area as not all of us have the resources or funds to own boats, without this access there is no way of reaching this area without a boat. It is also the only fresh water fishing location in the south east of the state that actually holds a decent number of catchable fish. Licences are expensive enough without the added costs of hours of travel to a decent fishing destination.

Personally in my time fishing the area I have never witnessed any anti social behaviour or any disrespect of the owners land. And closing it in the Interest of "public safety" seems far fetched to say the least? What exactly are the "safety" issues the council or land owners are concerned about?

Again I strongly oppose this idea, locking anglers out of recreational areas is not acceptable when it benefits nobody but a few privileged individuals.

I look forward to a reply and a sensible decision on this subject.

Regards, Daniel Thomas.

Elisa Lang

From: keep recreational access <keeprecreationalaccess@outlook.com>
Sent: Wednesday, 5 December 2018 10:32 AM
To: SMC Mail
Subject: Re: Craighourne dam

Hi I am following up on the request for more information about the Craighourne dam closure.

Get [Outlook for Android](#)

From: keep recreational access
Sent: Tuesday, December 4, 2018 5:25:32 AM
To: Mail@southernmidlands.tas.gov.au
Subject: Craighourne dam

I have been contacted by a lot of people and interest groups about this matter. I would like to request more information about why your planing on doing This? What issues are the locals having? What public safety issues?

Thank you
Form keep recreational access Tasmania

Elisa Lang

From: Carlo Di Falco <carlo.difalco@bigpond.com>
Sent: Tuesday, 4 December 2018 9:08 PM
To: SMC Mail
Subject: Access to Craigbourne Dam, Colebrook

To Whom it may concern

This is a preliminary submission since there is no clear delamination of the issues or danger to public safety. Does closing the road mean that no one, not even the landowners or residents of any potential development can access the area?

I live on an unsealed road in Forcett and my road hosts numerous B double truck movements a day, a quarry and brooder sheds. Every so often a vehicle is set alight or dumped on the road. Quite often the road is subject to hooning.

I often pick up rubbish dumped by passing drivers while I am walking my dog.

Occasionally I hear gun fire from the road. While this is less than ideal, it is all part and parcel of living in a rural area.

This is certainly not a reason to shut access to one of the closest trout fishing areas to Hobart.

A number of people have contacted our party upset that areas that they have accessed for years could be closed to them.

Fishers and other water users have slowly but surely been squeezed out of many of their other traditional fishing spots due to "public safety" concerns.

The Shooters, Fishers and Farmers Party is concerned recreational opportunities are being decreased on what appears the say so of one or two residents.

Would it be possible to clarify the issues referred to in the public notices.

Regards
Carlo Di Falco
Committee Member
Shooters, Fishers and Farmers Party

Elisa Lang

From: Adrian Pickin <Adrian.Pickin@tasnetworks.com.au>
Sent: Tuesday, 4 December 2018 2:21 PM
To: SMC Mail
Subject: Access to Craighourne

Dear General Manager

I have recently become aware of public access to Craighourne Dam via Craighourne Road be closed?

As my family and I fish regularly at the dam, I would like to know more so I can make an informed submission

- Do you have a map of the proposed area closure
- What public safety issues are being raised?
- What alleged issues is the adjacent landowners claiming

Warm Regards

Adrian Pickin

The information contained in this message, and any attachments, may include confidential or privileged information and is intended solely for the intended recipient(s). If you are not an intended recipient of this message, you may not copy or deliver the contents of this message or its attachments to anyone. If you have received this message in error, please notify me immediately by return email or by the telephone number listed above and destroy the original message. This organisation uses third party virus checking software and will not be held responsible for the inability of third party software packages to detect or prevent the propagation of any virus how so ever generated.

Response sent.

Elisa Lang

From: ian b <ultimaxb@hotmail.com>
Sent: Wednesday, 5 December 2018 9:35 PM
To: SMC Mail
Subject: Craigbourne dam access change

can i ask what the "issues being experienced by the adjacent landowner(s), and in the interests of public safety" are please

response sent

Elisa Lang

From: patricia hevey <patriciaandmark@hotmail.com>
Sent: Wednesday, 5 December 2018 2:16 PM
To: SMC Mail
Subject: Rd close

Hi ,
We use this area a lot and really can't see how one new land owner has the right to have public land closed. Please consider the public as whole and don't let this go ahead Patricia and mark Mcknight Dodgesferry

Sent from my iPhone

Elisa Lang

From: Jangles . <wideblueyonder@hotmail.com>
Sent: Wednesday, 5 December 2018 11:23 PM
To: SMC Mail
Subject: Craighourne Dam Access

I object to the proposed eastern access closure.

I am a keen fisherman in my 60's. I visit Craighourne Dam on many occasions during the year and particularly enjoy the solitude and shelter from the prevailing winds especially during winter. It is one of the few waters that I can fish and not be blasted with icy winds that my ageing, accident damaged body is not able to withstand. If the eastern access to the dam were to be closed, I would no longer fish that dam.

Yours sincerely,
Andrew
Tunbridge.

Elisa Lang

From: Michael Page <topnotch.clean@bigpond.com>
Sent: Wednesday, 5 December 2018 7:32 AM
To: SMC Mail
Subject: craigbourne

Please dont, too many access point have been closed off over the years, due to a small minority of idiots, dont punish those who do the right thing.

regards
Michael Page
62502834

Elisa Lang

From: Steve Kay <steveckay@yahoo.com>
Sent: Tuesday, 4 December 2018 9:00 PM
To: SMC Mail
Cc: infish@ifs.tas.gov.au
Subject: Craigbourne Dam access closure proposal.

Dear Sir/Madam,

I read with dismay the proposal to deny access to the eastern shore of Craigbourne Dam, by closing the adjacent road.

This is a section of the water which is particularly tranquil and quiet and has been a source of particular joy for many anglers, such as myself, who wish to escape the rather crowded Western shore. It is supported and maintained by the Inland Fisheries Service, and I hope that they have been sufficiently vocal in this matter.

Although Tasmania has an international reputation for trout fisheries, there are precious few in this part of the state and this would constitute a serious and significant loss.

I thus wish to register my strong objection to the proposal.

Sincerely,

Steve Kay (Campania, Southern Midlands)

Sent from my iPhone

Elisa Lang

From: kyle manser <mansercontracting@outlook.com>
Sent: Tuesday, 4 December 2018 7:41 PM
To: SMC Mail
Subject: Craigbourne dam access

I'm writing to you in regards to closing the access to the back of craigbourne dam I regularly use the access for fishing and camping it would be a real shame to not be able to. Regards kyle manser

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Elisa Lang

From: luke <manserluke@hotmail.com>
Sent: Tuesday, 4 December 2018 7:36 PM
To: SMC Mail
Subject: Craigbourne dam road closure

Hi my name is Luke manser I'm just writing this email in response to a sign that I have seen put up at craigbourne dam. As a person who has used this rear access to the road frequently over the passed ten years, for camping and fishing, I'd like to strongly disagree with the request to no longer give access to the public to drive in and fish this beautiful spot at the rear of the lake. Thank you kind regards Luke.

Sent from my Samsung Galaxy smartphone.

Elisa Lang

From: outlook_90C5ED8AF5193C7B@outlook.com
Sent: Tuesday, 4 December 2018 6:01 PM
To: SMC Mail

Hi Southern Midlands,

I'm writing to object to the closure of Craighourne Dam Road, as advertised in the Mercury on Saturday 1st December 2018.

This is a public resource, local land owners must accept this or reconsider their decision to live nearby. Access has existed for many years. If the safety concerns alluded to relate to the use of the road then this should be a police matter and anyone breaking the law should be dealt with individually.

Kind regards, Lani Smith

Sent from [Mail](#) for Windows 10

Elisa Lang

From: Shane Honner <honnors@hobartcity.com.au>
Sent: Tuesday, 4 December 2018 5:02 PM
To: SMC Mail
Subject: Craigbourne dam road closure

To whom it might concern

I have been accessing the dam from the western end since it was first damed. I take my family and my elderly father because of the good access and it's out of the wind. We have always treated the area with respect. Please don't stop entry as there are not many places left like this. Maybe better fences could solve the issues.

Regards Shane Honner
36 Kerria Road Risdon Vale

Sent from my iPhone

This communication and any files transmitted with it are intended for the named addressee, are confidential in nature and may contain legally privileged information.

The copying or distribution of this communication or any information it contains, by anyone other than the addressee or the person responsible for delivering this communication to the intended addressee, is prohibited.

If you receive this communication in error, please advise us by reply email or telephone on +61 3 6238 2711, then delete the communication.

You will be reimbursed for reasonable costs incurred in notifying us.

Please consider the environment - Do you really need to print this email?

Elisa Lang

From: Peter iPhone <iphone@wombatphotography.net>
Sent: Tuesday, 4 December 2018 4:32 PM
To: SMC Mail
Subject: Craigbourne dam

My thoughts it you have it gated and people would have to apply for a key with a \$100 deposit and this returned when key is dropped back , just an idea ?

Sent from iPhone

Elisa Lang

From: david schulze <dschulze19@gmail.com>
Sent: Tuesday, 4 December 2018 4:15 PM
To: SMC Mail
Subject: Closing the north eastern section of craigbourne road

To whom it may concern,

I am writing to express my dismay and disappointment at the proposed closure of the craigbourne dam road as advertised in the Hobart mercury on Saturday the 1st of December. While I certainly appreciate I'm not one of your constituents nor a resident of Tasmania, I have spent many days fishing at craigbourne dam over the years. Some of my fondest memories have been spending my holidays visiting my father and fishing at the north eastern end of the dam. Over a period of 14 years I have visited nearly 10 times. Each time involved the purchase of a fishing license, injecting money into the community and every visit was carried out with respect to owners of the surrounding properties.

The idea that the road will potentially be closed to appease the entitled few to the detriment of the public goes against all that I believed the local council stands for. Surely access to this beautiful fishing location should be preserved for the local public and for the tourists who enjoy throwing out a line and enjoying the beauty of the Craigbourne dam. Thank you for taking the time to read my concerns and I look forward to following this matter closely to an acceptable and proper conclusion.

Kind regards

David Schulze

59 venables street MACCLESFIELD 5153
SOUTH AUSTRALIA

Elisa Lang

From: Simon Goodwin <Simon.Goodwin@accesshardware.com.au>
Sent: Tuesday, 4 December 2018 12:19 PM
To: SMC Mail
Subject: FW: Craigbourne Rd Closure

Hello

I thought it important to send email expressing my disappointment in this road being considered for closure to public access.

I only trout fish a few times a year and this lake is my place of choice being so close to Hobart.

I also find the top end of the lake to be quieter and more tranquil than the main boat ramp end

Over the years I've always thought what a great place for an entrepreneur to start up a camping/caravan venture, just perfect for mums and dads to take the kids overnight it would be very disappointing to see it restricted to a few

Regards

Simon Goodwin
Sales Consultant



Proud partner of



Fenton Doors
131a Albert Road, Moonah, TAS, 7009

General Phone: (03) 6235 9050
General Fax: (03) 6235 9001
Mobile Phone: 0438 526 459



Our Hobart Office has moved!

Please note that our new Hobart address is

Elisa Lang

From: David Foale <davidfoale2@hotmail.com>
Sent: Tuesday, 4 December 2018 11:19 AM
To: SMC Mail
Subject: Craighourne dam road closure.

To whom it may concern.

I am writing to express my disbelief that the council is considering closing public access to a public waterway to favour a private landowner over the many fishers that utilise the area every year. Not only does this set a dangerous precedent for water closures in the future but also will anger the many thousands of people to whom the waterway is their only option to enjoy this states great trout fishery.

Personally as a fly fisherman I rarely fish the main entrance area of Craighourne as the hatch from the eastern side is fair better and has provided me with many excellent sight fishing memories. I feel that if this entrance is closed a valuable tourism destination will be lost and the local economies may suffer from it.

Our trout fishery is one of this states most valuable assets. To whittle away at it to appease a landowner instead of seeking alternate solutions to issues would be madness and akin to shooting oneself in the foot. If there are issues with rubbish or whatnot in the future maybe consider asking the patrons of the dam to clean up every time they go. I do already and 5 minutes cleaning for a more pristine fishing environment is time well spent as I'm sure others will agree.

Regards,
David Foale.

Elisa Lang

From: Ben Diebert <bendiebert@yahoo.com.au>
Sent: Tuesday, 4 December 2018 10:37 AM
To: SMC Mail
Subject: Craigbourne Dam

Hello,

Just a quick email about the closure of Craigbourne dam. This is unexceptible as Craigbourne is the perfect dam for the people of Hobart it's all that we have down south of Tasmania & it needs to be kept open to the public for our children to enjoy as they grow there must be another way to resolve access problem.

[Sent from Yahoo Mail for iPhone](#)

Elisa Lang

From: Jan Barratt <janmarkequineconnection@gmail.com>
Sent: Tuesday, 4 December 2018 9:51 AM
To: SMC Mail
Subject: CraigBourne Dam Link Rd closure

Dear Mr Kirkwood

I would like to respond to the plans on closing the Link Rd access to Craighourne Dam on behalf of my husband Mark and myself. We own a property off Link Rd and when at the property enjoy the access to the Dam from Link Rd rather than having to go back out to Richmond Road.

We are mindful that we are privileged to have access from the local property owners and always ensure the gate is closed and we have no impact on the landowners or their properties.

This access influenced our decision to buy our block and we feel it would be a shame to have this changed. We would also like more information on the actual impact and problems the landowners face to see if there can be some way to overcome their issues and still have this much appreciated access.

Is there any way the Council can organise an open discussion with the landowners so their grievances can be addressed to ensure their generosity is not abused by users of the road. Could there be better signage at the entry of the property giving instruction to users of the road?

Regards
Jan Barratt

Elisa Lang

From: Hannah Crack <hannahfay0906@gmail.com>
Sent: Tuesday, 4 December 2018 10:30 AM
To: SMC Mail
Subject: Craighourne Dam - proposed closure

Dear Sir/Madam

I dont believe that the Craighourne Dam should be closed this end due to the following:

1. It is the main entrances/exits from the Dam;
2. The Dam is a respected fishing area, anybody who uses the Dam and space around it are respectful of the Dam itself and the roadway that leads to it;
3. Due to unknown reasons the back entrance is sometimes locked; and
4. To close the Dam would be to significantly detract from public amenity.

I thank you for your consideration of my views.

Elisa Lang

From: Casey Strong <casey.strong26@gmail.com>
Sent: Tuesday, 4 December 2018 10:33 AM
To: SMC Mail
Subject: Closure of craigbourne Rd from no 32

To the general manager .

I wish to express my concern at the proposed changes to access for ctaigbourne dam .
As a frequent user along with a young family it is an ideal location to spend the day .restriction of access will have an impact on all current users and the local business will Miss out when the large amount of users are forced elsewhere

The area is highly used with the majority of users doing the right thing , by restricting access it also encourages illegal access , access to this area should be encouraged.

I have never personally seen any safety nor other concerns caused by accessing this area . Instead of taking the stance of closing access the points of concerns could individually be addressed by other measures .the trend of closing areas due to a minority's voice is fast becoming the norm , I urge the council to look at this in the majority of users favour .

The public will view the council in a favourable manner if the access remains .

Kind regards Casey
Sent from my iPhone

Elisa Lang

From: Adrian Scott <flycaster@westnet.com.au>
Sent: Monday, 3 December 2018 9:31 PM
To: SMC Mail
Subject: Craighourne Dam access

Dear Southern Midlands Council,

I am writing to express my concerns about the proposed closure of Craighourne Road which would prevent access for recreational users.

This is a popular recreational area for fishers and boaters and is one of the few easy to access freshwater fisheries in the south of the state.

I have been a regular user of this area for a number of years and would be very disappointed if access was lost and no other alternative access provided.

However, having been a user of the area for some time I can understand the landowner's concerns, as the area is misused by a minority of inconsiderate people who act in an antisocial manner, with no consideration for the rules, other users, or the landowners. On occasions I have taken bags of their rubbish away with me after using the area.

Too often public use areas are lost to the many due to the wrong doing of the few.

I know from talking to others in the fly fishing community that the same problems occur in similar waters close to population centres in the north of the state. An example is Brushy Lagoon, which is open all year and receives stocking of large farmed fish. This is a draw card for responsible anglers, but is also a major drawcard for many whose only aim is to break the rules and act in ways that jeopardise that fishery.

In my opinion a better way to manage these waters for responsible use is to manage access more securely and to remove the enticement for the unsavoury types. Four Springs Lake and Huntsman Lake in the north are prime examples of this. Both restrict access (physically restrict, not just impose a curfew) to an hour before first light and an hour after last light. Both fisheries are left to natural recruitment – no stocking of ex-fish farm fish. As a result there is much less rubbish, much better behaviour, better angling and a better experience for all users.

It has been shown time and time again that tighter regulations about access and the methods used for fishing can have a positive impact on the use of an area. Restricting fishing methods to artificial lure and fly fishing only (banning of bait fishing) does have an impact on the amount of antisocial behaviour, including dumping of rubbish, drinking, starting fires and cutting down of vegetation. I'm sure the Inland Fisheries Service would have data to back this correlation up.

My plea to you is to consider how better to manage rather than take away from those who responsibly enjoy the use of the area.

Sincerely,

Adrian Scott.

Sent from [Mail](#) for Windows 10

Elisa Lang

From: Kane Featherstone <kane_featherstone@hotmail.com>
Sent: Monday, 3 December 2018 8:46 PM
To: SMC Mail
Subject: Closure of Craighourne Rd

Hello,

I am writing in regards to the proposed closure of Craighourne Rd.

I strongly oppose the proposition. After using Craighourne Rd for many years I have got to know some of the locals and if the proposition to close from 32 goes ahead then the occupants of 38 would lose access to their house which they have lived in for over 20 years!

Their driveway is not far from the junction and is still plenty far enough away from Craighourne Dam.

I believe that you could stop access to the dam either where the gate is now or just after 38 so all current home owners and occupants do not suffer negatively from the proposition and could potentially hurt them financially beyond any reasonable meaning.

Many thanks,

Kane Featherstone

Elisa Lang

From: Timothy Kirkwood
Sent: Tuesday, 4 December 2018 9:37 AM
To: Elisa Lang
Subject: FW: Illegal road closure - Craigbourne Road

From: Alexander Green <agreen@southernmidlands.tas.gov.au>
Sent: Thursday, 29 November 2018 7:51 AM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: Fwd: Illegal road closure - Craigbourne Road

Hello Tim

I spoke with Mr Caddle at length last night.

Kind regards

Alex

Sent from my iPad

Begin forwarded message:

From: Andrew Caddle <ac@andrewcaddle.com>
Date: 28 November 2018 at 2:12:21 pm AEDT
To: "abantick@southernmidlands.com.au" <abantick@southernmidlands.com.au>, "abisdee@southernmidlands.com.au" <abisdee@southernmidlands.com.au>, "agreen@southernmidlands.tas.gov.au" <agreen@southernmidlands.tas.gov.au>, "ebatt@southernmidlands.com.au" <ebatt@southernmidlands.com.au>, "kdudgeon@southernmidlands.tas.gov.au" <kdudgeon@southernmidlands.tas.gov.au>, "rmcdougall@southernmidlands.tas.gov.au" <rmcdougall@southernmidlands.tas.gov.au>
Subject: **Illegal road closure - Craigbourne Road**

To the Mayor and members of the Southern Midlands Council

Dear Mr Mayor and members of Council,

I am writing to express my concern at what I believe to be a repeated and illegal closure of Craigbourne Road at the Eastern end of Craigbourne Dam and to request information on what action Council plans to take to ensure that this public road remains open to the public.

Background:

My name is Andrew Caddle and I live on Hungry Flats Road at Tunnack. I regularly go fishing at the Eastern end of Craigbourne Dam which is my closest available fishing venue and is a fifteen minute drive from my gate, via Hungry Flats Rd, Link Road and Craigbourne Road. I am a licensed angler and have been fishing at this location for sixteen years. It is a popular fishing location, particularly among locals. The only other vehicular access to Craigbourne Dam is a half hour drive from my home, travelling to the opposite end of the dam via Colebrook.

The construction of Craighourne Dam involved the submerging of a section of Craighourne Road which formerly connected Link Road with the main Colebrook/Campania road. I believe that Craighourne Road is a public road. It now comprises two separate sections, one terminating at the Eastern end of Craighourne Dam and the other connecting the western end of the dam with the main Colebrook/Campaia Road.

Farmland abutting the Eastern end of Craighourne Road where it joins Craighourne Dam is only partially fenced and a cattle grate across the road previously served to keep livestock confined. At some point, the local landholder removed the cattle grate and replaced it with a heavy gate which has been fitted with with provision for a tamper proof lock.

Over the past several years, there have been multiple occasions when the gate has been illegally locked and Council has been instrumental in having public access restored. On one occasion whilst fishing at the dam, I was approached and informed that I would have to leave as the person intended to lock the gate and undertake shooting of wildlife on the land.

In recent weeks, I have observed quite a lot of surveying work having been carried out in the area, seemingly marking off the public road and Craighourne Dam frontage from the private farm land.

I fish at this venue every Friday night as well as at other times during the week, when opportunity affords.

I believe that the current landholder has no legal right to lock off this road. Indeed, I question whether there is even any legal right for a gate to be erected across the road at all. If the land holder wishes to contain livestock or prevent public access to private land, then he/she should fence off the private land from the public road, like anybody else.

My Concerns:

There have been repeated occasions when this gate (which I suggest is probably illegally constructed) has been locked, preventing members of the public from using the road. Last Friday evening the gate was again locked, preventing myself and others from accessing Craighourne Dam.

On discussing this situation with a fellow angler, I was informed that the matter has been brought to the attention of Mayor Green. This was prior to the gate again being locked this past Friday. I also heard a suggestion that Council have met some or all of the costs associated with the recent surveying work and that the current landholder has expressed a desire to take over ownership and control of the road from council.

Whilst I'm not aware of the accuracy of these suggestions I would like to register in the strongest possible terms, my opposition to any move that would result in the loss of public access to this section of Craighourne Road, and to the Eastern end of Craighourne Dam.

I Request:

I request that Council advise me:

what action it plans to take to ensure that public access to the road in question is maintained;

whether Council has met any part of the costs associated with the recent surveying work;

whether the erection of the gate in question is in breach of the law, and;

what action will be taken to prevent public access to the road being curtailed in the future. **OBJECTS CLOSURE**

I would be very happy to discuss this matter further, should you need additional information. I can be contacted by phone of 62547194 or by email ac@andrewcaddle.com.

Thank you very much for your consideration of this matter.

Yours sincerely,

Andrew Caddle.



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Elisa Lang

From: Timothy Kirkwood
Sent: Tuesday, 4 December 2018 9:28 AM
To: Elisa Lang
Subject: FW: Craighourne dam

From: Alexander Green <agreen@southernmidlands.tas.gov.au>
Sent: Friday, 30 November 2018 10:28 AM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: Fwd: Craighourne dam

FYI

Sent from my iPad

Begin forwarded message:

From: Paul Hoare <paulhoare727@yahoo.com.au>
Date: 30 November 2018 at 7:48:14 am AEDT
To: "agreen@southernmidlands.tas.gov.au" <agreen@southernmidlands.tas.gov.au>
Subject: Craighourne dam
Reply-To: "paulhoare727@yahoo.com.au" <paulhoare727@yahoo.com.au>

Hi Alex

I have just read an article regarding the closure of access to the eastern end of craighourne dam, I was under the impression that craighourne road is a gazetted road and therefore public, furthermore the eastern end of the dam is mostly sheltered from the wind when the winds pick up ,

I urge the committee to continue to allow public access to this area rather than close access to keep one landowner happy.

REGARDS

Paul Hoare

Elisa Lang

From: Timothy Kirkwood
Sent: Tuesday, 4 December 2018 8:56 AM
To: Elisa Lang
Subject: FW: access to Craighourne Dam

From: Alexander Green <agreen@southernmidlands.tas.gov.au>
Sent: Monday, 3 December 2018 9:39 PM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: Fwd: access to Craighourne Dam

FYI

Sent from my iPhone

Begin forwarded message:

From: Brendon Leek <leekbrendon@gmail.com>
Date: 3 December 2018 at 1:11:24 pm AEDT
To: agreen@southernmidlands.tas.gov.au
Subject: Fwd: access to Craighourne Dam

----- Forwarded message -----

From: Brendon Leek <leekbrendon@gmail.com>
Date: Mon, Dec 3, 2018 at 12:15 PM
Subject: access to Craighourne Dam
To: <mail@southernmidlands.tas.gov.au>

Dear Mr Kirkwood General Manager

We are writing to you to submit our representation(as ratepayers) that vehemently oppose any decision to close or interfere with the access to Craighoure Dam via Craighroune Road to the public as it is public property run by the council.

Our family are rate payers to this council by owning a property on Link Road Colebrook and preserve the civil right to have access to this dam and the right to oppose any action by council etc that is not in our interest as ratepayers or the public interest.

Our family purchased our property on Link Road on the understanding that we would at all times have access to Craighourne Dam via Craighourne Road(Public road) for recreational actives in this beautiful place such kayaking(sheltered and safe)walking, bird watching and as licence anglers that we pay for every year for the pleasure of fishing in this spot which we do on a very regular basis.

We do not agree with the statement by council that this proposed road closure is in the public interest for safety reasons on the contrary it is a very safe place for recreational uses(the public) and their children.

My uncle use to own Craighourne house on this road and i would stay there fishing and hunting as a youngster before the dam was built and continued to fish in this spot after the

dam was built being some 30 years of access to my favorite fishing spot via Craighourne Road(public road) well before Mr Fraser Miller came along and before Mr Eaton.

We have heard a whisper that the reason the land owner wants to close this part of Craighourne Road is to build holiday or fishing chalets for monitory gains at the cost of the public recreational uses of this place.

We have been fishing at this spot for well over 30 years and have not seen the public nuance acts reported by police and council.

The only act i have heard of is the shooting of a shearing shed some 20 year ago and the shed is some distance from where the public fish etc, but we are aware that their are fools that visit all public places so these acts seem a bit far fetched.

Maybe the Council or Government or inland fisheries should purchase this little pastel of land of Mr Fraser Miller if he is so concerned about the public recreational uses and that would solve his problems and the public.

The would not cost very much as it is only about 40 acres out of Mr Millers Mt Bains property of over 2000 acres which includes large dam frontage.

We hopes this submission will help the Southern Midlands Council to enforce common sense in this matter for ratepayers and public interest.

Kind regards

Brendon and Tanya Leek and the Leek Family.

Elisa Lang

From: wendy <panda6565@yahoo.com>
Sent: Monday, 3 December 2018 5:55 AM
To: SMC Mail
Subject: craigbourne road

closing the road is not the answer. why not resurface to road so then all can drive on it and can go see the beautiful area

 CHEERS

 WENDY 

Elisa Lang

From: Timothy Kirkwood
Sent: Tuesday, 4 December 2018 9:01 AM
To: Elisa Lang
Subject: FW: Craigbourne Dam Access

From: Alexander Green <agreen@southernmidlands.tas.gov.au>
Sent: Monday, 3 December 2018 2:36 PM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: Fwd: Craigbourne Dam Access

FYI

Sent from my iPhone

Begin forwarded message:

From: Llewellyn Stephens <llewellyn1953@gmail.com>
Date: 2 December 2018 at 7:07:53 pm AEDT
To: agreen@southernmidlands.tas.gov.au
Subject: Craigbourne Dam Access

Mayor

I am a Tasmanian expat who visits Tasmania for 2 weeks a year with up to 3 friends to fish. I have been doing this for over 20 years. As more of my friends retire these numbers will grow. We always visit Craigbourne Dam - park at the toilet block and walk to the dam wall casting as we go. It is the only place in Tasmania where my licence has been checked by Steve Hepworth IFS (retired in Aug) did it 3 times. Sometimes we catch fish, sometimes we don't but we usually buy fuel and food at Campania and then buy food at Richmond on the way back to Hobart. If access to the dam was restricted we would simply bypass the area and fish elsewhere. Please reconsider the plan to restrict access.

Kind Regards

Llewellyn Stephens

Elisa Lang

From: Glenn Doherty <dohertyglenn3@gmail.com>
Sent: Sunday, 2 December 2018 3:14 PM
To: SMC Mail
Subject: Access to craigbourne dam colebrook

General Manager
TF Kirkwood

As a resident and rate payer of the municipality, I oppose the closure of said road from 32 Craigbourne road from the junction with link road extending to the dam. We have family and friends who use this dam for fishing and kayaking around this area, They come from Western Australia, New South Wales and Queensland to enjoy our great state. We suggest that the council do not close this access road and request the land owners be more committed to the people that use this wonderful recreation area.

Glenn Doherty

Elisa Lang

From: Phil Mcgee <philmcgee1@yahoo.com.au>
Sent: Monday, 3 December 2018 2:30 PM
To: SMC Mail
Subject: Fw: Access Closure to Craighourne Dam

Good afternoon

As a very keen fisherman and user of the Craighourne Dam I would be very disappointed if there was closure to access this Dam.

As a whole the state should be opening up access to recreational facilities no closing them and unfortunately I have seen too much of this happening.

Unless you are rich it is becoming more difficult to enjoy the simple things in life as recreational areas are being locked up limiting access to lower income families who cannot afford to pay fees etc.

Please re-consider as this is not in the well being of the majority.

Regards
Phil Mcgee
0401 136 634

Elisa Lang

From: Craig Granquist <craiggranquist06@gmail.com>
Sent: Monday, 3 December 2018 2:28 PM
To: SMC Mail
Subject: Access to Craigbourne Dam



SOUTHERN MIDLANDS
COUNCIL

ACCESS TO CRAIGBOURNE

(via the north-eastern section of Craig
Colebrook).

Due to issues being experienced by the ad interests of public safety, the Southern Midla to consider a permanent closure of the Craig 32 Craighourne Road (i.e. approx. 320 me Road) extending through to the Dam.

Prior to making a decision in respect to this from the broader community in terms of impact on users of the road.

Written submissions can be sent to the G Oatlands or can be emailed to mail@south submissions will be received up until close 2018.

I would like to register my opposition to the Craighourne Road.

This is just another example of big property owners wanting to shut public land for their own benefit.

Regards

Craig Granquist

Elisa Lang

From: Brendon Leek <leekbrendon@gmail.com>
Sent: Monday, 3 December 2018 12:15 PM
To: SMC Mail
Subject: access to Craighourne Dam

Dear Mr Kirkwood General Manager

We are writing to you to submit our representation(as ratepayers) that vehemently oppose any decision to close or interfere with the access to Craighourne Dam via Craighourne Road to the public as it is public property run by the council.

Our family are rate payers to this council by owning a property on Link Road Colebrook and preserve the civil right to have access to this dam and the right to oppose any action by council etc that is not in our interest as ratepayers or the public interest.

Our family purchased our property on Link Road on the understanding that we would at all times have access to Craighourne Dam via Craighourne Road(Public road) for recreational actives in this beautiful place such kayaking(sheltered and safe)walking, bird watching and as licence anglers that we pay for every year for the pleasure of fishing in this spot which we do on a very regular basis.

We do not agree with the statement by council that this proposed road closure is in the public interest for safety reasons on the contrary it is a very safe place for recreational uses(the public) and their children. My uncle use to own Craighourne house on this road and i would stay there fishing and hunting as a youngster before the dam was built and continued to fish in this spot after the dam was built being some 30 years of access to my favorite fishing spot via Craighourne Road(public road) well before Mr Fraser Miller came along and before Mr Eaton.

We have heard a whisper that the reason the land owner wants to close this part of Craighourne Road is to build holiday or fishing chalets for monitory gains at the cost of the public recreational uses of this place.

We have been fishing at this spot for well over 30 years and have not seen the public nuance acts reported by police and council.

The only act i have heard of is the shooting of a shearing shed some 20 year ago and the shed is some distance from where the public fish etc, but we are aware that their are fools that visit all public places so these acts seem a bit far fetched.

Maybe the Council or Government or inland fisheries should purchase this little pastel of land of Mr Fraser Miller if he is so concerned about the public recreational uses and that would solve his problems and the public.

The would not cost very much as it is only about 40 acres out of Mr Millers Mt Bains property of over 2000 acres which includes large dam frontage.

We hopes this submission will help the Southern Midlands Council to enforce common sense in this matter for ratepayers and public interest.

Kind regards

Brendon and Tanya Leek and the Leek Family.

Elisa Lang

From: shanewilliams4 shanewilliams4 <shanewilliams4@bigpond.com>
Sent: Saturday, 1 December 2018 5:01 PM
To: SMC Mail
Subject: Closure of the road to the rear of Craigbourne Dam.

To whom it may concern:

This road has been open for angler access since 1985 and should remain that way. Vandalism caused the locking of the boom gate on the other side near the toilet block where families used to sit and fish and we cannot afford to lose anymore easy access areas. The area in question is often used by carers with elderly and disabled people in wheel chairs as it is close to Hobart and surrounding areas. This area is often out of the wind, making it an ideal spot for families etc. If the landowner has concerns, why not block the road off at the beginning of the cliff face and still allow angler access to the rest of the shoreline. If the landowner is a reasonable person this should not be a problem. Please consider this option before taking away anymore angler access. Cheers Shane Williams

Elisa Lang

From: Timothy Kirkwood
Sent: Tuesday, 4 December 2018 9:07 AM
To: Elisa Lang
Subject: FW: Illegal road closure - Craighourne Road

From: Edwin Batt <edwincbatt@gmail.com>
Sent: Sunday, 2 December 2018 12:32 PM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: Fwd: Illegal road closure - Craighourne Road

Dear Mr Caddle

Thank you for your letter which I have referred on to Mr Kirkwood General Manager Southern Midlands Council. The Notice I referred to in my earlier email appeared at Page 52 of the Mercury of December 1, 2018.

Yours truly
 Edwin Batt
 Deputy Mayor SMC

On Fri, Nov 30, 2018 at 9:32 PM Andrew Caddle <ac@andrewcaddle.com> wrote:

On Thursday, 29, November, 2018 8:48 PM, Edwin Batt wrote:

Hi Andrew

Thank you very much for your letter. I moved a motion at Council's meeting on 28th November 2018 that The Council seek public comment on this issue before any action be taken ,and consequently an advertisement seeking that public comment will appear in the Mercury shortly so keep an out for it. However your views as expressed will be taken into account of course. I understand very well where you are coming from, as I'm sure the Mayor does.

Best wishes
 Edwin Batt
 Deputy Mayor

Dear Mr Batt,

RE COUNCIL PROPOSAL TO CLOSE CRAIGHOURNE ROAD

Thank you very much for taking the time to respond to my email and, more particularly, for your motion at the recent Council meeting. I was very embarrassed to realise that my email to Council displayed my ignorance of Council matters. A plan to close Craighourne Road was already in train. I do hope you don't mind me writing to you privately.

I have now studied Council's minutes and agendas and have attempted to inform myself more fully, regarding this matter. It is my belief that Council should consider the following issues:

There is zero indication in the Council minutes of the level or frequency of the alleged 'problems' experienced by the land holder (or whether there is other than an anecdotal record of these alleged incidents). Having spent a great deal of time at that end of the dam over the years, I can't claim to have observed any kind of bad behaviour there in the past decade or so.

It is doubtful if any of the problems allegedly experienced would still be occurring if the landowner simply fenced the private land off from the public road ... as is expected of landholders in the normal course. I wonder do other landowners in that vicinity experience a similar level of unwelcome incursion? Why is this particular landholder exempt from the expectation that they simply fence their land?

The vast majority of the problems experienced don't seem to have much to do with the angling community.

Craigbourne Dam is a public asset in the sense that Tas Irrigation is a State owned (i.e. publicly owned) utility. I know that technically, this can be argued about. However, it's a less lengthy draw of the bow than the notion that taking away a public amenity from the public (Craigbourne Road) is by some contortion of logic a benefit to public amenity or public safety. I wonder how much needless expense would be incurred in arguing that matter in court.

The allegedly 'better' facilities at the opposite end of the dam have already been reduced to the point where the area is frequently crowded and vehicular access is impaired. Since the toilet block was vandalized some years ago, a large section of the parking area has been gated off.

The collective local economic value of free access to Craigbourne Dam should not be underestimated. I'm sure I am not alone in having hosted countless outings to Craigbourne for mainland family members as well as visiting friends and their families. Many happy outings to the top end of the dam are etched indelibly into the memories of my mainland children and their kids.

Craigbourne Dam has been accessible to the public since its construction and it is a major draw card for the Inland Fisheries to promote Tasmanian fishing. If this proposal proceeds, it will constitute a major reduction of the publicly accessible area of Craigbourne Dam. The majority of visitors to the dam are not boat anglers.

Inland Fisheries have gone to considerable lengths to promote Craigbourne Dam as well as expense in providing signage: including to the area that will be lost if this public road is closed.

I respectfully suggest that Council would be doing their job better in serving the Southern Midlands community, if they ask themselves if this proposal is a moral choice that will provide real benefit to the community at large. This is a far more valid question than whether their decision can be justified in some obscure legal way. I am at a total loss to understand how this proposal ever saw the light of day. I cannot imagine by what logic, the desires of a single landowner can be considered over and above the rights of numerous citizens who enjoy this delightful piece of our district.

I am sincerely sorry to have written so much. I really just wanted to thank you, very much, for ensuring that this matter will now, hopefully, receive proper consideration after your motion at Council this week. Should you wish to discuss this issue at any point, I would very much welcome a phone call on 6254 7194.

My thanks again for being the voice of reason in this matter.

Respectfully,

Andrew Caddle



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Elisa Lang

From: Timothy Kirkwood
Sent: Tuesday, 4 December 2018 9:08 AM
To: Elisa Lang
Subject: FW: Craighourne dam

From: Alexander Green <agreen@southernmidlands.tas.gov.au>
Sent: Friday, 30 November 2018 3:58 PM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: Fwd: Craighourne dam

FYI

I have replied to Mr Allen

Sent from my iPhone

Begin forwarded message:

From: Phillip Allen <phillipallen122@gmail.com>
Date: 26 November 2018 at 5:38:21 am AEDT
To: agreen@southernmidlands.tas.gov.au
Subject: Craighourne dam

I have been informed that there is a proposal to radically reduce public access to Craighourne Dam by closing the Eastern end of Craighourne road which provides access to the top end of the dam. We have already lost much of the vehicle parking that was available at the bottom end of the Dam and many of us enjoy the relatively less crowded Eastern end.

The proposed road closure will solely benefit one local landholder who owns land adjoining Craighourne road and it would see public access to the whole top end of the dam lost forever.

On Monday, Southern Midlands Council will advertise this proposal in the press, calling for public submissions. There will only be a two week submission period.

something needs to stop this as this is not fair and will upset a lot of people around the area to only make 1 person happy.as we own a few hundred acres in the area we should be able to have access all the time to all parts of the dam.

thank you

phil

Elisa Lang

From: Paul Clayton <plewie65@hotmail.com>
Sent: Monday, 3 December 2018 8:10 PM
To: Elisa Lang
Subject: Craigbourne dam.

I have just found out that there is a motion to close the road to the top end of craigbourne dam. I use this road frequently when trout fishing at the dam. And have done so since not long after the dam was flooded. It's such a beautiful and peaceful part of the dam . Myself and kids love it. It has always been a public road and should always remain one. It was there before the dam was. Why should a land owner be able to get a rd closed for their own benefit at the expense of all others that use it. It's a public rd. Regards . Paul Clayton

Elisa Lang

From: Andrew Caddle <ac@andrewcaddle.com>
Sent: Wednesday, 28 November 2018 2:28 PM
To: Elisa Lang
Subject: Fwd: Illegal road closure - Craighourne Road

Attn Ms Elisa Lang

Dear Ms Lang,

Could I please trouble you to forward a copy of this email to Councillor Fish? I have directly emailed other members of Council but Mr Fish has no email address listed and I don't have access to a fax machine.

Thank you,

Andrew Caddle.

To the Mayor and members of the Southern Midlands Council

Dear Mr Mayor and members of Council,

I am writing to express my concern at what I believe to be a repeated and illegal closure of Craighourne Road at the Eastern end of Craighourne Dam and to request information on what action Council plans to take to ensure that this public road remains open to the public.

Background:

My name is Andrew Caddle and I live on Hungry Flats Road at Tunnack. I regularly go fishing at the Eastern end of Craighourne Dam which is my closest available fishing venue and is a fifteen minute drive from my gate, via Hungry Flats Rd, Link Road and Craighourne Road. I am a licensed angler and have been fishing at this location for sixteen years. It is a popular fishing location, particularly among locals. The only other vehicular access to Craighourne Dam is a half hour drive from my home, travelling to the opposite end of the dam via Colebrook.

The construction of Craighourne Dam involved the submerging of a section of Craighourne Road which formerly connected Link Road with the main Colebrook/Campania road. I believe that Craighourne Road is a public road. It now comprises two separate sections, one terminating at the Eastern end of Craighourne Dam and the other connecting the western end of the dam with the main Colebrook/Campaia Road.

Farmland abutting the Eastern end of Craighourne Road where it joins Craighourne Dam is only partially fenced and a cattle grate across the road previously served to keep livestock confined. At some point, the local landholder removed the cattle grate and replaced it with a heavy gate which has been fitted with with provision for a tamper proof lock.

Over the past several years, there have been multiple occasions when the gate has been illegally locked and Council has been instrumental in having public access restored. On one occasion whilst fishing at the dam, I was approached and informed that I would have to leave as the person intended to lock the gate and undertake shooting of wildlife on the land.

In recent weeks, I have observed quite a lot of surveying work having been carried out in the area, seemingly marking off the public road and Craighourne Dam frontage from the private farm land. **OBJECTS CLOSURE**

I fish at this venue every Friday night as well as at other times during the week, when opportunity affords.

I believe that the current landholder has no legal right to lock off this road. Indeed, I question whether there is even any legal right for a gate to be erected across the road at all. If the land holder wishes to contain livestock or prevent public access to private land, then he/she should fence off the private land from the public road, like anybody else.

My Concerns:

There have been repeated occasions when this gate (which I suggest is probably illegally constructed) has been locked, preventing members of the public from using the road. Last Friday evening the gate was again locked, preventing myself and others from accessing Craighourne Dam.

On discussing this situation with a fellow angler, I was informed that the matter has been brought to the attention of Mayor Green. This was prior to the gate again being locked this past Friday. I also heard a suggestion that Council have met some or all of the costs associated with the recent surveying work and that the current landholder has expressed a desire to take over ownership and control of the road from council.

Whilst I'm not aware of the accuracy of these suggestions I would like to register in the strongest possible terms, my opposition to any move that would result in the loss of public access to this section of Craighourne Road, and to the Eastern end of Craighourne Dam.

I Request:

I request that Council advise me:

what action it plans to take to ensure that public access to the road in question is maintained;

whether Council has met any part of the costs associated with the recent surveying work;

whether the erection of the gate in question is in breach of the law, and;

what action will be taken to prevent public access to the road being curtailed in the future.

I would be very happy to discuss this matter further, should you need additional information. I can be contacted by phone of 62547194 or by email ac@andrewcaddle.com.

Thank you very much for your consideration of this matter.

Yours sincerely,

Andrew Caddle.

Elisa Lang

From: pcurry@netspace.net.au
Sent: Wednesday, 14 November 2018 7:42 PM
To: SMC Mail
Cc: anglersalliance@gmail.com; Neil.Morrow@ifs.tas.gov.au
Subject: Craighourne Road (Eastern access)

To: Southern Midlands Council
Attention: The General Manager,

I am a regular user of the Craighourne Dam Road (eastern access) to launch my kayak or shore fish this more sheltered end of the Craighourne Dam.

On Sunday (11/11/18) I was disappointed to find that the gate had been locked, requiring me to drive around to the western access and paddle the 2.5km back to the eastern, more sheltered and scenic end of the lake.

I have contacted the Inland Fisheries Service regarding my concerns and have been advised that this road is a public road and maintained by the Southern Midlands Council and that the gate had been locked by the adjacent land owner, who has applied to council to get this road permanently closed.

I, and many other fishers would be very disappointed if the eastern access is permanently closed and would hope that council could give consideration to ensuring access to this end of the lake is maintained for all to enjoy.

I am also copying this email to the Anglers Alliance Tas and to the Inland Fisheries Service with the hope that all parties (including the land owner) can come to some agreement for maintaining this access into the future.

Kind regards,
Paul Curry
21 Victoria Esplanade
Bellerive
Ph: 0438 340 564

133484.

RECEIVED
17 DEC 2018
By SMC

OBJECTS CLOSURE
SCANNED

PO. Box 35,
Tunnack Tas 7120
Monday 17 December 2018

To the General Manager,
Southern Midlands Council
71 High Street
Oatlands Tas 7120

Submissions to Council Re Access to Craighourne Dam

Dear Sir,

I submit herewith, submissions signed by **577** persons, in response to the advertisement placed by Southern Midlands Council in the 'The Mercury' newspaper on Saturday, December 1, regarding access to Craighourne Dam.

Yours faithfully,



Andrew Caddle

To the General Manager,
Southern Midlands Council
71 High Street
OATLANDS TAS 7120
mail@southernmidlands.tas.gov.au

ATTN Mr T F Kirkwood

RE ACCESS TO CRAIGBOURNE DAM, COLEBROOK

Dear Mr Kirkwood,

I/we, the persons whose signatures and/or names appear on this document, refer to the advertisement placed in the Mercury Newspaper on Saturday, 1 December 2018 by the Southern Midlands Council at page 52 wherein the Council seeks public feedback on a proposal to close a section of Craighourne road.

I/we wish to express our vigorous opposition to this proposal and to any other proposal that would see public access to Craighourne Dam reduced or withdrawn or the rights of the public to full and free use of Craighourne Road denied.

Craighourne Road is a public road providing the only motor and pedestrian access to the publicly available areas at the North Eastern end of Craighourne Dam. These areas are enjoyed by a significant number of people for angling, bird watching, photography, picnics and other lawful activities. The north Eastern end of Craighourne Dam is the most sheltered part of the lake and provides gently sloping banks and shallow areas, ideal for young families or elderly persons to enjoy the space in safety. It provides the best shelter from the elements, the best scenery, greatest abundance of waterfowl and the best fishing areas anywhere on the dam.

The loss of access to these areas and the closing of the public Craighourne Road would extinguish the rights, not only of the respondents to this proposal, but to all past, present and future users of these facilities.

I/we believe that most of the incidents experienced by the landowner concerned are a direct result of their failure to properly fence their property, to deter unauthorised access.

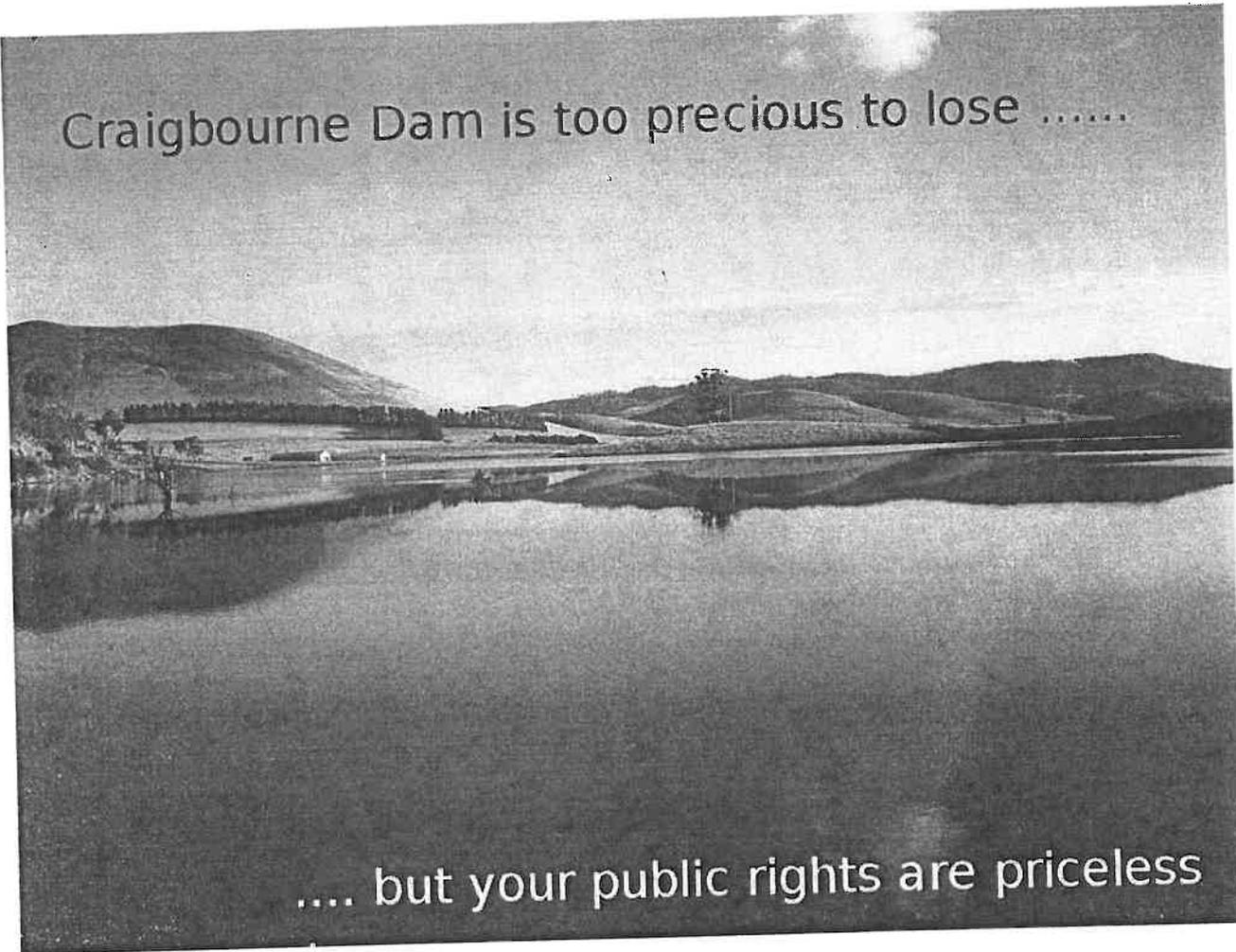
I/we do not believe that a two week consultation period and advertising this issue in a single newspaper affords adequate opportunity for the public to learn of and respond to the proposal.

I/we reject the contention that the proposed closure of this road can in any way be considered a matter of Public Safety, or that its closure would constitute a Net Public Benefit, as required under Division 3, Part II – section 14 of the Local Government (Highways) Act 1982.

Reduction of access to Craighourne Dam will be damaging to the efforts of the Inland Fisheries Service to promote this lake as a tourism draw card which attracts significant numbers of both local and visiting anglers.

I/we consider that Council has been asked to deny the rights of a significant number of past, present and future beneficiaries of this facility which has been made available for public enjoyment since the Dam was constructed. It is being asked to do this for the benefit of a single landowner whose past and continued failure to adequately fence their private property is the primary cause of the 'problems' being experienced.

Craigbourne Dam is too precious to lose



.... but your public rights are priceless

**Please add your
signature to our
submission**



**SOUTHERN MIDLANDS
COUNCIL**

ACCESS TO CRAIGBOURNE DAM, COLEBROOK
(via the north-eastern section of Craigbourne Road - off Link Road,
Colebrook).

Due to issues being experienced by the adjacent landowner(s), and in the interests of public safety, the Southern Midlands Council has been requested to consider a permanent closure of the Craigbourne Road extending from No 32 Craigbourne Road (i.e. approx. 320 metres from the junction with Link Road) extending through to the Dam.

Prior to making a decision in respect to this matter, Council seeks feedback from the broader community in terms of how any proposed closure may impact on users of the road.

Written submissions can be sent to the General Manager, 71 High Street, Oatlands or can be emailed to mail@southernmidlands.gov.au. Written submissions will be received up until close of business on 17th December 2018.

TF Kirkwood
GENERAL MANAGER

**Help to protect our
access and your
rights....say 'No' to
closure of
Craigbourne Road**

We request that Council reject this proposal and further, that action be now taken to prevent the unauthorised interference of the public right to access this right of way, by removal of the illegal gate obstructing the road (which frequently is locked) and reinstatement of the original cattle grid or the proper fencing of the private property by the owner.

We request that Council refer any future unauthorised interference with the Public's right to free access of Craighourne Road to the appropriate authorities as a criminal matter.

Name (please print)	Signature	Name (please print)	Signature
Ronda Bawerna	R. Bawerna		
Nat Johnson	N Johnson		
Shelly Daniels	S Daniels		
Hayley Dransfield	H. Dransfield		
Blake Dransfield	Blake Dransfield		
Hannah Dransfield	H. Dransfield		
Brendan Dransfield	B. Dransfield		
Cady Ford	Cady Ford		
Leanne Cash	[Signature]		
Katekin Barker	[Signature]		
Leah Ford	Leah Ford		
[Signature]	[Signature]		
Glenn Cash	[Signature]		
[Signature]	[Signature]		
Josanne Cash	[Signature]		
Brody Kelly	[Signature]		
Dianne Cash	[Signature]		
Kaye Green	K Green		
Bob Ferguson	[Signature]		
Christine Ayres	C Ayres		
Paige Books	[Signature]		
Peter Brooks	Peter Brooks		
Jake Jarvis	J - J		
Scott Green	[Signature]		
Kent Casper	[Signature]		
Sarah Palmer	S Palmer		
April Rose	A Rose		

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Name (please print)	Signature	Name (please print)	Signature
Jamie Robson	JARobson	PETER CARNES	P. Carnes
ZARKO BARISIC	Z Barisic	Breeagna Gaynes	Breeagna Gaynes
ANTONI YROSSE	A Yrosse	Andrew BRADBOAD	Andrew Bradboad
George Higgins	G Higgins	Jaill Watson	J Watson
Simon Bryant	Sv Bryant	Baron Armstrong	Baron Armstrong
Miranda Robson	M. Robson	Georgia Miller	G. Miller
CARLY PALMER	C Palmer	Tyler Burt	T Burt
JYE PALMER	J.Z. Palmer	Justin "Greedy" Greaves	J Greaves
DARRIN HILTON	D Hilton	Joe Burbury	J Burbury
NATHAN COLLINS	N Collins		
Emma Dare	E Dare		
PORTHOUSE	P. Porthouse		
TREVOR CROWTHER	T Crowther		
PETER KEYS	P Keys		
Bobby Dare	B Dare		
Jenny CHATTERS	J Chatters		
Zariah Johnson	Z Johnson		
Jerome Chatters	J Chatters		
Richardson Anthony	A Richardson		
PHILIP BERRA	P Berra		
Greg Zantud	G Zantud		
JAMES CHIVERS	J Chivers		
DARIN KEYS	D Keys		
Vick Webb	V Webb		
DAVID RICHARDS	D Richards		
L McManis	L McManis		
Esta Burbury	E Burbury		
Joe Burbury	J Burbury		
Mill	Mill		

We request that Council reject this proposal and further, that action be now taken to prevent the unauthorised interference of the public right to access this right of way, by removal of the illegal gate obstructing the road (which frequently is locked) and reinstatement of the original cattle grid or the proper fencing of the private property by the owner.

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Name (please print)	Signature	Name (please print)	Signature
P. TELWA		M Pearce	
L. KENNA		Melissa Hardy	
Haley Goss		Sharon Barwell	
Shannon Goss		Robert Crosswell	
Josha		ADRIAN SMITH	
Michael Ranley		B. Bannister	
Shari Cribbans		Michael	
Larry Gann		Darell Roberts	
Paul O'May		Anna Jeffers	
Luke Thompson		SUN HUY	
Asher Gannon		RON HUI	
		KUMADDE	
V. Rine		N. Rowe	
M. Gledhill		Shona Williams	
K. Parkland		Bob Hedderley	
E. Lanning		G. Bannister	
S. Arnold		L. Grace	
H. Gubb		J. Grace	
D. Wane		C. EBERHARDT	
O. Gannon		J. Hay	
C. Webb		B. Goss	
J. Mah		George Claridge	
E. Burbury			
P. Wessley			
D. Williams			
P. Bradson			
J. McSherry			
J. Webb			

We request that Council reject this proposal and further, that action be now taken to prevent the unauthorised interference of the public right to access this right of way, by removal of the illegal gate obstructing the road (which frequently is locked) and reinstatement of the original cattle grid or the proper fencing of the private property by the owner.

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Name (please print)	Signature	Name (please print)	Signature
Brendon Oates		Phil Davine	
Sharon Oakley		Sharon Gailey	
Suzanne Lewis		Treener Jenkins	
Adele W. Neill		Josh Wallen	
Mary Crawford		Steve McNeill	
Kade Crawford		Luke Kennedy	
Josh Ewell		Scott Smith	
Joel Cox		Nathan Kahan	
Bester Jackson		Sandra Stokes	
David Bonford		Ruki Anderson	
Brooke Jacobson		Sonia Prestage	
James Bridge		Sandra Griffiths	
Lynne Birchall		Dean Lael	
Robert Brown		Naomi Jones	
Brett Plumrose		Nate Newman	
John Large		Angus Praise	
Amy Prestage		Angelo Donohue	
Teena Bennett		Michelle Mores	
Suzanne Hutchison		Ben Smith	
Allyson Key		Sarah E. Weston	
Sim NAGY		Brad Bow	
Bryce Nagy		Gladys & King	
Lacey Gillies		Craig Baird	
GARY WESTON		Jacal Kinnaird	
Linda Mack		Samson Bannister	
Jake North		Menlyn Kelly	
Joanne Davine		Todd Woolley	
LAURIE SMITH			
G PRESTAGE			
L. Connolly		Lisa Connolly	
S. Young		John Christian	

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We request that Council reject this proposal and further, that action be now taken to prevent the unauthorised interference of the public right to access this right of way, by removal of the illegal gate obstructing the road (which frequently is locked) and reinstatement of the original cattle grid or the proper fencing of the private property by the owner.

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Name (please print)	Signature	Name (please print)	Signature
S D MEAD		Donelle Smith	
C MEAD		Adam Braun	
H. MACPHERSON	H. Macpherson	Rachel Castle	
S. FALZAN		Shawn Castle	
GIOVANNI DIANESI		Maddy Wade	
KEW (Newbury)		Dion Kingston	
Alex Rigby		Robertson	
Ryan Blomen		Sams	
R. JAGO		Daniel	
I Miles		Robert Kelly	
M. SINCLAIR		Michael King	
D. COOKE		Bianca Nicole	
J Green		Mick SHARMAN	
S. Wavell-Bird		See Fleming	
BLOMINOS		Scott Oldie	
M Hunter		Talce Curtain	
K. Ritchie		David Bone	
B Ritchie	B Ritchie	Jake Hodgkinson	
Jacobs Ritchie	Ritchie	Zoe Carter	
ZOE RITCHIE		Sebastian Jacobsen	
Bill Sieglott		Joshua Woodford	
Margot Sieglott	M. Sieglott	Bindi Jackson	
Chris Sieglott	C. Sieglott	Irwin Lockhart	
Shelby Sieglott		Charlotte Monks	
Acron Holdsworth		Molly Monks	
Mark Burns		Jack Carter	
Kaya Wiggins		Lily Carter	
Chris Carter		Greg McMillan	
TOM WILKINSON		Mark	

M. HOWE

M. Howe

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Name (please print)	Signature	Name (please print)	Signature
Christine Dare	<i>C. Dare</i>		
JIM DARE	<i>M. J. Dare</i>		
STUART TYSON	<i>T. J. Miller</i>		
PAUL FORSTER	<i>P. Forster</i>		
B FORSTER	<i>B. Forster</i>		
DAVID LYNEMA	<i>[Signature]</i>		
Kat Ward	<i>(KW)</i>		
Leigh Bore	<i>L. Bore</i>		
JUSTINA SCOTT	<i>J. B. Scott</i>		
Roger Scott	<i>R. E. Scott</i>		
Daniel Scott	<i>D. Scott</i>		
RON BELLETTE	<i>[Signature]</i>		
Julie M Bellette	<i>JMB.</i>		
Paul Hoare	<i>[Signature]</i>		
W. F. F. F.	<i>W. F. F. F.</i>		
K. Bujera	<i>K. B. Bujera</i>		
M BUTORA	<i>[Signature]</i>		
A. BIRCHALL	<i>A. B. Birchall</i>		
Wayne Palmer	<i>Wayne Palmer</i>		
Michael Scott	<i>M. Scott</i>		
Ganvine Scott	<i>Tunnack</i>	<i>[Signature]</i>	
Harold Scott	<i>TUNNACK</i>		
Madison Scott	<i>Tunnack</i>		
Connor Scott	<i>Tunnack</i>		

We request that Council reject this proposal and further, that action be now taken to prevent the unauthorised interference of the public right to access this right of way, by removal of the illegal gate obstructing the road (which frequently is locked) and reinstatement of the original cattle grid or the proper fencing of the private property by the owner.

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Name (please print)	Signature	Name (please print)	Signature
JENNY DENHOLM	<i>Jenny Denholm</i>		
JOHN DENHOLM	<i>John Denholm</i>		
Anne Sands	<i>Anne Sands</i>		
E Palmer	E PALMER		
Vicki Robins	V. Robins.		
Lynda Lovett	<i>L Lovett</i>		
R. R. [unclear]	<i>R. R. [unclear]</i>		
LEONIE JOHNSON	<i>Leonie Johnson</i>		
Kristy Irvine	<i>Kristy Irvine</i>		
Jamie Bennet	<i>Jamie Bennet</i>		
Megan Hovey	<i>Megan Hovey</i>		
Clara h	<i>Clara h</i>		
Koreen Summers	<i>Koreen Summers</i>		
Christine Fisher	<i>Christine Fisher</i>		
Bobby Jones	<i>Bobby Jones</i>		
Anne Lodge	<i>Anne Lodge</i>		
Lily Carter	<i>Lily Carter</i>		
Joe Cunningham	<i>Joe Cunningham</i>		
Perry Cunningham	<i>Perry Cunningham</i>		
Taylor Cunningham	<i>Taylor Cunningham</i>		
Brooke Cunningham	<i>Brooke Cunningham</i>		
Zac Cunningham	<i>Zac Cunningham</i>		

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Name (please print)	Signature	Name (please print)	Signature
Alex Robins	A J Robins	Tracey Wilson	[Signature]
Scott Worlton	Scott Worlton	Brett Whelan	[Signature]
Cindy Worlton	[Signature]	D Macrae	[Signature]
Lavinia Bailey	L J Bailey	Sharon Bryant	Sharon Bryant
Denise Smith	[Signature]	Tiffany Wighton	T Wighton
Senny French	[Signature]	Tracey Wighton	T Wighton
Tepi Schmidt	T Schmidt	Kristy Flakemore	[Signature]
Gerard Mayne	G Mayne	Helen John	[Signature]
Alicia Mayne	A Mayne	Helen Cooper	[Signature]
Rosalee Mayne	R Mayne	GAYE CLARK	[Signature]
Austin Walker	Austin Walker	JUNIA PAUL	[Signature]
Greg Pennicoff	[Signature]	L A PAUL	[Signature]
Sarah Clark	[Signature]	Jenny Wilson	[Signature]
John Summers	[Signature]	Mandy Hill	[Signature]
Senny Palmer	G. L. P.	[Signature]	[Signature]
Sam Green	[Signature]	IAN SCOTT	[Signature]
Lara Whitney	[Signature]	TAMARA JAMES	[Signature]
Joel Watson	[Signature]	Annah Scott	[Signature]
Ann Brown	[Signature]	Chloe Armstrong	C. Armstrong
Raylene Brown	Raylene Brown	Nicholas Green	Merced
DIVAIN ERANS	[Signature]	Karen Brooks	[Signature]
CRISSA PALMER	[Signature]	Sam Baker	[Signature]
Colette Birchall	[Signature]	J Jackson	[Signature]
J Cordwell	[Signature]	J Jackson	[Signature]
Millie Birchall	M Birchall	T. Clay	[Signature]
TIM SODEN	T Soden	J. Clay	[Signature]
IRENE MAXLOW	[Signature]	B Bryant	[Signature]
Loe Brooks	[Signature]	Gemma Smith	[Signature]
Blair Martiott	[Signature]	Isabella Stone	[Signature]

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Name (please print)	Signature	Name (please print)	Signature
REDACTED			
CHAIRE PETROFF	<i>Chaire Petroff</i>		
Nathan Penna	<i>Nathan Penna</i>		
Helen Petropiec	<i>Helen Petropiec</i>		
JENNI MUXLOW	<i>Jenni Muxlow</i>		
Belinda Chatter	<i>Belinda Chatter</i>		

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Name (please print)	Signature	Name (please print)	Signature
CRISTINE FORD	<i>[Signature]</i>		
Sean Palmer	<i>[Signature]</i>		
Georgia Rowlands	<i>[Signature]</i>		
Andrew Rowlands	AR		
MARK THOMAS	<i>[Signature]</i>		
Kenee Percy	<i>[Signature]</i>		
SUZANNE JANKO	<i>[Signature]</i>		
LORRY PENNIE	<i>[Signature]</i>		
Don Johnson	<i>[Signature]</i>		
Due Jaylor	<i>[Signature]</i>		
ANN RYAN	<i>[Signature]</i>		
Ruth Anne Evans	<i>[Signature]</i>		
Julie Hyatt	<i>[Signature]</i>		
Josie Blyth	<i>[Signature]</i>		
Kylie Chatters	<i>[Signature]</i>		
Helen Clark	<i>[Signature]</i>		
Sammy Frea	<i>[Signature]</i>		
Heidi Burt	<i>[Signature]</i>		
Stephen Burke	<i>[Signature]</i>		
Emma Purdon	<i>[Signature]</i>		
Julie Lovell	<i>[Signature]</i>		
CRISSA PAINO	<i>[Signature]</i>		
JAYNE SWAN	<i>[Signature]</i>		
RUSSELL McLOUGHLIN	<i>[Signature]</i>		
Patricia Carter	<i>[Signature]</i>		
Mandy Byers	<i>[Signature]</i>		
Sharon Grogan	<i>[Signature]</i>		

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Name (please print)	Signature	Name (please print)	Signature
CRAY BROOK	[Signature]	Bacarra Morris	[Signature]
LONKE LAWRENCE	[Signature]	Gillian Bailey	[Signature]
WAYNE CRAIG	[Signature]	J. Smith	J. Smith
B. LEER	[Signature]	Jesse Currie	[Signature]
S. BRIAN	[Signature]	Sam Lyne	[Signature]
Aimee Warren	[Signature]	Jason Bell	[Signature]
JASON YORK	[Signature]	Mollie Schreurs	[Signature]
SIM JONES	[Signature]	John Skinner	[Signature]
BILL LOBBY	[Signature]	Elaine Housego	[Signature]
[Signature]	[Signature]	Penelope Burbary	[Signature]
Archie Andrews	[Signature]	Garth Gerson	[Signature]
Zeke Palmer	[Signature]	Marga Craudins	[Signature]
Robbie Curran	[Signature]	Elizabeth Cooper	[Signature]
Ceri Brose	[Signature]	NEVILLE PALMER	[Signature]
Chris Schreurs	[Signature]	NATASHA JACK	[Signature]
JANE JOHNSON	[Signature]	CHRISTIAN JACK	[Signature]
DALE SWEET	[Signature]	MATZON ZANUCK	[Signature]
Richard Preece	[Signature]	SCOTT ZANTUCK	[Signature]
B. Sutton	[Signature]	Brodie Howard	[Signature]
P. Havers	[Signature]	Connie Ransley	[Signature]
Cole S	[Signature]	Callum Murphy	[Signature]
Charlotte Schreurs	[Signature]	WYRTNEY WALK	[Signature]
VIOLE + Schreurs	[Signature]	S. Raelahy	[Signature]
K. Norton	[Signature]	J. Allie	[Signature]
K. Jones	[Signature]	[Signature]	[Signature]
S. Schreurs	[Signature]	A. MacLean	[Signature]
Elizabeth Daintree	[Signature]	[Signature]	[Signature]
A. Duggan	[Signature]	[Signature]	[Signature]
Paul Duggan	[Signature]	Steve Turner	[Signature]
		Jasmine Jackson	[Signature]

Name (please print)	Signature	Name (please print)	Signature
Myfanny Sutton		SUTTON	
Pelen J. Desbours		JANELLE ZANTUCK	
Ava Thomsett		Mary Ellis	
Leanne Doherty		Kristy Sweet	
GREEN Doherty		Rebecca Stokes	
Kerry Duggan		Tim Sheldrick	
ANN Duggan		IAN BEALE	
Mandy Nicoll		Raeq Walker	
Chris Schreurs		Cynthia Waller	
Laure Smythe		Bill Ross	
Kristy Lyne		Samuel Duggan	
Lucy Lyne	Lucy L	Fay Moore	
Maddison	maddison	Gary Denny	
Mureus	M. Lyne	Chris Barts	
B. CHATTERS		Paul Morris	
L. Butler	L. Catto	MARK OTTE	
Jan Berratt	J. Berratt	Paula Mansley	
Mark Berratt		6/R andy	
Katrina Sweet			
Mel Roach			
Anthony Walker	Anthony Walker		
S. Care			
N. Bella			
J. Stue			
G. Ann			
M. Temple			
G. M. Lancaster			
Diana Roberts			
J. Butcher			
D. DANTRAX			
A. FITZGERALD			
Erin Medhurst			
Charlotte Rice			
LLOYD Bisset			

Elisa Lang

From: Kim Bleathman <kim.com.kb1@gmail.com>
Sent: Friday, 7 December 2018 9:19 AM
To: SMC Mail
Subject: Craigbourne road

Dear T F Kirkwood,

I am writing to you to express my support for the permanent closure of Craigbourne Road as advertised in the Mercury on 1st December 2018. I am satisfied that this road serves no public use and does not impact my ability to use the Craigbourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,

Elisa Lang

From: Demetrius Giouzelis <dgiouzelis@hotmail.com>
Sent: Friday, 7 December 2018 9:23 AM
To: SMC Mail
Subject: closure of Craighourne Road

Dear T F Kirkwood,

I am writing to you to express my support for the permanent closure of Craighourne Road as advertised in the Mercury on 1st December 2018. I am satisfied that this road serves no public use and does not impact my ability to use the Craighourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,

Demetrius

Elisa Lang

From: Susan Jackson <susanjackson08@gmail.com>
Sent: Friday, 7 December 2018 10:10 AM
To: SMC Mail
Subject: Craighourne Rd Closure

Dear T F Kirkwood,

I am writing to you to express my support for the permanent closure of Craighourne Road as advertised in the Mercury on 1st December 2018. I am satisfied that this road serves no public use and does not impact my ability to use the Craighourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,
Susan Jackson

Sent from my iPhone

Elisa Lang

From: Simon and Letitia Peric as above <simtish@gmail.com>
Sent: Friday, 7 December 2018 8:49 AM
To: SMC Mail
Subject: Closure

Dear T F Kirkwood,

I am writing to you to express my support for the permanent closure of Craighourne Road as advertised in the Mercury on 1st December 2018. I am satisfied that this road serves no public use and does not impact my ability to use the Craighourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,

Letitia

Elisa Lang

From: Chris Veraa <chris.veraa@gmail.com>
Sent: Friday, 7 December 2018 3:46 PM
To: SMC Mail
Subject: Permanent closure of Craigbourne Rd

Dear T F Kirkwood,

I am writing to you to express my support for the permanent closure of Craigbourne Road as advertised in the Mercury on 1st December 2018. I am satisfied that this road serves no public use and does not impact my ability to use the Craigbourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,

Chris Veraa

--

Chris Veraa
0419 392 303
chris.veraa@gmail.com

Elisa Lang

From: njboyce75 <njboyce75@gmail.com>
Sent: Friday, 7 December 2018 7:43 PM
To: SMC Mail
Subject: Craighourne road closure

mail@southernmidlands.tas.gov.au

Dear T F Kirkwood,

I am writing to you to express my support for the permanent closure of Craighourne Road as advertised in the Mercury on 1st December 2018. I am satisfied that this road serves no public use and does not impact my ability to use the Craighourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,

Nathan Boyce

Sent from my Samsung Galaxy smartphone.

Elisa Lang

From: Ted Spowart <tedspowart@hotmail.com>
Sent: Tuesday, 11 December 2018 9:38 AM
To: SMC Mail
Subject: Re Closure - Craighourne Road

Dear T F Kirkwood

I am writing to you to express my support for the permanent closure of Craighourne Road as advertised in the Mercury on 1st December 2018. I am satisfied that this road serves no public use and does not impact my ability to use the Craighourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,

Edward Spowart

Elisa Lang

From: Simon de Roode <simon_deroode@hotmail.com>
Sent: Wednesday, 12 December 2018 5:33 AM
To: SMC Mail
Subject: Craighourne rd closure

Dear T F Kirkwood,

I am writing to you to express my support for the permanent closure of Craighourne Road as advertised in the Mercury on 1st December 2018.

I am satisfied that this road serves no public use and does not impact my ability to use the Craighourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,
Simon

Elisa Lang

From: chris stewart <christopherjohnstewart@gmail.com>
Sent: Wednesday, 12 December 2018 4:59 AM
To: SMC Mail
Subject: Permanent closure of Craighourne Road

Dear T F Kirkwood,

I am writing to you to express my support for the permanent closure of Craighourne Road as advertised in the Mercury on 1st December 2018.

I am satisfied that this road serves no public use and does not impact my ability to use the Craighourne Dam for recreational pastimes as I can use the public carpark and facilities on the southern end of the Dam.

Kind Regards,
Chris Stewart

DEAR MR T. KIRKWOOD

133455
RECEIVED

17 DEC 2018

17/12/19
SUPPORT CLOSURE

CRIMINAL

I AM WRITING TO YOU IN RESPONSE TO THE AD IN THE MERCURY ON 1ST DECEMBER 2018 AND WISH TO EXPRESS MY SUPPORT FOR THE PERMANENT CLOSURE OF CRAIGBOURNE ROAD.

I HAVE OWNED MY PROPERTY FOR 25 YEARS DURING THAT TIME I HAVE WITNESSED CONTINUOUS VANDALISM AND TRESPASS OF NOT ONLY MY OWN PROPERTY BUT ALSO MT. BAIN'S

I HAVE HAD AND SEEN FENCES DAMAGED FROM CARS AND BEEN CUT AS PEOPLE USE THIS ROAD TO ILLEGALLY HUNT AND FISH THE DAM.

I HAVE BEEN VERBALLY ABUSED AND PHYSICALLY ASSAULTED WHEN ASKING PEOPLE TO LEAVE MY PROPERTY AND MT BAIN'S OVER THE YEARS

I HAVE HAD MY GOATS AND DEER SHOT AND I AM FEARFUL TO LEAVE MY PROPERTY OVER THE WEEKENDS AT TIMES DUE TO DRUNKEN IDIOTS ILLEGALLY HUNTING AND DISCHARGING FIREARMS ITS ONLY A MATTER OF TIME BEFORE SOMEONE IS SERIOUSLY INJURED OR KILLED.

I HAVE ALSO SEEN FIRST HAND THE DANGERS PEOPLE PUT THEMSELVES IN TRYING TO LAUNCH BOAT IN THE DAM FROM THE SHORELINE CLIMBING CHIEF FACES THIS IS A SAFETY ISSUE. AFTER YEARS BEARING WITNESS TO ANTISOCIAL BEHAVIOUR FOR THE SAFETY OF THE PUBLIC CLOSE THE ROAD

REGARDS

WAYNE EATON

21 CRAIGBOURNE RD.

DEAR MR T. KIRKWOOD

RECEIVED

17-12-18

17 DEC 2018

By SMC

SCANNED

I AM WRITING TO YOU IN RESPONSE TO THE AD IN THE MERCURY 1-12-18 REGARDING THE PERMANENT CLOSURE OF THE EASTERN SIDE OF CRAIGBOURNE ROAD FROM LINC ROAD COLEBROOK TASMANIA.

I AM IN FULL SUPPORT FOR THE PERMANENT CLOSURE OF THIS ROAD. I HAVE LIVED IN CLOSE PROXIMITY OF THIS FOR SOME YEARS NOW & HAVE HAD NOTHING BUT CONCERN FOR MY & MY PROPERTY'S SAFETY & THE POOR LIVESTOCK THAT CALL THIS AREA HOME.

THE TRAFFIC AND ACTIONS OF MANY AT ALL HOURS ON THIS ROAD ITS CLEAR IT IS NOT BEING USED FOR ITS INTENDED USE AND IS CAUSE FOR CONCERN FOR ALL.

THANKYOU FOR READING MY SUBMISSION

CONCERNED RATE PAYER COLEBROOK TAS SIGNED.

Y. MELIA.

Elisa Lang

From: Timothy Kirkwood
Sent: Monday, 17 December 2018 10:34 AM
To: Elisa Lang
Subject: FW: Craighourne Dam

From: Alexander Green <agreen@southernmidlands.tas.gov.au>
Sent: Monday, 17 December 2018 10:21 AM
To: Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: Fwd: Craighourne Dam

Hello Tim

Please find attached a submission regarding Craighourne Dam access.

Kind regards

Alex Green

Sent from my iPhone

Begin forwarded message:

From: Michael Russell <michael.russell8@bigpond.com>
Date: 14 December 2018 at 6:04:26 pm AEDT
To: <agreen@southernmidlands.tas.gov.au>
Subject: Craighourne Dam

Hello Alex,

I support the property owners. I have seen the Burn out circles on pasture, rubbish, broken bottles, toilet paper and shit, plus cutting down of any thing that will burn.
I have spoken to the owner of the farm on the other side of the Dam where most people go, he has to pay a staff member to sleep on the property every night to prevent break-ins, etc.
The state of the dam foreshore shows what goes on at night after the people who follow the rules leave (as it states on the signs). A locked gate (eg, dusk to dawn)
Would be a good start, it is a common thing on the mainland. I live at Cremorne.
Thanks for your efforts on this matter.
Michael Russell 0427674047

Sent from my iPad

Elisa Lang

From: Jojo <macjaw@bigpond.net.au>
Sent: Friday, 14 December 2018 12:59 PM
To: SMC Mail
Subject: Craigborne Dam access

Dear Mayor Green,

I agree with the Mt Baines property owners; access to the dam over their land should be restricted.

Council either buys the land to make it public access or (support the landowners) fence so fishers must drive to the ramp.

To be intimidated and suffer damage on your own hard earned property is insufferable. It shames me to think of what these people have had to witness. The criminal streak in some Tasmanians is still evident...

We have had to endure years of damaging and offensive behaviour at our little house further south and often been too frightened to oppose the lawbreakers. More police presence has made a difference.

When you've worked hard all your life to achieve something, you absolutely have the right to protect it.

All eyes are on how your Southern Midlands Council handles this!

Mrs J Mackey
Pottery Road
Dover

Elisa Lang

From: Chris Swan <chris.swan03@gmail.com>
Sent: Monday, 17 December 2018 2:40 PM
To: SMC Mail
Subject: Craigbourne road closure

Dear T F Kirkwood

I am writing to you to express my support for the permanent closure of the Craigbourne Road as advertised in the Mercury newspaper 1 December 2018.

I have experienced firsthand the antisocial behaviour and damage to the property that this road affords. I run sheep on the property with the owner, Fraser Miller, and have seen livestock shot, stolen and allowed to escape. There is further distress caused to the animals by unauthorized hunting, dogs, logging, vehicle access at night and having pasture destroyed by cars and dirt bikes. There is also damage caused to the fences and gates with people cutting and driving through them and I often I see people and their cars well past the end of the public road and onto private land with no regard for any signs advising them to contrary and the fact it is clearly private property.

As a result of this I no longer feel confident allowing stock to graze on a significant portion of the land which directly impacts my ability to earn an income.

There is clear evidence of fires and camping as well as illegal fishing with nets being used and size and catch limits ignored.

I have seen people trying to launch boats down the treacherous bank onto mud flats, causing damage to the shoreline and putting themselves at serious risk of injury or worse. This poses a real public safety issue as there is no mobile reception in this area and it can be quite treacherous as the bank of the Dam is not stable and the mud is quite deep. If someone gets into trouble then no one is going to know about it, or they are going to have travel to the southern side of the Dam to reach help. This area of the Dam requires 4WD access and is a further 30 minutes away from the public facilities at the southern end of the Dam.

It is hard to see how keeping this section of road is in the public interest or promotes public safety as it doesn't go anywhere yet the council is required to maintain it and I'd much rather see that money spent on community services elsewhere.

Kind Regards,

Chris Swan

Elisa Lang

From: michaelstringer51 <michaelstringer51@gmail.com>
Sent: Monday, 17 December 2018 2:32 PM
To: SMC Mail
Subject: Closure of Craighourne Road

Dear T F Kirkwood

I am writing to you to express my support for the permanent closure of the Craighourne Road as advertised in the Mercury newspaper 1 December 2018.

I have experienced firsthand the antisocial behaviour and damage to the property that this road affords. I run sheep on the property with the owner, Fraser Miller, and have seen livestock shot, stolen and allowed to escape. There is further distress caused to the animals by unauthorized hunting, dogs, logging, vehicle access at night and having pasture destroyed by cars and dirt bikes. There is also damage caused to the fences and gates with people cutting and driving through them and I often I see people and their cars well past the end of the public road and onto private land with no regard for any signs advising them to contrary and the fact it is clearly private property.

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Kind Regards,

Michael Stringer