



ATTACHMENTS

ORDINARY COUNCIL MEETING

Colebrook Hall
45 Richmond Street, Colebrook
Wednesday 27th March 2024
10.00 a.m.

Item 5.1	Draft Council Meeting Minutes (Open) – 24 th January 2024
Item 5.3.1	Lake Dulverton & Callington Park Management Committee Minutes – 18 th March 2024
Item 5.4.1	SCTA Minutes – 15 th March 2024
Item 12.1.1	Amendments to DA1800090 (DA2018/90)
Item 16.9.1	Southern Midlands Community Infrastructure Plan

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Tuesday, 27th February 2024
10.00 a.m.

Tunbridge Community Hall
99 Main Road, Tunbridge.

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON TUESDAY 27TH FEBRUARY 2024 AT THE TUNBRIDGE COMMUNITY HALL COMMENCING AT 10.01 A.M

1. PRAYERS

Deputy Mayor K Dudgeon recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

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

Mr T Kirkwood (General Manager), Mr G Finn (Manager Development and Environmental Services), Ms W Young (Manager Community & Corporate Development), Mrs A Burbury (Finance Officer) and Mrs J Crosswell (Executive Assistant).

4. APOLOGIES

Clr D Fish, Mr A Benson (Deputy General Manager)

5. MINUTES

5.1 Ordinary Council Meeting

DECISION

Moved by Clr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

THAT the Minutes (Open Council Minutes) of the Council Meeting held 24th January 2024 be confirmed subject to amending Item 17.2.4 – Moved by Clr D Fish as opposed to Clr B Campbell.

CARRIED

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

5.3 Special Committees of Council Minutes**5.3.1 Special Committees of Council - Receipt of Minutes**

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

- Lake Dulverton & Callington Park Management Committee Minutes – 19th February 2024

RECOMMENDATION

THAT the minutes of the above Special Committee of Council be received.

DECISION

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

THAT the minutes of the above Special Committee of Council be received.

CARRIED

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

5.3.2 Special Committees of Council - Endorsement of Recommendations

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

- Lake Dulverton & Callington Park Management Committee Minutes – 19th February 2024

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

5.4 Joint Authorities (Established Under Division 4 Of The *Local Government Act 1993*)**5.4.1 Joint Authorities - Receipt of Minutes**

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

- Southern Tasmanian Councils Authority – Minutes of the Meeting held 20th November 2023

RECOMMENDATION

THAT the Minutes of the above Joint Authority be received.

DECISION

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

THAT the Minutes of the above Joint Authority be received.

CARRIED

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

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

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

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

THAT the information be received.

CARRIED

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

7. COUNCILLORS – QUESTION TIME

7.1 Questions (On Notice)

Regulation 30 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions on notice. It states:

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

Nil.

7.2 Questions Without Notice

Section 29 of the *Local Government (Meeting Procedures) Regulations 2015* relates to Questions without notice.

It states:

“29. Questions without notice

- (1) *A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.*
- (2) *In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations – except so far as may be necessary to explain the question.*
- (3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*
- (4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*
- (5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*
- (6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*
- (7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

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

Clr F Miller – Campania Carpark – level of dissatisfactions still exists with blocking of the entry point. Are works scheduled to address this issue?

To be advised.

Clr F Miller – illegal dumping of semi-commercial / industrial type waste on Brown Mountain Road and Colebrook Main Road – evidence that this is a significant issue that warrants further consideration in terms of measures to discourage such activity.

Clr B Campbell – acknowledged the planned actions to be undertaken in relation to fishing at Lake Dulverton (e.g. clearing of vegetation)

Clr B Campbell – Woodsdale Road (vicinity of Dean property) – concerns expressed about this location following a reported ‘near-miss’. Vehicles are still speeding.

General Manager advised that line marking has been arranged for the crest of the rise and it would be appropriate to install ‘concealed entrance’ sign (or similar) at this location.

Clr B Campbell – Mount Seymour Hall – indicated that there was some level of community interest in using this Hall. No information is available in terms of who has control or management responsibility for this Community Hall.

Mayor Batt – Exercise classes are being conducted at the Kempton Hall under the umbral of Rec Link. It was advised that Rec Link has lost its funding to support this activity however the Green Ponds Progress Association (GPPA) is willing to sponsor and finance delivery of the program. Can Council receive the donation from the GPPA and then pay the service provider?

The General Manager confirmed that this was possible.

8. DECLARATIONS OF PECUNIARY INTEREST

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

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

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported –

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

1. Employees Code of Conduct Policy (Final Adoption)

RECOMMENDATION

THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

DECISION

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

THAT the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

CARRIED

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

10. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* states:

- (1) *Members of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at the meeting.*
- (2) *The chairperson may –*
 - (a) *address questions on notice submitted by members of the public; and*
 - (b) *invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the Council.*
- (3) *The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.*
- (4) *A question by any member of the public under this regulation and an answer to that question are not to be debated.*
- (5) *The chairperson may –*
 - (a) *refuse to accept a question; or*
 - (b) *require a question to be put on notice and in writing to be answered at a later meeting.*
- (6) *If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.*

Councillors are advised that, at the time of issuing the Agenda, one Question on Notice had been received from a member of the Public.

Mr John Brose – Email received Wednesday 21st February 2024

The following question was received from Mr John Brose:

I am requesting an update on the investigation into the blockage of the public access road to Craighourne Dam. Have the police given an update as to their investigation and has the council finalised their investigation and if they have what actions are being taken.

RESPONSE – GENERAL MANAGER

It is advised that no further update has been received from Tasmania Police in respect to this matter. At this point of time, no further information or evidence has been forthcoming and from a Council perspective, the placement of the boulders was undertaken by unknown person(s).

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

Mrs C Bransden – Sutton Street, Tunbridge - enquired about the availability of a 'FOGO' waste service.

The General Manager advised that the community has not sought or identified the need for this type of service at this stage. Hence there were no plans to progress with the introduction of this type of service unless there was general support across the municipal area. It would involve an additional charge to recover the cost of the collection contract.

Mr P Worlton – Scott Street, Tunbridge raised a number of issues, including:

- Scott Street, Tunbridge – requires maintenances – seal has 'broken-up';
- Culvert across Main Road / Allison Street - road has sunk and requires bitumen
- Rates & Charges issue – this was resolved at the meeting.
- Barking Dog Complaint
- Scott Street, Tunbridge – rocks have been thrown onto the road verge from the adjoining property – to be investigated and appropriate action taken.

Julia Jabour – Southern Midlands Regional News

Should Mayor E Batt be elected to State Parliament, what will the process to appoint a replacement?

It was confirmed that a by-election will be required which would be undertaken by the State Electoral Commission.

Mr G Lodge – Main Road, Tunbridge raised a number of issues, including:

- Scott Street, Tunbridge – drainage pipe installed with no barrier at the inlet/ outlet – to be investigated
- MacLanachan Street, Tunbridge – front of his property – lack of gravel to enable the garbage contractor to turn etc,
- Tunnack Rad – Baden through to Tunnack – condition of road extremely poor and requires significant maintenance. It was confirmed that this matter has been raised with the Department of State Growth as the responsible road authority.

10.1 Permission to Address Council

Nil.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT the meeting be adjourned for morning tea at 10.57 a.m.

CARRIED

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

DECISION

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

THAT the meeting reconvene at 11.24 a.m.

CARRIED

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

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

Nil.

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

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

12.1 Development Applications

Nil,

12.2 Subdivisions

Nil.

12.3 Municipal Seal (Planning Authority)

Nil.

12.4 Planning (Other)

Nil.

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

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1

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

13.1.1 Consideration of Request to Rename Brodribbs Road, Campania

DECISION

Moved by Clr A E Bisdee OAM, seconded by Deputy Mayor K Dudgeon

1. That Council provide in-principle support for the change of the name of Brodribbs Road, to Brodribbs Danby Road.
2. That Council submit the documentation to Placenames Tasmania once Mr. Bendor has provided the required documentation to Council.
3. That in the event that Placenames Tasmania are of the view that the name Brodribbs Danby Road is not appropriate, that Council officers seek an alternative proposal to retain the name Brodribbs Road to the west of the railway line and rename the section from Colebrook Road to the siding Danby Road.

CARRIED

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

13.2 Bridges

Strategic Plan Reference 1.2
Maintenance and improvement of the standard and safety of bridges in the municipality.

Nil.

13.3 Walkways, Cycle Ways and Trails

Strategic Plan Reference 1.3
Maintenance and improvement of the standard and safety of walkways, cycle ways and pedestrian areas to provide consistent accessibility.

Nil.

13.4 Lighting

Strategic Plan Reference 1.4
Ensure adequate lighting based on demonstrated need / Contestability of energy supply.

Nil.

13.5 Buildings

Strategic Plan Reference 1.5
Maintenance and improvement of the standard and safety of public buildings in the municipality.

Nil.

13.6 Sewers / Water

Strategic Plan Reference(s) 1.6
Increase the capacity of access to reticulated sewerage services / Increase the capacity and ability to access water to satisfy development and Community to have access to reticulated water.

Nil.

13.7 Drainage

Strategic Plan Reference 1.7
Maintenance and improvement of the town storm-water drainage systems.

Nil.

13.8 Waste

Strategic Plan Reference 1.8

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

Nil.

13.9 Information, Communication Technology

Strategic Plan Reference 1.9

Improve access to modern communications infrastructure.

Nil.

13.10 Officer Reports – Infrastructure & Works

13.10.1 Manager – Infrastructure & Works Report

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Deputy Mayor K Dudgeon – 84 High Street, Oatlands – TasWater has recently undertaken some repair work and the reinstatement work has left a trip hazard.
To be inspected and actioned accordingly.

Deputy Mayor K Dudgeon - Buckland Road – currently maintenance grading in that area. There are corrugation's in the area of Tin Pot Marsh Road that require remedial works.

Clr F Miller – Campania Carpark – ongoing concerns regarding the restricted parking associated with the upgraded entry point. Questioned what other works are scheduled?
Advice to be provided.

Clr F Miller – sought an update in relation to the recruitment of a replacement for the position of Manager Infrastructure & Works. Advised that this is still work in progress.

Clr B Campbell – Stonehenge Road – made reference to Stonehenge Road but he will inspect to confirm what the issue(s) of concern may be.

RECOMMENDATION

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

DECISION

Moved by Clr D Blackwell, seconded by Clr B Campbell

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

CARRIED

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

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

Strategic Plan Reference 2.1
Increase the resident, rate-paying population in the municipality.

Nil.

14.2 Tourism

Strategic Plan Reference 2.2
Increase the number of tourists visiting and spending money in the municipality.

Nil.

14.3 Business

Strategic Plan Reference 2.3
Increase the number and diversity of businesses in the Southern Midlands / Increase employment within the municipality / Increase Council revenue to facilitate business and development activities (social enterprise).

Nil.

14.4 Industry

Strategic Plan Reference 2.4
Retain and enhance the development of the rural sector as a key economic driver in the Southern Midlands / Increase access to irrigation water within the municipality.

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22

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

15.1.1 Heritage Project Program Report

DECISION

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

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

CARRIED

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

15.2 Natural

Strategic Plan Reference – page 23/24

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

15.2.1 NRM Unit – General Report

DECISION

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

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

CARRIED

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

15.2.2 Tunbridge Township Lagoon Nature Reserve (Information Item)

DECISION

Moved by Cllr D Blackwell, seconded by Cllr B Campbell

THAT the information be received.

CARRIED

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

15.3 Cultural

Strategic Plan Reference 3.3

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

Nil.

15.4 Regulatory (Development)

Strategic Plan Reference 3.4

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

Nil.

15.5 Regulatory (Public Health)

Strategic Plan Reference 3.5

Monitor and maintain a safe and healthy public environment.

Nil.

15.6 Regulatory (Animals)

Strategic Plan Reference 3.6

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

15.6.1 Animal Management Report

DECISION

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

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

CARRIED

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

15.7 Environmental Sustainability

Strategic Plan Reference 3.7

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

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Community Health and Wellbeing

Strategic Plan Reference 4.1

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

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Oatlands Aquatic Centre – Coordinators Report

DECISION

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

THAT the information be received and noted.

CARRIED

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

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

16.9.1 Development of the Southern Midlands Community Infrastructure Plan – Draft for Consideration

DECISION

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

THAT:

1. Council receive and note the report;
2. Council approve the draft Southern Midlands Community Infrastructure Plan for release for the public consultation period from the 29th February 2024 to the 17th March 2024 (closing time at 5.00 pm) on the Council Web Site; and
3. In relation to the Woodsdale Recreation Ground, and for the purpose of seeking public feedback, the consultants be requested to include an additional option for that property, being:

“as an alternative to the proposed sale of property (noting the requirement to adhere to the provisions relating to the sale of public land under the *Local Government Act 1993*), Council consider the option of transferring ownership of the property to the Woodsdale Football Club together with a one-off non-refundable grant amount (in the vicinity of \$45,000) which is the indicative amount being sought by the Woodsdale Football Club from Council to achieve its objective of football being played at this facility.

Council’s contribution will be contingent upon the Woodsdale Football Club providing confirmation that the external sources of funding have been secured to enable upgrade of the facility to a standard that is consistent with its expectations and achieves compliance with the Building Code of Australia and other applicable legislation.

Terms and conditions associated with any transfer of ownership would be negotiated at the time of transfer (e.g. what would happen to the property should the Woodsdale Football Club be wound-up)”.

CARRIED

Reasoning for alternative Motion:

There is clearly a substantial variance in the amount of funding required to upgrade the Woodsdale Recreation Ground to enable football to be played at this ground (i.e. Council’s cost estimate and the Woodsdale Football Club’s estimate).

The Woodsdale Football Club continues to indicate that an amount of only \$45,000 is being sought from Council to upgrade the facility to a standard that is consistent with its

expectations. This level of financial commitment by Council will assist the Football Club secure external funds to undertake the necessary upgrades to achieve compliance with the Building Code of Australia and other applicable legislation.

From a Council perspective, there are safety issues and major risk exposure associated with this facility in its present condition.

Whilst Council will still have regulatory responsibilities to ensure that all work is consistent (and complies) with the relevant standards, the transfer of ownership and management of the property will mitigate this risk from a Council perspective.

Inclusion of this option in the report at this stage provides an opportunity for the broader community to provide comment.

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

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1

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

Nil.

17.2 Sustainability

Strategic Plan Reference 5.2

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

17.2.1 Local Government Association of Tasmania – General Meeting (To be held 14th March 2024)

Author: GENERAL MANAGER (TIM KIRKWOOD)

Date: 19 FEBRUARY 2024

Enclosure(s):

Local Government Association of Tasmania – General Meeting Motions - Submission of Motion(s)

ISSUE

Council to consider Motions which have been submitted for consideration at the Local Government Association of Tasmania's General Meeting scheduled for 14th March 2024.

BACKGROUND

These Motions have been included on the Agenda to allow for discussion prior to the General Meeting and to provide voting direction for Mayor Batt as Council's delegate to the Association.

DETAIL

The LGAT has received five motions to date.

1. Clarence City Council – Partnership Agreement on Communication and Consultation

Refer attached extract from the Minutes of the Clarence City Council Meeting held 30th October 2023.

Motion:

The intent of the Motion is as contained in the above extract.

SMC Comments:

The explanatory notes provided by Mayor Blomely and the Clarence City Council's CEO are fully supported.

2. Burnie City Council – Amendment to the Tasmanian Pension Remission Guidelines

Motion:

“Seek the State Government to amend its guidelines to benefit pensioners who receive an eligible card within a financial year, post the 1st July.”

To be eligible for a pension remission, the pensioner's card must be dated on or before 1st July of the financial year. As an example, this means that a pensioner who receives their eligible card 14 days after the commencement of the financial year (i.e. 14 July) is not entitled to a remission for that financial year.

SMC Comments:

The 30% pension remission be a significant amount and it is agreed that this is an inequitable system. Whilst there may need to be a cut-off date, this could be at a later date in the financial year.

3. Huon Valley Council – Integrated Transport Study

Motion:

- a) **LGAT lobby the Tasmanian State Government to urgently progress a costed integrated Transport Plan for Tasmania, including timeframes and responsibility for implementation.**
- b) **LGAT coordinates a Local Government response on behalf of southern region Councils to the Department of State Growth's draft plan for Greater Hobart's transport future.**
- c) **LGAT advocate for future transport planning outputs that prioritise:**
 - a. **Reducing greenhouse gas emissions**
 - b. **Equitable access to transport**
 - c. **Regional coverage**
 - d. **Road safety**
 - e. **Improved health and liveability outcomes.**

Refer supporting paper submitted by Huon Valley Council (it is on LGAT letterhead)

SMC Comments:

Motion is self-explanatory. Recommend support for this Motion.

4. Northern Midlands Council – Flood Mapping

Motion:

THAT LGAT lobby the Tasmanian State Government to:

- a) Provide an accessible online user interface for purchasers, residents and developers to all available flood mapping in populated areas in Tasmania;**
- b) assist Tasmanian councils to flood map low lying land, inclusive of climate change impact, so the effect flooding could have on property, including future developments, renovations and subdivisions is known statewide; and**
- c) require all councils to include flood mapping in the issuance of any Form 337 and any other such forms as appropriate.**

Refer supporting paper (enclosed) submitted by Northern Midlands Council.

SMC Comments:

Council is supportive of the NMC motion as the absence of accurate data poses a risk for council in their assessment and determination of applications and the provision of qualified advice.

In the issuance of a Form 337 Certificate it is imperative that Council is able to advise if there is a significant risk from natural hazards inclusive of climate change impact.

5. Northern Midlands Council – Electricity Generation and Storage Plant and Equipment

Motion:

THAT LGAT lobby the Tasmanian State Government to:

- a) To amend legislation to include electricity generation and storage plant and equipment in capital valuation (as occurs in Victoria) and to allow energy sector developments to make appropriate payments in lieu of rates under a regulated formula subject to indexation consisting of a fixed payment per site and a variable payment based on installed capacity.**
- b) That applicable developments subject to the rating policy amendments will include all current electricity generation and storage developments under existing technologies, as well as future generation and storage developments under existing and new technologies.**
- c) Consider the means by which Councils located within reasonable proximity of energy sector developments in unincorporated areas that impact infrastructure and service provision are appropriately compensated via similar payment**

arrangement to ensure ratepayers are not financially impacted by these developments.

Refer supporting paper (enclosed) submitted by Northern Midlands Council.

SMC Comments:

Recommend support for this Motion.

Human Resources & Financial Implications – Not applicable.

Community Consultation & Public Relations Implications – Issues to be considered.

Priority - Implementation Time Frame – LGAT General Meeting scheduled for 14th March 2024.

RECOMMENDATION

THAT Council consider its position in relation to each of the Motions submitted to the Local Government Association of Tasmania for consideration at its General Meeting to be held 14th March 2024.

DECISION

Moved by Deputy Mayor K Dudgeon, seconded by Clr A E Bisdee OAM

THAT Council support each of the Motions submitted to the Local Government Association of Tasmania General Meeting to be held 14th March 2024.

CARRIED

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

17.2.2 Tabling of Documents

Nil.

17.2.3 Elected Member Statements

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

Mayor E Batt – Kempton Festival – a very successful and well organised event with around 7000 people in attendance. Funds generated from the event to be distributed throughout the Kempton district by the Green Ponds Progress Association.

Clr A E Bisdee OAM – provided an update relating to TasWater’s activities and plans following attendance at an Owners Representative Meeting.

Deputy Mayor K Dudgeon – Southcentral Workforce Network (SWN)

Comment in relation to the successful business networking event held at Shene Distillery on Monday 25th February 2024. The event was well attended and the venue and catering was excellent.

Clr D Blackwell – Broadmarsh Community Hall

Provided a verbal update in relation to the development of the Broadmarsh Community Hall, including the following advice:

- Asbestos removed;
- Doorframes installed; blockwork for new elevator completed; upstairs framing has commenced; plastering commenced; and window(s) being replaced;
- Additional water storage for emergency purposes has been installed
- Planned completion date of 12th April 2024
- Additional funding being sought from other government sources to complete all planned works.

Clr Miller departed the meeting at 12.45pm

17.3 Finances

Strategic Plan Reference 5.3

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

17.3.1 Monthly Financial Statement (Period ending 31 January 2024)

DECISION

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

THAT the Financial Report be received and the information noted.

CARRIED

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

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

19.1 Code of Conduct – Workers Policy

Author: MANAGER COMMUNITY & CORPORATE DEVELOPMENT (WENDY YOUNG)

Date: 24 FEBRUARY 2024

Enclosure:

Code of Conduct Workers

ISSUE

The *Child & Youth Safe Organisation Act 2023* was enacted in June 2023. This Act establishes standards for the safety and wellbeing of children and youth and provides responsibilities of certain entities in relation to those standards and establishes a reportable conduct scheme. Under Schedule 2 of the Act – Councils are an entity that are specifically covered and must comply from the 1 January 2024.

BACKGROUND

The objective of the changes to the policy is to ensure that Council meets their obligations under the Act.

DETAIL

This is the second reading of the policy and be submitted for formal adoption.

The substantive change to the policy was changing employee/other workers to workers and adding specific reference to the new Act.

Under the Act the definition of a worker is;-

A worker, of an entity, is a person who has attained the age of 18 years who –

- is employed by the entity, whether or not the person is employed in connection with any work or activity of the entity that relates to children; or
- is engaged by the entity to provide services, including as a volunteer, contractor, subcontractor, consultant, director, member of a management committee, office holder or officer, whether or not the person is engaged in connection with any work or activity of the entity that relates to children; or
- is elected to a role in respect of an entity, such as an alderman, councillor or member of Parliament, whether or not the person provides services to children in that elected role; or
- is engaged in training or work experience with the entity, whether or not the person is engaged in connection with any work or activity of the entity that relates to children;

Including a paragraph on being a child & youth safe organisation and the responsibility on workers to comply with the standards.

Workers must prioritise, promote and protect the safety and wellbeing and prevent abuse and harm of children and young people. Provide an environment that ensures that the right to cultural safety of children who identify as Aboriginal or Torres Strait Islander is respected. It is the responsibility of all workers of the Southern Midlands Council to note and comply with the following standards:

- (a) *Care about children and young people’s safety and wellbeing.*
- (b) *Children and young people are informed about their rights, participate in decisions affecting them and are taken seriously.*
- (c) *Families and communities are informed and involved in promoting child safety and wellbeing.*
- (d) *Equality is upheld and diversity needs respected.*
- (e) *People working with children and young people are suitable and supported to reflect child safety and wellbeing.*
- (f) *Processes to respond to complaints and concerns are child-focused.*
- (g) *Workers are equipped with knowledge, skills and awareness to keep children and young people safe through ongoing education and training.*
- (h) *Physical and online environments promote safety and wellbeing while minimising the opportunity for children and young people to be harmed.*

The new Act will require amendments to other policies and these will be amended and presented to Council over the coming months.

RECOMMENDATION

THAT Council formally adopt the ‘Code of Conduct Worker Policy’.

DECISION

Moved by Clr B Campbell, seconded by Clr A E Bisdee OAM

THAT Council formally adopt the ‘Code of Conduct Worker Policy’.

CARRIED

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

ENCLOSURE
Agenda Item 19.1



Council Policy
CODE OF CONDUCT FOR WORKERS

Approved by: Council
Approved date: February 2024
Review date: February 2027

1. PURPOSE

The Code of Conduct for Workers Policy specifies how Southern Midlands Council's Workers should conduct the business of Council

2. OBJECTIVE

The aims of this Policy are to:

- (a) Ensure that Workers understand their obligations and do not engage in Infringing Workplace Behaviour;
- (b) Provide a framework for Workers to make decisions and engage in behaviours that are ethical and appropriate for Council and the workplace;
- (c) To create and maintain a child and youth safe organisation where workers prioritise, promote and protect the safety and wellbeing and prevent abuse and harm of children and young people in the Southern Midlands. By ensuring that their rights are respected and workers identify and report unsafe behaviour.
- (d) Reflect Council's commitment to the highest standards of honesty and integrity in meeting the needs of Council and the community we serve;
- (e) Outline the standards of conduct or behaviour expected at all times relevant to work and responsibilities;
- (f) Operate with the Applicable Laws and Council's policies and procedures; and
- (g) Recognise that Workers are ultimately responsible for their own behaviour

3. SCOPE

This Policy covers and applies to Workers in relation to:

- (i) Behaviour at the Workplace;
- (ii) The performance of work for or in connection with Council; and
- (iii) Conduct outside the Workplace or working hours if the acts or omissions:
 - (a) Are likely to cause serious damage to the relationship between Council, workers at the workplace; or
 - (b) Are incompatible with Workers duty to Council; or
 - (c) Damage or are likely to damage Council's interest or reputation.

This policy does not cover or apply to a Councillor.



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4. DEFINITIONS

Applicable Laws

All laws in connection with the carrying out of work or the Workplace including:

- ▯ Age Discrimination Act 2004 (Cth)
- ▯ Anti-Discrimination Act 1998 (TAS)
- ▯ Australian Human Rights Commission Act 1986 (Cth)
- ▯ Child and Youth Safe Organisations Act 2023 (TAS)
- ▯ Disability Discrimination Act 1992 (Cth)
- ▯ Fair Work Act 2009 (Cth)
- ▯ Local Government Act 1993 (TAS)
- ▯ Racial Discrimination Act 1975 (Cth)
- ▯ Sex Discrimination Act 1984 (Cth)
- ▯ Work Health & Safety Act 2012 (TAS)
- ▯ Workers Rehabilitation & Compensation Act 1988 (TAS)

Confidential Information

Any information, with the exception of information in the public domain other than as a result of a breach by the Worker disclosed, or communicated to the Worker by, or on behalf of Council that:-

- (a) Is marked or designated as 'Confidential'
- (b) Would at law be considered secret or 'confidential information of Council';
- (c) That the Worker might reasonably expect Council to regard as confidential; or
- (d) Which comes into the Worker's possession, or is learnt, accessed or generated by the Worker, in the course of the Worker's employment or engagement, whether or not the information was originally supplied by the Council; and
 - (i) relates to Council dealings, customer or client lists, financial position and arrangements, funding, transactions, general affairs, contracts entered into, program planning and consultant's advice, promotional information, planning information, equipment and techniques, used or any of the above matters for Council's business;
 - (ii) Without limiting the generality of the above relates to internal Council management, the structure of Council, information about Workers, Policies, marketing programs, strategies, plans, investments or aspects of its future operations; or
 - (iii) Relates to internal Council management, the structure of the business of Council, Council personnel, marketing programs, strategies, plans, investments or aspects of its future operations.



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Conflict of Interest

An actual, potential or perceived conflict between duties or work or services provided to Council and private interests of a Worker, in which the Worker has private 'interests' which could improperly influence the performance of work, duties or services provided to Council by that Worker.

Without limiting the generality of the above, includes any 'interests' identified in the Local Government Act 1993 (TAS).

Council Property

Any real or tangible property (e.g. cash, motor vehicles, plant and equipment); and any intangible property (e.g. intellectual property and goodwill) owned by Council or in Council's possession or control.

Councillor

An elected member of Council known as a Councillor or otherwise meeting the definition of a 'councillor' as defined under section 3 of the Local Government Act 1993 (TAS).

Worker

A person who carries out work for Council as a worker of Council and also includes:-

- (a) a contractor or subcontractor;
- (b) an employee of a contractor or subcontractor;
- (c) an employee of a labour hire company who has been assigned to work at Council;
- (d) an outworker;
- (e) an apprentice or trainee;
- (f) a student gaining work experience;
- (g) a volunteer; or
- (i) a person of a prescribed class;

But does not include a Councillor.

General Manager

The General Manager of Council as appointed under section 61 of the Local Government Act 1993 (TAS).

Infringing Workplace Behaviour

Any act or omission, which amounts to a breach of any Council policy, contractual obligation or misconduct at common law.

Manager/Supervisor

A person at the Workplace who is appointed to a position that has management/supervisory responsibilities for others or their appropriately nominated or authorised delegate

Nominated Council Delegate

Deputy General Manager



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Other Persons at the Workplace

Any persons at the Workplace who is not a Worker including visitor and ratepayers.

Privileged Information

Any information which is subject to legal professional privilege

Sensitive Information

Personal information or an opinion relating to personal information about individuals:

- (a) Racial or ethnic origin; or
- (b) Political opinions; or
- (c) Membership of a political association; or
- (d) Religious beliefs or affiliations; or
- (e) Philosophical beliefs; or
- (f) Membership of a professional or trade association; or
- (g) Membership of a trade union; or
- (h) Sexual preferences or practices; or
- (i) Criminal record; and
- (j) Health information about an individual

Workplace

A place where work is carried out for Council.

Training

Council will provide all persons covered by this Policy with appropriate training so they are made aware of their responsibilities and obligations under the Policy.

5. REQUIREMENTS

- (a) Workers must comply with this Policy;
- (b) If Workers are unsure as to compliance then consider:
 - (i) Discussions with other Workers or Managers/Supervisors at the workplace to get an objective viewpoint.
 - (ii) What you would do if it was your money, time or equipment;
 - (iii) Being on the receiving end of your decision or action;
 - (iv) Whether you could adequately defend your actions to your immediate Manager/Supervisor;
 - (v) The potential consequences of your behaviours or decisions for other Workers, your family, Council's ratepayers and wider community including whether you would feel comfortable with it reported in the media; and
 - (vi) Who will benefit? Will it be fair to Council, the parties involved and yourself. If Employees and/or other Workers still have doubts about the correct thing to do, refer the matter to the General Manager for advice.



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- (c) Managers/supervisors are required to reasonably promote this Policy within their area of responsibility and take reasonable steps to ensure that any potential breaches of this Policy are identified, taken seriously and acted upon appropriately.

6. POLICY

6.1 Acting with Honesty and Integrity

Acting with honesty and integrity will maintain the respect and confidence in Council. To demonstrate honesty and integrity Workers will:

- (a) Treat Workers and Other Persons at the Workplace with honesty, respect and courtesy;
- (b) Not take improper advantage of their position in order to obtain a benefit for others or themselves
- (c) Report dishonest, unethical, fraudulent or corrupt behaviour or maladministration by Workers or Other Persons at the Workplace;
- (d) Not seek or accept any type of unauthorised compensation, fee/payment (ie monetary or non-monetary), commission or gratuity from a third part in connection with the operations of Council;
- (e) Not offer or accept any gift, hospitality, or other financial/non-financial benefit without the prior written approval of the Nominated Council Delegate;
- (f) Not make or take any bribes, kickbacks, inducements or other illegal payments of any kind for the benefit or any person or party in connection with obtaining orders or favourable treatment or for any other purpose in connection with the operations of Council;
- (g) Report in writing to the Nominated Council Delegate with full details of any gifts, hospitality, or other financial/non-financial benefit received by Employees or other Worker; and
- (h) Encourage and support good faith reporting of breaches of this Policy without retribution.

6.2 Acting with Professionalism

Professionalism is conduct that fosters and preserves reputations as individuals and that of Council. To demonstrate professionalism Employees and other Workers will:

- (a) Not engage in or tolerate Infringing Workplace Behaviour;
- (b) Support and not publicly criticise, decisions of Council;
- (c) Not undermine or bring Council's integrity or reputation into disrepute;
- (d) Work co-operatively as a team and treat Employees, other Workers and other Persons at the Workplace with respect and dignity;



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- (e) Exercise diligence, best endeavours and sound judgment when carrying out their duties or providing services;
- (f) Maintain a professional relationship with third parties when engaged as a Worker;
- (g) Provide levels of service that they competent and authorised to provide;
- (h) Not make unauthorised statements or commitments on behalf of the Council.

6.3 Acting in Accordance with the Law and Policies and Procedures

Workers should act in the spirit and intent of the Applicable Laws governing Council's activities and strive to be familiar with and comply with all relevant laws, policies and procedures. To demonstrate this commitment Employees and other Workers will:

- (a) Respect and abide by all Applicable Laws, Policies and Procedures;
- (b) Comply with all lawful and reasonable directs from authorised persons;
- (c) Only act within their authority;
- (d) Protect Council property, in particular, take care to avoid or minimise the possibility of theft or misuse of Council Property;
- (e) Only use Council property for Council purposes and in accordance with appropriate authorisations;
- (f) Not use Council property for private purposes unless authorised by their Manager/Supervisor; and
- (g) Comply with delegations, and other authorisations as directed.

6.4 Declaring and Avoiding Conflicts of Interest

Conflict of Interests can jeopardise confidence in Council. To demonstrate declaration and avoidance Workers will:

- (a) Not take on Personal business or financial or private interests that compete or conflict with Council's interests;
- (b) Inform their Manager/Supervisor as soon as they become aware of possible Conflicts of Interest involving themselves or others and provide all reasonable information about the possible Conflict of Interest and comply with any directions;
- (c) Reasonably seek approval before taking up other employment or engagements outside of their position with Council;
- (d) Declare any Conflict of Interest that could occur through share-holdings, ownership of real estate or being the trustee of beneficiary of a trust;
- (e) Not use of take advantage of any Council Property or Information belonging to Council for personal benefit or for the benefit of any other person;
- (f) Not engage directly or indirectly in any outside business activity involving commercial contact with Council or work for the benefit of Council commercial customers,



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suppliers or competitors without the prior written consent of the Nominated Council Delegate; and

- (g) Disclose ownership of shares in a listed entity which deals with or competes with Council to the Nominated Council Delegate.

6.5 Respect Privacy and do not Misuse Information

To demonstrate respect for privacy and proper use of information Employees and other Workers will:

- (a) Not disclose Confidential Information to any person or entity without the prior written consent of the Nominated Council Delegate;
- (b) Not disclose to any person or entity without the prior written consent of the Nominated Council Delegate or improperly use specific information referred to in s338A and 339 of the Local Government Act 1993 (TAS).
- (c) Disclose if required by Applicable Laws, Confidential Information (but no more than is necessary to discharge their legal obligations), to the relevant authority in a manner that is accurate and truthful. Before such disclosures are made, and if permitted by Applicable Laws, Employees and other Workers acting as Council's representatives must advise, to the extent permitted by Applicable Law, the Nominated Council Delegate about the pending disclosure;
- (d) Not use Confidential Information for the purpose of directly or indirectly obtaining personal gain or another benefit.
- (e) Only access Confidential Information for authorised work-related tasks;
- (f) Disclose to their Manager/Supervisor situations that may create a Conflict of Interest before a conflict arises, or if one does occur, immediately on becoming aware;
- (g) Not encourage others to disclose Confidential Information or Sensitive Information or Privileged Information.
- (h) Ensure the secure collection, storage and disposal of Confidential Information and Sensitive Information regardless of its medium; and
- (i) Comply with Applicable Laws regarding declaration of any pecuniary interest they or a close associate of theirs may have regarding any matter in which they provide advice to Council, make a decision or determination or make a recommendation to Council about

6.6 Strive to be Good Citizens and Achieve Community Respect

Council is committed to service excellence and aims to maintain public confidence and respect. Workers will:

- (a) Be aware that the choices they make in business activities may impact on Workers and Other Persons at the Workplace, the community and the environment and must take this into account when making decisions,



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- (b) Commit to taking reasonable care to avoid acts and omissions that may adversely affect themselves, Workers and Other Persons at the Workplace,
- (c) Aim to be socially, financially and environmentally responsible in the use of Council resources;
- (d) Work together to achieve Council's goals and visions;
- (e) Perform their duties to the best of their ability and ensure work is carried out efficiently and effectively;
- (f) Commit to equality and diversity;
- (g) Strive to make a positive contribution to Council, Workers and Other Persons at the Workplace, and the community;
- (h) Consider the broader impact of their decisions on stakeholders and the community; and
- (i) Report any corrupt or fraudulent conduct or any maladministration.

6.7 Obligations after leaving Council

- (a) Prior to ceasing work for Council, Workers must return all Council equipment, property and documentation provided or obtained as part of their work. This includes, but is not limited to, instruction manuals, identification cards, procurement cards, keys, vehicles, mobile phones, other communication devices, personal protective equipment, all tools, computer software and hardware;
- (b) If a Worker ceases working for Council they must not disclose any confidential information provided to them.
- (c) Workers must repay any outstanding debts owed to Council prior to ceasing work for Council. Council reserves the right to deduce any monies owed from the Employee's final pay.

6.8 Reporting of Breaches

Workers must reasonably report breaches of Infringing Workplace behaviour as follows:

For breaches by:

- (a) An Worker (other than the General Manager), the report must go to the reporting person's applicable Manager; and/or
- (b) The General Manager the report must go to the Mayor (of if unavailable to the next appropriately delegated Councillor) and
- (c) As otherwise required or permitted by Applicable Laws.



Council Policy
CODE OF CONDUCT FOR WORKERS

Approved by: Council
Approved date: February 2024
Review date: February 2027

6.9 Breaches of Policy

Workers who engage in Infringing Workplace Behaviour may be subject to appropriate disciplinary action in accordance with the Disciplinary Policy and Procedure. Infringing Workplace Behaviour may also amount to breaches of Applicable Laws:

Exposing individuals to legal proceedings; and

Making Council vicariously liable for the conduct of others.

6.10 Child and Youth Safe Organisation

Workers must prioritise, promote and protect the safety and wellbeing and prevent abuse and harm of children and young people. Provide an environment that ensures that the right to cultural safety of children who identify as Aboriginal or Torres Strait Islander is respected. **It is the responsibility of all workers of the Southern Midlands Council to note and comply with the following:**

- (a) Care about children and young people's safety and wellbeing.
- (b) Children and young people are informed about their rights, participate in decisions affecting them and are taken seriously.
- (c) Families and communities are informed and involved in promoting child safety and wellbeing.
- (d) Equality is upheld and diversity needs respected.
- (e) People working with children and young people are suitable and supported to reflect child safety and wellbeing.
- (f) Processes to respond to complaints and concerns are child-focused.
- (g) Workers are equipped with knowledge, skills and awareness to keep children and young people safe through ongoing education and training.
- (h) Physical and online environments promote safety and wellbeing while minimising the opportunity for children and young people to be harmed.

LEGISLATION

Work Health and Safety Act 2012 (TAS)
Work Health and Safety Regulations 2012 (TAS)
Fair Work Act 2009 (CTH)
Anti-Discrimination Act 1998 (TAS)
Sex Discrimination Act 1984 (CTH)
Child and Youth Safe Organisations Act 2023 (TAS)



Council Policy
CODE OF CONDUCT FOR WORKERS

Approved by: Council
Approved date: February 2024
Review date: February 2027

RELATED DOCUMENTS

Disciplinary Policy and Procedure
Complaints & Grievances Policy and Procedure
Respect in the Workplace Policy
Fraud Control and Corrupt Conduct Prevention Policy and Procedure
Children Safety & Wellbeing Policy

DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed every three (3) years or as directed by the General Manager.

This document is Version 2 effective January 2023. The document is maintained by the General Manager's Unit of Southern Midlands Council.

RECOMMENDATION

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

DECISION

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

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

CARRIED

Matter	<i>Local Government (Meeting Procedures) Regulations 2015 Reference</i>
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Property Matter - Bagdad</i>	15(2)(e)(ii)

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

RECOMMENDATION

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

DECISION

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

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

CARRIED

DECISION (MUST BE BY ABSOLUTE MAJORITY)		
Councillor	Vote FOR	Vote AGAINST
Mayor E Batt	✓	
Deputy Mayor K Dudgeon	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

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

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

20.2 Applications for Leave of Absence

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

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

20.3 Property Matter - Bagdad

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

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

RECOMMENDATION

THAT Council move out of “Closed Session”.

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

THAT Council move out of “Closed Session”.

CARRIED

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

OPEN COUNCIL MINUTES

21. CLOSURE

The Meeting closed 1.05 p.m.

**LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE
MINUTES**

Monday 18th March 2024

**Council Chambers
Oatlands
1.30 p.m.**

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LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

MINUTES

Monday 18th March 2024

1.30 p.m.

Council Chambers

Oatlands

MEMBERS:

Chairman: Councillor Don Fish (Clr K Dudgeon – proxy)

Parks & Wildlife Rep: Joss Mooney, (Proxy rep: Brian Campbell)

Resident Representatives: Mrs Maria Weeding, Mr Athol Bennett, Dr Robert Simpson, Mrs/Clr Karen Dudgeon, Ms Helen Geard, Mrs Jenni Muxlow, Grant Wilson

The meeting opened at 1.29 p.m.

1. ATTENDANCE

Councillor Don Fish, Maria Weeding, Grant Wilson, Jenni Muxlow, Karen Dudgeon, Brian Campbell, Robert Simpson, Helen Geard (from 2.00 p.m.)

2. APOLOGIES

Athol Bennett, Joss Mooney.

3. CONFIRMATION OF MINUTES

The Committee to confirm the 24th February 2024 minutes.

RECOMMENDATION

That the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting held on 24th February 2024.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Mrs Jenni Muxlow

SECONDED Dr Robert Simpson

THAT the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting, held on 24th February 2024.

CARRIED

4. BUSINESS ARISING FROM PREVIOUS MEETING

4.1 CALLINGTON PARK – UNISEX ACCESSIBLE TOILET + BABY CHANGE TABLE – PROPOSAL

Since the last meeting the following has occurred:

- Hydraulic Engineer – Stuart Lamond Ceeds Property Group (Hydraulic Engineer) finalised drawings for TasWater, reflecting a few changes that had been requested by TasWater. The drawings were re sent to TasWater.
- TasWater – re the Development / Engineering Design Approval application. The fees have been paid by Council for assessment. The approved TasWater stamped plans and a Certificate of Certifiable Works have now been forwarded to Council. The approved plans have been sent to the Building Surveyor, Duo Design, the building Engineer and the Hydraulic Engineer (for checking, noting and or processing as relevant).
- Duo Design have contacted their engineer, who will need to assess and certify the design of the toilet block building. Have now received a quote for the works and the engineer (Noe Escobar) has been engaged by Council.
- Leon McGuinness has been sent information, and is awaiting on the remaining certified plans to be sent to him, once available.
- The last step is to request the issue of a Building and Plumbing Permit from Council.
- Builders have been preliminarily ‘pencilled in’ to possibly start work in late May, early June if all goes to plan.

The committee noted that there has been a pledge of \$45000 from a major political party for the toilet block project. This is due to there being a State election underway and funds were requested some time ago.

RECOMMENDATION

That the committee note the information and the proposal continue to progress.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted and the project continue to progress.

4.2 FISHERS ON THE LAKE FORESHORE

A launch of the Dulverton Anglers group occurred on Sunday 25 February 2024. Grant Wilson said that there are now 35 financial members. At the launch there was a demonstration of the Council’s weed cutter, members picked up rubbish and then went to the big dam wall to cut two ‘fishing holes’. The vegetation in the water is very difficult to handle and potentially limits the amount of fishing holes that can be easily created.

Grant provided a letter that he had sent to Parks for the committee to note. See attached (4.2A) The letter outlines the plans going forward for the Dulverton Anglers, and requests Parks to undertake a Reserve Activity Assessment (RAA) of the proposed works. Zone 1 and Zone 3 is referred to in the 1980 Lake Dulverton Wildlife Sanctuary Management Plan. (1980 Plan). The map was identified at the meeting – so the committee were clear as to what was proposed. The relevant map has been attached (4.2B).

There was a query as to Zone 3, which also covers the area where the Blue Billed Duck has been noted. It was determined that undertaking the RAA will result in guidance for where fishing can and cannot occur, having taken into account the requirements of the wildlife in the area.

Grant will work with Brian from Parks to submit a Reserve Activity Assessment (RAA) that details what the Dulverton Anglers wish to do in and around the Lake (eg cut fishing holes in the vegetation – where appropriate).

It was noted that Inland Fisheries stock the lake from time to time, and the Dulverton Anglers are planning to have a tagged trout day in the Fountain Zone area, set for early October 2024.

RECOMMENDATION

That the committee note the information and the proposal continue to progress.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted and the Committee continue to work with Parks. Grant Wilson to liaise with Brian Campbell so the necessary details can be sorted for a RAA assessment.

4.3 EXISTING DOG MANAGEMENT POLICY

Brain from Parks noted that there is a requirement under the Nature Conservation Act and National Parks and Wildlife Act for the Director to formally designate areas for dogs within conservation areas. This has not happened for Lake Dulverton and many other areas across Tasmania and Parks is working to resolve the situation.

In the meantime, at the last meeting, it was noted that the Council's Dog Management Policy was not clear in relation to the Lake Dulverton Conservation Area. It was agreed that the wording needed to be altered slightly to ensure that dogs could still be allowed on the foreshore of Lake Dulverton, reflecting the existing situation.

At this meeting the wording was discussed and the following changes were suggested-

Suggested Dog Policy wording:

4.3 Dog Prohibited Areas (Guide dogs and hearing dogs are exempt from these provisions)

These areas relate to sensitive habitats for wildlife, reserves which are set aside for biodiversity conservation and provide recreational opportunities for users that are compatible

with the protection of these values. The following areas are declared as areas prohibited to dogs on the basis that they provide sensitive habitat for wildlife.

- Chauncy Vale Sanctuary
- Lake Dulverton Conservation Area - specifically the area under water at any point of time.
- Lake Tiberius
- Coal River Gorge Nature Reserve

Current Dog Policy wording:

4.3 Dog Prohibited Areas (Guide dogs and hearing dogs are exempt from these provisions)

These areas relate to sensitive habitats for wildlife, reserves which are set aside for biodiversity conservation and provide recreational opportunities for users that are compatible with the protection of these values. The following areas are declared as areas prohibited to dogs on the basis that they provide sensitive habitat for wildlife.

- Chauncy Vale Sanctuary
- Lake Dulverton Wildlife Reserve (The Reserve is defined as being that area under water at any point of time)
- Lake Tiberius
- Coal River Gorge Nature Reserve
- All dedicated Conservation Areas

It was also noted that Council will have to submit a RAA to Parks to outline the existing areas used by dogs within the Lake Dulverton Conservation Area and to highlight the measures implemented to protect the conservation values of the area eg signage.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Karen Dudgeon

SECONDED Grant Wilson

THAT

1. the wording of the Council's Dog Policy be amended to clarify where dogs are prohibited as per suggested wording
2. Council submit a Reserve Activity Assessment to Parks and Wildlife outlining to the existing areas used by dogs within the Lake Dulverton Conservation Area and to highlight the measures implemented to protect the conservation values of the area eg signage.

CARRIED

4.4 PROPOSED DOG EXERCISE PARK AREA – LAKE DULVERTON FORESHORE

Council has been approached by some local residents of Oatlands to develop a fenced dog park be developed in the Flax Mill area. This section on the Lake foreshore has been identified by the group as an ideal location for the establishment of such a site.

Brian from Parks reported at the last meeting that after a great deal of investigation, it is feasible to have a dog exercise area in a conservation area. The first step would be the submission of a Reserve Activity Assessment (RAA) to Parks clearly outlining the dog

exercise area proposal – location, size and strategies to reduce the impact on any wildlife. The proposal would then be assessed to ensure it was in accordance with National Parks and Reserve Management Act 2002 and other Parks policies.

If the RAA was approved, Parks would declare a dog ‘exercising area’ within the conservation area. Council could then declare the same area as a ‘dog exercise area’ in accordance with the Dog Control Act.

Given the complexities of the process outlined above, there was a brief discussion at the last meeting about other potential locations for the dog exercise area. Locations included a crown land property near the old Catholic cemetery (which is not in the Lake Reserve area) and a section of Callington Park.

Since the last meeting, Maria met with Julia Jabour to look at two possible proposed alternative locations. (See maps attached – item 4.4A) Julia looked at the options with the dog folk, but advised by follow up email (item 4.4B) that they felt that the land near the old Catholic cemetery (Chatham Street) and an additional site - a ‘triangle’ near Tunnack Road and the Council depot were not suitable. Their ideal preferred location was Callington Park (mentioned in the email reply), and if that was not feasible then they would like to pursue use of the Flax Mill.

The Committee discussed the feedback and a range of options. In regard to the Flax Mill, the committee worked out a basic outline of the maximum boundaries of the area they felt could be offered for a dog park. A map was created at the meeting and agreed by all Members as a starting point for discussions. (See attachment Item 4.4C)

It was noted that the next steps would be for the dog folk to work with Council staff on a draft RAA, that would be considered initially by the Committee (and Council), before being formally submitted to Parks for assessment.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

MOVED Grant Wilson

SECONDED Dr Robert Simpson

THAT Callington Park be ruled out as a dog exercise area because it - is too close to the playground; is too close to children’s facilities; should remain as public open space; could generate significant public backlash and it would be of concern to immediate neighbours.

CARRIED (Brian Campbell abstained)

MOVED Jenni Muxlow

SECONDED Dr Robert Simpson

THAT

1. In principle support be given to the dog group to pursue a dog exercise area at the Flax Mill on the basis that Parks have advised that it is feasible but requires an environmental impact assessment (RAA process) as the initial step.
2. The Committee notes the possibility of two alternative sites that are not within the Lake Dulverton Conservation Area (Chatham Street and Tunnack Road).

CARRIED

4.5 GEESE ON LAKE FORESHORE

There are 9-10 geese living on the Lake foreshore and a person is wanting to relocate them to a property at Woodsdale. Brian found out that geese are defined as ‘stock’ not ‘wildlife’ in accordance with the National Parks and Reserve Management Act 2002. As they are defined as ‘stock’ there is no impediment on their removal providing Council can confirm there is no prior owner of the geese who needs to be informed.

If the geese are to be captured within the conservation area then a letter of authority would be required from Parks. If the geese are encouraged onto private land and captured then no letter of authority is required.

Committee members remain interested in finding out how the person is actually going to catch and remove the geese.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted.

4.6 PACIFIC BLACK DUCKS

At the last meeting the following was discussed: Jason Graham the volunteer convenor of the Pacific Black Duck Conservation Group expressed concern about the Pacific Black Ducks at Lake Dulverton breeding with domestic mallard ducks. He is wanting the domestic mallard ducks either culled or removed to slow down the hybridisation that is occurring.

Brian from Parks found out that mallard ducks are ‘stock’ so there is no impediment to their removal. Hybrid ducks are ‘wildlife’ however Parks supports the removal of hybrid ducks. Parks would issue a wildlife permit allowing the hybrid ducks to be removed from the conservation area.

Professional contractors tend to free-feed the ducks before putting a tranquiliser into the feed. The ducks go to sleep are removed and then wake up or in some circumstances remain permanently ‘asleep’. Brian from Parks will investigate funding that may be available to engage professional contractors to remove the ducks.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted.

4.7 1980 LAKE DULVERTON MANAGEMENT PLAN & MANAGEMENT STATEMENT PROPOSAL

At the last meeting, it was noted that the Lake Dulverton Wildlife Sanctuary Management Plan 1980 (1980 Plan) is the legal document that prescribes how the Lake Dulverton water is to be managed and any subsequent management documents can only be implemented if consistent with 1980 Plan.

It was suggested by Parks that the way forward may be to progress with a Management Statement for the area, which would incorporate aspects of the 1980 Plan and the 2002 Lake Dulverton Management Strategy. The Statement would then become the guiding document for the ongoing management of the area.

Brian from Parks thinks that the Management Statement may need to be developed first before the 1980 Plan can be denounced. He will investigate further and report to the next meeting. As to the indicative cost of creating a Management Statement, Brian is to provide advise on this as soon as he has the details. It would be best to get this information as soon as possible so it could be considered in the Committee budget submission to Council. Initial thoughts were potentially it could be around \$35,000 to complete this task (consultant fees).

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted and Brain to advise further in regard to Management Statements.

4.8 COMMUNITY INFRASTRUCTURE – PUBLIC CONSULTATION

The Committee discussed a shortened (relevant extract version) of the draft Community Infrastructure Plan that was out for public comment. (Item 4.8 attached)

Ref No. 6, Action 1 p 32 draft Infrastructure Plan - the Committee did not see the need to review the Oatlands Structure Plan because it was only completed in 2021 and had the full support of the community.

The Committee asked - what was the purpose of the proposed review? Very little if anything has been implemented since the Structure Plan's development. Is there an explanation as to why this action was included in the draft Infrastructure Plan.

Ref No. 6, Action 2 p 32 draft Infrastructure Plan – update the Lake Dulverton Management Plan 2002. There is a need change the draft Plan to reflect that a Management Statement will be developed and remove reference to updating the 2002 Plan.

The Committee's comments will be forwarded to the responsible Council officer for consideration as part of the public comment process, (noting that the submission would be sent in immediately after the meeting to meet the timelines on the review of the Infrastructure Plan).

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted and the comments from the Committee in relation to the Infrastructure Plan be sent to the relevant officer at Council, to then pass on to the Consultant engaged to create the Plan.

5.0 TREASURER’S REPORT

A statement detailing the Receipts and Expenditure for the financial year to date was tabled at the meeting. It was noted that Nathan Rollins tree maintenance expenditure had been included and should be removed.

RECOMMENDATION

That the statement detailing Receipts and Expenditure for the 2023/2024 financial year to date be received and noted.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

MOVED Karen Dudgeon

SECONDED Jenny Muxlow

THAT the statement detailing Receipts and Expenditure for the 2023/2024 financial year to date, with the removal of the Nathan Rollins tree maintenance expenditure, be received and noted.

CARRIED

SOUTHERN MIDLANDS COUNCIL
LAKE DULVERTON MANAGEMENT COMMITTEE

STATEMENT OF RECEIPTS AND PAYMENTS
For the period 1st July 2023 to 14th March 2024

RECEIPTS	\$	PAYMENTS	\$	COMMENTS
Opening Balance 01.07.23 Commonwealth Bank Account	35,830.72			
Capital				
Callington Park - Toilet	158,000.00	Project C4070055	13,427.00	Additional \$18,000 in 23-24 budget \$5,070 expenses c/f
Operating				
Callington Park - Repairs to well	2,000.00	Project 302 - 7053	0.00	
Lake Dulverton foreshore	-	Project 302 - 5015	226.85	Treated Pine, Saddleworld -posts
Lake Dulverton Brochures	5,000.00	Project 202 - 5001	0.00	
Lake Dulverton - Committee Budget	2,000.00	Project 302 - 7053	406.82	Granton Plants, AP Rollins-tree maintenance
Tas Irrigation - Water Operational Costs	25,800.00	Operational Charge	6,505.90	
		Asset Renewal Levy	2,719.75	
		Water Usage	10,315.26	Winter Water 2023
Interest	82.29	Bank Charges	0.00	
Donations	2,526.85			
		Total Expense to date	<u>\$ 33,601.58</u>	
		Funds on hand	197,638.28	
	<u>\$ 231,239.86</u>		<u>\$ 231,239.86</u>	

Funds on hand are represented by:

Comm. Bank Account No.06 7004 28003859 - 31.12.23	38,439.86
Special Projects - Unexpended Budget	159,198.42
	<u>\$ 197,638.28</u>

Callington Park Toilet (C4070055)

			\$
13/12/2022	Duo Design	Planning Drawings Stage 2	1,520.00
13/12/2022	Duo Design	Administration Project Co-ordination	200.00
13/12/2022	Duo Design	Concept Layout Stage 1	1,500.00
7/03/2023	Survey Plus	Survey for Hydrology	1,850.00
EXPENSES CARRIED FORWARD			<u>5,070.00</u>
15/08/2023	Utility Detection	Services location	1,250.00
18/09/2023	Ceeds Property	Hydraulic Design	5,200.00
17/10/2023	SMC	Planning Application	818.18
5/01/2024	SMC	Partial Refund - Planning Application	-668.18
23/02/2024	TasWater	Developer Charges Water & Sewerage	1,757.00
23-24 EXPENDITURE			<u>8,357.00</u>
TOTAL PROJECT EXPENDITURE TO DATE			<u><u>13,427.00</u></u>

6.0 OTHER MATTERS

6.1 TAS RAIL TRAIL

John Moorefield from Rail Trails Australia contacted Southern Midlands Council in regard to Dulverton Walkway. He has ridden his bike on the walkway a number of times. He is involved with Rail Trails Australia in regard to the promotion of suitable tracks to be included on their web site. Currently there are around 170 trails on their web site. We have been provided with an opportunity to have the Dulverton Walkway included on the web site – at no cost. A brief statement on the walkway track and a few photos is all that is required to be sent. The website is www.railtrails.org.au

RECOMMENDATION

That the committee note the information and agree to the Dulverton Walkway being included on the Rail Trails Australia web site.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the Committee note the information and agree to the Dulverton Walkway being included on the Rail Trails Australia web site.

6.2 BUDGET.

The committee considered budget items for the 2024/2025 year, to submit to Council for consideration. The key additional item is funding to develop a Management Statement for the Lake Dulverton Conservation Area at this stage it is estimated to be approximately \$35,000.

RECOMMENDATION

That the committee note the information and submit the proposed budget to Council for consideration in the 2024/2025 budget.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the Committee note the information and submit the proposed budget to Council for consideration in the 2024/2025 budget.

Item/Activity	Lake Dulverton & Callington Park Management Committee Proposed 24/25 Works Schedule and Budget	Budget 23/24	Expenditure to date:	Balance to carry forward	New funds requested from Council - 24/25	Balance 24/25 Budget
Callington Park	Detail Single on site toilet. D/A compliant with baby change table \$80,000. Slab works, Sewer and plumbing work, electrical works. installation of supplied toilet block building. \$60,000, 23/24 Building cost increase and additional design and hydraulic engineering costs (including cost for sewer pit and pump being installed if deemed necessary) \$18000	158000	13427.00	144573.00	0.00	144573
Callington Park	Well. Any general works - as required	2000	0	2000.00		2000
Lake Dulverton - tourism (special project)	Brochure for visitors to the area re Lake - environs, flora & fauna info. 23/24 Second professional print run of the brochures. 24/25 Note: main outlet for brochure distribution to visitors - no longer operating	5000	0	5000.00	-5000.00	0
Dulverton Walkway (new item 24/25)	Solar lighting on a section of the walking track. Table and seat combination.				5000.00	5000
Lake Dulverton - general	Committee budget for various - such as planting on foreshore and general work as required	2000	633.67	1366.33	0.00	1366
Midlands Water Scheme	Operating budget - purchase of water for Lake Dulverton	25800	19540.91	6259.09	20000.00	26259
Marys Island	Investigate feasibility of some form of access from end of Mahers Point across to Marys Island. Planning, public consultation and preliminary engineering.	0		0.00		0
Management Statement	Management Statement for the Lake Dulverton Conservation area - (to replace the 1980 Plan and the 2002 Management Plan).	0		0.00	35000.00	35000
		\$ 192,800	\$ 33,601.58	159198.42	55000.00	\$ 214,198.42

6.3 CENTRAL TASMANIAN AQUACULTURE CENTRE

The Dulverton Anglers and the Oatlands District High School Association are seeking to re-establish the former Central Tasmanian Aquaculture Centre. The Aquaculture Centre was a trout hatchery based at the school that was closed due budget cuts. A key part to being able to re-open is the release of ‘flush water’ back into the Lake Dulverton to avoid costly TasWater fees. At peak times it would mean 2000 litres of water released into the Lake. Any water being discharged into the Lake would require a RAA. Grant will try and obtain as much information as possible about ‘trout water quality’ and the benefits or otherwise of this type of water being discharged. The information will be important for the RAA process. See Item 6.3 – attached.

It was suggested at the meeting that the Dulverton Anglers talk to Elgin Associates, who are consultants that specialise in aquatic environmental management. This is because the discharge water will need to be of a certain quality to be able to be released into Lake Dulverton.

RESOLVED
THAT the information be noted.

7.0 NEXT MEETING

Monday 13th May 2024 1.30 p.m.

Meeting closed 4.22 p.m.

* * * * *

Confirmed thisday of

Chairman.....

From: Grant Wilson <grant_wilson_06@hotmail.com>
Date: 14 March 2024 at 21:06:46 GMT+11
To: Maria Weeding <weedington@bigpond.com>
Subject: Meeting

Item 4.2A
Attachment
AGENDA ITEM 5.3.1

Hi Maria,

RAA for Mondays meeting for the committees interest

Sent from my iPhone



To Parks and Wildlife Service

Dulverton Anglers (DA) would like to request Parks And Wildlife Service (PWS) undertake a Reserve Activity Assessment (RAA) into our planned future works on Lake Dulverton.

DA was formed with the goal to improve angler access on Lake Dulverton, increase the publics involvement with the lake and bring back once popular past times to the area.

To reach these goals DA wish to implement weed cutting as described within the Lake Dulverton Wildlife Sanctuary Management Plan 1980 rules being,

ZONE 1 GENERAL USE

In this zone, which incorporates the Aquatic Club course and Mary's Island, all sorts of legal uses are permitted, including the racing of motor boats. Weed may be cut throughout this zone.

ZONE 3 RESTRICTED USE

Weed cutting in this zone is to be restricted to small patches so that fishing is possible. These patches are not to exceed 10 meters in diameter and any patch may not be closer than 200 meters.

DA do not wish to cut weed outside of these areas or regulations and will abide by the recommendations outlined in Weed And Disease Planning And Hygiene Guidelines.

We believe this application is a Level 1 RAA and hope it is processed accordingly

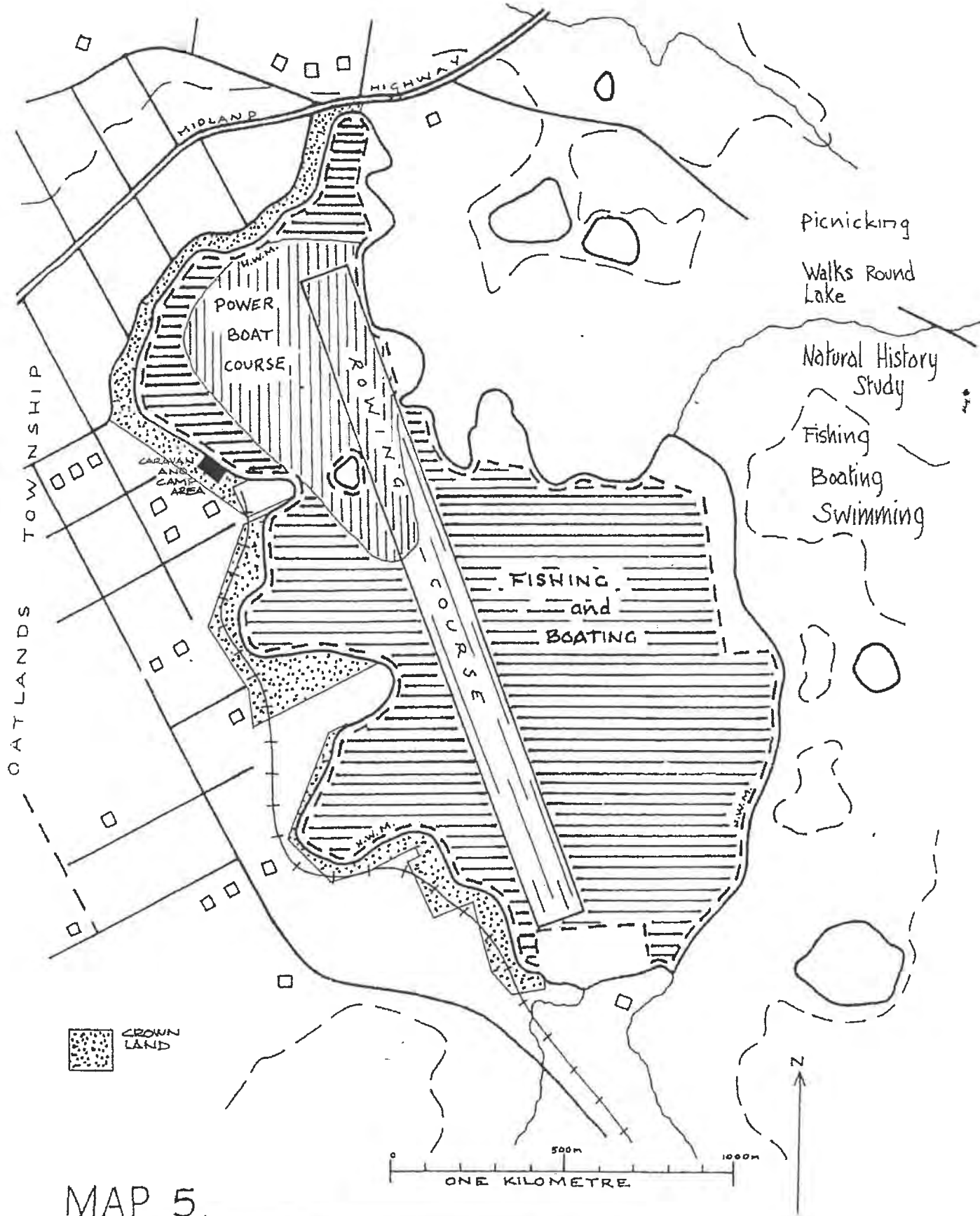
Thank you

Dulverton Anglers

dulvertonanglers@gmail.com



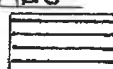
LAKE DULVERTON

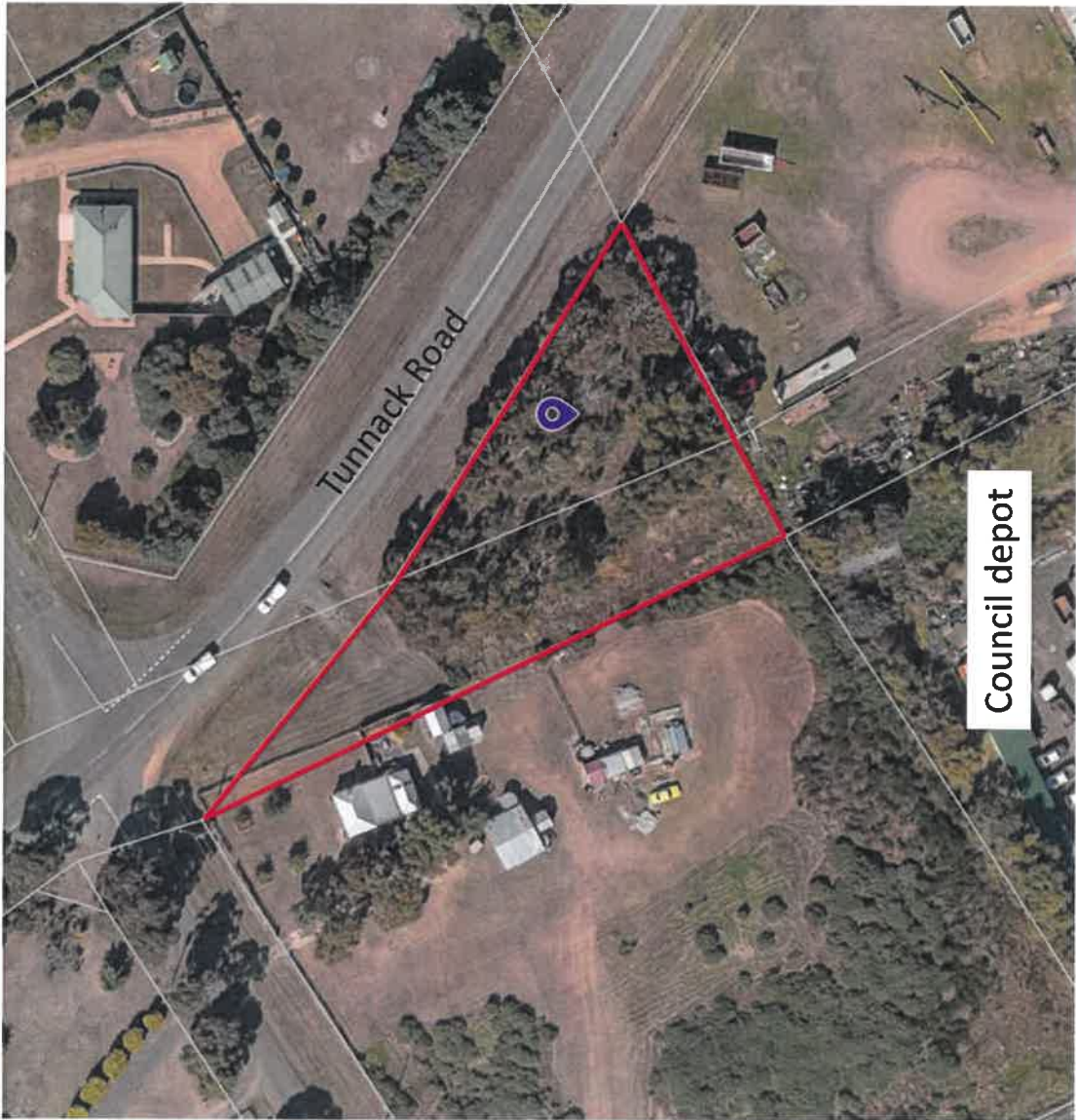
Wildlife Sanctuary. boundary - - - - -



MAP 5.

PRESCRIPTIONS AND PROPOSALS

 ZONE 1 General Use	 ZONE 2 Rowing and Restricted Use	 ZONE 3 Restricted Use
---	---	--





PID : 0

CT :

UPI : 2500951

Prop_Address_1 :

Prop_Address_2 :

Prop_Address_3 :

Property_Name :

Strata_Level : Not Applicable

Owner_Name :

Owner_Address_1 :

Owner_Address_2 :

Owner_Address_3 :

Parcel_Type : Authority Land

Parcel_Description : NRE Tas (Property Services)

Tenure_Type : Crown Land

Maria Weeding

From: info@smnews.com.au
Sent: Friday, 15 March 2024 4:17 PM
To: Maria Weeding
Subject: Dog Park

Hi Maria

I have discussed your two alternative dog park sites with my mob.

First, the bush triangle on the corner of Tunnack Road near the council depot was deemed way too small, and even when cleared it would not be suitable for larger dogs – which most of ours are. Also, parking might become a problem, along with the proximity to a very busy road.

Secondly, the piece of land between the two cemeteries on Chatham Street was also not considered feasible for a range of reasons, including access to water, toilet facilities, parkland and other amenities. While theoretically large enough, the unknown ownership is also a problem.

The group is still opting for the Callington Park site. However, we would be prepared to continue to pursue Flax Mill Hill. However, while a considerable amount more work is involved in establishing the dog park there, the group considered that the possibilities for more adventure for dogs outweighs the potential red tape with Parks. And it is adjacent to the walking track, with safe, off-road parking available.

We therefore respectfully ask you to continue negotiations for Callington Park as our number one choice, with Flax Mill Hill as our second choice.

Kind regards
Julia

On behalf of the dog park proponents



Flax Mill site



inspiring
| place



SOUTHERN
MIDLANDS
COUNCIL

Southern Midlands Community Infrastructure Plan

EXTRACT ONLY



Attachment
AGENDA ITEM 5.3.1

Executive summary

The Southern Midlands Community Infrastructure Plan 2024 replaces the 2006 Recreation Plan to address the evolving needs of the Southern Midlands local government area. Objectives of the Plan include understanding population changes, current infrastructure, and the needs of users to make recommendations. The plan integrates findings from a field audit, community engagement, and reviews of contemporary recreation trends. Community engagement involved four community forums, a month-long public survey, and targeted outreach to peak bodies and state government departments.

The Plan supports ongoing improvement in the Southern Midlands through sustainable and efficient management that adapts to trends and supports lifelong community participation. The Plan outlines relevant issues, community expectations, identifies infrastructure gaps, recommends actions, and five yearly reviews.

The Plan categorises facilities into Regional Assets, Community Parks, Community Halls, Sports Venues, and Linkways. It provides recommendations for each category that include actions, rationale, responsibilities and priorities.

» Management strategies for Regional Assets recognises the role of schools as central community hubs and the need to invest in upgrades in areas of population growth.

» Community Parks management focuses on developing and managing primary parks within towns, catering to local needs and potentially attracting visitors. Strategies include upgrading equipment for various age groups and considering additional facilities like cantilever swings or netball/basketball half courts.

» For Community Halls, the Plan acknowledges the need to upgrade some halls. This could be made possible in some locations by the disposal or rationalisation of investment in a recreation ground. It is recognised that there will be emotional and physical loss if facilities are decommissioned. Active hall management committees who are able to apply for grants to support upgrades, both small and large, are very important for successful operation of halls.

» Sports Venues management varies based on their role and catchment, with a focus on upgrading school facilities and investment in regional hubs. The Plan advises a

strategic approach to AFL grounds, focusing on consolidation in regional hubs, and investigating options for selling underused or poorly maintained grounds to concentrate resources. Recommendations include investment in Otlands as the regional hub and upgrading the Bagdad Recreation Precinct to cater to population growth.

» Linkways, essential for open space planning, are highlighted for their role in enabling walking and cycling. The plan suggests strategic initiatives such as 5 km walking loops, safe local walking and cycling routes, and exploring the potential for longer off road paths.

In summary, the Southern Midlands Community Infrastructure Plan 2024 is a roadmap that takes into account advice from peak sporting bodies, the state government, community feedback, and the strategic vision of the Southern Midlands Council. It prioritises sustainability, inclusivity, and strategic investments to meet community needs for a resilient and thriving local government area over the next decades.

6.1 Regional Assets

Characteristics

Regional assets are the community infrastructure and facilities that have a large catchment and are possibly unique in the area (Figure 6.1). They are likely to be physically large and have a range of facilities and services.

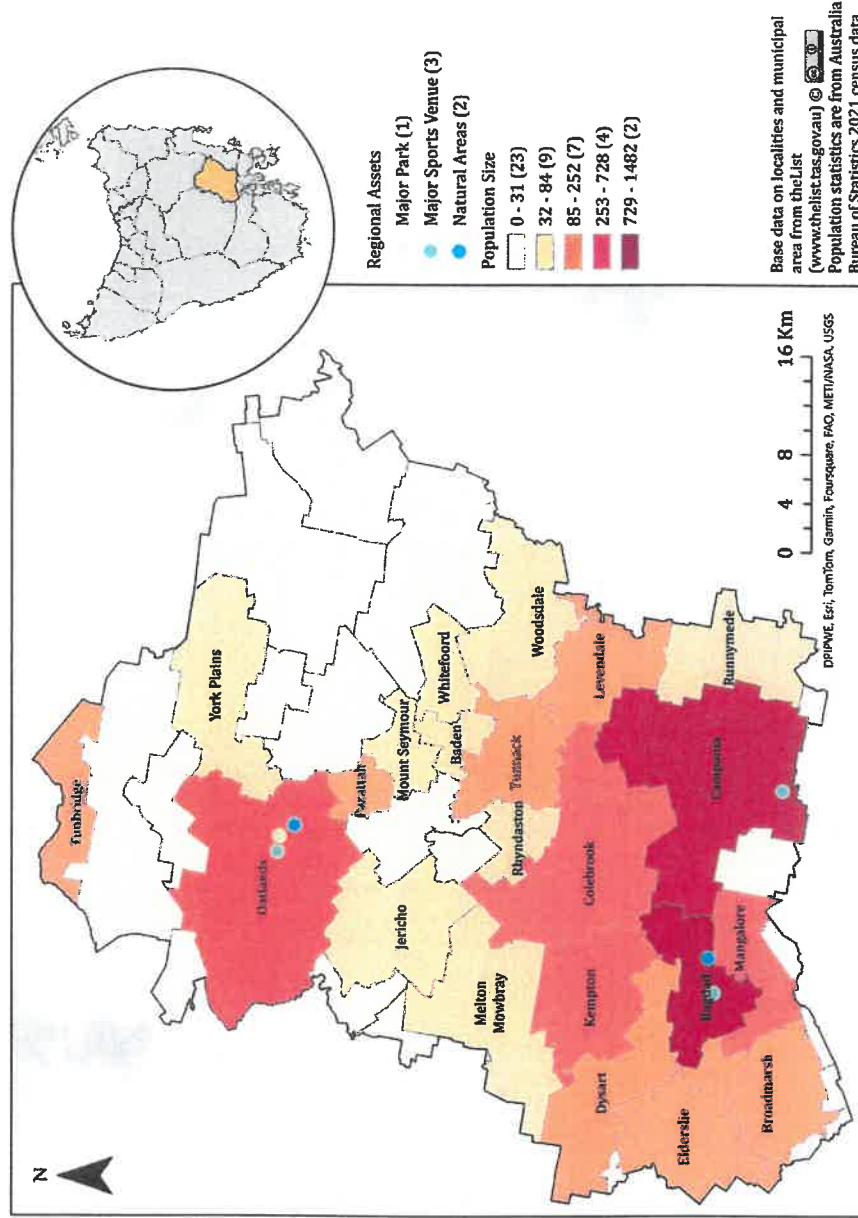


Figure 6.1 Regional assets showing the main recreation grounds at Oatlands, Campania and a proposed regional asset at Bagdad. Natural areas and Callington Park are also shown. Values shown in brackets alongside each regional asset indicates the number of assets; those alongside population size classes indicates the number of localities within that size class.

Some of the assets included in this category do not currently serve as regional assets but are listed here because of they are situated in a key growth area. Planning for their future use as a regional asset is important to meet existing unmet demand and future needs (Table 6.1).

Table 6.1. Types of facilities categorised as Regional Assets

TYPES OF FACILITIES	COUNCIL-OWNED VENUES	NON-COUNCIL OWNED
Natural areas where there are high conservation values and appropriate recreational use	Chauncy Vale Wildlife Sanctuary (Bagdad)	Lake Dulverton Wildlife Sanctuary (Oatlands)
Major parks that provide for a range of facilities and a setting that attracts regional and tourist use	Callington Park (Oatlands)	
Major sports venues that provide indoor and outdoor facilities that can cater for regional needs and for regional and national events	Oatlands Aquatic Centre Campania Recreation Ground Oatlands Recreation Ground	Bagdad Recreation Precinct



Management objectives

The management objectives for a regional asset are to:

- » achieve an integrated approach to planning and management of facilities based on a cooperative effort of managers and users;
- » commit to ongoing improvement;
- » provide facilities that cater to the needs and interests of a range of user groups; and
- » ensure that the facilities are of a high standard in keeping with their regional importance.

Management issues

The main issue for Council in terms of managing regional assets is catering to unmet demand and growth in the Campania, Kempton, and Bagdad areas. The existing regional assets in Oatlands are in good condition, however the building assets at the Oatlands Recreation Ground require upgrading to an acceptable standard. Chauncy Vale in the south needs a toilet upgrade but is otherwise in good condition.

Feedback from peak sporting bodies highlighted the lack of regional quality sports facilities across the municipality. There are no facilities for netball, basketball, or soccer in the municipality at either local or regional standard. Facilities for female participation in sport are sorely lacking and youth sports are underserved. While competition netball and soccer facilities are not necessarily expensive, competition basketball requires an indoor court with a sprung floor and some minimum space and scoring requirements. Development of basketball facilities will need to be seen as a regional asset, whereas junior netball, soccer and AFL can be advanced at a local level.

Some assets with regional potential are community owned. This means that their planning and management may not align with the interests of Council and the wider community.

Management strategies

The management of Regional Assets should focus on maintaining and enhancing the role of these key assets for a range of uses including sports, recreation, sociocultural values, health and wellbeing, and tourism. The identification of Regional Assets allows for strategic investment in key assets rather than spreading resources across many poor quality facilities.

An important part of the strategy is strengthening relationships with schools to upgrade their infrastructure. Schools are key hubs for community engagement. The state government's investment in a dedicated team of Sport Community Liaison Coordinators points the way for investment in schools across Tasmania, including the Southern Midlands.

Strategic investment should also occur through major funding for one or more of the southern recreation grounds. There is a clear need for a reorganisation and investment in the Bagdad Recreation Precinct. It already has a range of facilities including a community hall (currently leased to a private business), childcare, a community park, tennis court, a golf course, and public toilets. It hosts the Bagdad Cricket Club. Local population growth and proximity to two primary schools (Bagdad and Kempton) add to the range of factors that make a strong case for investment in facilities at Bagdad.

Table 6.2. Rationale, management actions, responsibility and priority for Regional assets

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
1	A key part of sharing regional assets involves good communication between parties and stakeholders, and good programming practices.	<p>Visionary Direction: Improve and maintain strong communication and liaisons with owners and users of facilities to establish effective programs of shared-use to meet growing demand and unmet needs.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Investigate operational processes/mechanisms for improving and maintaining effective collaboration and co-operation between groups and stakeholders on a more formal basis. 	Council	High
2	The Bagdad Recreation Precinct is community owned and has major potential to meet open space, sport and recreation demand for Bagdad's fast growing population. The precinct is a well-planned community asset that provides facilities for a wide range of activities, whilst sharing parking, club facilities, toilets, and change rooms. The <i>Bagdad Community Club Master Plan 2022</i> was developed in response to management actions set out in the 2006 Recreational Plan and in response to demand for upgrading and developing this space to meet fast growing need for a community hub.	<p>Visionary Direction: Development of the Bagdad Recreation Precinct as a community hub incorporating multiple sport, recreation and social uses.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Invest in detailed design and costing of the elements of the <i>Bagdad Community Club Master Plan 2022</i> ready for funding applications (this process has already been initiated by Council). » Discuss long term ownership and management of the Bagdad Recreational Precinct property. 	Council Bagdad Community Club Inc	High
3	Partnerships that facilitate shared-use of facilities and services are being established to strengthen provision, efficiency, and reduce infrastructure and servicing costs. Bagdad Primary School may have facilities, such as meeting rooms, that can be shared with the community to meet acute community demand.	<p>Visionary Direction: Establish partnerships with schools to centralise facilities.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Discuss community access to school facilities to meet acute community sporting infrastructure needs in Bagdad. 	Council DECYP/ Bagdad Primary school	High Ongoing

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
4	<p>The Oatlands Recreation Ground has multiple users, it is currently used by: the Oatlands Football Club, the Oatlands community for dog walking and exercise, and is an emergency evacuation area. The ground and facilities have potential for increased shared-use at a regional capacity. The site has adequate facilities at present, but upgrades are required to meet requirements for a growing user base and female participation and to enhance capacity for shared-use. Priority upgrades include those needed to improve accessibility, health and safety, and to facilitate efficient shared-use.</p>	<p>Visionary Direction: Further develop Oatlands recreation ground as a regional asset.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Undertake an assessment of maintenance and upgrade requirements based on latest guidelines from relevant organised sporting bodies, and latest state and national infrastructure policy. » Investigate and prepare a formal process that enables efficient shared-use of facilities by multiple groups and user types. 	Council	High
5	<p>Chauncy Vale Wildlife Sanctuary is regionally significant as a passive recreation space for the regional population and visitors. It is owned by the Southern Midlands Council and managed by the Chauncy Vale Management Committee.</p>	<p>Visionary Direction: Continue to improve and upgrade community infrastructure based on identified need, priority and stakeholder consultation with an outlook for enhanced passive and active recreation opportunities and tourism.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Review and update the <i>Chauncy Vale Management Plan 2010</i> that is due for a full review and assess requirements for upgrades and opportunities further opportunities to enhance visitor experience. 	Council Chauncy Vale Management Committee	Medium Ongoing
6	<p>Oatlands is regionally important and seeing significant economic activity as a result of successful tourism ventures. Implementation of the <i>Oatlands Structure Plan 2021</i> is part of ongoing work to support the community and pursue further development opportunities.</p> <p>In response to 2006 action plan targets, Council developed Callington Park as a Destination Playground that is very popular among tourists and the regional community. Lake Dulverton Sanctuary is regionally significant as an open leisure and recreation space that supports a range of activities including walking, fishing and birdwatching.</p>	<p>Visionary Direction: Continue to improve and upgrade community infrastructure based on identified need, priority and stakeholder consultation with an outlook for enhanced passive and active recreation opportunities and tourism.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Review the <i>Oatlands Structure Plan 2021</i> for community infrastructure priorities and development opportunities. » Update <i>Lake Dulverton Management Plan 2002</i> to review management objectives and identify whether there might be potential for increased recreational use that is consistent with conservation objectives. 	Council Callington Park Committee/ Lake Dulverton Management Committee	Medium Ongoing

Maria Weeding

From: Weedington <weedington@bigpond.com>
Sent: Friday, 15 March 2024 4:14 PM
To: Maria Weeding
Subject: Fwd: Trout Hatchers
Attachments: Lake Committee ubmission.docx

Sent from my iPad

Begin forwarded message:

From: Grant Wilson <grant_wilson_06@hotmail.com>
Date: 14 March 2024 at 21:07:25 GMT+11
To: Maria Weeding <weedington@bigpond.com>
Subject: Trout Hatchers

A submission from Dulverton Anglers to the Lake Committee

Sent from my iPhone

We are writing to you on behalf of Dulverton Anglers and the Oatlands District High School Association to seek your assistance to re-establish the former Central Tasmanian Aquaculture Centre.

The Central Tasmanian Aquaculture Centre was a Trout hatchery based on the ODHS grounds that ran successfully for appropriately 10 years until its closure due to budget cuts. The hatchery would receive eggs from the Inland Fisheries Service, these eggs would be hatched and the trout grown to required specifications then released by IFS into nearby waters.

When this centre was being built a sump and canal were dug into a dry Lake Dulverton for the centres "Flush Water" to be emptied into. This canal and sump were also stocked with trout for local anglers to enjoy.

A crucial part of opening this centre is being able to release the hatcheries "Flush Water" back into the lake and avoiding a costly Taswater waste water connection, approximately \$35,000.

Once or twice weekly, depending on stock levels, the approximately 6000l tanks need to be partially drained and refilled to refresh the water and remove excess nutrients from the tank. At the centres peak it would release around 2000L of water per week, most weeks would be much less than this.

Inland Fisheries Service have been invited to the hatchery to start discussions on acquiring a licence to grow the trout and there opinion on releasing the water back into Lake Dulverton will also be asked for.

As stated the centre operated in this way with zero negative affect on the lake for around 10 years, in fact it was the only reason Lake Dulverton had some water in it for much of this time. With the lake having a reliable source of water and huge amount of aquatic plants to absorb the nutrients we see this as a very reasonable request.

Dulverton Anglers & Oatlands District High School Association

dulvertonanglers@gmail.com



**SOUTHERN TASMANIAN COUNCILS' AUTHORITY
DRAFT MINUTES**

**Minutes of a meeting of the Southern Tasmanian Councils Authority held on
15 March 2024 commencing at 10.30am**

Present: Brighton Council – Mayor Leigh Gray
Huon Valley Council – Mr Lachlan Kranz
Sorell Council – Mayor Kerry Vincent and Robert Higgins
Southern Midlands Council – Mayor Edwin Batt and Mr Tim Kirkwood
Hobart City Council – Deputy Lord Mayor Helen Burnet and Mr Michael Stretton
Tasman Council – Mayor Rod Macdonald and Mr Blake Repine

Apologies: Glamorgan/Spring Bay Council - Mayor Cheryl Arnol and Mr Greg Ingham
Central Highlands Council – Mayor Loueen Triffitt and Ms Kim Hossack
Derwent Valley Council – Mayor Michelle Dracoulis and Mr Ron Sanderson

1. Meeting Opening, Welcome, Introductions

The Chair opened the meeting at 10.32am.

2. Review of Southern Tasmanian Councils Authority

The Chair introduced Mr James McKee, Chief Executive Officer of Regional Development Australia Tasmania (RDA Tas) to the meeting, who provided the Board with an overview of RDA Tas and how they could assist the STCA in an interim capacity.

Mr Stretton spoke to the report on the agenda and advised that he would work with General Managers to undertake a review of the STCA. The Board resolved unanimously to support the report's recommendation, that:

The Board engage and empower Regional Development Australia (RDA) to be responsible for the administration and operation of the Authority on an interim basis until a review of the Authority is completed.

3. Meeting Closed

The Chair closed the meeting at 10.58am

Minor Amendment Application Documents



REQUEST FOR A MINOR AMENDMENT OF PLANNING PERMIT

Pursuant to Section 56 of the Land Use Planning and Approvals Act, 1993, I (*as the owner of the land or a person acting with the owner's consent*) would like to amend the planning permit detailed below.

Application Address:.....

Original Permit Number:.....

Was this Permit subject to a matter of Appeal heard by the Resource Management and Appeal Tribunal? Yes No

Applicant's Name:.....

Applicant's Address:.....

BH Telephone.....Fax.....

Applicant's Signature.....

DESCRIPTION OF PROPOSED AMENDMENT

under DA 2018/90)

IF THE APPLICANT IS NOT THE OWNER
If the applicant is not the owner of the land, the applicant must include a declaration that he/she has obtained the owner's consent.

I hereby declare that I am the applicant for the minor amendment of a permit at the address detailed above, and that I have obtained the owner's consent to this application being made, in accordance with Section 56 of the Land Use Planning and Approvals Act 1993.

Signature of applicant	Name (<i>please print</i>)	Date
<input type="text" value="Sarah Silva"/>	<input type="text" value="Sarah Silva"/>	<input type="text"/>

Name/s of owner/s

NB. Please attach further details of proposed amendment (ie. plans/letter) if necessary.

DEFINITION OF OWNER

(SECTION 3 LUPAA)

"owner" means any one or more of the following:

- a in the case of a fee simple estate in land – the person in whom that estate is vested;
 - b in the case of land not registered under the *Land Titles Act 1980* and subject to a mortgage – the person having, for the time being, the equity of redemption in that mortgage;
 - c in the case of land held under a tenancy for life – the person who is the life tenant;
 - d in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period – the person who is the lessee of the land;
 - e in the case of land held in respect of which a person has a prescribed interest – that person;
 - f in the case of Crown land within the meaning of the *Crown Lands Act 1976*, the Crown in right of the State of Tasmania.
-

19.01.2024

era
PLANNING
& ENVIRONMENT

Attachment
a: Level 1, 125A Elizabeth St Hobart 7000
AGENDA ITEM 12.1.1
p: (03) 6165 0443

e: enquiries@eraplanning.com.au

abn: 67 141 991 004

27 November 2023

Reference: 2223-048

The General Manager
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

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

Dear Sir,

CALLINGTON MILL HISTORIC SITE 99 HIGH STREET, OATLANDS

ERA Planning and Environment have been engaged by Callington Mill Pty Ltd to lodge a planning application seeking retrospective approval for alterations to the approved distillery (Resource Processing) at 99 High Street, Oatlands (the site). The proposal seeks retrospective approval for amendments to the development approved under DA 2018/90 and DA 2018/90A to include the following:

- a concrete finish in both the courtyard and service yard areas (a sealed gravel surface approved under DA 2018/90).

The application for planning approval includes a Heritage Statement, prepared by Graeme Corney. The Heritage Statement includes the following recommendation:

'the distillery and associated concrete pavement is a clearly modern material and would be softened by a visual break to partially isolate it from the nearby heritage structures -for example the introduction of a hedge planting or timber fence along the side of the Federation building.'

In response to the recommendation above, additional landscaping has been proposed to assist in providing a visual break to soften the appearance of the concrete.

Broadly speaking, the proposed design changes are in response to detailed design and engineering work to meet building regulations and operational requirements. Other than the changes listed above, no other changes to the approved development are proposed. Refer to Figure 1 for site context.

The planning permit application includes the following documents which are provided separately to this letter:

- Planning application form
- Title documentation,
- Landowner consent
- Proposed site plan, prepared by Cumulus Studio; and
- Heritage Statement, prepared by Graeme Corney (Architect and Heritage Consultant).

19.01.2024



Figure 1: Site plan (Source: The LIST, 27.11.23)

SITE INFORMATION

Details for the subject sites are shown below:

Address	Owner	Certificate of Title	Land Area
99 High Street, Oatlands	Lake Frederick Inn Pty Ltd	240022/1	6695m ²

BACKGROUND INFORMATION

The sites have been subject to planning approvals for the following development applications:

Development Application DA2018/90 – Whisky distillery with associated visitor services (retail, tours, tastings) and food services (café), dated 1 March 2019.

Minor Amendment DA2018/90A. This amendment, dated 24 September 2019, approved the following changes to the approved development:

- Increased ground floor storage space (additional excavation required, but still contained within existing building footprint)
- Increased external vehicle service area and change of surface material (from gravel to exposed aggregate)
- Relocation of trade waste treatment tanks affording greater separation from neighbouring dwelling
- Introduction of fire water tanks (two below ground and four above ground) as required by the building standards
- Introduction of LPG storage area (location chosen to allow for setback requirements)
- Introduction of substation kiosk, chiller and boiler plant (additional excavation required; to be located below the height of the existing stone wall on The Esplanade)
- Refinement of vehicle access grades to meet relevant design standards (this has resulted in a 20cm increase in height to the proposal); and

19.01.2024

- Increase in impermeable surface area.

SITE PHOTOS



Photo 1: View of existing distillery showing the extent of the existing hardstand and the location of the wall opening (source: Callington Pty Ltd)



Photo 2: View of the Heritage listed buildings site from the east looking in a western direction. The edge of the hardstand is contained within CT 240022/1 and does not encroach on the adjacent Crown land (source: Callington Pty Ltd)

19.01.2024

PLANNING ASSESSMENT

The subject site at 99 High Street is in the General Business zone pursuant to the *Tasmanian Planning Scheme - Southern Midlands* (the Planning Scheme). The existing onsite use is a distillery (Resource Processing); the subject works are considered ancillary to the use. The concreted area is sited entirely within the General Business zoned area.

The use standards pursuant to the General Business zone are not relevant as the use would not be changing nor intensifying. For this reason, it is considered that the retrospective works are not inconsistent with the zone purpose statements of the zone.

The Planning Scheme, pursuant to the General Business zone, separates out standards specifically for a proposed use. These relate to hours of operation, external lighting, commercial vehicles, discretionary uses, and retail impact. As there will be no change to the existing use nor any other assessable use provisions, the use standards are not applicable in this instance and no assessment is required against these standards.

The Planning Scheme, pursuant to the General Business zone, separates out standards specifically for building and works. These standards relate to new building heights and setbacks, the design of new buildings or alterations to existing building facades, new fencing (or free standing walls) within 4.5 m of a frontage, outdoor storage areas, and new dwellings. As the proposed development includes none of these elements, the development standards are not considered applicable in this instance and no further assessment is required.

19.01.2024

CODES

C2.0 Parking and Sustainable Transport Code

This Code technically applies to all use and development, however, there is no change to the existing parking and access arrangements will not be impacted as a result of the changes; employee parking is currently provided on the Callington Mill site (CT 150311/1) and visitor parking is reliant upon public car parking at the Council owned Barrack Street car park or on-street along High Street

C6.0 Local Historic Heritage Code

While the subject works are within a designated local heritage place and precinct (Southern Midlands Local Provisions Schedule), the Local Historic Heritage Code does not apply to a place entered on the Tasmanian Heritage Register, unless affecting a significant tree. The site is listed on the Tasmanian Heritage Register and does not include a significant tree. For these reasons this code is not applicable.

C7.0 Natural Assets Code

The subject area of concrete is located adjacent to a priority vegetation area overlay, as shown in Figure 2. The Natural Assets Code does not apply to the General Business Zone. Given that the site was previously crushed, compacted gravel on hardstand and no native vegetation was present and required clearing, the Natural Assets Code is not triggered, and no further assessment is required.



Figure 2: Priority vegetation area overlay shown as green hatched area (Source: The LIST, 02.05.23). This overlay sits directly the existing hardstand area to be concreted.

19.01.2024

CONCLUSION

The proposal is for a concrete finish in both the courtyard and service yard areas (a gravel surface approved under DA 2018/90).

The subject site is a heritage place and within the Callington Mill Heritage Precinct, although the site is State listed and not subject to the Local Historic Heritage Code.

The proposal has been assessed against the relevant clauses of the General Business zone, and relevant planning codes and was found to be acceptable as the works are ancillary to an existing use and not considered measurable in terms of the Planning Scheme provisions. The proposal is consistent with the objectives of the *Tasmanian Planning Scheme - Southern Midlands* and is recommended for approval.

I trust that this meets your requirements, however, should you require any further information please do not hesitate to contact me on 0407 005 295 or at sarah@eraplanning.com.au

Yours sincerely,



Sarah Silva

Senior Planner

Attachments:

A - Planning application form

B - Title documentation

C - Proposed site plan, prepared by Cumulus Studio; and

D - Heritage Statement, prepared by Graeme Corney (Architect and Heritage Consultant).

CALLINGTON MILL DISTILLERY, 99 HIGH STREET OATLANDS

19.01.2024
GENERAL NOTES

PROJECT

DESIGNER
CUMULUS STUDIO PTY LTD
CERTIFIED ARCHITECT: PETER WALKER
ACCREDITATION N°: CC2143E
ARCHITECTS ADDRESS
HOBART Suite 2, Level 2, 147
Macquarie Street Hobart, TAS 7000
+61(3) 6231 4841

LOCATION
PROJECT N°: T17333
PROJECT NAME: CALLINGTON MILL DISTILLERY

TITLE REFERENCE: 240022
PROJECT ADDRESS: 99 HIGH STREET OATLANDS

SITE DETAILS
BAL: N/A
CLIMATE ZONE: ZONE 7
ALPINE AREA: NO
CORROSION: LOW

DRAWING LIST

No	Layout Name	Issue	Issued Date	Notes
SK00	COVER PAGE	03	15/1/2024, 4:49 pm	FLOOR FINISH + DRYSTONE WALL OPENING DA
SK01	SITE PLAN	03	15/1/2024, 4:49 pm	FLOOR FINISH + DRYSTONE WALL OPENING DA



1 SITE LOCATION
1:1000

Attachment
AGENDA ITEM 12.1.1

Issue	Date	Purpose
33	15/1/2024	FLOOR FINISH + DRYSTONE WALL OPENING DA



CUMULUS STUDIO

copyright
Cumulus Studio Pty Ltd
info@cumulus.studio
Hobart
Suite 2, Level 2, 147 Macquarie St. Hobart, TAS 7000
+61(3) 6231 4841
Launceston
Level 1, 60 Cameron St. Launceston, TAS 7250
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Melbourne
Level 1, 127 Greville St. Prahran, VIC 3181
+61(3) 9521 4518

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general notes
These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only - they should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction

accredited designer:
PETER WALKER, CC2143E

drawn by RS checked by PW

reason of issue
FLOOR FINISH + DRYSTONE WALL OPENING DA

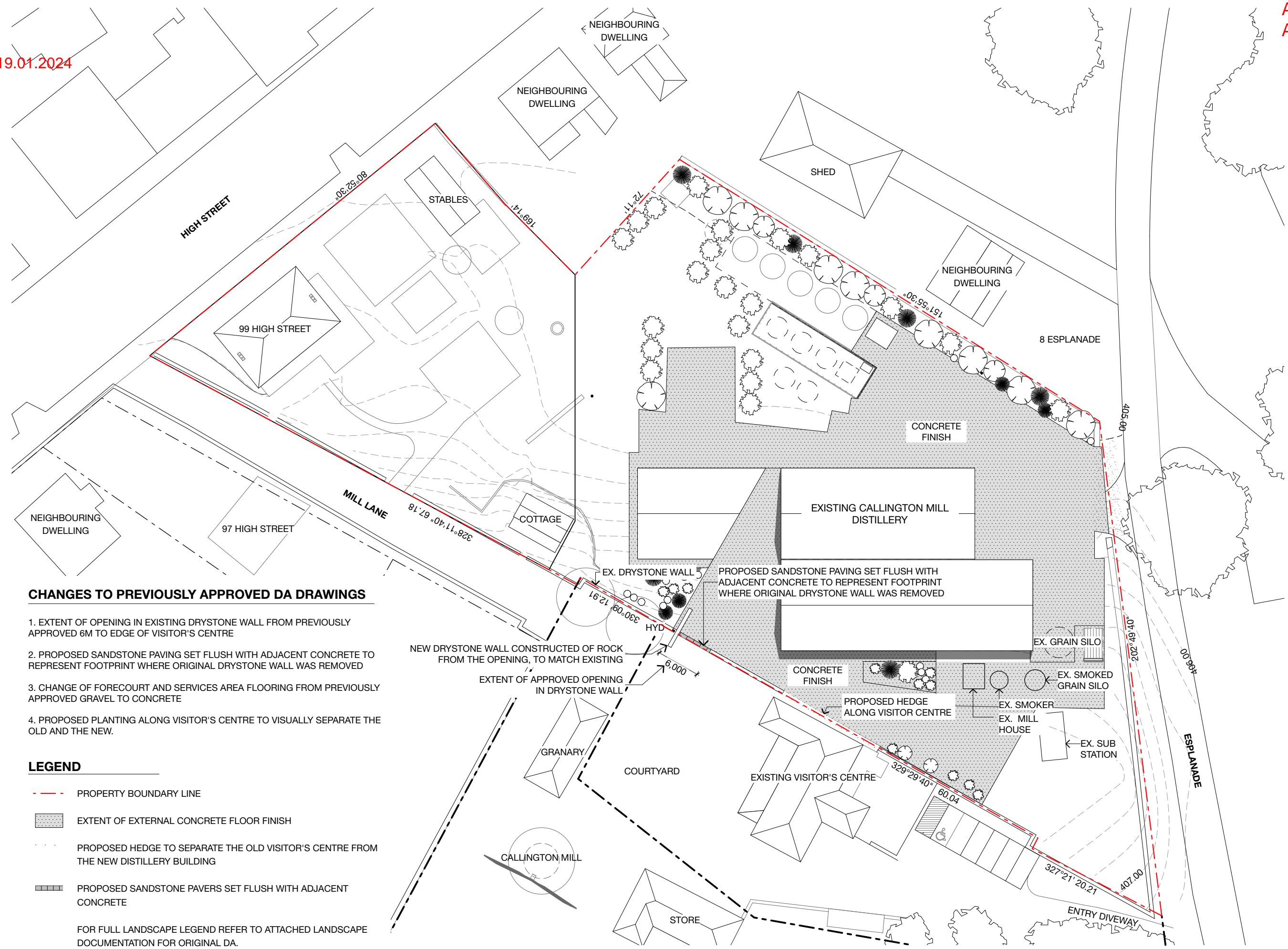
project:
CALLINGTON MILL DISTILLERY
99 HIGH STREET OATLANDS

drawing title
COVER PAGE

print date 15/1/2024 original size A3
drawing n° T17333-SK00 issue 03

19.01.2024

Issue	Date	Purpose
33	15/1/2024	FLOOR FINISH DRYSTONE WALL OPENING DA
31	4/8/2022	EXT. SIGNAGE, LIGHTING+FLOOR FINISH DA



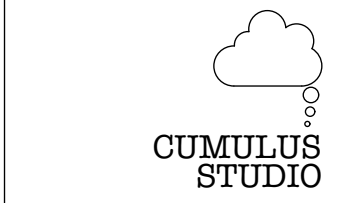
CHANGES TO PREVIOUSLY APPROVED DA DRAWINGS

1. EXTENT OF OPENING IN EXISTING DRYSTONE WALL FROM PREVIOUSLY APPROVED 6M TO EDGE OF VISITOR'S CENTRE
2. PROPOSED SANDSTONE PAVING SET FLUSH WITH ADJACENT CONCRETE TO REPRESENT FOOTPRINT WHERE ORIGINAL DRYSTONE WALL WAS REMOVED
3. CHANGE OF FORECOURT AND SERVICES AREA FLOORING FROM PREVIOUSLY APPROVED GRAVEL TO CONCRETE
4. PROPOSED PLANTING ALONG VISITOR'S CENTRE TO VISUALLY SEPARATE THE OLD AND THE NEW.

LEGEND

- - - PROPERTY BOUNDARY LINE
 - [Stippled Area] EXTENT OF EXTERNAL CONCRETE FLOOR FINISH
 - [Dashed Line] PROPOSED HEDGE TO SEPARATE THE OLD VISITOR'S CENTRE FROM THE NEW DISTILLERY BUILDING
 - [Hatched Area] PROPOSED SANDSTONE PAVERS SET FLUSH WITH ADJACENT CONCRETE
- FOR FULL LANDSCAPE LEGEND REFER TO ATTACHED LANDSCAPE DOCUMENTATION FOR ORIGINAL DA.

1 SITE PLAN
1:500



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Cumulus Studio Pty Ltd
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 Hobart
 Suite 2, Level 2, 147 Macquarie St. Hobart, TAS 7000
 +61(3) 6231 4841
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general notes
 These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only - they should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction

accredited designer:
 PETER WALKER, CC2143E

drawn by: RS checked by: PW

reason of issue
**FLOOR FINISH +
 DRYSTONE WALL
 OPENING DA**
 project:
**CALLINGTON MILL
 DISTILLERY**
 99 HIGH STREET OATLANDS

drawing title
SITE PLAN

print date: 15/1/2024 original size: A3
 drawing n°: T17333-SK01 issue: 03

Callington Mill Distillery, Oatlands

Landscape Documentation for Development Approval

DOCUMENTATION SERIES

- L000 Cover Sheet / Irrigation Plan
- L001 Materials Schedule / Planting Schedule
- L100 Surfaces and Finishes Plan
- L300 Planting Plan
- L400 Landscape Details

NOTES

Read all landscape plans in conjunction with landscape materials schedule and landscape specification.

Services

Conduct Dial Before You Dig enquiry and locate and mark positions of all underground services prior to commencing works on site.

Refer to Cumulus Studio for all Architectural documentation and pavement specifications.

Refer to COVA for all Engineering (structural, civil, hydraulic and electrical) documentation and specifications.

Make good

Contractor to make good damage to any adjacent surfaces or existing conditions that were to be retained at contractor's expense. Contractor to make good any grass areas that are disturbed during construction. Refer landscape specification.

Set out

Confirm all set out with Superintendent prior to construction.

Levels and drainage

Ensure positive drainage on all surfaces and subgrades to pits and agricultural drains.

Soft landscaping

All soft landscape works to be carried out by a qualified landscape contractor. Landscape contractor must have minimum Horticultural Certificate Level II (AHC 20416), ideally Level III (AHC 30716).

Trees

Contractor to arrange procurement and delivery.

Subgrade

All compacted subgrade under pavements to be CBR 4% minimum.

Plant Species

Supply trees with the following properties:

- free from injury
- self-supporting
- with calliper at any given point on the stem greater than the calliper at any higher point on the stem
- Health: foliage size, texture and colour at time of delivery consistent with that of healthy specimens for the nominated species
- Vigour: extension growth consistent with that exhibited in vigorous specimens of the nominated species
- Damage: free from damage and from restricted habit due to growth in nursery rows
- Stress: free from stress resulting from inadequate watering, excessive shade or excessive sunlight experienced at any time during their development
- Site environment: grown and hardened of to suit anticipated site conditions at the time of delivery
- Root development: grown in their final containers for the following periods:
 - plants <25L size: more than 6 weeks
 - plants >25L size: more than 12 weeks
- Pests and disease: free from attack by pests or disease

Root Systems

Supply plant material with a root system that is:

- well proportioned in relation to the size of the plant material
 - conducive to successful transplantation
 - free of any indication of having been restricted or damaged
- Do not provide root bound stock.

Irrigation Design and Installation Guidelines

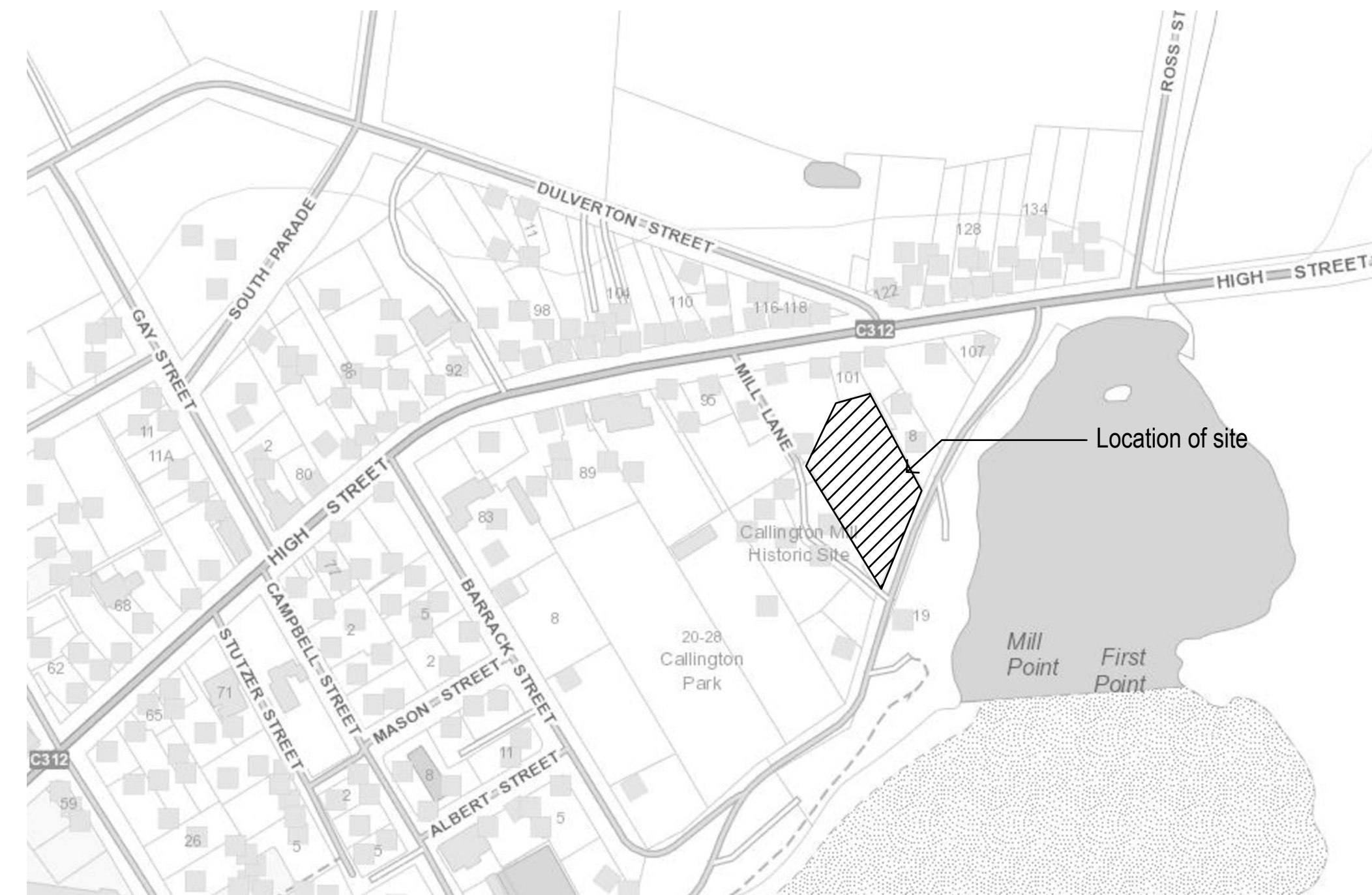
- Irrigation to be design and constructed by a recognised irrigation trades person.
- Irrigation schematic design to be provided by the irrigation installer to the Superintendent for client approval prior to construction.
- Layout of irrigation zones with valve boxes suitable to achieve effective irrigation to all garden bed and trees to courtyard areas and street frontages shown. Run suitable sized arterial irrigation pipes to all irrigation zones. All irrigation pipes and fixtures to be of a high quality suitable for commercial irrigation purposes. All dripline to be Tetafim Techline AS XR 13Ø 1.6L/hr @0.3 dripper spacings in 600mm rows, to be buried 100mm below surface. Alternative irrigation methods can be provided by the Irrigation installer to the Superintendent for client approval.
- Irrigation design to be coordinated with Main builders sub trades and Project engineers
- Coordination will include integration of conduits within slabs and through walls as required. Refer Engineer's documentatino for supply of water (pump from tanks), backflow prevention and pressure reduction as required. Final locations and levels of irrigation boxes to installer's discretion.
- Isolation valves to be located at the junction of each irrigation zone valve box.
- Notional Irrigation Zone Diagram provided subject to approval by the Superintendent
- Battery operated controllers within each irrigation box unless client requests central master controller.
- As built diagram of zones, boxes and irrigation layout to be provided at completion
- Basic maintenance manual to be provided by the installer for the above layout
- Induction of system to be provided to the caretaker at end of the maintenance period

Maintenance Period

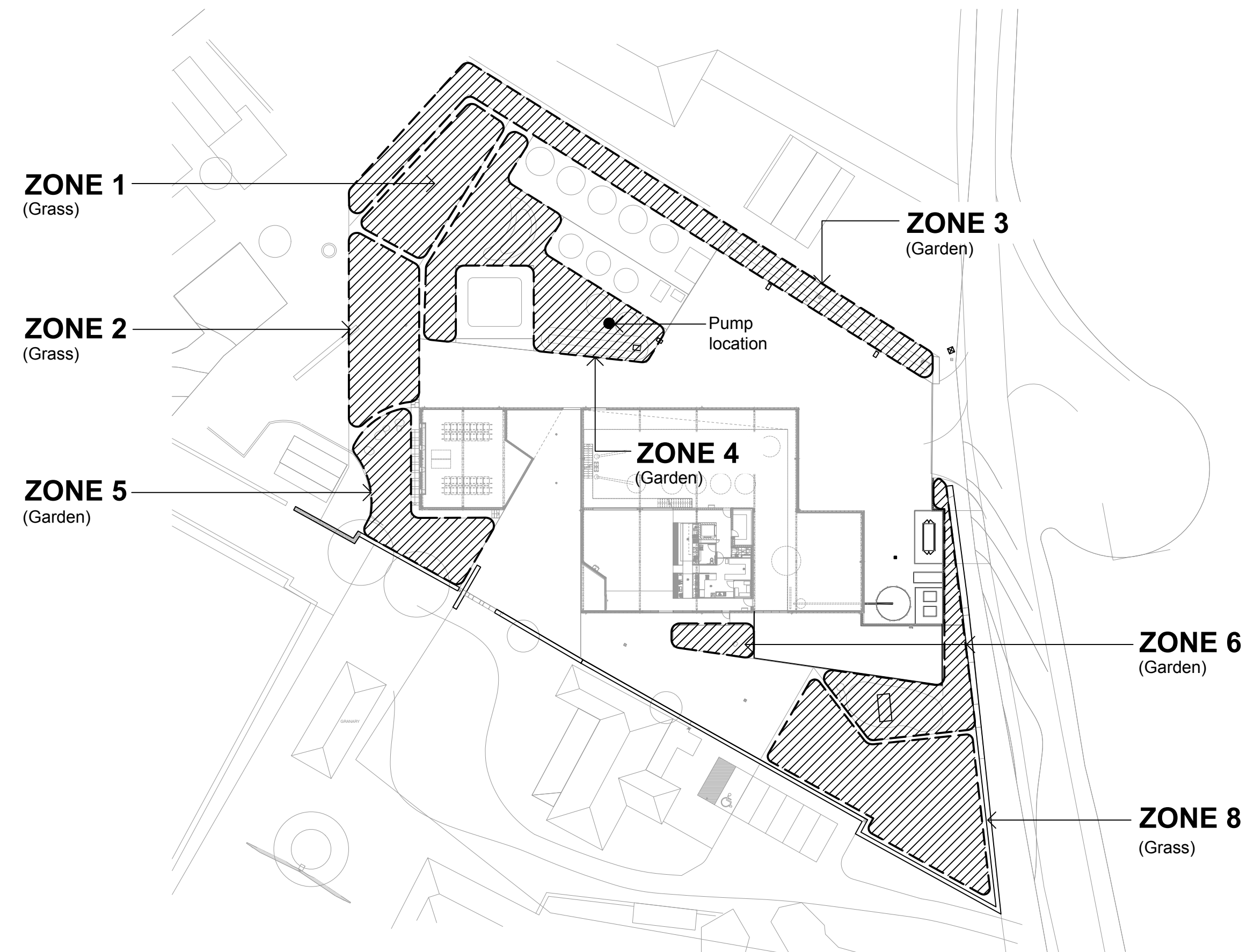
6 months maintenance period on all soft landscape items. Any required maintenance manuals, shop drawings and 'as built plans' to be provided during at completion of contract to Client. Ongoing landscaping maintenance by owner following completion of contractor maintenance period.

Defects period

Defects period on planting as defined in the main contract provided by Client.



Location Plan
Scale 1:3000@A1



Irrigation Zone Plan
Scale 1:500@A1

ISSUE	STATUS	DATE	REVIEWED	ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT				
•	Revised Issue for Development Approval	08-07-2021	PST				

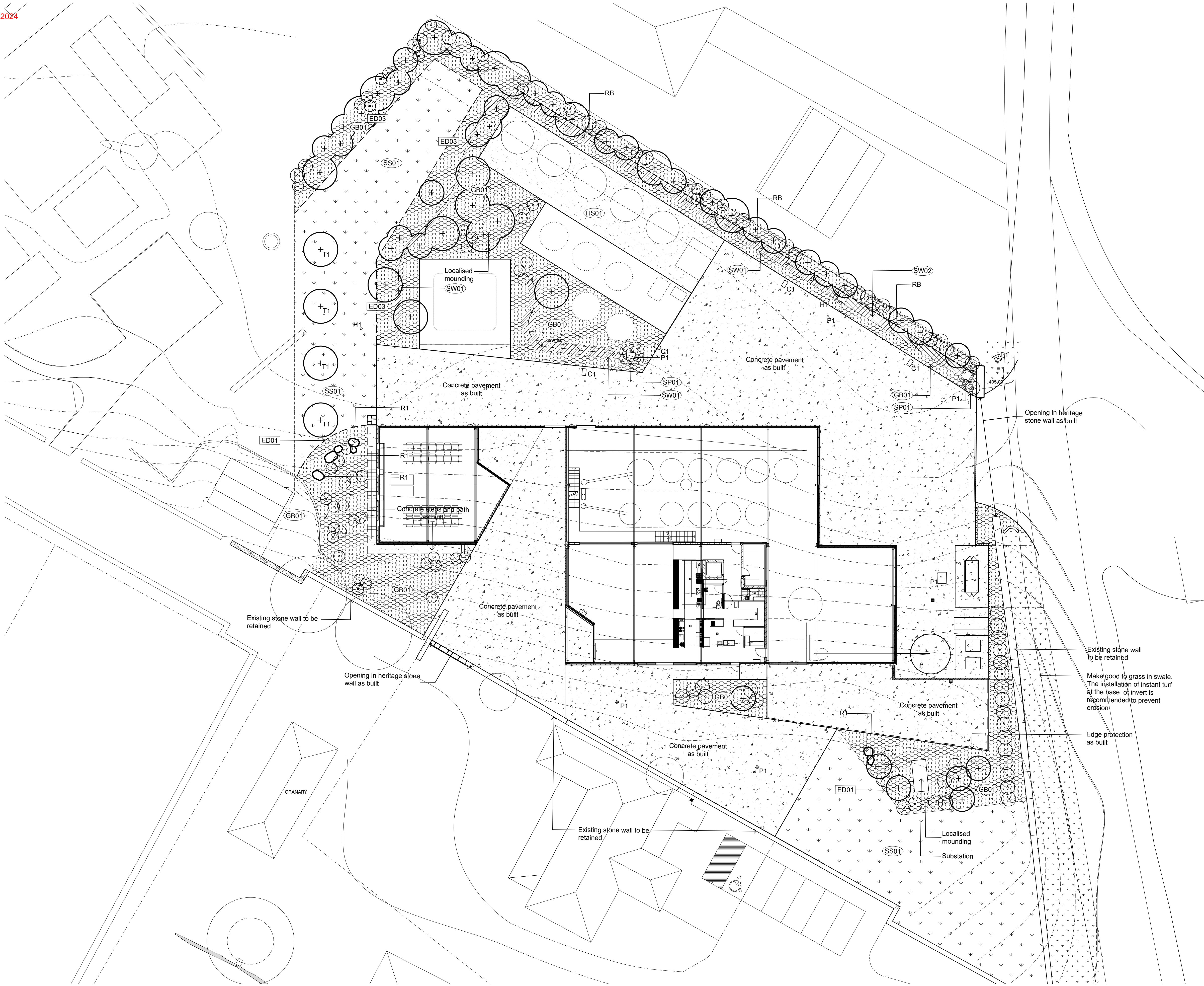
L000

SHEET TITLE
Cover Sheet
01 of 02

PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG
PROJECT NO.
18-99
DATE
June 2019

SCALE
as shown
DO NOT SCALE OFF DRAWINGS.



ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT
•	Revised Issue for Development Approval	08-07-2021	PST
•			
•			

ISSUE	STATUS	DATE	REVIEWED
•			
•			
•			
•			

L100

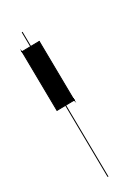
SHEET TITLE
Surfaces & Finishes Plan

PROJECT
Callington Mill Distillery
CLIENT
Cumulus

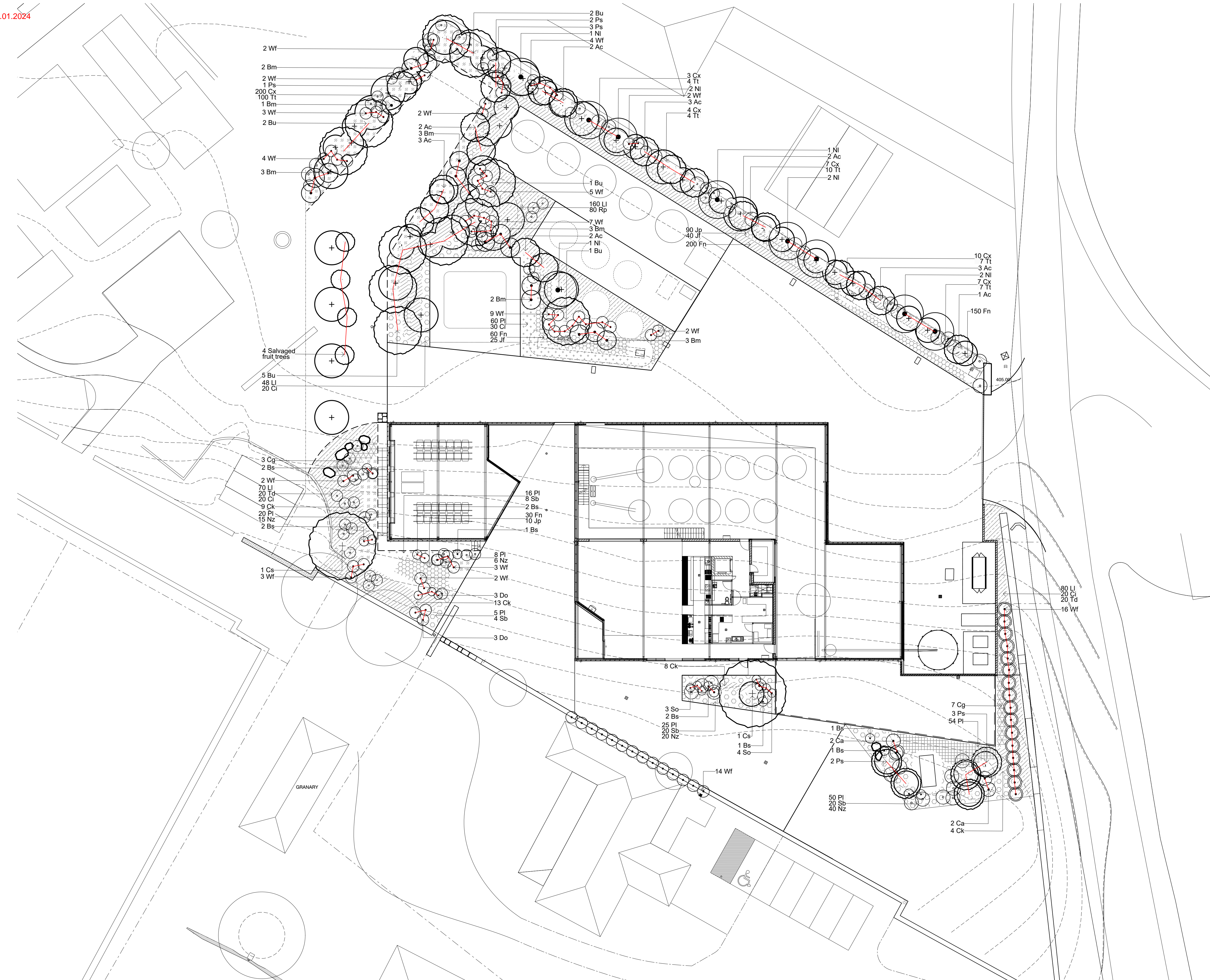
DESIGNED
CT/LG
DRAWN
AK/LG

PROJECT NO.
18-99
DATE
June 2019

SCALE
1:200@A1
DO NOT SCALE OFF DRAWINGS.



19.01.2024



ISSUE	STATUS	DATE	REVIEWED	ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT				
•	Revised Issue for Development Approval	08-07-2021	PST				
01	Issue for DA - Additional Hedge	21-07-2023	PST				

L300

SHEET TITLE
Planting Plan

PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG

PROJECT NO.
18-99
DATE
June 2019

SCALE
1:200@A1

DO NOT SCALE OFF DRAWINGS.

CODE	NAME	COMPOSITION / FINISH	CONSTRUCTION DETAIL	KNOWN SUPPLIER	REQUIRED DIMENSIONS	SAMPLE AND SUPERINTENDENT APPROVAL
SURFACES						
HS01	Compacted gravel with dirt glue	Limestone 4mm with fines, compacted with moisture to create solid surface. Final compacted surface to be 50mm thick. Dirt glue to be applied by an approved installer to manufacturers specification to surface when gravel is fluffy. Ensure final surface compacted is smooth and even with a consistent gradient between spot heights to COVA design levels. No loose gravel should be on the surface. Loose screenings should be removed.	Refer 01/L400	HBMI and Dirt glue installed (Specialised Landscape Services)		5m2
SS01	Seeded grass	Total Turf Care Sports ground turf or approved equivalent. Install over a freshly dressed 150mm imported sandy loam topsoil blend. Establish to a consistent sward. Surface to be smooth and even with constant grades between spot heights. Ensure positive drainage.	-	Total Turf Care - Nick Hansen (or approved equivalent)		10m
GB01	Garden bed - organic mulch	Garden bed with 'Black' well composted gum bark over imported sandy loam topsoil blend. Refer to Levels Plan (L200) for depth of topsoil. Top of mulch to finish 50mm set down to concrete surfaces. No leaf litter.	Refer 02/L400	Males Sand (ph: 03 6223 6088)	75mm depth mulch	20L
SW01	Garden bed swale	Swale garden bed with 'Black' well composted gum bark over imported sandy loam topsoil blend.	Refer 03/L400		75mm depth mulch	20L
SW02	Bioretention swale	75-100mm sandstone rubble spalls over top of bioretention swale. Sandy loam drainage material - refer Engineer's documentation. Top of spall to finish flush with adjacent surfaces.	Refer 05/L400		150mm depth	20L
SP01	Rock spalls - surface	75-100mm sandstone rubble spalls to replace organic mulch on GB01	-		150mm depth	
EDGING & WALLS						
ED01	Hot dip galvanised (HDG) steel edging	Finish flush with adjacent surfaces. Ensure all edges are smooth and free of burrs. Cold galv spray any damaged surface or welds.	Refer 06/L400		100x5mm	2Lm
ED02	Spade edging	Edge at 45 degree angle into ground, remove all vegetative debris and earth clumps from edge.	Refer 07/L400			2Lm
OTHER ITEMS						
T1	Transplanted fruit tree	Transplant existing fruit trees retaining large root ball. Prune as required. To be carried out by qualified horticulturalist. Provide mulched circular zone at base of trunk, double the size of the root ball, spade edge to grass	Refer 04A/L400			
R1	Rock retaining	Weathered dolerite or sandstone boulders placed in garden bed to act as retaining. Refer L200 Levels Plan. Boulders to be buried and secured so safe with no rocking. Ensure no foot entrapment between boulders.	Refer 08/L400			
RB	Root barrier	'Root Gard' root barrier, 600mm depth, install as per manufacturer's specifications	-	Treemax (ph: 1800 550 000)		
TR01	Tree in garden bed	Refer to plant schedule and typical detail for installation information	Refer 04B/L400			

Materials Schedule

Scale NA@A1

CODE	BOTANICAL NAME	COMMON NAME	HABIT	POT SIZE	NO.
Trees					
Ac	<i>Allocasuarina crassa</i>	Cape Pillar Sheoak	3-6m x 1-5m	300mm	18
Bu	<i>Betula utilis var. jacquemontii</i>	White Barked Himalayan Birch	10m x 5m	45L	11
Cs	<i>Cercis siliquastrum</i>	Judas Tree	8m x 7m	200L	2
Ps	<i>Pyrus salicifolia</i>	Willowleaved Pear	7m x 4m	45L	11
Shrubs					
Bm	<i>Banksia marginata</i>	Silver Banksia	5m x 4m	300mm	17
Bs	<i>Buxus sempervrens</i>	English Box (Clipped spherical)	1m x 1m	140mm	15
Ca	<i>Cornus alba 'Sibirica'</i>	Red Stemmed Dogwood	1.5m x 2m	300mm	4
Do	<i>Daphne odora</i>	Winter Daphne	1m x 1m	140mm	6
Ni	<i>Notelea ligustrina</i>	Native Olive	6-12m x 4-6m	300mm	9
So	<i>Salvia officinalis</i>	Common Sage	0.5m x 0.9m	140mm	7
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.2m x 1.5m	140mm	82
Grasses / Groundcovers					
Ck	<i>Calamagrostis 'Karl Foerster'</i>	Feather Reed Grass	1.5m x 0.6m	140mm	34
Cx	<i>Carex appressa</i>	Tall Sedge	0.6m x 0.5m	Tube	231
Cg	<i>Casuarina glauca 'Free Fall'</i>	Swamp Sheoak	0.6m x 3-6m	140mm	10
Ci	<i>Coronidium scorpioides</i>	Button Everlasting	0.3m x 0.3m	Tube	90
Fn	<i>Ficinia nodosa</i>	Knobby Club Rush	0.5m x 0.5m	Tube	410
Jf	<i>Juncus filicaulis</i>	Thread Rush	0.5m x 0.2m	Tube	65
Jp	<i>Juncus pallidus</i>	Pale Rush	1-2m x 0.3-1m	Tube	90
Li	<i>Lomandra longifolia</i>	Mat Rush	1m x 1m	Tube	358
Nz	<i>Narcissus tazetta</i>	Paperwhite Daffodil	0.2-0.5m x 0.2m	Bulb	101
Pi	<i>Poa labillardieri 'Eskdale'</i>	Common Tussock Grass	0.6m x 0.5m	140mm	278
Rp	<i>Ranunculus prasinus</i>	Tunbridge Buttercup	0.1m x 0.2m	Tube	80
Sb	<i>Stachys byzantina</i>	Lamb's Ears	0.3m x 0.5m	140mm	52
Td	<i>Thalictrum delvayi</i>	White Chinese Meadow Rue	0.8m x 0.8m	140mm	40
Tt	<i>Themeda triandra</i>	Kangaroo Grass	0.7-1m x 0.5m	Tube	132

Planting Schedule

Scale NA@A1

ISSUE	STATUS	DATE	REVIEWED	ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT	—	—	—	—
•	Revised Issue for Development Approval	08-07-2021	PST	—	—	—	—
01	Issue for DA - Additional Hedge	21-07-2023	PST	—	—	—	—

L001

SHEET TITLE
Schedules
02 of 02

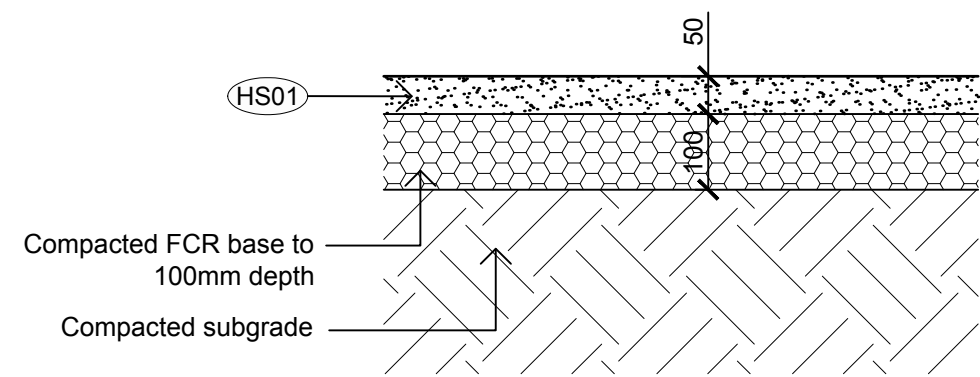
PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG

PROJECT NO.
18-99
DATE
June 2019

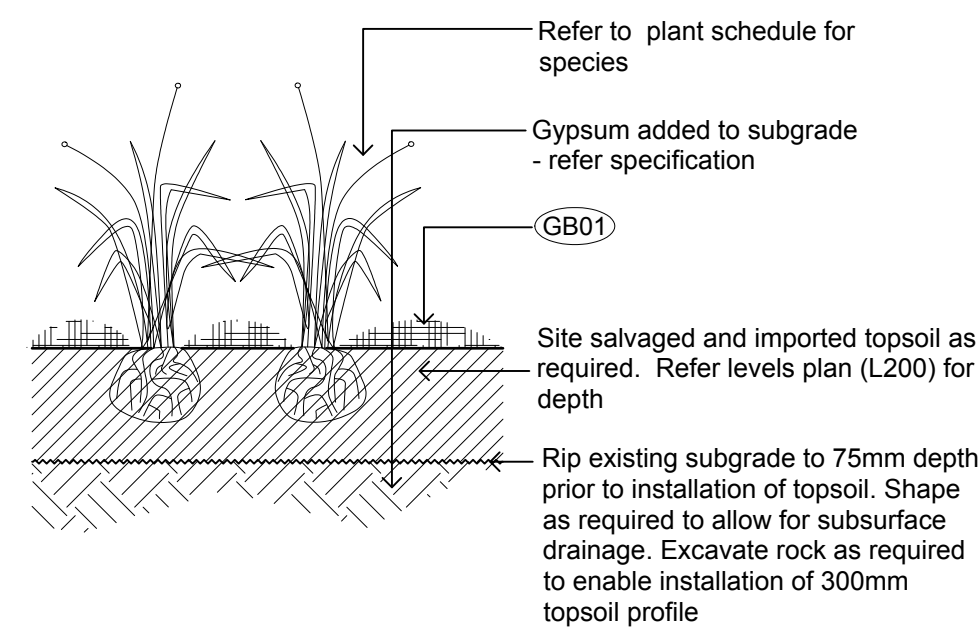
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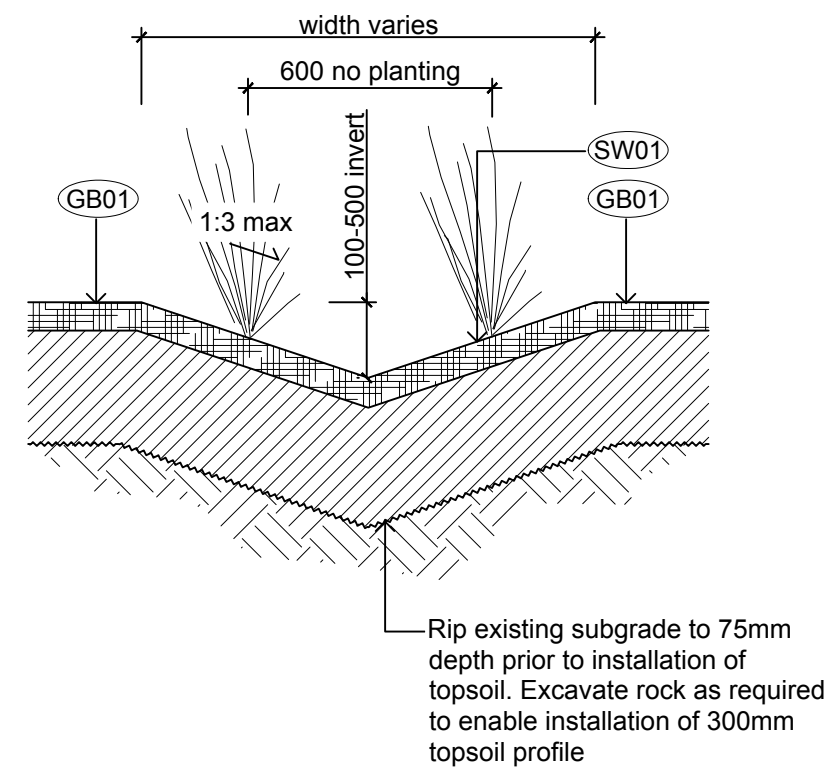
01 HS01: Compacted Gravel Detail

Scale 1:10@A1



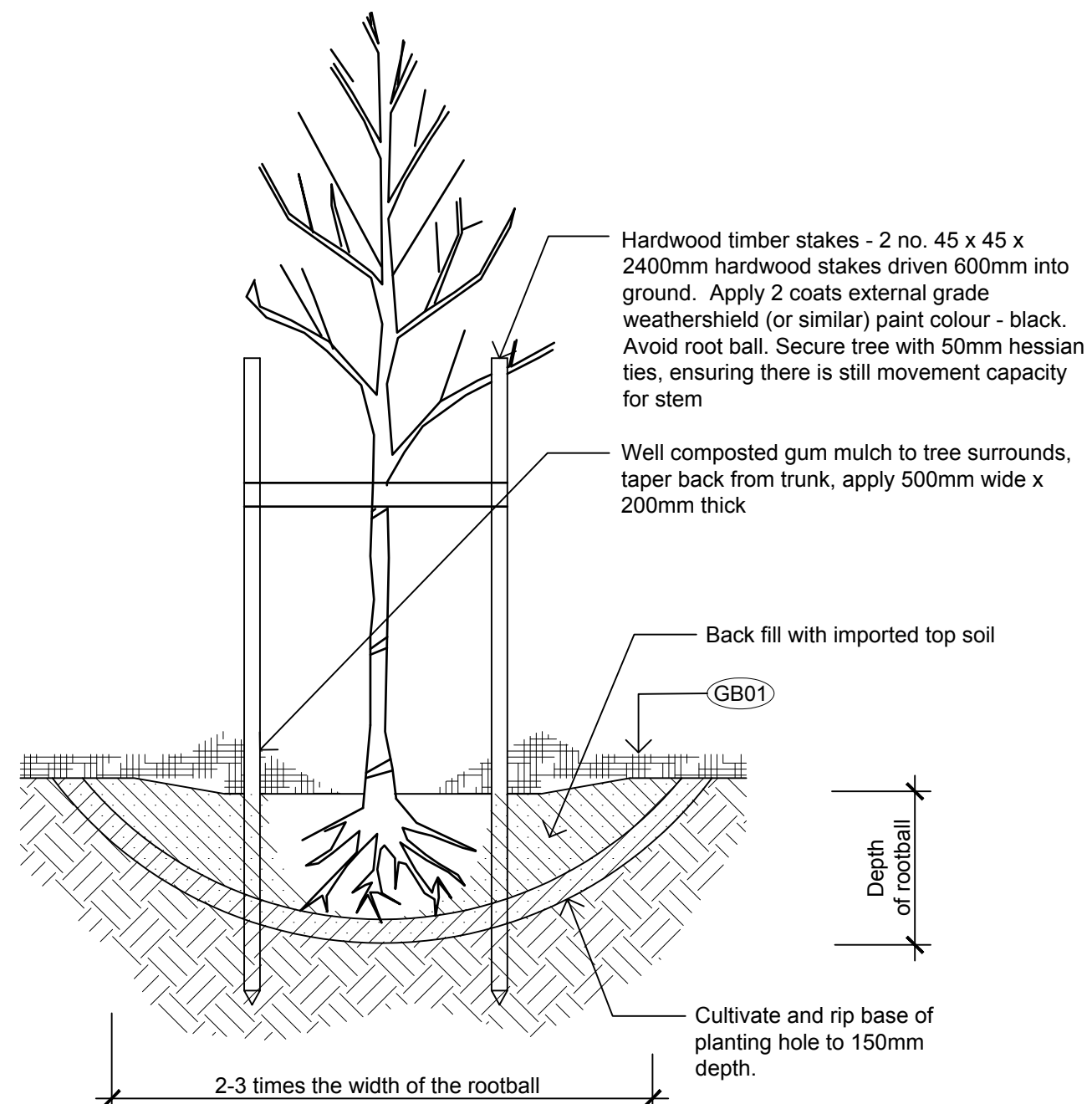
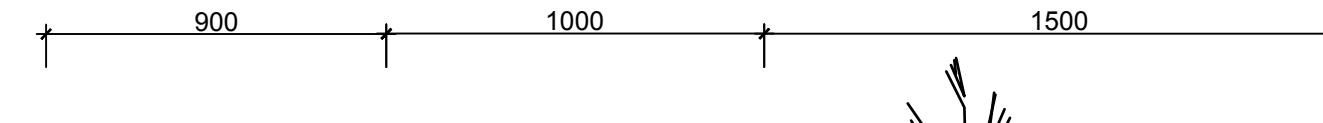
02 GB01: Garden Bed Detail

Scale 1:20@A1



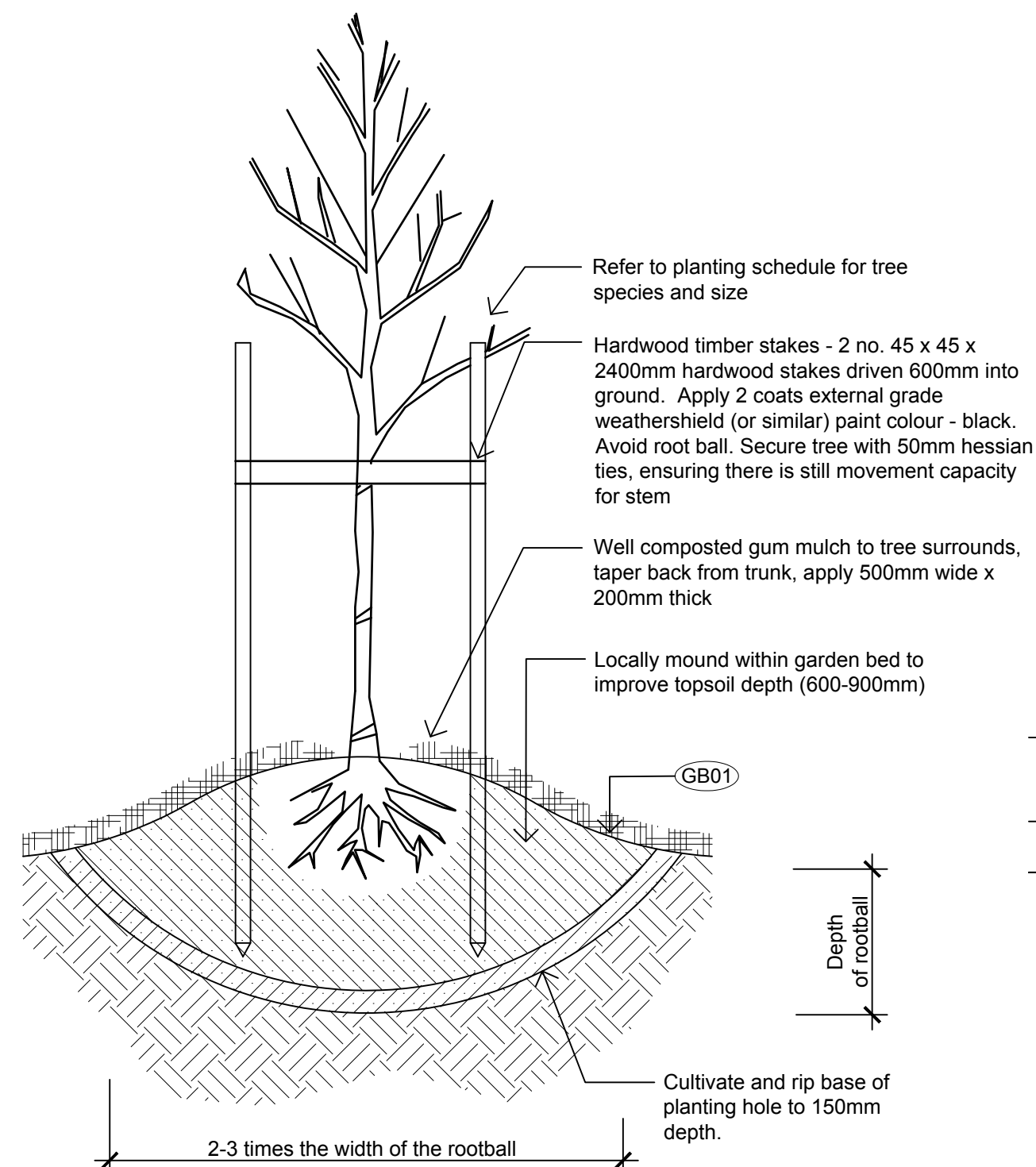
03 SW01: Garden Bed Swale Detail

Scale 1:20@A1



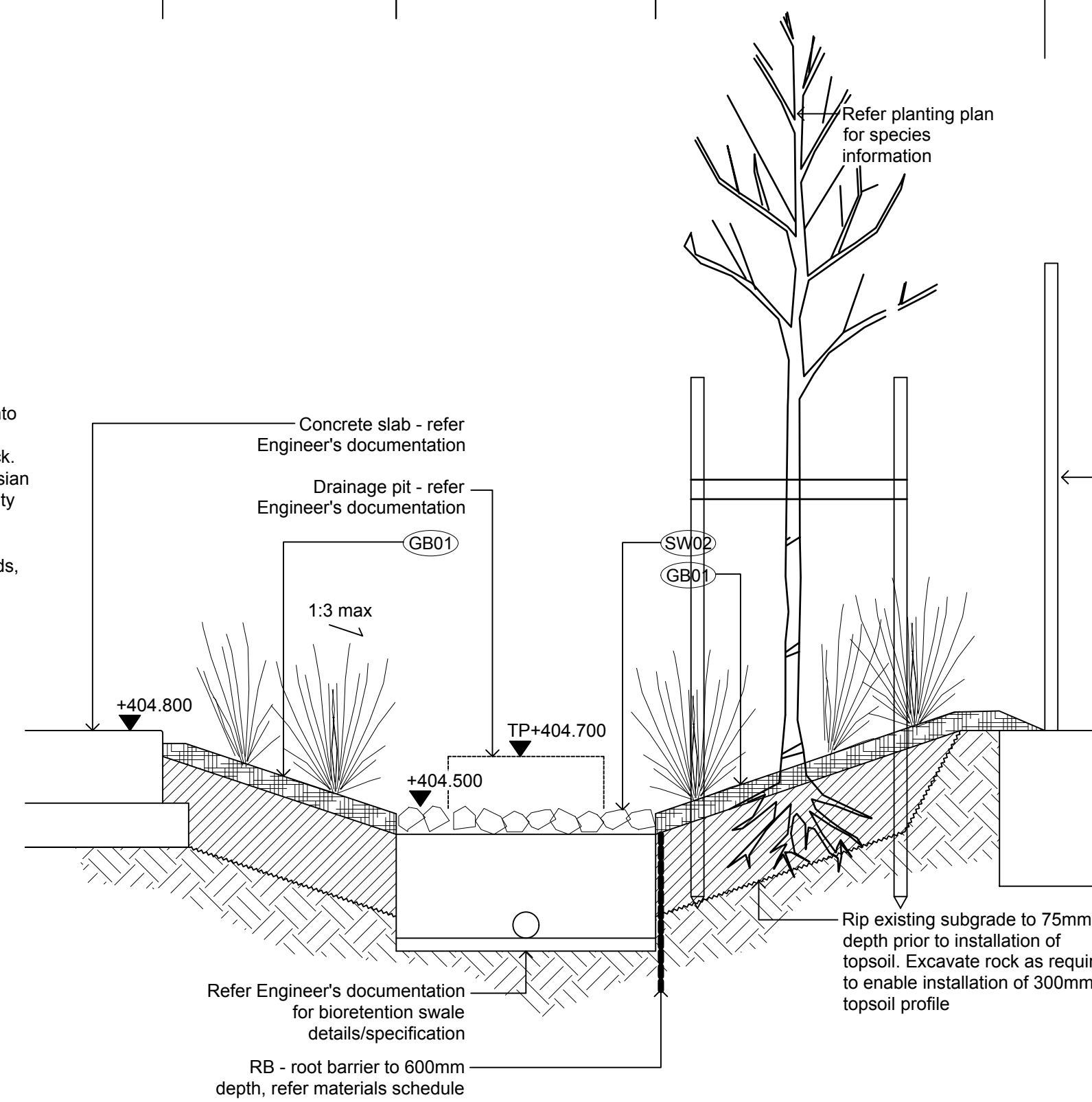
04A T1: Relocated Fruit Tree Detail

Scale 1:20@A1



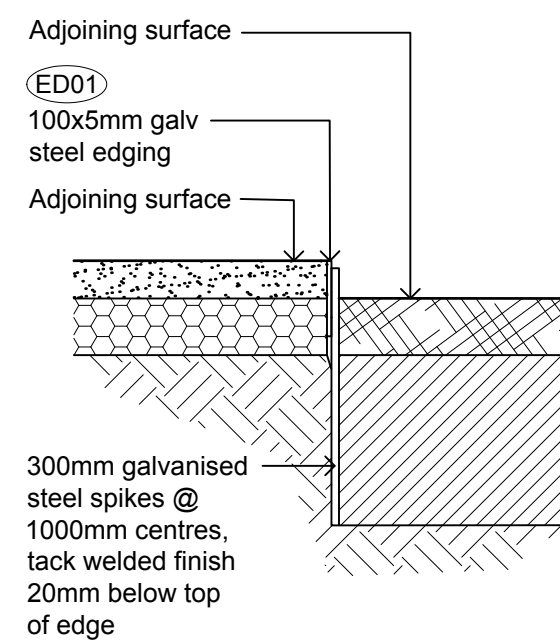
04B TR01: Advanced Tree Detail

Scale 1:20@A1



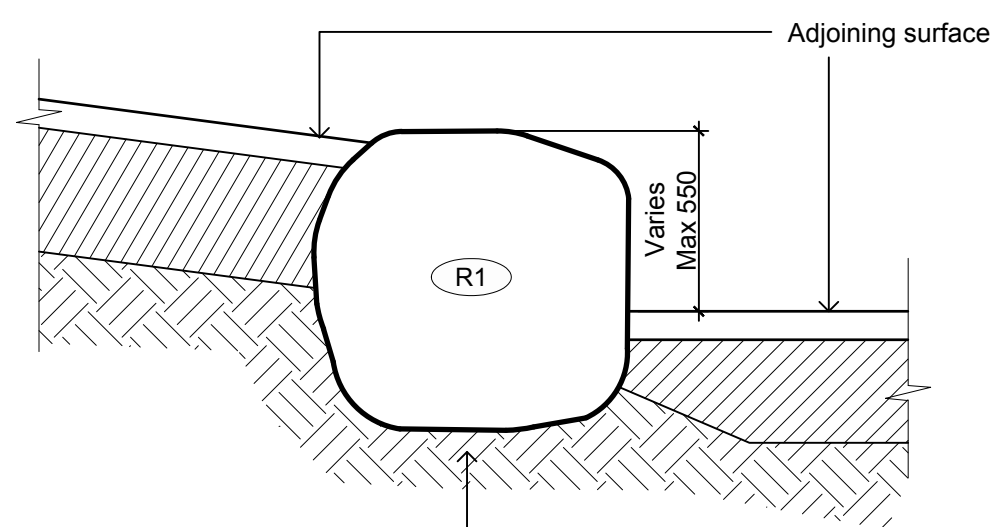
05 SW02: Bioretention Swale Detail

Scale 1:20@A1



06 ED01: HDG Steel Edging 01 Detail

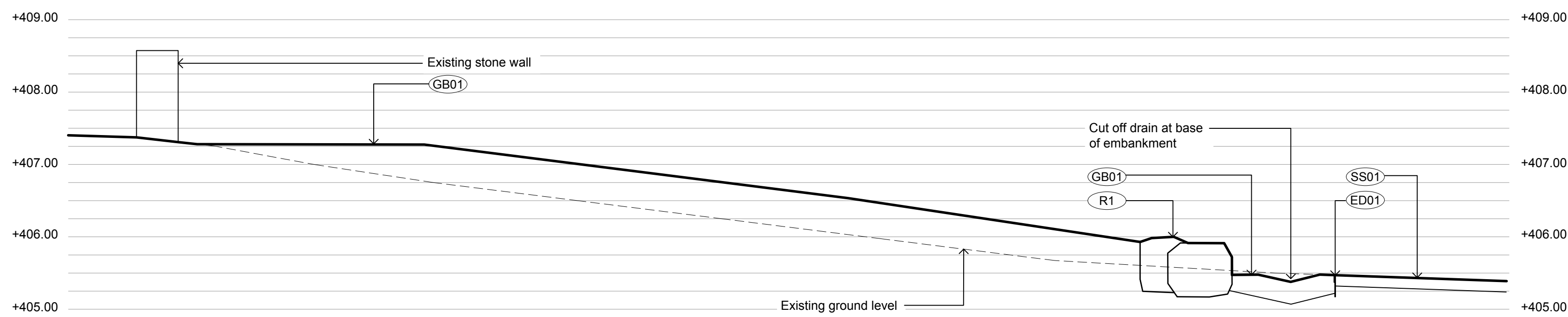
Scale 1:10@A1



Excavate subgrade as required to embed boulder into ground. Ensure no rocking and boulder is secure
NOTE: Plan dimension of boulders to be minimum 1.2 x (exposed height of rock)

8 R1: Rock Retaining Detail

Scale 1:20@A1



9 SECTION: Embankment

Scale 1:50@A1

ISSUE	STATUS	DATE	REVIEWED
•	90% Issue for Review	21-06-2019	CT
•	Revised Issue for Development Approval	08-07-2021	PST
•			
•			

ISSUE	STATUS	DATE	REVIEWED

L400

SHEET TITLE
Landscape Details

PROJECT
Callington Mill Distillery
CLIENT
Cumulus

DESIGNED
CT/LG
DRAWN
AK/LG

PROJECT NO.
18-99
DATE
June 2019

SCALE
as shown

DO NOT SCALE OFF DRAWINGS

19.01.2024

CALLINGTON MILL, OATLANDS -PROPOSED WORKS

15 Nov 2022

INTRODUCTION

I have been asked to make an assessment of a proposed change to the pavement of the Callington Mill new Distillery from 'Stoneset Beach Stone' to concrete.

HERITAGE VALUES

The Callington Mill Precinct contains various historic structures exhibiting a range of heritage values. The 1837 Callington tower mill is the centrepiece of several historic buildings in the precinct dating from Georgian to Federation periods.

HERITAGE IMPACT OF PROPOSED CHANGE OF PAVEMENT

The pavement is to the courtyard of the recently constructed Callington Distillery.

The townscape context of the distillery shows the mill as the strongly dominant element, the distillery as a large but sympathetic modern gabled structure, all buildings set well back from public streets and appearing as buildings in space rather than as part of continuous street edges. The new distillery addresses the Esplanade rather than High Street.

Stoneset Beach Stone is a pavement that looks appropriate in a rural or heritage setting and certainly was a good choice originally for this context. Certainly Stoneset beach Stone is an unobtrusive material when used against heritage buildings. It would have been my first choice for the site. However the relevant question is not what would be the preferred choice, but whether or not the proposed alternative -concrete pavement -will impact on the heritage values of the precinct.

It is my opinion that the ideal solution would have the concrete pavement separated to some degree from the adjacent heritage building by a 'visual break'. The brick Federation Visitors Centre is the only heritage building affected by the proposed concrete pavement.

The following photos demonstrate that the distillery and associated concrete pavement is a clearly modern material and would be softened by a visual break to partially isolate it from the nearby heritage structures -for example the introduction of a hedge planting or timber fence along the side of the Federation building.

Without that hedge or fence containment I consider that this proposal will have a **very low** impact on the historic cultural heritage significance of the Callington Mill precinct. With the introduction of a hedge or timber fence there will be **no** impact on the heritage significance of the place.

Accordingly, I recommend that the proposed concrete pavement be approved and if possible a hedge or timber fence be introduced to the edge of the concrete pavement.



Prepared by

graeme corney architect & heritage consultant

3/78a Esplanade, Rose Bay 7015 tel (03) 6243 1994 or 0448 014 005

19.01.2024



New distillery showing the new concrete pavement. Photo by Hamid Saeidi



Heritage buildings and adjacent new concrete pavement. Photo by Hamid Saeidi

19.01.2024

SEARCH OF TORRENS TITLE

VOLUME 240022	FOLIO 1
EDITION 6	DATE OF ISSUE 08-Jun-2017

SEARCH DATE : 27-Nov-2023

SEARCH TIME : 02.09 PM

DESCRIPTION OF LAND

Town of OATLANDS
Lot 1 on Plan 240022
Derivation : Part of 2A-0R-7Ps Gtd to G. Aitchison.
Prior CT 3666/10

SCHEDULE 1

E71809 TRANSFER to LAKE FREDERICK INN PTY LTD Registered
08-Jun-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

181589 PLAN Lodged by TAS NETWORKS on 14-Jul-2021 BP: 181589
E260663 TRANSFER of EASEMENT Lodged by TAS NETWORKS on
16-Aug-2021 BP: E260663

19.01.2024

OS.DC.

VOL. FOL.

ANNEXURE TO CERTIFICATE OF TITLE 3666 10



REGISTERED NUMBER

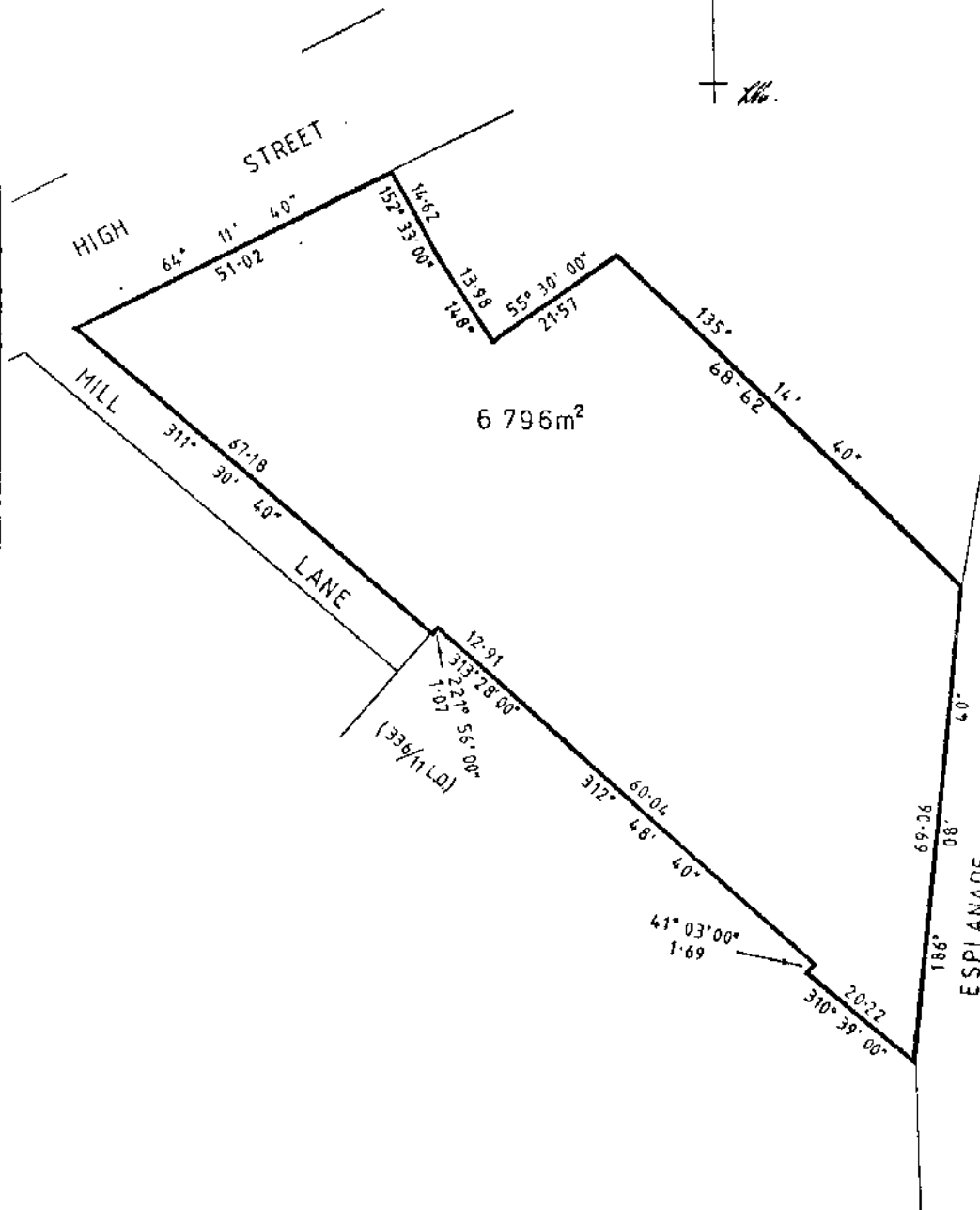
240022

Recorder of Titles

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

Lengths are in metres

TWN. OATLANDS
SP. 9950



Heritage Assessment

DEVELOPMENT APPLICATIONS

HERITAGE REFERRAL

DA No:	DA2018/90A	Date Referred:	23/02/24
Planner:	Louisa Brown	To Be Returned By:	21/03/24
Heritage Officer:	Gray Planning obo SMC	Date Returned:	6/12/18
Property File No:		Discretionary Permitted	Discretionary

Details Application:	Applicant's Name:	ERA Planning obo Lake Frederick Inn Pty Ltd
	Business Contact Name:	Sarah Silva (ERA Planning)
	Contact Phone No	03 6105 0443
	Address of Development:	99 High Street, OATLANDS.
	Proposal:	A concrete hard landscaping finish in the courtyard and services area of the site.

HERITAGE LISTINGS:

- Tasmanian Heritage Register
- SMIPS – Heritage Place
- SMIPS – Heritage Precinct
- SMIPS – Cultural Landscape Precinct

Table E13.1 Ref.	Name/location/address	General description
273	99 High Street OATLANDS	Two storey Colonial Georgian sandstone Inn (formerly Lake Frederick Inn) that has direct frontage onto High Street. Also located on the High Street frontage is a small two storey

		<p>converted sandstone carriage building also dating from the mid 1840's.</p> <p>The site also contains a small residential cottage building to the rear of the former Inn building.</p> <p>The site contains drystone walls on several of the boundaries, including the side boundary shared with the Callington Mill site. This drystone wall that previously delineated the boundary between the subject site at 99 High Street and the Callington Mill site at 6 Mill Lane has since been substantially removed far in excess of the 6m opening granted by Council in their permit DA2018/90.</p>
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The following assessment was undertaken with reference to the following documents:

- *Works Guidelines for Historic Heritage Places*, prepared by Heritage Tasmania for the Tasmanian Heritage Council dated November 2015.
- ICOMOS Australia, *The Burra Charter* (dated 1999, revised 2013).
- *Design in Context – Guidelines for Infill Development in the Historic Environment*, NSW Heritage Office & RAIA, dated 2005.
- *Callington Mill Precinct Strategy*, Prepared for Callington Mill Steering Committee dated August 2006 Prepared by Pitt and Sherry.

BRIEF DESCRIPTION OF PLACE & HISTORICAL CONTEXT:

The site 99 High Street comprises a two storey Colonial Georgian sandstone building formerly used as an inn (Lake Frederick Inn). The façade is typically double-fronted with a sheet metal roofed hip roof with simple chimneys at each west and eastern ends of the roof. The eastern wall has been partially extended at ground level with a single storey enclosed sunroom (closed in verandah) which is a later but sympathetically constructed addition.

There are two other early buildings on the site; a double storey sandstone former carriage house building that sits on the primary frontage to High Street and a small cottage building to the rear of the former Inn building.

The subject site has since been extensively developed for the distillery development approved under DA2018/90.



Image.1. The subject site shown outlined. The former Lake Frederick Inn building is located on the High Street frontage and has a red roof. The new distillery complex has grey roof areas and is located in the southern half of the subject site.

Source: TheList. No nominated scale.

The site also contains drystone walls on several perimeter boundaries, one of which previously directly adjoined the nearby Callington Mill site at 6 Mill Lane. This wall was approved to have a 6m opening under the original approval given for DA2018/90 to provide a pedestrian opening into the subject site and approved courtyard area located between the distillery buildings and the gravel forecourt area adjacent to Callington Mill. The developer has instead removed much of the drystone wall, resulting in the distillery site being open to the Callington Mill site visually and spatially with no physical barrier running along the title boundary that separates the two sites.

There is another drystone wall that forms a frontage wall onto the Esplanade. This wall was untouched by the original approval of DA2018/90.

The subject site 99 High Street contains the recently approved and constructed distillery buildings to the rear of the Inn building with the 6800sqm site still containing some landscaped areas using primarily exotic species including hedging and buxus in a formal parterre style garden located between the carriage house building and former inn building. A small buxus hedge lines the front boundary immediately outside the Inn building as depicted in the below images.

The previously large cleared area of pasture behind the existing buildings that front High Street was previously pasture and delineated with drystone walling on the boundary between the Mill site. This pasture area has now been constructed for the distillery buildings approved under DA2018/90.



Lake Frederick Inn
 north front
 Stephen Walker



Lake Frederick Inn
 looking east
 Stephen Walker



Lake Frederick Inn
 carriage house
 Stephen Walker

Images.2, 3 and 4. Buildings at 99 High Street including the former Lake Frederick Inn building and the converted carriage house building, both of which are set close to the High Street frontage.

Source: THR Data Sheet 5534.



Image.5. New distillery buildings at 99 High Street in the centre and left of the image which are located internally within the subject site. The adjacent red brick miller's Cottage can be seen on the right. Gravelled landscaping in the foreground is located within the Callington Mill site at 6 Mill Lane.

Source: Gray Planning, taken February 2023, no image modification.



Image.6. New distillery buildings at 99 High Street in the centre and left of the image which are located internally within the subject site. The adjacent red brick miller's Cottage can be seen on the left. Gravelled landscaping in the foreground is located within the Callington Mill site at 6 Mill Lane while the grey concrete makes up the courtyard area within the distillery site. The grey concrete is the subject of this application for a Minor Amendment to DA2018/90.

Source: Gray Planning, taken February 2023, no image modification.



Image.7. New distillery buildings at 99 High Street in right of the image which are located internally within the subject site. The adjacent red brick miller's Cottage can be seen centre left. The remaining drystone wall is located within the Callington Mill site at 6 Mill Lane and indicates the title boundary between the subject site and the Callington Mill site.

Source: Gray Planning, taken February 2023, no image modification.



Image.8. New distillery buildings at 99 High Street fronting the Esplanade. The grey concrete hard landscaping that is the subject of this application for a Minor Amendment to DA2018/90 can be clearly seen both within the service area of the subject site and also in the crossover and road reservation area.

Source: Gray Planning, taken February 2023, no image modification.



Image.9. New distillery buildings at 99 High Street in the centre and left of the image which are located internally within the subject site. The adjacent red brick miller's Cottage can be seen on the left. Gravelled landscaping in the foreground is located within the Callington Mill site at 6 Mill Lane while the grey concrete makes up the courtyard area within the distillery site. The grey concrete is the subject of this application for a Minor Amendment to DA2018/90. Owing to the removal of the drystone wall, the subject site at 99 High Street flows into the Callington Mill site at 6 Mill Lane.

Source: Gray Planning, taken February 2023, no image modification.

History of the subject site sourced from the THR Data Sheet provides the following information:

The land on which the Lake Frederick Inn stands was granted to George Aitchison as a parcel 2 acres 7 perches (approx. 0.83 ha) in area on 13 October 1837 (DO: Mem. 6/4939). Aitchison was a former convict who turned around his adverse circumstances to become a highly skilled artisan, respected local and regional citizen, successful business man and one of the major property owners in the Oatlands area (pers. com., Steven Walker, 2 Dec. 2008). He had, in fact, acquired his Oatlands block some years before 1837, and by 1834 had a two-storey stone building erected upon it. He named it the Lake Frederick Inn, and John Vincent jun., the son of John Vincent who in 1836/37 built the Callington Mill, became its first licensee. The Inn was named after Lake Frederick which was then named soon after Lake Dulverton.

The exact dates of construction of the other main buildings in the registration the carriage house and the cottage at 101 High Street are not known. However, it is likely that the efficient running of the inn required a complex of buildings from its earliest days. The carriage house probably dates from the 1830s. A note found in the cottage at 101 High Street claims that it was built in 1844 by Charles Allen, who was likely a carpenter involved in its construction. The cottage appears from its form to be a later as well as a more substantial building and may well have replaced an earlier dwelling on its site. Its all stone construction and cedar woodwork suggest it was possibly a manager's house. The cottage at 103 High Street (THR 11071) also formed part of the inn complex, and was probably built in the 1830s as accommodation for an inn employee such as an ostler. Aitchison designed all four buildings the inn itself, the carriage house and the cottages and 101 and 103 High Street with their facades in exact alignment.

In 1837 Samuel Page, who from 1848 to the 1870s ran a successful coach service between Hobart and Launceston became the inns second licensee. Although he had not started his coaching service when he was licensee of the Lake Frederick Inn, his family were supplying coaching horses for changeovers in Oatlands from 1832 (Weeding 1975:57); it is possible therefore that the Lake Frederick Inn featured in his early coaching enterprises even before he became licensee. Pages tenure as licensee probably gave him an opportunity to learn the hospitality part of the coaching business before he established his own inn and became substantive owner of a very significant Tasmanian coaching enterprise. Page renamed the Lake Frederick Inn 'Lake Dulverton Inn' after the name of the lake itself was altered (Hobart Town Gazette, 13/10/1837 p997).

In 1839 George Aitchison, who had retained ownership of the inn, became its licensee when Page transferred to the Oatlands Hotel. A year later, Aitchison was planning to move to Victoria, and advertised the hotel for lease. No taker was forthcoming, and he was obliged to carry on until 1844, when the licence passed to Edward Barwick, followed by William Barwick. Joseph McEwan, who was licensee from 1855 to 1857, renamed the inn 'McEwans Hotel'. In 1858 William Sanderson took over as licensee and changed the name to 'White Horse Inn'. This name endured despite several more changes of licensee, Alexander Parker taking over in 1860, Edmund White in 1864, Isaiah Fish in 1867 and George Law in 1878 (Hobart Town Gazette, 2 Jan. 1856 12 Sep. 1878). George Aitchison, meanwhile, had died in Melbourne in 1861 and the hotel was managed by his trustees until 1878, when it was sold by auction in several lots on 19 September. Richard Norton, a wheelwright, bought 101 High Street (DO: Mem. 6/4903). The property has been used as a private dwelling ever since. On occasions between 1878 and the present, 101 High Street and the former Lake Frederick Inn have been in common ownership, and this tradition was re-established in 2007, when the owner of the Lake Frederick Inn purchased 101 High Street.

At the 1878 auction, George Sturgeon, a licensed victualler, bought the (then) White Horse Inn on a parcel of land about 1.5 acres in area (DO: Mem. 6/4939). He ran the hotel for a decade before selling it to Margaret Bourke, a spinster (DO: Mem. 7/9687). She ran the hotel in partnership with her brother, James Bourke, and when she died it became solely his property. Towards the end of the nineteenth century, the inn was renamed the Turf Hotel, and presumably had a connection with horse racing (Weeding 1988: p29).

In his will, James Bourke appointed William Fisher and Joseph Upchurch (a police Senior Constable) as his executors. Bourke died in March 1918, and Fisher and Upchurch agreed to sell the property to the latter's wife, Jane Eliza Upchurch (DO: Mem. 14/4209). She and her daughter, Ethel Fish, occupied the property, and in 1925 Jane Upchurch formally made the building over to Ethel Fish, who lived in it until her death (DO: Mem. 16/8382 & Weeding 1988: p29).

During the Fish family's tenure, the larger, second wing at the rear of the building was demolished as was the twelve-stall stable block adjoining the carriage house; the stone was sold off to be used in other local buildings and the site was cleared. Also during that time, the well and cellar were filled in, the bullnosing was smashed off the treads of the internal

stone stairs and the glazing bars were similarly removed from the side and fanlights. Part of the building was used as a bakery storeroom.

Since 1975, the property has served a number of commercial functions, but in the twenty-first century it is a private house.

STATEMENT OF SIGNIFICANCE

The subject site 99 High Street has local heritage listing under the Southern Midlands Interim Planning Scheme as a Heritage Place and is also located within the Callington Mill Heritage Precinct. The site is additionally listed on the Tasmanian Heritage Register as a place of state significance.

99 High Street is considered to be of state and local significance as a substantially intact mid 19th century coaching inn complex.

The Inn building has had relatively minimal external modification and is considered to be a fine example of a two storey Old Colonial Georgian inn building.

The carriage house building that fronts High Street is a good example of a stone Georgian outbuilding/carriage house and is reasonably externally intact in both built and roof form and external materials of construction.

The site overall previously had minimal modification and previously had no significant development to the rear of the site where the distillery development is now located.

The drystone perimeter walls on site are considered to form part of the significance of the property with these walls also adjoining the Callington Mill site. The other impacted drystone wall that was proposed to be partially demolished to facilitate a 6m wide opening fronts the Esplanade along the southern frontage boundary. This wall now has been almost entirely removed and has resulted in a 17.6m wide opening by the developer. This is substantially more than the 6m opening originally approved.

These drystone walls are located throughout Oatlands and in the context of the subject site provided a clear physical and visual delineation of the subject site from the Callington Mill site.

The site is additionally considered significant due to its link with Samuel Page who was the second licensee of the Lake Frederick Inn and a founder of Tasmania's most dominant coaching company from the 1840's until the late 1870's.

The site and existing 19th century buildings are visually prominent from multiple vantage points including High Street and the Esplanade and also wider views from the Midlands Highway and contribute strongly to the character and heritage values of the Oatlands township as a whole.

Now developed, the subject site forms an important adjacent site to the Callington Mill site as the subject site is in close visual and physical proximity to the Mill site.

Now that the drystone wall that previously separated the Mill site from the subject site has been substantially removed, the two sites now flow into each other and have a strong visual and physical connection. Upon inspection after the development of the subject site, the subject site appears to be part of 6 Mill Lane as the shared boundary is now indistinct and the two sites are completely open to each other where the wall has been removed. This makes it even more important to carefully consider future development at the subject site.

PRE-APPLICATION CONSULTATION

The applicant held multiple preliminary discussions with Council staff throughout the issues involving the concrete works that were undertaken instead of the gravel hard landscaping that was originally approved under DA2018/90. These discussions are outlined below under Application Background.

APPLICABLE PLANNING SCHEME:


The Planning Scheme applicable to proposed amendment is the previous *Southern Midlands Interim Planning Scheme 2015* (SMIPS2015) and not the currently active *Southern Midlands LPS* and State Planning Provisions.

The original application DA2018/90 was assessed under the SMIPS2015 and as the application is a Minor Amendment to that DA, assessment under the SMIPS2015 is the relevant Planning Scheme.


BACKGROUND OF APPLICATION

The approved development application DA2018/90 included the following finish schedules for paving around the proposed distillery building (Cumulus Drawings T1 7333-da03 to da05 dated 14 August 2014):

Entry forecourt and courtyard (FF01): Austral bricks San Selmo reclaimed brick or similar used as a paving system:

FF01 Brickworks	Floor finishes	Austral Bricks, San Selmo, Reclaimed Bricks, 230 L x 110 W x 76 H mm	
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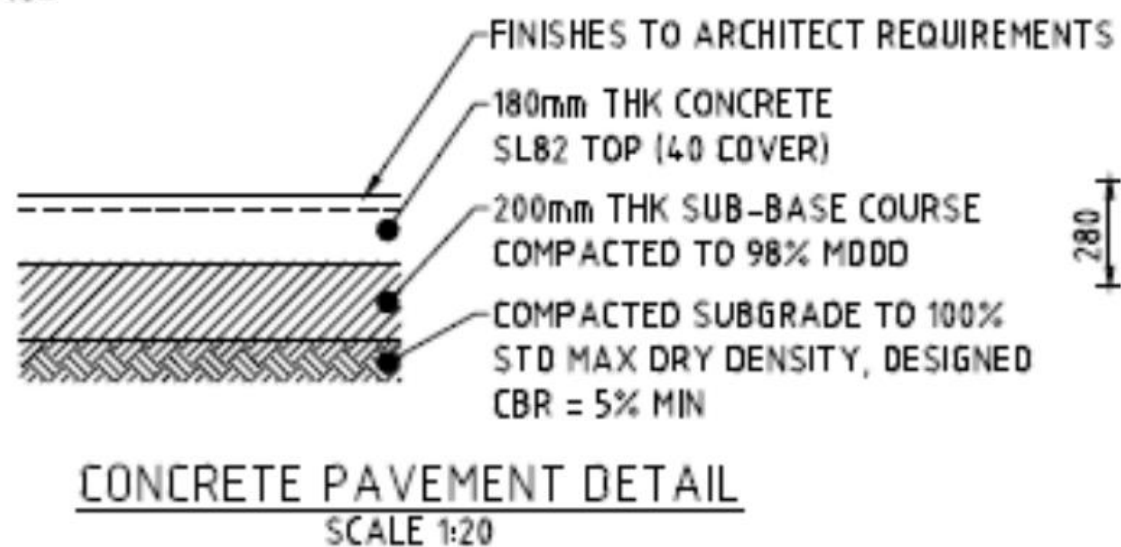
External service zone (FF02): Compacted gravel of 'Tassie Gold' finish:

FF02 Compacted Gravel	Paths	Compacted gravel "Tassie Gold"	
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In September 2019, an amendment to the original planning permit was approved, which including substituting the approved gravel service zone paving (i.e. FF02) with 'exposed aggregate'. That amendment did not seek to amend the FF01 specification.

The subsequent building application documentation (Cumulus Drawings T17333-A003, 3/6/19 and T17333-A101, 21/6/19) stated that the entry forecourt and courtyard were to be of finish 'FF01'. Those drawings did not prescribe a ground finish for the service driveway area. The COVA civil works documentation as part of the BA package (COVA drawing 4936.017-C04 Rev. D) stated that the entry forecourt and is to be '*Stoneset paving over structural slab to architects details*' and that the courtyard area is to be '*Stoneset paving – Refer note 3*'. Note 3 on that drawing stated that '*Stoneset pavement slab to be min 170thk SL82 top, subgrade to be built up in accordance with notes and specifications*' (specifications depicted on COVA Drawing 4936.017-C07).

Below depicts that detail which states '*finishes to architect requirements*'.



COVA Drawing 4936.017-C06 provided a 'Pavement Setout, Jointing Plan and Details' for the outdoor areas which depicts large slabs. It is presumed that the concrete is to be finished with an applied finish '*to architect requirements*'.

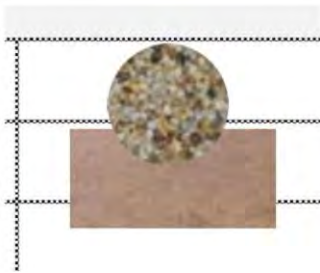
COVA Drawing 4936.017-C08 provided a finish schedule for the service driveway area, the key to that drawing states '*Proposed exposed aggregate*'. That drawing did not depict a finish for the courtyard or entry forecourt areas.

The Architectural References forming Appendix A of the BA documentation provided the following key to floor finishes:

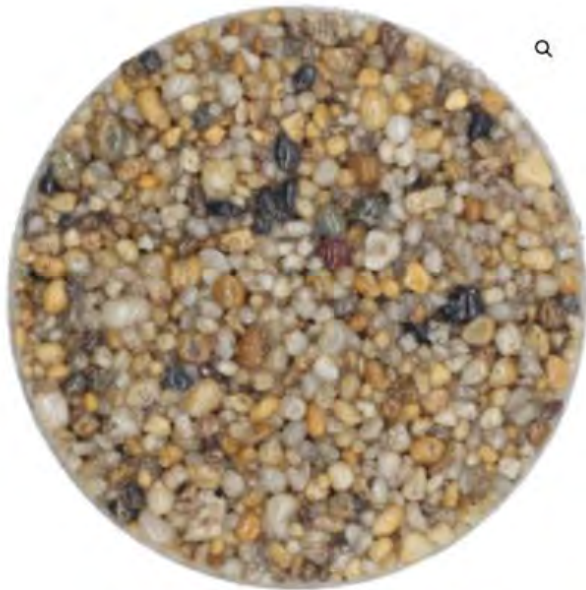
FF01, Stone pavement dressing, Courtyards. Stoneset 'Beach' 6mm mix, 16mm thk on concrete slab.

FF02, Exposed ag. Concrete pavement. Service area. Hanson 'Mersey' mix.

The following swatches were provided:



The websites www.stoneset.com.au/products/ and www.hanson.com.au/products/concrete/landscape-decorative/imagecrete-exposed/ provided clearer images which were sourced by Council staff as part of their assessment:



Q

Beach

Rounded by forces of erosion, this seaside pebble collection is set apart from its quarried aggregate cousins, bestowing a **softer and more naturally authentic** form of paving.

Beach is the quintessential natural landscaping finish for residential **garden paths and pool surrounds alike**. Similarly, its unmistakable natural form lends Beach to use on commercial projects with a desire to soften and naturalise the landscape.

Dredged responsibly within Australia to established environmental standards – Beach is perfect to enjoy in **foot traffic applications**. Its rounded nature can limit use of Beach in some vehicular situations, where Cudgee Beach imparts a similar colour and appearance.

SKU: beach

Categories: Traditional, Warm Natural Tones



Mersey

In July 2021, landscape plans by Play Street were submitted (in fulfilment of Condition 9 of the Planning Permit). That permit condition included that: Details of all proposed hard or paved surfacing, clearly demonstrating that the selected materials, colours and finishes are appropriate for the heritage values of the site and surrounding heritage precinct. The plans submitted merely state that the finishes in the forecourt, courtyard and service driveway are 'concrete paving as built'.

The entry forecourt and courtyard area have been constructed with a concrete slab system around the new distillery buildings as depicted by the Gray Planning images provided within this assessment. This is inconsistent with both the Council approved DA and BA plans.

Correspondence from the developer to Council planning staff (via email dated 3 August 2021) to Council planning staff stated the intent of the concrete in the service area is to prevent mud being dragged by vehicles into the street and that this concrete was approved as part of the BA. This is not correct. The raw concrete finish does not constitute the '*exposed aggregate – Hanson Mersey*' as is approved.

The developer also stated in that correspondence that the concrete finish in the courtyard and entry courtyard is intended to distinguish between the modern distillery and the heritage buildings by a contrast. This bare concrete finish is not consistent with either the DA nor BA plans. This suggests that no further works are intended by the DEVELOPER, which results in the finishes in both area being contrary to all approved DA/BA plans (as well as the THC approval).

The Minor Amendment application was then lodged to Council and was a valid application on 23 February 2024.

SCOPE OF MINOR AMENDMENT APPLICATION

The proposed amendment is detailed on Cumulus Studio DA Issue plans da01 to da14 inclusive (rev C) dated 14/11/18.

The scope of the proposal involves:

- A concrete finish in both the courtyard and service yard areas (a gravel surface approved under DA 2018/90).

The application cover letter by the applicant ERA further states:

The application for planning approval includes a Heritage Statement, prepared by Graeme Corney. The Heritage Statement includes the following recommendation: 'the distillery and associated concrete pavement is a clearly modern material and would be softened by a visual break to partially isolate it from the nearby heritage structures -for example the introduction of a hedge planting or timber fence along the side of the Federation building.' In response to the recommendation above, additional landscaping has been proposed to assist in providing a visual break to soften the appearance of the concrete. Broadly speaking, the proposed design changes are in response to detailed design and engineering work to meet building regulations and operational requirements. Other than the changes listed above, no other changes to the approved development are proposed.

ASSESSMENT OF POSSIBLE HERITAGE IMPACT ARISING FROM THE DEVELOPMENT

Impact upon built heritage fabric

The proposal does not impact upon the fabric of existing heritage buildings on the site which are separated from the proposed development which occurs in the southern end of the property that fronts the Esplanade.

The partial demolition of the drystone walls has resulted in the adjacent Callington Mill site and the subject site appearing as a single property with an undecipherable boundary which previously was clearly apparent and have visual and spatial containment between the neighbouring properties. The demolition works that has occurred to this previously separating wall will has resulted in a blurring of the boundaries of the subject site with the significant Callington Mill site. This in turn has resulted in a loss of containment and identification of where the Mill property ends and the subject site commences in this location. This has eroded the identification of the Mill property from the subject site in terms of setting. The Burra Charter defines setting as: the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

The proposed Minor Amendment does not seek approval for the larger extent of wall removal that has occurred without approval. The issue of the unauthorised drystone wall removal is a separate enforcement matter for Council. In any case, such an application would require consent which has not been forthcoming.

Impact upon the setting of the heritage place

The distillery buildings when approved were considered a contemporary interpretation of traditional outbuildings and farm shed in terms of architectural form. The Burra Charter specifically discourages historical mimicry which is considered to be the copying of architectural form and details. The development when approved used building typology, form and materials of traditional Georgian construction throughout Oatlands to influence the form and construction of the now constructed contemporary development.

The previously approved hard landscaping finishes of sandstone hued gravel (and then exposed aggregate) were intended to be appropriate and sympathetic contemporary hard landscaping materials for ground surfacing where visible from within the streetscape (from both High Street and the Esplanade). Consideration was also given to the visibility of the subject site from within the

Callington Mill site due to the proposed 6m demolition of the drystone wall that previously physically separated the properties both spatially and visually.

The substantial removal of the drystone wall (approximately three times more than was approved) has resulted in a loss of the subject site and the Mill site being clearly delineated and identifiable as two separate properties. This has resulted in a loss of physical and visual separation, an impact on the setting for particularly the Mill site and the use of materials (grey contemporary slab concrete finishes) that one might not normally expect in a site that now appears to be part of an early Georgian complex (the Mill site) and is a site that also contains early Georgian buildings. The concrete is not a traditional landscaping finish and is not considered to be one either appropriate or subservient to sandstone or to the traditional materials of construction of early Georgian era buildings in Oatlands.

The siting of the concrete works in a location completely open to the Mill and its visibility from within Esplanade ensures the location of the development is not subservient to the existing heritage buildings on site. The concrete works are also clearly visible in views to the subject site from multiple vantage points from both Esplanade and Callington Mill.

The original proposal as approved by Council utilised a combination of traditional materials for external cladding as an interpretive device which makes historical reference to early Georgian buildings to assist in demonstrating the subservience of the proposed new buildings when compared to the sandstone heritage buildings on site. This included a sympathetic palette and attention given to the types and application of chosen materials of construction. The concrete works for which retrospective approval is sought makes no such attempt. It is understood the applicant acknowledges this and makes an attempt at some form of separation via the proposed hedge and line of paving adjacent to the concrete. However, the substantial removal of the previously separating drystone wall accentuates the impact of the concrete on the Mill site. When viewed from within the Esplanade, the concrete works make an uneasy and contrasting contribution to the streetscape where such materials are no evident elsewhere.

The original landscaping including the previously approved hard landscaping was intended to soften portions of the development when viewed from Esplanade and the Mill site, particularly as the subject site was being 'opened up' to the Mill site with the approved 6m wide opening.

The concrete landscaping is not considered appropriate to the heritage values with respect to the setting of the site and also the wider heritage Precinct within which the site is located.

Impact upon significant archaeological remains

The proposed concrete works are unlikely to impact on significant archaeological remains.

Impact upon landscape elements

The proposed works will impact upon the setting of the subject site in the Precinct and also the setting of the subject site as it relates to the Mill site and the setting of the Mill site itself. The Burra Charter defines 'setting' as: Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Principle 4 of the *Works Guidelines for Historic Heritage Places*, prepared by Heritage Tasmania states a need to: *Protect significant settings and views For many heritage places, it is important to protect its visual setting and any relationships to other significant elements. Demolition, alterations, new structures, landscaping or other changes that remove, screen or impact on a place's significance should be avoided.*

Clause 13.7 with respect to Hard Landscaping of the *Works Guidelines for Historic Heritage Places*, prepared by Heritage Tasmania states that appropriate outcomes includes: Where other materials are used they should be sympathetic to the values of the place.

The landscape setting of subject site within the Precinct and the setting of the Mill site and subject site will be negatively impacted upon by the proposed development which seeks the approval of the widespread application of an unsympathetic and inappropriate hard landscaping material comprising light grey slab concrete throughout the subject site. The high visibility of the location of the works and the extent of the works has a detrimental impact on the values of the Precinct and the subject site and also the values of the Callington Mill site to which is in now substantially physically and visually open to.

The redevelopment of the Callington Mill site previously required the use of appropriately coloured gravel as a hard landscaping finish with no concrete finishes allowable anywhere on the Mill site. As a result, inspections to the Mill site at the same time the subject site was inspected confirmed the application of such hard landscaping in the form of appropriately coloured gravel for all hard surfacing around the Mill and Miller's cottage.

What is being proposed in this Minor Amendment is contrary to the treatment of the Mill site as well as the previous Purcell advice and the subsequent approval of DA2018/90.

Impact upon intangible heritage values.

The proposal will not impact upon the intangible heritage values of the place in terms of its link with Samuel Page and the primary heritage buildings fronting High Street that form a significantly intact coaching inn complex as a cluster of buildings close to High Street.

However, the overall contribution of the site to the wider built form and character of Oatlands has been eroded through the insensitive application of inappropriate hard landscaping materials (the concrete landscaping) that is the primary landscaping element within the subject site and that is directly adjacent and seemingly part of the setting to the heritage buildings on the Mill site. Primary viewfields to and from Callington Mill as well as the views of the subject from within the Esplanade are those detrimentally affected as the concrete works form a visible backdrop to sandstone heritage buildings and an unsympathetic inclusion in the streetscape. The concrete works comprise a contemporary material that has no relationship or compatibility with traditional materials of construction as identified for the Precinct in Table E13.2.

ASSESSMENT AGAINST APPLICABLE SMIPS HERITAGE STANDARDS

E.13.7 Demolition and Building and Works other than Demolition

E13.7.1 Demolition Standards for Heritage Places

The objectives of E13.7.1 of the Historic Heritage Code are to ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

E.13.7.1 – Demolition to Heritage Places (note that there are no Acceptable Solutions for this Clause).	
Performance Criteria	Comments
<p>P1 Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</p> <ul style="list-style-type: none"> (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place; (b) there are no prudent and feasible alternatives; (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained; (d) significant fabric is documented before demolition. 	<p>The proposal will not result in the loss of any significant heritage fabric, form, items or buildings.</p> <p>This clause is not considered relevant in the assessment of the Minor Amendment.</p>

E13.7.2 Building and Works other than Demolition to Heritage Places

The objectives of E13.7.2 of the Historic Heritage Code apply and are aimed at ensuring that development at a heritage place is:

- (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and

- (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

In achieving the objectives, the following Performance Criteria must be satisfied:

E.13.7.2 – Building and Works other than Demolition to Heritage Places (note that there are no Acceptable Solutions for this Clause).	
Performance Criteria	Comments
<p>P1 Development must not result in any of the following:</p> <ul style="list-style-type: none"> (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place. 	<p>a) The proposed approval of the concrete works will result in the loss of cultural significance of the local heritage place through the application of incompatible materials of construction which form a backdrop to adjacent sandstone heritage buildings. Owing to the removal of the drystone wall, there is no longer a clear distinction between new and old in terms of building materials and setting. The use of the concrete has given no thought to the application of employing external materials and colour palette designed to be subdued and appropriately complimentary to the earlier buildings on site whilst providing a degree of subservience. The extensive application of the concrete landscaping accentuates the impact, given that the concrete finish covers large areas of the Lake Frederick site that are particularly visible from the Esplanade. Together with the contemporary buildings in a sea of concrete landscaping, the distillery portion of the subject site now appears divorced from the remainder of the Lake Frederick Inn site. It is almost as though the Lake Frederick Inn site is now two separate properties.</p> <p>b) While no demolition is proposed, the proposal will result in the loss of the setting for the early Georgian buildings at the subject site. The use of incompatible materials and colours and finishes (the light grey slab concrete hard landscaping) is relevant under (a) above.</p>

<p>P2 Development must be designed to be subservient and complementary to the place through characteristics including:</p> <ul style="list-style-type: none"> (a) scale and bulk, materials, built form and fenestration; (b) setback from frontage; (c) siting with respect to buildings, structures and listed elements; (d) using less dominant materials and colours. 	<p>The proposed development in the form of concrete hard landscaping to the majority of the subject site is not considered to be subservient to the values of the Place and to existing heritage buildings directly adjacent to the works. The proposed works are located at a close distance to the Lake Frederick Inn buildings and create a contemporary foreground directly adjacent to early colonial Georgian era buildings that are constructed of sandstone and red brick. No screen landscaping has been proposed on the plans to provide effective screening of the proposal from along the Esplanade or the Lake Frederick Inn buildings.</p> <p>The concrete used is not considered to be less dominant to early Georgian buildings and provides a stark contrast to the softer hued sandstone and handmade red bricks that make up adjacent buildings.</p> <p>As previously discussed, the distillery development previously approved a mix of external cladding materials that were influenced by those used for traditional farm buildings and outbuildings in the surrounding town and district. The previously approved hard landscaping for DA2018/90 in the form of appropriately coloured gravel or exposed concrete aggregate hard landscaping was specifically chosen to compliment the sandstone materials of the heritage buildings on the subject site. The concrete works do not compliment any heritage buildings in Oatlands, are visibly conspicuous in the streetscape, form an unsympathetic foreground to the Lake Frederick Inn and create a negative contrast to traditional materials of construction used elsewhere on the subject site.</p>
<p>P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of</p>	<p>The proposed concrete works are readily identifiable as new. While is not considered necessary to directly emulate or produce a mimicry of the Georgian</p>

<p>the place, but any new fabric should be readily identifiable as such.</p>	<p>architectural styling and materials of existing buildings on the subject site so that contemporary development can be clearly distinguished from heritage buildings without resorting to inappropriate historical mimicry, the development has introduced an unsympathetic material of construction that is widespread in its application and highly visible throughout the site. The concrete works form a backdrop to the listed buildings and are also visible in views from the Esplanade. The siting of the works are visibly prominent which further enhances the contrast with traditional building materials that one would expect in a Georgian setting.</p> <p>The use of concrete landscaping in its location and extent is not responsive to the heritage character of the place and fails to provide a visual softening of the subject site as it is viewed from within the Mill site and particularly from the Esplanade frontage where it will be most readily visible. Landscaping indicated on the site plan fails to provide an acceptable degree of softening of the proposed works when viewed from the Mill site and provides no impact at all on the softening of the concrete works from along the Esplanade.</p>
<p>P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</p>	<p>This clause is not relevant as the proposed development does not involve the extension to any existing buildings.</p>
<p>P5 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.</p>	<p>No new front fencing is proposed.</p>

The subject site 99 High Street is additionally located within a Heritage Precinct under the SMIPS. The following assessment has been provided under relevant standards for Heritage Precincts.

E.13.8 Demolition and Building and Works other than Demolition

E13.8.1 Demolition Standards for Heritage Precincts

The objectives of E13.8.1 of the Historic Heritage Code are to ensure that demolition in whole or part within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

E.13.8.1 – Demolition within Heritage Precincts (note that there are no Acceptable Solutions for this Clause).	
Performance Criteria	Comments
<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 complimentary to the heritage values of the precinct. 	<p>The proposal will not result in demolition of any significant heritage fabric, form, items or buildings.</p> <p>This clause is not considered relevant in the assessment of the Minor Amendment.</p>

E13.8.2 Building and Works other than Demolition within Heritage Precincts

The objectives of E13.8.2 of the Historic Heritage Code apply and are aimed at ensuring that development at a heritage place is sympathetic to the character of the precinct.

In achieving the objectives, the following Performance Criteria must be satisfied:

E.13.8.2 – Building and Works other than Demolition within Heritage Precincts (note that there are no Acceptable Solutions for this Clause with the exception of A4 which refers to new gates and fences to frontages and is not applicable in this assessment).	
Performance Criteria	Comments
<p>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.</p>	<p>The proposal will result in the loss of the setting for the adjacent Mill site, the subject site which includes early Georgian buildings and is an inappropriate contribution to the streetscape. The removal of the drystone wall has opened up the subject site and there is a lack of clarity and containment in the setting of the subject site with the Callington mill site. This emphasises the negative impact of the concrete works upon the Precinct as that impact bleeds into the adjoining Mill site.</p> <p>The proposal documentation for the Minor Amendment indicated soft landscaping in the form of a hedge to be introduced to attempt to screen portions of the development. The extent of the hedge still leaves the subject site with a substantial opening to the Mill site and does nothing to counteract against the appearance of the concrete when the subject site is viewed from within the Esplanade.</p> <p>The subject site when viewed from the Esplanade, now presents as a substantially contemporary development with a large area of concrete landscaping highly visible in the streetscape. This detracts from the early Georgian buildings that the subject site and adjoining properties contain. These building are the basis for the application of the Heritage Precinct listing.</p>

	<p>Refer further to the following Table E13.2 for assessment under relevant design criteria.</p>
<p>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.</p>	<p>Refer to the following Table E13.2 for assessment under relevant design criteria.</p>
<p>P3 Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.</p>	<p>The proposed development does not involve the extension or alteration to any existing buildings at the subject site and therefore this clause is not relevant in the assessment of the proposal.</p>
<p>A4 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</p> <p>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.</p>	<p>This clause and associated performance criteria is not relevant to the development as the proposal does not involve any new front fences or gates.</p>

E13.2 Heritage Precincts Design Criteria for the Callington Mill Precinct (HP2)

As the subject site 99 High Street is located within the HP2 Callington Mill Precinct, the following Design Criteria must be satisfied:

Design Criteria	Comments
(a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the Old Colonial Georgian architectural style.	<p>It is considered that the proposed concreting works in terms of their finish, colours and the concrete material used negatively contrast with the materials of construction of Old Colonial Georgian buildings that the subject site contains and also is directly adjacent to at the Callington Mill site.</p> <p>The proposal fails to provide harmonious external landscaping materials with the character of the Precinct and the era of buildings which are extremely significant for the Precinct.</p> <p>The original hard landscaping finishes approved by Council were intended to further break up the bulk of the approved buildings and to aid in softening the building from views toward the site, particularly the Esplanade and High Street.</p> <p>The alternative use of concrete accentuates the contemporary Distillery architectural forms and does not respect the Georgian setting of the subject site within the Precinct.</p>
(b) building setback from frontage must provide a strong edge to High Street and be parallel to the street.	This clause is not relevant in the assessment of the proposal.
(c) Buildings close to the street frontage must address the street.	This clause is not relevant in the assessment of the proposal.
(d) Buildings must not visually dominate the streetscape or existing buildings.	The siting of the concrete works to the service area when viewed from Esplanade will not be subservient to the Callington Mill site buildings as they will provide a contemporary contrast to traditional building materials of sandstone and red brick which are prevalent in buildings of value in the Precinct.

	<p>The use of the concrete right up to the edge of the Esplanade will further erode views of the subject site when viewed from along the Esplanade as the works are an unexpected, unsympathetic and inappropriate inclusion in the streetscape where large areas of hard any landscaping are not readily apparent. The Precinct is not characterised by the use of concrete in hard landscaping.</p>
<p>(e) Architectural details and openings for windows and doors to visually prominent facades must respect the Old Colonial Georgian architectural style in terms of style, size, proportion and position.</p>	<p>This clause is not relevant in the assessment of the proposal.</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). 	<p>The proposed materials (concrete) are none of these and do not have any sympathetic visual harmony or complimentary qualities with any of these stated materials.</p>
<p>(g) Roof form and material must be consistent with the following:</p> <ul style="list-style-type: none"> (i) pitched between 30 and 40 degrees and hipped or gable if a major part of the building; (ii) pitch less than 30 degrees and skillion a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines; 	<p>This clause is not relevant in the assessment of the proposal.</p>

<p>(iv) roof materials either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted.</p> <p>(v) guttering is rounded profile, with downpipes of circular in cross section.</p>	
<p>(h) Wall height is to be sufficient to provide for lintel definition above doors and windows and wall space above.</p>	<p>This clause is not relevant in the assessment of the proposal.</p>
<p>(i) outbuildings are generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p>	<p>This clause is not relevant in the assessment of the proposal.</p>
<p>(j) fences along frontages must be:</p> <ul style="list-style-type: none"> (i) between 900mm and 100mm high with a maximum of 1200mm for posts; (ii) vertically articulated (such as dowel and rail, picket or palisade fences); (iii) semi-transparent in appearance, that is, the distance between dowels and pickets, etc, must be such that the fence does not appear 'solid'; 	<p>The proposed development does not seek approval for any new fences along frontages and therefore this clause is not relevant in the assessment of the proposal.</p>
<p>(k) new buildings and additions to existing buildings must not significantly obstruct or diminish views of Callington Mill from High Street, the Esplanade or the Midland Highway.</p>	<p>This clause is not relevant in the assessment of the proposal.</p>

RECOMMENDATION:

The proposal seeks for retrospective approval of an inappropriate and unsympathetic external material in the form of light grey slab concrete for extensive areas of hard landscaping into the subject site that are highly visible from adjacent properties and also from the Esplanade.

This concrete landscaping is contrary to the original approval of DA2018/90 which sought specific finishes for hard landscaping. The approved gravel landscaping was endorsed by the developer's then heritage consultant Purcell.

This application to amend the hard landscaping to much of the site to grey concrete conflicts with original heritage advice both given by the developer's heritage consultant and the original Council approval and permit conditions.

The proposed hedging and line of paving offered by the developer's new heritage consultant Graeme Corney does not alleviate the impact of the concrete finish on the subject site and affected Precinct. The heritage advice submitted by Mr Corney states:

It is my opinion that the ideal solution would have the concrete pavement separated to some degree from the adjacent heritage building by a 'visual break'. The brick Federation Visitors Centre is the only heritage building affected by the proposed concrete pavement. The following photos demonstrate that the distillery and associated concrete pavement is a clearly modern material and would be softened by a visual break to partially isolate it from the nearby heritage structures -for example the introduction of a hedge planting or timber fence along the side of the Federation building.

The proposed visual break is not considered adequate and in no way addresses the impact of the concrete when viewed from other areas of the subject site and from within the streetscape.\

It is also disagreed that the only heritage buildings affected is the brick visitor centre (presumably the Miller's cottage building). The proposed concrete works impact the setting of both the subject site, the setting of the adjacent and highly significant Mill site and also the values of the Precinct which is important due to its collection of early colonial Georgian buildings including Callington Mill.

It is concluded that the proposed development will detrimentally impact on the values in the Mill site, the subject site and the values of the Precinct as the proposal seeks to introduce inappropriately contrasting materials and finishes which are not complimentary to the heritage settings and traditional materials of construction typically encountered with early colonial sites.

The location of the concrete works are in particularly highly visible areas within the subject site including adjacent to the Mill site (opposite the Mill buildings), adjacent to the Lake Frederick Inn buildings and at the entrance and inside the subject site as it is viewed from the Esplanade.

No regard has been given to screening the concrete works from wider views in the Esplanade at all where it is clearly visible, and the values of the Precinct are therefore negatively impacted by the widespread application of such a negatively contrasting material being extensively used. The subject site is a substantial one in the Precinct and is directly adjacent to the Callington Mill site. The landscaping proposed as part of what is a contemporary development (the distillery complex) is extremely important in softening the visual impact of the modern distillery buildings in the heritage place it is located within and also the Precinct.

The inclusion of contemporary hard landscaping hardens the appearance of the distillery buildings and bears no similarity to any traditional building materials generally used on sites with heritage values in the Oatlands township.

The proposal is not considered to adequately meets the Performance Criteria of Clauses E.13.7.2. P1 and E.13.8.2.P1 of the *Southern Midlands Interim Planning Scheme 2015*, therefore should be refused on heritage grounds.

REFUSAL GROUNDS:

1. The proposal does not meet the Acceptable Solution or the Performance Criterion with respect to clause E13.7.2.P1(a) of the *Southern Midlands Interim Planning Scheme 2015*. The proposed concrete landscaping works will result in a loss of historic cultural heritage significance to the place through the use of incompatible and unsympathetic materials and their siting which will contrast with traditional materials evident in the setting of the heritage place.
2. The proposal does not meet the Acceptable Solution or the P1 Performance Criterion with respect to clause E13.8.2 of the *Southern Midlands Interim Planning Scheme 2015*. The proposed concrete landscaping works will result in a loss of historic cultural heritage significance to the Precinct through the introduction of incompatible materials and their siting which contrast with traditional materials of construction evident in the Precinct setting, and

will not respect Old Colonial Georgian style significant to the Precinct in terms of materials and colour.

Tasmanian Heritage Council Approval



Tasmanian Heritage Council
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Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: 2018-90
THC WORKS REF: 5767
REGISTERED PLACE NO: 5534 & 11649
FILE NO: 10-04-51THC & 5-12-46THC & 06-16-71THC
APPLICANT: ERA Planning
DATE: 04 March 2024

SUBMISSION: CORRECTION AND MINOR AMENDMENT OF PERMIT

(Historic Cultural Heritage Act 1995)

The Place:
Proposed Works:
Amendment:

Under s41 of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council makes the following submission regarding the proposed minor amendment:

The Tasmanian Heritage Council consents to the permit being amended subject to the following condition:

The proposed new screen planting must be comprised of plants of one of the following species:

- i) *Crataegus monogyna* (common hawthorn); or**
- ii) *Prunus spinosa* (blackthorn); or**
- iii) *Bursaria spinosa* (prickly box).**

Advice

Please contact Russell Dobie on 0458 326 828 if you require clarification of any matters contained in this notice.

A handwritten signature in purple ink, consisting of several fluid, overlapping strokes.

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council



Southern Midlands Community Infrastructure Plan

Attachment
AGENDA ITEM 16.9.1



MARCH 2024



Inspiring Place

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Hobart 7000

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Inspiring Place
Inspiring Place is a Unit Trust incorporated in
Tasmania.

The Company Directors are Adam Holmstrom and
Jordan Davis.

ABN 58 684 792 133 ACN 085 559 486

Date	Version	Authorised Signature
06/02/2024	Version 1	
15/02/2024	Version 2	
27/02/2024	Version 3	
28/02/2024	Version 4	
19/03/2024	Version 5	

Inspiring Place Project No. 23-62 (23-TTT)

Cover photo: Colebrook Park. Source: Inspiring
Place

We acknowledge and respect the palawa/
pakana peoples of lutruwita (Tasmania) and the
Aboriginal and Torres Strait Islander Peoples
across Australia as the traditional custodians
of our shared lands, waters, and seas.

We recognise their unique ability to care for
Country and their deep spiritual connection with
the land, waters, and seas – the same land,
waters and seas which are a central focus of
our profession.

We honour Elders past and present whose
knowledge and wisdom will ensure the
continuation of Aboriginal and Torres Strait
Islander cultures.

Executive summary

The Southern Midlands Community Infrastructure Plan 2024 replaces the 2006 Recreation Plan to address the evolving needs of the Southern Midlands local government area. Objectives of the Plan include understanding population changes, current infrastructure, and the needs of users to make recommendations. The plan integrates findings from a field audit, community engagement, and reviews of contemporary recreation trends. Community engagement involved four community forums, a month-long public survey, and targeted outreach to peak bodies and state government departments.

The Plan supports ongoing improvement in the Southern Midlands through sustainable and efficient management that adapts to trends and supports lifelong community participation. The Plan outlines relevant issues, community expectations, identifies infrastructure gaps, recommends actions, and five yearly reviews.

The Plan categorises facilities into Regional Assets, Community Parks, Community Halls, Sports Venues, and Linkways. It provides recommendations for each category that include actions, rationale, responsibilities and priorities.

- » Management strategies for Regional Assets recognises the role of schools as central community hubs and the need to invest in upgrades in areas of population growth.
- » Community Parks management focuses on developing and managing primary parks within towns, catering to local needs and potentially attracting visitors. Strategies include upgrading equipment for various age groups and considering additional facilities like cantilever swings or netball/basketball half courts.
- » For Community Halls, the Plan acknowledges the need to upgrade some halls. This could be made possible in some locations by the disposal or rationalisation of investment in a recreation ground. It is recognised that there will be emotional and physical loss if facilities are decommissioned. Active hall management committees who are able to apply for grants to support upgrades, both small and large, are very important for successful operation of halls.
- » Sports Venues management varies based on their role and catchment, with a focus on upgrading school facilities and investment in regional hubs. The Plan advises a

strategic approach to AFL grounds, focusing on consolidation in regional hubs, and investigating options for selling underused or poorly maintained grounds to concentrate resources. Recommendations include investment in Oatlands as the regional hub and upgrading the Bagdad Recreation Precinct to cater to population growth.

- » Linkways, essential for open space planning, are highlighted for their role in enabling walking and cycling. The plan suggests strategic initiatives such as 5 km walking loops, safe local walking and cycling routes, and exploring the potential for longer off road paths.

In summary, the Southern Midlands Community Infrastructure Plan 2024 is a roadmap that takes into account advice from peak sporting bodies, the state government, community feedback, and the strategic vision of the Southern Midlands Council. It prioritises sustainability, inclusivity, and strategic investments to meet community needs for a resilient and thriving local government area over the next decades.

Bagdad 
Community

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1 / Introduction

1.1 Background

The Southern Midlands municipality covers a large geographical area (2,561km²) with a high proportion of land being used for rural production in private ownership. The region is bisected by the north-south rail route and the Midland Highway. Sports and recreation are important components of the lifestyle enjoyed by residents and visitors alike; the Southern Midlands Council recognises the integral role community infrastructure plays in supporting not only sporting, recreation, and leisure activities, but also in providing opportunities for individuals, families, and the community to engage socially, and create healthy, balanced lifestyles.

The Council's management of community infrastructure is made challenging by the intrinsic characteristics of the area. Those challenges include its geographic scale, the uneven spread of the population across multiple townships (6,662 people) changing demographics in which some areas are growing in population while others are in decline, a limited rate base (3800 rateable properties), the historic significance of many properties, and the limited number of properties over which Council has authority. These challenges have implications for the way in which Council plans for community facilities and services.

The Southern Midlands Strategic Plan 2022 – 2032 includes an understanding, along with a brief assessment of community infrastructure, which may be required, but notes this is no substitute for a more detailed analysis of infrastructure needs. Such an analysis would include both public and privately provided facilities and services, including Council and non-Council facilities, required to accommodate and support community services, programs and activities. This recognises that Council is responsible for establishing, maintaining, and delivering certain types of infrastructure. Council also has a role to play in the delivery of other types of community infrastructure, and in advocating on behalf of the community for adequate provisions in this space.

To fulfil this role, Inspiring Place was engaged to prepare the *Southern Midlands Community Infrastructure Plan*. This Plan replaces the 2006 Recreation Plan. Council responded strongly to the 2006 recommendations, including achieving the stretch target of building an aquatic centre. Other important achievements included creating a new business unit called Community and Corporate Development that had new capacity to manage sports grounds and introducing a small grants program to support sporting clubs and community groups. Council has also strongly supported the successful development of Callington Mill that now employs 50 FTE staff and provides a high level of tourism and recreation amenity.

1.2 Objectives

Amongst the objectives for the project is the requirement to understand the interrelationship between the demographics of the population, their needs for community infrastructure, the current provision of such and its geographic distribution. This infrastructure plan summarises the findings from a field audit and community engagement process as well as a review of contemporary literature and government documents at local, state, and federal level.

A vision for the Southern Midlands Community Infrastructure Plan is:

Make the Southern Midlands municipality a better place through sustainable and efficient management and collaboration to support community infrastructure that adapts to trends and meets community needs for life-long participation.

The objectives for the strategy in support of the vision are:

- » to understand the relevant issues and existing infrastructure;
- » to understand community and key stakeholders' expectations about the level of service in community facilities;
- » to identify current gaps in infrastructure provision, factoring in current trends regarding sport and recreational activities;
- » to identify the community infrastructure that is likely to be required based on demographic trends to 2042;
- » to identify a plan for community infrastructure at regional, neighbourhood and local levels such that it is distributed as equitably and sustainably as possible; and
- » to advise on Council's role in the provision of community infrastructure including being directly responsible, collaborating and advocating for adequate provision.

1.3 Approach

The following principles are guiding values to underpin decisions on community infrastructure facilities in the Southern Midlands. Council will:

- » achieve efficiency by avoiding unnecessary duplication of facilities, supporting multi-use facilities, and ensuring asset investments are fully planned from a business perspective before being endorsed;
- » increase the capacity for participation by the whole of the community across abilities and genders through concentration of resources around multi-use facilities;
- » adhere to structure plans and master plans to avoid *ad hoc* decisions;
- » take a risk management approach to all decision making that includes having a benchmark of peak sporting body guidelines in respect to minimum standards for facilities;
- » provide guidance to community, not-for-profit and commercial providers to assist them in identifying and applying for funding to achieve appropriate infrastructure standards;
- » actively pursue opportunities for the joint development of facilities with other providers, including giving a higher priority to those with a commitment to self-help; and

- » be cognisant of community infrastructure in adjoining local government areas and minimise duplication of facilities .

This plan is underpinned by six lines of inquiry: a review of contemporary literature and policy to understand current trends in community infrastructure provision and open space planning; a review of Council's strategic documents and policies including the *2006 Recreation Plan* and *Southern Midlands Strategic Plan 2022-2032*; a review of demographic data using Australian Bureau of Statistics and information from the review of the Southern Tasmania Regional Land Use Strategy; consultations with peak bodies: Active Tasmania, Department of Health, Department of Education, Children and Young People as well as peak sporting bodies including Cricket Tasmania, AFL Tasmania, Basketball Tasmania, and Netball Tasmania; the community consultation; and the facilities audits.

Community engagement consisted of four community forums and a survey that was open to the public for a month. Invitations to participate were sent to a wide range of groups including hall committees and sport and recreation clubs in the municipality and the public. People were invited to contribute via post office box drops in Campania, Oatlands, Bagdad, Kempton. Community groups were contacted with material for social media posts. The project was advertised on the Council's webpage and in the Council newsletter. Brief

tours were completed at the district schools and infrastructure audit were completed across all four schools.

All community facilities were listed for which Council have care, control, or management. This list was updated through a two-day audit with Council staff. At each site there was an assessment of the key components, appearance, size, location (using geotagged photos), accessibility, safety, maintenance requirements, users, management responsibility, and an overall assessment of recreation, cultural, and conservation values. Entry was available to most site facilities during the Audit period. Where entry was limited, assessment of facilities within buildings are based on communications with Council staff as representatives of the community.

The Southern Midlands municipal boundaries are shown in Figure 1.1 along with the main population centres and areas of growth. Growth is indicated by number of subdivision lots that have been approved for the town.

The following sections introduce existing trends and the community infrastructure situation. Five types of community infrastructure are explained, and plans outlined for their management.

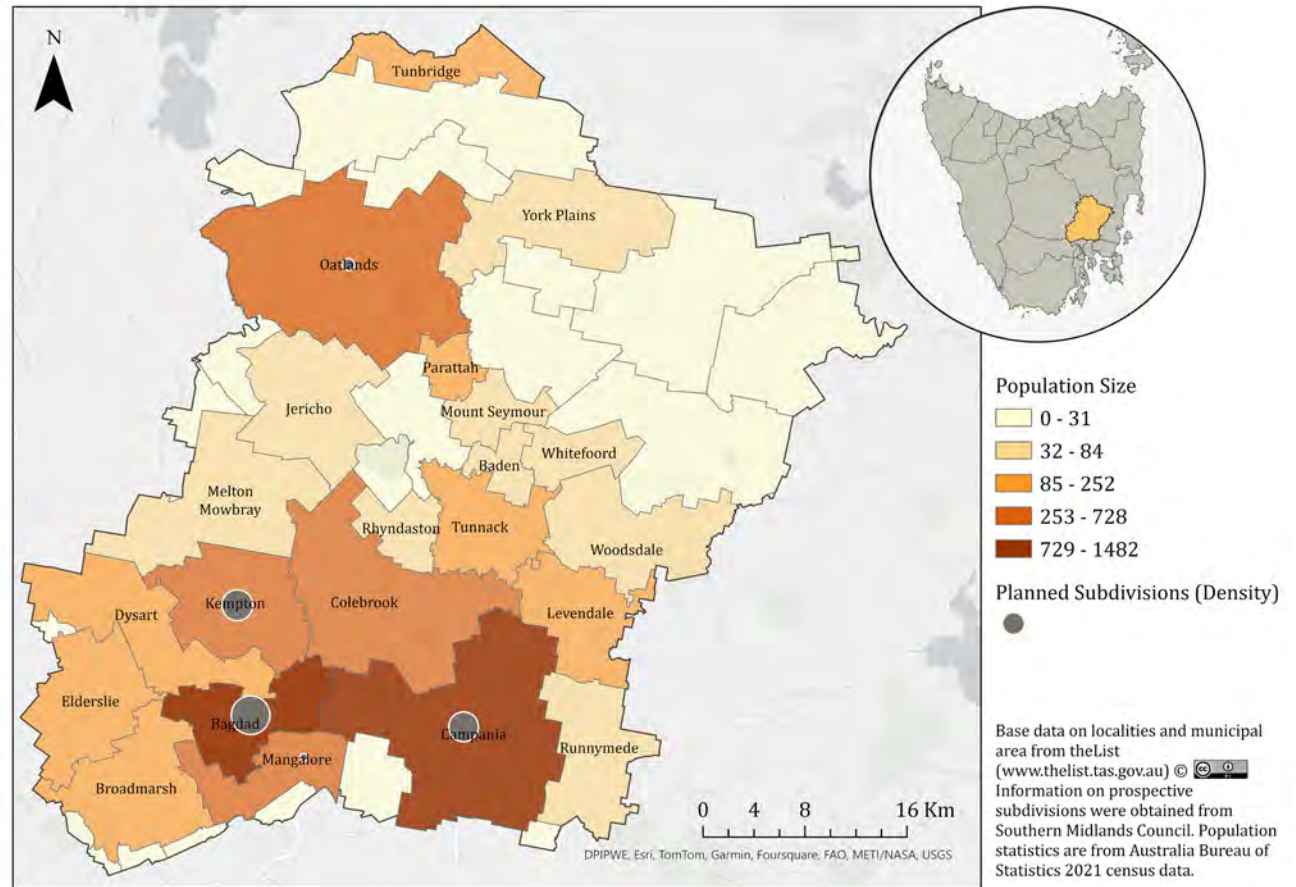


Figure 1.1. Heat map showing population size and the location and density of planned subdivisions for the Southern Midlands. Source: ABS and council data.





2 / Literature and Government Strategies

Key Messages

- » Community infrastructure needs have changed substantially over recent years.
- » The COVID-19 pandemic, demand for facilities for females, changing climate, and bushfire risks are impacting investments in community infrastructure.
- » There has been an overall trend of decreasing participation in organised physical activities in Australia over many years and a shift towards unstructured activities, such as walking and cycling.
- » There are substantial increases in the expectation of, and the legal requirements for improved grounds, building amenities and services, user safety, parking, security lighting, pathways and signage.
- » Rationalisation of community assets by Council goes hand in hand with increased expectations from the community and other levels of government for better facilities.
- » Public-private partnership are increasingly sought by Australian local government as a means of providing community facilities.
- » Sport and other community activities are valuable economically and socially. Local government is compelled to plan for encouraging healthy, active communities and catering to a range of abilities.
- » Active planning by local government is vital for maintaining good relationships with state and federal funding opportunities as well as Council's own planning.
- » There are many master and structure plans relevant to this Community Infrastructure Plan that can be reviewed to help guide decisions.

2.1 Megatrends

Recent national and state reports on participation in sports and physical activities have identified the following major trends. This information was sourced from CSIRO's *The Future of Australian Sport: Megatrends shaping the sport sector over the coming decades* in 2022, Irving et al. (2021) in *Australian Population Studies*, and Orr et al. (2022) in *Wiley Interdisciplinary Reviews: Climate Change*.

Sport and recreation can champion inclusivity and help bridge cultural and demographic gaps. Australia's population overall is aging and increasingly diverse. Young people are growing up with new technologies and global connections that create distinctively different behaviours and values. Participation in sport and physical activity, whether for physical, mental or sociocultural motivations, has continued to increase overall in the last two decades.

While participation in sport related activities have stayed steady, participation in non-sport related activities, particularly, walking, cycling, and running/jogging, has increased significantly in the past 20 years. The trend towards use of home gyms, exercise groups, online communities, and use of local green spaces for walking, cycling and other non-organised physical activities accelerated during the

COVID-19 pandemic. Since then, there has been a sustained increase in these types of activities.

The pandemic led to significant growth in the number of people engaging in physical activity for social and mental health benefits. This remains a major motivator for participating in physical activity. While this trend has slowed slightly across Australia on average, individuals in regional/rural areas remain equally motivated by mental health benefits.

COVID-19 also accelerated a trend in Australians, in both urban and rural areas, participating in a greater mix of activities, and taking an extremely mixed approach to being active, with more adults aged 15 and over engaging in physical activity through venues/organisations and sometimes independently.

While participation levels in organised sports remain below those pre-COVID-19, recent data suggests that life is returning somewhat to normal with Australians slowly returning to regular sporting activity, particularly children aged 0 to 14.

Changing climates mean increasingly hot summers, different rainfall patterns and more frequent extreme weather events. Community infrastructure planning will need to think many years ahead and managers will need to be resilient to adapt to challenges.

2.2 Participation Levels

Findings by AusPlay (2023) on participation levels in sports and physical recreation in Tasmania are summarised in this section. National AusPlay data from 2023 show that 31% of Tasmanians participate in physical activities such as walking, gym use, swimming, running and cycling. Another 17% participate in organised sport and 41% are both physically active outside of formal sport and participate in organised sport. The nine of the top ten activities by popularity amongst adults aged 15 and over, are informal physical activity (including walking, cycling, and swimming), and the only organised sport to make the top 10 is football/soccer. Top 10 activities among children (0 to 14) are swimming, football/soccer, gymnastics, running/athletics and basketball.

In regional/rural areas in Australia, walking, cycling, swimming and running/athletics are the most popular sport and non-sport related activities. Adults (15 years and older) in these areas continue to be motivated to engage in physical activity for mental health benefits. Male and female participation levels have remained on par with each other throughout Tasmania and Australia in the last 20 years. Amongst children (0 to 14 years), there was a higher level of participation by females (70.8%) than by males (66.1%). Regular participation rates are stable across age groups.

2.3 Building Design Trends

Building design and presentation of sporting venues have greatly improved over recent years. Building quality is rising dramatically through good design. This is in response to building and health regulations, workplace safety standards, competition, wider user experiences, and expectations regarding the standards of local provision. Building design trends are also responding to the need to cater to the mix of different genders in sport and separation of facilities for umpires/referees.

The initial investment is designed to reduce costs and litigation while enhancing the user experience and attracting higher use levels. The cost of retrofitting facilities can be more expensive than new, which needs to be considered in how to change facilities to cater to female athletes.

Clubrooms and other sports venues are no longer treated as stand-alone buildings, but increasingly co-located with schools, public transport, and outdoor recreation venues. Consolidation of sport and recreation opportunities entails the development of a few multi-user venues rather than many stand-alone facilities. Many sporting facilities have evolved over a long period of time in response

to the individual needs of individual groups. It often takes time and significant resources to transition towards using fewer, better resourced infrastructure. The challenge being faced all around Australia is managing facilities designed in the past to meet the needs of the present and future.

The consolidation of provision and sharing of use allows the freeing up of land for other purposes; savings through the sharing of enhanced infrastructure; clubs to focus on their activities and programs rather than on buildings; reduced maintenance costs by having fewer venues; the possibility of professional management; and infrastructure that better supports regional events and programs.

There is a growing mix of community and commercial program and services delivery (e.g. physiotherapists, café and food services) associated with major recreation facilities. Commercial providers should be investigated for capacity to offer opportunities that may not have otherwise been afforded by Council.

2.4 Federal strategy

2018 The Value of Community Sport Infrastructure Report investigated the value of community sport facilities to Australia. Benefits worth billions of Australian dollars were reported from increased economic activity (\$5.5B), increased productivity (\$0.8B), personal health benefits (\$4.4B), health system benefits (\$0.5B), human capital uplift (\$4.2B) and green space benefit (\$0.8B). There were also benefits that were difficult to quantify, such as social inclusion, a reduction in anti-social behaviour, and as a refuge in times of natural disasters such as bushfire. The report identified a need to optimise use. Better optimising use of facilities required multi-use facilities, adopting universal design principles, providing some all-weather surfaces, facilities that cater to females or umpires; peak demand management, removing physical barriers to accessing facilities (e.g. fences), and developing tailored programs and products to work with facility constraints.

2.5 State strategy

2022 Tasmanian Community Sport and Active Recreation Infrastructure Strategy Draft recognises local government’s key role as the major provider of community sport and recreation infrastructure. In their submission to this draft strategy, the Department of Education emphasised the importance of facility-sharing arrangements to ensure maximised community use and the importance of school or local community centres as accessible hubs.

Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) is a statutory document that influences what local government can do to rezone land and provides the strategic context for planning decisions. One of the regional policy areas covered within the current STRLUS is recreation and open space, and the importance of the open space hierarchy (Figure 2.1). The open space hierarchy is an important in community infrastructure planning and is applied to recreation, parks and natural areas. The hierarchy focuses on categorising areas according to their catchment. Commonly used categories are local, neighbourhood, district and regional, but the key requirement is that each category is clearly defined and appropriate for its context. The hierarchy directs most investment to a few high-quality sites and focuses local investment in one key recreation, park, or natural area (Figure 2.1).

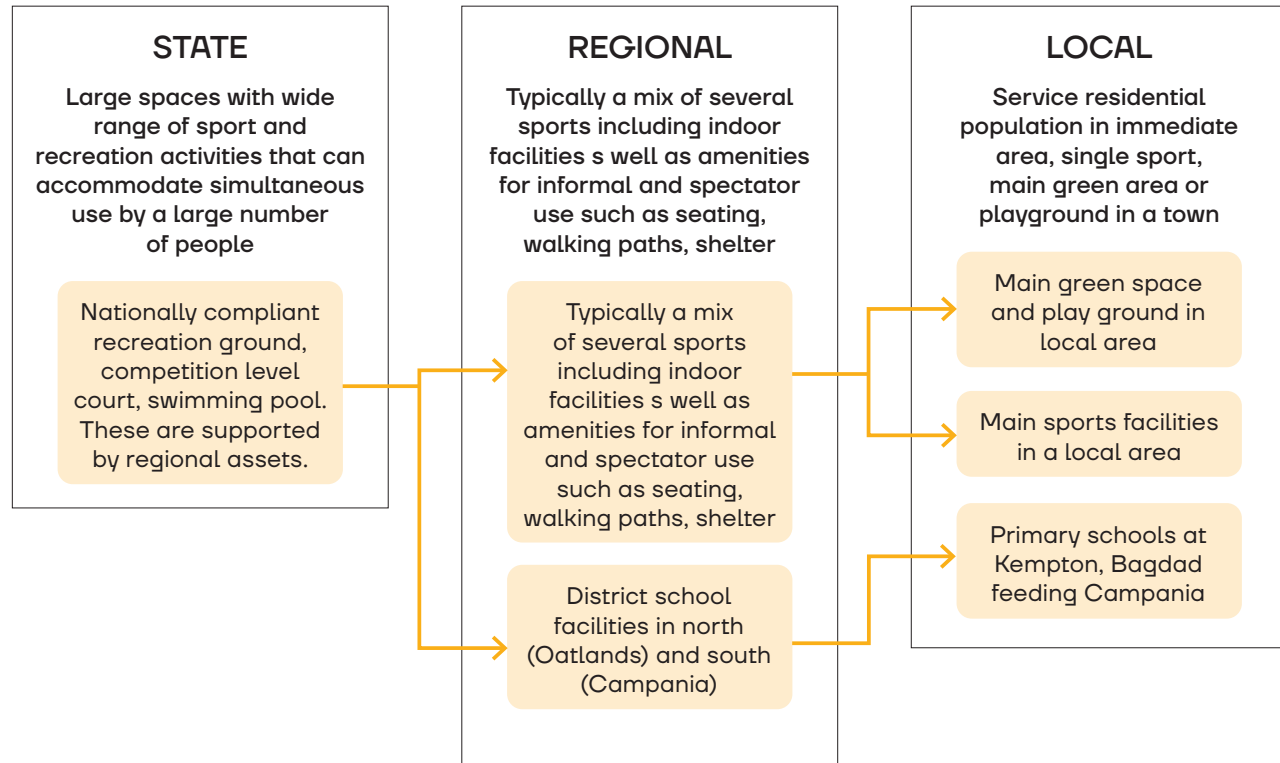


Figure 2.1 Open space hierarchy applied to the Southern Midlands using examples of community infrastructure.

Healthy Tasmania Strategy Plan 2022 - 2026 brings together communities, services, and all levels of government to work in partnership for improved health and wellbeing. The government has committed \$10 million over five years to implement the current plan and an additional \$8 million over four years for the Healthy Tasmania Fund. Actions will focus on supporting Tasmanians to be more connected in their communities, improve wellbeing, and live more active lives.

Accessible Island: Tasmania's Disability Framework for Action 2018 - 2021 is the current version of the state government's principles underpinning implementation. Those principles include ensuring access to and inclusion for government services, infrastructure and communications and collaboration and consultation. Agencies will share expertise and collaborate in the planning and development of services, infrastructure, and communications.

Tasmania's Active Ageing Plan 2017 - 2022 outlines a vision to build an age-friendly state in which all Tasmanians can stay active, healthy, resilient, and connected to their community and the economy.

2.6 Local strategy

Southern Midlands Council Strategic Plan 2022-2032 refers to an environment that encourages diversity and inclusion, development based on sustainable use of local resources and the physical environment; and a range and standard of services within the Southern Midlands that are affordable and sustainable.

The provision of community infrastructure touches on all five of Council's strategic themes of infrastructure, growth, landscapes, community, and organisation. Several other Council documents refer to community infrastructure. These are shown in chronological order:

- » *Oatlands Integrated Development Strategy 2008;*
- » *Mangalore Recreation Ground Redevelopment 2009;*
- » *Bagdad Mangalore Structure Plan 2010;*
- » *Play Space Strategy 2012;*
- » *Campania Structure Plan 2015;*
- » *Joint Land Use Planning Initiative reports;*
- » *Justitia Park Play Space Area proposal 2017;*
- » *Southern Midlands Council Emergency Management Plan 2021* (for the use of Council facilities in the case of emergency - Recovery Centres);
- » *Southern Midlands Council Historic Heritage Strategy 2019-2023;*
- » *Southern Midlands Asset Management Policy 2020*
- » *Oatlands Structure Plan 2021;*
- » *Southern Midlands Asset Management Strategy 2022*
- » *Bagdad Community Club Master Plan 2022;*
- » *Kempton Recreation Ground Master Plan 2023;* and
- » Lake Dulverton documents including management strategy, action plan and walkway action plan.



3 / Demographic Trends

Key Messages

- » The population of Southern Midlands is concentrated to the south of the municipality.
- » Population growth in the southern towns are added to as they are within commuting distance of major settlements that provide more employment opportunities.
- » Bagdad, Campania, Kempton and Oatlands are the key growth areas where vacant land, schools and childcare are available, as well as industrial and commercial development.
- » Infrastructure planning and rationalisation of community assets should focus on growth areas to meet increased demands and secure growth.

Community needs vary between localities due to the differing age profiles. A higher proportion of youth (<15 years) often leads to greater demand for facilities than other age brackets as the population grows. In areas with older aged (65+ years) people, some infrastructure may be less used or there is a need to adapt facilities to better suit an ageing population. Migration and natural increase influence trends as well as related factors of available housing, education, health services, employment, and liveability.

There were 6662 persons in the Southern Midlands at June 2021. This represents an increase of 994 persons since 2006. There has been a reduction of people under 14 years and 25 to 44 years in the municipality since 2006 and a significant increase in the proportion of persons aged 45 to 65 years and over since 2006. The median age of the municipality has also increased from 39 in 2006 to 44 in 2021. These changes are not evenly distributed across the municipality.

Population forecasts allow community groups, organizations, businesses, governing agencies, etc., to make informed decisions about the future. Components of population change, such as mortality, fertility and migration and drivers of change such as housing availability, are likely to experience major variation overtime depending on several factors.

Table 2.1: Population change in major Localities in the Southern Midlands municipality

Locality	Pop. 2006	Pop. 2011	Pop. 2016	Pop. 2021	Average % change 2006 to 2021	Average % change 2016 to 2021
Bagdad	996	1266	1356	1482	+15	+9
Campania	742	844	934	1158	+16	+24
Kempton	358	323	386	420	+6	+9
Mangalore*	983	521	422	435	-21	+3
Oatlands	764	862	683	728	0	+7

*Mangalore's statistical area has reduced since 2006. In 2006, it was 278.9 sq.kms; in 2011 it was 47.9 sq.kms (similar area to 2011 in 2016 and 2021).

Recent analysis for Southern Tasmania indicated that net migration rather than natural change would be the driver of population growth between 2021 to 2046. Modelling identified the need for 671 additional dwellings to accommodate projected growth in the Southern Midlands. Bagdad, Campana, Oatlands and Kempton were identified as key towns with the land supply for subdivisions. As of Dec 2023, there are 228 prospective lots for the construction of new dwellings within the Southern Midlands, most of which are concentrated in Bagdad (83 lots), Kempton (63 lots), Campana (60 lots) and Oatlands (14 lots). These subdivisions will likely drive further population increase in these areas, beyond what is forecast in Figure 2.2. The housing and cost of living crisis have led to many people in Australia seeking housing away from greater urban settlements in favour of regional areas where cheaper housing is available.

The extent to which net migration will affect the rate of change in the Southern Midlands will depend on newly available subdivisions, as well as the availability of transport, healthcare, childcare, employment, and other community services. People want attractive, high functioning places to live and work in. This leads to greater economic growth, including tourism, greater resilience in residential populations, and greater social cohesion and resilience. These are key areas of strategic focus for the Southern

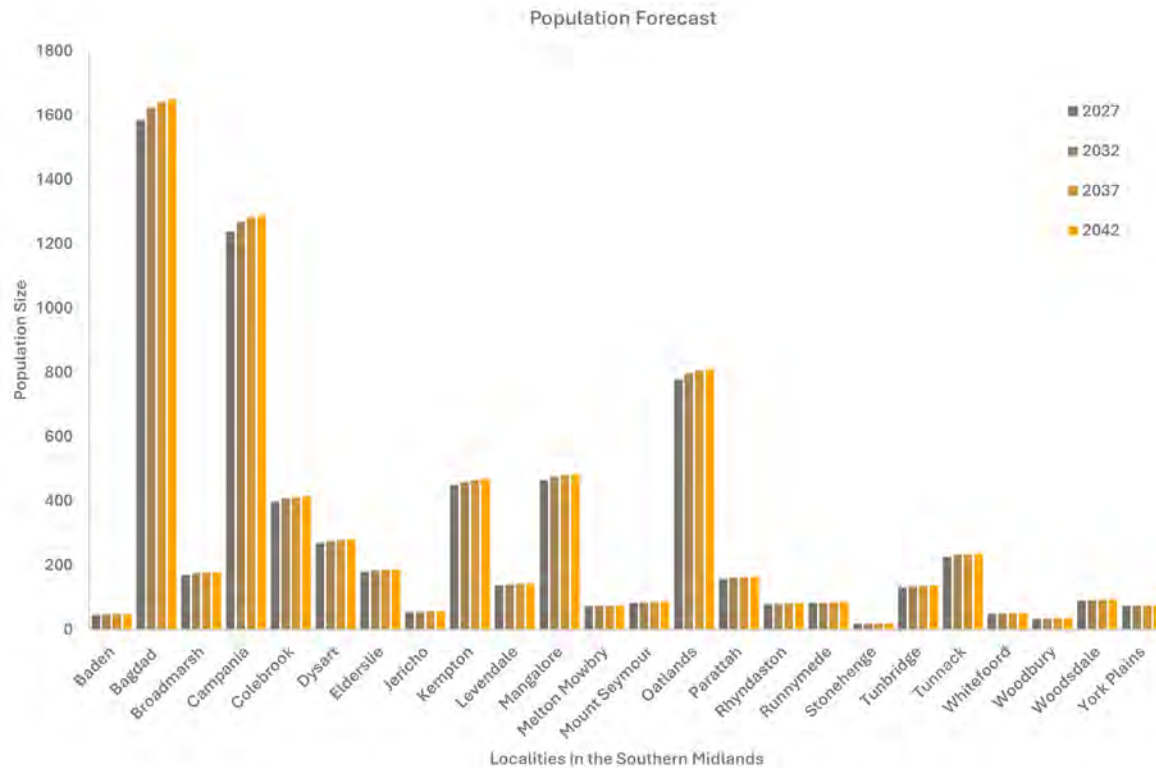


Figure 2.2 Population forecasts for key localities in the Southern Midlands based on projections for Tasmania.

Midlands Council over the coming decade as laid out in their Strategic Plan 2022-2032.

Other drivers of population change include industry and commercial growth, as well as education and employment levels in the region. According to ABS data, Southern Midlands is experiencing an increasing trend in these aspects:

- » Increasing employment trends were reported in all industries, with a growing availability

of jobs, particularly in the construction, health care and social assistance, education and training, and professional, scientific, and technical service sectors. The number of individuals employed in full-time and part-time jobs has increased by 14.4% and 12.6%, respectively, since 2016. Rate of unemployment has reduced from 4.6% to 2.9% between 2021 and 2023.

- » There has been a significant increase in the

nominal Gross Regional Product (GRP) in the region since 2008; an 86% increase has been recorded.

- » The number of individuals who have completed year 12 or equivalent, in the Southern Midlands, recorded a 36% increase from 2016. Additionally, there has been considerable positive change in the proportion of people with educational qualifications. Data shows an 86% increase in postgraduate degree level holders, and 77% increase in graduate diploma and graduate certificate level holders.

Moreover, there is industrial and business growth in Oatlands with the Callington Mill Distillery employed 2 FTE two years ago, currently they employ 50 FTE and are looking to increase to 80 FTE in three years. Additionally, the construction of the proposed Boutique 43 bed hotel accommodation will have a significant impact on the population of Oatlands, through its staffing.



4 / Peak Body Advice

Key Messages

- » The focus of community infrastructure for sport has been on senior men's cricket and football.
- » There are a number of recreation grounds that do not meet minimum standards.
- » The Oatlands Recreation Ground is a regional priority for football in the municipality and requires some modernisation of its building facilities.
- » There are few facilities that cater for female athletes, and facilities for umpires and referees need upgrading.
- » Sports such as soccer, basketball and netball do not have competition level facilities and few local facilities.

4.1 Basketball

There is growing demand for basketball across the state, with 15,119 players in 2023. The success of Tasmania's JackJumpers has led to a surge in interest. Demand for courts exceeds supply, with Basketball Tasmania calculating that the state is 26 courts short of what is required. Basketball Tasmania have facility guidelines to assist government, contractors and other stakeholders who are involved in the planning and construction or redevelopment of facilities. Facilities need to be indoor, have a sprung wooden floor and the perimeter of the standard international federation (FIBA) court markings needs a minimum of two metres to the nearest obstruction. The minimum ceiling height is 7m and this includes light fixtures.

There are two indoor courts; one at Campania District School and the other at Oatlands District School. Neither school has competition requirements of a sprung floor, scoreboard, shot clock or adjustable backboard. Neither court meet guidelines for distance to obstructions. There are some outdoor rings at schools and Mood Food north of Kempton that service some of the informal need. People in the Southern Midlands need to travel to Launceston or Hobart to access a court unless they are part of those school communities.

4.2 Netball

There are limited facilities in the Southern Midlands for netball. Existing facilities are associated with schools and are generally not in good condition.

There are some new facilities just outside the municipality. A new, purpose-built netball facility opened in January 2023 at Pembroke Park, Sorell. This is part of the South East Sporting Complex that is used by netball, basketball, football, cricket, athletics and soccer clubs. The new Brighton High School that is expected to open in 2025 will have a range of recreation facilities. This will include an indoor basketball/netball court, two outdoor basketball/netball courts and a soccer/hockey field. Sorell School has an indoor basketball/netball court and a badminton court. Outdoors there are two netball courts and one basketball court.

Joint netball – football clubs is a model that some mainland clubs have been pursuing. This can help expand overall club numbers and make investment in facilities more feasible. Netball has a program called NetSetGO that supports netball clubs to introduce the sport to children aged 5 – 10 years. Most of the NetSetGO programs are in the larger urban areas, but Campbell Town's Midlands Magic Netball Club host a program.

4.3 Football (Australian rules)

Australian rules football has a long tradition in the Southern Midlands. The Oatlands District Football Association (ODFA) competition is for senior men's teams and does not currently have female players participating. This is at odds with state trends where there was a 300% increase in female participation in Tasmania from 2016 to 2019.

Council have provided sports ground lighting for football (and cricket) at Campania and football at Oatlands which exceed minimum standards. The Oatlands Recreation Ground is a priority for football in the municipality because the ODFA grand final is played at Oatlands, regardless of the teams that qualify for that match.

Seventy six percent of all community venues in Australia fall within the category of local ground. Local facilities are designed to cater for local level competition within individual municipalities and are usually also the home of a seasonal club. Despite being used as a regional ground, Oatlands is considered a local facility under AFL guidelines for minimum standards. Given that the ground is used for the grand final, the AFL guidelines advise the ODFA that they should aspire to get local facilities used for finals to regional level standards.

There is some support for juniors with Auskick being offered at Mount Pleasant and a well subscribed junior program at Kempton through the Central Hawks Junior Football Club. With a housing subdivision coming online immediately adjacent to the Kempton recreation ground, it is expected that the club will continue to grow.

4.4 Swimming

Swimming has grown to be one of the most popular sport and recreation activities amongst both adults and children in Australia and Tasmania, including in regional/rural areas. Popularity accelerated during COVID-19 pandemic and is one of few other sports that have sustained growth post-pandemic.

Oatlands Aquatic Centre was recently completed by Southern Midlands Council and provides state of the art facilities for swimming for the entire municipal area. The centre was a major developmental and infrastructure project undertaken by Council following the 2006 Recreation Plan.



5 / Community Views

Key Messages

- » Residents want key community halls maintained and are mostly satisfied with the facilities, acknowledging that a commitment to ongoing improvements is needed.
- » There was a lower level of satisfaction with sports venues with all grounds needing work. The facilities at Woodsdale Recreation Ground are a particular issue because there is an active club and yet the facilities are a long way from the standard required by the AFL guidelines for local grounds.

Most of the positive comments about community infrastructure refer to maintaining the history, community spirit, and well-being of individuals and families in the Southern Midlands. The community appreciates Council's investment in this 2024 plan and their commitment to the 2006 plan, such as providing a new aquatic centre.

Survey comments tended to closely follow the points raised at the community forums. Many comments fell into one of the following broad areas:

- » upgrading infrastructure, in particular to accommodate increasing population in the south;
- » increasing opportunities that engage older children and youth, including modern play parks and facilities such as half-court basketball, for example;
- » better use of school facilities to cater to immediate demand;
- » work with DECYP and schools to increase their use as community hubs;
- » increasing the accessibility of community infrastructure and spaces for all ages and peoples, including adding seating and shade for walking paths, and providing for disability access to community infrastructure;

- » need for more diverse sporting and recreation activities, including sports other than football such as soccer, tennis, pickleball, basketball and netball, and
- » clearer information and programming for access to community facilities.
- » a desire for some more off-road paths, possibly in collaboration with private landowners;
- » toilets and all abilities upgrades at Chauncey Vale; and
- » dog exercise area at Oatlands.

Specific comments that warrant mention included:

- » investigating a long-term solution for a home ground for the Woodsdale football club;
- » ongoing improvements at Campania to accommodate all abilities access and improve multi-sport use;
- » improvement to the Oatlands Recreation Ground, including netting behind goal posts and upgrades to the wet area;
- » acquiring land adjacent to Levendale Hall to allow local and surrounding community access to this recreational infrastructure (already a work in progress by Council);
- » add shade and seating to local parks (work in progress at some locations);
- » investigating the fencing for the Woodsdale Hall playground;
- » a shared off-road path from Mood Food back into Kempton township (already a work in progress by Council);



VICTORIA MEMORIAL HALL



6 / Community Infrastructure Plan

This section contains a plan for each of five categories of community infrastructure: Regional assets, Community parks, Community halls, Sports venues and Linkways.

The categories indicate the primary purpose of a facility, however this might not be its only purpose. Plans of management for each category include the following aspects:

- » identifies characteristics of each type;
- » sets out objectives for management;
- » identifies the issues arising in meeting the objectives; and
- » indicates management strategies to achieve these objectives.

It is clearly recognised that the Council has limited resources and that delivery of community infrastructure is just one of its overall operations. Whilst there is a long list of possible actions, some of the recommended actions extend beyond the Council's current capacity to realistically provide resources and management for community infrastructure. Council will need to choose those actions, which are achievable given time, resources, and commitment to the implementation program in relation to other imperatives for the Southern Midlands.

Nonetheless, the management actions are included to indicate the desired long-term direction for community infrastructure

planning. It is important that the Plan not be seen as a fixed document but rather a working document that requires regular review and planned revision as new information becomes available. The actions under each category provide strategic initiating action for the next 5 years towards achieving the desired, long-term visionary direction for the next 20 years.

The community infrastructure plans recommends action, responsibility, priority, and performance measures for facilities across the municipality. For some key or regional assets, this document sits alongside master plans or forms an interim step in the development of a master plan. For local assets, plans of management are the long-term management tool. A list of all assets and their category, ownership and location can be found in the appendix.

The Plan identifies the priorities based on:

- » **High priority activities** are those considered important to achievement of the vision. They must be undertaken to avoid significant deterioration levels of service or to help ensure sufficient resources are available to respond to trends and growth. These activities are to be undertaken in the first full financial year 2024-2025.
- » **Moderate priority activities** are those that are necessary to achieve the vision but are not considered to be urgent or high priority. These activities are recommended to be

undertaken in the years 2025-2029.

- » **Low priority activities** are those that are desirable to achieve the vision. These activities are recommended to be undertaken from 2029 onwards or are activities that have to wait until resources become available.
- » **Ongoing** are those activities which should be implemented on a continuous basis but may vary in priority from high to low.

All assets are to be managed with a view to financial and environmental sustainability and to maximise use wherever possible. Environmental sustainability includes adaptations necessary to plan for changing climate. These aims are not mentioned in each plan of management but taken as given.

6.1 Regional Assets

Characteristics

Regional assets are the community infrastructure and facilities that have a large catchment and are possibly unique in the area (Figure 6.1). They are likely to be physically large and have a range of facilities and services.

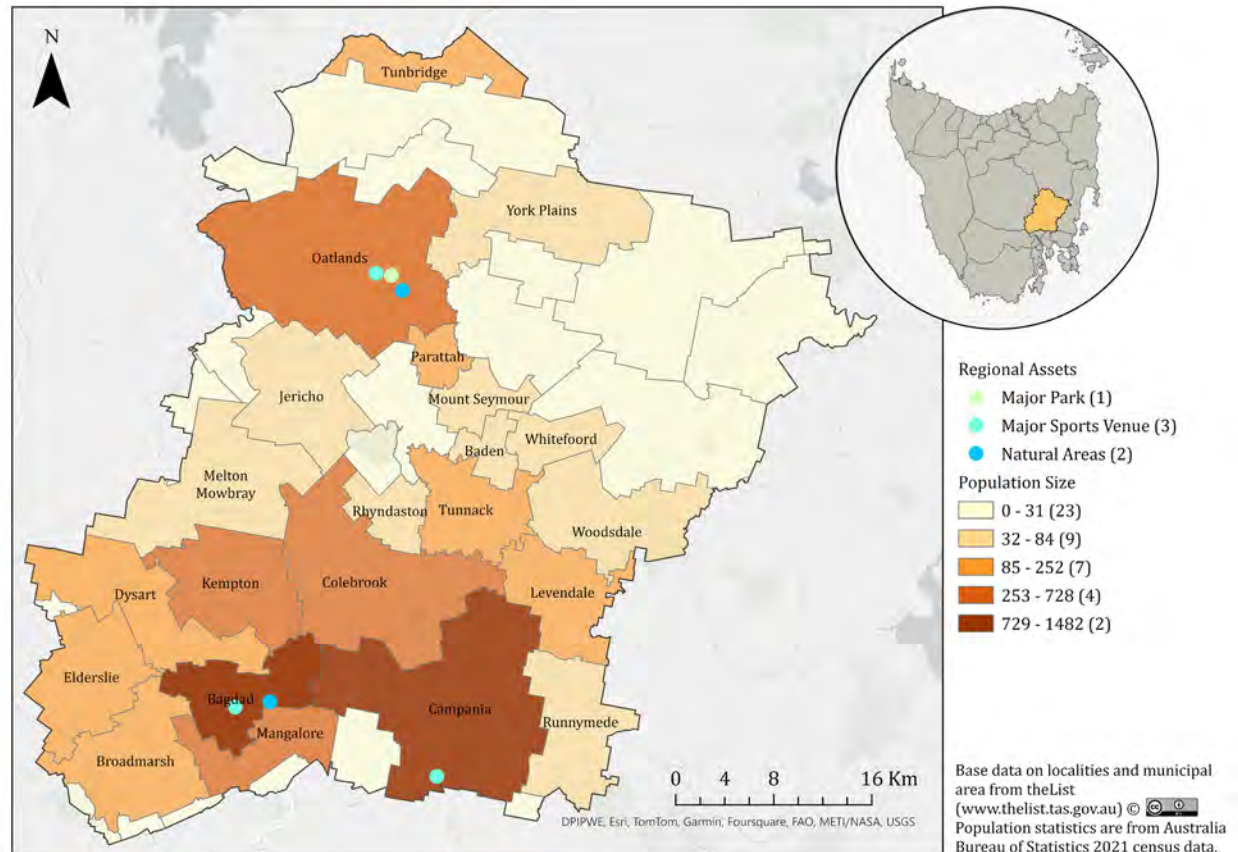


Figure 6.1 Regional assets showing the main recreation grounds at Oatlands, Campania and a proposed regional asset at Bagdad. Natural areas and Callington Park are also shown. Values shown in brackets alongside each regional asset indicates the number of assets; those alongside population size classes indicates the number of localities within that size class.

Some of the assets included in this category do not currently serve as regional assets but are listed here because of they are situated in a key growth area. Planning for their future use as a regional asset is important to meet existing unmet demand and future needs (Table 6.1).

Table 6.1. Types of facilities categorised as Regional Assets

TYPES OF FACILITIES	COUNCIL-OWNED VENUES	NON-COUNCIL OWNED
Natural areas where there are high conservation values and appropriate recreational use	Chauncy Vale Wildlife Sanctuary (Bagdad)	Lake Dulverton Wildlife Sanctuary (Oatlands)
Major parks that provide for a range of facilities and a setting that attracts regional and tourist use	Callington Park (Oatlands)	
Major sports venues that provide indoor and outdoor facilities that can cater for regional needs and for regional and national events	Oatlands Aquatic Centre Campania Recreation Ground Oatlands Recreation Ground	Bagdad Recreation Precinct

Management objectives

The management objectives for a regional asset are to:

- » achieve an integrated approach to planning and management of facilities based on a cooperative effort of managers and users;
- » commit to ongoing improvement;
- » provide facilities that cater to the needs and interests of a range of user groups; and
- » ensure that the facilities are of a high standard in keeping with their regional importance.

Management issues

The main issue for Council in terms of managing regional assets is catering to unmet demand and growth in the Campania, Kempton, and Bagdad areas. The existing regional assets in Oatlands are in good condition, however the building assets at the Oatlands Recreation Ground require upgrading to an acceptable standard. Chauncy Vale in the south needs a toilet upgrade but is otherwise in good condition.

Feedback from peak sporting bodies highlighted the lack of regional quality sports facilities across the municipality. There are no facilities for netball, basketball, or soccer in the municipality at either local or regional standard. Facilities for female participation in sport are sorely lacking and youth sports are under-served. While competition netball and soccer facilities are not necessarily expensive, competition basketball requires an indoor court with a sprung floor and some minimum space and scoring requirements. Development of basketball facilities will need to be seen as a regional asset, whereas junior netball, soccer and AFL can be advanced at a local level.

Some assets with regional potential are community owned. This means that their planning and management may not align with the interests of Council and the wider community.

Management strategies

The management of Regional Assets should focus on maintaining and enhancing the role of these key assets for a range of uses including sports, recreation, sociocultural values, health and wellbeing, and tourism. The identification of Regional Assets allows for strategic investment in key assets rather than spreading resources across many poor quality facilities.

An important part of the strategy is strengthening relationships with schools to upgrade their infrastructure. Schools are key hubs for community engagement. The state government's investment in a dedicated team of Sport Community Liaison Coordinators points the way for investment in schools across Tasmania, including the Southern Midlands.

Strategic investment should also occur through major funding for one or more of the southern recreation grounds. There is a clear need for a reorganisation and investment in the Bagdad Recreation Precinct. It already has a range of facilities including a community hall (currently leased to a private business), childcare, a community park, tennis court, a golf course, and public toilets. It hosts the Bagdad Cricket Club. Local population growth and proximity to two primary schools (Bagdad and Kempton) add to the range of factors that make a strong case for investment in facilities at Bagdad.

Table 6.2. Rationale, management actions, responsibility and priority for Regional assets

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
1	A key part of sharing regional assets involves good communication between parties and stakeholders, and good programming practices.	<p>Visionary Direction: Improve and maintain strong communication and liaisons with owners and users of facilities to establish effective programs of shared-use to meet growing demand and unmet needs.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Investigate operational processes/mechanisms for improving and maintaining effective collaboration and co-operation between groups and stakeholders on a more formal basis. 	Council	High
2	The Bagdad Recreation Precinct is community owned and has major potential to meet open space, sport and recreation demand for Bagdad's fast growing population. The precinct is a well-planned community asset that provides facilities for a wide range of activities, whilst sharing parking, club facilities, toilets, and change rooms. The <i>Bagdad Community Club Master Plan 2022</i> was developed in response to management actions set out in the 2006 Recreational Plan and in response to demand for upgrading and developing this space to meet fast growing need for a community hub.	<p>Visionary Direction: Development of the Bagdad Recreation Precinct as a community hub incorporating multiple sport, recreation and social uses.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Invest in detailed design and costing of the elements of the <i>Bagdad Community Club Master Plan 2022</i> ready for funding applications (this process has already been initiated by Council). » Discuss long term ownership and management of the Bagdad Recreational Precinct property. 	Council Bagdad Community Club Inc	High
3	Partnerships that facilitate shared-use of facilities and services are being established to strengthen provision, efficiency, and reduce infrastructure and servicing costs. Bagdad Primary School may have facilities, such as meeting rooms, that can be shared with the community to meet acute community demand.	<p>Visionary Direction: Establish partnerships with schools to centralise facilities.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Discuss community access to school facilities to meet acute community sporting infrastructure needs in Bagdad. 	Council DECYP/ Bagdad Primary school	High Ongoing

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
4	The Oatlands Recreation Ground has multiple users, it is currently used by: the Oatlands Football Club, the Oatlands community for dog walking and exercise, and is an emergency evacuation area. The ground and facilities have potential for increased shared-use at a regional capacity. The site has adequate facilities at present, but upgrades are required to meet requirements for a growing user base and female participation and to enhance capacity for shared-use. Priority upgrades include those needed to improve accessibility, health and safety, and to facilitate efficient shared-use.	<p>Visionary Direction: Further develop Oatlands recreation ground as a regional asset.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Undertake an assessment of maintenance and upgrade requirements based on latest guidelines from relevant organised sporting bodies, and latest state and national infrastructure policy. » Investigate and prepare a formal process that enables efficient shared-use of facilities by multiple groups and user types. 	Council	High
5	Chauncy Vale Wildlife Sanctuary is regionally significant as a passive recreation space for the regional population and visitors. It is owned by the Southern Midlands Council and managed by the Chauncy Vale Management Committee.	<p>Visionary Direction: Continue to improve and upgrade community infrastructure based on identified need, priority and stakeholder consultation with an outlook for enhanced passive and active recreation opportunities and tourism.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Review and update the <i>Chauncy Vale Management Plan 2010</i> that is due for a full review and assess requirements for upgrades and opportunities further opportunities to enhance visitor experience. 	Council Chauncy Vale Management Committee	Medium Ongoing
6	<p>Oatlands is regionally important and seeing significant economic activity as a result of successful tourism ventures. Implementation of the <i>Oatlands Structure Plan 2021</i> is part of ongoing work to support the community and pursue further development opportunities.</p> <p>In response to 2006 action plan targets, Council developed Callington Park as a Destination Playground that is very popular among tourists and the regional community. Lake Dulverton Sanctuary is regionally significant as an open leisure and recreation space that supports a range of activities including walking, fishing and birdwatching.</p>	<p>Visionary Direction: Continue to improve and upgrade community infrastructure based on identified need, priority and stakeholder consultation with an outlook for enhanced passive and active recreation opportunities and tourism.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Review the <i>Oatlands Structure Plan 2021</i> for community infrastructure priorities and development opportunities. » Update <i>Lake Dulverton Management Plan 2002</i> to review management objectives and identify whether there might be potential for increased recreational use that is consistent with conservation objectives. 	Council Callington Park Committee/ Lake Dulverton Management Committee	Medium Ongoing

6.2 Community Parks

Characteristics

Community parks are the primary parks catering for informal recreational activities. They form a patchwork of open spaces within the municipality but tend to be too distant from each other to be connected (Figure 6.2). They typically include play equipment, seating, lawn, parking, and in some cases picnic and barbeque facilities. There are small parks associated with most Community Buildings, so this category of Community parks needs to be read alongside Community Building for a complete picture of the network of local parks in the municipality. The objectives, issues and management remain the same whether the park stands alone or is next to a Community Building.

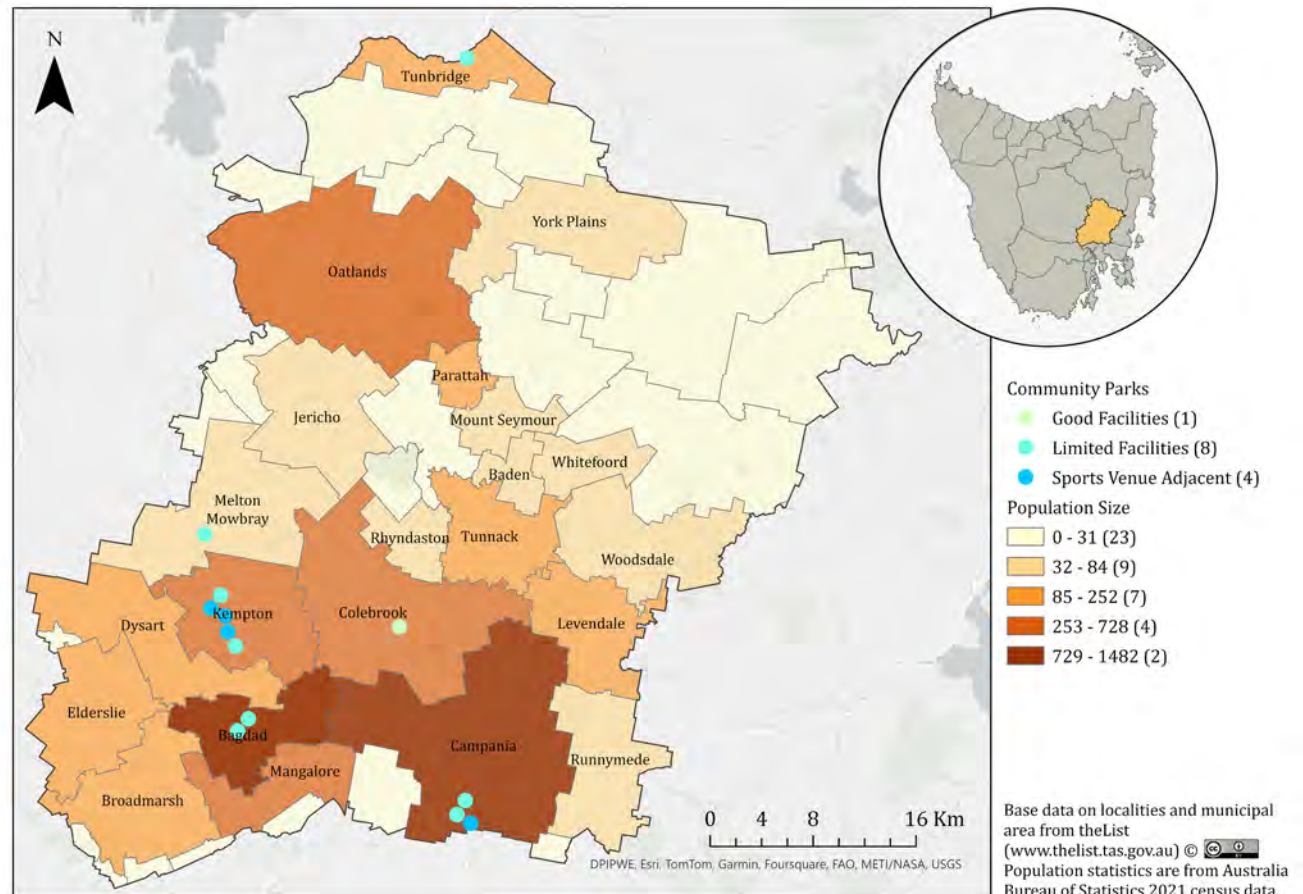


Figure 6.2 Community parks in Southern Midlands according to level of service.

Areas designated Community parks include all the local parks within a local catchment (Table 6.3). Local catchment means within walking, biking, or short driving distance of homes. They serve as regularly used open spaces for play, socialising and relaxing. Some of the Community parks in the Southern Midlands are also used as an overnight stay for recreational vehicles. Therefore, some Community parks, such as Kempton, play a tourism role as well as serving the local community.

Management Objectives

The management objectives of Community parks are to:

- » provide active and passive recreation opportunities to the local community;
- » contribute to the overall amenity of the municipality for both residents and visitors;
- » ensure a high standard of design, safety and maintenance of the facilities;
- » connect the park to other open spaces via recreational paths where possible; and
- » promote higher community awareness and use of the parks and associated facilities.

Table 6.3. Hierarchy of park facilities in Community parks and associated with Community halls

HIERARCHY	COUNCIL-OWNED VENUES	NON-COUNCIL VENUES
Small facilities serving immediate area	Alexander Circle Park (Campania) Iden Park (Bagdad) Lyndon Road Park (Bagdad) Kempton Northern Entrance Park Melton Mowbray Park Memorial Avenue Park (Kempton) Woodsdale Community Hall park	Former Levendale Primary School (part of; pending transfer of land) Tunbridge Park
Small facilities co-located with recreation ground or other venue	Justitia Court Park (Campania) Station Park (Kempton) Oatlands Recreation Ground Mount Pleasant Recreation Ground	
Central facility providing multiple services	Flour Mill Park (Campania) Bagdad Recreation Precinct Kempton Recreation Ground (inc Dog Park, Skate Park) Colebrook Park	

Management Issues

There are many small parks in the municipality, including the entrance parks north and south of Kempton and pocket parks in subdivisions, such as Lyndon Road Park in Bagdad and Alexander Circle Park in Campania (Table 6.4).

Table 6.4. Hierarchy of park facilities in Community parks and associated with Community

LEVEL OF SERVICE	VENUES
Limited facilities in the park – typically car parking and play equipment, shelter; usually lacking adequate shade	Alexander Circle Park (Campania), Campania Flour Mill Park, Iden Park (Bagdad), Lyndon Road Park (Bagdad), former Levendale Primary School (part of; pending transfer of land), Melton Mowbray Park, Memorial Avenue Park (Kempton), Kempton Northern Entrance Park, Tunbridge Park, Woodsdale Community Hall park
Good facilities in the park - mostly augmented by co-location with sports venue that has toilets and rubbish bins	Bagdad Recreation Precinct, Colebrook Park, Justitia Court Park (Campania), Station Park (Kempton), Kempton Dog Park, Kempton Skate Park
High quality facilities in the park including shelter, walking tracks, seating, interpretation and existing or planned landscaping	See Regional Asset category

There are many small parks in the municipality that have a similar type of equipment catering to young children. The audit and community feedback showed that many parks: lack adequate shade; have playgrounds that are not appealing for repeat visits, frequent use or different age groups; and, lack facilities and amenities that cater to different outdoor, recreational uses by families and social groups, including family functions and dog walking.

Some of the pocket parks in residential areas are visually unappealing in part because of the lack of shade trees. Lyndon Road Park in Bagdad and Alexander Circle Park in Campania are both examples of this type. In some cases, trees have been planted, but they are either not near playgrounds or still immature. Unless trees are planted in good conditions, they may never achieve their potential to provide shade. While planting trees is relatively easy, growing high quality shade canopy is not and requires good growing conditions and formative pruning.

Some of the parks are close to the main road through the town but lack fencing. Examples include Woodsdale Community Hall park and Flour Mill park that is adjacent to the Campania Community Hall.

Management Strategies

The management of Community parks should focus on their potential to be developed and managed as the primary park within the town. Community parks cater for local needs and may also provide an attraction for visitor use. They may be connected, or have the potential to be connected, via shared recreational paths or linkways.

A wider range of Community park facilities could be provided by changing the focus of some parks to cater to older children or appeal more widely across age groups. Play equipment has changed markedly in the past 10 years with more nature play and exploration rather than equipment that is designed to be used in a particular way.

Few of the parks provide facilities that appeal to older children and teens. Community parks that are adjacent to recreation grounds have good access to open space and facilities for AFL and, occasionally, cricket. As opportunities arise to upgrade facilities, it would be worth investigating the feasibility of including play facilities like a cantilever swing, such as proven popular at Campania District School, or netball/basketball half court facilities. There are some opportunities to provide additional facilities without significant and unsustainable costs. The following section provides some more detailed management strategies to address gaps in Community park facilities.

Upgraded equipment at locations such as Campania and Bagdad would provide more reason for visitors to stop as well as catering to a wider section of the population. With several changes to Campania since the 2015 structure plan, more detailed planning work would be useful to decide how Flour Mill Park could be refreshed. This should include consideration of the bike pump track, the old tennis court and fencing. Fencing should be considered as part of upgrades for some Community parks. For example, fencing should be considered as part of a redesign and upgrade of Flour Mill Park, Campania. This location is co-owned by the state government and could work harder for the school, local community, and visitors. Woodsdale is another location where fencing should be considered for the playground given the proximity to the main road and car parking.

Levendale also has a tennis and netball court in poor condition. It was attached to the school so ownership of this land and the old school playground would need to be transferred to council for community access to occur. With few other community facilities nearby, investigating the costs involved would be a good first step.

Colebrook Park has catered to netball and basketball in the past, but the hoops are in poor condition. The demand is possibly too low to consider re-installing hoops at this location, but it could be investigated as a relatively low-cost option to provide centrally located facilities for older children. The Colebrook recreation ground

is not readily accessible to central Colebrook without a car and the ground itself is in poor condition. The AFL facilities do not meet basic safety measures. Should these sub-par facilities at the recreation ground be decommissioned, investment in the excellent community hub at Colebrook Park is an option.

Shade trees need to be provided in all parks. Increasing summer temperatures are making good quality canopy highly desirable across both urban and regional local government areas. Both urban and rural councils increasingly have tree strategies to plan for increases in tree canopy in locations where they are most needed. These locations include public seating, bus stops, schools as well as near community buildings and parks.

Table 6.5. Management actions, responsibility and priority for Community parks

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
7	Several issues were identified with respect to current design and diversity of community parks, including outdated play equipment, and lack of parks that cater to different age groups. Providing a diverse range of play spaces that engage both young children and youth age groups is vital to enhancing the development of young peoples and improving their quality of life. Moreover, availability of community parks that provide diverse options such as nature play, or skating, will contribute to the amenity and experience of the entire Municipality.	<p>Visionary Direction: Develop and maintain community parks that provide a wide range of informal play spaces and appeal to different age groups.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Review and update the <i>Play Space Strategy 2012</i> based on new trends and developments related to play space design. » Review other master plans, including the <i>Bagdad Community Club Master Plan 2022</i>, and <i>Campania Structure Plan 2015</i> for capacity to provide improved play spaces to a wide range of age groups. » Undertake assessments of community park facilities to identify needs and priorities for upgrades and maintenance. 	Council	High Ongoing
8	Some small facilities parks, such as Iden Park, that service the local area are used very little, or not at all, by the community. Sale or re-purposing of these spaces towards other open space, sport and recreation investments will be a better use of Council funds.	<p>Visionary Direction: Investigate potential for Council to sell some land blocks with funds being used to support Community infrastructure projects.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Investigate the sale of public land with respect to Iden Park in association with a replacement facility being provided as part of the Bagdad Community Club Master Plan. 	Council	High

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
9	Adapting to Climate Change requires increased provision of shade and rest points (i.e. seating) across open space and recreation areas. Planning for shade needs consider the type of species that are most efficient in generating required needs and benefits, as well as species that are most cost-effective in terms of maintenance.	<p>Visionary Direction: Provide adequate shade and seating in designated open space sporting and recreation sites.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Undertake an assessment of community open space sites to identify needs and priorities for shade and seating provision. » Develop a tree strategy for the municipality that guides species sourcing, selection, planting requirements, formative pruning and replacement /vandalism protocols. 	Council	Medium Ongoing
10	The existing planning documents for some localities contain key directions for the area and can be updated to take into account changes to recreation and community infrastructure needs and demands with respect to community parks.	<p>Visionary Direction: Continue to improve and upgrade community parks to meet current and future needs.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Update the <i>Campania Structure Plan 2015</i> to consider new subdivision, community feedback, updated demographic information, and other changes since 2015. This will include a review of Flour Mill Park. 	Council Associated community and private managers	Medium Ongoing
11	Woodsdale Community Hall is used by the local community for social and community events. The site includes a playground area. Safety issues were identified requiring fencing of the area during community consultation.	<p>Visionary Direction: Continue to improve and upgrade community parks to meet current and future needs.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Request quote for fencing Woodsdale Hall playground 	Council	Medium

6.3 Community Halls

Characteristics

Community halls encompass the fourteen Community halls across the municipality as well as another seven community spaces, such as the online access centre at Colebrook and the Midlands Memorial Community Centre (Oatlands Bargain Centre) next to the Oatlands Aquatic Centre (Figure 6.3). Included in this category are nine heritage buildings, eight of which are in the main township of Oatlands and one at Kempton. While heritage buildings have their own issues, management, and staffing in the Southern Midlands Council (Table 6.6). Heritage buildings include Kempton Council Chambers, Roche Hall, Artist in Residence (79 High St Oatlands), Supreme Court, Gaolers Residence, Commissariat, Cottage, Oatlands Council Chambers, and the Old Oatlands Pool.

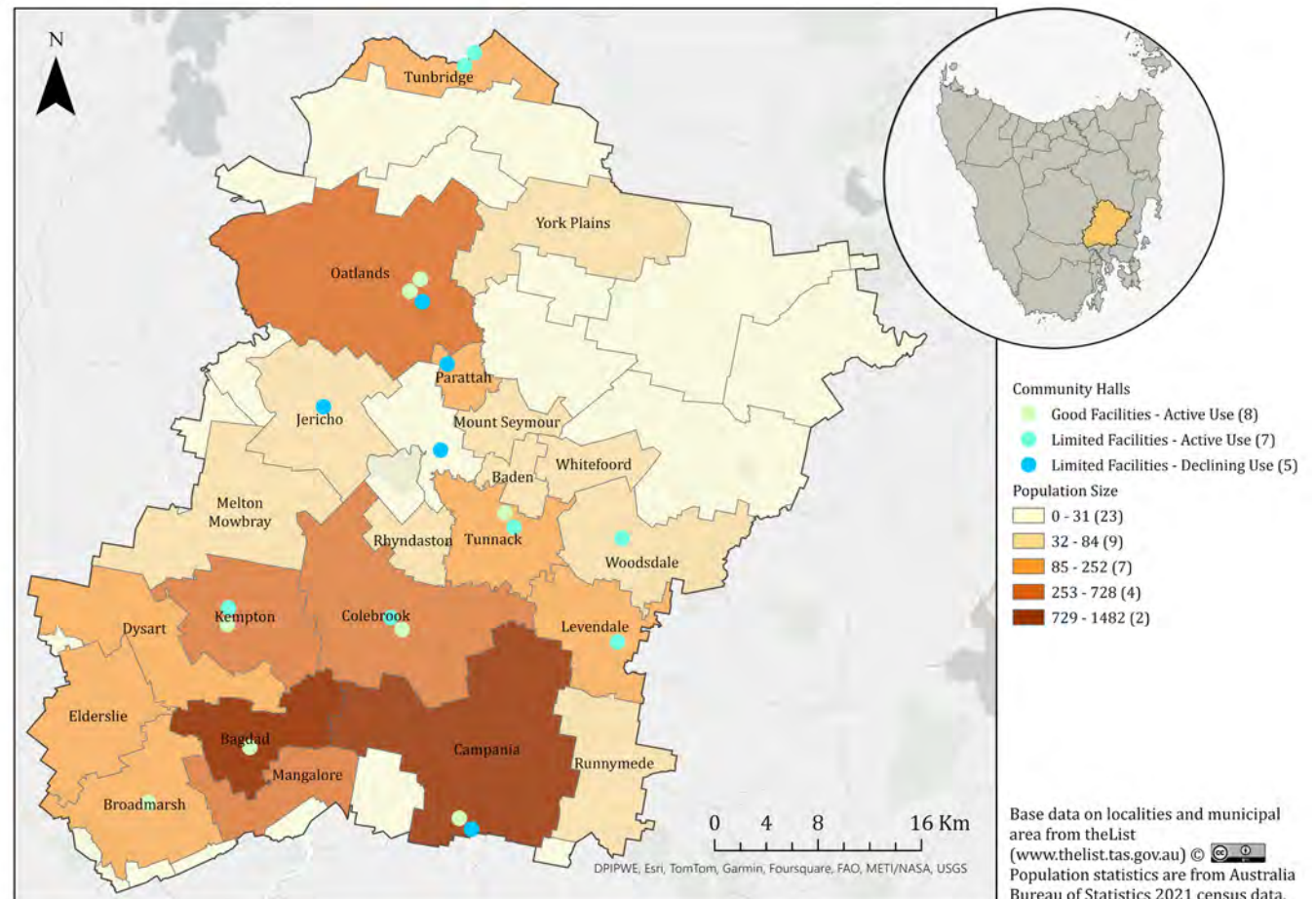


Figure 6.3 Community halls and other buildings categorised by level of facilities provided

Table 6.6. Categories of facilities at Community Halls and other community buildings

HIERARCHY	COUNCIL-OWNED VENUES	NON-COUNCIL VENUES
Local facility	Campania War Memorial Hall Oatlands Radio Station/Meeting Rooms Online Access Centre (Colebrook)	Broadmarsh Hall Jericho Hall (this Hall is used by the Jericho Volunteer Fire Brigade as their home as well as being a Community Hall) Jubilee Hall (Parattah) Levendale Community Hall Stonor Hall Tunbridge Hall Tunbridge Community Club Victoria Memorial Hall (Tunnack) Tunnack Community Club Woodsdale Community Hall
Intermediate	Campania Community Hall Colebrook Memorial Hall Midlands Memorial Community Centre (Oatlands) Oatlands Community Hall Victoria Memorial Hall (Kempton)	Oatlands Ex Services & Community Club (which incorporates the Bowls Club)
Potential regional venue – co-located with a range of other facilities		Bagdad Recreation Precinct

Management objectives

The management objectives of Community halls are to:

- » provide a multi-function community meeting and event space;
- » ensure a high standard of safety and maintenance of the facilities; and
- » promote higher community awareness and use of the halls and other community spaces.

Management issues

The management of Community halls should focus on their role as the primary community venue in the area (Table 6.7). Community halls cater for local needs and may also provide an attraction for visitor use in the case of events. The aim is to provide high quality facilities that are appropriately designed for the size of the catchment, safe use and that keep maintenance costs at a sustainable level.

The large number of aging halls across the municipality provides a challenge for Council in terms of sustainability and allocating resources. Some community halls are well supported by an active committee who can fund raise to improve the facilities. Others are struggling for volunteers, have low usage and are reliant on Council to cover costs of emergency works and ongoing management.

Table 6.7. Categories of facilities at Community halls and other community buildings

LEVEL OF SERVICE	VENUES
Limited facilities, declining or no use	Alexander Circle Park (Campania), Iden Park (Bagdad), Lyndon Road Park (Bagdad), former Levendale Primary School (part of; pending transfer of land), Melton Mowbray Park, Memorial Avenue Park (Kempton), Kempton Northern Entrance Park, Tunbridge Park, Woodsdale Community Hall park
Limited facilities, active use	Bagdad Recreation Precinct, Campana Flour Mill Park, Colebrook Park, Justitia Court Park (Campania), Station Park (Kempton), Kempton Dog Park, Kempton Skate Park
Good facilities, active use	See Regional Asset category

There is a delicate balance between supporting the totemic rural community hall and the financial liability of aging buildings. Community halls were once the hub of the local community in every Australia country town and hamlet. Many halls are supported by the same families over generations and have symbolic value as a place of community resilience and stories. However, halls are struggling to stay open because of rising utility prices, rates, and public liability costs. Access to motor vehicles has given people the freedom to travel beyond their local community and demoted the role of the community hall.

Issues and management of heritage buildings are not dealt with in this plan, suffice to mention that the existing heritage buildings are being well managed. The key access system in Oatlands that allows self-guided access appear to be working well. The iconic value of heritage buildings in the Southern Midlands has permitted separate staffing and strategies to support ongoing improvements.

Management strategies

There is no doubt that community halls are on the decline across Australia. Local government faces a significant challenge for the halls in their ownership in terms of balancing the need to centralise resources into fewer, higher quality, well serviced buildings, and the emotional and physical loss felt by communities when halls are decommissioned.

Given the rising costs associated with halls that meet health and safety standards, Council has little choice but to rationalise resources. Improvements in areas of growing population are a higher priority over maintaining remote, aging halls that are not well used (Table 6.7). The main safety net for towns wanting to retain their community hall is an active hall management committee that can foster positive relationships with Council and effectively fund raise. The large costs associated with capital works means that grant applications to state and federal schemes as well as industry sources will be needed. Council has considerable grant application capacity that the community can tap into to increase their chances of success.

Table 6.8. Management actions, responsibility and priority for Community halls and other community buildings

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
12	The municipality has many dedicated community halls that are council owned. Continuing from actions identified in the 2006 Recreation Plan and prior, Council owned halls receive continued support, with 50% Public Liability insurance. Further, to support community-owned halls, Council offers a sum of \$5,000 for significant upgrades, available every 6 years. Council also provides assistance with grant applications to support activities of clubs and groups, including to hall committees.	<p>Visionary Direction: Facilitate the improvement of management and programming skills within existing and new community groups, sporting clubs, and recreation groups through the provision of advice and co-ordination of support training services.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Further improve and continue to facilitate provision of advice and co-ordination of support training services through community organisations (such as local Progress Associations). » Promote information and resources that are available to the community through all mediums of communication used by Council, including social media and the Council website. 	Council	Medium
13	<p>Community consultation and facilities audits identified low use and declining condition of some halls. Council have been proactive in responding to issues raised by community members and have developed a framework to assess maintenance and upgrade requirements of community assets in a consistent, systematic way and within a structured budget arrangement.</p> <p>Rationalising asset maintenance and renewal and consolidation of some community halls across the municipality can reduce maintenance costs and service needs for both the community and Council. Redundant venues can be either sold or re-purposed to meet other community needs. Rationalisation should consider halls that are the secondary community space in the town (such as Jubilee Hall).</p>	<p>Visionary Direction: Rationalise under-utilised assets with no strategic benefit in the long-term to secure efficient and effective use of Council resources and meet current and future community needs.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Develop a benchmark for maintenance and renewal of council owned community halls and other community assets. Benchmark should incorporate assessment of running costs, use levels and building condition. This would help identify and prioritise maintenance and renewal programs for council owned assets based on performance. » Implement the framework developed to systematically assess maintenance needs of community halls. » Consult with communities about rationalisation of assets based on the identified asset management benchmarks in order to provide fewer halls with a good standard of facilities and be able to cater to multiple uses. » In the case of halls covered by master or structure plans, a review can occur as plans are updated (such as Campania) 	Council	Medium Ongoing

6.4 Sports Venues

Characteristics

Sports Venues make a major contribution to the recreation opportunities in the Southern Midlands (Figure 6.4). Sports Venues include outdoor and indoor sites and are generally designed for formal competitive sporting activities. They frequently accommodate non-competitive recreation activities such as informal training and recreation. Sports Venues usually have toilets, change rooms, clubrooms, scoring facilities, and parking at a minimum. Kiosks or bars are highly desirable for their contribution to the financial sustainability of sporting clubs as well as their capacity to cater at matches and events.

Sports Venues facilities need to consider spectators as well as participants. They usually host other cultural and community events, such as fairs, family picnics and reunions, other social events such as weddings, dances, and birthday celebrations. Sports venues can bring important economic and entertainment benefits to a community.

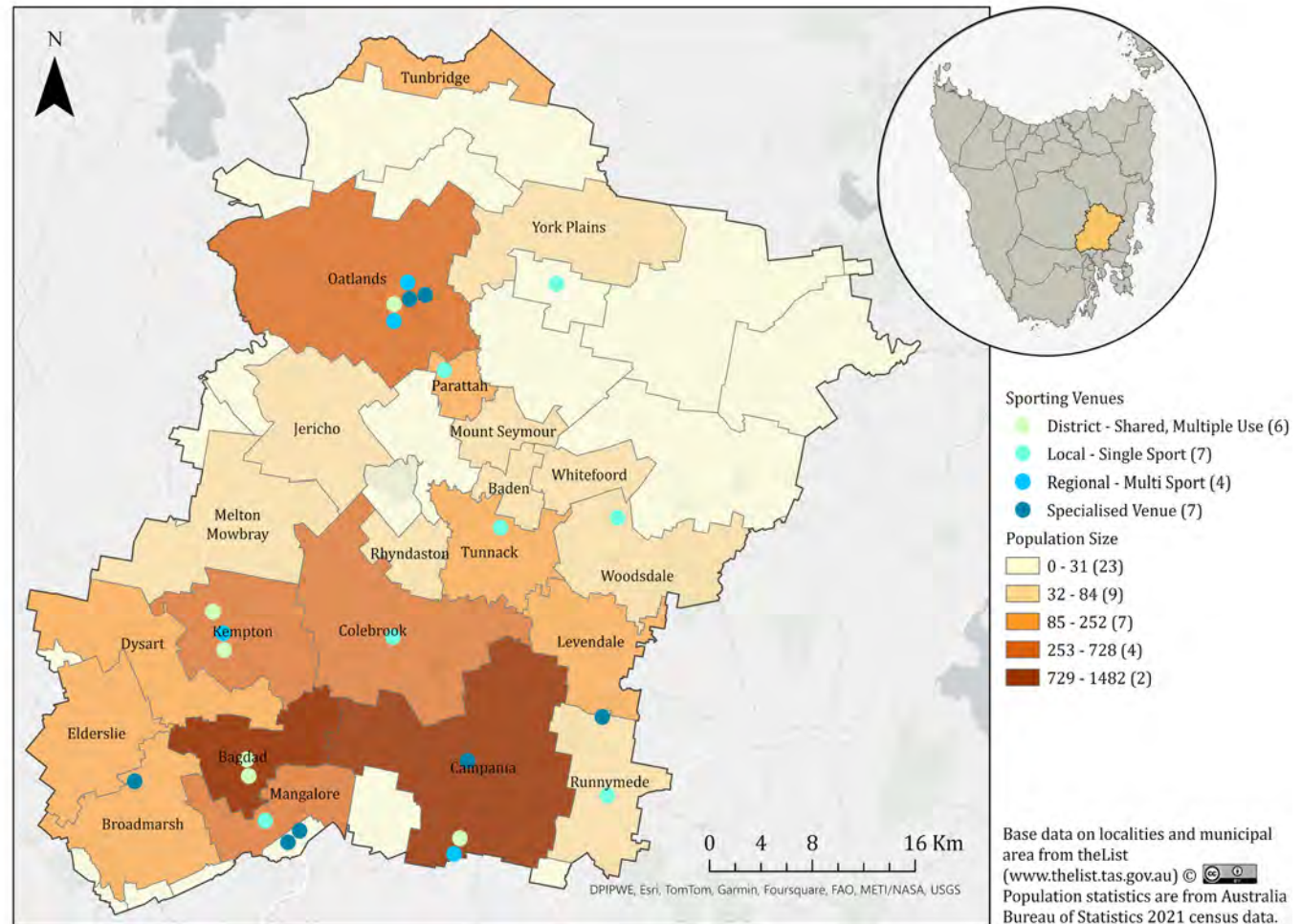


Figure 6.4. Locations of Sports Venues by type

Sports Venues are often a vital part of the fabric of communities and provide a clear social return on investment. In addition to clear physical and mental health benefits, sports facilities can enhance subjective wellbeing measures including life satisfaction and happiness and improve pro-social behaviour.

Most of the sports venues are Council-owned (Table 6.9), including all of the facilities classified as local and regional. It is only the specialised venues and schools that are not Council-owned. Management actions for Oatlands Recreation Ground and Campania Recreation Ground are provided under Regional Assets.

Table 6.9. Summary of facilities in Sports Venues

HIERARCHY	COUNCIL-OWNED VENUES	NON-COUNCIL OWNED
Local	Colebrook Recreation Ground Mt Pleasant Recreation Ground Parattah Recreation Ground Runnymede Recreation Ground Kempton Recreation Ground Tunnack Recreation Ground Woodsdale Recreation Ground	Levendale Cricket Ground
Specialised venue	Mangalore Recreation Ground	Mood Food Kempton Bagdad Primary School Campania District School Kempton Primary School Oatlands District School Colebrook Golf Club Inc Elderslie Golf Club Inc Oatlands Golf Club Hobart Clay Target Club Inc Tas Pistol & Rifle Club Inc Bagdad Field and Game Inc Sporting Shooters Assn of Australia, Tasmania Oatlands Bowls Club
Regional	Oatlands Recreation Ground Campania Recreation Ground	Bagdad Recreation Precinct

Management objectives

Management objectives for sports venues are to:

- » provide a range of quality, safe venues, facilities and services;
- » support an appropriate diversity of competitive and informal sports, spectator and other uses;
- » ensure equity of access to venues by sporting and other groups in the community;
- » cater for local and regional sporting needs;
- » optimise the use of non-municipal sports venues; and
- » improve the visual amenity of the surroundings.

Management issues

One of the main issues around Sports Venues in the Southern Midlands is the current focus on senior men's competitive sport. Changing demographics means that there is an increasing need to cater to older and youth populations. Sports venues will need to better include all abilities and genders. Peak sporting bodies in Tasmania are actively targeting increases in female participation in all major sports including AFL, soccer, netball, and cricket. This follows national trends and increases in popularity of women's sport following the success of national AFL and soccer teams in recent years.

Some community groups said while there was a clear need for upgrading facilities, they lacked resources and knowledge about sources of assistance other than Council.

Southern Midlands has a large number of small parks, community halls and recreation grounds that are expensive to maintain. Many are aging and not meeting expectations in terms of level of service. Growth areas in the south and regional assets require substantial investments over the next 5-10 years to meet the required levels of service. Consequently, some difficult decisions need to be made to centralise resources. Investment in Sports Venues needs to look beyond the immediate needs to trends at a state and national levels.

Sports venues should meet current health and safety standards and follow the guidelines set forth by relevant sporting bodies. Facility owners are held responsible for the safety of users. Failure to do so puts the peak body and owner at risk. This was clearly demonstrated in a 2017 case where a junior footballer in suburban Melbourne was awarded \$589,525 after injuring his knee because a perimeter fence was around 30cm short of the regulation 3m from the boundary. The football club and league were required to pay 60 per cent of the damages and the council 40 per cent¹.

Many local grounds do not meet minimum standards set out by the preferred guidelines of the sporting codes. The *Building Act 2016* provides any new work done on an existing building needs to comply with current requirements (*Building Act 2016*, *Building Regulations 2016* and National Construction Code) when the work is undertaken. However, there is no obligation to upgrade the remainder of the building to be consistent with the new work. Furthermore, the Building Act provides that if building work on an existing building over a 3 year period comprises more than half of the building's original volume, then the entire building needs to be upgraded to comply with current laws.

¹ The Age. <https://www.theage.com.au/national/victoria/junior-footballer-gets-589525-for-knee-wiped-out-after-fall-onto-steel-fence-20161021-gs7wnw.html> Viewed 5 January, 2024

Management strategies

The management of Sports Venues depends on their role and catchment. Local facilities cater for local needs whereas regional venues cater to a large catchment and multiple codes and cohorts, including female and youth participation. Schools should be a focus for upgrading sports facilities, particularly considering the recent investment by the state government in facilitating community access to school facilities. Better promotion of school facilities and coordination/programming with DECYP and the school would likely result in higher levels of use and support for the school to continue upgrading its infrastructure.

Campania District School provides some high-quality community facilities that are available to the public outside school hours. Campana Recreation Ground has good facilities for cricket and AFL and is a short distance away from the school. Consideration could be given to making the public aware that school facilities are available to the public. While Campana does not have tennis courts, the Richmond Tennis Courts were upgraded recently and are not far from Campana.

Bagdad is becoming increasingly important as a community and competition hub. Achieving the Bagdad Community Club Master Plan 2022 is a high priority for Council. Basketball, netball, and tennis facilities at Bagdad as part of the proposal contained in the 2022 Master Plan

would significantly boost the capacity of these sports to cater to a range of athletes, including juniors and females.

Public-private partnerships need to be considered given the large investments in capital costs. Private facilities have been installed at the petrol station just north of Kempton associated with the Mood Food enterprise. There is provision for netball, basketball, and AFL as well as a dog exercise area. There is a substantial financial investment in the sports facilities as well as the internal roads and car parking associated with these private facilities, suggesting that investment in sports facilities represents a significant attraction to visitors.

Programming of sporting events and activities will be part of the solution for more intensive use of fewer venues. Ensuring a diverse range of events, sports and groups are considered helps maximise venue use and attract broader audiences. More intensive use of fewer venues also helps with resource and environmental sustainability, risk management, and overall compliance with safety and building codes.

Upgrading of Encouraging engagement and volunteering is a means for Council to help community groups help themselves. Being aware of the options for funding and assisting with grant applications helps build community capacity and opens funding opportunities that may not be available to local government alone.

Table 6.10. Summary of level of service of sports venues in Council ownership. Standards means the latest facility and infrastructure guidelines established by governing sporting bodies such as the AFL Preferred Community Facility Guidelines 2024.

LEVEL OF SERVICE	VENUES
Local venue - single sport, small catchment, capacity to meet training or school standards	Colebrook Recreation Ground, Mt Pleasant Recreation Ground, Parattah Recreation Ground, Runnymede Recreation Ground, Tunnack Recreation Ground, Woodsdale Recreation Ground
Intermediate – intermediate catchment, catering for more than one club, capacity to meet local standards	Kempton Recreation Ground, Mangalore Recreation Ground
Regional venue - multiple sports, multiple clubs, capacity to meet regional standards	Campania Recreation Ground, Oatlands Recreation Ground

Council needs to be strategic about the level of service provided at recreation grounds for AFL competition. All grounds in the municipality are Council-owned and vary widely in their level of service (Table 6.10). The level of service provided should give priority to the designated role of the venue (e.g. Runnymede is a cricket ground, and Mt Pleasant is a cricket and football ground), catchment size, and capacity for shared and multiple-use (Table 6.10).

Oatlands should be the focus of investment as the regional hub and location of the ODFA grand final. Consolidation of community infrastructure in Oatlands and in the growth areas of the municipality is needed. Some recreational grounds are under-used or in poor condition and should be sold in order to concentrate resources on fewer, central recreational grounds.

Kempton currently caters to two football clubs and is a more central location than Colebrook and Woodsdale. There are issues with Kempton Recreation Ground in meeting all the recommended levels of a national standard because the ground itself is not level. However, it remains important because of its location near the highway and in a growth area.

The Colebrook Recreation Ground is underutilised and is expensive to maintain. Current trends suggest that cricket or football are not likely to be played in Colebrook. The option of selling some or all of the 6.07ha Colebrook Recreation Ground should be

considered, including the adjoining property which is sometimes referred to as the bike track. The proceeds of the sale should be reinvested in the Colebrook Memorial Hall to meet current health and safety standards, and the Colebrook Park to provide an improved level of community infrastructure.

The Woodsdale Recreation Ground is in poor condition and will require a major capital investment to meet current health and safety standards. This investment cannot be justified for a single sports venue in a regional location. AFL Preferred Facility Guidelines suggests that Woodsdale is not meeting any of the recommended standards, including as a training ground. The poor quality of facilities at Woodsdale are a significant issue for Council considering the Victorian court case in which Bayside Council was liable for \$235,810 in damages because the ground failed to meet AFL guidelines.

Woodsdale is currently playing competition at Kempton, but this is not meeting club expectations in terms of sport or social facilities. Consideration should be given to providing a quality venue for Woodsdale Football Club at Oatlands Recreation Ground. This would need to include a bar and kiosk to help sustain the club financially and socially. While this may not be ideal for the club given their wish to upgrade their own facilities at the Woodsdale Recreation Ground, the advice from Council's insurer is that the facilities would require very significant investment.

Upgrading Woodsdale's facilities does not fit the hierarchy of recreation planning where the largest support needs to go to multi-use, multi-sport regional facilities. The location and characteristics of this property do not suit use as a community hub or as an evacuation centre. The single steep entry and proximity to fire-prone forest do not fit with the Tasmanian Fire Service's requirements for an evacuation centre. There are many competing priorities within the municipal area and investment needs to focus on infrastructure that caters for a multitude of activities.

Any proceeds from the sale of Woodsdale Recreation Ground property should be invested in a Community Hall upgrade. An upgrade might include the acquisition of some adjoining land to provide additional community infrastructure, such as a dedicated car parking area at the rear, an expanded playground, and upgraded barbecue facilities.

Influenced by past discussions with the Woodsdale Football Club, Council identified an additional option for the property. As an alternative to the sale of the Woodsdale Recreation Ground, Council might consider the option of transferring ownership of the ground to the Woodsdale Football Club. The advantage for Council is that it would no longer be liable for activities and condition of the ground. The disadvantage to the wider community is the loss of income from the sale the ground that might be used to upgrade the hall.

Table 6.11. Management actions, responsibility, and priority for Sports Venues

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
14	Efficient use of school facilities is a state government priority to support students, carers and the wider community. There is a lack of knowledge about existing facilities, or collaboration and shared-use, and a need to centralise facilities in the Southern Midlands.	<p>Visionary Direction: Establish partnerships with schools and seek greater access and/or maintain current access to sports and recreation facilities at schools.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Collaborate with DECYP School Liaison Coordinators about upgrades to school facilities as a means of improving these community hubs. 	Council	High
15	<p>Bagdad, Kempton, Campania and Oatlands are key growth areas in the Southern Midlands. There is a growing trend in female participation, and strategic action being taken across many sporting bodies to support youth and female participation.</p> <p>Improvements to existing facilities in growth areas, including improving capacity to support youth and female participation will help Southern Midlands meet current and future demands.</p>	<p>Visionary Direction: Provide equitable access and use of sport and recreation facilities based on identified need, priority and consultation with stakeholders and sporting groups.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Investigate funding in upgrades to Oatlands, Campania, and Kempton. See also Ref No 2 for overhaul of Bagdad sports facilities 	Council	High Ongoing
16	Council resources are spread too thin to respond to needs for upgrading facilities. More intensive use of fewer venues will help resource and environmental sustainability, risk management, and overall compliance with safety and building codes. Sale of sporting venues that are underutilised, have limited capacity to function as a regional and multiple use venue, and are costly to maintain should be considered.	<p>Visionary Direction: Rationalise under-utilised assets with no strategic benefit in the long-term to secure efficient and effective use of Council resources and meet current and future community needs.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Investigate and consider the option of selling the Colebrook Recreation Ground (or part thereof). See also Ref No 13 for rationalisation of assets. » Consider the options of selling the Woodsdale Recreation Ground or transferring the property to the Woodsdale Football Club. See also Ref No 13 for rationalisation of assets. 	Council	High

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
17	Community consultation found that many of the local sports clubs and recreation groups are under-equipped to fund upgrades to facilities.	<p>Visionary Direction: Facilitate the improvement of management and programming skills within existing and new community groups, sporting clubs, and recreation groups through the provision of advice and co-ordination of support training services.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Advertise Council assistance to identify appropriate funding sources and in the preparation of grant applications. 	Council	High Ongoing
18	Community consultation also identified community members had limited knowledge of available public facilities leading to inefficient and low use of community infrastructure and facilities.	<p>Visionary Direction: Facilitate increased use and promote open space, sport and recreation facilities available to the community.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Liaise with peak sporting and community groups for effective programming to promote available facilities and services to the community, and to enhance shared-use. 	Council	Medium Ongoing

6.5 Linkways

Characteristics

Linkways are purpose-built walking tracks, unmade roads, and footpaths that create a network of walking and cycling links within and between localities in the Southern Midlands. Linkways provide an opportunity for residents and tourists for passive transport and recreation.

Linkways may incorporate native vegetation and add to the natural and cultural values of the municipality. Walking tracks in natural areas that do not connect localities are not considered linkages for the purposes of this plan. Linkways are designed to be relatively easy to use and not as physically demanding recreation opportunities.

Linkways should have good quality surfaces, accessibility for all ages, some shade, pleasant surroundings, and directional signage. High quality linkways may also have lighting for safety, seating, and lookouts.

The Oatlands-Parattah Walking Path is a purpose-built walking track which provides a high quality surface and the section near Oatlands has a variety of facilities including interpretation, directional signage, seating and pleasant surroundings.

The Midland Highway walking path between Iden Drive and Roberts Road is well used and should be extended further south to the Mangalore Recreation Ground and possibly to the boundary of the municipal boundary at Pontville.

A number of desired linkways were mentioned in community consultation and noted during the facilities audit, including a proposed walking track from Kempton to Mood Food.

Given the growing trend in popularity for passive and informal recreation activities such as walking and cycling across Australia and in the Southern Midlands, Council should seriously consider development of linkways that are strategically located within the municipality.

Management objectives

Linkways should:

- » provide safe and relatively easy access between locations for people on foot, bicycle or horse;
- » be accessible for use by all age groups and ability levels including provision of comfort by way of shade and seating along routes;
- » enhance and assist people in appreciating the cultural, Aboriginal and historical, and environmental values of the municipality by way of educational and informational signage;
- » enable long distance walking and cycling

connecting localities or connect residential, recreational or commercial features within a locality; and

- » consider changing climate conditions and associated requirements, including maintenance, and adequate provision of shade and seating, as well as implementing a strategy for the selection of appropriate (climate-friendly) tree species.

Management issues

Community feedback demonstrated a desire for more opportunities for walking and cycling. Some of the requests were for more recreational walking tracks, including those that are physically demanding that might appeal to locals and visitors alike. Some were requests for safer, easier access for locals to move around with prams and other wheeled vehicles without needing a car. The Department of Health and Active Tasmania both emphasised the importance of long-term planning to tackle the heavy reliance of regional communities on cars as the main means of transport. The appointment of the DECYP school liaison coordinators is designed to increase sustained physical activity among students, families and the community. Any facilities that help building effective connections within towns (particularly those that connect schools) will strongly align with multiple state and federal imperatives around building in physical activity to daily movement.

Mountain biking has become popular in the state with both Derby and Maydena being transformed from quiet hamlets into major tourist destinations. It would be useful for Council to come to a position with respect of capacity and interest in catering to off-road mountain and road bike tourism. This might be formalising tracks that are currently being used by community members. Desirable locations include old railway lines, picturesque pathways beside existing public and private roads, routes along rivulets, and walking tracks around recreational grounds.

Management strategies

Linkways are an important part of the open space planning of a municipality. In urban municipalities, linkways are a means of tackling traffic and car parking challenges. In rural locations, there has been less pressure to actively manage for alternatives to motor vehicle transport. However, walking is an increasingly popular physical activity for its low cost, convenience, and options for socialising.

Five km walking loops could be considered for some towns. This is the distance covered by the average walker in one hour. It is also the distance for ParkRun, which has been a major draw card for some small towns. Strategic naming of the ParkRun can result in it being targeted by people wanting to complete various ParkRun challenges. ParkRun names that start with an uncommon letter (e.g. X, Y or Z) draw

people from all over the world.

Safe walking and cycling routes from local residences are important for connecting the community with facilities. Footpaths generally provide adequate access on foot and by bicycle, although some approaches need attention to make all abilities access feel safer and easier. Key routes should be assessed for *Disability Discrimination Act 1992* compliance.

Council should continue to seek funding to establish the shared walkway/cycle path between Kempton and the Mood Food site adjacent to the Midland Highway.

Improving signage and wayfinding may be appropriate in some cases. For example, providing directions to Campania Bush Reserve from Flour Mill Park might increase resident and visitor awareness of this DDA compliant walking path.

The large distances between towns in the Southern Midlands mean that a network of off-road connecting paths is a long-term, visionary goal and may not be feasible except in a few cases. Council might consult with peak bodies, such as Bicycle Network, to leverage their expertise and support in developing and maintaining linkways within and between towns. Provision of car parking will remain important at all Community Parks.

Table 6.12. Management actions, responsibility and priority for Linkways

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
19	<p>Community consultation identified unmet needs for recreational walking, cycling, running, and informal exercise spaces across the municipality.</p> <p>Further developing pedestrian walkways and constructing linkages between community parks and other open space and recreational spaces can both provide for this demand and improve connectivity within and across localities and the municipality.</p>	<p>Visionary Direction: Development of Linkways within key growth areas.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Energetically progress the Kempton to Mood Food shared walkway/cycleway development 	Council with Mood Food management	High Ongoing
21	<p>The Coal River Nature Reserve has strong appeal given the dramatic landscape, natural bushland, river and wildlife that can be observed. Recreation trails that provide access to the reserve would add to the range of natural recreational opportunities and attractions within the municipality.</p>	<p>Visionary Direction: Further investigate the potential for developing linkways to increase community access to key natural amenities within the municipality.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Investigate potential for developing a walking trail, lookouts and visitor interpretation at Coal River Gorge Nature Reserve in Rhyndaston. Options may consider a short walk to viewing of the Gorge and a longer distance bushwalk along the river course. 	Council Parks and Wildlife Services	High
20	As Ref No 19	<p>Visionary Direction: Further investigate the potential for developing linkways within the Southern Midlands to enhance passive recreation opportunities in the municipality.</p> <p>Actions:</p> <ul style="list-style-type: none"> » Review walking and cycling approaches to Community Parks and Halls to highlight opportunities to make access safer and easier. » Install directional and wayfinding signage » Investigate the extension of the Midland Highway walkway to the Mangalore Recreation Ground and then further south to the municipal boundary with Brighton » Assess the feasibility of 5km walking track loops in some village centres. 5km is ParkRun distance and takes an hour an average walking speed 	Council	Medium Ongoing

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
22	As Ref No 19	<p>Visionary Direction: As Ref No 20</p> <p>Actions:</p> <ul style="list-style-type: none">» Investigate the feasibility of developing walking/cycling trails along old railway network.» Discuss Council's position with respect to mountain bike parks and tracks.	Council	Low



Appendix

Community infrastructure ordered by location.

NAME	OWNERSHIP	ADDRESS	TYPE
Bagdad			
Chauncy Vale Wildlife Sanctuary	Council	Chauncy Vale Rd	Regional Asset
Iden Park	Council	Iden Rd	Community Park
Lyndon Road Park	Council	Lydon Rd	Community Park
Bagdad Community Club (Hub)	Private	1661 Midland Highway	Regional Asset, Sports Venues, Community Halls
Bagdad Primary School	Private	46 School Rd	Sports Venues
Midland Highway Shared Walkway	Council	Midland Highway	Linkway
Broadmarsh			
Broadmarsh Hall (BEPA) Inc.	Community	1218 Elderslie Rd	Community Halls
Campania			
Campania Bush Reserve	Council	off Water Lane	Linkways
Campania Recreation Ground	Council	30-34 Reeve St	Sports Venues, Regional Asset
Flour Mill Park	Various	53 Reeve St	Community Park
Alexander Circle Park	Council	6 Alexander Circle	Community Park
Justitia Court Park	Council	13 Justitia Crt	Community Park
Campania Community Hall	Council	45 Reeve St	Community Halls
Campania War Memorial Hall	Council	34 Reeve St	Community Halls
Campania District School	Private	2-4 Union St	Sports Venues
Colebrook			
Colebrook Recreation Ground	Council	63 Richmond St	Sports Venues
Colebrook Park	Council	14 Richmond St	Community Park
Colebrook Memorial Hall	Council	45 Richmond Rd	Community Halls
Online Access Centre	Council	22 Richmond Rd	Community Halls
Colebrook Golf Club Inc	Private	5 Bartonvale Rd	Sports Venues

NAME	OWNERSHIP	ADDRESS	TYPE
Elderslie			
Elderslie Golf Club Inc	Private	79 Andersons Rd	Sports Venues
Jericho			
Jericho Hall	Community	471 Jericho Rd	Community Halls
Kempton			
Kempton Recreation Ground	Council	130 Main St	Sports Venues
Memorial Ave Park	Council	Memorial Ave	Community Park
Station Park	Council	90 Main St	Community Park
Kempton Northern Entrance Park	Council	Main St	Community Park
Kempton Dog Park	Council	128 Main St	Community Park
Kempton Skate Park	Council	128 Main St	Community Park
Victoria Memorial Hall (Kempton)	Council	89 Main St	Community Halls
Kempton Council Chambers	Council	85 Main St	Community Halls (Heritage)
Kempton Primary School	Private	4 Old Hunting Ground Rd	Sports Venues
Mood Food Kempton	Private		Sports Venues
Proposed Kempton to Mood Food Shared Walkway	Council (leased)	Midland Highway	Linkway
Levendale			
Levendale Community Hall	Community	1333 Woodsdale Rd	Community Halls
Mangalore			
Mangalore Recreation Ground	Council	22 Blackbrush Rd	Sports Venues
Hobart Clay Target Club Inc	Private	48 Shene Rd	Sports Venues
Tas Pistol & Rifle Club Inc.	Private	30 Shene Rd	Sports Venues
Melton Mowbray			
Melton Mowbray Park	Council	14 Blackwell Rd	Community Park
Oatlands			

NAME	OWNERSHIP	ADDRESS	TYPE
Lake Dulverton Sanctuary	Council	Esplanade	Regional Asset
Oatlands Recreation Ground	Council	High St	Sports Venues
Callington Park	Council	Esplanade	Regional Asset
Oatlands Community Hall	Council	1 Gay St	Community Halls
Roche Hall	Council	73 High St	Community Halls (Heritage)
Artist in Residence	Council	79 High St	Community Halls (Heritage)
Supreme Court	Council	7 Campbell St	Community Halls (Heritage)
Gaolers Residence	Council	3 Mason St	Community Halls (Heritage)
Commissariat	Council	79 High St	Community Halls (Heritage)
Cottage (new acquisition)	Council	9 Barrack St	Community Halls (Heritage)
Midlands Memorial Community Centre	Council	68 High St	Community Halls
Oatlands Aquatic Centre	Council	70 High St	Sports Venues, Regional Assets
Oatlands Council Chambers	Council	71 High St	Community Halls (Heritage)
Old Pool (to be demolished)	Council	Campbell St	Community Halls (Heritage)
Oatlands Radio Station/ Meeting Rooms	Council	1 Esplanade	Community Halls
Oatlands District School	Private	45 Church St	Sports Venues
Oatlands Ex Services & Community Club incorporating the Oatlands Bowls Club	Community	Albert Rd	Community Hall and Sports Venues
Oatlands Golf Club	Private	Sandy Lane	Sports Venues
Parattah			
Oatlands to Parattah Shared Walkway	Council	Tunnack Rd	Linkway
Parattah Recreation Ground	Council	645 Tunnack Rd	Sports Venues
Parattah Railway Station	Council	640 Tunnack Rd	Community Halls (Heritage)
Jubilee Hall	Community	657 Tunnack Rd	Community Halls
Pawtella			

NAME	OWNERSHIP	ADDRESS	TYPE
Mt Pleasant Recreation Ground	Council	912 Nala Rd	Sports Venues
Rhyndaston			
Stonor Hall	Council	850 Stonor Rd	Community Halls
Runnymede			
Runnymede Recreation Ground	Council	120 Woodsdale Rd	Sports Venues
Tunbridge			
Tunbridge Park	Community	Main Rd	Community Park
Tunbridge Town Hall	Community	99 Main Rd	Community Halls
Tunbridge Community Club	Community		Community Halls
Tunnack			
Tunnack Recreation Ground	Council	2180 Tunnack Rd	Sports Venues
Victoria Memorial Hall (Tunnack)	Community		Community Halls
Tunnack Community Club	Community		Community Halls
Woodsdale			
Woodsdale Recreation Ground	Council	2578 Woodsdale Rd	Sports Venues
Woodsdale Community Hall	Council	2310 Woodsdale Rd	Community Halls
Sporting Shooters Assn of Aust. Tas	Private	770 Woodsdale Rd	Sports Venues



