

SOUTHERN
MIDLANDS
COUNCIL



ATTACHMENTS

SPECIAL COUNCIL MEETING

Thursday, 23rd July 2020

10.00 a.m.

Oatlands Ex-Services and Community Club
1 Albert Street, Oatlands

Item 4.1

Development Application (DA 2020/63) for sport & recreation – aquatic centre at 18 Church Street, Oatlands, 68 High Street Oatlands & 70 High Street, Oatlands

Attachment 1 – Development Application documents

Attachment 2 – Supplementary plans

Attachment 3 - Representations

General Manager
Southern Midlands Council
PO Box 21
Oatlands Tasmania, 7021

Email: mail@southernmidlands.tas.gov.au
Andrew Benson abenson@southernmidlands.tas.gov.au
Jacqueline Tyson jtyson@southernmidlands.tas.gov.au

49 Sandy Bay Road
Hobart Tasmania 7004
T +61 (3) 6223 2333
F +61 (3) 6223 2433
hobart@philplighton.com.au

philplighton.com.au
Hobart/Launceston/Burnie

22 June 2020

Dear Mr Kirkwood

Application for a Planning Permit
Proposed Oatlands Aquatic Centre
18 Church Street Oatlands

On behalf of the landowners, Southern Midlands Council, Philp Lighton Architects submit these Planning Permit application documents for the above project.

The proposed works are for a new community Aquatic Centre and comprise:

- Minor demolition and earthworks
- New building
- Landscaping and fencing
- Civil works

The submitted documents, all marked 18 Church Street, are:

- a. This Letter PLA to SMC
Philp Lighton Architects dated 22 June 2020
- b. Completed SMC Application for Planning Permit Form
Philp Lighton Architects dated 22 June 2020
- c. Consent to Lodge
General Manager Southern Midlands Council
- d. Copy of Title information
ListMap
- e. Planning Report
Philp Lighton Architects marked 051.20120, dated 22 June 2020
- f. Heritage Impact Report
John Wadsley Heritage Planner

Philp Lighton Architects Pty Ltd
ACN 009 515 182
ABN 82 009 515 182

Directors
Peter Giblin FAIA
Andrew Floyd AIA
Peter Gaggin AIA

Associate Directors
Pip Bilson DIA
Anthony Dalgleish AIA

g. Application for Planning Permit Drawings

Philp Lighton Architects Pty Ltd

DA00 Cover Sheet

DA01 Site Plan

DA02 Floor Plan

DA04 Roof Plan

DA04 Elevations 1

DA05 Elevations 2

DA06 Sections 1

DA07 Sections 2

DA08 Views 1

DA09 Views 2

DA10 Views 3

DA11 Views 4

DA12 Landscape Plan

DA13 Concept Civil

COVA Engineers Pty Ltd

E100 Concept Electrical Services Plan

We welcome your prompt appraisal, and should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Philp Lighton Architects Pty Ltd

A handwritten signature in black ink, appearing to read 'Peter Gaggin', with a long, sweeping horizontal line extending to the right.

Peter Gaggin, FRAIA

CBOS ABSP 997A

Director + Lead Architect



SMC - KEMPTON
RECEIVED
23/06/2020

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Commercial, Industrial, Forestry and other Non- Residential development

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

Applicant / Owner Details:

Owner / s Name Southern Midlands Council
c/- The General Manager

Postal Address PO Box 21 Phone No: 03 6254 5000
Oatlands Tasmania 7120 Fax No: 03 6254 5014

Email address mail@southernmidlands.tas.gove.au

Applicant Name Philp Lighton Architects Pty Ltd (Peter Gaggin - Director)
(if not owner)

Postal Address 49 Sandy Ray Road Phone No: 03 6223 2333
Battery Point TAS 7004 Fax No: No fax service

Email address: pgaggin@philplighton.com.au

Description of proposed use and/or development:

Address of new use and development: 18 Church Street (off High Street – former Council Depot)

Certificate of Title No Volume No Refer Planning Report Lot No:

Description of Use Sports and Recreation (Swimming Pool)
Development on site New building, carparking and access road
Including landscaping, signage and fencing
Refer attached PLA “Planning Report”

current use of land and building Vacant cleared land (former depot)
Community Centre (to continue “as is”)
Vacant retail shop (to be demolished by others)

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

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

Is the property Heritage Listed

Please tick ✓ answer
Yes No X

Signage Is any signage proposed?

Please tick ✓ answer
Yes No

Business Details	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
Weekdays	N/A				Weekdays	06:00		10:00
Sat	N/A				Sat	06:00		10:00
Sun	N/A				Sun	07:00		9:00

Number of existing employees: Number of proposed new employees:

Traffic Movements	Number of commercial vehicles servings the site at present	0	Approximate number of commercial vehicles servicing the site in the future	1-2 per day max
Number of Car Parking Spaces	How many car spaces are currently provided	0	How many new car spaces are proposed	39 refer Planning Report

Is the development to be staged: Please tick ✓ answer

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Is the development to be staged, If yes	Described proposed stages	NA	Described period of proposed stages	NA
---	---------------------------	----	-------------------------------------	----

Proposed Material Types	What are the proposed external wall colours	Refer Planning Report	What is the proposed roof colour	Refer Planning Report
	What are the proposed external wall materials	Refer Planning Report	What are the proposed roof materials	Refer Planning Report
	What is the proposed new floor area m ²	1325m ²	What is the estimated value of all the new work proposed	\$ 5,400,000+GST

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

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

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

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

Applicant Signature	Applicant Name (print)	Date
	Peter Gaggin	22 June 2020
Land Owner(s) Signature	Land Owners Name (please print)	Date
Refer signed letter	Refer signed letter	Refer signed letter
Land Owner(s) Signature	Land Owners Name (please print)	Date



16th June 2020

J Tyson
Planning Officer
Southern Midlands Council
85 Main Street
KEMPTON TAS 7030

Dear Jacqui

DEVELOPMENT APPLICATION
PROPOSED AQUATIC CENTRE AT 18 CHURCH STREET OATLANDS
DESIGN BY PHILP LIGHTON ARCHITECTS

I write to you to provide you with the Owners Declaration for a Development Application under s52 of the Land Use Planning and Approvals Act 1993 for the Development Application lodged by Peter Gaggin from Philp Lighton Architects in respect of the abovementioned site.

As the duly authorised officer, I hereby give my permission for the lodgment of the abovementioned Development Application that covers land owned by the Southern Midlands Council.

Yours sincerely

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

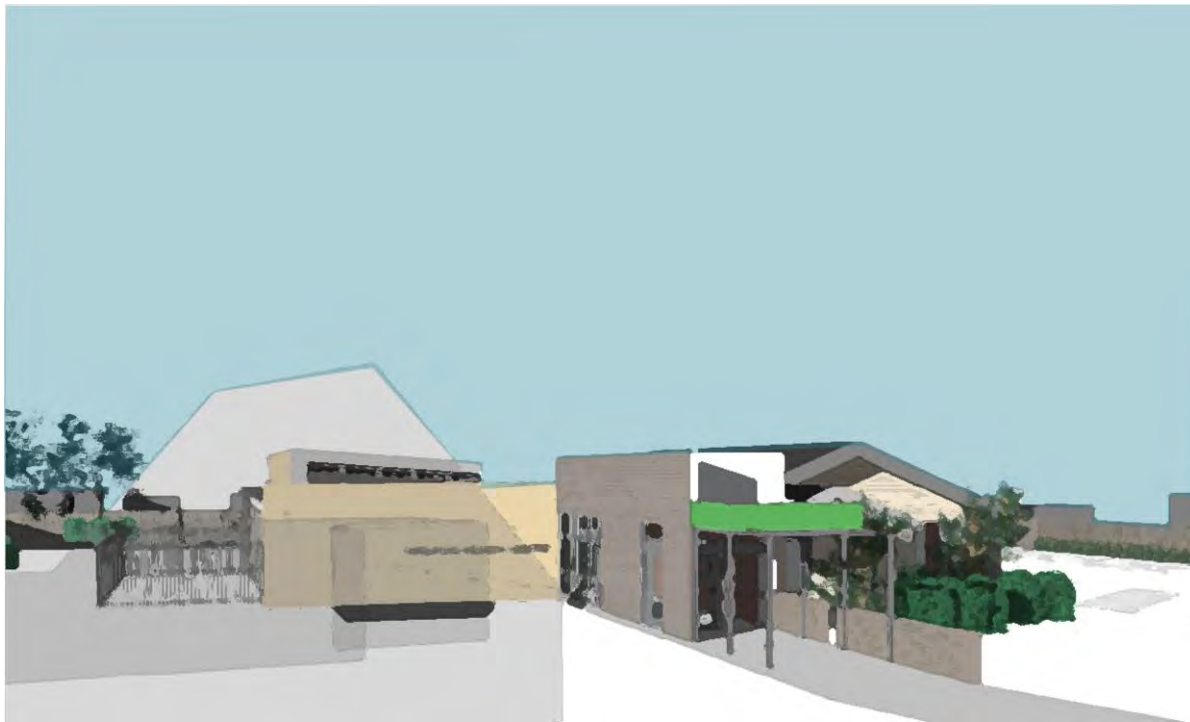
Tim Kirkwood
General Manager

SMC - KEMPTON

RECEIVED

23/06/2020

ATTACHMENT 1
Agenda Item 4.1



PhilpLighton Architects

SMG
STANTON MANAGEMENT GROUP

Report for the Planning Permit Application
Oatlands Aquatic Centre
18 Church Street / High Street Oatlands

Philp Lighton Architects Pty Ltd
051.20120 22 June 2020 Rev A



Report for the Planning Permit Application Oatlands Aquatic Centre

Landowner: Southern Midlands Council
Applicant: Philp Lighton Architects Pty Ltd
Project management: Stanton Management Group Pty Ltd

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	a. Letter PLA to SMC	
	<i>Philp Lighton Architects dated 22 June 2020</i>	
	b. Completed SMC Application for Planning Permit Form	
	<i>Philp Lighton Architects dated 22 June 2020</i>	
	c. Consent to Lodge	
	<i>General Manager Southern Midlands Council</i>	
	d. Copy of Title information	
	<i>ListMap</i>	
	e. Planning Report (this document)	
	<i>Philp Lighton Architects marked 051.20120, dated 22 June 2020</i>	
	f. Heritage Impact Report	
	<i>John Wadsley Heritage Planner</i>	
	g. Application for Planning Permit Drawings	
	<i>Philp Lighton Architects Pty Ltd</i>	
	DA00 Cover Sheet	

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DA13 Concept Civil
COVA Engineers Pty Ltd
E100 Concept Electrical Services Plan

1 Introduction

Oatlands Aquatic Centre

Submission

Philp Lighton Architects Pty Ltd on behalf of, and as agents for, Southern Midlands Council, submits this *Application for Planning Approval Use and Development* for the proposed Oatlands Aquatic Centre development on land at 18 Church Street (off High Street) Oatlands.

Proposal

Southern Midlands Council proposes to construct a new single storey indoor aquatic centre and associated infrastructure and carparking. The proposal seeks to demolish the existing retail building known as the CT Fish building, together with miscellaneous fences, and a redundant dilapidated shed. The public park to High Street is to be retained, redeveloped and incorporated into the design

The estimated cost of the development is to the order of \$5.4M + GST

Consultation

The proposal has been presented at various forums and the following consultation has occurred:

- | | |
|--|--------------|
| <input type="checkbox"/> Consultant engagement + start up | 11 May 2020 |
| <input type="checkbox"/> Site inspection & audit | 20 May 2020 |
| <input type="checkbox"/> Senior Council management | 25 May 2020 |
| <input type="checkbox"/> Council Planners + Heritage | 28 May 2020 |
| <input type="checkbox"/> Council Workshop | 03 June 2020 |
| <input type="checkbox"/> Heritage Impact Assessment | June 2020 |
| <input type="checkbox"/> Site neighbours | 09 June 2020 |
| <input type="checkbox"/> Planning Permit Application + Advertising | 22 June 2020 |

Landowner and Developer: Southern Midlands Council

The landowner, proponent and developer is **Southern Midlands Council**

The Client representative is:

Mr Andrew Benson, Deputy General Manager
Community & Corporate Development
P: 03 6254 5050
M 0429 852730
E abenson@southernmidlands.tas.gov.au
W www.southernmidlands.tas.gov.au

Applicant: Philp Lighton Architects Pty Ltd

The Applicant (and architect) for the development is:

Philp Lighton Architects Pty Ltd

Peter Gaggin FRAIA, Director / Architect
49 Sandy Bay Road Hobart TAS 7000

P: 0419 878 779
E: pgaggin@philplighton.com.au

Project Management: SMG

The Project Manager is:

Stanton Management Group

Patrick Stanton, Project Manager

22 Groningen Road Kingston TAS 7050

M: 0418 121 595

E: Patrick@stantonmg@gmail.com



Image: Oatlands Aquatic Centre – image of the proposed new facility looking North from High Street

PLA Image - part DA08



Image: Oatlands Aquatic Centre – image of the proposed new facility looking West from High Street

PLA Image - part DA08

2 Site

Oatlands Aquatic Centre

Site

The new aquatic centre is to be built on the former Council depot site:

18 Church Street
Oatlands Tasmania 7120.

Site Location



Image: Tasmania - Oatlands - Site – Location *Google Earth images*

The overall site area is to the order of 6,835m². The facility is planned to be built on the eastern portion of the site with the remnant lot to be for future development and is not considered with this application.

Title

Currently the site is over several titles all owned by Southern Midlands Council:

- 68 High Street – Community Centre
 - PID 5843138
 - CT 148205/1
- 18 Church Street – former Council Depot Site
 - PID 7817902
 - CT 22710/1
 - CT 46931/1
 - CT 148207/1 (northern portion)
- 70 High Street – currently occupied by “CT Fish Building”
 - PID 7817881
 - CT 41274/3
- Eastern half of the right of way to Church Street

The multiple titles over the former Council site were consolidated in 2016-2019 by *Planning Permit SA2016/06A* as amended – Boundary Adjustment Stage 1 and Consolidation of Titles Stage 2. The *Final Plan of Survey* is to be sealed together with the *Schedule of Easements*.

All connections that are no longer required are to be removed by TasWater at each relevant stage and suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction

Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater.

Prior to use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater and a *Pipeline and Services Easement* located in a suitable position for the future provision of a TasWater sewer main to service lot 1.



Image: Oatlands - Site – Location

The eastern portion of the site is to the order of 5,655m² and measures approximately 100m South East to North West x 55m South West to North East

A site survey has been prepared by Leary & Cox Licensed Surveyors to assist in the production of the *Submission*. This site information has been electronically included onto the drawings.

Google Earth image

Ownership

The owner of the land is Southern Midlands Council.



Image: Plan of Survey of the amended title - *Planning Permit SA2016/06A*
 Southern Midlands Council image



Image: Site – from High Street looking North West

Left to right - 66 High Street, 68 High Street (Oatlands Community Centre) and public park

PLA image



Image: Site from High Street looking West – CT Fish building foreground (to be demolished)

Left to right – 68 High Street (Oatlands Community Centre), public park, 70 High Street (CT Fish Building) & 72-74 High Street

PLA image



Image: Site – looking North West – screen lattice to left is the Community Centre screening – and the fence to the left is to Church Street properties. The tin shed to the right is to be demolished. The site will be cleared and levelled as part of this project

PLA image



Image: Site - looking South East from South Parade towards High Street

Old Council Chambers in background to right Community Centre, to left CT Fish building and Gay Street properties

PLA image

Existing Site Development + Facilities

Existing on the land are:

- Single storey timber and steel community centre – to be retained
- Single storey timber and steel roof shop – to be demolished
- Single storey corrugated iron Shed – to be demolished

Existing Building Services + Infrastructure

The land was formerly the Council Depot site and has been recently cleared, decontaminated and remediated. Council has undertaken a three stage remediation process in line with an environmental report prepared for Council 2018.

The three stages are:

1. Depot sheds demolished and decontaminated – completed with Report issued to EPA and Worksafe Tasmania
2. Council workshop demolished – completed
3. CT Fish building and remnant corrugated tin shed – to be demolished – pending

Council has commissioned a full contamination report and remediation works. Although remediated the site may contain small traces of residual asbestos cement pipes and hydrocarbons, although rated as very low risk. The construction documentation will provide for any found items to be removed and remediated.

The existing infrastructure will be upgraded for the new works. Existing in-ground services, where redundant, will be replaced with new

Existing Site topography

The topography of the site is a gently sloping hillside toward the north-west (South Parade) and stands at around 400m Australian Height Datum (AHD).

The fall from South East to North West on the Aquatic Centre portion of the site is approximately 1.5m over 100m @ 1:67 gradient (flat)

Geology

Underlying the topsoil and remnant surface finishes is silty sand then massive bedrock sedentary sandstone from 1.0m depth. Some fill was noted along the southern boundary, which has been paved over, this will be confirmed by geotechnical testing for construction documentation.



Image: South Parade - Hawthorn House - dry stone wall

PLA image

3 Proposal + Concept

Oatlands Aquatic Centre

Concept Planning Requirements

The objective of the Oatlands Aquatic Centre project is to:

- Sustainably redevelop the site for a new aquatic centre to service the Southern Midlands and beyond
- Upgrade the services and infrastructure to provide for the above
- Provide good return on investment
- Provide for the western portion of the site to be developed in the future (not part of this Submission)

Outcome

A high quality regional standard swimming pool for the aquatic needs of the municipality and beyond

Accommodation requirements

Southern Midlands Council wish to redevelop the site for a new aquatic centre comprising:

- 2 x Pools – Main and Child
- Changerooms and toilets
- Office and Reception areas
- Plantroom
- Carparking and Access
- Landscaping

Design parameters

Design parameters for the development include:

- Exceeding Community expectations
- Ensuring sustainability – environmental, social + economic
- Complying with Planning Scheme requirements
- Meeting Heritage constraints and opportunities
- Relocating to provide for the redevelopment of the Old Gaol Site
- Addressing and contributing to the streetscape
- Meeting all accommodation and briefing requirements
- Managing the architectural scale of building – bulk and form
- Designing with contemporary materials and construction in a heritage precinct
- Ensuring Building Code compliance
- Providing Value for money

4

Building Design

Oatlands Aquatic Centre

New Development

The Aquatic Centre design is new single storey indoor aquatic centre and associated landscaping, infrastructure and carparking.

The building will house

- 25 x 12m main pool (6 lanes)
- 12 x 5m child pool
- Change amenities, including Male / Female / Parenting / , Accessible / Carers
- Activities room
- Administration area and associated facilities
- First Aid
- Storage
- Internal circulation and egress
- External recreational spaces and playgrounds
- Mechanical Plant and services
- 39 carparking spaces, including 2 accessible spaces, mini-bus, service vehicle, emergency vehicle and road access
- Associated civil and services infrastructure

The building will be constructed from concrete footings and slabs, brick and steel framed walls, timber and steel framed roofing and the floor area will be approximately 1325m²

The public park to High Street is to be retained, redeveloped and incorporated into the design



Image: Oatlands Aquatic Centre – Concept Site Plan

PLA Image - part DA01

Application drawings

The following description is to be read in conjunction with:

Architectural - Philp Lighton Architects Pty Ltd

Drawings DA00 – DA12

DA00 Cover Sheet

DA01 Site Plan

DA02 Floor Plan

DA03 Roof Plan

DA04 Elevations 1

DA05 Elevations 2

DA06 Sections 1

DA07 Sections 2

DA08 Views 1

DA09 Views 2

DA10 Views 3

DA11 Views 4

DA12 Landscape Plan

DA13 Concept Civil

Building Services – COVA Engineers

E001 Electrical Services Concept Plan

Demolition

The existing retail building known as the CT Fish building (70 High Street) and a redundant dilapidated tin shed will be demolished by Council prior to the Aquatic Centre works proceeding.

The public park to High Street is to be retained and incorporated into the design. The site will be cleared and levelled.

Functional Zoning

The building is divided into three functional zones:

1. Dry Activity – Entry, Offices and Activities Room
2. Wet Activity – pool and ancillary services
3. Mechanical plant room – pool and building plant and equipment

Internal Materials and Finishes

Dry Activity

Airlock, Portico, Lobby and Passage – central entry spine

Floor: concrete slab with commercial vinyl flooring, mat to Airlock

External walls: Steel framed entry portico leading to auto glazed doors and Airlock – western face clad in rough sawn Messmate timber cladding board.

Internal Walls: Northern side face brickwork, Southern side glass and plasterboard.

Ceiling: Painted plasterboard sheet

Roof: high level corrugated zinc and aluminium coated steel (“corrugated iron”)

Windows: powdercoated aluminium high performance double glazing of appropriate form and size

Office and Reception - workspaces

Floor: concrete slab with carpet to Office, timber look commercial vinyl sheet flooring to Reception

External Walls: brickwork with lime wash paint sand cement render over

Interior walls: to the Passage face brickwork, other walls to be painted plasterboard.

Ceiling: Painted plasterboard sheet

Roof: pitched timber truss corrugated zinc and aluminium coated steel ("corrugated iron")

Roof pitch 30°

Windows: powdercoated aluminium high performance double glazing of appropriate form and size

Activities Room – recreational activities

Floor: concrete slab with *timber look* commercial vinyl sheet flooring

External walls: face brickwork, folded aluminium composite panel fascia carrying over the Entry building, painted weather board gable end to High Street

Interior walls: to the Passage will be face brickwork, other walls to be painted plasterboard.

Ceiling: Painted plasterboard sheet

Roof: Exposed portal timber trusses to pitched corrugated zinc and aluminium coated steel ("corrugated iron")

Roof pitch 30°

Windows: powdercoated aluminium high performance double glazing

Accessible Bathroom – visitor and staff toilet to Dry Activities

Floor: concrete slab with non-slip covered safety vinyl

Walls: tiles over face blockwork

Ceiling: Painted plasterboard sheet

Roof: under Activities roof

Wet Activity

Concourse – central circulation spine

Floor: concrete slab with non slip safety flooring

Internal Walls: On Northern side face brickwork, to Child Pool – safety glass balustrade.

Ceiling: Aluminium prefinished sheet over aluminium faced insulated panels

Roof: high level ribbed long span zinc and aluminium coated steel

Roof light over with powdercoated aluminium glazing channels and high performance double glazing

Male, Female and DDA Changerooms, Parents Area, Utility Rooms – Facility Amenities

Floor: concrete slab

Walls: face brickwork

Roof: pitched corrugated pre-coated ("Colorbond") steel

Windows: powdercoated aluminium high performance double glazing

Painted weatherboards to inset reveals to break up the apparent frontage

Child Swimming Pool

Floor: concrete slab with non slip safety flooring, in-ground pools, flush deck grating

Internal Walls Northern side - safety glass balustrade to Concourse (see above)

External Walls Southern side - powdercoated aluminium framed high performance double glazing

Ceiling: Aluminium prefinished sheet over aluminium faced insulation panels

Roof: high level ribbed long span zinc and aluminium coated steel

Adult (Main) Swimming Pool

Floor: concrete slab with non slip safety flooring, in-ground pools, wet deck grating

Internal Walls: Western side – aluminium faced insulated panel and acoustic treatment

Eastern side – face painted blockwork

External Walls: Northern side - aluminium faced insulated panel and acoustic treatment, windows

Southern side - powdercoated aluminium framed high performance double glazing

Ceiling: Aluminium prefinished sheet over fire resistant insulation panels

Roof: high level ribbed long span zinc and aluminium coated steel



Image: Oatlands Aquatic Centre – Wet deck pool

Web Image

Mechanical Plantroom

Mechanical Plantroom

Floor: concrete slab with non slip safety flooring

External Walls: acoustically attenuated reverse block veneer

Ceiling: acoustically attenuated painted plasterboard

Roof: high level ribbed long span zinc and aluminium coated steel

Accessibility

Barrier free access for all

All internal areas are designed to comply with AS1428.1 access standard for Buildings. The works are step and threshold free. Not only is this beneficial for people with physical disabilities it is also suitable for mothers with prams and the elderly or frail.

Signed carparking is provided for access left and right and there is a continuous path of barrier free travel from the carpark to the building entry.

A compliant unisex toilet / shower room is provided and there is a fully accessible unisex changeroom for the dedicated use by people with profound disabilities and carers. A pool-pod hoist is provided for access into the pool and the steps into the adult pool will have appropriate handrails and clearly visible slip resistant nosings.



Image: Oatlands Aquatic Centre – Pool Pod hoist for people with physical disabilities

Web Image

Structure

Footings

Poured reinforced concrete to rock

Floors - throughout

Floors will be poured reinforced concrete slab, on grade or fill as appropriate to a future certified design by the project structural engineer.

Pools are in-ground formed and poured concrete

Walls - Dry Activity

Walls shall be block / brick veneer with steel structure as required

Walls – Wet Activities - Pool Hall

Walls shall be steel portal frame structure with aluminium faced insulated panels linings.

Walls – Mechanical Plantroom

Walls shall be steel portal frame structure with infill reverse block veneer.

Roof - Dry Activity

Timber truss framed with painted plasterboard / fibre cement ceilings

Roof – Wet Activities - Pool Hall

Roof shall be steel portal frame structure with aluminium faced insulated panels linings.

Roof – Mechanical Plantroom

Roof shall be steel portal frame structure with painted plasterboard / fibre cement ceilings

Windows

High performance and specification double glazed thermally broken windows will keep the heat in, and minimise condensation.

Energy efficiencies + sustainability measures

Insulation

High performance fire retardant waterproof and corrosion resistant insulated aluminium faced sandwich panels ("Bondor") will be utilised internally minimising condensation to prevent mould and ensure long life of internal linings.

High performance detailing and construction

Given Oatlands varying weather temperatures and extremities (-5° overnight winter and +40° summer afternoons, occasional snow etc) and an indoor building temperature in the mid 20s° and similar water temperature creates a substantial differential between indoor and outdoor air temperatures, coupled with high indoor humidity requires substantial insulation, sealing, and protective long life low maintenance finishes.

Solar

Solar PV Electricity Generation Panels will be installed on the roof to generate a large portion of the electricity required for pool heating, pumping etc.

Building and Pool Water heating

Refer Infrastructure and Engineering below

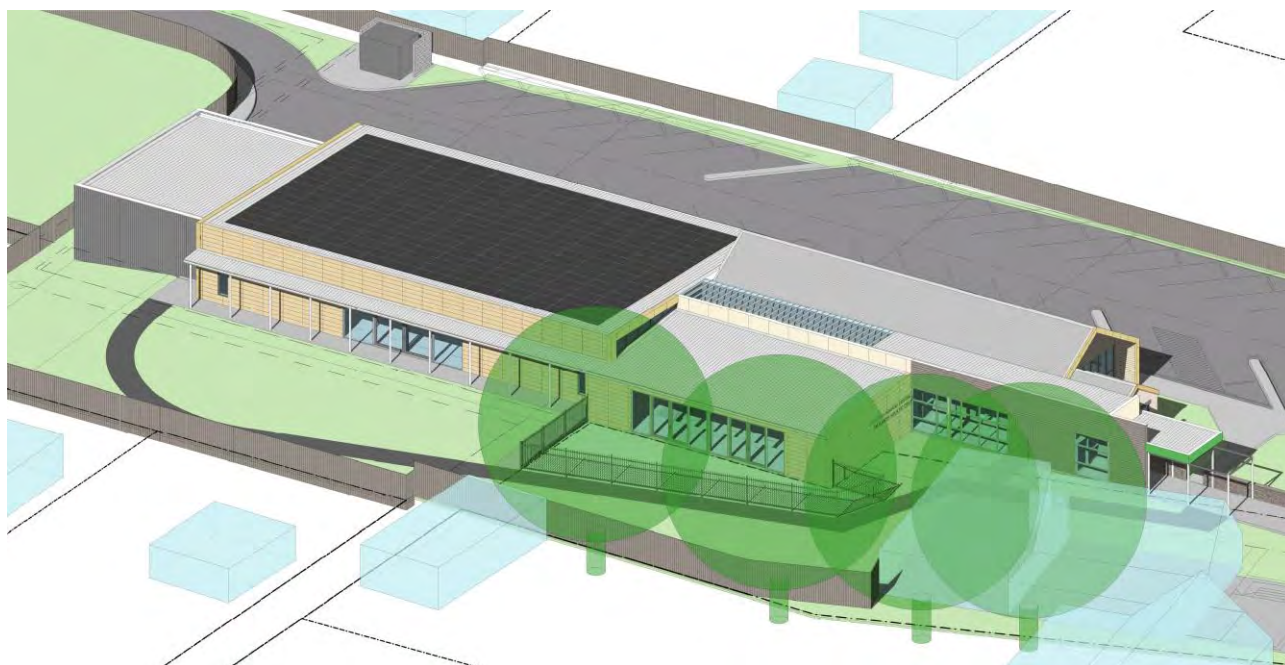


Image: Oatlands Aquatic Centre – Birds Eye view of proposal looking from the South East

PLA Image – part DA11

5 Infrastructure + Engineering

Oatlands Aquatic Centre

Overview

The design and construction of Oatlands Aquatic Centre will be in accordance with all applicable regulations and standards. In particular the design and construction of the built structures will be in accordance with the *Building Code of Australia*.

The engineering services to the site appear to be sufficient for operational requirements and there appears to be no issues with the founding conditions for a new building and associated facilities and infrastructure on this site.

Certification Requirements

All architectural, electrical, mechanical, fire services, hydraulic, civil and structural works will be certified by the consultants

Bulk Excavation

The development is to be laid out to the general requirements of the site plan. Over-spoil and site topsoil is to be retained and recycled into the works for bulk fill / landscaping requirements.

Sandstone bedrock excavation will be by a diamond blade rock saw that prevents vibration transfer to surrounding properties. This allows rock excavation in close proximity to existing structures without causing damage.

Signage

All compliance signs for vehicular movement will be aluminium banner signs on galvanised steel standards to an approved design.

Stormwater Management

The development will adopt Best Practice Site Stormwater Management. There will then be some detention where possible prior to the water leaving the development site. This will reduce the velocity and impact of the water during a significant rain event on the existing storm water infrastructure, erosion and sediment passage downstream.

The slope of the land will allow for the management and disposal of stormwater from the subject land.

Wastewater Management

The consultant civil engineers will design and certify a sewer waste water disposal system appropriate to the usage demand, infrastructure and all required Council and Taswater requirements.

Water Supply

The consultant civil and environmental engineers will design and certify a water supply and reticulation system appropriate to the usage demand, infrastructure and all required Council and Taswater requirements.

Fire fighting capability

Ring main and hydrants to Tasmania Fire Service requirements is proposed

Electricity Supply

Mains supply is proposed to be from the existing Aurora's 250kVA pole supply underground to a site substation transformer and then reticulated underground to turret distribution stations.

Lighting

All lights in the facility will be modern energy-saving LEDs, and occupancy sensing combined with daylight sensing will ensure lights are only running when needed. The building also has lots of strategically placed windows to provide natural light throughout, reducing the reliance on artificial lighting

External lighting is proposed as commercial fittings including sensor-motion activated LED floodlights on standards and path bollard lighting. Road and carpark lighting will be proprietary fittings with controlled horizontal light spill.

Security

All external doors will be key-lockable with free handle escape to BCA requirements. Airlock auto-doors will be access controllable to suit occupation requirements. A security system will be installed with strobe and audible alarm systems.

Free handle exit doors will have local audible alarms as required.

Emergency escape lighting shall be installed in accordance with code requirements.

A comprehensive fire and smoke alarm system shall be installed throughout all areas of the buildings and evacuation practices and procedures will be instigated.

Domestic Hot Water

Domestic Hot Water for the showers and handbasins etc will be generated by modern heat pump systems that are 5 times more efficient than electric or gas hot water systems saving energy and running costs.

All hot water outlets within body immersion areas will be fitted with thermostatic mixing valves that allow local setting of temperatures in order to prevent scalding, in accordance with the relevant codes.

Communication and Data Networking

Provision will be made for connection to available data services, including the National Broadband Network (NBN), as appropriate.

Pool Air & Water Heating

A Pool Pac Plus packaged unit will provide heating to both the pool air and pool water.

This special unit recovers waste heat from the pool hall exhaust to pre-heat the fresh air.

This saves huge amounts of electricity compared to normal pool heating systems, and ensures excellent indoor air quality is maintained at all times. Pool and Air heating is the largest energy cost for pools globally, so investment in energy efficient technology is crucial for low running costs and long system life

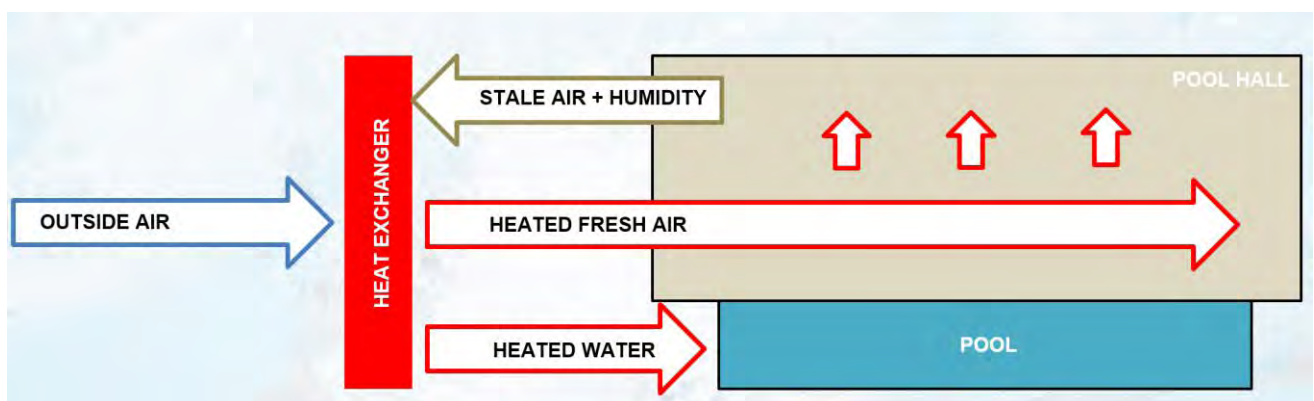


Image: Oatlands Aquatic Centre – heat exchange concept sketch

PLA Image




6 Landscaping

Oatlands Aquatic Centre








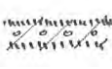


Landscaping

The Aquatic Centre areas will be landscaped with exotics to the High Street frontage leading into natives to the rear of the property. All plants have been chosen for their low maintenance and frost tolerance and the landscaping will provide for paths and paving to outdoor areas, drainage, planting beds, plants, seeding and turfing.




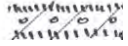




Refer to the attached Landscape Plan DA13 for additional information

General	
Topsoil 300mm to garden beds	
Topsoil 150mm to lawn areas beds	
Gravel mulch 100mm D x 20mm Harlequin	
Bark mulch 100mm x double cut eucalyptus bark	
Edging: 100 x 5mm mild steel flat bar	
Irrigation	
Hunter 4 station battery control Inground Node System	
Garden Areas: Enke Drip Line	
Lawn Areas: Hunter pop-up sprinklers	
Backflow prevention device at water supply / Gate valve 50mm / Poly ring main	










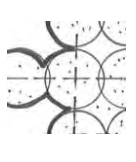

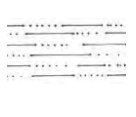


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AREA A: Northern frontage to carpark and onto Gay Street properties						
Plant	Image	Symbol	Height	Canopy	Spacing	
A1	<i>Euc Pauciflora</i> "Snow Gum" open form			4000-7000	3000-4000	Feature tree
A2	<i>Acacia Cognata</i> "Limelight"			1000	1000	1000
A3	<i>Lomandra Tanika</i> "Tussock Grass"			700	600	600
A4	<i>Westringia fruticosa</i> "Grey Box"			450	300	500
A5	<i>Lomandra Confertifolia</i> "Little Con"			400	200	300

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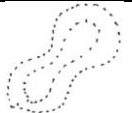


AREA B: Eastern frontage to High Street						
Plant		Image	Symbol	Height	Canopy	Spacing
B1	<i>Magnolia Grandiflora</i> "Little Gem" 75l pot			6000	3000	Feature tree
B2	<i>Buxus Sempervirens</i> "European Box Hedge"			Hedged to 600	500	200
B3	<i>Azalia SP</i> interplanted with			1000 interplant	1000	500
B4	<i>Juniprus Conferta horizontalis</i>			interplant	Ground cover	1000

Continued overpage













AREA C: Western side (onto Church Street properties)						
Plant		Image	Symbol	Height	Canopy	Spacing
C1	<i>Poa rodwayii</i> "Velvet Tussock Grass"			750))))))
C2	<i>Lomandra Confertifolia</i> "Little Con"			400	200))) 6 plants per m ²)))
C3	<i>Liriope Mascari</i> "Evergreen Giant"			600)))))
C4	<i>Agonis Flexuosa</i> "Burgundy" 75l pot			8000-10000	8000-10000	Feature tree
C5	<i>Betula Pendula Alba</i> "Silver Birch"			10000	3000	3000 forest
C6	Synthetic Turf 40mm "Summer Premium Pile"			NA	NA	100mm compacted FCR
C7	Strathayr Instant lawn "Bluegrass"			NA	NA	Roll

Continued overpage

AREA C: Western side (onto Church Street properties) - continued

Plant	Image	Symbol	Height	Canopy	Spacing
C8	<i>Narcissus Daffodil</i> 		NA	NA	Seeded in lawn
C9	<i>Grass mounding</i> <i>free form - amoeba shapes</i> 		600	3000-5000	Hand Movable
C10	<i>Ulmus Parvifolia</i> <i>"Todd" 75-100l pot</i> 		10000	10000	Feature tree

AREA D: West to South Parade and vacant lot

Plant	Image	Symbol	Height	Canopy	Spacing
D1	<i>Syzygium Paniculatum</i> <i>"Backyard Bliss" – hedged lilly pilly</i> 		1500-2000	3000-5000	3000-5000
D2	<i>Choisya Ternata</i> <i>"Mexican Orange Blossum"</i> 		1500	2000	2000
D3	<i>Anthropodium Cirratum</i> <i>"New Zealand Rock Lily"</i> 		500	850	850
D4	<i>Acer Freemanii</i> <i>"Autumn Blaze" Maple</i> 		Feature tree	10000	10000
D5	<i>Helleboris Orientalis</i> <i>"Winter Rose" planted in under maples</i> 		500	500	500
D6	<i>Lomandra Tanika</i> <i>"Tussock Grass"</i> 		500	500	500

7 Cost Estimate + Program

Oatlands Aquatic Centre

Cost Estimate

The preliminary global budget for the proposal is to the order of \$6,000,000, exclusive of the goods and services tax.

This cost includes for:

Design documentation + construction

- Planning, building + plumbing permit statutory fees
Project manager, architect, heritage advisor, surveyors, building surveyor, landscape designers, pool consultant, electrical, mechanical, hydraulic, data and communications, acoustic, fire, structural and civil engineers
- Build to walk-in standard – all finishes and fixtures, external works

Construction cost will be to the order of \$5,400,000 + GST assessed on recognised average construction costs for similar scope projects, and are preliminary only and subject to detail design and review.

Costs are GST exclusive, and costs associated with the land purchase are not included.

Anticipated programme

The following “best case scenario” preliminary program is subject to:

- Timely resolution of the Planning Application, Building and Plumbing Permits
- Funding and cost approvals
- Wet weather and other construction delays

Indicative Programme

Program

The current aim is to have the pool open for the Summer of 2021-2

Planning Permit Application	June 2020
Planning Permit issued	August 2020
Detailed documentation and specifications	June – August 2020
Architectural, Engineering + Building Surveyor certification	August 2020
Building + Plumbing Permits	September 2020
Tender	September 2020
Approvals	October 2020
Construction start	November 2020
Practical Completion	September 2021
Commissioning + opening	October 2021

8 Town Planning

Oatlands Aquatic Centre

Overview

The proposed works meet the intent and development standards of the *Southern Midlands Interim Planning Scheme 2015*. A Planning Permit is required.

Planning Scheme

The relevant Planning Scheme for this site is the *Southern Midlands Interim Planning Scheme 2015*

The Property is surrounded by 'General Residential', 'Community Purpose' and 'Utilities' zonings.

Zoning and Use

Under the *Southern Midlands Interim Planning Scheme 2015* the site is zoned 21.0 General Business.

It is understood application is being made by Council to amalgamate the titles under one, with the zoning being *Community Purpose* or similar.

The proposed use of the Site is **Sports and Recreation** defined as:

“use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include apublic swimming pool.....”

Southern Midlands Interim Planning Scheme 2015 - Administration

Sports and Recreation use is *discretionary* in the Zone and the planning authority has a discretion to permit, permit with conditions or refuse a development.

Management

Southern Midlands Council will maintain and own title and manage the entire site for and on behalf of the occupants and lessees. This will include provision, maintenance and ongoing replacement of all common areas, roadways, footpaths, garden landscaping, common buildings etc.

Delivery services, such as garbage collection, mail delivery etc will be established with the appropriate provider.

Hours of operation

Opening hours are anticipated to be:

06:00 – 22:00 Monday to Saturday

07:00 – 21:00 Sunday

Other times will be to the written approval of the General Manager Southern Midlands Council

Commercial Vehicle Operations

Any commercial vehicles movements will be within the hours of operation, as above

Development Standards for Buildings & Works – Heights

Heights above floor level (with associated RL) are as below:

		HEIGHT AFFL mm	RL
1	Main Pool Hall wall top	5400	408.400
2	Child Pool Parapet	4000	407.000
3	Ridge Line Small Gable	4400	407.400
4	Ridge Line Large Gable	6300	409.300
5	Main Pool Hall wall height	5200	408.200
6	Plant Room parapet	4300	407.300

Development Standards for Buildings & Works – Setbacks

The building setback to High Street differs from Code requirements to provide for a forecourt for space for public use, such as landscaping and safe traffic movement onto High Street. It does not provide for potential concealment or entrapment opportunities and the forecourt is afforded very good passive surveillance.

Elsewhere, setbacks are as below

Setbacks

	Setback from / to	Distance (mm)	Aquatic Centre
Grid 2	From High Street (East)	23,750	Activities Room
Grid 3	From High Street (East)	19,000	Office
Grid 6	From High Street (East)	19,950	Entry Portico
Grid P	To Community Centre (South)	4,400	Entry Passage
Grid N1	To Community Centre (South)	5,700	Main Passage
Grid 7	To Community Centre (East)	7,300	Child Pool Hall
Grid M1	To Southern Boundary	15,750	Child Pool Hall
Grid D	To Southern Boundary	17,550	Main Pool Hall
Grid 6	To Western Boundary South Parade	43,750	Plant Room
Grid 7	To Hawthorn House boundary	2,500	Plant Room
Grid 2	To Western Boundary	54,100	Main Pool Hall
Grid B	To Northern Boundary	21,200	Plant Room
Grid F	To Northern Boundary	16,000	Main Pool Hall
Grid K	To Northern Boundary	19,000	Changerooms
Grid O	To Northern Boundary	19,000	Activities Room
Grid P	To Northern Boundary	23,950	Office

Use and Development Standard - Design

The main pedestrian entrance to the building is clearly articulated from high street, including a frame portico and awning roof. There is expansive glazing to the front façade in excess of 40% with no blank walls facing High Street

The pool and building mechanical plant is contained within the fully enclosed and acoustically attenuated plantroom to the Western or rear end of the building. The hot water heat pump units are screened off the access driveway within a screened and enclosed recess and there are no roof top plant structures or window security shutters proposed.

Urban design context

The Aquatic Centre design is for a series of domestic scale buildings stepping up and back from High Street culminating in the Main Pool Hall set back some 50m from the High Street frontage. The new design seeks to draw together the structures into an assemblage of conjoined buildings presenting a respectful address to the High Street frontage and opening up to a modern facade to the new recreation parklands area.

~~conjoined buildings presenting a respectful address to the High Street frontage and opening up to a modern facade to the new recreation parklands area.~~
 24.7 sq m

The urban design context of the building is derived from local design cues and responses. The following images from the township illustrate some of the references included into the design.



Image: Old Council Chambers – Building step up in scale. Roofs tucking un under other roofs, stone cladding, steel roofs PLA image



Image: High Street streetscape – mix of roof forms and windows.

Awning verandah to the side of the building PLA image



Image: Old Oatlands Courthouse – mix of roof forms and pitches. Awning skillion roof to the side of the building, and a mix of cladding materials – sandstone and timber weatherboards PLA image



Image: Various Oatlands locations – honey tone warmth of sandstone in varying forms PLA image

Bulk and form

The proposal responds to the breaking of the bulk of such a large building footprint into apparently smaller components with the fascias providing a unifying element.

The street facing gable end somewhat reads as more of a domestic scale with the bulkier parts of the building very distinctly set back from the street frontage with apparent bulk further broken by the entrance structure).

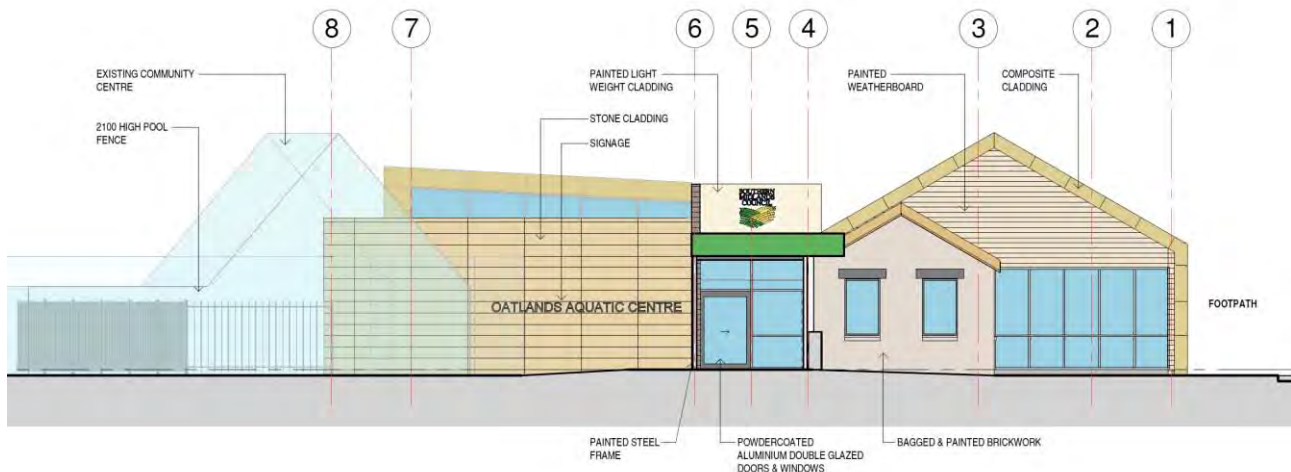


Image: Oatlands Aquatic Centre – Part DA05 - proposed East Elevation to High Street – an assemblage of traditional and contemporary forms and materials
 PLA image

The rear plant room section is a problem is very subservient to the remainder of the complex and the design approach seeks to minimise its articulation as much as possible.

Roof form

The design criteria in the *Planning Scheme* does not anticipate a development of this nature. The front section of the building to High Street's roof pitch is 30 degrees. This can be viewed and assessed as that front portion being the 'main' building, which allows portions further rearward to have a lower / skillion / subservient pitch. Awnings and verandahs reduce the scale of the main Pool Halls bringing down the apparent height to pedestrian / human scale.

The roof material will be plain zinc-aluminium finished steel sheet – corrugated to the Dry Activities pitched roofs and larger span industrial ribbed roofs to the Pool Hall with nominal 150-200mm ribs that are appropriate on such a large roof to give it a more agricultural/industrial feel. These too would be in plain zinc-aluminium finish.

Gutters will be zinc finished round and half round profile gutters and all downpipes will be cylindrical zinc steel, sized to suit.

Window Detailing

The fenestration detailing of the windows facing the carpark and on the forward projecting bays of the building to High Street are traditional 1:1.6 ratio common in Georgian buildings (where the height of windows is 1.6 times their width). A panel of wall suggesting lintel space over these windows is provided.

To the pool halls larger windows internal to the property open out to the parkland. These are not visible from the streetscape frontages.

Materials

The building has a palette of materials to echo the fabric of the surrounding townscape of Oatlands. The mass of the building is broken up by the contemporary use of traditional materials – stone, face brick, and board claddings, weatherboards, with contemporary touches such as composite panel trims etc.

Sandstone is the traditional external cladding material prevalent in Oatlands and it is proposed to be used in a contemporary way of nominal 300 x 600mm plank / tiles either adhered or mechanically fixed to a backing. This material also contributes to the civic nature of this municipal facility by providing the appropriate “gravitas” of sandstone

Rough-sawn vertical timber cladding is utilised on the rear plant room area to further promote subservience (e.g. 'farm shed' look).



Image: proposed external finishes and materials

- | | |
|---|--|
| 1. Zinc finished corrugated / ribbed roofing | 2. Painted weatherboards |
| 3. Face rustic red brickwork with struck flush mortar
Austral Bricks San Selmo | 4. Limewashed sand cement render brickwork |
| 5. Sandstone plank cladding | 6. Timber Board cladding |

PLA Image

Use and Development Standard - Passive Surveillance

The architectural design of all of the buildings has:

- (a) the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site
- (b) windows and door openings at ground floor level in the front façade which amount to no less than 40 % of
- (c) no entrapment spaces around the building site, such as concealed alcoves near public spaces
- (d) external lighting to illuminate carparking areas and pathways
- (e) well-lit public access at the ground floor level from the external car-parking

Development Standards for Buildings & Works – Outdoor storage areas

- (a) will be located behind the building line;
- (b) all goods and materials stored will be screened from public view;
- (c) will not encroach upon car parking areas, driveways or landscaped areas.

Development Standards for Buildings & Works – Fencing

Fencing to the Northern, Southern and Western boundaries shall be timber hardwood paling fences nom 1800-2100mm high. The fence to the Northern boundary will angle down to 1200mm height to provide for vehicle safety site lines.

There is no fencing proposed to the frontage onto High Street.

The fence between the boundary of 66 High Street and the Community Centre will be 2400mm high hardwood paling fence as previously agreed.

Security fencing to the area between the Community Centre and the new Aquatic Centre shall be 1800mm high “pool fence” style.

The child playground off the Child Pool Hall will be fenced for safety reason by a pool style “roll top” fence 1800mm high

Road and Railway Assets Code response

Egress and access onto public roads from the site will be designed by a certified practicing civil engineer to comply with all municipal standards. The designed traffic flow is one way through the site with one egress in from South Parade and one exit out onto High Street.

Sight lines in and out of the facility comply with requirements of *Southern Midlands Interim Planning Scheme 2015 table E5.1 Sight lines for accesses and junctions*.

The development is not located near any rail infrastructure.

Parking and Access Code response

The location, sight distance, geometry and gradient of the road access is designed and will be specified to be constructed to comply with all access driveway provisions in *AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities Section 3 “Access Driveways and Circulation Roadways”*. Access from South Parade and egress onto High Street will be in accordance with the requirements of Southern Midlands Council –the Road Authority.

The one way access roadway is 16m wide kerb to kerb inclusive of herringbone parking down both sides, providing a clear carriageway of 4500mm. The access roadway from South Parade and to High Street is 4800mm kerb to kerb. On site turning is not provided as the roadway is one way through the site and vehicles will exit out onto High Street in a forward direction.

The layout of the car parking spaces and circulation roadways comply with *AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking: Section 2 “Design of Parking Modules, Circulation Roadways and Ramps”*

The car parking spaces and circulation roadways will be hotmix paved and drained to perimeter kerb and channel thence to the stormwater infrastructure.

The car parking spaces and circulation roadways will be appropriately lit in accordance with requirements. Lighting will comprise nom. 4500mm high pole standards with top mounted LED light fittings with horizontal spread lighting.

The carparking will be landscaped – refer landscaping – providing screen hedging to neighbouring properties but not compromising sight lines for egress onto High Street.

The car-parking criteria in the *Planning Scheme* does not anticipate a development of this size. Car-parking on-site is provided on site for 39 spaces, comprising:

- 34 car spaces in herringbone pattern
- 2 x AS1428.1 compliant spaces (right and left access)
- 1 x mini-bus (16 seater “Coaster”)
- 1 x emergency vehicle (ambulance)
- 1 x service vehicle adjacent to the Mechanical Plant Room

Southern Midlands Interim Planning Scheme 2015 requires 5.6 spaces per 100m² of site area. The proposed Aquatic Centre site area is approximately 5,655m², equating to 317 car parks.

Council discretion is sought on this matter

Heritage Code response

Please refer to the attached Heritage Impact Assessment Report prepared by John Wadsley, Heritage Planner and the *Use and Development Standard – Design* notes, above.



Image: indoor pool

Web Image

9 Community benefits

Oatlands Aquatic Centre

Community benefits

The construction of the proposed Oatlands Aquatic Centre will bring to the municipality many benefits. The development will provide a central destination hub for activities within Oatlands and the surrounding areas and will bring local residents and visitors to the site. It will service the local and regional population and will provide for learning valuable life-saving swimming skills, and to deliver recreation, healthy activity and enjoyment.

Increased employment opportunities

It is anticipated in excess of 50 contractors will be involved in the construction phase of the Facility. Once established approximately 2-4 staff will be employed to provide services on the site.

Increased Business

It will be expected that local businesses within the township to the Aquatic Centre development will financially benefit from the activity generated by the Aquatic Centre, staff employed and from the number of visitors.

Additionally, over the course of construction the contractors will invariably utilise local businesses.

Investment benefit to the Municipality

The development of the proposed Oatlands Aquatic Centre will add approximately \$6M to the building stock and assets of the municipality.

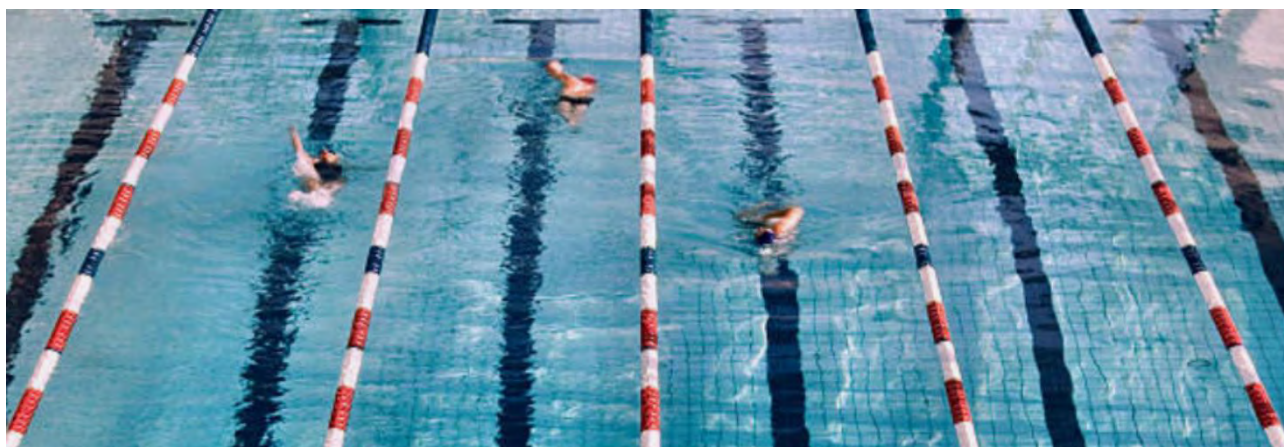


Image: indoor pool

Web Image

10

Author + date

Oatlands Aquatic Centre

Author

The Author of this Report is

Peter Gaggin FRAIA, Director
Philp Lighton Architects Pty Ltd
49 Sandy Bay Road
Hobart TAS 7000
T: +61(3) 6223 2333
E1: pgaggin@philplighton.com.au
E2:hobart@philplighton.com.au
M: 0419 878 779
W: www.philplighton.com.au

This Report is intended for the sole use of the Southern Midlands Council regarding the proposed Southern Midlands Council's Oatlands Aquatic Centre development project.

Please direct all correspondence or inquiries regarding this Submission to Peter Gaggin, as above.

Date

This Submission is dated 22 June 2020

Appendices

a. Letter PLA to SMC

Philp Lighton Architects dated 22 June 2020

b. Completed SMC Application for Planning Permit Form

Philp Lighton Architects dated 22 June 2020

c. Consent to Lodge

General Manager Southern Midlands Council

d. Copy of Title information

ListMap

e. Planning Report (this document)

Philp Lighton Architects marked 051.20120, dated 22 June 2020

f. Heritage Impact Report

John Wadsley Heritage Planner

g. Application for Planning Permit Drawings

Philp Lighton Architects Pty Ltd

DA00 Cover Sheet

DA01 Site Plan

DA02 Floor Plan

DA04 Roof Plan

DA04 Elevations 1

DA05 Elevations 2

DA06 Sections 1

DA07 Sections 2

DA08 Views 1

DA09 Views 2

DA10 Views 3

DA11 Views 4

DA12 Landscape Plan

DA13 Concept Civil

COVA Engineers Pty Ltd

E100 Concept Electrical Services Plan

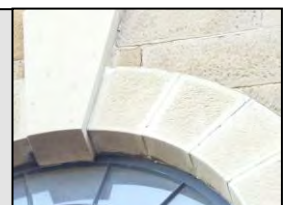
Southern Midlands Council



Heritage Impact Assessment

Proposed Oatlands Aquatic Centre,
18 Church Street and 68-70 High Street,
Oatlands

John Wadsley Planning and Heritage Consultancy



Heritage Impact Assessment
Proposed Oatlands Aquatic Centre,
18 Church Street and 68-70 High Street, Oatlands

Prepared for Southern Midlands Council

Document Version:

<u>Status</u>	<u>Date</u>
Draft 01	18 June 2020

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John Wadsley Planning and Heritage Consultancy

33 Everton Place, Acton Park, Tasmania 7170
Mobile: 0417 487 289 Office: 03 6248 7294

Email: john@wadsleyplanning.com.au

ABN 47 435 784 653

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1 Introduction

1.1 Project outline

The Southern Midlands Council has proposed a new aquatic centre be developed on the former Council depot located off Church Street in the centre of Oatlands. The development will include a main pool, small children's pool, change rooms and amenities area, office space, plant room and services, outside carpark and external recreation area. Buildings associated with the former Council depot have already been demolished. There are two existing buildings that remain on the site - the former CT Fish retail building (vacant) and a small shed. It is proposed that these will be demolished.

The entire project site is within the Oatlands Township Precinct (Heritage Precinct 1), listed in Table E13.2 of the Historic Heritage Code of the Southern Midlands Interim Planning Scheme 2015. A large number of individual properties adjacent to, or in the vicinity of, the project site are also listed in Table E13.1 Heritage Places in the Historic Heritage Code. A number of properties in the vicinity are listed on the Tasmanian Heritage Register as places of State heritage significance. As such, John Wadsley Planning and Heritage Consultancy has been commissioned to prepare a Heritage Impact Assessment (HIA), which will form part of documentation to be submitted to the Southern Midlands Council as Planning Authority.

1.2 Project location

The project site is located at 18 Church Street and 68-70 High Street in the centre of the township of Oatlands, Tasmania (see Figure 1). It comprises approximately 6,000 m² of land lying between High Street and South Parade. The main frontage of the complex is to be from High Street. Vehicle access will be via an entrance off South Parade, with the vehicle exit to High Street. The land is generally flat, with a gentle fall to the north. The site is bounded by predominantly residential properties to the north, east and west. To the south is the Midlands Memorial Community Centre and a small public park. Directly across High Street is the Town Hall and some shops.



Figure 1 - Project Site Location Map (base photo taken from The LIST)

1.3 Project scope

The scope of works to undertake this project is as follows:

- Become familiar with the site and the proposed development to ascertain the extent of works and potential impact on heritage values and elements.
- Establish the historic context of the site and adjoining areas to understand the historical background and identify any key places and associations.
- Undertake stakeholder consultation as necessary.
- Prepare a heritage impact assessment of the proposed development and identify heritage management prescriptions to ensure mitigation or removal of any adverse impacts.
- Prepare a report that includes the findings and recommendations arising from the above to comply with any requirements of the Southern Midlands Council, as well as any matter that may require further investigation.

This assessment has been prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013* (Australia ICOMOS, 2013), and associated ICOMOS Practice Notes, as well as the *Works Guidelines for Historic Heritage Places* (Heritage Tasmania, November 2015).

1.4 Limitations

This assessment is limited to the consideration of historic cultural heritage values and significance. The assessment of Aboriginal cultural heritage values is not covered by this report. This assessment is based upon visual inspections of the subject site, its buildings and surrounding area. No intrusive or archaeological investigations were carried out as part of this assessment. While investigations have been undertaken of government archives and discussion with local residents to better understand the history of the site, the assessment and recommendations contained in this report are limited by the nature of such research, particularly where access to material or local knowledge is restricted, and/or where the location of archival material is not known.

1.5 Acknowledgements

John Wadsley would like to thank the following individuals and organisations for their assistance in undertaking this project:

- Southern Midlands Council (SMC) - Brad Williams
- PhilpLighton Architects (PLA) - Peter Gaggin
- Tasmanian Archives (TA)
- Stephanie Burbury, local historian
- Joan Cantwell, local historian
- Irvine Kean, local resident

2 Planning Instruments

2.1 World Heritage and National Heritage Listings

There are no places in Oatlands that are inscribed on the World Heritage List or registered on the National Heritage List or Commonwealth Heritage List.

It should be noted that there are several places nearby to the project site that were previously listed on the Register of the National Estate (RNE). These include:

- Town Hall, 71 High Street
- Former State School, 73 High Street
- Elm Cottage, 82 High Street
- Parish Hall, 1 Gay Street

It is considered that none of these places will be impacted by the proposed development. The RNE was originally established under the *Australian Heritage Commission Act 1975* (now repealed). The RNE was closed in 2007 and is no longer a statutory list. All references to the RNE were removed from the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) on 19 February 2012.

The RNE is now maintained on a non-statutory basis as a publicly available archive. The existence of an entry for a place in the RNE does not create a requirement to protect the place under Commonwealth or State law. Nevertheless, information in the register may assist decision-making about protection of a heritage place.

2.2 Tasmanian Heritage Register

The Tasmanian Heritage Register (THR) is a register of places recognised as having historic cultural heritage significance to the whole of Tasmania. The THR is maintained by the Tasmanian Heritage Council under the *Historic Cultural Heritage Act 1995* (HCHA).

Several places nearby to the project site are listed in the THR. It is considered that none of these will be impacted by the proposed development. However, it is worth noting them for completeness:

- Former Commercial Bank, 64 High Street (ID 11041)
- Former Pharmacy, 66 High Street (ID 11042)
- Oatlands Military Complex (part), 63A, 69, 75 and 79 High Street (all included in ID 11031)
- Town Hall, 71 High Street (ID 5527)
- Former State School, 73 High Street (ID 5528)
- Former Button Brothers Store, 78 High Street (ID 5529)
- Rechabite Hall, 1 Gay Street (ID 5515)
- The Square, 7 Gay Street (ID 5514)

2.3 Southern Midland Interim Planning Scheme 2015

Under the Southern Midlands Interim Planning Scheme 2015, the project **site is zoned 'General Business'**, with properties along High Street also **zoned 'General Business'**. Properties to the rear of the project site along South Parade, Church Street and Gay Street are zoned **'General Residential'**. The hall at 1 Gay Street is zoned **'Community Purpose'**, as is the Midlands Multi-Purpose Health Centre on Church Street and the church land to the north.

The entire project site is within the Oatlands Township Precinct (Heritage Precinct 1), listed in Table E13.2 of the Historic Heritage Code of the Southern Midlands Interim Planning Scheme 2015. The precinct is of historic cultural heritage significance because:

- a) it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles
- b) the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character
- c) it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township, transport routes joining the north and south of the State, and as an intended central capital associated with the pastoral activity of the Midlands area
- d) its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time
- e) it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts
- f) it has the largest number of sandstone buildings within a township setting in Australia

Several places nearby to the project site are listed in Table E13.1 of the Historic Heritage Code in the Scheme including:

- Former Commercial Bank, 64 High Street (Ref 228)
- Former Shop and Residence, 66 High Street (Ref 229)
- Remains of Commandants House Oatlands Military Complex, 63A High Street (Ref 216)
- Former Commandants House, Oatlands Military Complex 69 High Street (Ref 217)
- Remains of well site, Oatlands Military Complex, 75 High Street (Ref 216)
- Former Commissariat and Guard House, Oatlands Military Complex 79 High Street (Ref 256)
- Town Hall, 71 High Street (Ref 268)
- Former State School, 73 High Street (Ref 269)
- Former Inglis Store, 78 High Street (Ref 270)
- Community Hall, 1 Gay Street (Ref 259)
- The Square, 7 Gay Street (Ref 257)

3 Historic Context

3.1 Early settlement

With the European settlement of Van Diemen's Land, the Midlands region was quickly identified as having good agricultural potential. Settlers began to move into the Midlands during the 1810s, especially for stock grazing, where assigned convicts were often used as herders and shepherds. The land was well-suited to farming, particularly as much of the land was like open parkland, created largely through Aboriginal fire practices to clear vegetation to help with hunting game. As more settlers and their stock moved into these areas, competition for the land increased and the displacement of indigenous Aboriginal groups began.

Following his first visit to Van Diemen's Land in 1811, during which he ordered the first proper surveys of lands between Hobart and Launceston, Governor Lachlan Macquarie returned in 1821 and made the journey from Hobart to Port Dalrymple and return with the Lieutenant-Governor William Sorell during May and June.

As was Macquarie's practice, he named many natural features during his travels. And so it was on Sunday, 3 June 1821 he named Oatlands. *At ¼ past 12, halted at the Great Lagoon (about six miles from Wright's) in Westmoreland Plains, and fixed on the site of a township on the banks of the said lagoon, naming it Oatlands. This is a most eligible situation for a town being well-watered and in the midst of a rich fertile country; being 30 miles distant from Campbell Town.*¹

During the 1820s attacks by Aboriginal groups on settlers, farms and livestock increased, especially where their traditional lands were being alienated. Conversely many settlers killed Aborigines, particularly where government control was non-existent. The Midlands was not immune and there were clashes between settlers and Aboriginal groups. There was also the increasing problem of bushranging gangs roaming the countryside and causing increasing problems for the Colonial administration.

Colonel George Arthur replaced Sorell in May 1824, bringing his strong administrative skills and zeal for efficiency to the colony. It was in 1826 that the town of Oatlands was formalised, as part of Arthur's grander plan to divide the colony of Van Diemen's land into nine police districts and bring greater government control across all parts of the island. Thomas Anstey was appointed as the Oatlands district police magistrate. A company of the Royal Staff Corps, comprising three officers and 56 other ranks along with their wives and children, had arrived in the colony in 1826 and they were sent to Oatlands to establish the town as an important military base as well as an administrative centre.² Effectively engineers and tradesmen, the Staff Corps were well-suited to the task of building a range of military buildings, including barracks, officers' quarters, cottages and store buildings as the core of the new township. They also supervised convicts on building works.

William Sharland surveyed the site of Oatlands in 1832 and recorded ... *500 acres of allotments, with 50 miles of streets.* He even considered that one day Oatlands might become the capital given its central location.³ By then the Staff Corps had been recalled, although many tradesmen had remained to continue building works as well as benefit from being given land to settle on after discharge from the army. The military presence continued in Oatlands with successive regiments being integral to the town's military administration.

The 1830s was a period of rapid growth for Oatlands. There were several hotels, general stores and other commercial businesses, two breweries, flour mills, the courthouse, a church and the gaol, as well as many houses, cottages and other dwellings. A census conducted in December 1835 recorded that Oatlands had a free population of 598 and 695 convicts. Two hundred buildings would be constructed in Oatlands during the 1830s.⁴ Oatlands would become a key agricultural centre in the 19th century.

¹ Library of Australian History (1979), *Macquarie, L., Governor of New South Wales, Journal of His Tours in New South Wales and Van Diemen's land 1810-1822*, p.192

² Lennox, J. and Wadsley, J., (2011), *Barrack Hill - A History of Anglesea Barracks 1811-2011*, p.49

³ Weeding, J. (1988), *A History of Oatlands*, p.9.

⁴ *Ibid*, p.9

3.2 Henry Bilton and John Robinson

The 1832 Sharland map of Oatlands shows the site of the proposed aquatic centre as being part of a large block bounded by South Parade, Gay Street, High Street and Church Street (see Figure 2). This block is divided into eight lots with Henry Bilton's name faintly inscribed on five of the lots and three with John Robinson's name. No buildings are shown on these lots. These lots are opposite the military precinct located on the eastern side of High Street, with several buildings shown - the barracks, court house and store buildings. The Bilton and Robinson names appear on several other lots across Oatlands.

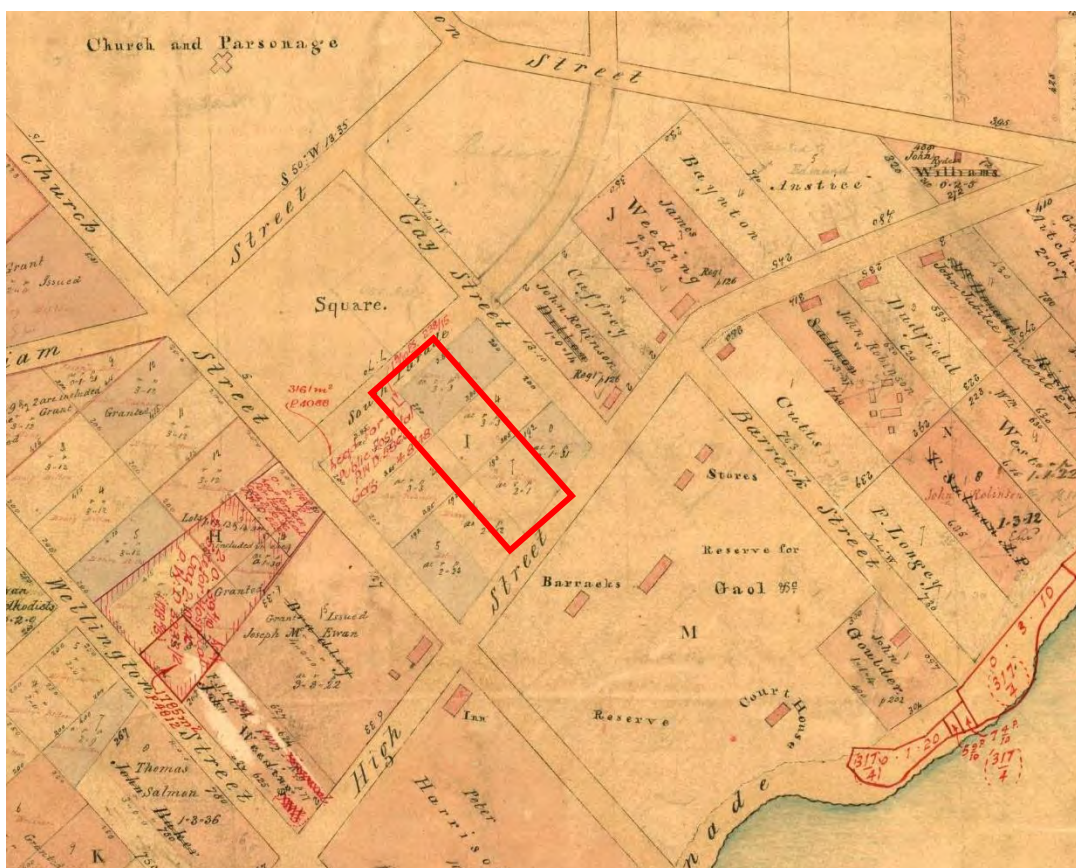


Figure 2 - Detail from Oatlands town map, c. 1832 Surveyed by William Sharland (Tas Archives, Map O-11, (TA, AF721-1-486) The project site is marked in red.

Henry Bilton was born in England in 1799 and arrived in **Van Diemen's Land** in December 1825. He was a successful import merchant, at one stage running a store at Rock House in Campbell Street (see Figure 3) and near Old Wharf in Hobart Town. He became a wealthy landowner and, as a pastoralist with a large property at the Eastern Marshes, imported **Leicester sheep into Van Diemen's Land for the first time**.

He figures in Oatlands early history. In November 1832, Bilton along with 15 major landowners from Oatlands had attended a public meeting in Oatlands in order to fix the alignment of roads around the district of Oatlands, following the survey by Sharland. Bilton was one of the committee elected to carry out the work, thus showing he was held in good regard in the township.⁵ And in February 1837 he was part of a deputation which presented a formal address to the new Lieutenant-**Governor for Van Diemen's Land, Sir John Franklin, who** had journeyed to Oatlands as part of his tour across the island colony.⁶

However, it is not established if Bilton personally used or developed the lots he acquired in Oatlands. His main interests were his Eastern Marshes farm and the property he acquired at Claremont in the late 1830s and where he built a grand residence, Claremont House. **Bilton was elected to Glenorchy's first municipal council in 1864. He was** warden of the Council from 1868 to 1874 and died at Claremont House in 1889.

⁵ *The Hobart Town Courier*, 7 December 1832, p.4

⁶ *The Hobart Town Courier*, 3 February 1837, p.2

Apply at MR. BERT'S STORES.

Goods, per Chatham.

JUST imported, landing from the Ship Chatham, and for SALE, at the Stores of the Under-signed:—

- 50 Hogsheads Taylor's brown stout
- 8 Pipes Port wine
- 2 Hogsheads English cordial gin and cream of the valley
- 2 Hogsheads refined loaf sugar
- 10 Bales slop clothing and striped shirts
- 5 Bales Osunburghs and calicoes
- 10 Puncheons earthenware
- 6 Casks of tea services, complete
- 10 Casks of plain and cut glass
- 4 Cases of ladies' and childrens' shoes
- 1 Hogshead negro-head tobacco
- 1 Trunk childrens' striped jean dresses
- 2 Cases gentlemen's wearing apparel
- 2 Cases gentlemen's superfine water-proof and Indian hats, and boys' seal and fur caps
- 1 Case girls' black and drab beaver bonnets
- 2 Cases hosiery and gloves
- 2 Ditto of black bombazines and stuffs
- 5 Cases haberdashery, assorted
- 2 Cases stationery
- 2 Ditto Irish linen, brown and white drills, Russia ducks, and brown Holland
- 2 Cases perfumery
- 2 Cases cherry and raspberry brandy
- 2 Cases confectionery
- 6 Cases Mustards and pickles, assorted
- 2 Bales Jamp cotton and candlewicks
- 3 Cases James's patent water filterers.

HENRY BILTON.
Rock-house, Feb. 11, 1830.

Figure 3 (above) - Advertisement, Henry Bilton Rock House Hobart, Colonial Times, 26 February 1830, p.1

Figure 4 (right) - Advertisement, John Robinson Oatlands Hobart Town Courier, 21 May 1831, p.1

John Robinson was a convict, yet his life parallels that of Henry Bilton in many respects. He was also born in England in 1799. Transported to Van Diemen's land for forgery, he arrived on the *Dromedary* in 1820. He appears to have developed a successful business as a merchant, like Bilton, operating from Hobart with a Mr Guy. From about 1823, he was living with an Ann Hardy, the wife of a fellow convict from the *Dromedary*, William Hardy. John fathered several children with Ann, and this relationship caused him to be sentenced for seduction and harbouring Ann Hardy ... *contrary to good morals*.⁷ After Robinson received his ticket of leave on 28 July 1830, he moved to Oatlands and it was there that his next business venture began with a new store selling a wide range of goods (see Figure 4), although this was not at the project site.

In August 1831, Robinson married a Johannah (or Hannah) Kellow in Oatlands and they had six children before she died in 1842. In 1835, Robinson also acquired a licence to sell spirits and wines in Oatlands. It was in 1836 that he was granted land adjacent to the project site (now Robinson's cottage, 72 High Street). He advertised for carpenters and joiners in April 1836 to help build a small weatherboard cottage on the site.⁸ This was extended at some point to include weatherboard shops on each side of the original building. On the southern side, John Barwick ran a saddlery and leather shop; on the northern side, a dispensary was operated by F.S. Drake in the 1870s (see Figure 5).

THE undersigned having opened a store at Oatlands, begs leave to inform the inhabitants of that neighbourhood and the public in general, that he has for sale at most reduced prices the following assortment of goods, viz.—

- Woolen cord trousers, jackets and coats
- Beverteen do do do
- Striped and white shirts
- Plush waistcoats with and without sleeves
- Strong boots
- Gentlemen's Wellington boots and dress shoes
- Superfine hats
- Blue and black coats.
- Superfine bla- jackets and trousers
- Do broad clo h
- Prints and muslins
- Calicoes
- Ribbons, tapes and thread
- Needles and pins
- Bobbins and sewing cottons
- Braids, edgings, sewing silks, twists, buttons and trimmings
- Corduroys velveteens, barragon and fustians
- Pillow fustians
- Shalloons
- Leather flats and bonnet wire
- Ironmongery of all kinds
- Axes, adzes, hoes, spades, shovels and mattocks
- Iron pots and saucepans
- Tea kettles, frying pans
- Bellows, coffee-mills
- Nails of all kinds
- Azgers, gimlets, hammers
- Shoemaker's tools
- Hemp, flax, awl blades and hafts
- Pitch, resin and turpentine
- Linseed oil
- Whitening
- Window glass of sizes
- Paint and brushes
- Whitewash do
- Rope of sizes
- Cord and twine
- Four bushel sacks and flour sieves
- Mason's and plasterer's trowels
- Carpenter's rules
- Drawing knives
- Spoke shave and steelyards
- T&L and butt hinges
- Hand saws and saw files
- Powder and shot
- Gun flints
- Percussion guns and caps
- Powder flasks
- Deif ware, consisting of breakfast cups and saucers, plates, dishes, ewers and basons, cream ewers, chambers, &c.
- Tea by the chest or half chest
- Sugar by the bag
- Fruits and currants
- Saddles and bridles

And many other things too numerous to mention, for which he will receive tallow, kangaroo skins, hides, butter, wool and other colonial produce in payment.

JOHN ROBINSON.
Oatlands, May 13, 1831.

N. B.—All kinds of Tin Ware on hand, or made to order on the shortest notice.

⁷ Archived website with National Library of Australia - Heaven and Hell Together - the Goodwin family <https://webarchive.nla.gov.au/awa/20141022032526/http://pandora.nla.gov.au/pan/136421/20141022-0039/www.heavenandhelltogether.com/indexbd15.html>

⁸ *The Tasmanian*, 8 April 1836, p.8



Figure 5 - Midland Dispensary, High Street Oatlands c.1876
(Tas Archives, NS1442-1-16)

At the age of 41, Robinson married Mary Ann Higgins in December 1843, she was 19 and together they had three children before Mary Ann died in 1859. Robinson married for the third time in January 1860, to Eliza Crossin, in Oatlands.

Over the course of his life, Robinson was granted or purchased several properties in Oatlands. As well as opening a large general store at 96 High Street (Hayward House) from 1844, being a wholesaler of wines and spirits, he also ran a bakery in the town and opened a tannery behind another of his cottages further up the High Street near the windmill. He died in Oatlands in 1876.

There is another of Robinson's properties located on the project site that is somewhat of a mystery. The town map of 1845 devised from Calder's survey shows two large buildings on the corner of South Parade and Gay Street with three small structures between them (see Figure 6). Extensive research by Brad Williams, Southern Midlands Council Heritage Officer, has not been able to identify what these structures were used for, although it seems probable it was for commercial/industrial purposes probably connected with Robinson's commercial interests.⁹ The buildings do not appear on any other map, so they are likely to have been constructed in the late 1830s and demolished prior to 1876 when, after Robinson's death, his land holdings were sold off and there is no record of them in the sale advertisements.

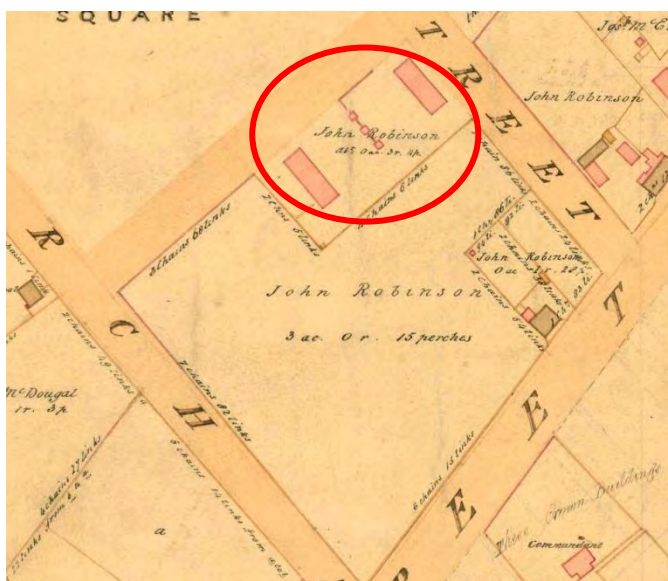


Figure 6 - Detail from Oatlands town map, c.1846
Surveyed by James Calder
(Tas Archives, Map O/21, AF721-1-496)

This shows the unidentified buildings on Robinson's lot off South Parade, circled in red. The map also shows Robinson's 1836 cottage on High Street, but there are no other buildings across the project site

⁹ Williams, B., *Research designs, 2013 archaeological excavations, Southern Midlands Council*, (unpublished report)

3.3 Later development

From the late 1870s up to the 1970s, there was no development on most of the project site. An aerial photograph taken in 1946 (see Figure 7) shows the only substantial buildings on the 68-70 High Street frontage. One of these was built by the Fish family in c.1922, where they had a general clothing, drapery and floorcovering store with a residence in the rear.¹⁰ The Wards had a furniture and general store next door (date of construction unknown), located in front of where the Memorial Centre now is. There was also an undertaker in the rear of the Wards residence. The Wards store was burnt down (possibly in the late 1960s, see Figure 8) to be followed by another fire which destroyed the Fish building in 1979. The latter was replaced by the existing CT Fish store, constructed in 1980. This later building has been variously used as a video hire shop, restaurant, antiques shop and art gallery. There is also evidence that a blacksmith had previously operated at 68 High Street, prior to the Wards store.¹¹



Figure 7 - Aerial photograph, c.1946
(Southern Midlands Council)

This shows the Fish and Ward buildings on High Street, circled in red. There are no other buildings across the project site



Figure 8 - Detail of Oatlands Photo Map c. 1968,
Dept of Lands and Surveys, Tasmania
(NLA, MAP G9061.A4 s2)

The circled area shows the Fish building, although the Ward building appears to be demolished, possibly after the fire. A large shed is now in evidence. No development elsewhere.

¹⁰ Pers Comms, Joan Cantwell (local historian) and Irvine Kean (related to Fish family), 17 June 2020

¹¹ Pers. Comms. Craig Whatley and Jack Lyall, referred to in COVA report (January 2020), *Southern Midlands Council Former Municipal Works Depot - Detailed Site Investigation*

The project site became a Council Works Depot in the early 1970s, which included part of 68 High Street, the remainder of the latter became the Oatlands Branch of the State Library of Tasmania. The library building still exists as the Midlands Memorial Community Centre. The Depot operated until c.2016. Since then the site has been cleared of all major buildings and infrastructure, including underground storage tanks and other fixtures. Detailed site contamination investigations have been carried out in recent years to facilitate future development.¹²



Figure 9 - Aerial photograph, c.1990
(Southern Midlands Council)

This shows the Depot in full operation (A) with a range of sheds and workshops plus outdoor storage areas. The State Library building (B) fronts onto High Street, with a small park (C) between it and the new Fish building (D).

This is essentially how the project site would look up until the Depot was closed and its buildings demolished.

¹² COVA report (January 2020), *Southern Midlands Council Former Municipal Works Depot - Detailed Site Investigation*

4 Current Site Condition

4.1 Setting

The project site is a large open lot located at 18 Church Street and 68-70 High Street in the centre of the township of Oatlands. The land is generally flat, falling gently to the north. There are no water bodies on the site; the nearest being Lake Dulverton 250 m to the south, a creek 450 metres north-west and the Dulverton Rivulet 700 metres north.

The project site is situated within a mix of residential housing, commercial premises and community facilities bounded by High Street, Church Street, South Parade and Gay Street. The project site extends from High Street (southeast) through to South Parade (northwest). The site has an access roadway from Church Street to the west. The residential housing, commercial premises and community buildings are all single storey (some with dormer rooms in roof spaces), low scale, with pitched and skillion roofs, and collectively represent many building styles and periods from the 1830s to the 1990s. The buildings fronting onto High Street are generally close to the footpath and roadway and close together representing several building styles; while the buildings fronting the remaining three streets surrounding the block are more spaced out, with generous frontages, some set back in typical suburban style and having extensive backyards. Building materials include sandstone (such as the Rechabite Hall in Gay Street), red brick (the post-war **Commonwealth Bank on the corner of High and Gay Streets**), weatherboard (**Robinson's Cottage**, High Street and the Bouquet Residence, High Street), and corrugated steel (sheds in Church Street).

Land uses on surrounding blocks include a mix of residential housing, commercial premises, health facilities and civic buildings. These include single storey shops and residences on High Street along with more imposing and substantial civic buildings such as the Town Hall and former State School.

The overall impression of the immediate area surrounding the project site is very typical of Tasmanian country towns, where the main street has more concentrated development with a more open layout (or even vacant land) behind, with a rather eclectic variety of housing styles. This provides for a feeling of openness, albeit within a town setting.

Oatlands is, however, important for its outstanding collection of Colonial Georgian style buildings, particularly along High Street. And it is this attribute, along with the intact streetscape character, that needs to be carefully considered as part of the overall impact assessment. In particular, the presence of the Town Hall directly opposite the project site (and the former State School to a lesser degree) needs to be taken into account when assessing the proposed design (see Figure 10).



Figure 10 - View looking east from the centre of the old Depot towards the Town Hall (PLA).



Figure 11 - View of the project site looking northwest from the Town Hall (PLA)



Figure 12 - Key buildings on High Street adjacent to the project site
Above left - Commonwealth Bank c. 1940s (Greg Davis); Above right - **Robinson's Cottage c. 1836** (Brad Williams)
Bottom left - House and former chemist shop c. 1880s (Greg Davis); Bottom right - Town Hall, c. 1881 (SMC)



4.2 Site description

The existing site is basically open and almost completely clear of vegetation except for a few mature trees near High Street and on the western side. The ground surface is mostly gravel with some grass and some remaining hardstand areas where there were once sheds/workshops (see Figure 13). There are some gravel heaps and spoil from excavations undertaken during the site contamination investigations. Boundary fencing consists of chain mesh fencing, paling fences and steel fence sheeting. There are no overhead powerlines or other utilities present.

All the buildings and infrastructure associated with the Council Works Depot have been demolished. The only remaining extant buildings on the project site are the CT Fish shop building at 70 High Street and a small shed, which are to be demolished as part of the project (see Figure 14). This building dates from c. 1980 and is not considered to have any heritage significance. Its loss will not impact on the streetscape character of the area.



Figure 13 - View of project site looking northwest (PLA)



Figure 14 - View of CT Fish shop,
70 High Street
(Denise Smith)

4.3 Potential archaeological resources

Through an examination of **the site's history and** imagery of the site, it is clear that much of the site remained undeveloped until the creation of the Works Depot in the early 1970s.

However, as discussed previously, there remains the issue of Robinson's 'mystery' building near South Parade. Brad William's research has shown where the likely location is, based on the 1846 Calder survey of Oatlands. It is possible that foundation and footing materials, along with drains and discarded material from the building and its operations, could still remain under the ground surface. It is considered that, given the potential age of this building (possibly 1830s) and its connection with one of Oatlands most successful colonial merchants and traders (John Robinson), this site should be investigated further prior to construction of the Aquatic Centre.

There is also the possibility that there are sub-surface remains from the Wards shop where the small public park is now located at 68 High Street; however, this depends on how thorough the demolition of the site was following the fire which destroyed the building in the 1960s. Investigation of this site is less important, but may provide further insights into Oatlands commercial history.

It is beyond the scope of this report to prepare a detailed Statement of Archaeological Potential; however, Council has the capacity to do this through Brad Williams based on his existing research.

6 Proposed Development

The proposed construction of the Oatlands Aquatic Centre on the project site will include the following elements:

- A large single storey building with a pedestrian entry and portico setback off High Street
- A 25m x 12m indoor main pool and a 12m x 5m indoor children's pool
- Changerooms and toilets including facilities for people with disabilities, parents and school groups
- Community activities room
- Entry/Reception area with staff office, First Aid room and central concourse
- Plant room and services
- Outside carpark with entrance from South Parade and exit via High Street
- External landscaped and play areas, incorporating the existing public park on High Street
- Demolition of the CT Fish shop at 70 High Street
- Retention of the Oatlands Memorial Community Centre
- Closure of the existing access from Church Street

The proposed design is based on the concept of creating several conjoined domestic scale buildings stepping up from the High Street frontage culminating in the Main Pool Hall set back some 50 metres from the High Street frontage (see Figure 15). From the most visible elevation on High Street, the entry and amenities buildings will have gable roof ends to the right of the entry portico. The wall face to the left will be clad in sandstone. This design presents the overall structure in such a way that the frontage on High Street respects the existing heritage streetscape while presenting a modern facade to the new recreation area.

To achieve this design solution, several materials are proposed for wall and roof finishes, including: zincalume corrugated roof sheeting, sandstone cladding, face brickwork, bagged and painted brickwork, painted weatherboards and timberboard cladding. Window and door frames will be powdercoated aluminium. Solar panels will be installed on the roof on the main pool hall. The carpark will be a bitumen/asphalt surface. Landscaped areas will include appropriate security fencing.



Figure 15 - Birds-eye view of the Aquatic Centre looking southwest (PLA)

7 Impact Assessment

This assessment has been based on best practice guidelines such as the Burra Charter (the Charter for the Conservation of Places of Cultural Significance, Australia ICOMOS, 2013) and Works Guidelines for Historic Heritage Places (Heritage Tasmania, Nov 2015), as well as professional consideration of the heritage significance of the Oatlands township and its cultural heritage elements - built, landscape, associations and visual. As the project site lies within the Oatlands Township Precinct listed in Table E13.2 of the Southern Midlands Interim Planning Scheme 2015, the following assessment must respond to the Scheme's requirements.

7.1 Assessment against the Historic Heritage Code

Southern Midlands Interim Planning Scheme 2015 - E13.0 Historic Heritage Code	
Table E13.2 Heritage Precincts - HP1 Oatlands Township Precinct - Design Criteria/Conservation Policy	
1. The design and siting of buildings and works must satisfy the following criteria:	
(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the principles of the Georgian architectural style dominant in the precinct, except if an addition to a heritage listed building of a non-dominant architectural style in which case consistency with that style is required;	The proposed design provides a considered and respectful solution to the task of creating a large public building within a heritage area. While the overall bulk is necessarily large, it has been reduced visually by the use of a number of conjoined small-scale buildings, particularly on High Street. The use of a variety of traditional materials and finishes also ensure the overall design complements the Precinct. There are a number of key elements that acknowledge the Colonial Georgian style common in the Precinct - the gable roof ends and the proportion of windows facing High Street, the use of sandstone, brickwork and timber, and the finishes/colours to be used.
(b) building setback from frontage must provide a strong edge to Main Street and be parallel to the street;	The entrance to the proposed building is setback from the High Street frontage approximately 20 metres, but there is also a covered portico extending closer to the roadway. While this does not provide for a hard frontage close to High Street, this setback allows for the retention of small public park, while also acknowledging the Community Centre which is set back from the street frontage. The setback also complements the setback of other civic buildings on the opposite side of High Street - the Town Hall and former State School. It is considered that the setback is appropriate for the Precinct and enables key features such as the public park to be retained and used within the new development.
(c) buildings must address the street, unless at the rear of a site;	The proposed design addresses High Street, albeit that it is set back to allow for the continued use of the small public park at the entrance. This park has been in existence for approximately 50 years and has become an important part of the streetscape associated with the Community Centre, as well as complementing the open area in front of the Town Hall opposite. The gable ends used on the High Street frontage also provide a formal connection to other building styles in the Precinct, thus ensuring consistency with the streetscape. There is no need for the rear of the proposed design to address South Parade in a formal sense.

<p>(d) buildings must not visually dominate the streetscape or buildings at places listed in Table.13.1</p>	<p>The proposed single storey building design will not dominate the various streetscapes, especially High Street, as the bulk of the building has been broken using various wall materials and roof lines. The use of conjoined small-scale buildings on the High Street frontage further ensures that the overall form and scale does not dominate the streetscape or any of the buildings in High Street and Gay Street listed in Table 13.1.</p>
<p>(e) architectural details and openings for windows and doors to visually prominent facades must respect the Georgian architectural style dominant in the precinct in terms of style, size, proportion and position;</p>	<p>The small windows in the office building facing onto High Street will reflect the proportion of Georgian style windows as will most small windows on the carpark frontage except for the windows in the change rooms. There are only three glazed doors on the South parade frontage. By necessity, the windows for the pool halls on the Church Street frontage will be large and including glazed sliding panels. It is considered these are appropriate for the design and they will not be visible from Church Street given the residential housing, so they will not impact adversely on the character of the Precinct.</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; (iv) unpainted brick of a traditional form and colour laid with a traditional bond; (v) traditional Tasmanian vertical board (non-residential buildings only); (vi) corrugated profile steel cladding, painted/colorbond or galvanised iron (not 'zincalume' or similar) (outbuildings only); 	<p>The external wall materials will include the following for each frontage:</p> <ul style="list-style-type: none"> • High Street - sandstone cladding, bagged and painted brickwork, painted weatherboards and composite cladding. • Carpark - sandstone cladding, face brickwork, bagged and painted brickwork, painted weatherboards, vertical timber cladding and composite cladding. • South Parade - face brickwork, timber cladding, vertical timber cladding and composite cladding. • Church Street - sandstone cladding, painted weatherboards, vertical timber cladding and composite cladding. <p>It is considered that the proposed use of these materials will complement the Precinct character as well as visually reducing the overall bulk and size of the building.</p>
<p>(g) roof form and material must be consistent with the following:</p> <ul style="list-style-type: none"> (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 if a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines (iv) roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Steel sheeting must be either traditional galvanised iron or painted; (v) guttering is rounded profile, with downpipes of circular cross-section 	<p>The highly visible gable ends facing High Street will be at 30 degree pitch, reflecting other building styles in the Precinct. The roof over the pool halls will be flat or skillion having a lower degree pitch, but these will not be highly visible as they are to the rear of the building frontage on High Street. Given the nature of the development, the skillion roof section will be relatively large, but this cannot be avoided and is preferable to having a large pitched roof over the pool halls which may be visually too dominant.</p> <p>Roof materials will be zincalume in corrugated profile.</p> <p>Guttering will be rounded profile with round downpipes.</p>

<p>(h) wall height sufficient to provide for lintels above doors and windows, with wall space above;</p>	<p>The frontage on High Street presents as two gable end buildings to one side of the entry portico, where the wall height will allow for lintels and sufficient space above the windows. The sandstone clad wall to the left of the portico has no windows. The wall height on all other elevations provides for lintels and sufficient space above smaller windows, although given the need for large windows in the pool halls on the Church Street elevation, they will not have lintels.</p> <p>Overall, the wall heights and the window design are appropriate and considered to present a sympathetic addition to the streetscape viewed from High Street.</p>
<p>(i) outbuildings 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>Not applicable - no outbuildings proposed</p>
<p>(j) fences along frontages must be:</p> <ul style="list-style-type: none"> (i) between 900mm and 1000mm high, with a maximum of 1200mm for posts; (ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences); (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>Not applicable - no fences proposed on High Street or South Parade frontage.</p> <p>There will be a 1800mm high security fence around the external play area to comply with safety requirements.</p>

<p>E13.8 Development Standards for Heritage Precincts</p> <p>E13.8.1 Demolition - Objective: 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>	
<p>Performance Criteria</p>	<p>Response</p>
<p>P1 Demolition must not result in the loss of any of the following:</p> <ul style="list-style-type: none"> (a) buildings or works that contribute to the historic cultural heritage significance of the precinct; (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; <p>unless all of the following apply:</p> <ul style="list-style-type: none"> (i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (ii) there are no prudent or feasible alternatives; (iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct. 	<p>The demolition of the CT Fish building and the small shed associated with the Works Depot will not result in the loss of heritage fabric, nor will this have any adverse impact on the heritage character of the Oatlands Township Precinct.</p> <p>The demolition will allow the retention of the adjacent public park, which will form part of the landscaped entrance to the proposed development.</p> <p>Some interpretation of the CT Fish building and its predecessors would be appropriate to be included in the new development.</p>

E13.8 Development Standards for Heritage Precincts	
E13.8.2 Build and Works Other than Demolition -Objective: To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.	
Performance Criteria	Response
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.	The proposed design and siting of the Aquatic Centre will not have an adverse impact on the heritage significance of the Oatlands Township Precinct, as discussed above.
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.	The proposed design has been shown above to comply with the Design Criteria/ Conservation Policy as listed in Table 13.2.
P3 Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.	Not applicable - there will be no extensions as this is a completely new building.
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.	Not applicable - no fences proposed on High Street or South Parade frontage.

8 Conclusion

This report has examined the project site and proposed development of a new Aquatic Centre to be constructed at 68-70 High Street and 18 Church Street in Oatlands, in order to assess any impacts on the heritage values and cultural heritage significance of the site and its surrounds.

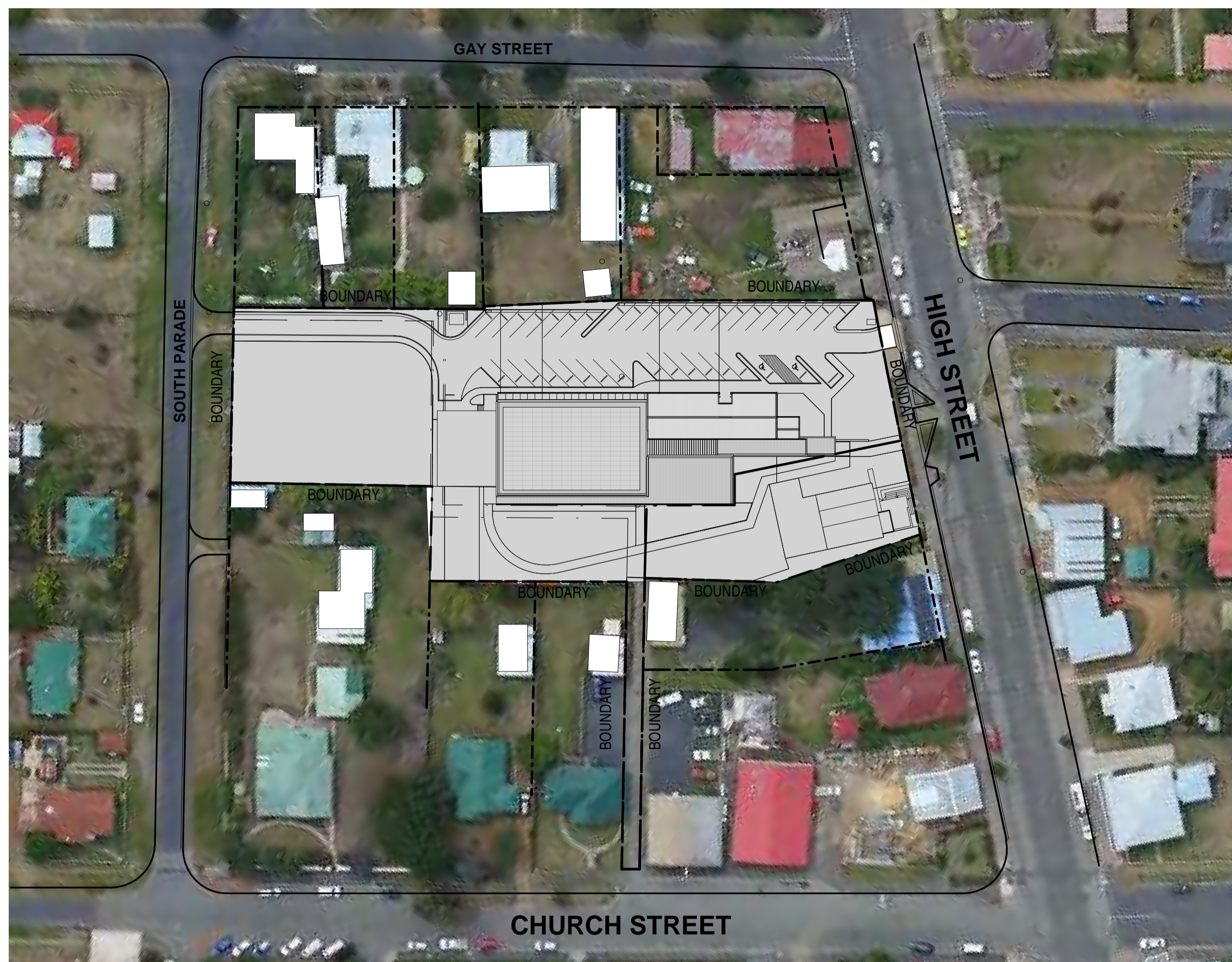
The project site does not contain any listed heritage places, at national, state or local levels; however, there are several listed places in the immediate area surrounding it. The project site does lie within the Oatlands Township Heritage Precinct as defined in the Southern Midlands Interim Planning Scheme 2015, which requires that it be assessed under the requirements for that Precinct.

The historical context of the site has been researched. While much of the site was undeveloped until a Council Works Depot was constructed in the early 1970s, the research has identified important associations between the site and Oatlands early history and the significant people involved, particularly Henry Bilton and John Robinson. However, there are no buildings or significant remains that relate to these people or historic activity on the project site that preclude the proposed development. Notwithstanding this, there is the potential for some archaeological investigations of a possible building footprint on the South Parade frontage, linked to the former convict and colonial merchant John Robinson. There is also some interesting history associated with the CT Fish building at 70 High Street which is to be demolished as part of the development. Much of this historical information is still within living memory and should be recorded.

It is recommended that some interpretation of the early history of the project site and its associations should be prepared for locals and visitors to better appreciate the town and its history.

The proposed design of the Aquatic Centre has addressed the requirements of the Oatlands Township Precinct under the Planning Scheme by proposing a single storey building that utilises a variety of design elements and roof and wall treatments to complement the existing heritage character of the Precinct. While the structure is necessarily large to accommodate the two pools and all the associated facilities and services, it is considered that the proposed design offers a low impact solution that responds to the setting and significant cultural heritage values within the Precinct. It will sit well on the High Street frontage, by including design features that respect the heritage character and architectural history of Oatlands.

Importantly, it is considered that the cultural heritage significance of the Oatlands Township Precinct will not be adversely impacted by the proposed development. Therefore, it is the recommendation of this report that the proposed development should be approved under the Southern Midlands Interim Planning Scheme 2015. This will allow for an important new civic development to proceed which will serve the Oatlands and the broader Southern Midlands community long into the future.



LOCATION PLAN
WTS



**051.20120 SOUTHERN MIDLANDS COUNCIL
OATLANDS AQUATIC CENTRE
18 CHURCH STREET OATLANDS**

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23/06/2020

DRAWING SCHEDULE

- DA00 COVER SHEET
- DA01 SITE PLAN
- DA02 FLOOR PLAN
- DA03 ROOF PLAN
- DA04 ELEVATIONS 1
- DA05 ELEVATIONS 2
- DA06 SECTIONS 1
- DA07 SECTIONS 2
- DA08 VIEWS 1
- DA09 VIEWS 2
- DA10 VIEWS 3
- DA11 VIEWS 4
- DA12 LANDSCAPE PLAN
- DA13 CONCEPT CIVIL

SITE INFORMATION

LANDOWNER: SOUTHERN MIDLANDS COUNCIL

ADDRESS: 18 CHURCH STREET, OATLANDS, TAS, 7120

CBOS ABSP: PETER GAGGIN CC997A
ARCHITECT UNLIMITED
PHILP LIGHTON ARCHITECTS PTY LTD

SITE AREA: 6833m²

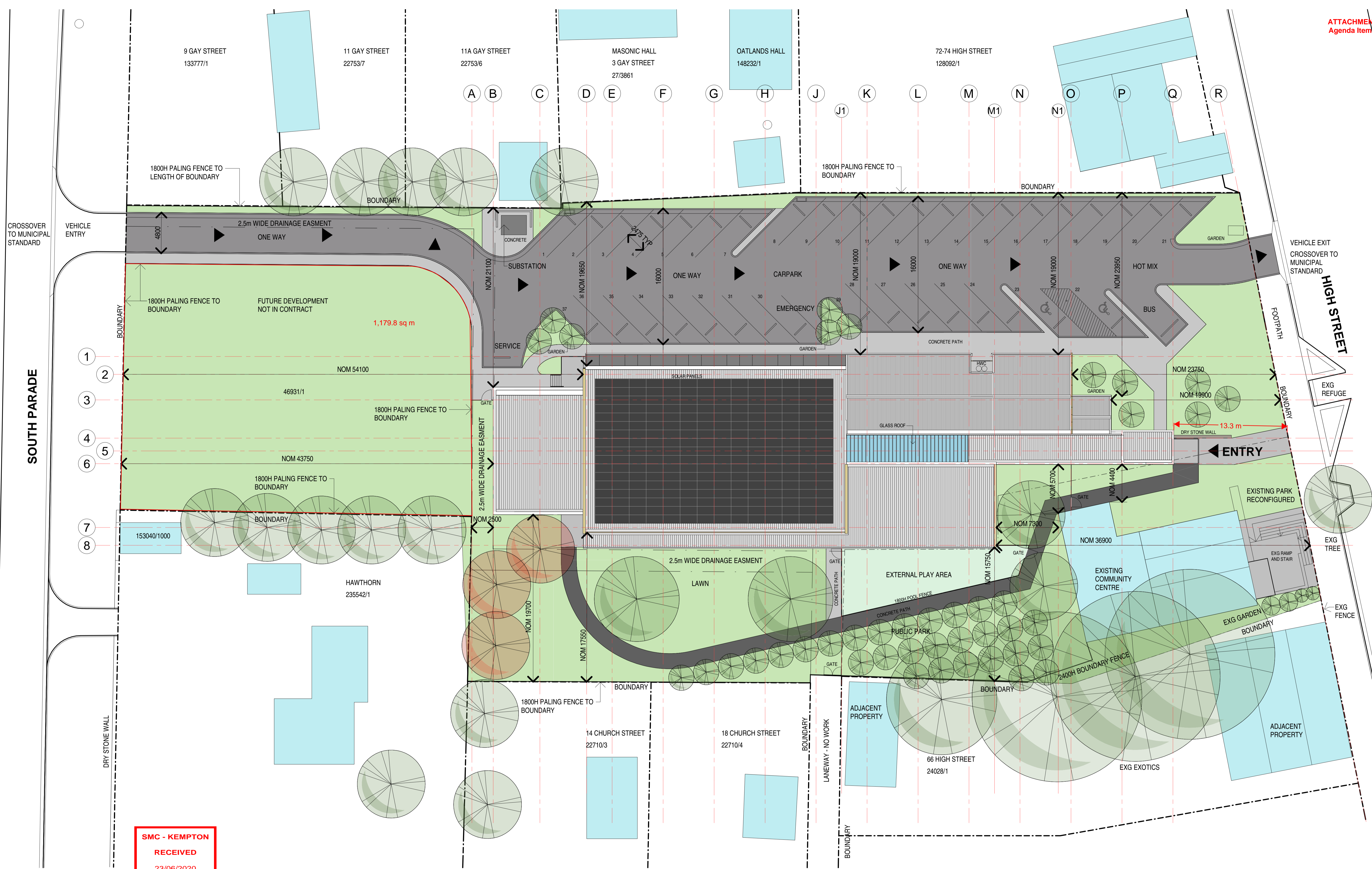
ZONING: 21.0 GENERAL BUSINESS
HERITAGE OVERLAY: HERITAGE PRECINCT 1

LOCAL AUTHORITY: SOUTHERN MIDLANDS COUNCIL

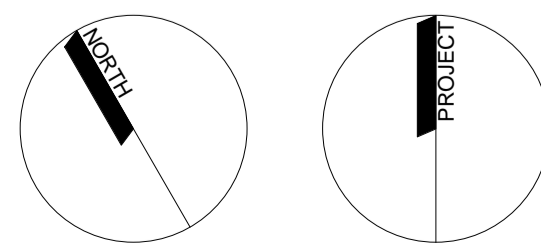
PhilpLighton Architects

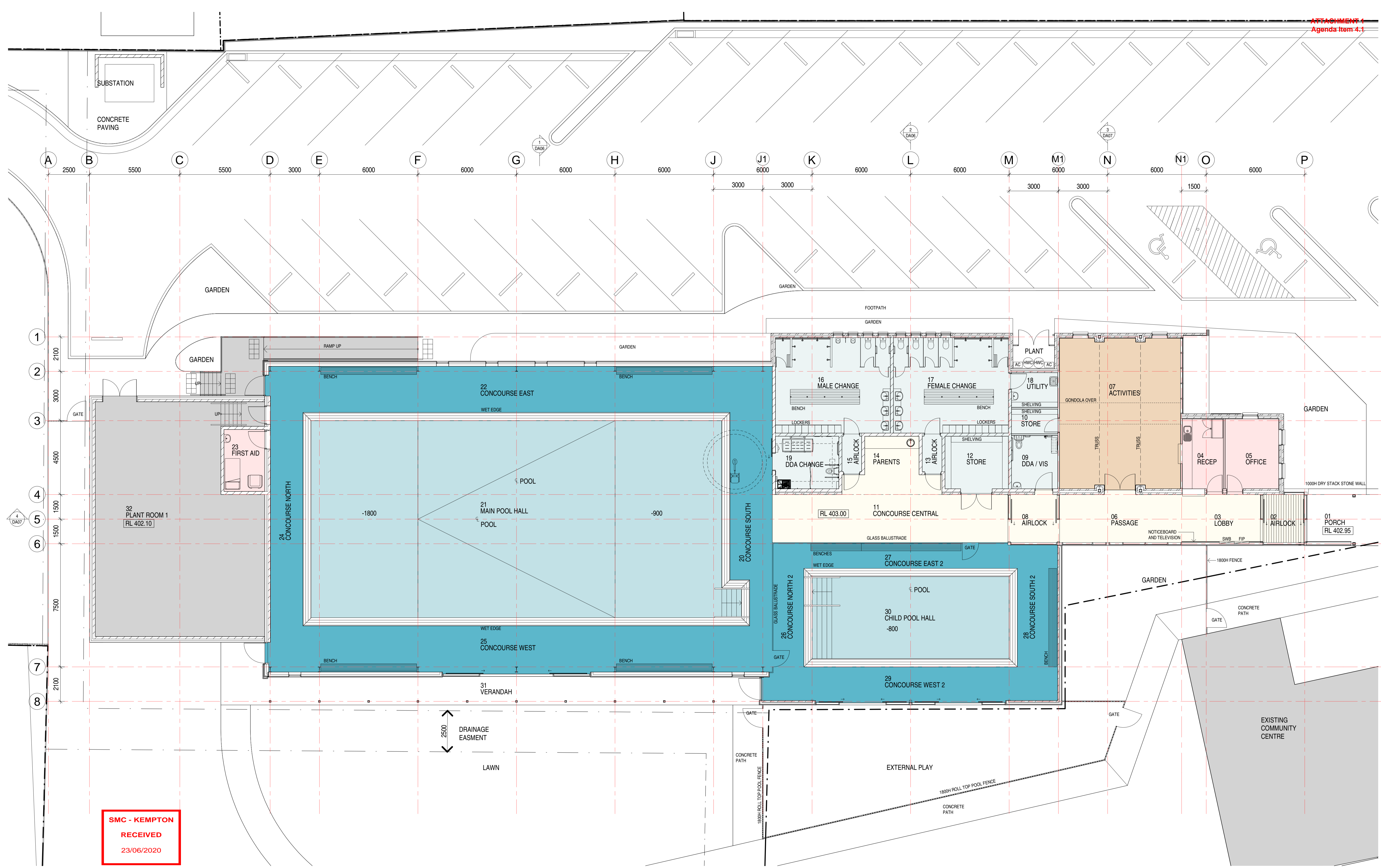
JUNE 2020

REV - **DA00**

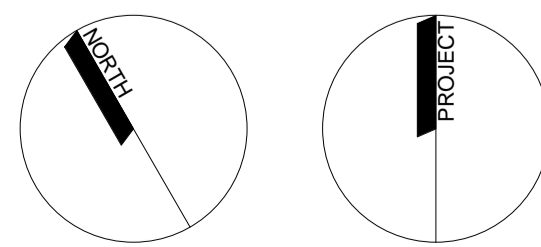
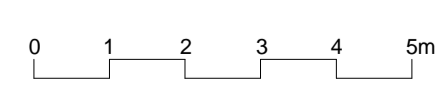


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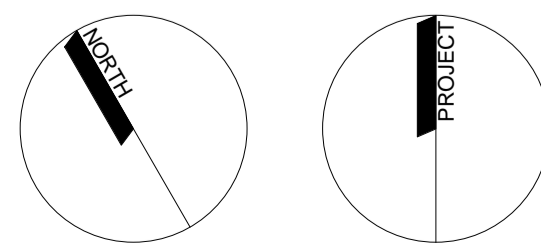
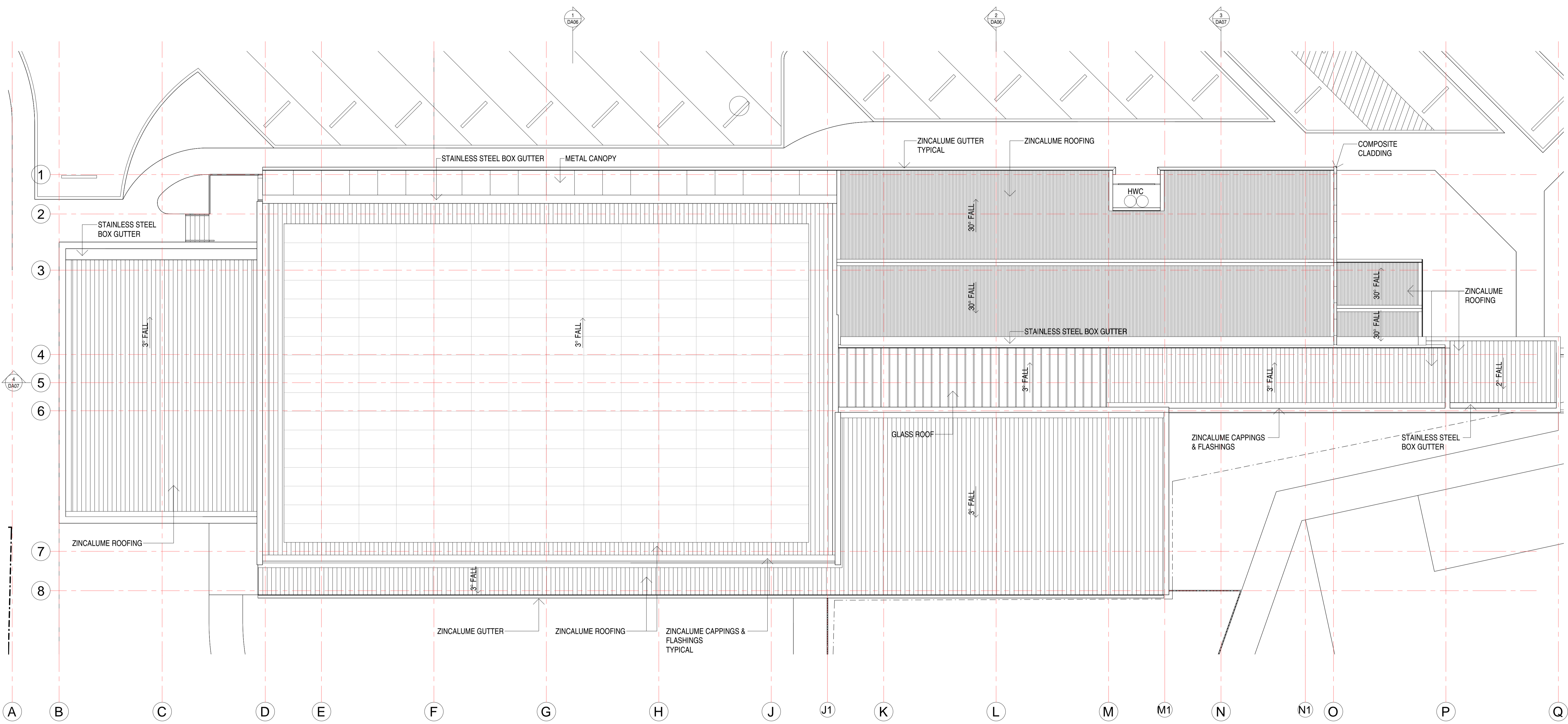




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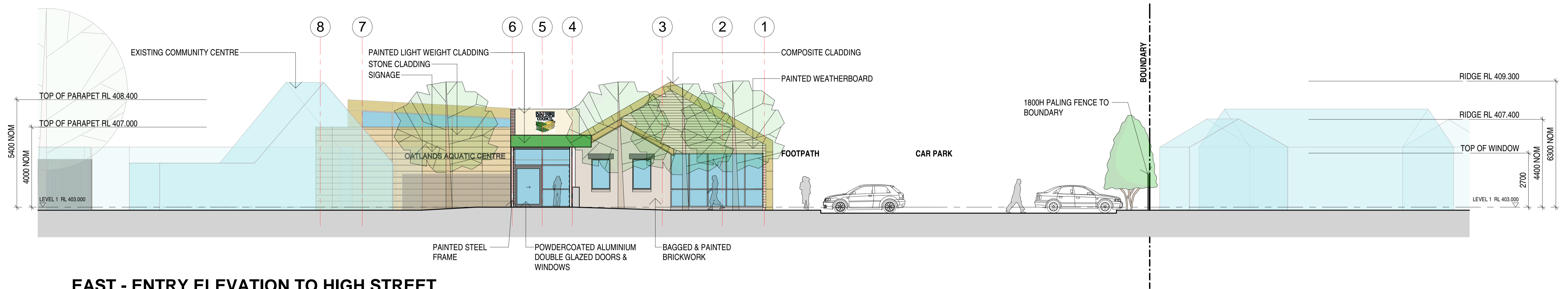


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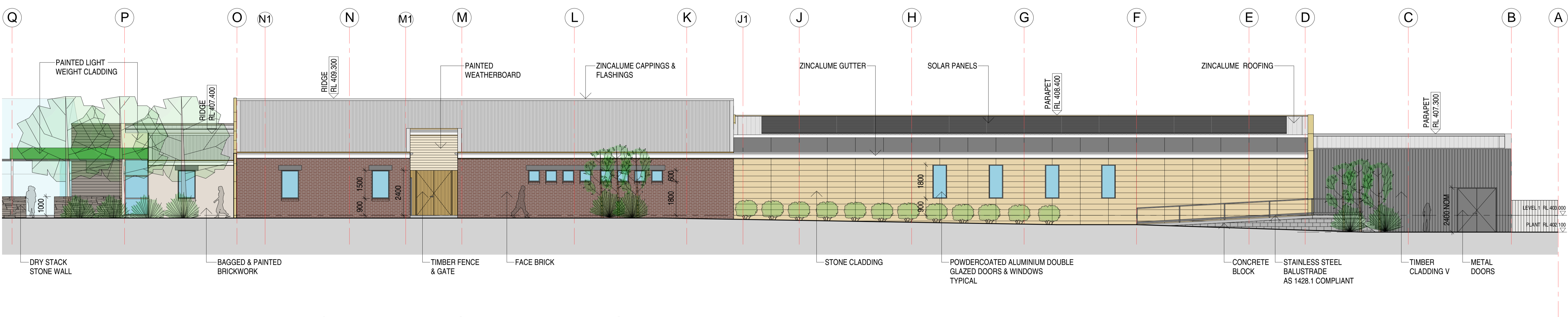


ELEVATIONS 1 - PROPOSED

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23/06/2020



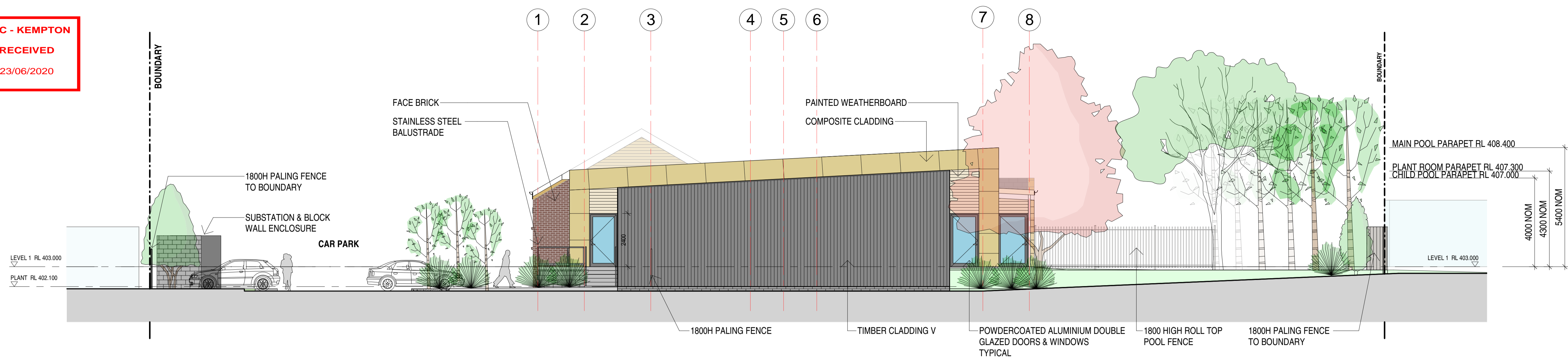
EAST - ENTRY ELEVATION TO HIGH STREET



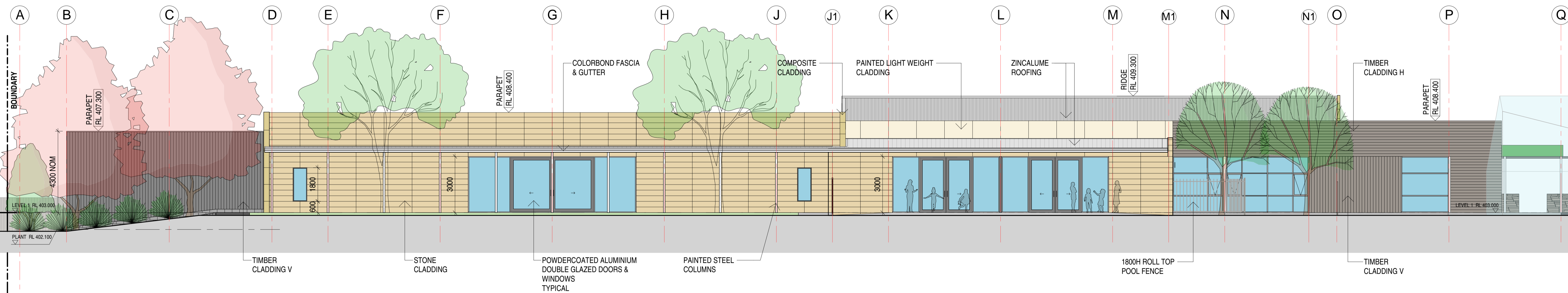
NORTH ELEVATION - TO CARPARK & GAY STREET PROPERTIES

ELEVATIONS 2 - PROPOSED

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RECEIVED
23/06/2020



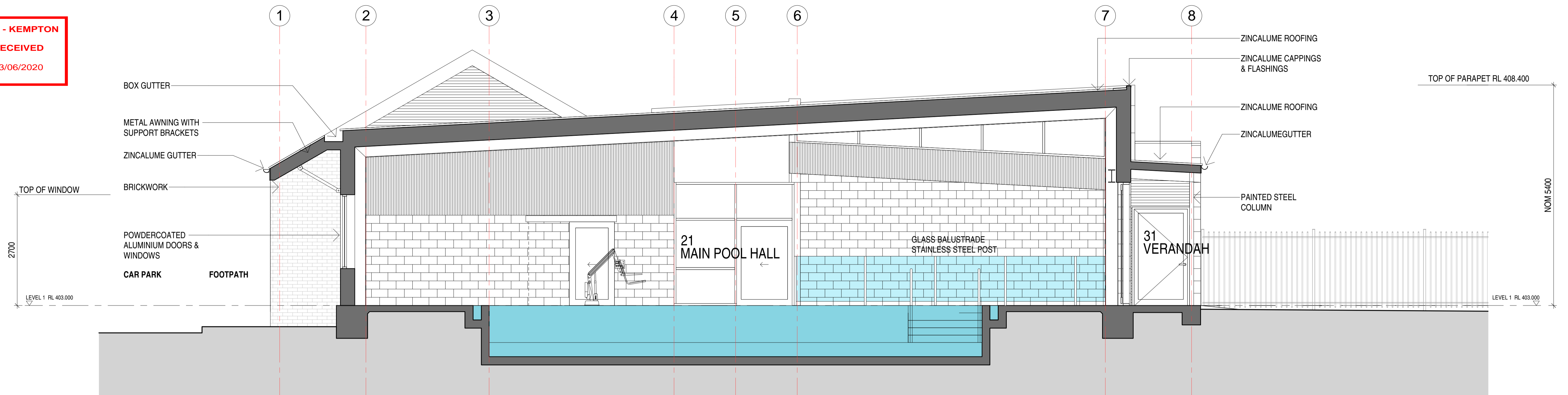
WEST ELEVATION - TO SOUTH PARADE



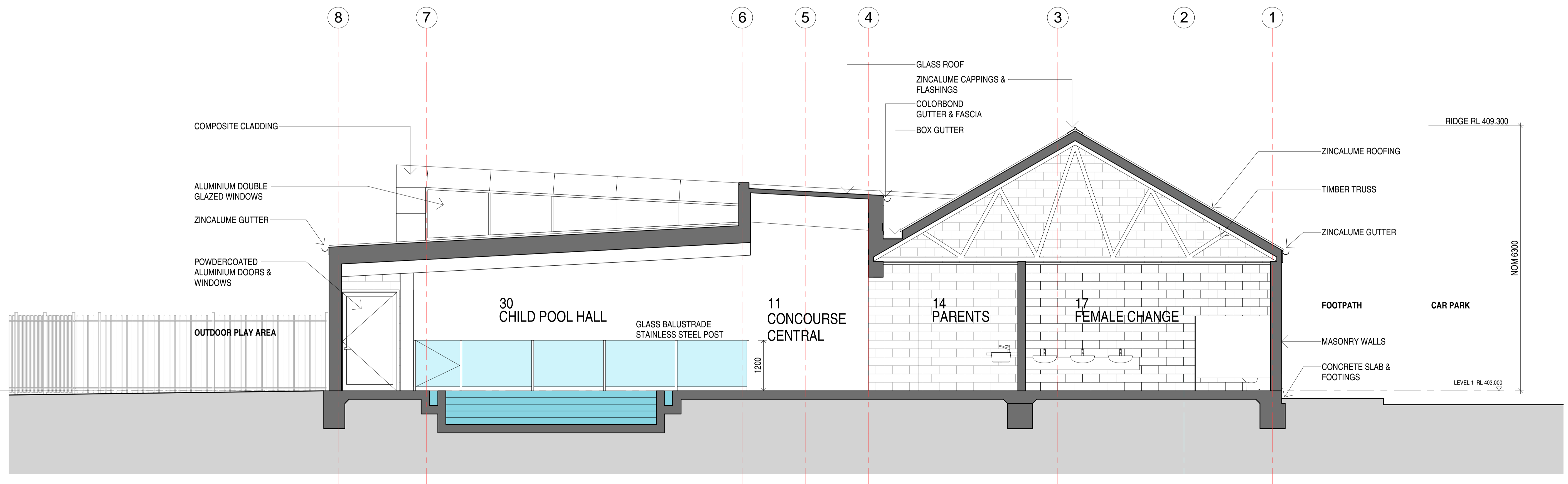
SOUTH ELEVATION - TO PARKLANDS & CHURCH STREET PROPERTIES

SECTIONS 1 - PROPOSED

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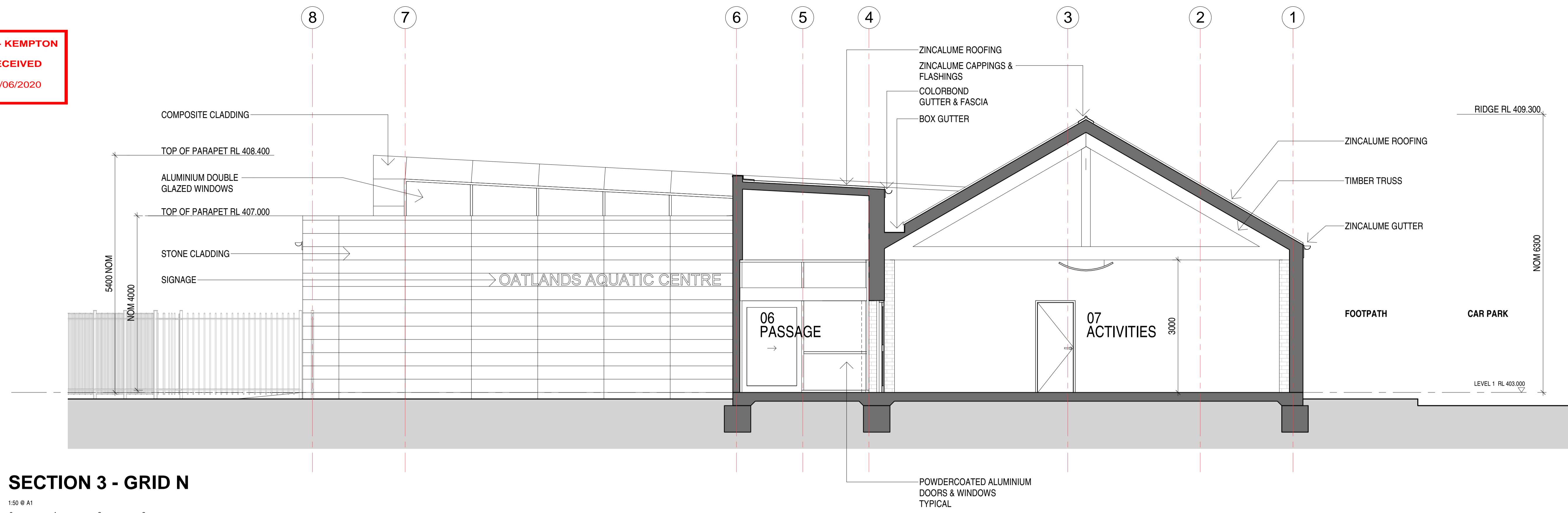
SECTION 1 - GRID G



SECTION 2 - GRID L

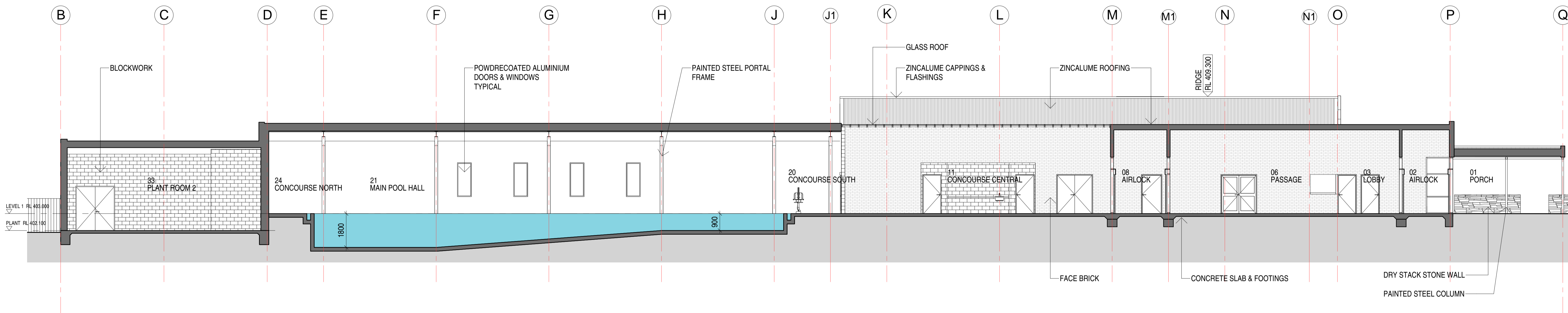
SECTIONS 2 - PROPOSED

SMC - KEMPTON
RECEIVED
23/06/2020



SECTION 3 - GRID N

1:50 @ A1
0 1 2 3m

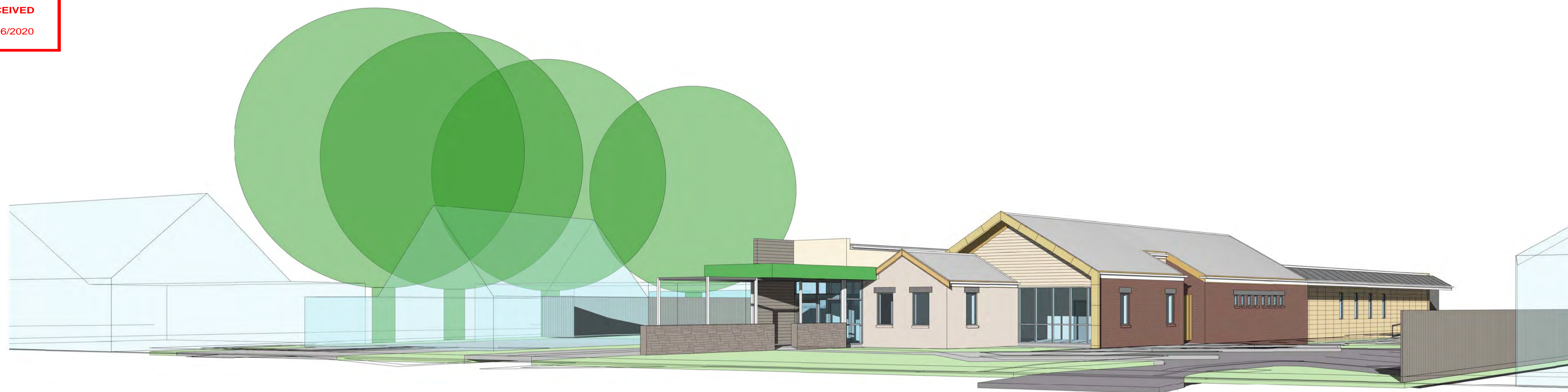


SECTION 4 - GRID 5

1:100 @ A1
0 1 2 3 4 5m

VIEWS OF PROPOSED

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23/06/2020



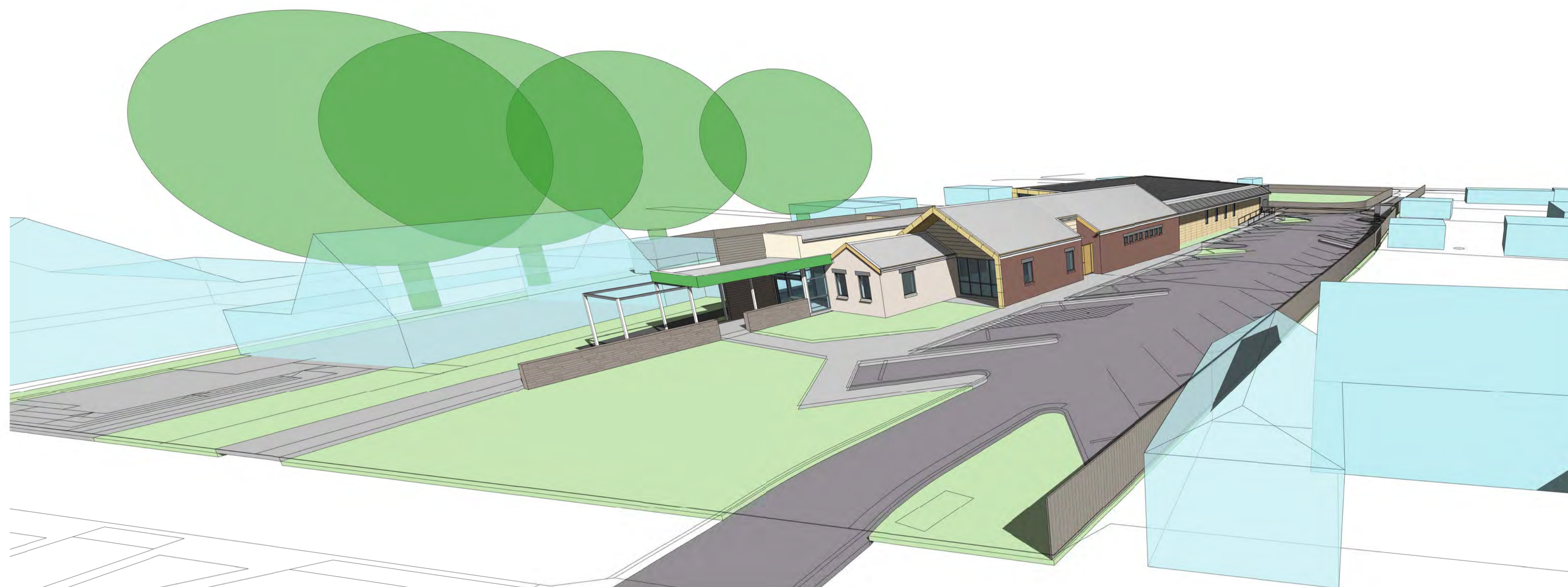
VIEW LOOKING SOUTH WEST FROM HIGH STREET



VIEW LOOKING NORTH WEST FROM HIGH STREET

VIEWS OF PROPOSED

SMC - KEMPTON
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23/06/2020



BIRDSEYE VIEW LOOKING SOUTH WEST FROM HIGH STREET



BIRDSEYE VIEW LOOKING NORTH WEST FROM HIGH STREET

VIEW OF PROPOSED

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23/06/2020



HIGH BIRDSEYE VIEW LOOKING SOUTH WEST

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051.20120 JUNE 2020

DEVELOPMENT APPLICATION

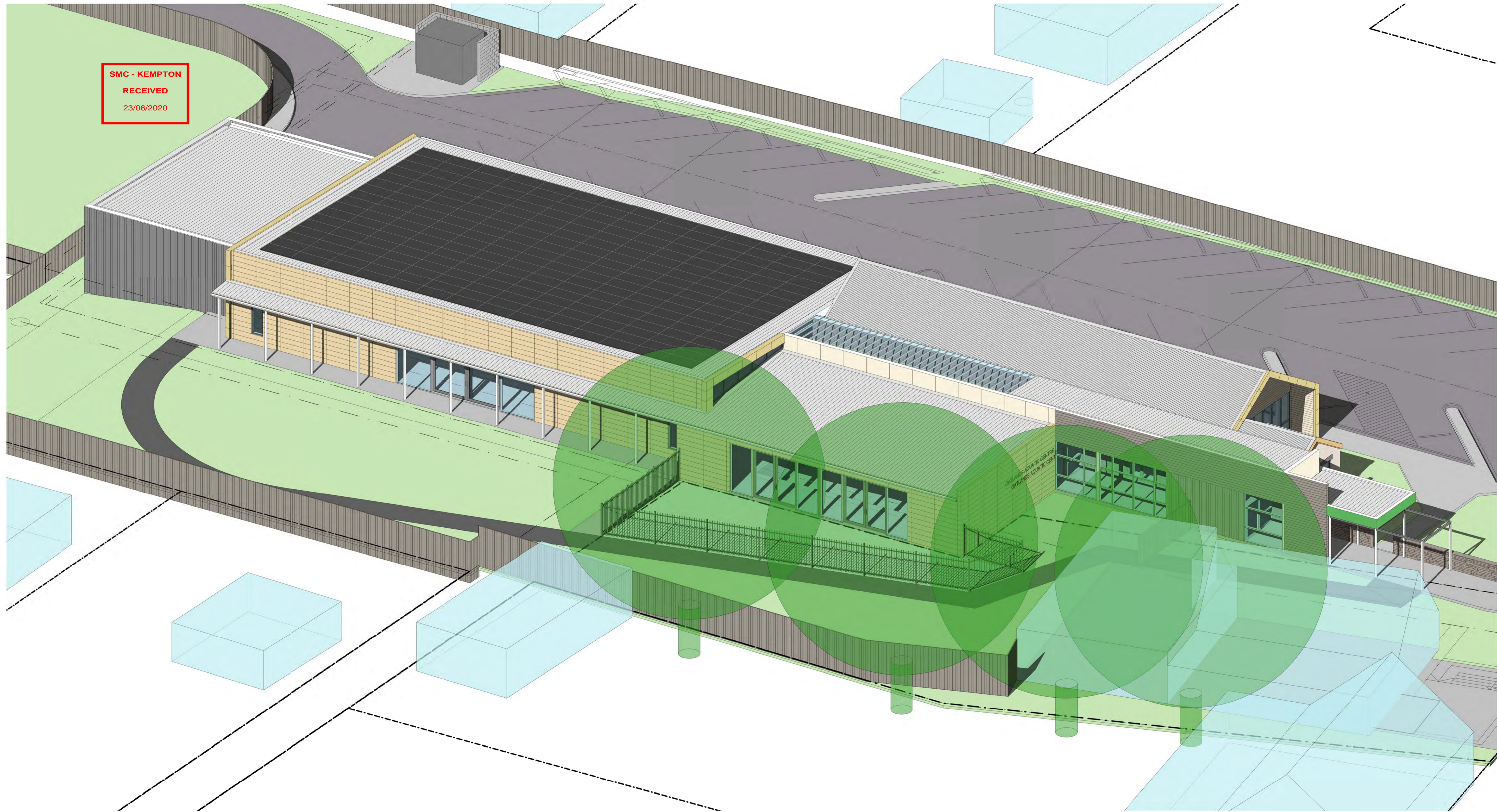


OATLANDS AQUATIC CENTRE
18 CHURCH STREET OATLANDS

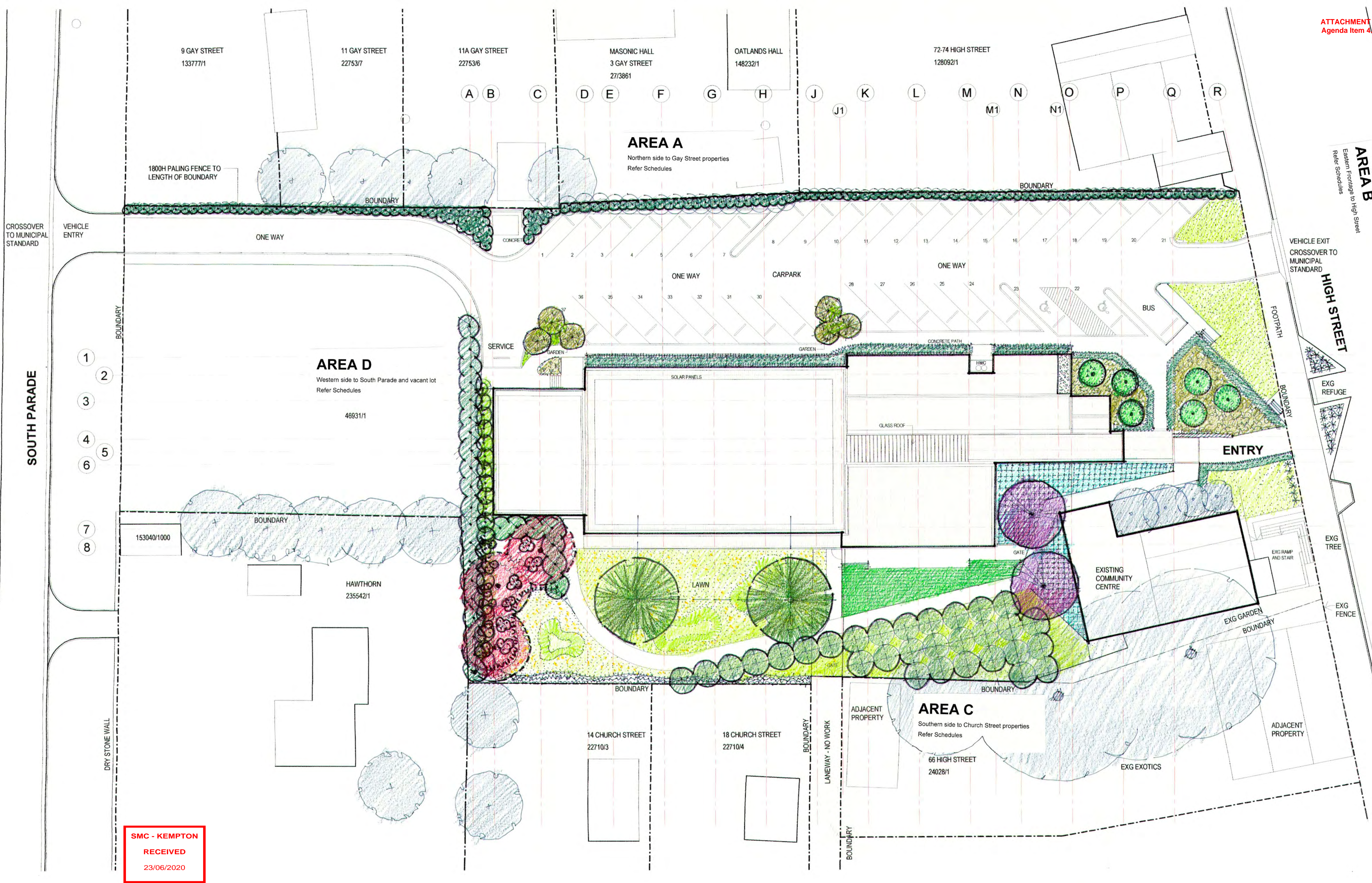
VIEWS 3

DA10

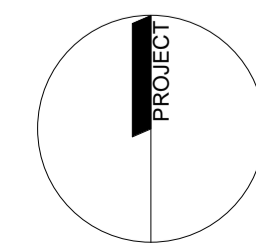
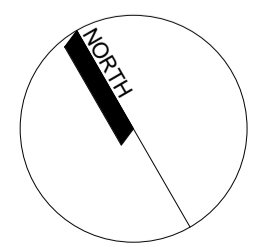
VIEW OF PROPOSED

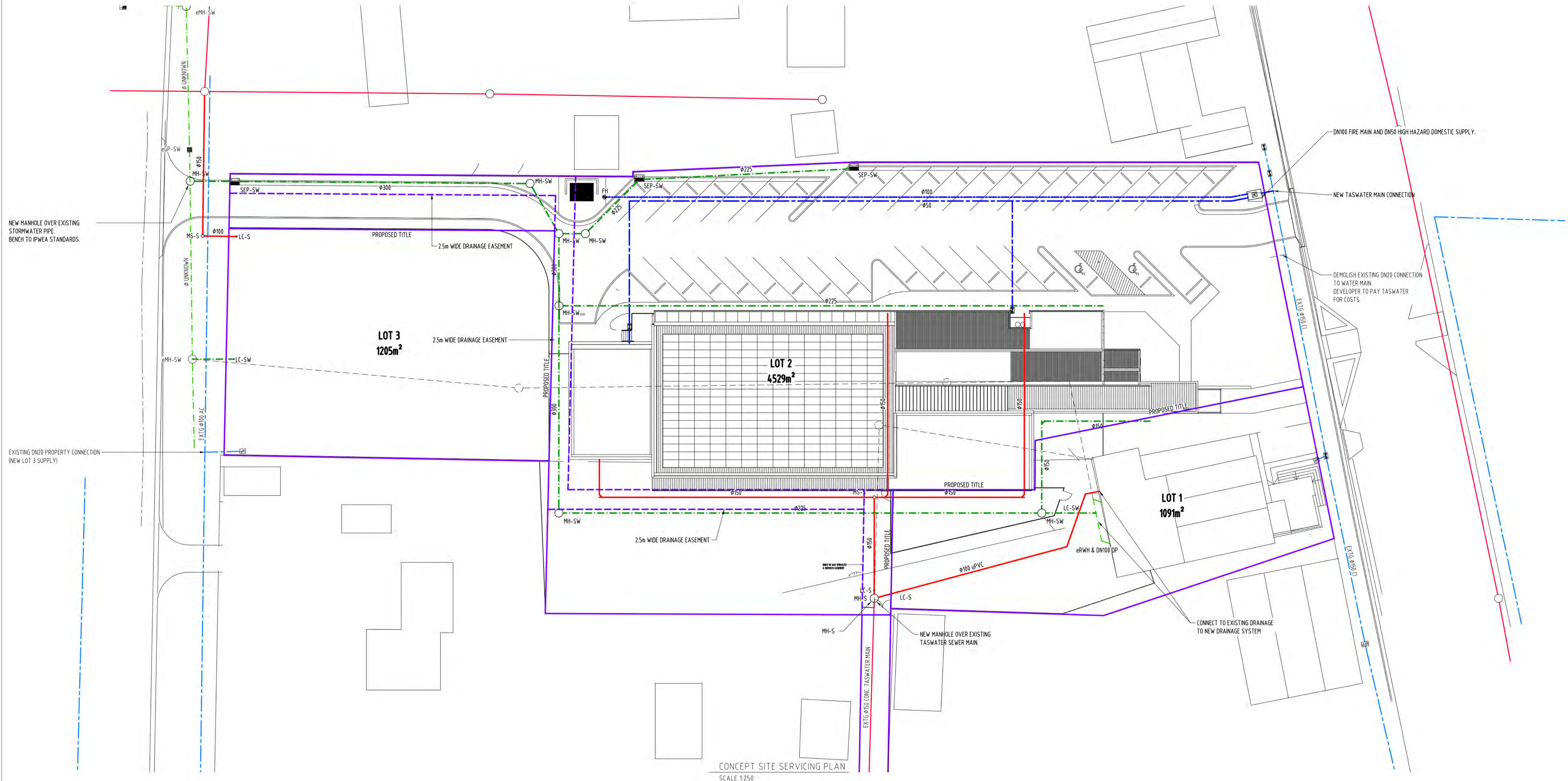


HIGH BIRDSEYE VIEW LOOKING NORTH WEST



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23/06/2020





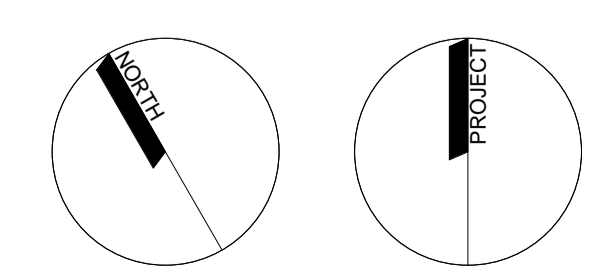
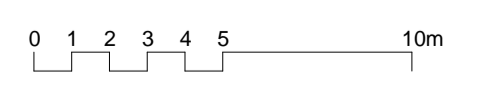
CONCEPT SITE SERVICING PLAN
SCALE 1:250

LEGEND			
	EXISTING WATER MAIN	MH-S	SEWER MANHOLE
	PROPOSED WATER MAIN	MS-S	SEWER MAINTENANCE SHAFT
	EXISTING STORM WATER MAIN	MH-SW	STORMWATER MANHOLE
	PROPOSED STORMWATER MAIN	SEP-SW	SIDE ENTRY PIT
	EXISTING SEWER MAIN		STOP VALVE
	PROPOSED SEWER MAIN		DUAL HEAD FIRE HYDRANT

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23/06/2020

PhilpLighton Architects

1: 200 @ A1 051.20120 JUNE 2020
DEVELOPMENT APPLICATION



OATLANDS AQUATIC CENTRE
18 CHURCH STREET OATLANDS

CONCEPT CIVIL

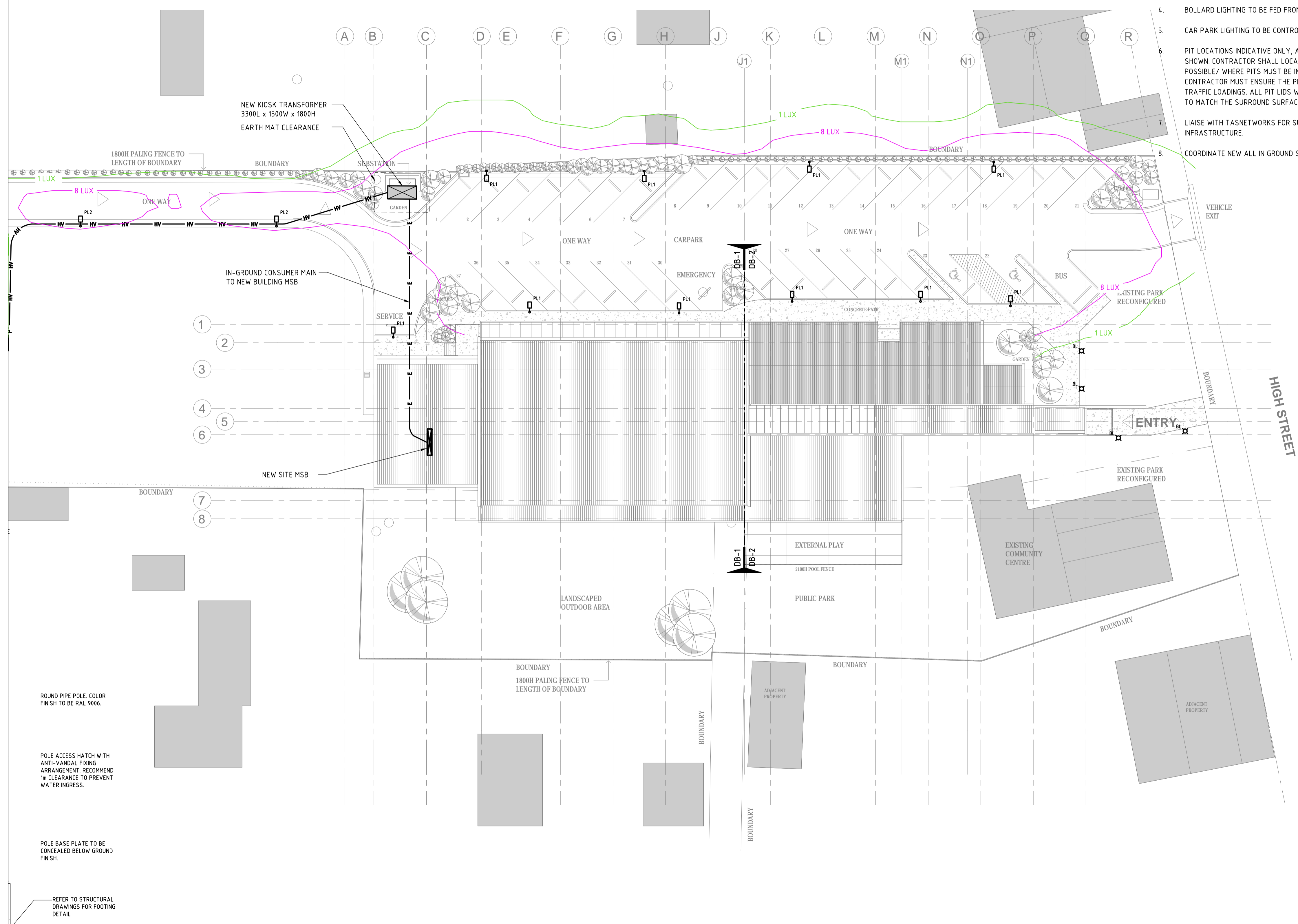
DA13

DO NOT SCALE THIS DRAWING, use only dimensions shown. All dimensions to be checked on site. Drawing to be read in conjunction with the associated notes and specifications. These designs, drawings and specifications are copyright and must not be altered, reproduced or copied wholly or in any part without the written permission of COVA THINKING Pty Ltd. All rights reserved.

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23/06/2020

GENERAL NOTES:

- CAR PARK TYPE LUMINAIRE BODIES ARE THE SAME FOR ALL LIGHT TYPES, BUT THE LIGHT DISTRIBUTION DIFFERS. IT IS ESSENTIAL THAT THERE IS NO SUBSTITUTION BETWEEN ANY LUMINAIRE TYPES COORDINATED WITH THE LAYOUT.
- LUMINAIRE MOUNTING BRACKETS AND POLE FOOTINGS AS PER MANUFACTURERS RECOMMENDATIONS AND STRUCTURAL DRAWINGS DETAIL.
- CAR PARK LIGHTING TO BE SUPPLIED FROM DB-1.
- BOLLARD LIGHTING TO BE FED FROM DB-2.
- CAR PARK LIGHTING TO BE CONTROLLED FROM PE CELL WITH TIME CLOCK CONTROL.
- PIT LOCATIONS INDICATIVE ONLY, ALLOW TO INSTALL PITS WITHIN 2.5M OF LOCATION SHOWN. CONTRACTOR SHALL LOCATE PITS WITHIN GARDEN/LANSCAPING WHERE POSSIBLE/ WHERE PITS MUST BE INSTALLED WITHIN PATHS OR ROADWAYS THE CONTRACTOR MUST ENSURE THE PITS, SUPPORT AND LIDS PROVIDED MEET EXPECTED TRAFFIC LOADINGS. ALL PIT LIDS WITHIN PATHS OR ROAD SURFACES MUST BE FINISHED TO MATCH THE SURROUND SURFACE MATERIAL.
- LIAISE WITH TASNWORKS FOR SUBSTATION AND CONNECTION TO NEW INFRASTRUCTURE.
- COORDINATE NEW ALL IN GROUND SERVICES.



NG DETAIL
.T.S.

DRAWING CHECK		CO-ORDINATION CHECK		CLIENT
SIGNATURE	DATE	SIGNATURE	DATE	
TJK	10.06.20			
DRN				
CHK				
SL	11.06.20			
APP.				
DATE				



PROJECT
OATLANDS AQUATIC CENTRE
18 CHURCH ST
OATLANDS, TASMANIA

TITLE
ELECTRICAL SERVICES
SITE RETICULATION

5000 0 5000 10000 15000 A1
STATUS BUILDING APPROVAL
NOT TO BE USED FOR CONSTRUCTION
SCALE @ A1 1:250 DIMENSIONS IN MILLIMETRES
DRAWING No. 5500.001-E100 REV. A

SEARCH OF TORRENS TITLE

VOLUME 148207	FOLIO 1
EDITION 1	DATE OF ISSUE 16-Apr-2007

SEARCH DATE : 24-Jun-2020

SEARCH TIME : 01.46 PM

DESCRIPTION OF LAND

Parish of OATLANDS Land District of MONMOUTH
 Lot 1 on Plan 148207
 Being the land described in Conveyance No.42/0655
 Derivation : Part of Lot 7 (1a-2r-36p) granted to John Robinson
 Derived from A23362

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

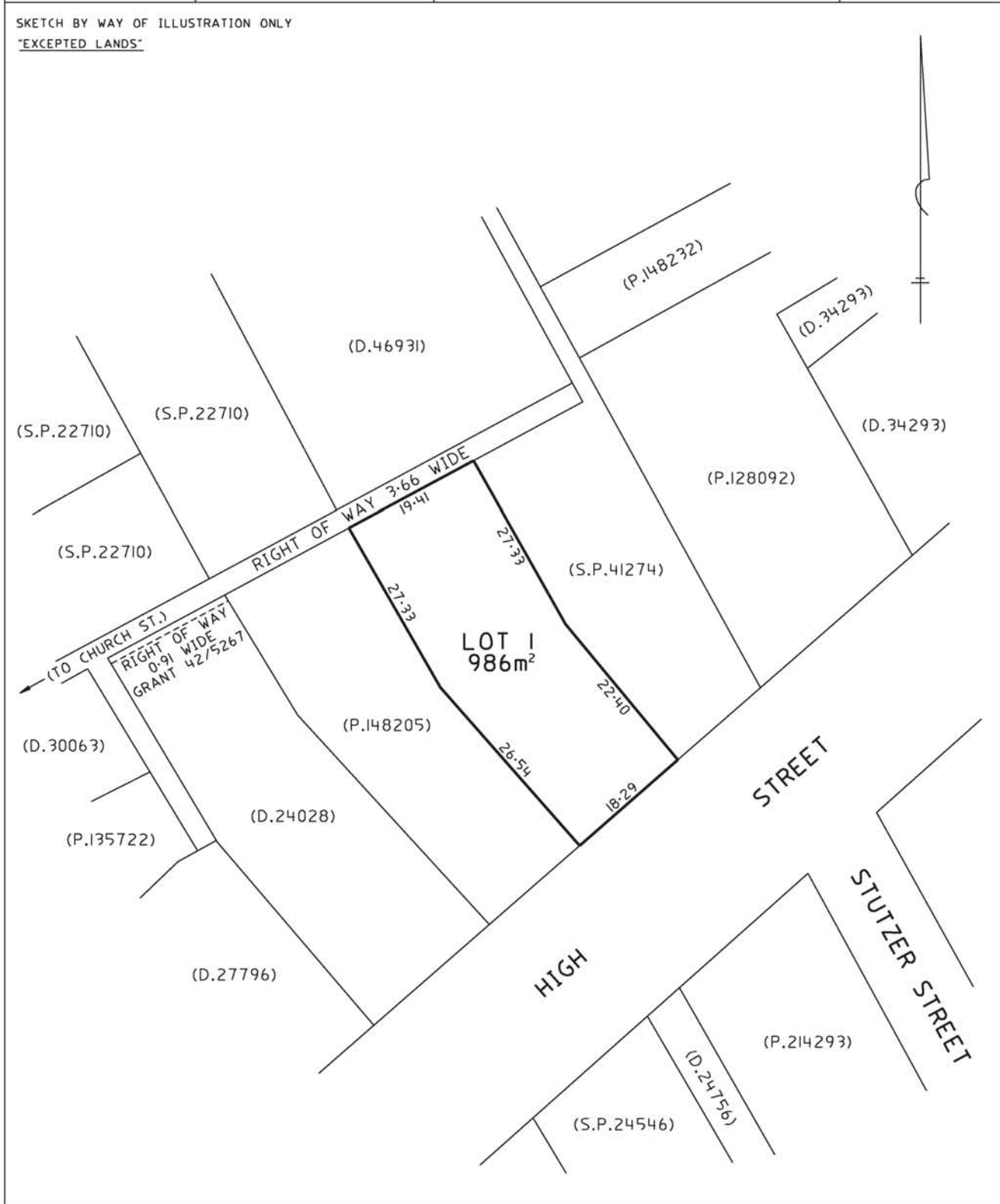
Reservations and conditions in the Crown Grant if any
 42/0655 BENEFITING EASEMENT: Right of Carriageway over the
 Right of Way 3.66 wide shown on Plan No.148207
 42/5267 BENEFITING EASEMENT: Right of Carriageway over the
 Right of Way 0.91 wide shown on Plan No.148207

UNREGISTERED DEALINGS AND NOTATIONS

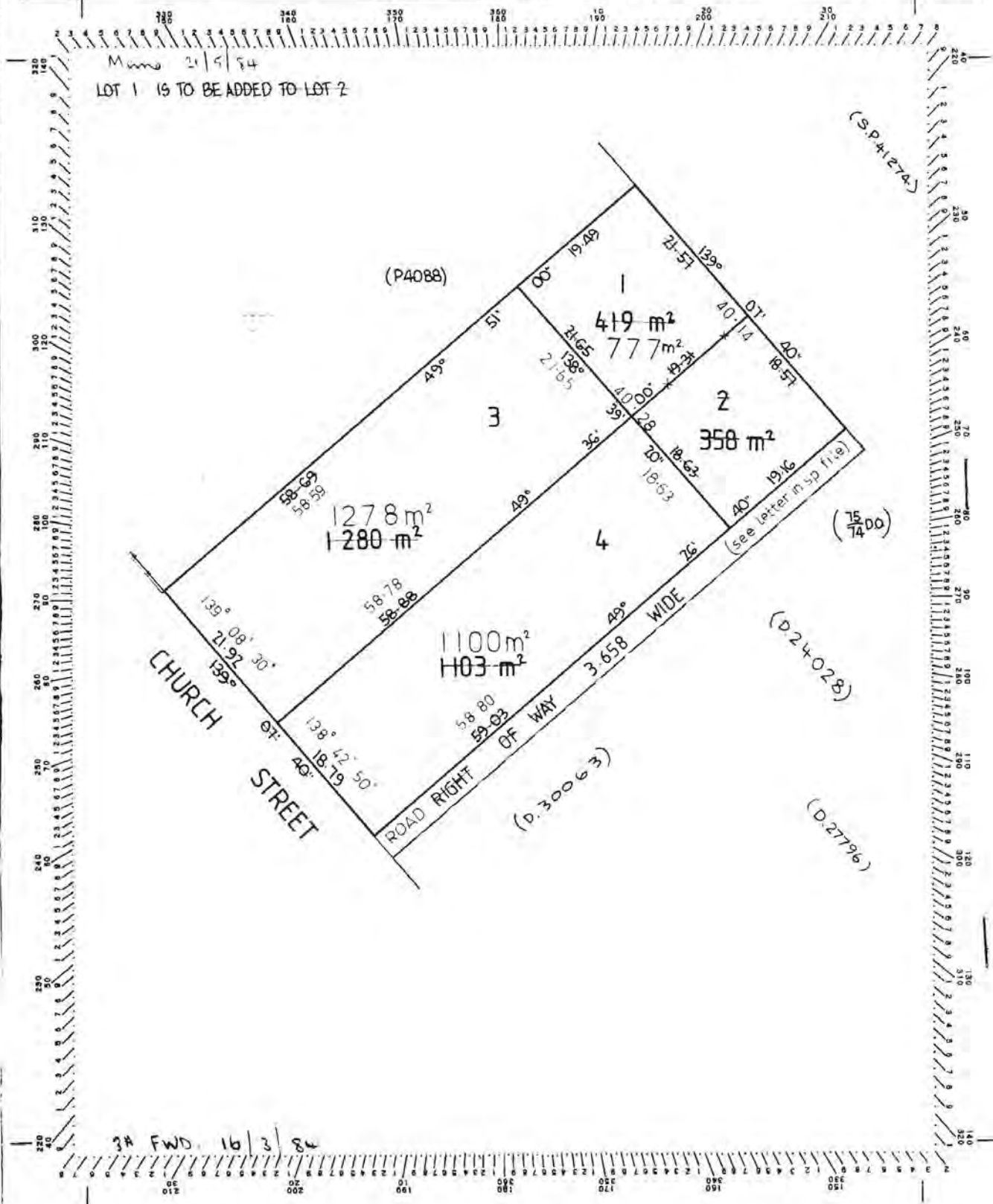
No unregistered dealings or other notations

FILE NUMBER A.23362 GRANTEE PART OF LOT 7 (IA-2R-36P) GTD. TO JOHN ROBINSON	CONVERSION PLAN		Registered Number P.148207
	LOCATION TOWN OF OATLANDS (SEC. 1)	CONVERTED FROM 42/655	APPROVED 23 MAR 2007 <i>Alice Kawa</i> Recorder of Titles
NOT TO SCALE LENGTHS IN METRES			

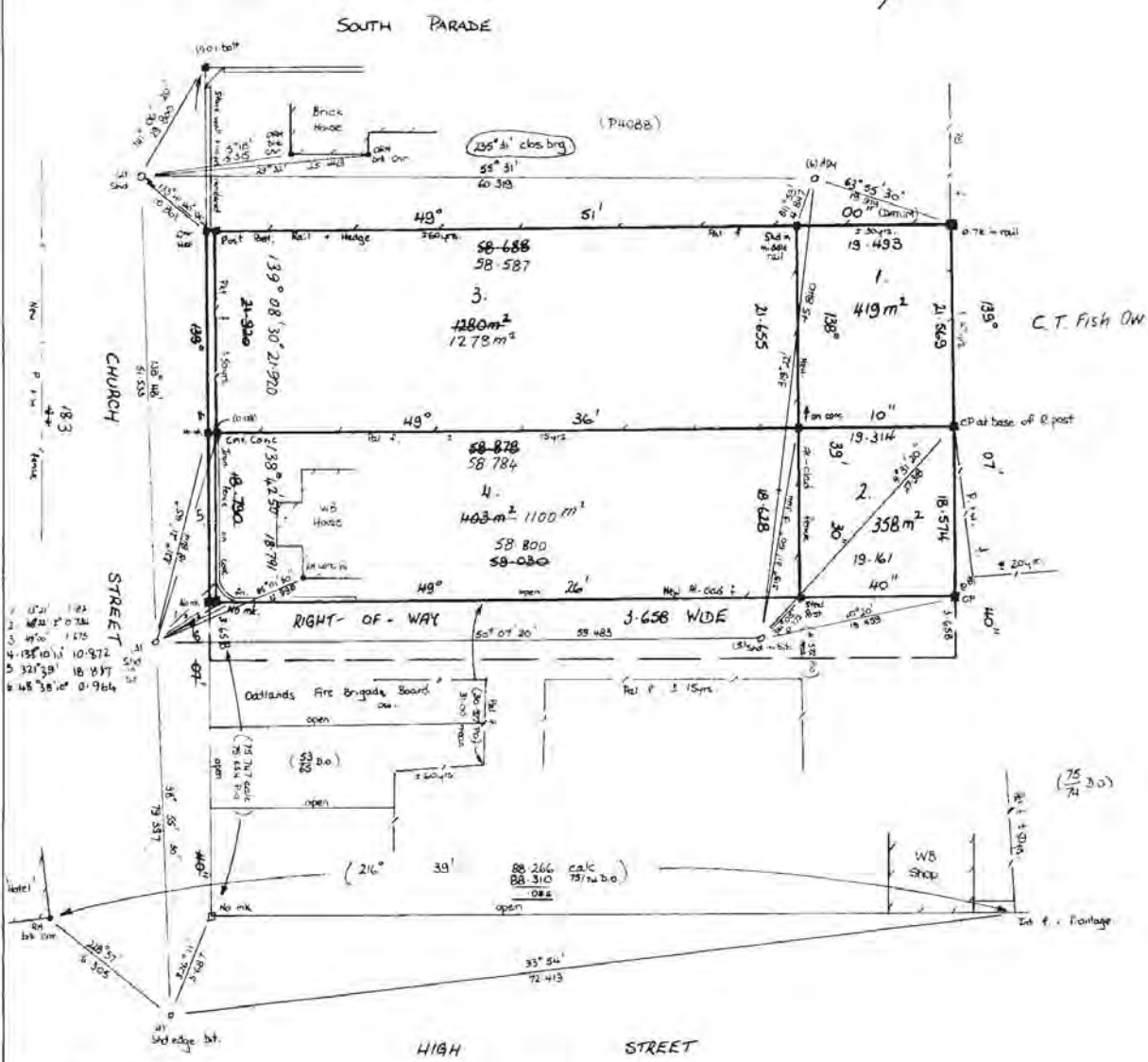
MAPSHEET MUNICIPAL CODE No. 125 (5231-23)	LAST UPI No. 2500646	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN NC
---	----------------------	---	----------



Owner: The Warden Councillors & Electors of the Municipality of Oatlands	PLAN OF SURVEY by Surveyor A. O. CARRICK of land situated in the	Registered Number: S.P22710
Title Reference: Conv 19/1877 & Conv 46/1066	TOWN OF OATLANDS	
Grantee: Part of la 3r 37p J. Robinson pur	SCALE 1: 500 MEASUREMENTS IN METRES	Approved: 29 AUG 1984 Effective from: <i>E. R. Thorp</i> Recorder of Titles



Survey Notes by A.O. Carrick
 Town of Oatlands
 Part of 1-3-37, J Robinson pur.
 Conv. 19/1877 The Warden, Councillors & Electors of the Municipality of Oatlands cov. (Lots 1+3)
 Conv. 46/1066 " " (Lots 2+4)
 Survey Commenced: 6-1-84
 Survey Completed: 6-1-84
 Error of Close: See calcs
 Lot 1 is to be added to lot 2.



See memo inside SVS
 for amendments in red

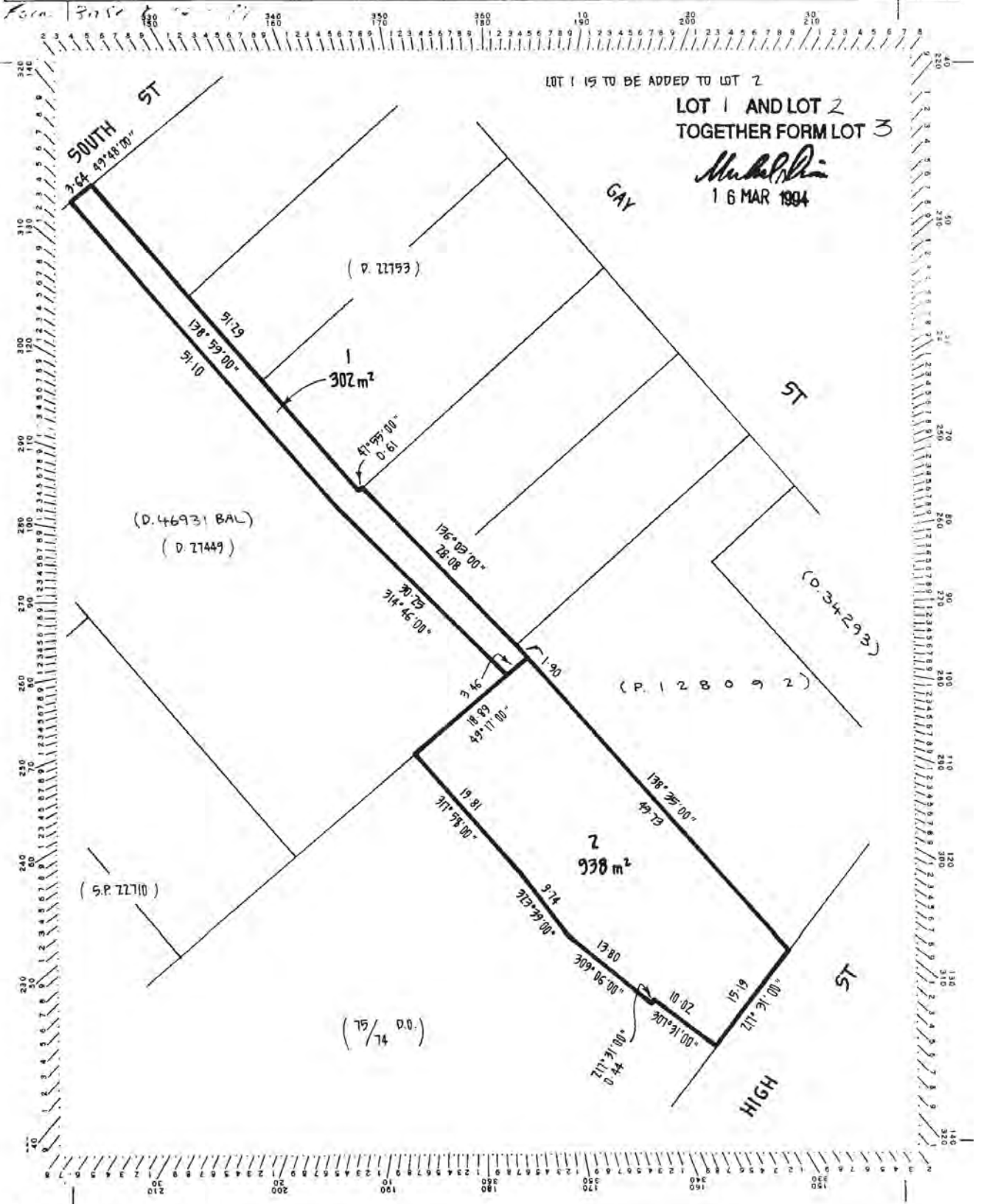
SURVEY CERTIFICATE

Anthony Owen Carrick of Hobart

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

Anthony Owen Carrick
 REGISTERED SURVEYOR
 Date: 14-1-84

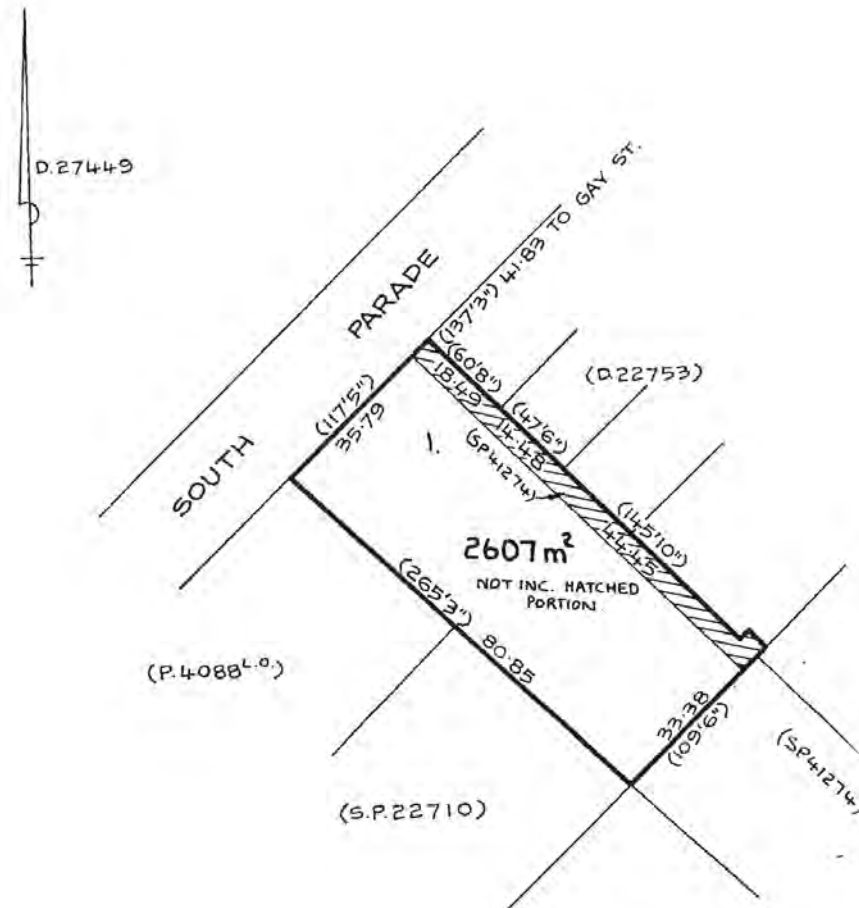
<p>Owner: THE WARDEN, COUNCILLORS & ELECTORS OF THE MUNICIPALITY OF OATLANDS (LOT 1) KEITHA MARY KEAN & IRVIN DAVID KEAN (LOT 2)</p>	<p>PLAN OF SURVEY by Surveyor JOHN LEONARD CERUTTY of land situated in the</p>	<p>Registered Number: SP41274</p>
<p>Title Reference: CT. 4216/86 (LOT 1) CONV 36-8633 (LOT 2)</p>	<p>TOWN OF OATLANDS</p>	<p>Approved 31 OCT 1990 Effective from:</p>
<p>Grantee: PART OF (1.3.91) SEC I GTD TO J. ROBINSON & PART OF 1-2.6 & 1-2-36 GTD TO JOHN ROBINSON</p>	<p>SCALE 1: 500 MEASUREMENTS IN METRES</p>	<p><i>M. H. ...</i> Recorder of Titles</p>



Owner	PLAN OF TITLE of land situated in the	Registered Number D.46931
Title Reference: CT 4216-86	TOWN OF OATLANDS	31 OCT 1990
Grantee:	COMPILED FROM D.27449	Approved <i>M. J. ...</i> Recorder of Titles
SCALE 1: MEASUREMENTS IN METRES		

SKETCH BY WAY OF ILLUSTRATION ONLY

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



<p>OWNER: Southern Midlands Council</p> <p>FOLIO REFERENCE: C.T.148205/1, C.T.148207/1, C.T.41274/3, C.T.22710/1, C.T.46931/1</p> <p>GRANTEE: Part of 1A.2R.36P (Sec 1) gtd to John Robinson, Part of 1A.3R.37P (Sec 1) gtd to John Robinson, Part of Lot 3 (Sec 1) gtd to John Robinson</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: N.M.CREESE</p> <p>LOCATION: Town of OATLANDS</p> <p>SCALE 1:600 LENGTHS IN METRES</p>	<p>Registered Number</p> <p>APPROVED</p> <p>EFFECTIVE FROM</p> <p>Recorder of Titles</p>
--	--	--

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

V5 3rd OCTOBER 2019
REVISED PLAN



SOUTHERN MIDLANDS COUNCIL

Planning Approval

This Plan should be read in conjunction with the conditions detailed in the planning permit:

SA2016/06A

Authorised Officer:
Tyson

21/10/2019

DRAFT

This plan has been prepared from preliminary survey information and as such has not been verified and may vary from the final plan.

<p>..... Registered Land Surveyor</p> <p>..... Date</p>	<p>..... Council Delegate</p> <p>..... Date</p>
---	---

SEARCH OF TORRENS TITLE

VOLUME 41274	FOLIO 3
EDITION 4	DATE OF ISSUE 27-Sep-2012

SEARCH DATE : 24-Jun-2020

SEARCH TIME : 01.44 PM

DESCRIPTION OF LAND

Town of OATLANDS
 Lot 3 on Sealed Plan 41274
 Formerly Lot Nos. 1 & 2 on Sealed Plan No. 41274
 Derivation : Part of 1A-3R-37Ps., (Sec. I) - Gtd. to J.
 Robinson & Part of 1A-2R-36Ps. & 1A-2R-6Ps. - Gtd. to J.
 Robinson.
 Prior CT 4716/78

SCHEDULE 1

M391688 TRANSFER to SOUTHERN MIDLANDS COUNCIL Registered
 27-Sep-2012 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

PLAN NO.

SP41274

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

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

No easements, profits a prendre or covenants are created to benefit or burden the lots on the plan.

The Common Seal of the Warden Councillors)
 and Electors of The Municipality of Oatlands)
 the registered proprietor of the land)
 comprised and described in Certificate of)
 Title Volume 4216 Folio 86 was hereunto)
 affixed in the presence of:)

X *[Signature]* WARDEN
 X *[Signature]* COUNCILLOR
 X *[Signature]* COUNCIL CLERK

[Faint handwritten notes]

41274

Signed by Irvin David Kean and Keitha)
Mary Kean the Beneficial Owners of the)
land comprised and described in Indenture)
of Conveyance registered No. 38/8633 in)
the presence of:)

T. D. Kean
I. D. Kean
Keitha Kean
K. M. Kean

... *H. Butler*
... *Barrett*
... *Anna Carter*

SEARCH OF TORRENS TITLE

VOLUME 22710	FOLIO 4
EDITION 2	DATE OF ISSUE 09-Jul-2015

SEARCH DATE : 24-Jun-2020

SEARCH TIME : 01.43 PM

DESCRIPTION OF LAND

Town of OATLANDS
 Lot 4 on Sealed Plan 22710
 Derivation : Part of 1A-3R-37Ps. Gtd. to J. Robinson
 Prior CT 4109/24

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 22710 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

41274

This is the schedule of easements attached to the plan of The Warden, Councillors &
(Insert Subdivider's Full Name)
Elector of the Municipality of Gatlands & K.M & I.D. Kean affecting land in
Certificate of Title Volume 4216 Folio 86 and Conveyance 38/8633
(Insert Title Reference)

Scaled by THE MUNICIPALITY OF GATLANDS on 14 AUGUST 1989.

Solicitor's Reference M. Cree
Council Clerk/Town Clerk

DL 2/24



SCHEDULE OF EASEMENTS

PLAN NO.

S.P22710

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

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

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

~~EASEMENTS~~

~~Lots 2 and 4 are together with a right of carriage way over the strip of land 3.658 metres wide shown marked right of way on the said plan.~~

COVENANTS

The owner of each Lot on the plan covenants with the Warden Councillors and Electors of the Municipality of Oatlands (the Vendor) that the Vendor shall not be required to fence.

THE COMMON SEAL of THE MUNICIPALITY OF OATLANDS

was hereunto affixed in the presence of:

[Signature]
[Signature]
[Signature]

ve 2 and led ...

SEARCH OF TORRENS TITLE

VOLUME 46931	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Jul-2015

SEARCH DATE : 24-Jun-2020

SEARCH TIME : 01.41 PM

DESCRIPTION OF LAND

Town of OATLANDS
 Lot 1 on Diagram 46931
 Being the land described in Conveyance No. 61/6392
 Excepting thereout Lot 1 on Sealed Plan No. 41274
 Derivation : Part of 1A-3R-37Ps. and 1A-2R-6Ps. Gtd. to J.
 Robinson
 Prior CT 4216/86

SCHEDULE 1

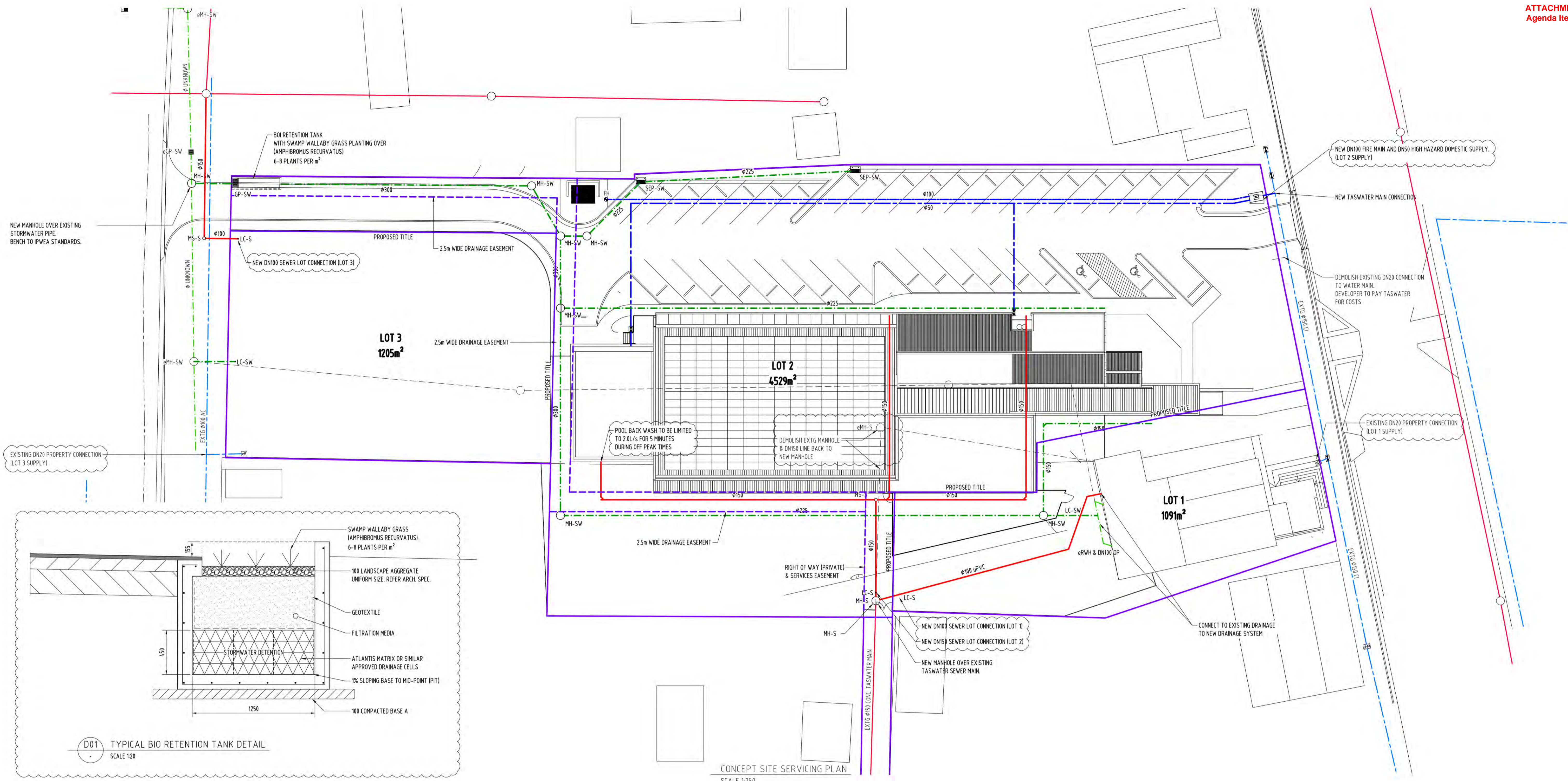
SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

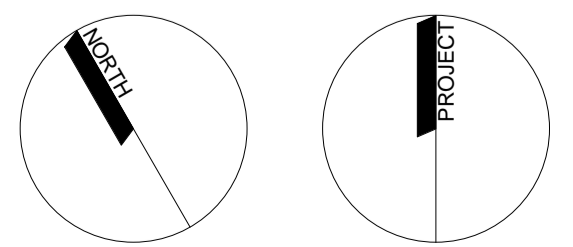
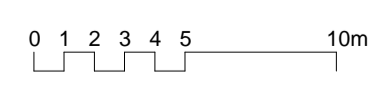
UNREGISTERED DEALINGS AND NOTATIONS

41274 SEALED PLAN Lodged by null on 14-Sep-1989 BP: 41274
 153040 SEALED PLAN Lodged by CROWN LAND SERVICES on
 06-Feb-2008 BP: 153040



LEGEND

	EXISTING WATER MAIN	MH-S	SEWER MANHOLE
	PROPOSED WATER MAIN	MS-S	SEWER MAINTENANCE SHAFT
	EXISTING STORM WATER MAIN	MH-SW	STORMWATER MANHOLE
	PROPOSED STORMWATER MAIN	SEP-SW	SIDE ENTRY PIT
	EXISTING SEWER MAIN		STOP VALVE
	PROPOSED SEWER MAIN		DUAL HEAD FIRE HYDRANT



AREA B

Eastern Frontage to High Street
Refer Schedules

ATTACHMENT 2
Agenda Item 4.1

72-74 HIGH STREET
128092/1

L M N M1 N1 O P Q R

VEHICLE EXIT
CROSSOVER TO
MUNICIPAL
STANDARD
HIGH STREET

BOUNDARY

FOOTPATH

Relocated roses
In garden bed

EXG
REFUGE

ENTRY

EXG
TREE

EXG
FENCE

EXG RAMP
AND STAIR

EXG GARDEN
BOUNDARY

PART DA-12 Rev A
AMENDED PLANTING
AREA B & C - COMMUNITY CENTRE
1:200 @ A3

21

20

19

18

17

16

15

14

13

BUS

22

23

24

25

26

ONE WAY

CONCRETE PATH

HWC

Syzygium Paniculatum
"Backyard Bliss" - hedged lilly pilli
In garden bed

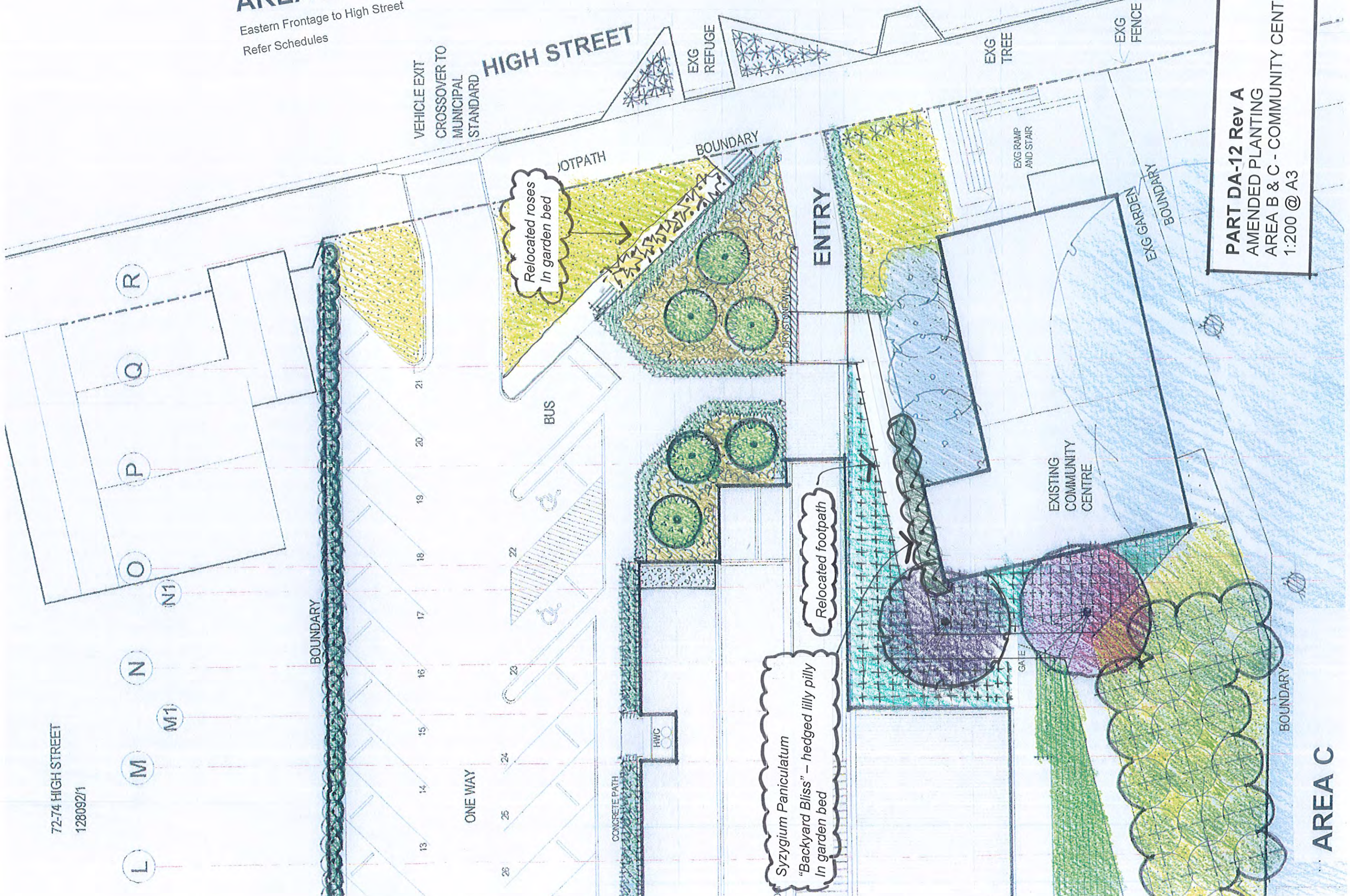
Relocated footpath

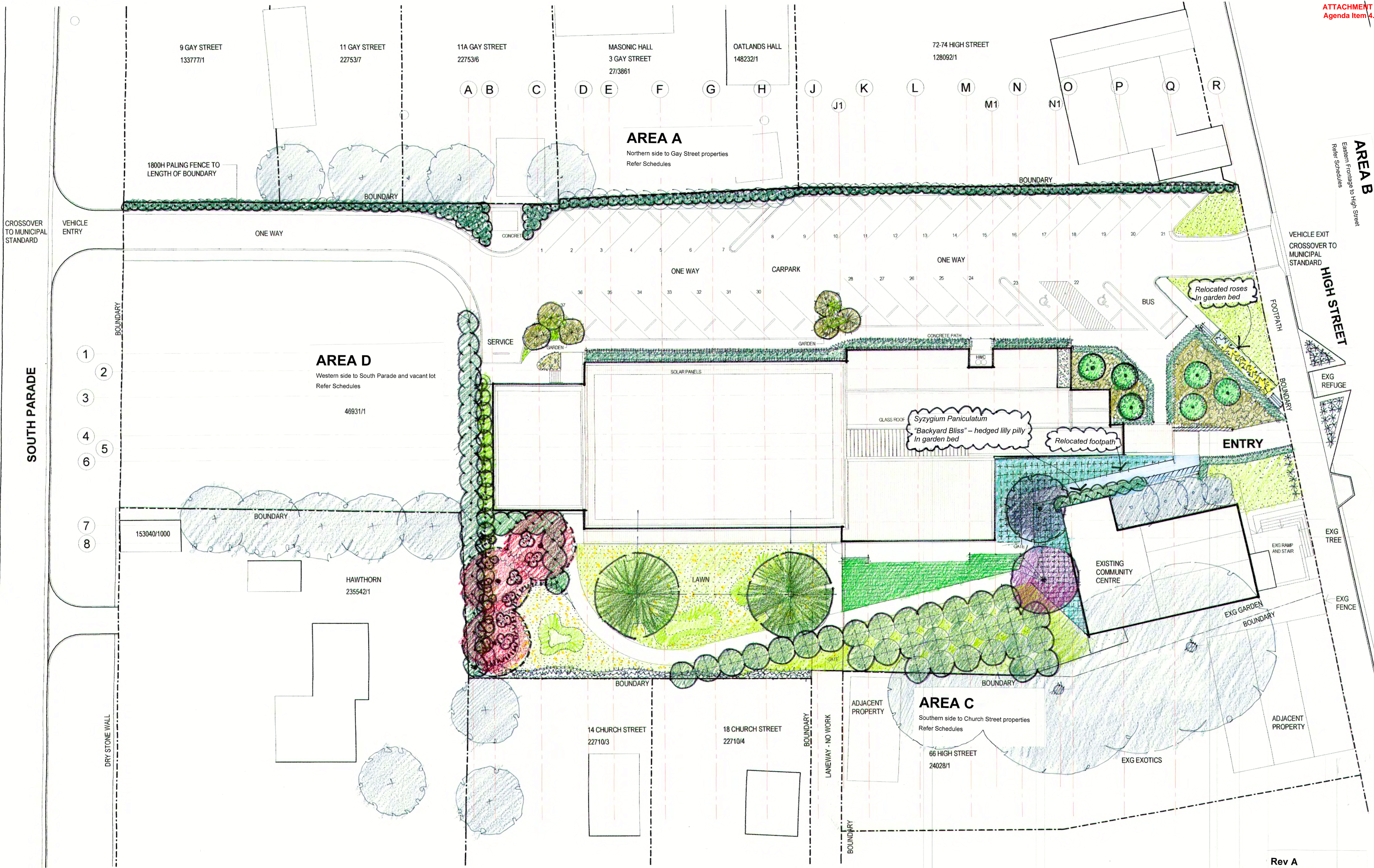
EXISTING
COMMUNITY
CENTRE

GATE

BOUNDARY

AREA C





CROSSOVER TO MUNICIPAL STANDARD

VEHICLE ENTRY

1800H PALING FENCE TO LENGTH OF BOUNDARY

AREA A
Northern side to Gay Street properties
Refer Schedules

AREA B
Eastern Frontage to High Street
Refer Schedules

VEHICLE EXIT
CROSSOVER TO MUNICIPAL STANDARD

HIGH STREET

SOUTH PARADE

AREA D
Western side to South Parade and vacant lot
Refer Schedules

46931/1

153040/1000

HAWTHORN
235542/1

14 CHURCH STREET
22710/3

18 CHURCH STREET
22710/4

AREA C
Southern side to Church Street properties
Refer Schedules

66 HIGH STREET
24028/1

EXG REFUGE

EXG TREE

EXG FENCE

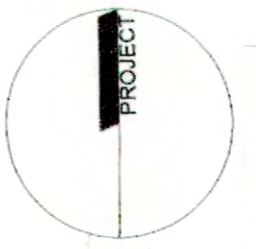
EXISTING COMMUNITY CENTRE

EXG GARDEN

ADJACENT PROPERTY

EXG EXOTICS

Rev A
AMENDED PLANTING
AREA B & C - COMMUNITY CENTRE



14 July 2020

PhilpLighton Architects
49 Sandy Bay Road
Hobart TAS, 7004

Attention: Mr Peter Gaggin
Reference: 5428a_AC_R

Dear Sir

RE: Oatlands Aquatic Centre environmental noise assessment

Tarkarri Engineering has been engaged by PhilpLighton Architects to conduct an environmental noise assessment of Oatlands Aquatic Centre. Specifically, the assessment would address noise generated by plant equipment at the centre and the potential impact on noise sensitive residential locations in the vicinity. Noise emissions from plant equipment would be assessed against the requirement under the *Southern Midlands Interim Planning Scheme 2015* with the relevant section provided below:-

21.3.2 Noise

Objective:

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

A1

Noise emissions measured at the boundary of a residential zone must not exceed the following:

- (a) 55dB(A) (L_{Aeq}) between the hours of 7.00 am to 7.00 pm;
- (b) 5dB(A) above the background (L_{A90}) level or 40dB(A) (L_{Aeq}), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
- (c) 65dB(A) (L_{Amax}) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

All plant equipment is to be located within a plant room that will be designed and constructed to achieve the required noise emission levels above.

Measurements will be conducted to establish typical ambient noise conditions and prior to occupation measurements will be conducted to demonstrate compliance.



I hope this information meets your immediate requirements.

Please contact me directly if you have any questions concerning this work.

Yours faithfully,
Tarkarri Engineering Pty Ltd

Dr. Alex M^cLeod
Principal Consultant

m. +61(0)439 357 297
email: alex.mcleod@tarkarri.com

Jacqueline Tyson

From: [REDACTED]
Sent: Thursday, 9 July 2020 12:36 PM
To: SMC Mail
Subject: Re DA2020/63 - Oatlands Aquatic Centre

In regards to DA2020/63 as advertised in the Mercury 27 June 2020

I'm aware that there is some highly vocal opposition to the proposal in the community, which, in my opinion, is not necessarily representative of the majority community opinion.

I would therefore like to take this opportunity to voice my enthusiastic support for the proposal

Regards

[REDACTED]

Email sent using Optus Webmail



Oatlands Community Association Inc

Andrew Benson
Acting General Manager
PO Box 21
Oatlands TASMANIA 7120

9 July 2020

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

Dear Mr Benson

Re: Proposed Aquatic Centre at 18 Church Street, Oatlands

At the recent meeting of the Oatlands Community Centre, Inc, some members requested that Southern Midlands Council be asked to give consideration to the following matters relating to the proximity of the Midlands Memorial Community Centre (MMCC) to the proposed Aquatic Centre.

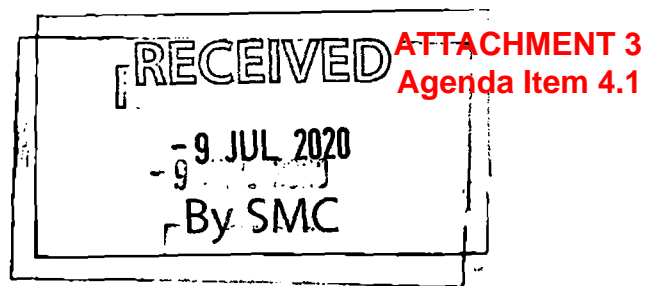
- the inclusion of landscaping (hedges) to screen noise and provide privacy from foot traffic as the plans indicate foot traffic will pass directly next to the large meeting room.
- relocate and / or retention of heritage roses located in the park

Yours sincerely

Karen Mathieson
President
Oatlands Community Association, Inc

The General Manager
Southern Midlands Council
PO Box 21
Oatlands 7120

9 July 2020



Dear Mr Kirkwood

Representation on DA 2020/63

Having read through the current DA for the Aquatic Centre, I have noted - happily - that it does not indulge in hyperbole about what cannot be described as anything but a large utilitarian structure in the centre of a town paradoxically committed to promoting its colonial heritage. It also draws attention in two instances to the fact that the Council's own Interim Planning Scheme of 2015 has not anticipated a development of this nature, i.e. in relation to design criteria and to car-parking criteria. Given that the Council has since 2013 re-zoned the previously residential portion of the site to General Business and has modified its previous project proposals in response both to the representations made on the 2013/2017 DAs and to the successful appeal on the issue of design in 2018, it is interesting that it has not also proceeded to change its Planning Scheme to eliminate these inconveniences. I suppose, however, that ratepayers should be thankful that the expenditure of perhaps \$500,000 (exclusive of depot remediation) on the past eight years of project proposals has not been entirely wasted, although the opportunity costs are certainly regrettable.

Despite what appears to be an improved design, I am very concerned about four aspects of the project, not least because one is not dealt with at all in the DA, and two others receive minimal comment. These aspects are: (1) traffic on South Parade (2) noise (3) stormwater disposal (4) use of Lot 3.

(1) Traffic on South Parade

Nothing is said about this at all in this DA, yet traffic on surrounding streets is clearly going to experience major changes as a result of the building of the Aquatic Centre. This absence is odd as it was one of the major issues raised at the 9 June meeting with residents and others, and was acknowledged as such by the Project Manager. The present applicant has evidently not had this issue included in his commission, in contrast to the previous applicant of 2013 and 2017, and this immediately raises the question "Why Not?". Has it been omitted because the Council wants to evade the issue? Is it all too hard?

Surely not, when there are so many effective traffic-calming mechanisms in place in so many towns in Tasmania. Speed humps, road cushions, chicanes, traffic islands are all mechanisms in common usage, and whatever their cost it is surely well-spent money when measured against the costs of foreseeable injury or death if nothing is done.

When this issue was raised at the recent 9 June meeting with residents and others, there appeared to be no commitment by the Council staff present to doing anything that would be effective in addressing the foreseeable risk to users of South Parade from the greatly increased volume of traffic. This was a disappointing response, and immediately suggested that the Council does not take the issue seriously. Nothing has changed since the DA of 2017 on this issue and so I am substantially reproducing here what I said in my 2017 representation. I have little doubt that the comment, if any, on what follows will be that as this is no part of the DA it requires no assessment by the Town Planner, but I hope that Councillors will address the issue as it is a serious one.

Under the Road and Railway Assets Code (E5.0) of the Southern Midlands Interim Planning Scheme, there are provisions with associated performance criteria which apply to the impact of new or increased use of accesses on existing roads. E5.5.1(A3) states that *'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'*. Clearly, it would be inconvenient for the Council to apply E5.5.1(A3) to its South Parade access as its only Traffic Impact Assessment Report (2013) estimated a far greater volume of increased vehicle movements than 40 per day.

The alternative provision is E5.6.2 which is: *'to ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions'*. Where this new access is built in an area subject to a speed limit of 60 km/h or less - as is the case in South Parade - Performance Criterion P2 states that the access must be *'safe and not unreasonably impact on the efficiency of the road, having regard to (a) the nature and frequency of the traffic generated by the use; (b) the nature of the road; (c) the speed limit;....(f) any traffic impact assessment....'*

In 2017 I made the following points about the application of Performance Criterion P2 to the South Parade access, and they are as relevant now as they were then.

E5.6.2: Performance Criterion P2 (a)The nature and frequency of the traffic arising from the new use. The 2013 Traffic Impact Assessment estimated that the normal daily traffic flow along all of South Parade (eastern and western sections) was less than 30 vehicles, and at night the flow would be of the order of 2 - 4 vehicles per hour. This accords with the experience of the residents on this street. It also stated that the 2013 development proposal would generate a daily flow of traffic along South Parade of 288 vehicles, most of which would be entering or leaving the proposed car park. The 2017 applicant claimed that the 2017 DA would reduce this expected volume of traffic by 50% or more because only the entrance to the car park is to be located on it. Nevertheless, it is still obvious that there will be an increase of at least 400% in the traffic flow along this residential street once the Aquatic Centre is built. In contrast to the present flow,

traffic accessing the car park will potentially begin to arrive at 6 a.m. and continue until 10 p.m. from Monday to Saturday, and from 7 a.m. to 9 p.m. on Sunday - in other words the frequency of traffic on South Parade will increase dramatically.

E5.6.2: Performance Criterion P2 (b) The nature of the road. The 2013 TIA gave various details, none of which have changed, about the state of the South Parade road. It does not possess footpaths, and the kerbs from Gay Street and Church Streets extend into it for very short distances. For most of its length it is narrow, and in the section opposite the development site it is just 4.9 metres wide. There is a crest in the road just west of the western boundary of the old Works Depot, and this is of major concern because it partially blocks the line of sight along the road. Small children and mobile chair users are particularly at risk because of this crest. As South Parade is likely to have increased pedestrian use once the car park corridor to High Street becomes available, it is essential that this development incorporates measures to promote the safety of both pedestrians and drivers before the Aquatic Centre begins operations.

E5.6.2: Performance Criterion P2 (c) The speed limit. The speed limit along South Parade and surrounding streets is 50 km/h but all the residents along South Parade have regular experiences of cars which exceed this speed greatly, and particularly in the evening. I have also seen a police chase along this road which resulted in an animal being killed by the car under pursuit. It is not good enough to say that motorists should drive to the 50 km/h limit as it is demonstrable that many ignore the limit. Measures must be adopted to force motorists to slow down along this street, and as indicated before there are several currently used by Councils in other Municipalities.

E5.6.2: Performance Criterion P2 (f) Any traffic impact assessment. The Council has obtained only one Traffic Impact Assessment report, and that was presented several years ago in 2013. Some points should be noted here about this TIA and changes since it was presented.

- (1) It would appear that the 2013 TIA collected actual vehicular movement data on just one day, 23 October 2012, and for just four hours altogether that day which was a Tuesday (TIA Appendix D).
- (2) Comments made by the TIA about the impact of the development on traffic at the junction of Church Street and High Street would have reflected conditions at the time, an important one of which was that the shop on the corner of Church and High Streets had closed down after it was sold in 2011 and was not operating in 2012. Today this building is now occupied by Cellarbrations which is well frequented with an according increase in cars parking outside it on High Street.
- (3) Hawthorn House is now functioning and it has been accompanied by two changes to traffic, i.e. a regular daily flow of cars in and out of the grounds as well as occasional excursions along South Parade by residents and their carers.

I will also reiterate what is another foreseeable problem for residents of South Parade and its pedestrians - the likelihood that Aquatic Centre user cars will overspill on to the verges of South Parade when their drivers do not want to park in the Centre's car park. The applicable provision of the Code is E6.6.1: *'to ensure that ... (b) a use or development does not detract from the amenity of users or the locality by (1) preventing regular parking overspill'*.

(2) Noise

According to the General Business Zone Use Standard 21.3.2 of the Southern Midlands Interim Planning Scheme developments have *'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'*. It is clear from the setback distances given at p. 25 of the DA that some residential properties will fall within the 50 metre impact range set by the Interim Planning Scheme.

The DA applicant says that the plant room equipment will be contained within *'the fully enclosed and acoustically attenuated plant room at the rear of the building'* but does not actually provide any statistical evidence to indicate that this development will fall within the permissible dB range.

DAs for a project like an Aquatic Centre should contain an Acoustic Report on the volume of noise to be generated by the business in operation. I understand that Acoustic Reports are standard practice in other jurisdictions in Australia, and they are based on calculations which give a reasonably accurate dB indication. We have acoustic engineers in Tasmania. Why has the Council not required the applicant to have a proper Acoustic Report prepared and published as part of the DA?

Noise will be generated by the Aquatic Centre in two main ways: (a) activities during its opening hours and (b) noise emanating from its Plant Room which will operate continuously for 24 hours each day. The IPS states clearly the permissible dB noise levels for these operations when measured at the boundary of the residential zone.

Noise from the Aquatic Centre will also come from the users of the car park as they enter or exit the Centre, and as the Centre is to be open until 10 p.m. on weekdays and 9 p.m. on Sundays, this will constitute a problem for residents unless the management of the pool operates to clear the car park quickly. Early morning use - from 6 a.m. on weekdays and 7 a.m. use on Sundays - is also potentially a problem as most nearby residents are elderly. When this Centre was first introduced to residents in 2012, members of the New Pool Committee were present, and one of the Committee spoke of sports teams coming to train from 6 a.m. onwards. That may have been just part of the 'spin' intended to delude the gullible about the commercial prospects of the pool but if it does come about, nearby residents are likely to be unhappy.

The other two provisions in the DA to deal with plant room noise are the building of a timber fence and the establishment of plants, neither of which is likely to have more

than a minimal effect, given the nature of the fence, and the species used for vegetating. As this noise will be constant, and will have a particular impact at night when there is little other noise to combat it, a fence built of something more noise-absorbing than timber would be better. This is particularly so in relation to properties along South Parade as the DA does not contain any information as to what use the Council will put the portion of the site which remains 'undeveloped' (shown as Lot 3 on the Concept Civil map), and it may lie empty for years or be used for some other noisy development which will compound the nuisance.

(3) Stormwater disposal

The DA applicant states under Stormwater Management that

The development will adopt Best Practice Site Stormwater Management. There will then be some detention where possible prior to the water leaving the development site. This will reduce the velocity and impact of the water during a significant rain event on the existing storm water infrastructure, erosion and sediment passage downstream. The slope of the land will allow for the management and disposal of stormwater from the subject land.

From the Concept Civil map all the stormwater drains on the site lead to South Parade and are fed into the existing stormwater drains which run along and off this this street.

I have two concerns about this information on stormwater disposal. The first has to do with how this detention is going to operate on the site of the Aquatic Centre - I cannot see how this might be achieved without the construction of a tank or tanks, and there is only one place where that might be done - the undeveloped Lot 3. The second has to do with the effect of a concentrated flow of stormwater on the existing old stormwater infrastructure, some of which passes through my land. It is foreseeable that in periods of heavy rainfall these pipes will not be able to carry the enlarged flow, and there will be flooding of my land. From the recent BOM forecasts there is a likelihood that a *La Nina* cycle is coming this year and, if so, it will be likely to last for some time; and if not this year, then at some time in the life of the Aquatic Centre there will certainly be 'significant rain events'. Good news perhaps for farmers, but not for stormwater disposal.

(4) Use of Lot 3

The DA notes that use of Lot 3 is not part of the applicant's commission, but as noted in two contexts above, its future use is of concern as it may become an extension of the Aquatic Centre and compound problems already identified with this Centre - noise pollution, stormwater detention. The Council has indicated that it envisages some sort of residential development on this lot but - as an attendee at the 9 June meeting pointed out - who would want to buy any or all of the lot, or reside there, given the

nature of the operation beside it? If the lot lies empty, it will quickly succumb to weeds, and present as even more of an eyesore than it already is. This future use needs to be decided as soon as possible.

The DA makes reference to one issue with Lot 3. In the Heritage Impact Assessment, at p.14, the consultant makes the following point:

However, as discussed previously, there remains the issue of Robinson's 'mystery' building near South Parade. Brad William's research has shown where the likely location is, based on the 1846 Calder survey of Oatlands. It is possible that foundation and footing materials, along with drains and discarded material from the building and its operations, could still remain under the ground surface. It is considered that, given the potential age of this building (possibly 1830s) and its connection with one of Oatlands most successful colonial merchants and traders (John Robinson), this site should be investigated further prior to construction of the Aquatic Centre.

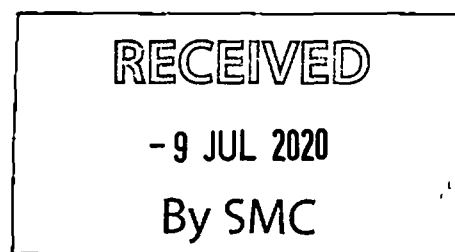
The HIA refers to the Williams Report on the excavation of the site in 2013, but this has remained unpublished or unavailable, despite enquiries I have made about it in the past to Council. Clearly, the consultant considers that whatever work has been done in the past on the site has been insufficient, and his recommendation of further work should be followed for the reasons given above.

Now that there has been a revelation that this 2013 report exists, I am requesting that it be put on the Council website immediately.

Yours faithfully



The General Manager
Southern Midlands Council
PO Box 21
Oatlands 7120
10 July 2020



Dear Mr Kirkwood

Representation on DA 2020/63

After attending the meeting with the architect and project manager on 9 June 2020 I expected to see some actual measures in the DA to deal with the increased risk to people living on South Parade that this development presents. There are no measures to deal with traffic risks, and not much about noise pollution, and I am therefore making the same points here as in my representation on the 2017 DA and bringing these up to date.

1. The increase in traffic along South Parade will be a big problem for several reasons
 - (a) The surface of South Parade is low grade as it was poured over the road surface after it was only lightly graded. This surface copes with the present light traffic flow but will not support the sort of increase that will result from this development;
 - (b) South Parade has a crest that can hide people walking along it. There are no paved footpaths, and in fact no footpaths at all. Inmates from the hospital and Hawthorn House are pushed along this road, and are at risk. Motorised wheelchair users often use this street and are at risk. Modern cars make very little noise so they are hard to avoid if someone has his back turned to the approaching traffic. As electric cars become more common this danger is going to increase;
 - (c) Cars often speed around the intersection of Gay Street and South Parade, and their cornering takes them to the wrong side of the street. I have almost been hit on a number of occasions in the years I have lived here and most recently last Wednesday (1 July) when I was dealing with rubbish bins in the late afternoon. The car made no noise as it came to the intersection, and I was alerted to danger only by the fact that its headlights shone on the opposite kerb.
2. The increased risk of traffic accidents, personal injury and death has to be dealt with by Council in ways that will allow traffic down, and there are many ways that this can be done effectively. These include speed humps, chicanes, speed cushions, and median strips. Some sort of objection to the use of speed humps was made by the Council staff at the 9 June meeting - to do with towbars - but speed humps are in use in many towns or cities and other Councils obviously find nothing wrong with them.

3. As I have been diagnosed with terminal cancer and do not expect to see the end of this year, matters of life and death have taken on a new meaning for me, and I am even more conscious than I was in 2017 of the need to protect people against unnecessary risks, and in this case risks coming from traffic.
4. The other major concern that I still have about this Aquatic Centre project is to do with the noise it will create. There will be a large amount of noise while it is under construction, and some noise will be incessant after it goes into operation. The proposed hours are too long. Hospital and respite care patients will be disturbed by noise coming from the Centre, particularly in the early morning and late evening. Many people in the hospital or in the residential zone nearby are elderly - in fact since the last DA on the Centre two middle-aged residents have sold up and have been replaced by residents who are much older. This development will unreasonably interfere with every resident's sleep and enjoyment of what should be a tranquil area.

Yours faithfully



Jacqueline Tyson

From: [REDACTED]
Sent: Friday, 10 July 2020 3:17 PM
To: SMC Mail
Subject: DA 2020 / 63

I wish to make this representation in regard to the current OAC DA.

My concerns are:

1. TRAFFIC

South Parade will be in danger of becoming a pedestrian and vehicle hazard and efforts must be made to alleviate this. One suggestion is to make South Parade one-way traffic only with the entrance from Gay Street so as to be away from the Hospital (ambulances excepted). This can be attained by installing refuge islands, speed bumps and chicanes. Also, a speed limit will need to apply *and be policed* on vehicles intending to enter and travel along South Parade.

Exit onto High Street will be hazardous to vehicles turning to the right (south) from the exit. I suggest making that exit left-turn only. Exiting buses especially, should there ever be any, will pose considerable danger to pedestrians and High Street traffic.

Are there sufficient safety measures to protect pedestrians while entering or leaving through the car park or the exit?

2. NOISE

The Council's Interim Planning Scheme states that:

21.3.2 Noise

Objective:	
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
<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</p>	

the lower, between the hours of 7.00 pm to 7.00 am;

(c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the [Director](#) of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

Has there been any attempt to engage an Acoustics Engineer, as mentioned in the objective?

Considering that my home is technically in a Commercial zone it is nevertheless a residence and possibly the most affected by noise. Can I be positively assured that noise from machinery, plant and pool/ park/ carpark users will *never* exceed stipulated maximum levels? What steps might I take if the levels are exceeded?

The Scheme states 7pm-7am as the time constraints. I understand the facility is to be operating over a longer daily period.

Thank you



Virus-free. www.avg.com

Jacqueline Tyson

From: [REDACTED]
Sent: Monday, 13 July 2020 5:51 PM
To: SMC Mail
Subject: Feedback on DA2020/63 – Oatlands Aquatic Centre

Hello,

I would like to offer some feedback on the proposed development of the Oatlands Aquatic Centre. I apologise if I have missed the cut-off date - it is not necessarily a representation, just an item for discussion, so hopefully my comment can be taken on board in any case.

Owing to the location in the middle of Oatlands, the relatively large car park, and the large amount of solar panels proposed to be installed - I would like to suggest that the council allows for the installation of suitable electrical infrastructure to later install an electric vehicle (EV) charging station.

I purely make this suggestion for this site, since one of the significant costs of an electric vehicle charger - the electrical/civil works - are negligible when completed at the time of the construction of the initial car park. It would be more cost effective method in the event that 12-24 months down the line, an electric vehicle charger is to be installed in Oatlands and an existing site needs to be excavated, etc.

This of course has no specific relevance to the primary use of an aquatic centre - it is just an opportunity for the council to save money down the line. It may necessitate some consideration as to allowing use of the car park by non-aquatic centre patrons, or allow 24/7 access to the car park. There is also an opportunity to make use of excess generation from the solar panel system on the centre.

The inevitability of electric vehicles is recognised by councils and organisations throughout Tasmania, with 17 fast charging stations expected to be active by the end of this year. Focusing just on the route between Launceston and Hobart, locations include:

- Launceston CBD (1 stall, opened October 2018)
- Kings Meadows (2 stalls, opened February 2020)
- Campbell Town (2 stalls, currently under construction)
- Kempton (1 stall, opened May 2019)
- Brighton (2 stalls, proposed)
- Hobart CBD (1 stall, currently under construction)

The highway will be well served by these locations, but in the long term every town with a petrol station will eventually have a fast charging station. Oatlands is near the centre of the largest gap between these locations, so would make an ideal future location.

It may be the council already has electric vehicle charging in mind and has already identified, planned, or completed preparatory works for a charging station elsewhere in the town - but if not, it would be ideal if the council could consider one on the land for the Aquatic Centre.

Please let me know if you'd like any more details - or I can also put you in touch with local and national charging network operators.

Thanks,