SOUTHERN MIDLANDS COUNCIL

ATTACHMENTS
ORDINARY COUNCIL MEETING

Oatlands Municipal Offices
71 High Street, Oatlands
Wednesday 23rd October 2024
10.00 a.m.

Item 5.1	Draft Council Meeting Minutes (Open) – 25th September 2024
Item 5.2.1	Woodsdale Community Memorial Hall Minutes - September
	Woodsdale Community Memorial Hall AGM Minutes
	Woodsdale Community Memorial Hall - October
	Colebrook Memorial Hall Management Committee AGM Minutes
Item 12.1.1	Development Application Documents DA22000075
Item 14.1.1	Greater South East Irrigation Scheme Fact Sheet

Attachment
AGENDA ITEM 5.1

SOUTHERN MIDLANDS COUNCIL

MINUTES
ORDINARY COUNCIL MEETING

Wednesday, 25th September 2024
10.00 a.m.

Kempton Municipal Offices
85 Main Street, Kempton

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AGENDA ITEM 5.1

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD ON WEDNESDAY 25th SEPTEMBER 2024 AT THE KEMPTON MUNICIPAL OFFICES, 85 MAIN STREET, KEMPTON COMMENCING AT 10.00 A.M.

1. PRAYERS

Reverend Dennis Cousens recited prayers.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor E Batt recited Acknowledgement of Country.

3. ATTENDANCE

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

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

4. APOLOGIES

Nil.

5. MINUTES

5.1 Ordinary Council Meeting

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

THAT the Minutes (Open Council Minutes) of the Council Meeting held 28th August 2024 be confirmed.

CARRIED

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

5.2 Special Committees of Council Minutes

5.2.1 Special Committees of Council - Receipt of Minutes

DECISION
Moved by Clr D Fish, seconded by Deputy Mayor K Dudgeon

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

CARRIED

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

5.2.2 Special Committees of Council - Endorsement of Recommendations

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

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

CARRIED

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

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

5.3.1 Joint Authorities - Receipt of Minutes

DECISION
Moved by Clr A E Bisdee OAM, seconded by Clr D Fish

THAT the Minutes of the above Joint Authority be received.

CARRIED

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

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

Nil.

6. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION
Moved by Clr D Fish, seconded by Clr A E Bisdee OAM

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 D Fish	✓	
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

Clr A E Bisdee OAM – Council Depot Operations. To be raised with the Manager Infrastructure & Works during his Agenda Item.

Clr F Miller – Department of State Growth – still no action to remove rubbish. Can the issue be escalated?
Manager Infrastructure & Works to make further contact with the Road Network Supervisor.

Clr F Miller – Council investment in recreational infrastructure in the Campania area. What is planned?
General Manager provided preliminary detail and this would be reported in greater detail at the next meeting. Information to also be provided in the Council Newsletter.
Clr B Campbell – Property – Tunnack Main Road, Parattah. Is Council aware of the property where there are numerous horses being kept?
Manager Development & Environmental Services confirmed that Council officers are aware of the property and investigations have been undertaken. The RSPCA has inspected the property, together with Council's Environmental Health Officer(s). There may be a need to initiate a process for planning compliance – it is being assessed.

Clr B Campbell – Kempton – Jones Subdivision Development – questioned the construction of a bund wall and/or tree planting on the highway side of the subdivision development?
Manager Development & Environmental Services detailed the planning condition which was included in the Development Permit. This includes the requirement for tree planting. It is the developer's responsibility to address this condition of approval.

Clr B Campbell – LGAT Conference – spoke about a discussion with Mr Saul Eslake at the conference relating to the development of the area through Runnymede; Levendale; Woodsdale through to Whitefoord. Would like to include this as a discussion item at a future Council workshop.
General Manager suggested that this appears to be a land use planning issue and can be listed as an item for discussion.

Mayor E Batt – Kempton Dog Park – reports of there being an issue with the water supply at the Kempton Dog Park.
Manager Infrastructure & Works to make further contact with the Road Network Supervisor.

Mayor E Batt – Oatlands Laundromat – receipt of complaints relating to the laundromat operation. Whilst not a Council issue, can anything be done to relay these concerns?
General Manager to inform the property owner on the basis that they may not be aware of the issues.

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*.

Mayor E Batt, Deputy Mayor K Dudgeon, Clr D Blackwell and Clr D Fish declared an interest in Agenda Item 16.1.1.

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.

Nil.

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, no Questions on Notice had been received from members of the Public.

Nil.

10.1 Permission to Address Council

Nil.

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

DECISION
Moved by Clr D Fish, seconded by Clr B Campbell

THAT, in accordance with the provisions of the *Tasmanian Planning Scheme - Southern Midlands* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2400016) for multiple dwellings (16 units) at Lot 2 Louisa Street, Kempton (CT36471/3 & CT154649/2) submitted by Prime Design Tasmania obo Centacare Evolve Housing Limited subject to conditions detailed below.

CONDITIONS

GENERAL

1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

PRIOR TO WORKS

2) Prior to commencing work, the permit holder shall provide a copy of this Development approval to all persons undertaking activities authorised by this approval and explain to those persons how to comply with the permit conditions

Easements

3) Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

4) A minimum 2.5m wide drainage easement must be created over Lot 2 from the proposed stormwater connection point to the boundary with 27 Sophia Street to allow future connection to the proposed public stormwater main.

Landscaping

5) Before any work commences submit a landscape plan prepared by a suitably qualified person for approval by Council's General Manager. The landscape plan must include:

a) The areas to be landscaped,
b) Details of surface finishes of paths and driveways.
c) Details of internal fencing.
d) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
e) Landscaping and planting within the common areas of the site.

6) Included in the Landscape plan as part of Condition 5, must show a landscape buffer to be planted between the driveway and cemetery boundary. This may either be on the driveway side of the fence, or within the cemetery, as desired.

7) Planting must bear a suitable relationship to the proposed buildings, access and parking areas to enhance the amenity of the development. It must not use species listed as noxious weeds within Tasmania or displaying invasive characteristics. If considered satisfactory, the landscape plan will be endorsed and will form part of this permit.

8) Prior to commencement of use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's General Manager. Evidence showing compliance with this condition must be submitted to and approved by General Manager within 30 days of planting.

Roadworks

9) Prior to the use commencing the Louisa Street road frontage of the development across the entirety of Lot 3 (approximately 100 metres) must be upgraded to include:

a. Kerb and channel on the western side
b. Road widening to achieve a minimum carriageway width of 8.9 metres (face of kerb to face of kerb)
c. 1.5m minimum width concrete path
d. Stormwater drainage

10) Prior to the use commencing a 1.5m wide concrete footpath must be extended from the development to connect to the existing public footpath in Louisa Street at the eastern corner of the intersection with Elizabeth Street.

11) Kerb ramps must be provided to accommodate the needs of people with disabilities in accordance with standard drawings and to the requirements of Council's General Manager.

Parking & Access to Public Road

12) Prior to the development commencing, or application for building or plumbing permits, the developer must submit to Council a parking plan including:

a. pavement details,
b. design surface levels and gradients,
c. drainage,
d. turning and travel paths (where required to demonstrate compliance with AS2890),
e. dimensions (including clearances),
f. line marking,
g. lighting (where provided),
h. pedestrian paths (including any signage, line marking, protective devices such as bollards, guard rails or planters),
i. signage
j. waste (garbage & recycling) bin collection locations for each dwelling

The parking plan is to be certified by an engineer and shall form part of the permit once accepted.

13) The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

14) All areas set-aside for parking and associated turning, and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.

Advice**:* ***No works on or affecting any Council road reservation is to be commenced until the Southern Midlands Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Council prior to the proposed date of commencement of any works.

Stormwater

15) Prior to the lodgement of building or plumbing applications the developer must submit a revised (for construction) Stormwater Management Report to Council's Municipal Engineer. The Stormwater Management Report must be prepared and certified by a suitably qualified person, in accordance with section 2.6.2 of DEP &LGAT (2021). Tasmanian Stormwater Policy Guidance and Standards for Development. Derwent Estuary Program and Local Government Association of Tasmania (Hobart, Australia) and include calculations, design, construction and maintenance details of stormwater treatment, detention, and conveyance. The report must clearly demonstrate that the requirements of this permit are met and that adjacent and downstream properties will not be adversely impacted by the stormwater system. Once approved the Stormwater Management Report will form part of this permit.

Advice**:* ***General Manager's consent is required for connection to the public stormwater system in accordance with the Urban Drainage Act. Providing the planning permit conditions are met General Managers Consent will be granted

Erosion and Sediment Control

16) An Erosion and Sediment Control Plan (here referred to as an 'ESCP') prepared in accordance with the guidelines Erosion and Sediment Control, The fundamentals for development in Tasmania, by the Derwent Estuary Programme and Tamar Estuary and Esk Rivers Program, must be approved by Council's Director Development Services before development of the land commences. The ESCP shall form part of this permit when approved.

DURING WORKS

Private Open Space

17) The private open space must be formed or constructed to the satisfaction of Council's General Manager.

Erosion and Sediment Control

18) Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's Director Development Services until the land is effectively rehabilitated and stabilised after completion of the development.

Stormwater

19) The developer must construct a new DN300 minimum public stormwater main from the low point of the subject property to the Green Ponds Rivulet to service the property.

20) Any works in, or adjacent, the waterway must be carried out in accordance with the environmental best practice guidelines in the Waterways and Wetlands Works Manual (DPIWE 2003).

Construction Amenity

21) The developer must make good any damage to the road frontage of the development site including road, kerb and channel, footpath and nature strip to the satisfaction of Council's General Manager.

22) The road frontage of the development site including road, kerb and channel, footpath and nature strip, should be:

a. Surveyed prior to construction, photographed, documented and any damage or defects be noted in a dilapidation report to be provided to Council's Asset Services Department prior to construction.

b. Be protected from damage, heavy equipment impact, surface scratching or scraping and be cleaned on completion.

In the event a dilapidation report is not provided to Council prior to commencement, any damage on completion, existing or otherwise, may be deemed a result of construction activity and require replacement or repair to the satisfaction of Council's Municipal Engineer.

23) The development must only be carried out between the following hours:

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

24) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
b) The transportation of materials, goods and commodities to and from the land.
c) Obstruction of any public footway or highway.
d) Appearance of any building, works or materials.
e) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Manager of Development and Environmental Services.

25) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

26) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Manger of Works and Infrastructure.

Services

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

28) Services located under the proposed driveway(s) are to be provided with trafficable covers to the requirements of the relevant authority and Council's General Manager.

Advice**:* ***Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's Municipal Engineer and the responsible authority.

Engineering

29) Public works must be carried out and constructed in accordance with the:

a. *Tasmanian Subdivision Guidelines*
b. *Tasmanian Municipal Standard – Specifications*
c. *Tasmanian Municipal Standard – Drawings*

as published by the Local Government Association of Tasmania and to the satisfaction of Council's General Manager.

30) Engineering design drawings for all public works must be submitted to and approved by Council's General Manager before any works associated with development of the land commence.

Advice: ***Public works include all works within, or affecting, the road reservation including, but not limited to, kerb and channel, footpath, stormwater mains.***

Unless approved otherwise by Council's General Manager the proposed public sewer extension in Louisa Street must be located clear of the road pavement and included in the design drawings submitted to Council for approval.

The engineering drawings submitted with the application are considered to be concept plans and may require alterations prior to consideration for approval.

31) Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show –

a. all existing and proposed services required by this permit;
b. all existing and proposed roadwork required by this permit;
c. measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
d. measures to be taken to limit or control erosion and sedimentation;
e. any other work required by this permit.

32) Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

33) The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of public works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the public works.

AFTER WORKS

Amenity

34) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Council's General Manager.

35) Outbuildings are approved as ancillary to the Residential Use and are to be used for domestic storage only. They are not to be used for commercial, industrial or habitable purposes, unless in accordance with a permit issued by Council or as otherwise permitted by Council's Planning Scheme.

Landscaping

36) Replacement trees and landscaping in accordance with the approved Landscaping Plan must be planted if any is lost. All landscaping must continue to be maintained to the satisfaction of Council.

Parking & Access

37) Parking and access must be generally in accordance with the endorsed plans and to the satisfaction of Council's General Manager.

38) A new 5.5m minimum width reinforced concrete vehicle access, including new kerb crossover, must be provided from the edge of road to the property boundary of the proposed unit development.

39) A new 3.6m minimum width reinforced concrete vehicle access, including new kerb crossover, must be provided from the edge of road to the property boundary to service the existing cemetery.

40) Vehicle accesses must be in accordance with Council's standard drawings, Australian Standard AS 2890, for the types of vehicles likely to use the site and to the satisfaction of Council's General Manager.

41) At least thirty (30) parking spaces must be provided on the land at all times for the use of the occupiers including at least two (2) car parking space per dwelling and at least five (6) designated for visitor parking, in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.

42) Pedestrian paths must be provided to parking areas in accordance with the endorsed plans.

43) All parking, access ways, manoeuvring and circulation spaces must be provided in accordance with the endorsed drawings, Australian Standard AS 2890 - Parking facilities, Parts 1-6, or as otherwise required by this permit, and include all of the following;

a. be constructed with a durable all weather pavement;
b. be drained to the public stormwater system;
c. be surfaced by asphalt or concrete to restrict abrasion from traffic and minimise entry of water to the pavement.
d. have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

e. provide for vehicles to enter and exit the site in a forward direction;
f. have an internal access width not less than 5.5m;
g. provide for two way traffic;
h. have a vertical clearance of not less than 2.1m above the parking surface level;
i. be delineated by line marking or other clear physical means.

44) Parking and vehicle circulation roadways and pedestrian paths must be provided with lighting in accordance with the Building Code and to the satisfaction of Council's General Manager.

Wastewater

45) The onsite private sewer system must be designed in accordance with a Certificate of Likely Compliance or Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016.

46) The private sewer system must continue to be maintained so as not to create any nuisance to adjacent properties.

TasWater

47) The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA 2024/00245-STM dated 08/07/2024, as attached to this permit.

Stormwater

48) Unless approved otherwise by Council's General Manager the stormwater system for the proposed development must be substantially in accordance with the *Stormwater Management and Inundation Analysis, Lot 2 Louisa Street, Kempton for Centacare Evolve Housing (CEH PD21285),* dated 20 June 2023, prepared by Gandy and Roberts.

49) Stormwater from the proposed development must drain to the piped public stormwater system to the satisfaction of Council's General Manager and in accordance with the Building Act 2016.

50) The stormwater drainage system for the proposed development must be designed to comply with all of the following:

a. be able to accommodate a storm with a 5% AEP, when the land serviced by the system is fully developed;
b. stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
c. Stormwater from the proposed development must be treated prior to entering the public stormwater system to:
   i achieve that the quality targets in accordance with the State Stormwater Strategy 2010.

51) The development must incorporate overland flow paths through the site to accommodate a 1% AEP (plus climate change) rainfall event.

52) The stormwater system within the development must continue to be maintained to ensure the quality targets, in accordance with the State Stormwater Strategy 2010, and flow rates discharging to the public stormwater system are maintained as per the approved design and water is conveyed so as not to create any nuisance to adjacent or downstream properties.

53) The driveway must be drained to minimise surface runoff over adjoining land (including road reservation) in accordance with the requirements of the Municipal Engineer and the Building Act 2016.

Maintenance and Defects Liability Period

54) Public works provided as part of the development must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.

Advice*: *A bond is to be lodged with Council during the maintenance and defects liability period equal to 10% of the value of public works in accordance with Council Policy

55) Prior to placing works onto the maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification, and the approved plans.

The following additional advice applies to this permit:

Legal:

A. This Planning Permit does not imply that any other approval required under any other legislation has been granted.

B. This permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.

C. If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.

D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

E. Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

Asset Protection:

F. In accordance with the Local Highway Bylaw 2 of 2015, the owner is required to repair any damage to any Council infrastructure caused during construction.

G. No works on or affecting any Council road reservation is to be commenced until the Southern Midlands Council has issued a WORKS IN ROAD RESERVATION PERMIT.

H. Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals:

I. This permit does not imply that any other approval required under any other by-law or legislation has been granted.

J. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

K. That any excavations be monitored by a qualified historical archaeologist. If any archaeological indications of burials or any early buildings are found, then Council's Manager Heritage Projects is to be consulted on an appropriate action to mitigate archaeological impact.

L. Separate Council approval is required for the subdivision or strata division of the land.

M. This permit does not ensure compliance with the *Aboriginal Heritage Act 1975*. It is recommended that you conduct a property search with Aboriginal Heritage Tasmania prior to commencing works – see this website for further details: https://www.aboriginalheritage.tas.gov.au/assessment-process

Generally:

N. All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street, Hobart 7000 Ph.: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

CARRIED

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

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]

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

THAT the meeting be adjourned for morning tea at 11.02 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 D Fish	✓	
Clr F Miller	✓	

DECISION
Moved by Clr D Fish, seconded by Clr D Blackwell

THAT the meeting reconvene at 11.25 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 D Fish	✓	
Clr F Miller	✓	

Mayor Batt was not present at the time the meeting reconvened at 11.25 a.m. and Deputy Mayor Dudgeon took the chair.

Mayor Batt returned to the meeting at 11.27 a.m. and resumed the chair.

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

13.1 Roads

Strategic Plan Reference 1.1
Maintenance and improvement of the standard and safety of roads in the municipal area.

Nil.

13.2 Bridges

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

Nil.

13.3 Walkways, Cycle Ways and Trails

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

Nil.

13.4 Lighting

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

Nil.

13.5 Buildings

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

Nil.

13.6 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

Clr A Bisdee OAM – Woodsdale Road – current condition of the road?
Manager Infrastructure & Works provided comment, including confirmation that the intended purpose for the additional budget allocation (referred to above) was to increase the length of road planned for rehabilitation through to the entrance to the quarry.

Clr A Bisdee OAM – Complaint re: 'after-hours' access to the Kempton Depot.
Manager Infrastructure & Works detailed the circumstances relating to the complaint of which he was fully aware and had given approval for in advance.

Clr B Campbell – Inglewood Road – evidence of hooning activities.
Noted.

Clr B Campbell – Woodsdale Road / Whitefoord corner/junction – could improvements at this location be nominated as a black-spot project?
Manager Infrastructure & Works commented that the project could be nominated however based on crash data history, it would likely be considered a low priority.

Deputy Mayor K Dudgeon – Accommodation Units (rear of 16 Church Street, Oatlands) – advised that representatives from the MMPHC Community Advisory Committee and the MMPHC Auxiliary had recently inspected the Units and were very impressed with the work undertaken.

Clr A Bisdee OAM – TasWater – recent interruption to the water supply at Oatlands. Could Council consider being appointed as an approved Contractor which would have expedited the repair works?
Manager Infrastructure & Works made reference to the WH&S issues associated with the repair works which added to the repair timeframe. Council would needed to have complied with the same requirements.

Mayor E Batt – Tunbridge Bridge renewal - is there any interface with Council in respect to future road reinstatement requirements (i.e. the approaches to the Bridge)?
Manager Infrastructure & Works confirmed that he has been communicating with the Contractor (Hazell Bros) and all reinstatement works will be carried out by the Contractor to the satisfaction of the Manager Infrastructure & Works prior to end of project completion.

RECOMMENDATION

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

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

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 D Fish	✓	
Clr F Miller	✓	

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

14.1 Residential

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

Nil.

14.2 Tourism

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

Nil.

14.3 Business

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

Nil.

14.4 Industry

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

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

15.1 Heritage

Strategic Plan Reference – Page 22	
3.1.1	Maintenance and restoration of significant public heritage assets.
3.1.2	Act as an advocate for heritage and provide support to heritage property owners.
3.1.3	Investigate document, understand and promote the heritage values of the Southern Midlands.

DECISION
Moved by Clr B Campbell, seconded by Clr D Blackwell

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	✓	
Clr A E Bisdee OAM	✓	
Clr D Blackwell	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr 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 Clr B Campbell, seconded by Clr D Fish

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 D Fish	✓	
Clr 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 Clr D Blackwell

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 D Fish	✓	
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.

Mayor E Batt declared an interest and departed the meeting at 11.53 a.m.

Deputy Mayor K Dudgeon took the Chair.

RECOMMENDATION

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1 $2,727.00 Navigate Family Service Inc

DECISION
Moved by Clr D Blackwell, seconded by Clr D Fish

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

***1 $2,727.00 Navigate Family Service Inc*.**

CARRIED

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

Mayor E Batt re-entered and resumed the chair at 12.00 noon.

Deputy Mayor K Dudgeon declared an interest and departed the meeting at 12.00 noon.

RECOMMENDATION

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1 $2,000.00 Mount Pleasant Football Club Inc

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

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1 $2,000.00 Mount Pleasant Football Club.

CARRIED

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

Deputy Mayor K Dudgeon returned to the meeting at 12.02 p.m.

Clr D Blackwell declared an interest and departed the meeting at 12.02 p.m.

RECOMMENDATION

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1 $1,750.00 St Mary's Community Cemetery Inc
2. $1,500.00 Broadmarsh Elderslie Progress Association Inc

DECISION
Moved by Clr D Fish, seconded by Deputy Mayor K Dudgeon

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1 $1,750.00 St Mary's Community Cemetery Inc
2. $1,500.00 Broadmarsh Elderslie Progress Association Inc

CARRIED

DECISION		
Councillor	**Vote FOR**	**Vote AGAINST**
Mayor Edwin Batt	✓	
Deputy Mayor K Dudgeon	✓	

Clr A E Bisdee OAM	✓	
Clr B Campbell	✓	
Clr D Fish	✓	
Clr F Miller	✓	

Clr D Blackwell returned to the meeting and at 12.03 p.m.

Clr D Fish declared an interest and departed the meeting 12.03 p.m.

RECOMMENDATION

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1 $2,215.00 Oatlands Golf Club Inc

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

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1 $2,215.00 Oatlands Golf Club Inc

CARRIED

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

Clr D Fish returned to the meeting at 12.04 p.m.

RECOMMENDATION

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1	***$2,500.00***	***Colebrook Recreation Centre Inc***
2.	***$2,500.00***	***Green Ponds Progress Assn Inc. Festival Committee***
3	***$2,000.00***	***Levendale Cricket Club Inc.***
4	***$3,000.00***	***Oatlands District High School Association***
5	***$2,990.00***	***Oatlands Football Club Inc***
6	***$1,818.00***	***Tunnack Community Club Inc***

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

THAT the financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants Program 2024 to the following organisation be approved:

1	***$2,500.00***	***Colebrook Recreation Centre Inc***
2.	***$2,500.00***	***Green Ponds Progress Assn Inc. Festival Committee***
3	***$2,000.00***	***Levendale Cricket Club Inc.***
4	***$3,000.00***	***Oatlands District High School Association***
5	***$2,990.00***	***Oatlands Football Club Inc***
6	***$1,818.00***	***Tunnack Community Club Inc***

CARRIED

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

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

THAT the information be received and noted.

CARRIED

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

16.2.2 Woodsdale Recreation Ground (PID 5839745 – C/T 10138/1) – Possible transfer of Property Ownership to Woodsdale Football Club

DECISION
Moved by Clr F Miller, seconded by Clr D Blackwell

THAT:

a) the information be received;
b) Council determine that the likelihood of reaching any negotiated position that would be acceptable to both parties is extremely remote; and
c) In light of that, Council progress with the proposed sale of the property in accordance with the *Local Government Act 1993*.

CARRIED

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

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

DECISION
Moved by Clr F Miller, seconded by Clr A E Bisdee OAM

THAT:

a) the information be received;
b) in accordance with section 178 of the Local Government Act 1993, Council resolve (by absolute majority) to sell the Woodsdale Recreation Ground property (PID 5839745 – C/T 10138/1);
c) the General Manager proceed to–
- **publish this intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and**
- **display a copy of the notice on any boundary of the property that abuts a highway; and**
- **notify the public that objection to the proposed sale be made to the general manager within 21 days of the date of the first publication.**

d) Council confirm its intention that the net proceeds from any sale of the property be reinvested in the Woodsdale Community Hall.

CARRIED

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

16.3 Access

Strategic Plan Reference 4.3
Continue to explore transport options for the Southern Midlands community / Continue to meet the requirements of the Disability Discrimination Act.

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4
Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5
Ensure that appropriate childcare services as well as other family related services are facilitated within the community / Increase the retention of young people in the municipality / Improve the ability of seniors to stay in their communities.

Nil.

16.6 Education

Strategic Plan Reference 4.6
Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7
Build, maintain and strengthen the capacity of the community to help itself whilst embracing social inclusion to achieve sustainability.

Nil.

16.8 Safety

Strategic Plan Reference 4.8
Increase the level of safety of the community and those visiting or passing through the municipality.

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8
Improve the effectiveness of consultation & communication with the community.

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Strategic Plan Reference 5.1
Improve the level of responsiveness to Community & Developer needs / Improve communication within Council / Improve the accuracy, comprehensiveness and user friendliness of the Council asset management system / Increase the effectiveness, efficiency and use-ability of Council ICT systems / maintain the Business Process Improvement & Continuous Improvement framework

17.1.1 Review and Amendment of Mobile Food Vendors Policy

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

THAT Council:

1. Receive and note the report;

2. Adopt the revised version of the *Mobile Food Vendors 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	✓	
Clr D Fish	✓	
Clr F Miller	✓	

17.1.2 Local Government Amendment (Code of Conduct) Act 2023

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

THAT the information be received and Council acknowledge that the new Local Government (Code of Conduct) Order has effect from 10th September 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 D Fish	✓	
Clr F Miller	✓	

17.2 Sustainability

Strategic Plan Reference 5.2
Retain corporate and operational knowledge within Council / Provide a safe and healthy working environment / Ensure that staff and elected members have the training and skills they need to undertake their roles / Increase the cost effectiveness of Council operations through resource sharing with other organisations / Continue to manage and improve the level of statutory compliance of Council operations / Ensure that suitably qualified and sufficient staff are available to meet the Communities need / Work co-operatively with State and Regional organisations / Minimise Councils exposure to risk / Ensure that exceptional customer service continues to be a hallmark of Southern Midlands Council

17.2.1 Tabling of Documents

Nil.

17.2.2 Elected Member Statements

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

Deputy Mayor K Dudgeon – Advised Council that Oatlands District High School student Mia Barwick was the joint winner of the Robert Beakley Medal for the U16 girls at only 13 years of age. Mia received 27 votes out of a possible 30.

Deputy Mayor K Dudgeon – Pawtella Cycling event was held 15th September 2024 by Hobart Wheelers Dirt Devils with over 100 riders participating. The event began at Mt Pleasant Recreation Ground along Nala, Inglewood, Lemont and York Plains Roads back to the Recreation Ground. Good feedback was received in relation to the Recreation Grounds facilities.

Deputy Mayor K Dudgeon – Deputy Mayor and Michael Isles conducted mock job interviews with Grade 10 students of Oatlands District High School. The students were given a choice of 6 jobs to apply for. Students provided a covering letter and resume. Very interesting and rewarding activity

Deputy Mayor K Dudgeon – Attended the Water Colour Exhibition at the AirSpace Studio by Fiona Hayes. This event was well supported with many attendees and 9 paintings were sold.

Clr B Campbell – Local Government Association of Tasmanian Annual Conference.
Spoke about his experience at the conference and his discussion with Mr Saul Eslake (as mentioned during Councillor Question Time). Provided comment in relation to the need to attract and retain the younger generation.

Mayor E Batt – informed the meeting that he attended the official opening of the Tasmanian Nepalese Cricket Association game held at the Bagdad Community Club oval on Saturday 21st September 2024. Very successful event that was broadcast to a wide television audience.

Clr F Miller – sought a follow-up meeting with Telstra representatives to progress some of the initiatives previously identified in the Digital Connectivity Plan.

Clr D Blackwell – Provided an update on Broadmarsh Hall. Grant for the updates of the hall are currently being acquitted. Pilates has again started at the hall and social nights are being held the 1st Friday of each month.

Clr D Blackwell – A quiz night is being held on the 18th October 2024 at the Huntington Tavern, Kempton to raise funds for the St Marys Church.

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 August 2024)

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

THAT the Financial 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 D Fish	✓	
Clr F Miller	✓	

18. MUNICIPAL SEAL

18.1 Signing & Sealing Grant Deed
Better Active Transport in Tasmania Grant Program - Round 2/2024 Mood Food to Kempton Shareway

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

THAT Council endorse the Signing and Sealing of the Grant Deed for the funding agreement between the Tasmanian Government through the Department of State Growth and the Southern Midlands Council for the amount of $278,000.00 for the construction of a reinforced concrete shareway between Mood Food and the Kempton parallel to the Midland Highway.

CARRIED

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

18.2 Signing & Sealing Sale Agreement
Levendale Public Open Space at 1315 Woodsdale Road, Between the Crown and Southern Midlands Council

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

THAT Council endorse the Signing and Sealing of the Sale Agreement for $30,000.00 plus the associated incidental costs for the purchase from the Crown in the acquisition of the public open space at 1315 Woodsdale Road Levendale.

CARRIED

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

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

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 D Blackwell

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	***Local Government (Meeting Procedures) Regulations 2015* Reference**
Closed Council Minutes - Confirmation	*15(2)*
Applications for Leave of Absence	*15(2)(h)*
Bagdad Mangalore Structure Planning Project	*15(2)(f)*

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

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 A E Bisdee OAM

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	✓	
Clr D Fish	✓	
Clr F Miller	✓	

CLOSED COUNCIL MINUTES

20. BUSINESS IN "CLOSED SESSION"

20.1 Closed Council Minutes - Confirmation

In accordance with the Local Government (Meeting Procedures) Regulations 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 Bagdad Mangalore Structure Planning Project

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

THAT:

a. Jensen Plus be appointed as the consultant for the Bagdad Mangalore Structure Plan Project; and
b. In accordance with regulation 15(8) of the *Local Government (Meeting Procedures) Regulations 2015*, this decision be released to the public.

CARRIED

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

RECOMMENDATION

THAT Council move out of "Closed Session".

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

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	✓	
Clr D Fish	✓	
Clr F Miller	✓	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 1.24 p.m.

Woodsdale Community Memorial Hall

Est. 1905

General Committee Meeting

Monday 23rd September 2024

Woodsdale Hall

Welcome/Opening:

- The President welcomes members and declares the meeting open at 8.01 pm

Attendance:

Mrs Kaye Rowlands, Mrs Ann Scott, Mr Leon Scott, Mrs Marion Wiggins, Mrs Ann Wiggins, Mrs Sally Stubs, Ms Alyson Scott, Ms Andrea Jones,

Councillor Mrs Karen Dudgeon

Apologies: none

Moved: Mrs Sally Stubs Seconded: Ms Andrea Jones

Motion Carried

Confirmation of Minutes for the last meeting – 12th August 2024

Moved: Mrs Marion Wiggins Seconded: Mrs Ann Scott

Motion Carried

Business Arising from Previous Minutes – 12th August 2024

Financial Report:

Closing balance 3/9		$7744.62
Cheque to be presented	$107.75	
Closing Balance		$ 7636.87

- Outstanding account from the Football club – 68 for dinner @ $20
- Ms Alyson Scott gave a $200 donation for the function on September 7

Moved: Ms Kate Bourne Seconded: Mr Leon Scott

Motion Carried

Correspondence:

- Hobart City Mission – Project Officer information for communities in the Southern Midlands– information for the Woodsdale Community around healthy living options. What is established in our community and what is required to support the Woodsdale Community. Focus is on health and wellbeing and what programs the community would like to have help with.
- Alyson will interact with Levendale Hall to work out possible plans to work together on community possibilities.
- Possible community questionnaire on what they would like in their community

Moved: Mrs Sally Stubs seconded: Ms Kate Bourne

Motion Carried

General Business:

- Xmas Party – Woodsdale Football Ground – Saturday December 7th
- Book Santa (Mrs Ann Scott) – Face Painter (Ms Alyson Scott)
- Sports equipment at the football ground for the kids to use
- Raffle for Xmas party – next meeting to confirm
- Issues with electricals in the hall – Andrea to contact

Special thank you to Mrs Kaye Rowlands for her incredible support of the hall for 40 years. You are greatly appreciated.

Moved Ms Andrea Jones and seconded Mrs Marion Wiggins that a photo be put in the hall to commemorate Kaye's support and dedication to the hall for the last 40 years.

Motion Carried

Bookings:

Nutrimetics demonstration – November sometime (to be confirmed)

Meeting Closed at 8.45 p.m

NEXT MEETING –

Woodsdale Community Memorial Hall

Est. 1905

Minutes

FOR

Annual General Meeting

On

Monday 23rd September 2024

ATTENDANCE:

Executive committee:

President; Mrs. Kaye Rowlands.
Vice president; Mrs Ann Scott
Secretary; Mrs Marion Wiggins
Treasurer: Mrs Sally Stubs

General Committee members: Mr Leon Scott**,** Ms Alyson Scott, Mrs Ann Wiggins, Mrs Ann Scott, Ms Andrea Jones, Ms Kate Bourne, Mrs Sally Stubs

Council representative: Councillor Mrs Karen Dudgeon

Opening/Welcome:
Mrs. Kaye Rowlands declared the meeting open at 7.35 pm

Moved by Mr Leon Scott and seconded by Ms Kate Bourne that the minutes of the last AGM held on Monday 18th September 2023 be accepted as read and confirmed as a true and faithful record.

Motion carried.

Auditors report **Attached**

Moved by Mrs Sally Stubs and **seconded by** Ms Kate Bourne that the Auditors report be accepted as read.

Motion carried

Presidents Report:
Mrs Kaye Rowlands presented the President's report for 2023/24. (copy attached)

Moved by Ms Alyson Scott and **seconded by** Ms Andrea Jones that the Presidents report be received.

Motion carried.

The existing committee was dissolved, and all positions were declared vacant.

Councillor Mrs Karen Dudgeon thanked all the committee members on behalf of the Southern Midlands Council for their management of the hall and the excellent way is kept.

Election of Office Bearers.

Moved by Ms Kate Bourne and **seconded by** Mr Leon Scott that Mrs Kaye Rowlands be nominated for the position of **President:**
Mrs Kaye Rowlands declined the nomination.

Moved by Ms Andrea Jones and **seconded by** Mrs Sally Stubs that Ms Alyson Scott be nominated for the position of **President:**
Ms Alyson Scott accepted the nomination.

Elected unopposed.

Moved by Mr Leon Scott and **seconded by** Mrs Marion Wiggins that Mrs Ann Scott be nominated for the position of **Vice President:**
Mrs Ann Scott accepted the nomination.

Elected unopposed.

Moved by Mrs Sally Stubs and **seconded by** Mrs Ann Scott that Andrea Jones be nominated for the positions of **Secretary:**
Mrs Andrea Jones accepted the nomination.

Elected unopposed.

Moved by Mrs Sally Stubs and **seconded by** Mrs Ann Scott that Ms Andrea Jones be nominated for the position of **Treasurer:**
Mrs Andrea Jones accepted the nomination.

Elected unopposed.

Moved by Ms Alyson Scott and **seconded** by Mrs Ann Scott that the following people be nominated for the position of **General Committee Members:**

Mr Leon Scott, Mrs Ann Wiggins, Ms Kate Bourne, Mrs Kaye Rowlands, Mrs Sally Stubs, Mrs Marion Wiggins

Election unopposed

General business:

- Mrs Karen Dudgeon thanked the committee for the continued upkeep of the hall.
- Ms Andrea Jones will contact the bank to organise themselves as new signatories for the account.

Annual General Meeting Closed – 7.55 p.m.

Woodsdale Community Memorial Hall

Est. 1905

General Committee Meeting

Sunday 13th October 2024

Woodsdale Hall

1. **Welcome/Opening:**
   The President welcomes members and declares the meeting open at 3.19 pm

2. **Attendance:**

Mrs Ann Scott, Mr Leon Scott, Ms Alyson Scott, Ms Andrea Jones, Mrs Kaye Rowlands.

3. **Apologies:** Mrs Marion Wiggins, Mrs Sally Stubs, Councillor Karen Dudgeon and Mrs Ann Wiggins.

Moved: Mrs Ann Scott Seconded: Mr Leon Scott

Motion Carried

4. **Confirmation of Minutes for the last meeting – 23rd September 2024**

Moved: Mr Leon Scott Seconded: Mrs Ann Scott

Motion Carried

5. **Business Arising from Previous Minutes – 23rd September 2024**
   5.1 AGM Amendments
   - Councillor Karen Dudgeon emailed to make corrections to the AGM minutes which were as follows and will be amended by Secretary of original document
   - The AGM notes the motion for president it was recorded that Andrea Jones motioned and seconded the motion for president. Andrea did motion for Alyson to be President and Mrs Sally Stubs seconded the motion. This was an error on Marion Wiggins behalf and she apologies.
   - Also, on the regular meeting at the conclusion of the AGM Councillor Dudgeons name was missed in the attendance. This will be amended as she was present for the meeting.

- Amendments need to be made on the AGM notes for both Secretary and Treasurer and President of election of office bearers that these nominees Andrea Jones and Alyson Scott accept the roles.
- Additional nomination needs to be added for President, with Kate Bourne nominating Kaye Rowlands, but she declined this role.

Moved: Mrs Ann Scott Seconded: Mrs Kaye Rowlands

Motion Carried

5.2 Xmas Party

- Santa – Has been organised by Mrs Ann Scott.
- Face painting – Mrs Marion Wiggins to organise Face Painter and Mrs Alyson Scott will contact Maryanne for the funding through Hobart City Mission.
- Raffle – Mrs Marion Wiggins is donating 2 lucky door prizes which include one for adults and one for the children. Mrs Sally Stubs is donating a bottle of wine and a free massage. Mrs Kaye Rowlands will see to the Ham for Donation from IGA. Mrs Alyson Scott will donate a Xmas pudding. Mrs Ann Wiggins is donating a handmade quilt. Mrs Andrea Jones will donate a tin of home-made shortbread. The hall will donate 1 lions Christmas cake.
- Lolly bags and fruit boxes. Mrs Ann Scott will organise this.
- Mrs Alyson Scott and Mrs Andrea Jones will organise raffle books and disburse 1 book per person on the committee.
- Price will be $2 each or 3 for $5.
- Entry price will be $10 for adults, $5 for kids 10-16, Kids under 10 free.

Moved: Mrs Ann Scott Seconded: Mr Leon Scott

Motion Carried

5.3 Issues with electrics

- Mrs Andrea Jones will contact electrical company and get then to return to fix ongoing issues with electrical fault occurring at the hall. Email received from caterer from function on the 7th of September.

Moved: Mrs Ann Scott Seconded: Mr Leon Scott

Motion Carried

6. Financial Report:

Total funds as of 13th October 2024 **$ 8070.22**

Y.T.D Financials

Opening Balance (23/9)			**$7744.62**
Incoming	**YTD**	**$**	**325.60**
Outgoing	**YTD**	**$**	**0**

Closing balance as of 13th October 2024 $ 8070.22

Please see attached financials for further information

Moved: Mrs Kaye Rowlands Seconded: Mrs Ann Scott

Motion Carried

7. **Business arising from financial report:**
   7.1 Andrea has been in contact with bank about signatories etc and the paper
   7.2 Marion gave Andrea the balance so that a financial report can be given
   7.3 Outstanding payment made by WFC
   7.4 Andrea has banked monies please see attached spreadsheet

Moved: MR Leon Scott Seconded: Mrs Kaye Rowlands

Motion Carried

8. **Correspondence:**

In

- **Nil**

Out

- Andrea sent previous meeting minutes to committee members and Southern Midlands Council on the 9/10
- Marion sent an email to Hobart City Mission still awaiting a response
- Mrs Andrea Jones will email Hobart City Mission regarding attending 1 of our meetings to discuss funding.

Moved: Mrs Ann Scott seconded: Mr Leon Scott

Motion Carried

9. **General Business:**
   9.1 Add a member to general committee

- Mrs Alyson Scott would like to nominate a new committee member Tamika Nailer. Committee members happy to accept nominations and welcome Tamika to the general committee.

Moved: Mrs Andrea Jones seconded: Mr Leon Scott

Motion Carried

9.2 Liquor Licence

- If we get a licence for the 12 months let's see how it goes and then review at the end and see if we have made our money back.
- Alyson will submit the paperwork

Moved: Mr Leon Scott seconded: Ms Tamika Nailer

Motion Carried

9.3 Bingo nights/ days

- Would like to start with once a month on a Saturday Night being 4th Saturday of the month. 1st one will start 23rd November
- We need to get bingo books, dotters, balls, bingo spinner.
- Hall will organise savoury plates price TBC next meeting.

Moved: Ms Tamika Nailer seconded: Mrs Ann Scott

Motion Carried

9.4 Indoor Bowls

- This will be discussed next meetings as Sally and Marion wanted to introduce this.

Moved: Ms Tamika Nailer seconded: Mr Leon Scott

Motion Carried

9.5 New Years Celebration

- Movie night for kids. Themed party for adults. 80's and 90's theme.

Moved: Ms Tamika Nailer seconded: Mr Leon Scott

Motion Carried

9.6 Quiz night

- To be discussed next meeting

Moved: Mrs Andrea Jones seconded: Mrs Ann Scott

Motion Carried

9.7 Change electricity bill address

- Mrs Andrea Jones will contact Auroa Energy to find out how to update contact details and what the process is to change to the new treasurer's name details. Andrea to liase with Kaye Rowlands for change.

  Moved: Mrs Ann Scott seconded: Ms Tamika Nailer

  Motion Carried

9.8 Kaye Rowlands mentioned that the test and tagging is due in first week of December 2024. Kaye will update new contact details when company calls.

Moved: Mrs Andrea Jones seconded: Mr Leon Scott

Motion Carried

9.9 Working with children's cards

- Ann Scott to find out whether Santa has one and advise if one needs to be done.
- Andrea to renew hers

  Moved: Ms Tamika Nailer seconded: Mrs Kaye Rowlands

  Motion Carried

9.10 Solar light

- Andrea will speak to Marion regarding the whereabouts of the solar light, so that it can be put up at the back door.
- Ann Scott would like to thanks Bernie McGrath for putting up the solar light at the hall.
- Andrea would like to thank Ann Scott for donating the current solar night.

  Moved: Mrs Ann Scott seconded: Mrs Andrea Jones

  Motion Carried

Motion Carried

10. Bookings:

- Nutrimetics demonstration – November sometime (to be confirmed)

Meeting Closed at 4.38 p.m.

NEXT MEETING – Sunday 10th November 2024 at 3pm

COLEBROOK MEMORIAL HALL MANAGEMENT COMMITTEE

ANNUAL GENERAL MEETING

MINUTES

Held on Monday 7th October 2024 at the Colebrook Memorial Hall, Colebrook

Meeting commenced at 1.00pm

Welcome by Chairman

Attendance: Clr Don Fish, Leanne Doherty, Glenn Doherty, Mandy Nicolle, Laurie Smythe, Wendy Young & Jo Rowley

Apologies: Clr F Miller

1. **Previous Minutes**

   Moved Leanne Doherty and seconded Mandy Nicolle that the previous minutes of the AGM held on 9th May 2023 be confirmed as true and accurate record of the meeting.

   Carried

2. **Chairman's Report**

   Wendy Young provided verbal report on the sanding and polishing of the Hall floors The Tasmanian Electoral Commission (TEC) hired the Hall and caused damage by using electrical tape. TEC paid for the Hall to be redone and Southern Midlands Council covered the cost of the stage as they both needed to be done together.

   Wendy was also advised the floors should be cleaned with methylated spirits and dishwashing liquid only- Leanne to update manual.

   Moved Glenn Doherty and seconded Leanne Doherty that the Chairman's Report be received.

Carried

3. Treasurer's Report

Leanne provided the treasurers report which has been audited by Sophie Blyth.

Moved by Leanne Doherty and seconded by Mandy Nicolle that the Treasurer's Report be received.

Carried

4. Election of Office Bearers

Wendy Young declared all positions vacant and then called for nominations**:**

Chairperson

This position is a Council representative, Clr Fraser Miller will assume the role, with Clr Don Fish proxy.

Moved by Leanne Doherty

Seconded Laurie Smythe

That Clr Fraser Miller be confirmed in the role of Chairperson.

CARRIED

Treasurer

Nominations for the position of Treasurer are called.

One nomination was received for Leanne Doherty. Leanne Doherty confirmed that she wished to accept the nomination. There were no other nominations; Leanne Doherty was duly appointed as Treasurer.

Moved Leanne Doherty and Seconded Laurie Smythe, that Leanne Doherty be confirmed in the role of Treasurer. CARRIED

Secretary

Nominations for the position of Secretary are called.

One nomination was received for Leanne Doherty. The candidate was asked if she wished to accept the nomination. There were no other nominations, Leanne Doherty was duly appointed as Secretary.

Moved Leanne Doherty and seconded Laurie Smythe, that Leanne Doherty be confirmed in the role of Secretary. CARRIED

Committee Member

Nominations for the positon of Committee Members were called.

Three nominations were received, Glenn Doherty, Laurie Smythe & Mandy Nicolle. The candidates were asked if they wished to accept the nominations, they answered in the affirmative. There being no further nominations, Glenn Doherty, Laurie Smythe & Mandy Nicolle were duly appointed as Committee Members.

Moved Leanne Doherty and Seconded Laurie Smythe, that Glen Doherty, Laurie Smythe & Mandy Nicolle be appointed as a Committee Member. CARRIED

5. Other Business

5.1 Fees and Charges

The fees and charges are to remain the same:-

Hall & Supper Room	$20 per hour
Kitchen Hire	$25 per hour
Meetings	$20 per hour
Fixed price market day	$150

It was resolved that the information be noted and received.

5.2 Bookings of Hall

Bookings for the Hall will continue to be done through the Community & Corporate Development team of Southern Midlands Council. Bookings can be made by phoning the Kempton Office or by email.

5.3 Offer to Clean

Gail Medhurst has extended offer to clean when required. It was decided a 'take your rubbish with you' clause to be added to the hire agreement.

5.4 Pianos

It was decided only one piano is needed at the Hall. Wendy will contact Margaret Ball and ask if she would like the old one, also noted Margaret's sister donated the newer piano. Wendy to follow up plaque for the newer piano.

Glenn will be in charge of moving the piano to the stage when needed, leave in the supper room until then.

5.6 Colebrook Committees

Wendy questioned the need for two groups and will see if Colebrook Progress Association wants to merge with the management committee.

5.7 Maintenance and upkeep

The Hall needs painting, inside and out. The committee asked if this and help with upkeep is something Council will do. Wendy advised they could be included in a budget allocation which is done in March 2025. Another option for upkeep is Council's small grants program opening in August 2025.

5.8 Advertising

Leanne requested flyers to try and get more use of the Hall. Council will advertise on Facebook and Committee will gather information and photos for Christmas carols to go in Southern Midlands Gazette.

6. Close

There being no further business Wendy thanked people for their attendance and closed the meeting at 1.24pm

Attachment
AGENDA ITEM 12.1.1

Development & Environmental Services
Email: mail@southernmidlands.tas.gov.au
Phone: (03) 62593011
Postal Address: PO Box 21 Oatlands Tas 7120

SOUTHERN MIDLANDS COUNCIL

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

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

Applicant / Owner Details:

Owner / s Name John Ibrahim

Postal Address: 99 High Street Oatlands
Phone No: 0411 500 818
Tasmania 7120
Fax No:

Email address:

Applicant Name (if not owner) Hamid Saeidi

Postal Address: 5/14 Fairfax Road
Phone No: 0415 177 167
Bellevue Hill 2023
Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development: 20 Bentwick Street, Oatlands

Certificate of Title No: Volume No 122266 Lot No: 2

Description of Use Development on site: Storage of aging whisky barrels from local distilleries, making barrels for storage of whisky and bottling plant for bottling the whisky

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

current use of land and building: Bond rooms for storage of whisky

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

Is the property Heritage Listed — Please tick ✓answer: Yes [ ] No [✓]

Signage: Is any signage proposed? Please tick ✓answer: Yes [ ] No [✓]

Business Details

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays	7:00		10:00
Sat	7:00		10:00
Sun			

Number of existing employees		Number of proposed new employees :	TBC
Traffic Movements — Number of commercial vehicles servings the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces — How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged: Please tick ✓answer — Yes [ ] No [✓]

Is the development to be stages, If yes	Described proposed stages		Described period of proposed stages	

Proposed Material Types

What are the proposed external wall colours	Timber	What is the proposed roof colour	galvanized or similar
What is the proposed external wall materials	Timber	What is the proposed roof materials	
What is the proposed new floor area m^2	2380 m2 for bottling plant & cooperage	What is the estimated value of all the new work proposed	$ 5,000,000.00

details: size, colours, fonts, location

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

Signed Declaration

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

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

Applicant Signature	Applicant Name (print)	Date
hamidsaeidi	Hamid Saeidi	07/07/2022
Land Owner(s) Signature	**Land Owners *Name (please print)***	**Date**
johnibrahim	John Ibrahim	07/07/2022
Land Owner(s) Signature	**Land Owners *Name (please print)***	**Date**
Delegate of **Minister for Infrastructure** Michael Ferguson MP		04/09/2024

Address all correspondence to:
The General Manager, PO Box 21, Oatlands, Tasmania 7120
Or by Email Address: mail@southernmidlands.tas.gov.au 'in single PDF file format'
Phone (03) 62593011

DEVELOPMENT – Information & Checklist sheet

Use this check list for submitting your application

Submitting your application ✓

1. All plans and information required per Part 8.1 Application Requirements of the Planning Scheme ❑
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ❑
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ❑
4. Prescribed fees payable to Council ❑

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick** ✓ the box ❑

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 6259 3011. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

Address all correspondence to:
The General Manager, PO Box 21, Oatlands, Tasmania 7120
Or by Email Address: mail@southernmidlands.tas.gov.au 'in single PDF file format'
Phone (03) 62593011

era
PLANNING
& ENVIRONMENT

20 Bentwick Street
Supporting Planning Report

Planning application | 13 May 2024

ERA Planning and Environment acknowledge *palawa* as the Traditional Owners of *lutruwita* (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

Job Number: 1718-089

Document Status

Document Version	Date	Author	Reviewer
Draft for client review	22 February 2024	Georgina Young	Clare Hester
Final	10 May 2024	Georgina Young	Planning Authority

era
PLANNING
& ENVIRONMENT

Permit overview

Permit application details

Applicant	20 Bentwick Street, Oatlands
Owner	Lake Frederick Inn Pty Ltd
Address	20 Bentwick Street, Oatlands
Lot description	Folio of the Register 122266, Lot 2
Description of proposal	Development of Resource Processing in the form of 6 x Bond Stores, a Cooperage, a Bottling Shed and a Store Shed

Relevant Planning Provisions

Applicable planning scheme	*Tasmanian Planning Scheme – Southern Midlands*
Zone(s)	Rural
Codes	Parking and Sustainable Transport Code Road and Railway Assets Code Bushfire Hazard Management Code
Discretions	Clause 2.5.2 Bicycle parking numbers (P1) Clause 2.6.3 Number of accesses for vehicles (P1) Clause 2.6.5 Pedestrian access (P1)

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Appendix C **Traffic impact assessment**

Appendix D **Bushfire report**

Appendix E **Stormwater management plan**

1 Introduction

1.1 Purpose of the report

ERA Planning and Environment (ERA) has been engaged by Lake Frederick Pty Ltd to seek planning approval for the use and development of a Resource Processing use at 20 Bentwick Street, Oatlands. This report provides the relevant background material, proposal details and an appraisal of the development against the relevant planning provisions.

1.2 Name of planning authority

The relevant planning authority is the Southern Midlands Council.

1.3 Statutory controls

This planning permit application is to be assessed in accordance with the *Land Use Planning and Approvals Act 1993* (LUPAA) and is subject to the provisions of the *Tasmanian Planning Scheme – Southern Midlands* (the planning scheme).

Specifically, the proposal requires assessment against the applicable use standards, development standards, and code requirements of the planning scheme.

This updated planning report is in response to multiple requests for information, noting that the proposal, as recognised and accepted by Council's letter date 4 September 2023, is now for land described at 20 Bentwick Street, Oatlands.

1.4 Title Documentation

This planning permit application relates to land at 20 Bentwick Street, Oatlands (title reference CT 122266/2), under the ownership of Lake Frederick Inn Pty Ltd.

The landowner has been notified of the intention to lodge this planning permit application pursuant to clause 52 of LUPAA.

Title documents have previously been provided but at attached at Appendix A.

1.5 Enquiries

Enquiries relating to this planning report should be directed to:

Clare Hester
Planning Manager
ERA Planning and Environment
Email: clare@eraplanning.com.au
Phone: 0429 359 636

2 Proposal

The proposal seeks approval for additions to the existing Resource Processing use on site at 20 Bentwick Street, Oatlands. The proposed use and development include the following:

- The development of an additional 6 x Bond Stores with a total floor area of 2,160m^2 (360m^2 per store).
- A bottling plant with a total floor area of 1,435m^2.
- A cooperage with a total floor area of 560m^2.
- A storage shed with a total floor area of 420m^2.
- 13 car parking spaces would be provided.

It is anticipated that two deliveries would be made to the site each week for the bond stores by a medium rigid vehicle (MRV); and two to the bottling plant each year by a semi-trailer.

One new access to the site is proposed off Hastings Street, in addition to the existing 2 site accesses, one on Bentwick Street and one on Hastings Street.

It is anticipated that 13 staff would be employed.

The operating hours would be between 7am and 10pm, Monday to Saturday.

Plans can be found at Appendix B.

3 Site description

3.1 Site and surrounds

The subject site is located at 20 Bentwick Street, Oatlands in a single title, CT 166622/1. The site is generally flat with 18 existing bonds stores located on the southwestern end of the site. The site has a total area of 8.498ha with a frontage to Bentwick Street of 201.7 metres and a frontage to Hastings Street of 422.45 metres.

The site is in the Rural zone under the *Tasmanian Planning Scheme – Southern Midlands* and is predominantly surrounded by other sites zoned Rural, apart from the site located to the south over Bentwick Street, which is zoned Agriculture.

An aerial image of the subject site and surrounding context is shown in Figure 1.

Figure 1 Aerial Image of the site shown in blue outline (Source www.thelist.tas.gov.au)

4 Zoning assessment

4.1 Zoning

The site is zoned Rural in the planning scheme. The proposal requires assessment against the applicable zone purpose, use standards and development standards of the Rural zone.

4.2 Use status

The proposed use is defined as Resource Processing under the planning scheme. Resource Processing is a Permitted use in the Rural zone.

4.3 Zone purpose

The Rural zone purpose in clause 20.1 of the planning scheme is:

> *20.1.1 To provide for a range of use or development in a rural location:*
>
> > *(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
> >
> > *(b) that requires a rural location for operational reasons;*
> >
> > *(c) is compatible with agricultural use if occurring on agricultural land;*
> >
> > *(d) minimises adverse impacts on surrounding uses.*
>
> *20.1.2 To minimise conversion of agricultural land for non-agricultural use.*
>
> *20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

The proposed use being a permitted use is consistent with the zone purpose statements.

4.4 Use and development standards

Table 1 provides a summary of the applicable use and development standards for the proposal. An assessment against the applicable standards is provided in the sections following.

Table 1 – Applicable standards in the Rural zone.

Clause	Applicability
Use standards	
Clause 20.3.1 Discretionary use	Not applicable. The use is a permitted use.
Development standards	
Clause 20.4.1 Building height	Applicable.
Clause 20.4.2 Setbacks	Applicable.
Clause 20.4.3 Access for new dwellings	Not applicable. The development is not for a dwelling.
Subdivision standards	
Clause 20.5	Not applicable. The proposal does not include subdivision.

4.4.1 Development standards

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
Clause 20.4.1 Building Height	
A1 Building height must be not more than 12m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining (d) properties; and (e) any buffers created by natural or other features.

Planner Response

The proposed buildings would be no more than 10.94 metres in height.

The acceptable solutions (A1) is satisfied.

Acceptable Solutions	Performance Criteria
Clause 20.4.2 Setbacks	
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building	**P1** Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.

Planner Response

The minimum setback to any boundary would be 28 metres.

The acceptable solution (A1) is satisfied.

A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P2** Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.

Planner Response

The buildings are not for a sensitive use.

The acceptable solution (A2) is satisfied.

5 Code assessment

The relevant planning scheme codes and specific area plans against which the proposal requires consideration are:

- Parking and Sustainable Transport Code.
- Road and Railway Asset Code.
- Bushfire Prone Areas Code.

5.1 Parking and Sustainable Transport Code

The Parking and Sustainable Transport Code applies to all proposed use and development. Table 2 provides a summary of the applicable use and development standards for the proposal. A Traffic Impact Assessment (TIA) has been undertaken by Pitt & Sherry and is in Appendix C. An assessment against the applicable use and development standards is provided in the sections following Table 2.

Table 2 – Applicable standards in the Parking and Sustainable Transport Code

Clause	Applicability
Use standards	
Clause C2.5.1 Car parking numbers	Applicable
Clause C2.5.2 Bicycle parking numbers	Applicable
Clause C2.5.3 Motorcycle parking numbers	Not applicable. Given that less than 20 car parking spaces are required for the use there is no requirement for motorcycle parking in accordance with Table C2.4.
Clause C2.5.4 Loading bays	Applicable
Clause C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential Zone	Not applicable. The subject site is in the Rural zone.
Development standards	
Clause C2.6.1 Construction of parking areas	Applicable
Clause C2.6.2 Design and layout of parking areas	Applicable
Clause C2.6.3 Number of accesses for vehicles	Applicable
Clause C2.6.4 Lighting of parking areas within the General Business zone and Central Business zone	Not applicable. The subject site is not within the General Business zone or Central Business zone.
Clause C2.6.5 Pedestrian access	Applicable
Clause C2.6.6 Loading bays	Applicable
Clause C2.6.7 Bicycle parking and storage facilities within the General business zone and Central business zone.	Not applicable. The subject site is not within the General Business or Central Business zone.
Clause C2.6.8 Siting of parking and turning areas	Not applicable. Site is not within an applicable zone.
Parking precinct plan standards	
Parking precinct plan clauses	Not applicable. No parking precinct plans apply to the site.

5.1.1 Car parking numbers

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
Clause C2.5.1 Car parking numbers	
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.	**P1** The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development. **P1.2** The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area

Planner Response

The TIA has calculated the car parking numbers based on the use being storage, however the correct use classification is resource processing. Total car parking required for storage is 762 and for resource processing is ten. A resource processing use requires two car parking spaces per three employees pursuant to table C2.1. The TIA concludes that the proposed use and development requires a total of 13 car parking spaces on site; which is greater than the minimum requirements of the planning scheme.

Notwithstanding, 13 car parking spaces have been provided on site.

The acceptable solution (A1) is satisfied.

5.1.2 Bicycle parking numbers

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
Clause 2.5.2 Bicycle parking numbers	

A1	P1
Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

Planner Response

The Planning Scheme requires one bicycle parking space per five employees for a Resource Processing use, therefore three bicycle parking spaces are required. No designated bicycle parking spaces are demonstrated on the submitted site plan. Notwithstanding, the site has a total area more than eight ha, which would be adequate to accommodate three bicycle spaces. Furthermore, it is considered unlikely that people would be travelling to the site via bicycle given its distance from Oatlands.

The performance criteria (P1) are satisfied.

5.1.3 Loading Bays

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
Clause C2.5.4 Loading Bays	
A1 A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.	**P1** Adequate space for loading and unloading of vehicles must be provided, having regard to: (a) the type of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) the topography of the site; (h) the location of existing buildings on the site; and (i) (any constraints imposed by existing development.

Planner Response

The TIA states the following:

'There is sufficient space on site such that a loading bay may be provide in the vicinity of the bottling plant, the only building on site with floor area greater than 1000 m^2.' Should a loading bay be provided, the development will meet the requirements of Acceptable Solution A1.'

Further to the advice from the traffic engineer the plans have been updated to show two loading bays, located either end of the bottling plant.

Subject to the condition, the acceptable solution (A1) is satisfied.

5.1.4 Construction of parking areas

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
C2.6.1 Construction of parking areas	
A1	**P1**

All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing

Planner Response

All parking areas, site accesses, and circulation roadways would be constructed of a gravel seal and would contain stormwater on the site.

The acceptable solution (A1) is satisfied.

5.1.5 Design and layout of parking areas

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
C.2.6.2 Design and layout of parking areas	
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 – Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineatedby line marking or other clear physical means; or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6. **A1.2** Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the mainentry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. e a combined access and manoeuvring	**P1** All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of *Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.*

Planner Response

All car parking provided on site will comply with relevant clauses of AS 2890 Part 1-6.

It is not anticipated that any parking spaces would be provided for use by person with a disability, therefore Clause A1.2 does not apply.

The acceptable solution (A1.1) is satisfied.

5.1.6 Number of accesses for vehicles

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
C2.6.3 Number of accesses for vehicles	
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	**P1** The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.

Planner Response

There is an additional access proposed for Bentwick and Hastings Streets, bringing the total number of accesses on these streets to two. This would not comply with C2.6.3 A1. The TIA which was prepared prior to the second crossover being proposed on Bentwick Street and therefore only made comments in relation to Bentwick. Notwithstanding, as the characteristics of the Bentwick and Hastings Street are similar it is opined that the response applies to Bentwick Street also.

As there are proposed to be two accesses from the Hastings Street frontage of the development, the development cannot comply with Acceptable Solution A1. However, it does meet Performance Criteria P1 as follows:

(a) As Hastings Street provides no on-street parking, there will be no loss of on-street parking as a result of the additional access. Note that some of the grassed area on the southern side of Hastings Street that may be used for parking will be lost, however, based on the site visit, there is expected to be a very low warrant for off-street parking.

(b) Based on the site visit and the rurality of the site, very few pedestrians are anticipated to utilise the grassed area on the side of Hastings Street. As such, no loss to pedestrian safety and amenity is anticipated.

(c) Noting that the existing site access on Hastings Street is only utilised in case of emergency, the additional access to Hastings Street is not anticipated to impact traffic safety, particularly due to the low volumes of traffic generated by the development.

(d) As only one residential property is located on Hastings Street in the vicinity of the development, the impact on residential amenity is expected to be very low post development; and

(e) The addition of the proposed access is expected to have little impact on the Hastings Street streetscape.

The performance criteria (P1) are satisfied.

5.1.7 Pedestrian access

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
C2.6.5 Pedestrian access	
A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:	**P1** Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site;

(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles. **A1.2** In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	(b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.

Planner Response

No pedestrian footpath is proposed; therefore, the proposal does not comply with acceptable solution A1.1. The TIA has made the following comments.

'The development does not comply with Acceptable Solution A1.1. It does, however, satisfy Performance Criteria P1 as follows:

(a) As the hard stand area will provide the layout of car parking spaces in accordance with AS 2890.1 and is predominantly flat, good sight distance between vehicles and pedestrians is anticipated.

(b) Vehicles are expected to travel slowly from the site accesses to the hard stand area and be wary of other employees walking around the site. As discussed, there should be good sight lines from accesses to the hard stand area.

(c) Should the site provide 13 car parking spaces, the number of spaces is minimal and not likely to impact on the safe and convenient pedestrian access.

(d) As light vehicle movements will typically occur consistently at the start and end of shifts each day, they are not anticipated to have significant impact on pedestrian safety or amenity as both pedestrians and motorists will be wary of one another during these periods.

(e) DDA accessible spaces are not expected to be required as part of this development.

(f) No footpaths are provided on site or in the vicinity of the site.

(g) As discussed, pedestrians and vehicles should have good sight distance to one another and be wary of one another when navigating through the car park and throughout the site.

(h) The location of access ways or parking aisles is not expected to be of detriment to the safety and efficiency of pedestrian movements throughout the site; and

(i) No pedestrian safety devices are proposed as part of the development.'

The performance criteria (P1) are satisfied.

5.1.8 Loading bays

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
C2.6.6 Loading bays	
A1 The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.	**P1** Loading bays must have an area and dimensions suitable for the use, having regard to: (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the topography of the site; (f) the location of existing buildings on the site; and (g) any constraints imposed by existing development.

Planner Response

The loading bay and any access way areas will be designed in accordance with *Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities*.

The acceptable solution (A1) is satisfied.

A2	P2
The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.	Access for commercial vehicles to and from the site must be safe, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic in the area of the site; (f) the effectiveness or efficiency of the surrounding road network; and (g) site constraints such as existing buildings, slope drainage, vegetation, parking and landscaping

Planner Response

The TIA has made the following comments regarding entering, parking, and exiting the site.

'There is sufficient space on site such that both 19m semitrailers and 8.8m MRVs can enter the site in a forward direction, park and turn around, and exit the site in a forward direction.'

The acceptable solution (A2) is satisfied.

5.2 Road and railway assets code

The Road and Railway Assets Code applies to the proposal as the proposal will increase the amount of vehicular traffic using an existing vehicle crossing and requires a new vehicle crossing.

Clause	Applicability
Use standards	
Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	Applicable
Development standards	
Clause C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area	Not applicable. The site is not within a road or railway attenuation area.
Development standards for subdivision	
Clause C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area	Not applicable. No subdivision is proposed

5.2.1 Use standards

PLANNING SCHEME REQUIREMENT

Acceptable Solutions	Performance Criteria
Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction;	**P1** Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle

(b) a new vehicle crossing; or (c) a new level crossing. **A1.2** For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. **A1.3** For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. **A1.4** Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road. **A1.5** Vehicular traffic must be able to enter and leave a major road in a forward direction.	crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority

Planner Response

The site is not located in the vicinity of a category 1 road, a limited access road, the rail network or using an existing vehicle crossing or private level crossing, Acceptable Solution A1.1, A1.3, and A1.4 are therefore not applicable.

Written consent from the road authority is required for the new vehicle crossing in order for the proposal to comply with Clause A1.2.

The TIA states the following regarding Clause A1.5.

'*As the development has been designed such that all vehicles can enter and exit the site in a forward direction, all vehicles are thus able to exit and enter Tunnack Road in a forward direction.*'

The acceptable solution (A1.2 & A1.5) are satisfied.

5.3 Bushfire-prone areas code

The subject site is located within a Bushfire Prone overlay and is therefore subject to the Bushfire Prone areas code. A bushfire assessment report can be found in Appendix D.

Clause	Applicability
Use standards	
Clause C13.5.1 Vulnerable uses	Not applicable. The proposal is not for a vulnerable use.
Clause 13.5.1 Hazardous uses	Applicable.
Development standards for subdivision	
Clause C13.6.1 Provision of hazard management areas	Not applicable. No subdivision is proposed

5.3.1 Use standards

PLANNING SCHEME REQUIREMENT	
Acceptable Solutions	**Performance Criteria**
C13.5.2 Hazardous uses	
A1	**P1**

No Acceptable Solution	A hazardous use must only be located in a bushfire prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy (hazardous use) and bushfire management plan; and (e) other advice, if any, from the TFS.

Planner Response

A Bushfire Hazard Report has been prepared by ERA Planning & Environment. The report identifies that the proposed use is a Hazardous use for the following reason.

'Each bond store has the capacity to store up to 95,000L of Whiskey (flammable liquid) which exceeds the manifest quantity of 10,000 L pursuant to the manifest quantity identified under Schedule 11 of the Work Health and Safety Regulations 2012.'

The report has identified that a tolerable risk from bushfire can be achieved and maintained. Refer to the attached report in for additional information.

The performance criteria (P1) is satisfied.

A2	**P2**
An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.	No Performance Criterion.

Planner Response

The emergency management strategy can be found under section 5.4.6 of the bushfire report which has been endorsed by the TFS.

The acceptable solution (A2) is satisfied.

A3	**P3**
A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	No Performance Criterion.

Planner Response

The Bushfire Hazard report, and associated plan, was endorsed for planning purposed by the TFS on the 31st October 2022.

The acceptable solution (A3) is satisfied.

6 Conclusion

The proposal seeks planning approval for a Resource Processing use at 20 Bentwick Street, Oatlands. This report identifies that the proposal is subject to the provisions of the Tasmanian Planning Scheme – Southern Midlands. In particular, the zone purpose, use and development standards in the Rural zone. The proposal also requires assessment against the Parking and Sustainable Transport Code, the Road and Railway Asset Code and the Bushfire Prone Areas Code.

An assessment against all relevant standards has been outlined in this report, including its appendices and is summarised s in Table 5 below. In total the proposal relies on Council exercising its discretion in relation to 5 out of 12 applicable standards. The assessment has demonstrated that even where the acceptable solution is not met, the performance criterion is achieved, accordingly the proposal should be approved.

Clause	Standard	Applicability
Rural Zone		
20.4.1	Building Height	Complies with AS
20.4.2	Setbacks	Complies with AS
Parking and Sustainable Transport Code		
2.5.1	Car Parking numbers	Complies with AS
2.5.2	Bicycle parking numbers	Relies on PC
2.5.4	Loading bays	Complies with AS
2.6.1	Construction of parking areas	Complies with AS
2.6.2	Design and layout of parking areas	Complies with AS
2.6.3	Number of accesses for vehicles	Relies on PC
2.6.5	Pedestrian access	Relies on PC
2.6.6	Loading bays	Complies with AS
Road and Railway Assets Code		
3.5.1	Traffic generation at a vehicle crossing or new junction	Relies on PC
Bushfire Prone Areas Code		
13.5.1	Hazardous uses	Relies on PC

Appendix A Certificate of title

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
122266	2
EDITION	DATE OF ISSUE
4	27-Mar-2018

SEARCH DATE : 01-Sep-2022
SEARCH TIME : 06.16 AM

DESCRIPTION OF LAND

Town of OATLANDS
Lot 2 on Plan 122266
Being the land thirdly described in Indenture of Assent 56/9391
Derivation : For grantees see plan
Derived from W3782

SCHEDULE 1

M681157 TRANSFER to LAKE FREDERICK INN PTY LTD Registered 27-Mar-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

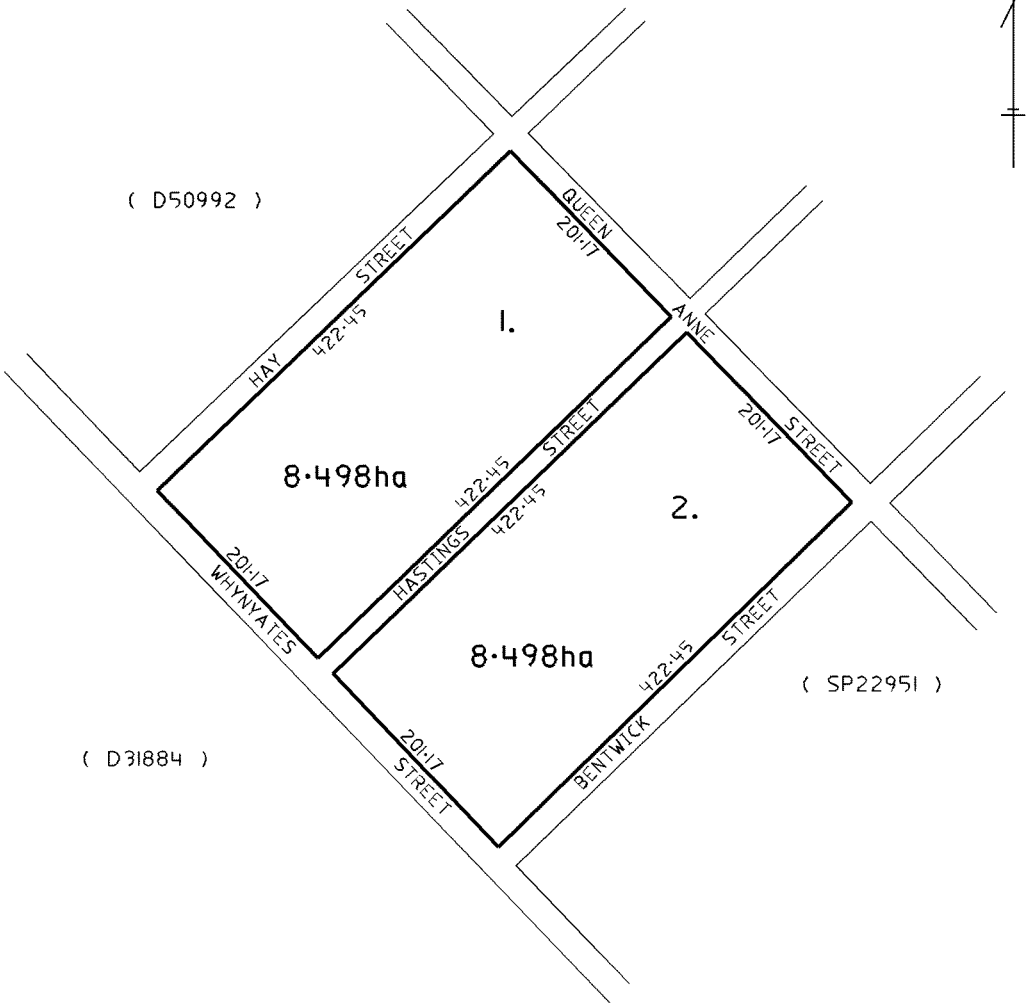
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER L.T.ACT 1980 FOLIO REFERENCE W3782 GRANTEE WHOLE OF LOTS 1, 2, 3, 4, 5, 6, 7, & 8, 5-1-0 EACH GTD TO DANIEL McANNENY, ROBERT CLAYDON, PHILLIP SMITH, JOHN WHELAN, SAMUAL BARNES, JOHNATHON McDERMOTT, ELIZA BENN AND THOMAS FLEMMING	PLAN OF TITLE LOCATION MONMOUTH - BATH SEC X8 & X9 FIRST SURVEY PLAN No. O/19L.O. COMPILED BY SCALE 1: 4000 LENGTHS IN METRES	Registered Number P.122266 APPROVED 02 JAN 1996 Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125	LAST UPI No 2500960-63, 2500970-73	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



PCD

Appendix B Plans

CALLINGTON COOPERAGE

NEW COOPERAGE AND STORES

CUMULUS RESPECTFULLY ACKNOWLEDGES THE FIRST PEOPLES OF AUSTRALIA, THEIR ELDERS PAST, PRESENT AND EMERGING, WHO WERE AND ARE THE KEEPERS OF THEIR CULTURAL AND SPIRITUAL KNOWLEDGE AND TRADITIONS, AND THE TRADITIONAL OWNERS OF THE LAND ON WHICH WE LIVE AND WORK.

NO.	DRAWING NAME	REV	DATE
SK01	COVER PAGE	02	28/9/23, 3:40 pm
SK02	PROPOSED LOCATION PLAN	02	28/9/23, 3:40 pm
SK03	PROPOSED SITE PLAN	03	8/5/24, 2:52 pm
SK04	FLOOR PLAN BOTTLING PLANT	02	8/5/24, 2:52 pm
SK05	FLOOR PLAN COOPERAGE AND STORE	02	8/5/24, 2:52 pm
SK06	ELEVATIONS BOTTLING PLANT	01	16/3/22, 2:57 pm
SK07	ELEVATIONS COOPERAGE	01	16/3/22, 2:57 pm
SK08	ELEVATIONS STORE	01	16/3/22, 2:57 pm

ARCHITECT

ACCREDITED DESIGNER
PETER WALKER

ACCREDITATION №
CC2143E

ARCHITECT ADDRESS
SUITE 2, LEVEL 2, 147 MACQUARIE STREET HOBART, TAS 7000
+61(3) 6231 4841

PROJECT INFOMATION

PROJECT №
J22104

PROJECT NAME
CALLINGTON COOPERAGE
NEW COOPERAGE AND STORES

PROJECT ADDRESS
20 BENTWICK STREET
OATLANDS
TASMANIA 7120

DETAILS

NCC CLASSIFCATION	.....
CONSTRUCTION TYPE	.....
TITLE REFERENCE	122266-2
DESIGN WIND SPEED	REFER ENG
SOIL CLASS	REFER ENG
CLIMATE ZONE	#Climate Zone
BAL RATING	<BAL#>
ALPINE AREA	#Alpine Area
CORROSION LEVEL	<BCA Vol2 3.5.1.3>

FINISHES SCHEDULE

EXTERNAL CLADDING

EC01: TIMBER CLADDING, NATURAL FINISH
EC02: TIMBER CLADDING, DARK FINISH

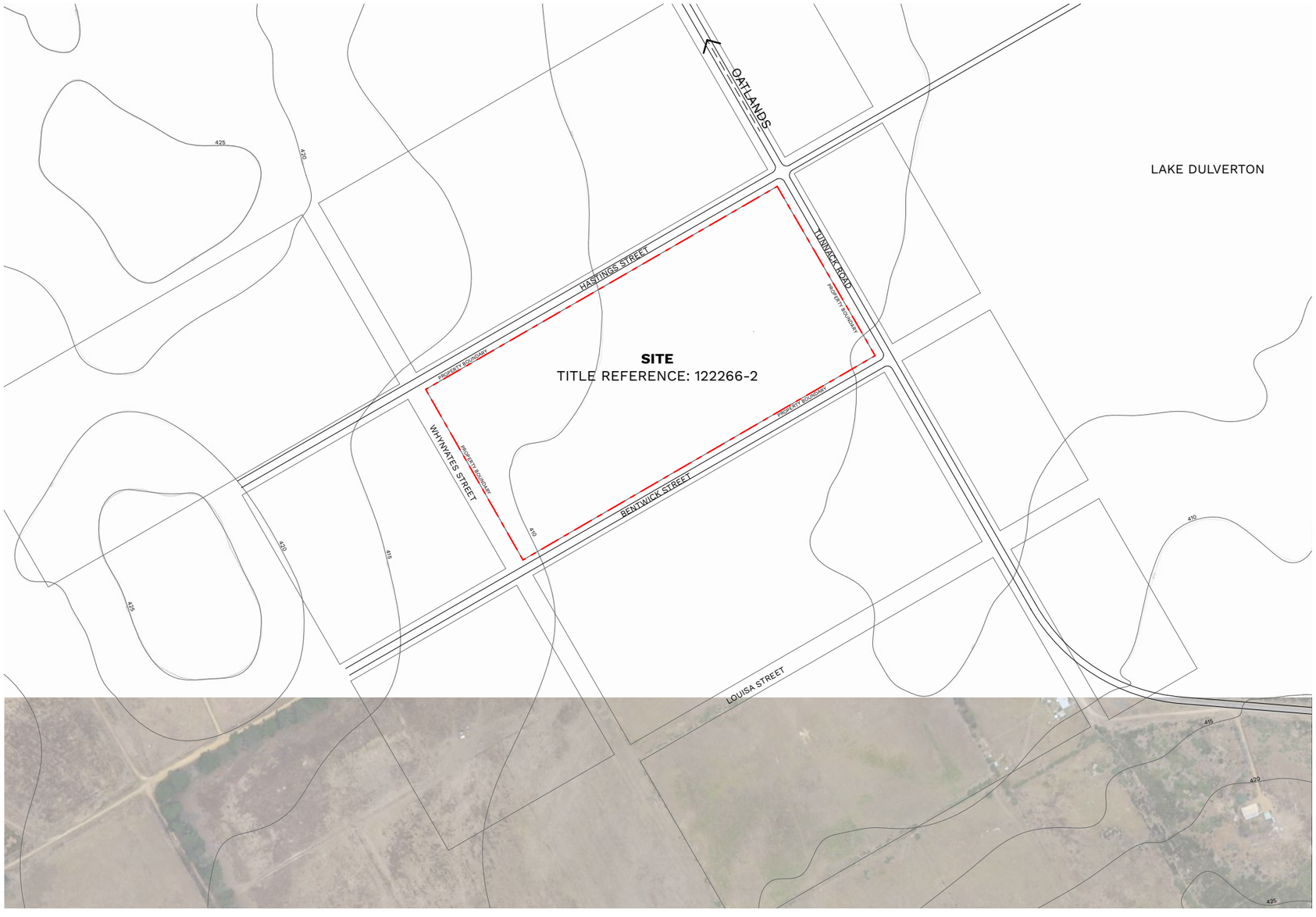
ROOF CLADDING

RC01: CORRUGATED GALVANISED IRON ROOF.
ROOF PITCH @25 DEGREES

GL01: EXTERNAL GLAZING, CLEAR
GL02: FRAMED POLYCARB PANELS, CLEAR/ICE

28/9/23

MU CU LUS EST 2011



LOCATION PLAN
1:5000

MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

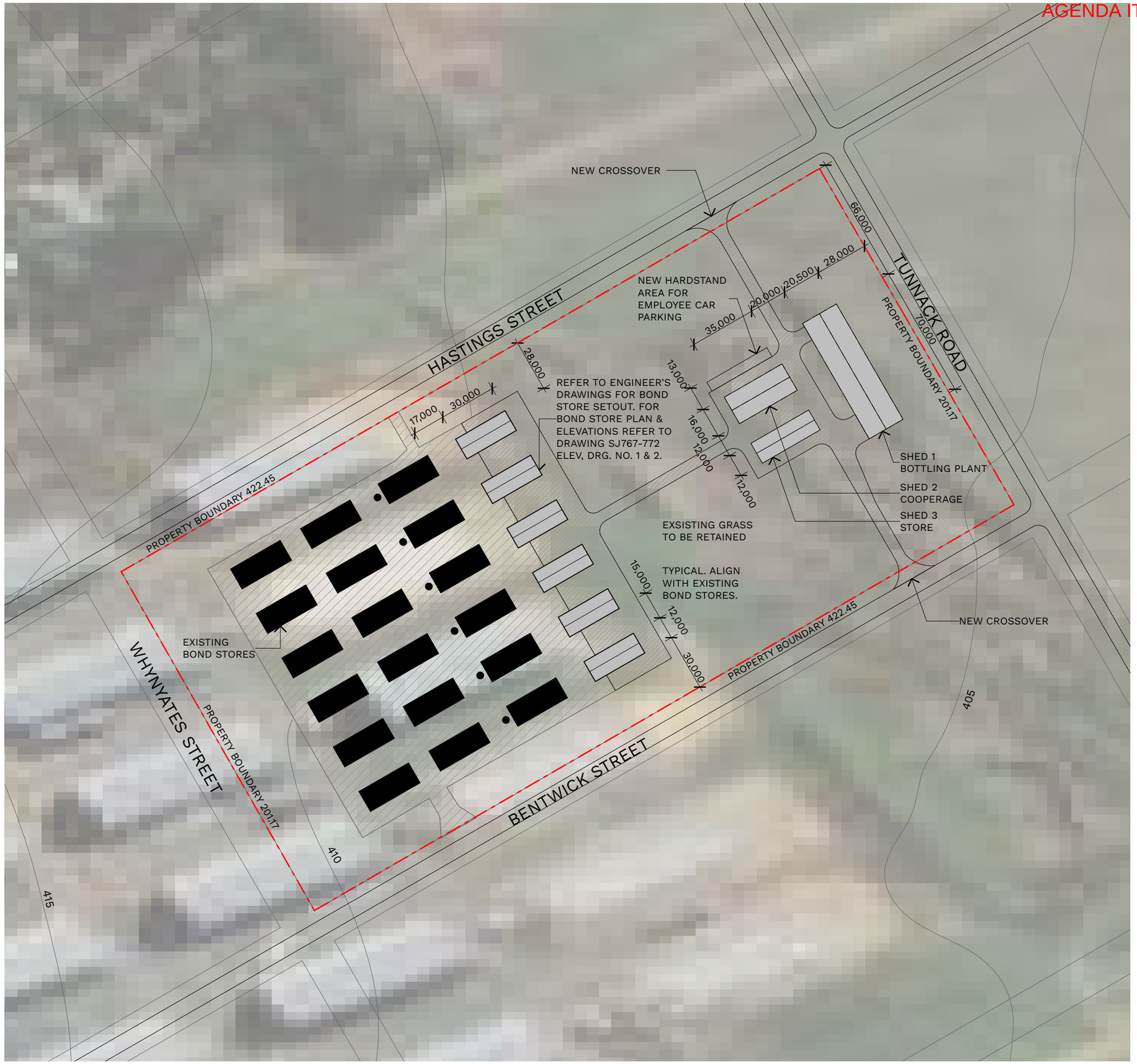
DRAWING TITLE
PROPOSED LOCATION PLAN

DATE 28/9/23
ORIGINAL SIZE A3

DRAWING Nº J22104-SK02
REVISION 02

LEGEND

- EXISTING BOND STORES
- PROPOSED BOND STORES/SHEDS
- EXISTING WATER TANKS
- EXISTING HARD STAND AREA
- PROPOSED HARD STAND AREA



SITE PLAN
1:2000

N

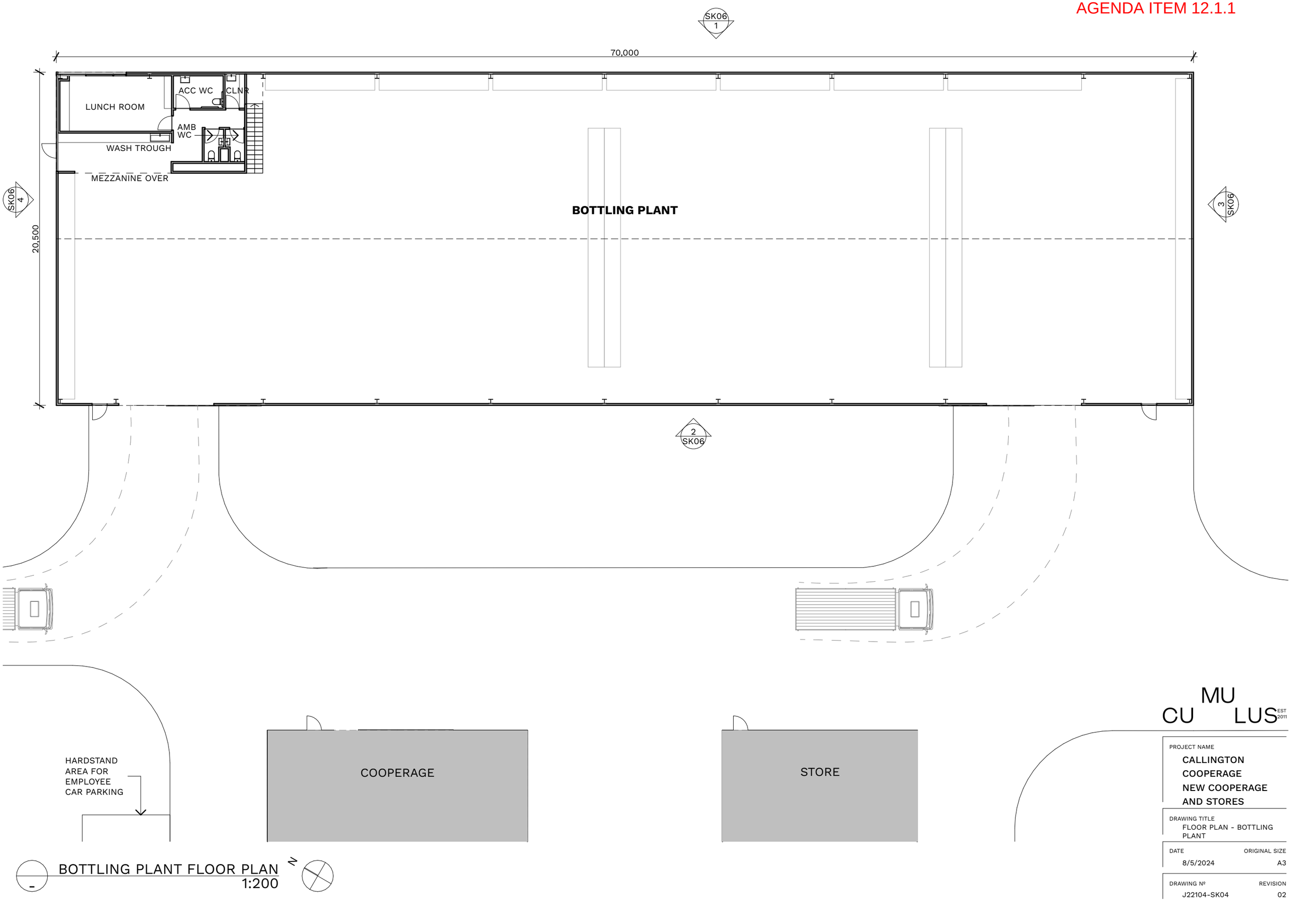
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
PROPOSED SITE PLAN

DATE 8/5/2024
ORIGINAL SIZE A3

DRAWING Nº J22104-SK03
REVISION 03



1 BOTTLING PLANT FLOOR PLAN
1:200

N

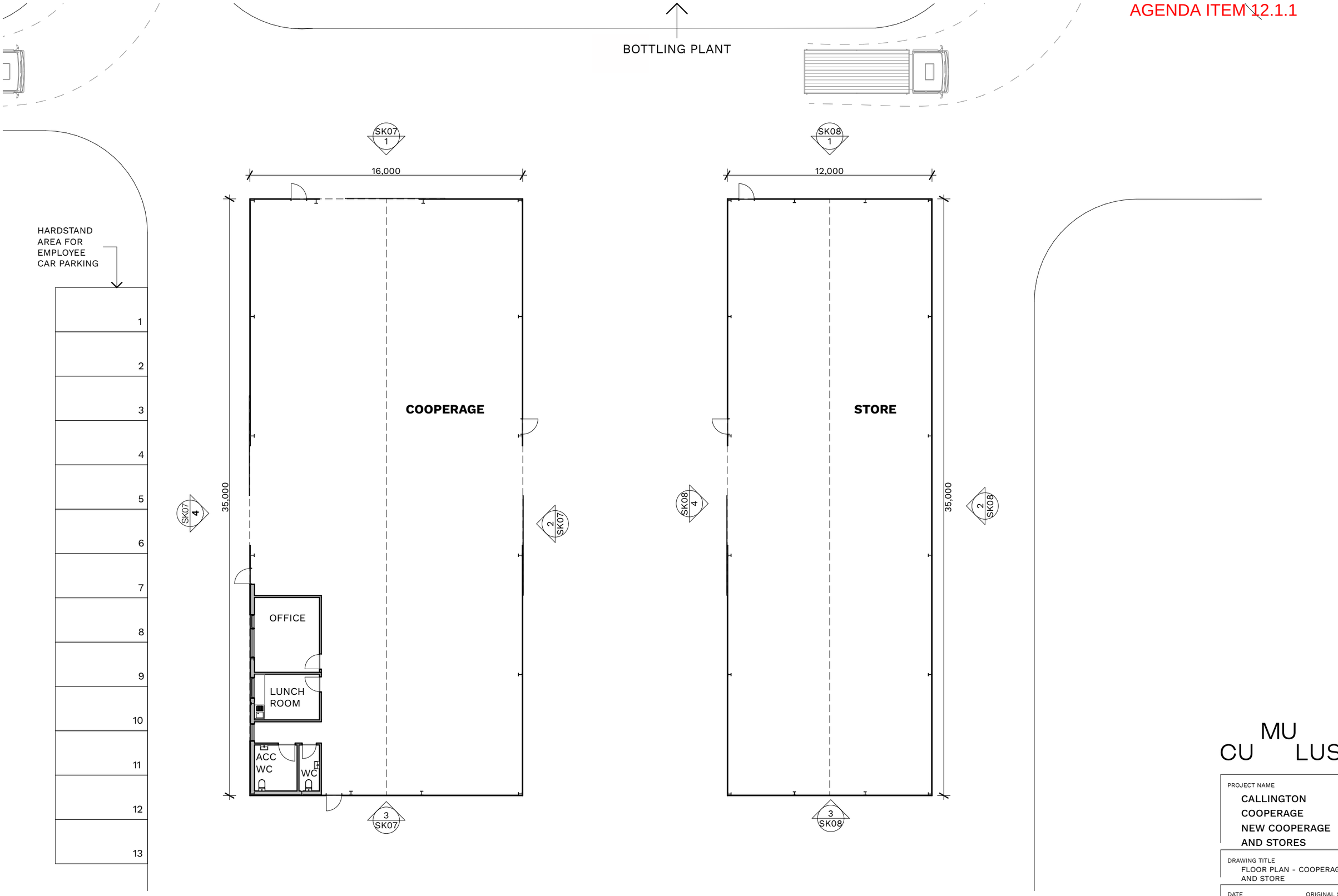
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON COOPERAGE NEW COOPERAGE AND STORES

DRAWING TITLE
FLOOR PLAN - BOTTLING PLANT

DATE 8/5/2024
ORIGINAL SIZE A3

DRAWING Nº J22104-SK04
REVISION 02



COOPERAGE AND STORE FLOOR PLAN
1:200

N

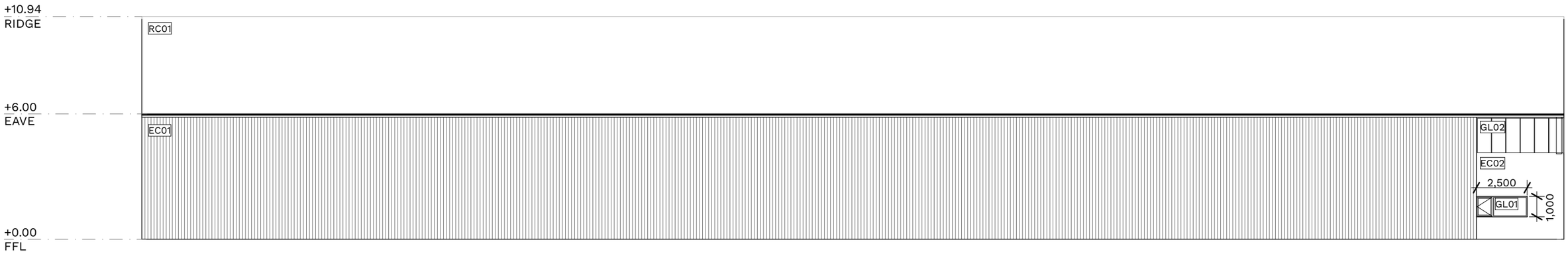
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
FLOOR PLAN - COOPERAGE AND STORE

DATE 8/5/2024
ORIGINAL SIZE A3

DRAWING Nº J22104-SK05
REVISION 02



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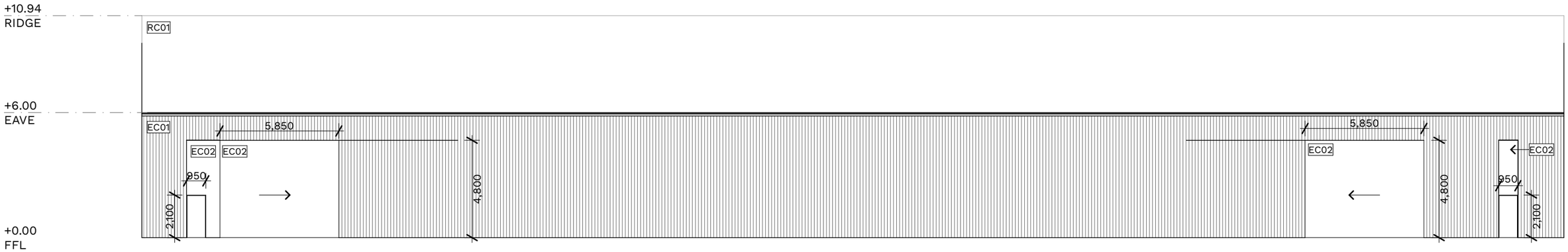
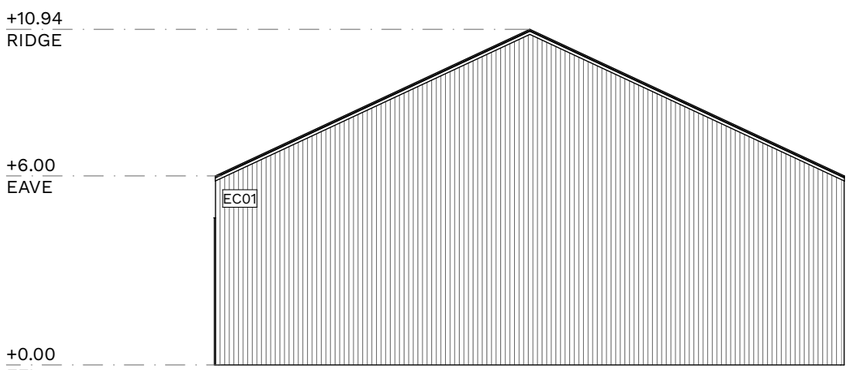
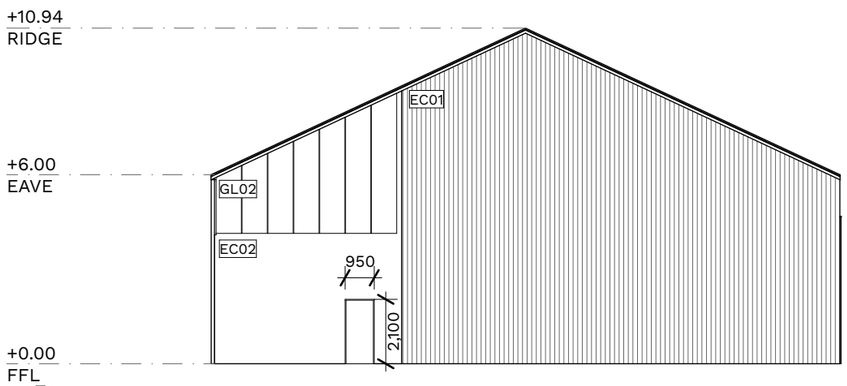


2 / SK04 WEST ELEVATION 1:200



3 / SK04 SOUTH ELEVATION 1:200



4 / SK04 NORTH ELEVATION 1:200

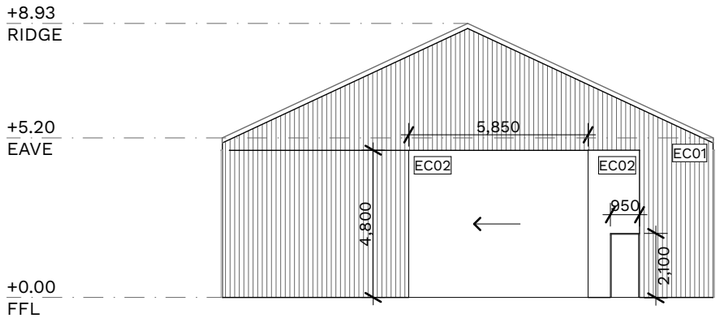
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
ELEVATIONS
BOTTLING PLANT

DATE 28/9/23
ORIGINAL SIZE A3

DRAWING Nº J22104-SK06
REVISION 01



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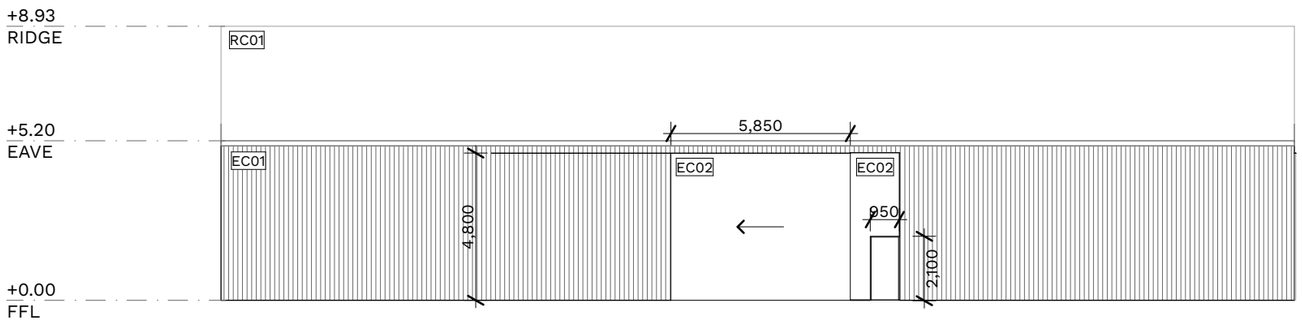

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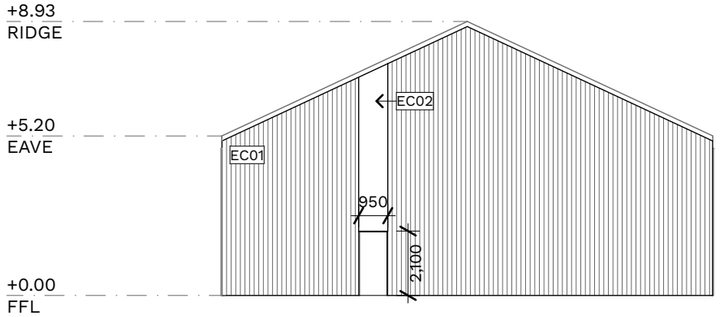

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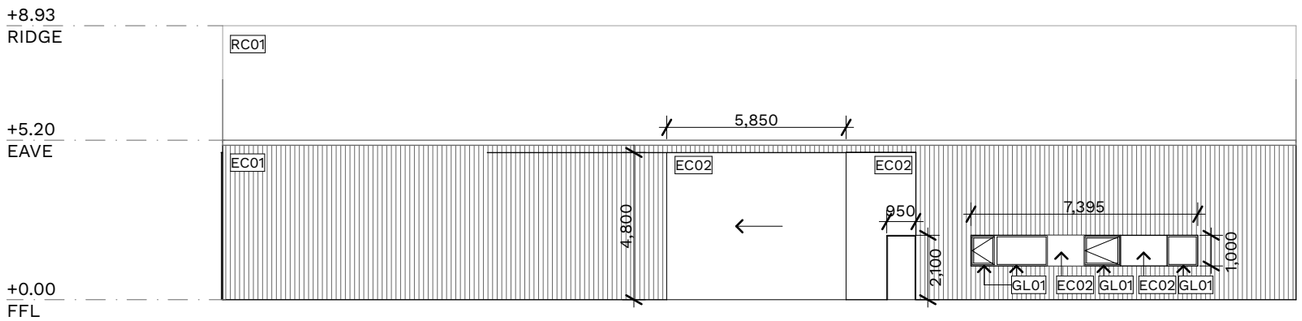


4 SK04 NORTH ELEVATION 1:200

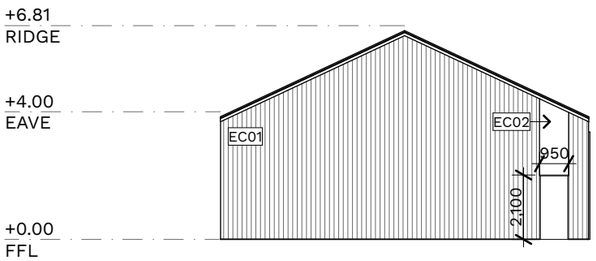
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
ELEVATIONS
COOPERAGE

DATE 28/9/23
ORIGINAL SIZE A3

DRAWING Nº J22104-SK07
REVISION 01



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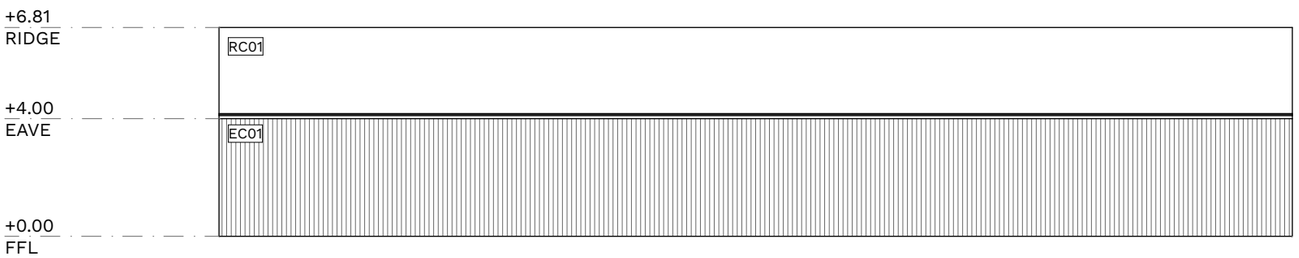

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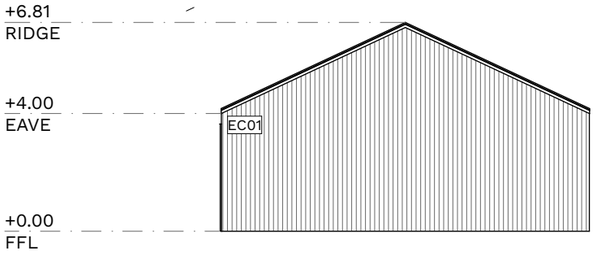
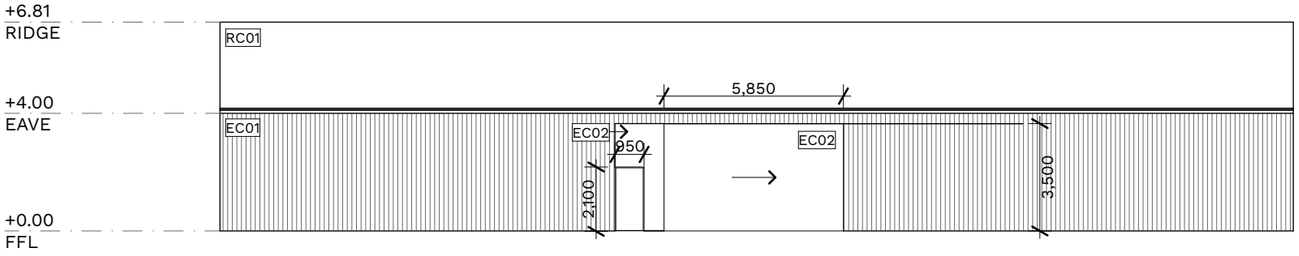


3 SK04 WEST ELEVATION 1:200



4 SK04 NORTH ELEVATION 1:200

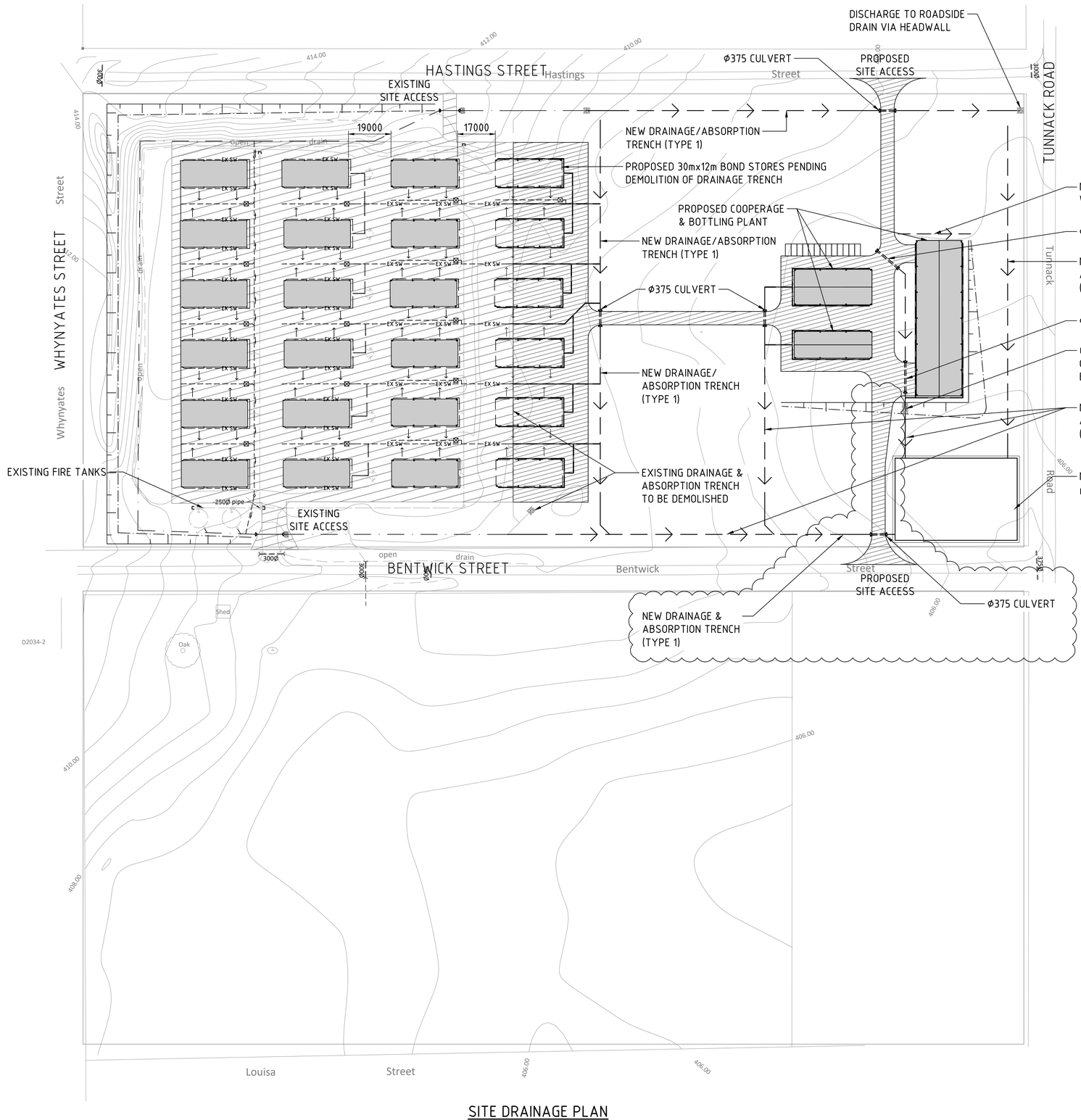
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
ELEVATIONS
STORE

DATE 28/9/23
ORIGINAL SIZE A3

DRAWING Nº J22104-SK08
REVISION 01



NOTE

NOT ALL SERVICES SHOWN ON THIS DRAWING. BUILDER TO ENSURE AREA OF WORKS ARE FREE OF SERVICES OR APPROPRIATE PROTECTION ARE IN PLACE PRIOR TO WORKS.

DESIGN BASED OFF EXISTING DESIGN INVERT LEVELS. INVERT LEVELS MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION, DISCREPANCY MUST BE REPORTED TO ENGINEER, AWAIT ADVICE.

U.N.O. MINIMUM 600mm COVER TO BE PROVIDED TO ALL HYDRAULIC SERVICES.

LEGEND

- EXISTING DRAINAGE PIPE
- EXISTING DRAINAGE TO BE DEMOLISHED
- PROPOSED DRAINAGE PIPE (NB150 uPVC SN8 OR EQUIVALENT)
- PROPOSED FIRE INFRASTRUCTURE. REFER DWG F1001
- EX. EXISTING GRATED SW PIT (NOT TO SCALE)
- NEW PROPOSED GRATED SW PIT TO MATCH EXISTING (NOT TO SCALE)
- EXISTING DRAINAGE/ABSORPTION TRENCH
- PROPOSED DRAINAGE/ABSORPTION TRENCH
- EXISTING BOND STORAGE SHED

DRAINAGE SWALE/ ABSORPTION TRENCH TYPES

TYPE 1 - 3.0m WIDE, 0.3m BASE WIDTH, 1:4 BATTERS, 0.36m DEEP (MIN.).

TYPE 2 - 2.0m WIDE, 0.3m BASE WIDTH, 1:4 BATTERS, 0.25m DEEP (MIN.).

TYPE 3 - 5.0m WIDE, 1.0m BASE WIDTH, 1:4.5 BATTERS, 0.45m DEEP (MIN.), 1% MIN. GRADE.

NOTE:

PROPOSED BOND STORES TO BE CONSTRUCTED:
- MIN. 0.3m ABOVE ADJACENT EXTERNAL DRAINAGE.
- MIN. 0.15m ABOVE INTERNAL DRAINAGE TRENCHES.

CONTRACTOR MUST VISIT SITE BEFORE TENDERING & INCLUDE ALLOWANCE WITHIN THE TENDER FOR EXISTING CONDITIONS

SITE DRAINAGE PLAN

SCALE 1:500

REV.	DESCRIPTION	DRN	CHK	APP.	DATE
E	REVISED DEVELOPMENT APPROVAL - SITE PLAN UPDATE	MWF	PJB	GM	08.05.24
D	DEVELOPMENT APPROVAL	MJC	PJB	GM	21.07.23
C	DEVELOPMENT APPROVAL	MWF	PJB	GM	03.07.23
B	REVISED BUILDING APPROVAL	PJB	PJB	GM	27.02.23
A	BUILDING APPROVAL	MWF	PB	GM	20.06.22

DRAWING CHECK	SIGNATURE	DATE
DRAWN	MWF	11.05.22
DESIGNED	MvI	
CHECKED		
CLIENT		

CO-ORDINATION CHECK	SIGNATURE	DATE
STRUCT.		
MECH.		
ELECT.		
HYDR./CIVIL		
FIRE/ENV.		

CLIENT: DASCO

COVA
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1300 35 7363 covathinking.com
ACN 117 492 814

PROJECT: OATLANDS BOND STORES PROPOSED ADDITIONS

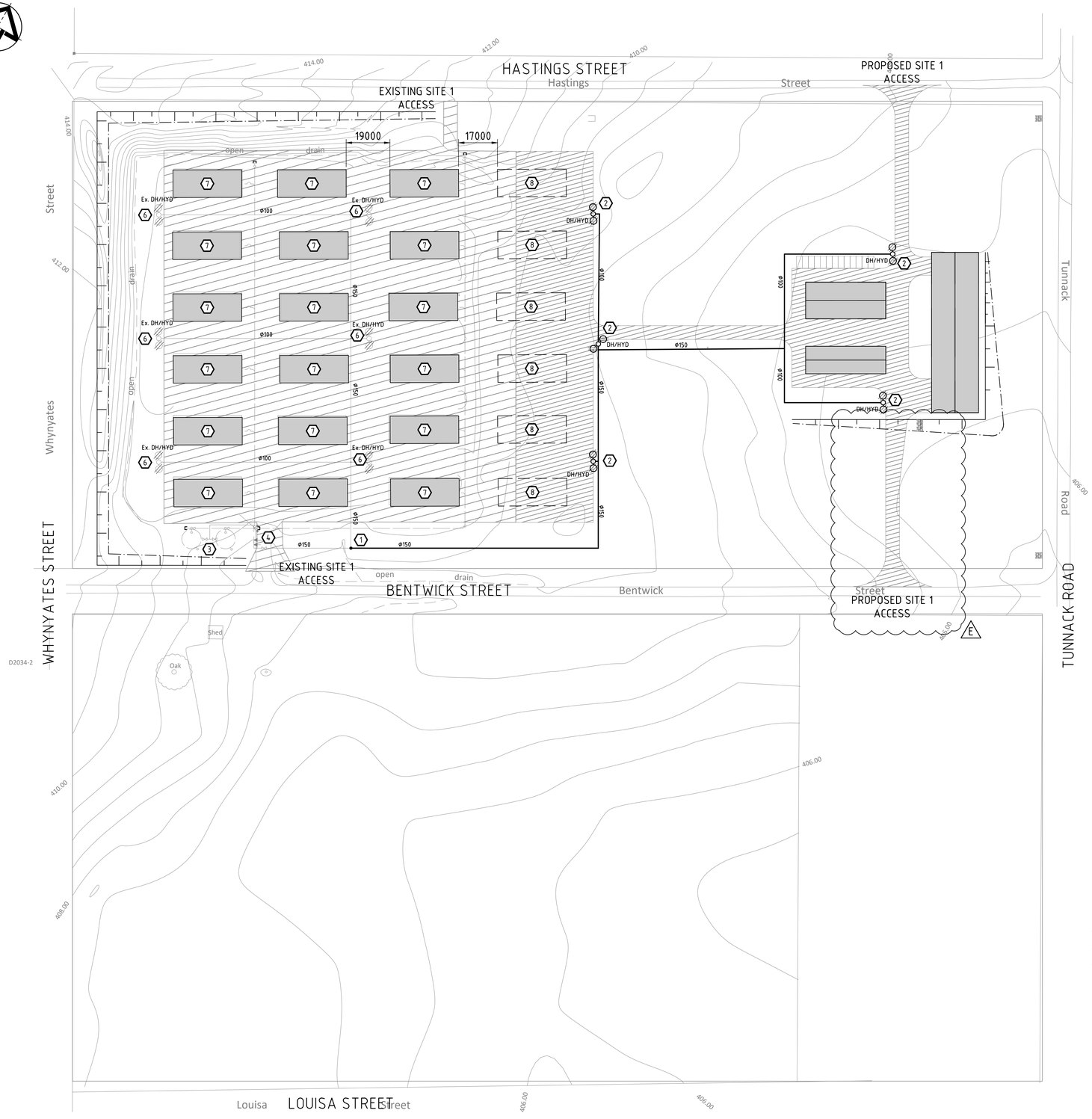
TITLE: CIVIL SERVICES OATLANDS BOND STORE EXTENDED SITE DRAINAGE PLAN

20 0 20 40 60 A1

STATUS: DEVELOPMENT APPROVAL

SCALE @ A1: 1:1000 DIMENSIONS IN: METRES

DRAWING No.: 5519.001-C1002 REV.: E



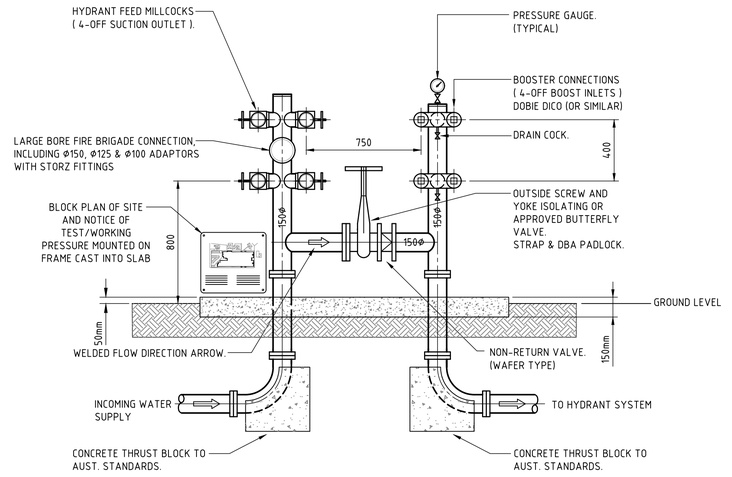
SITE FIRE PROTECTION PLAN
SCALE 1:1000

DRAWING REFERENCE NOTES

1. PROVIDE NEW Ø150 CONNECTION TO EXISTING HYDRANT PIPE AT THIS LOCATION FOR EXTENSION AND CONNECTION TO NEW HYDRANTS.
2. Ø100 HYDRANT STANDPIPE AND DUAL HEAD HYDRANTS LOCATED FOR PROPOSED BOND STORE LOCATIONS.
3. EXISTING 2 OFF 110kL FIRE TANKS TOPPED UP WITH CHARGED STORMWATER SYSTEM FROM ROOF DRAINAGE OF EXISTING & PROPOSED BOND STORES. EXISTING LOCKABLE ISOLATION VALVES, LEVEL INDICATOR AND CONNECTION TO BRIGADE SUCTION POINT.
4. EXISTING BRIGADE HYDRANT BOOSTER AND TANK SUCTION CONNECTION POINTS. PROVIDE HARDSTAND AREA FOR BRIGADE PUMPING APPLIANCE AS A PART OF THE DRIVEWAY. HARDSTAND MATERIAL SHALL BE COMPACTED GRAVEL - COLOUR GREY.
5. PROVIDE NEW BRIGADE HYDRANT BOOSTER AND TANK SUCTION CONNECTION POINTS. REFER DETAIL ON THIS PAGE FOR GENERAL BOOSTER ARRANGEMENT ELEVATION. PROVIDE HARDSTAND AREA FOR BRIGADE PUMPING APPLIANCE AS A PART OF THE DRIVEWAY. HARDSTAND MATERIAL SHALL BE COMPACTED GRAVEL - COLOUR GREY.
6. EXISTING Ø100 HYDRANT STANDPIPE AND DUAL HEAD HYDRANTS LOCATED FOR EXISTING AND PROPOSED BOND STORE LOCATIONS.
7. EXISTING BOND STORE.
8. PROPOSED BOND STORE. (LOCATION TBC TO ACHIEVE COMPLIANT HYDRANT COVERAGE AND CLEARANCES).

LEGEND OF SYMBOLS

SYMBOL	DESCRIPTION
	PIPE DROPPER (BEND)
	PIPE DROPPER (TEE)
	PIPE RISER (TEE)
	VERTICAL PIPE RISER
	CAPPED END
	PIPE BREAK
	WATER FLOW DIRECTION
FS	PIPE DESIGNATION
Ø32	PIPE SIZE (xx - DENOTES SIZE)
	FIRE HYDRANT MAIN
DH/HYD	DOUBLE HEAD FIRE HYDRANT
	GATE VALVE
	BOOSTER VALVE INLET
	MAIN FIRE BRIGADE CONNECTION
	FIRE BRIGADE BOOSTER VALVE (WITH SUCTION POINT)



NOTE:
TOTAL INSTALLATION TO BE TO THE REQUIREMENTS OF AS:2419 AND TO THE APPROVAL OF THE TFS.

TYPICAL HYDRANT BOOSTER DETAIL
SCALE N.T.S.

ABBREVIATIONS

SYMBOL	DESCRIPTION
GV	GATE VALVE
PRV	PRESSURE RELIEF VALVE
DH/HYD	FIRE HYDRANT - DUAL/DOUBLE HEAD
FS	FIRE SERVICE
HYD	FIRE HYDRANT
OF	OVERFLOW
UPVC	UNPLASTICIZED POLY VINYL CHLORIDE

NOTE
NOT ALL SERVICES SHOWN ON THIS DRAWING. BUILDER TO ENSURE AREA OF WORKS ARE FREE OF SERVICES OR APPROPRIATE PROTECTION ARE IN PLACE PRIOR TO WORKS.

DESIGN BASED OFF EXISTING DESIGN INVERT LEVELS. INVERT LEVELS MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION, DISCREPANCY MUST BE REPORTED TO ENGINEER, AWAIT ADVICE.

U.N.O. MINIMUM 600mm COVER TO BE PROVIDED TO ALL HYDRAULIC SERVICES.

CONTRACTOR MUST VISIT SITE BEFORE TENDERING & INCLUDE ALLOWANCE WITHIN THE TENDER FOR EXISTING CONDITIONS

REV.	DESCRIPTION	DRN	CHK	APP.	DATE
E	REVISED DEVELOPMENT APPROVAL ISSUE - SITE PLAN UPDATE	MWF	PJB	GM	08.05.24
D	REVISED DEVELOPMENT APPROVAL ISSUE	MWF	PJB	GM	03.07.23
C	REVISED DEVELOPMENT APPROVAL ISSUE - BASE PLAN REALIGNMENT	PJB	GM	GM	14.02.23
B	REVISED DEVELOPMENT APPROVAL ISSUE	PJB	GM	GM	19.10.22
A	DEVELOPMENT APPROVAL ISSUE	PJB	GM	GM	04.10.22

DRAWING CHECK	SIGNATURE	DATE
DRAWN	PJB	04.10.22
DESIGNED	PJB	04.10.22
CHECKED	GM	05.10.22
CLIENT		

CO-ORDINATION CHECK	SIGNATURE	DATE
STRUCT.		
MECH.		
ELECT.		
HYDR./CIVIL		
FIRE/ENV.		

CLIENT: DASCO

COVA
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1300 35 7363 covathinking.com
ACN 117 492 814

PROJECT: OATLANDS BOND STORES
PROPOSED ADDITIONS

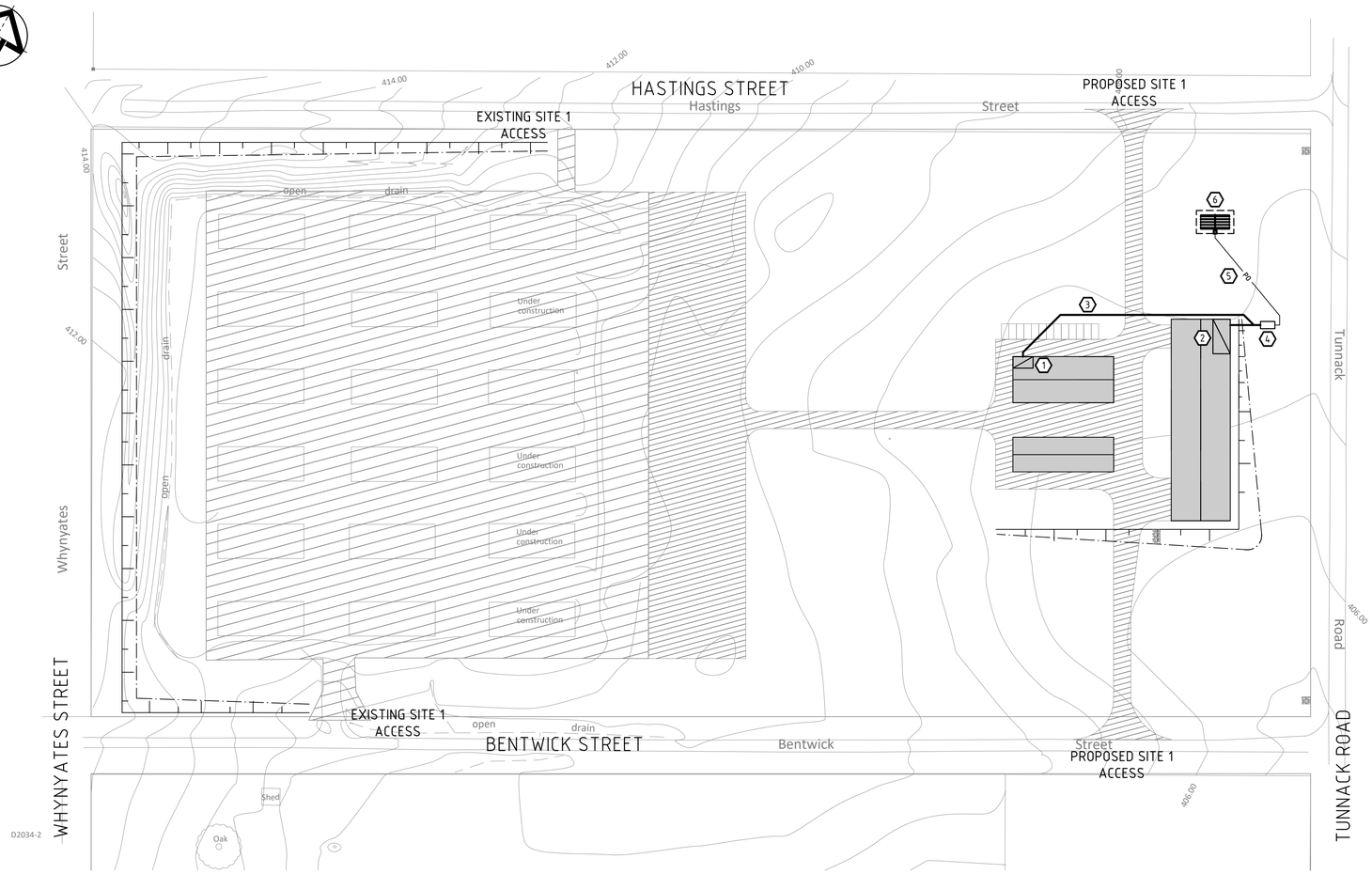
TITLE: FIRE PROTECTION SERVICES
OATLANDS BOND STORE
FIRE HYDRANT LAYOUT
EXTENDED SITE

20 0 20 40 60 A1

STATUS: DEVELOPMENT APPROVAL

SCALE @ A1: 1:1000 DIMENSIONS IN: MILLIMETRES

DRAWING No.: 5519.001-F1002 REV.: E



SITE SANITARY PLUMBING PLAN
SCALE 1:1000

DRAWING REFERENCE NOTES

1. COOPERAGE AMENITIES AREA (NOM. 15 FIXTURE UNITS).
2. BOTTLING PLANT AMENITIES AREA (NOM. 20 FIXTURE UNITS).
3. SEWER BY GRAVITY TO WASTE TREATMENT SYSTEM.
4. ON SITE WASTE TREATMENT SYSTEM (SEPTIC) AS PER CBOS REQUIRMENTS AND AUSTRALIAN STANDARDS. ALL INSTALLATION AND DESIGN BY ACCREDITED CONTRACTORS.
5. PUMP OUT LINE TO SECONDARY TREATMENT SYSTEM.
6. SECONDARY ON-SITE TREATMENT SYSTEM (AWTS) AS PER CBOS REQUIRMENTS AND AUSTRALIAN STANDARDS. ALL INSTALLATION AND DESIGN BY ACCREDITED CONTRACTORS.

CONTRACTOR MUST VISIT SITE BEFORE TENDERING & INCLUDE ALLOWANCE WITHIN THE TENDER FOR EXISTING CONDITIONS

REV.	DESCRIPTION	DRN	CHK	APP.	DATE
A	DEVELOPMENT APPROVAL ISSUE	MWF	SM	GM	08.05.24

DRAWING CHECK	SIGNATURE	DATE
DRAWN	MWF	08.05.24
DESIGNED	SM	08.05.24
CHECKED	GM	08.05.24
CLIENT		

CO-ORDINATION CHECK	SIGNATURE	DATE
STRUCT.		
MECH.		
ELECT.		
HYDR./CIVIL		
FIRE/ENV.		

CLIENT: DASCO

COVA
Stronger Together
1300 35 7363 covathinking.com
ACN 117 492 814

PROJECT: OATLANDS BOND STORES
PROPOSED ADDITIONS

TITLE: HDYRAULIC SERVICES
OATLANDS BOND STORE
SITE SANTARY PLUMBING
LAYOUT

20 0 20 40 60 A1

STATUS: DEVELOPMENT APPROVAL

SCALE @ A1: 1:1000 DIMENSIONS IN: MILLIMETRES

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Appendix C Traffic impact assessment

pitt&sherry

20 Bentwick Street, Oatlands

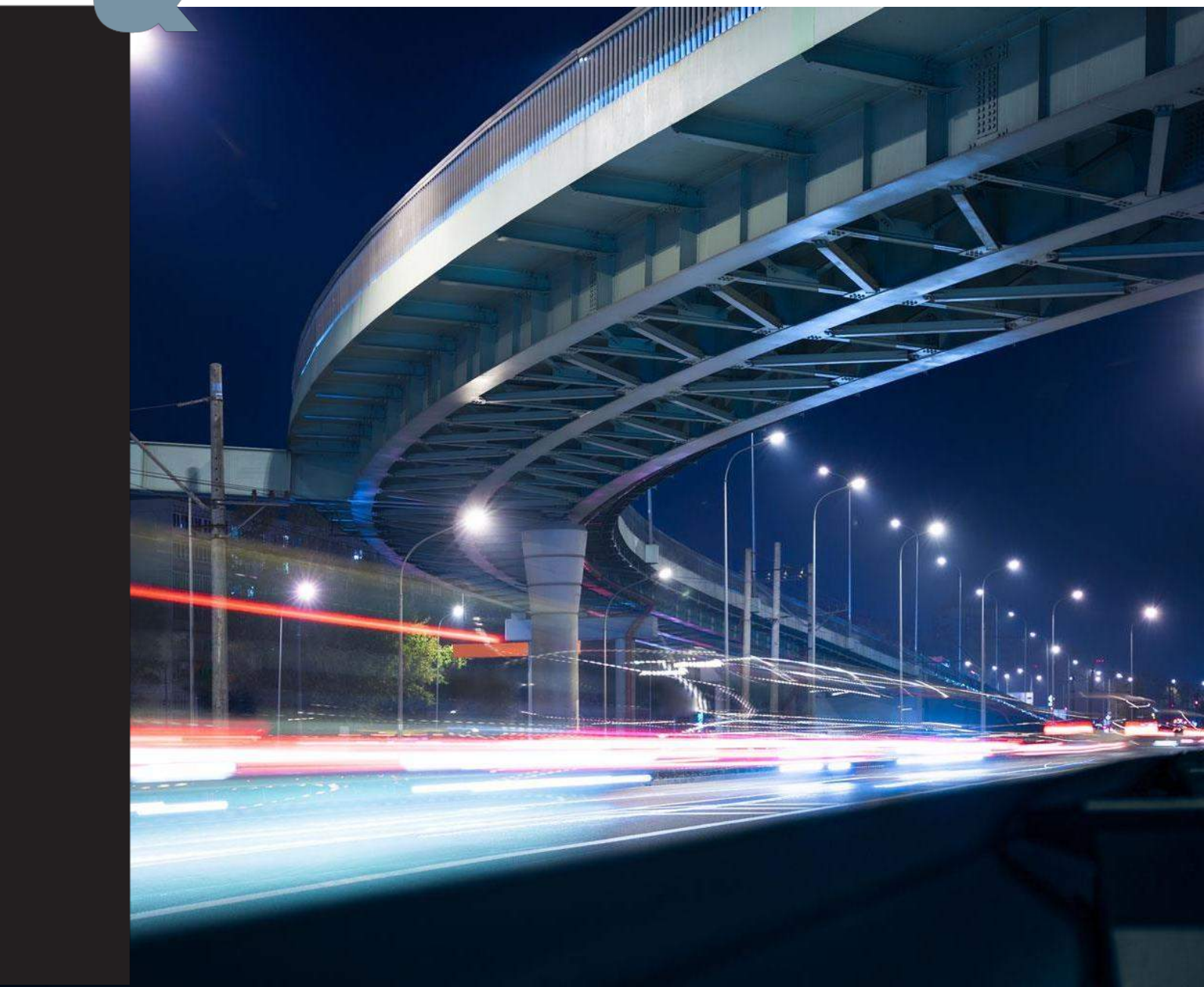
Traffic Impact Assessment

Prepared for
COVA

Client representative
Gerard Mckone

Date
16 May 2024

Rev03



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Appendices

Appendix A — Site Plans
Appendix B — Swept Paths

Prepared by — Nicholas Ashlin		**Date —** 15 May 2024
Reviewed by — Rebekah Ramm		**Date —** 16 May 2024
Authorised by — Rebekah Ramm		**Date —** 16 May 2024

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A	Traffic Impact Assessment - Draft	NPA	RLR	RLR	
00	Traffic Impact Assessment	NPA	RLR	RLR	26/10/2022
01	Traffic Impact Assessment	NPA	RLR	RLR	09/01/2023
02	Traffic Impact Assessment – updates to plan	NPA	LAL	LAL	18/07/2023
03	Traffic Impact Assessment – updates to plan	NPA	RLR	RLR	16/05/2024

1. Introduction

A Development Application (DA) has been submitted to Southern Midlands Council (Council) for a bottling plant, cooperage and bond store warehouse, proposed to be located at 20 Bentwick Street, Oatlands. Following the submission of the DA, Council have issued an RFI requesting a Traffic Impact Assessment (TIA) for the proposed development.

COVA, on behalf of their client, have engaged pitt&sherry to undertake a TIA for the proposed development.

This report has been prepared in accordance with the Department of State Growth's (State Growth's) Publication *Traffic Impact Assessments (TIA) Guidelines* and with reference to the *Tasmanian Planning Scheme* (the Planning Scheme) and the *Southern Midlands Local Provisions Schedule.*

2. Existing conditions

2.1 Site location

The site is located at 20 Bentwick Street, Oatlands. The site is located approximately 2km south of Oatlands District High School. 20 Bentwick Street is classified as 20 Rural under the Planning Scheme. Further 20 Rural and 21 Agriculture properties surround the site. Tunnack Road is classified as 26 Utilities and Lake Dulverton is classified as 23 Environmental Management under the Planning Scheme.

Figure 1 shows the location of the site in the local context.

Figure 1: Site location (aerial image source: https://maps.thelist.tas.gov.au)

2.2 Surrounding road network

2.2.1 Bentwick Street

Bentwick Street (shown in Figure 2 and Figure 3) is a Southern Midlands Council (Council) owned local road[1] that spans approximately 1.00km west from Tunnack Road. Bentwick Street is subject to the Tasmanian Unsealed Rural Road Default Speed Limit of 80km/h.

Bentwick Street is a 4.7m wide unsealed road and provides no shoulders. There are, however, wide grassed areas on both sides of the road for much of its span which provide sufficient space such that a vehicle can park. Bentwick Street has small potholes within the wheel path of vehicles.

[1] Based on theLIST Road Centrelines Transport Class

Bentwick Street is subject to very low traffic volumes, expected to be less than 50 vehicles per day.

Figure 2: Bentwick Street - facing east

Figure 3: Bentwick Street - facing west

2.2.2 Hastings Street

Hastings Street (shown in Figure 4 and Figure 5) is a Council owned local road[1] that is accessed via Tunnack Road. It runs parallel to Bentwick Street. Hastings Street is subject to the Tasmanian Unsealed Rural Road Default Speed Limit of 80km/h.

Hastings Street is a 3.7m wide unsealed road and provides no shoulders. There are, however, wide grassed areas on both sides of the road for much of its span which provide sufficient space such that a vehicle can park. Hastings Street has small potholes within the wheel path of vehicles.

Hastings Street, like Bentwick Street, is subject to very low traffic volumes, expected to be less than 50 vehicles per day.

Figure 4: Hastings Street - facing east

Figure 5: Hastings Street - facing west

2.2.3 Tunnack Road

Tunnack Road (shown in Figure 6 and Figure 7) is a State Growth owned sub-arterial road[1] that spans from Tunnack to High Street at Oatlands. Tunnack Road, in the vicinity of the site, is subject to a speed limit of 100km/h.

Tunnack Road is a 6.0m wide sealed road that provides a centreline and narrow gravel shoulders on both sides of the road. In the vicinity of the site, there are grassed sections on both sides of the road that provide sufficient space for a vehicle to park.

As of 2021, Tunnack Road is subject to approximately 860 vehicles per day in the vicinity of the site, of which 14% are heavy vehicles, per State Growth traffic data station A1138101.

Figure 6: Tunnack Road - facing north

Figure 7: Tunnack Road - facing south

2.3 Surrounding intersections

2.3.1 Tunnack Road/ Bentwick Street intersection

The Tunnack Road/ Bentwick Street intersection operates as a give-way controlled T-junction. A short, sealed section is provided on Bentwick Street on approach to the intersection, however loose gravel is present at the intersection.

An aerial image of the Tunnack Road/ Bentwick Street intersection is shown below in Figure 8.

Figure 8: Tunnack Road/ Bentwick Street intersection (aerial image source: https://maps.thelist.tas.gov.au)

2.3.2 Tunnack Road/ Hastings Street intersection

The Tunnack Road/ Hastings Street intersection operates as a give-way controlled 4-way intersection. No sealing is provided on Hastings Street at the intersection and some loose gravel was noted to be present at the intersection.

An aerial image of the Tunnack Road/ Hastings Street intersection is shown below in Figure 9.

Figure 9: Tunnack Road/ Hastings Street intersection (aerial image source: https://maps.thelist.tas.gov.au)

2.4 Traffic volumes

2.4.1 Traffic data

Traffic data on Tunnack Road was sourced from State Growth's Geocounts website from Station A1138101, located between the Tunnack Road/ Bentwick Street and Tunnack Road/ Hastings Street intersections. As per the 2021 data, Tunnack Road is noted to carry approximately 860 vehicles per day.

The station determined that Tunnack Road carries much lower traffic volumes during the morning than during the afternoon. The PM peak hour along Tunnack Road was determined to occur from 4:00pm to 5:00pm, during which it carries approximately 100 vehicles. Note that Tunnack Road, from 12:00pm to 5:00pm, carries between 90 and 100 vehicles per hour. The weekly 24-hour traffic volumes on Tunnack Road, per 2021, are shown in Figure 10 below.

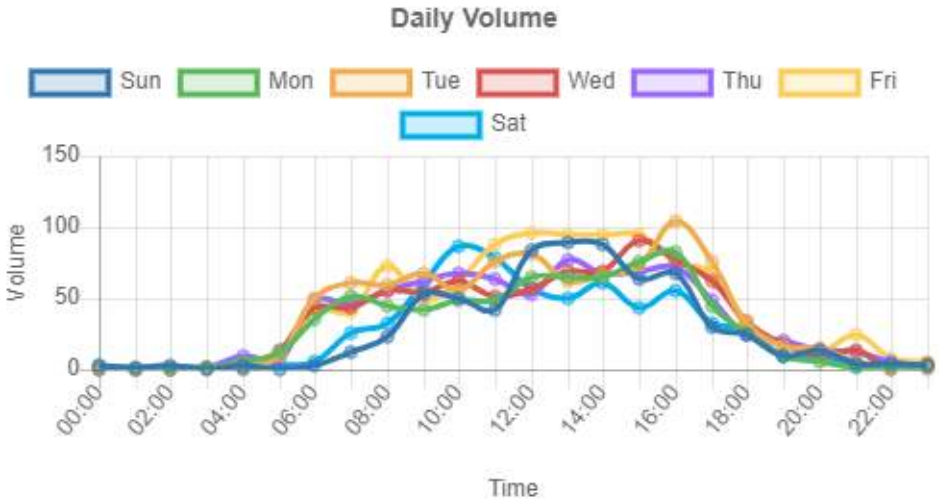

Figure 10: Weekly 24-hour traffic volumes – Station A1138101 (https://tasmaniatrafficdata.drakewell.com/publicmultinodemap.asp)

2.4.2 Site observations

During the site visit, which was undertaken on September 30, 2022, it was noted that both the Tunnack Road/ Bentwick Street and the Tunnack Road/ Hastings Street intersections operate safely and efficiently with minimal turning traffic from Tunnack Road. It was noted that traffic on Hastings Street and Bentwick Street travelled much slower than the Tasmanian Unsealed Rural Road Default Speed Limit of 80km/h.

2.5 Crash history

State Growth have provided crash history since 2011 in the vicinity of the site. The crash data indicates that 4 crashes have occurred since 2011. The location, type and severity of the crashes is outlined below in Table 1 and the location of crashes shown in Figure 11.

Table 1: Crash history

Location	Crash type	Crash severity	Count
Tunnack Road	152 – Pulling out	Minor	1
	n/a	First aid	1
	167 – Animal (not ridden)	Property damage only	1
	189 – Other curve		1

Figure 11: Crash history location ((aerial image source: https://maps.thelist.tas.gov.au)

It was noted that 3 of the 4 crashes occurred in darkness (without street light) and all involved light vehicles only.

The crash history suggests that there are no significant road safety issues in the vicinity of the site, although should vehicle volumes continue to increase, provision of street lighting may be considered.

3. Development proposal

3.1 Overview

A bottling plant, cooperage and bond store warehouse is proposed at 20 Bentwick Street, Oatlands. The development will comprise 24 total bond stores, one cooperage and one bottling plant. 18 of the bond store warehouses have already been constructed within the western portion of the site. A designated hard stand area will be provided adjacent to the bottling plant in which vehicles can park.

A previous site layout is shown below in Figure 12 and shows the internal layout of the site, which remains unchanged. The updated site layout, without internals shown, is provided in Figure 13. The updated site layout provides an additional site exit onto Bentwick Street.

An A3 copy of the updated site layout is provided in Appendix A.

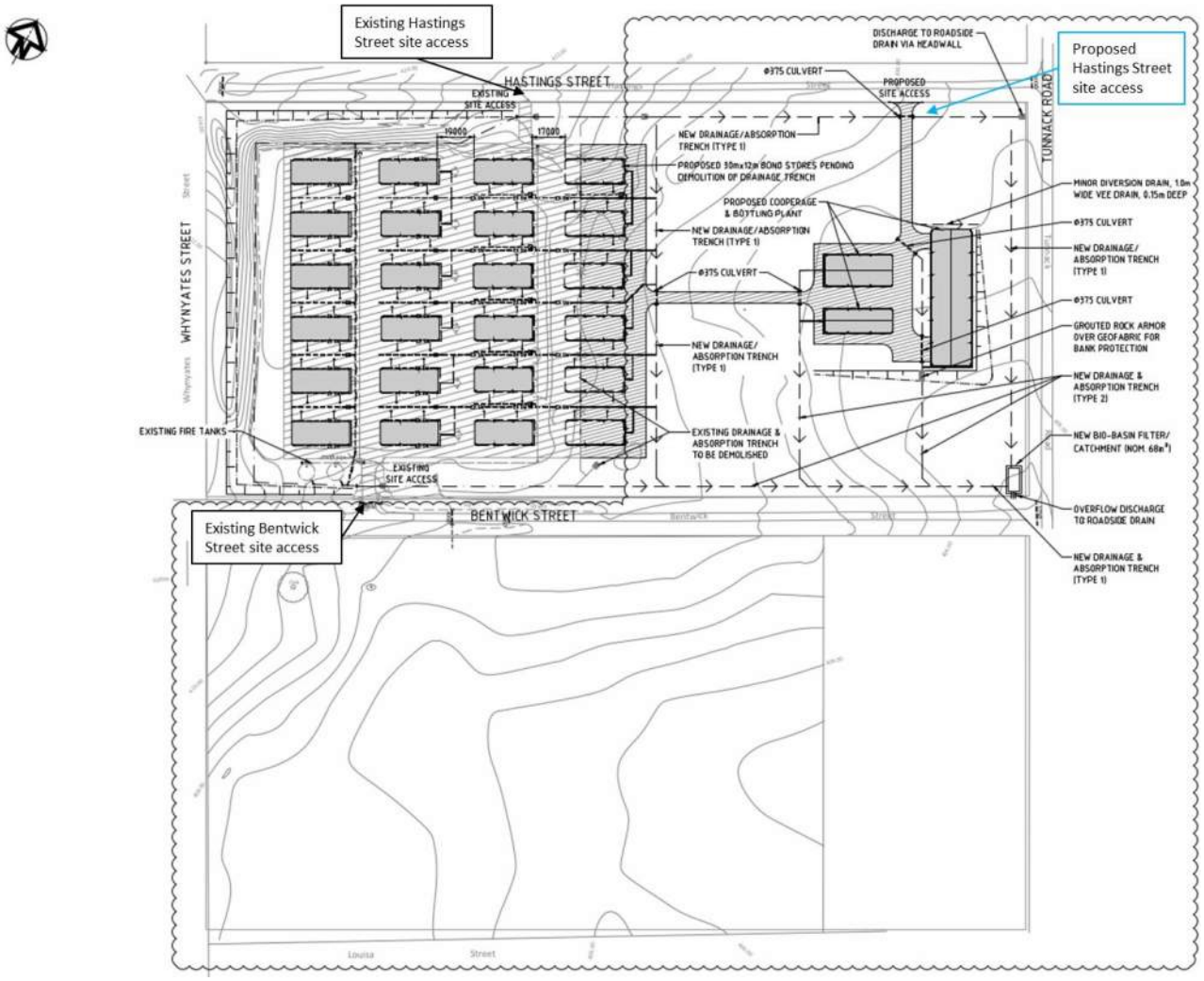

Figure 12: Internal site layout detail (previous external layout)

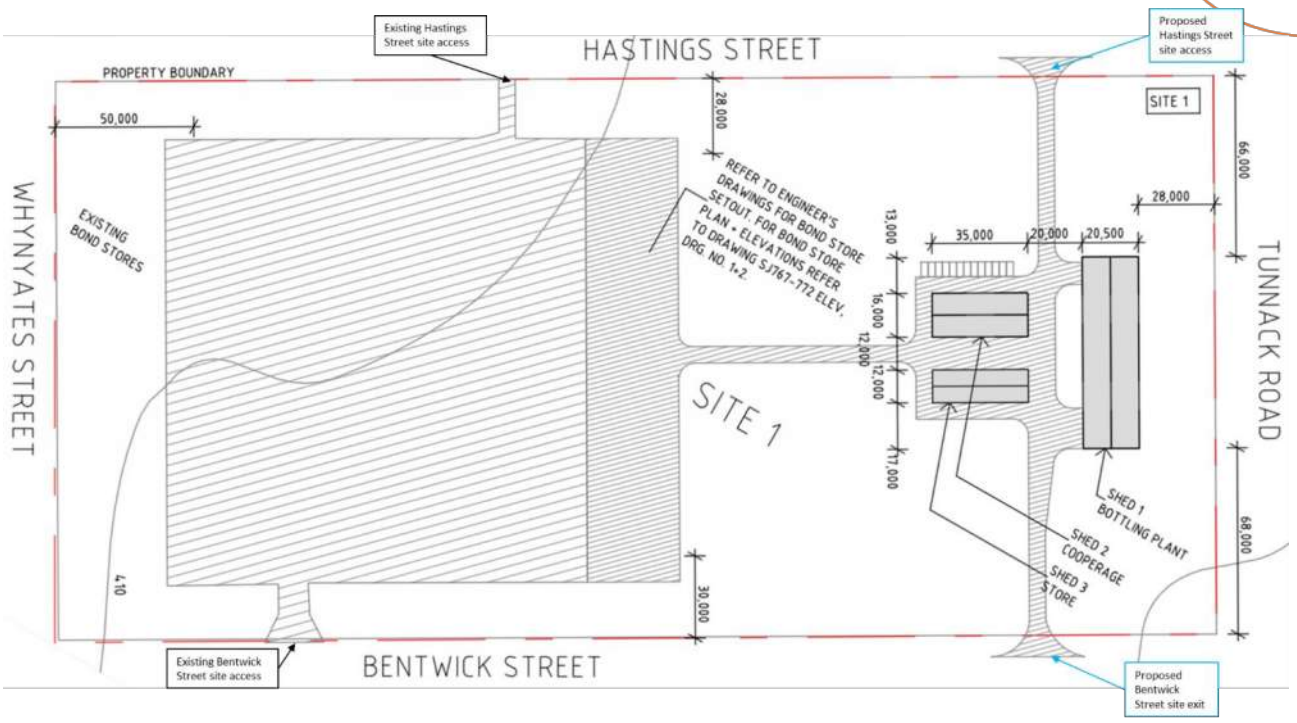

Figure 13: Site layout, including exit onto Bentwick Street

3.2 Staff and operation

The development is planned to operate from 7:00am to 10:00pm, Monday to Saturday.

Staff are expected to be from Oatlands or nearby. It is anticipated that 8 staff will be on site from 7:00am to 2:30pm and 5 staff on will be on site between 2:30pm to 10:00pm. No visitors will travel to and from the site.

3.2.1 Vehicle types and movements

During operation, the following vehicle movements are anticipated:

- Two deliveries per week to bond stores by a medium rigid vehicle (MRV), which will be a maximum of 2.50m wide and 8.80m long. MRV's will access the site via either the Hastings Street proposed site access, or the existing site access off Bentwick Street, depending on which bond store the vehicle is travelling to
- Two deliveries per year to bond stores by semi-trailers, which are a maximum of 2.50m wide and 19m long
- Forklifts will operate throughout the site for approximately 30 minutes daily; and
- Based on staff numbers, up to 13 light vehicles are expected to access and egress the site per day and will park at the designated hard stand area. Light vehicles are expected to typically access the site via the proposed access on Hastings Street.

Heavy vehicle movements are to occur within the following hours, as per the *Southern Midlands Local Provision Schedule*:

- 6:00am to 10:00pm during weekdays; and
- 8:00am to 12:00pm on Saturdays.

The proposed site exit to Bentwick Street will be used primarily by MRV's to exit the site. No visitors are expected to travel to the site.

3.3 Site access and circulation

A single new site access (one-way), and a single new site exit (one-way) are proposed for the development, in addition to the 2 existing site accesses (as shown in Figure 13Figure 12).

The existing site access off Hastings Street is grassed, approximately 4.1m wide and provided such that emergency services can access the site more quickly in case of emergency. The existing site access off Bentwick Street is approximately 22m wide directly off Bentwick Street and a minimum of approximately 7m wide thereafter. The proposed site access from Hastings Street is to be 6.0m wide. The proposed site exit to Bentwick Street is proposed to be 6.0m wide.

Circulation roads throughout the site are a minimum of 5m wide and typically range between 6m and 16m wide.

All site accesses and circulation roads, other than the existing site access from Hastings Street, will provide a gravel wearing surface.

Semi-trailers are expected to travel to the site via the existing site access off Bentwick Street and will stop in the vicinity of the bond stores.

3.4 Car parking

A designated hard stand area is to be provided adjacent to the bottling plant in which vehicles can park. The hard stand area will provide space for 6 car parking spaces.

3.5 Deliveries and rubbish collection

As discussed, deliveries to the site will occur twice per week to bond stores by an MRV. Furthermore, two container deliveries per year are expected to the bottling plant.

Rubbish collection will occur via both Council and private collection. Council collection is expected to occur kerbside along Bentwick Street. Private collection will likely occur in the vicinity of the bottling plant.

4. Traffic impact assessment

4.1 Construction stage

4.1.1 Traffic generation

The client has provided the following information regarding traffic generation during the construction of the development, which is proposed to take approximately 12 months:

- Up to 15 employees are anticipated to work on the site during construction from 7:00am to 3:30pm on weekdays, all of whom will travel to site via light vehicle; and
- 2 to 3 trucks, up to the length of a semi-trailer, will travel to and from the site each day.

Note that light vehicles and trucks are expected to travel along Bentwick Street only during construction and thus will only use the Tunnack Road/ Bentwick Street intersection.

Based on the above information and applying a worst-case scenario in which 3 trucks would travel to and from the site at the same time as employees, the maximum hourly traffic generation is expected to be 18 movements via Bentwick Street between 6:00am and 7:00am and 3:00pm and 4:00pm.

The development is expected to generate a maximum of 36 traffic movements per day during construction.

4.1.2 Traffic impacts

Based on the limited traffic generated by the development, both during the peak hour of the development and throughout the day, the development is expected to have minimal impact on the operation, from a level of service perspective, of the Tunnack Road/ Bentwick Street intersection during construction.

4.2 Operation

4.2.1 Traffic generation

Due to the unique nature of the development, there is no traffic generation rate specified in the *RMS Guide to Traffic Generating Developments* or the *ITE Trip Generation Manual*. Traffic generation rates have instead been discerned from information provided by client regarding the expected operation of the development, outlined in Section 3.2.

The following information is relevant to the traffic generation:

- 8 employees will travel to the site prior to 7:00am and leave the site after 2:30pm each day via light vehicle
- 5 employees will travel to the site prior to 2:30pm and leave the site after 10:00pm each day via light vehicle
- 2 deliveries will be made to bond stores each week by an MRV; and
- 2 deliveries will be made to the bottling plant each year by a semi-trailer.

Note that light vehicles are expected to utilise the proposed access from Hastings Street post construction. MRV's may use the proposed access off Hastings Street or the existing access off Bentwick Street. Semi-trailers are expected to use the existing access off Bentwick Street.

Based on the above information and applying a worst-case scenario in which deliveries to the bond store and deliveries to the bottling plant by semi-trailer are also made between 2:00pm and 3:00pm, the maximum hourly traffic generation is expected to be 17 movements between 2:00pm and 3:00pm, all of which may be to Hastings Street.

The development is expected to generate a maximum of 34 traffic movements per day during operation.

4.2.2 Traffic impacts

Based on the limited traffic generated by the development, both during the peak hour of the development and throughout the day, the development is expected to have minimal impact on the operation, from a level of service perspective, of the Tunnack Road/ Bentwick Street and Tunnack Road/ Hastings Street intersections during operation.

5. Transport assessment

5.1 Access widths

As discussed, the development proposes to provide one additional 6.0m wide access from Hastings Street, and one additional 6.0m wide exit to Bentwick Street. As per the *Australian Standard AS/NZS2890.2:2018 Off-street commercial vehicle facilities* (AS 2890.2), two-way driveways from minor roads catering for heavy rigid vehicles (HRVs) and articulated vehicles (AVs), the latter of which a semi-trailer is classified, must be a minimum of 12.5m wide. AS 2890.2 requires driveways catering for MRVs to be a minimum of 9m wide. Furthermore, the minor road must be a minimum of 6.5m wide at site accesses. As the existing access from Bentwick Street is approximately 11.0m wide, and the proposed access and exits are 6.0m wide, they do not meet the requirements of AS 2890.2. Note, however, that both proposed accesses are one-way.

Swept paths have been undertaken for the respective site accesses that show the following:

- A semi-trailer can turn right from Tunnack Road to Bentwick Street and turn left from Bentwick Street to Tunnack Road using the full extent of both roads. To complete such manoeuvres, temporary traffic management will be required to ensure other vehicles on the road network do not impede the semi-trailer
- A MRV can turn left or right from Tunnack Road to Hastings Street and continue to turn left into the proposed site access. A MRV can then turn left onto Bentwick Street via the proposed site exit and turn left or right onto Tunnack Road. In completing manoeuvres from Tunnack Road, a MRV will be required to use the full extent of Hastings Street. As such, temporary traffic management will be required to ensure other vehicles on the road network do not impede the MRV when turning
- A semi-trailer can turn in and out of the existing site access on Bentwick Street. To complete the left turn manoeuvre from the existing site access onto Bentwick Street, temporary traffic management will be required; and
- MRV's can turn into the proposed site access on Hastings Street. Temporary traffic management or communication via use of radios will be required to ensure other vehicles on the road network or within the site do not impede the MRV path during ingress and egress.

5.2 Site layout assessment

The transport routes of trucks within the site have not been specified by the client. However, there is sufficient space on site such that semi-trailers can enter the site in a forward direction, park and turn around, and exit the site in a forward direction.

5.3 Car parking assessment

5.3.1 Parking provision

Table C2.1 of the Planning Scheme specifies the following car parking rates for the development.

Table 2: Parking provision

Land Use	Parking Type	Planning Scheme Parking Rate	Parking Requirement
Storage	Car	1 space per 200m^2 of site area or 1 space per 2 employees, whichever is greater	762
	Accessible	1 space for every 100 carparking spaces provided or part thereof	8

Land Use	Parking Type	Planning Scheme Parking Rate	Parking Requirement
	Bicycle	No requirement	0
	Motorcycle	Where providing 41 or more car parking spaces; 1 space for every additional 20 car parking spaces required	38

Based on the operation of the development, the Planning Scheme requirement for parking is considered to be excessive based on the expected use.

A maximum of 13 car parking spaces are expected to be required. This would provide a sufficient number of car parking spaces assuming all employees travel to site in separate vehicles and should all employees be on site at a single time, which may occur prior to shift changeover at 2:30pm.

It is not anticipated that any DDA accessible car parking spaces would be required on site, however, there is sufficient space to supply a DDA accessible car parking space if required.

Should an employee travel to site by motorcycle rather than light vehicle, they are expected to be able to utilise a car parking space.

As the hard stand area is expected to provide only 6 spaces, it does not currently meet the expected requirements of the site. It is noted that there is sufficient space on site to accommodate 13 car parking spaces.

5.3.2 Car park layout

Car parking spaces located within the hard stand area must be designed in accordance with *Australian Standard AS/NZS2890.1:2004 Parking Facilities for Off-Street Car Parking* (AS 2890.1).

Heavy vehicle parking spaces and/or loading bays should be designed in accordance with AS 2890.2.

5.4 Sight distance assessment

5.4.1 Sight distances at intersections

The Safe Intersection Sight Distance (SISD) at the Tunnack Road/ Bentwick Street and Tunnack Road/ Hastings Street intersections have been assessed with respect to the *AUSTROADS Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections* (Austroads Guide). The SISD was measured in accordance with the Austroads Guide.

The SISD requirements and the observed sight distance at the intersections is shown below in Table 3.

Table 3: Sight distance assessment - intersections

Intersection	Direction of vehicle on Tunnack Road	Speed	Sight Distance Requirement	Available Sight Distance	Meets Requirements
			Austroads		
Tunnack Road/ Bentick Street	northbound	100km/h	262m (desirable 2.5s reaction time)	>300m	Yes
	southbound			>300m	Yes
Tunnack Road/ Hastings Street	northbound			>300m	Yes
	southbound			>300m	Yes

Based on the above, the sight distances to both northbound and southbound traffic on Tunnack Road meet the requirements of the Austroads Guide. The approach sight distance to the intersection from Bentwick Street and Hastings Street respectively also met the relevant requirements of the Austroads Guide.

5.4.2 Sight distances at site accesses

The proposed site access and proposed site exit, as well as the two existing site accesses, have been assessed with respect to Figure 3.3 of AS2890.2, which provides sight distance requirements for commercial vehicle traffic entering a public road from an access driveway. The SISD was measured in accordance with AS 2890.2.

The SISD requirements and the observed sight distance at the site accesses are shown below in Table 4. Note that, as discussed, vehicles are unlikely to travel at 80km/h along Bentwick Street and Hastings Street, however this provided a conservative sight distance requirement.

At the proposed site access on Hastings Street and site exit onto Bentwick Street, both of which are located approximately 63m west of intersections with Tunnack Road, vehicles travelling westbound are expected to travel no faster than 50km/h due to the vicinity of the respective intersection. As vehicles would likely accelerate from less than 30km/h at the intersection to 50km/h at the site access, the average vehicle speed was estimated to be 40km/h.

Table 4: Sight distance assessment – site accesses

Intersection	**Direction of vehicle Bentwick Street/ Hastings Street**	**Speed**	**Sight distance requirement**	**Available sight distance**	**Meets requirements**
			AS 2890.2		
Existing site access – Bentwick Street	eastbound	80km/h	111m (5s gap)	>250m	Yes
	westbound			>250m	Yes
Existing site access – Hastings Street	eastbound			124m	Yes
	westbound			>300m	Yes
Proposed site access – Hastings Street	eastbound	40km/h	55m (5s gap)	>300m	Yes
	westbound			63m	Yes
Proposed site exit – Bentwick Street	eastbound		55m (5s gap)	>300m	Yes
	westbound			63m	Yes

Based on the above, the sight distances to both eastbound and westbound traffic on Bentwick Street and Hastings Street, respectively, meet the requirements of AS 2890.2.

5.5 Pedestrian connectivity

For uses that require 10 or more car parking spaces, the Planning Scheme requires that a 1m wide footpath, separated from access ways or parking aisles, is provided.

Due to the limited traffic movements throughout the site, it is expected that pedestrians will be able to safely navigate the site without the needs for pedestrian paths. However, post construction, it is recommended that a qualified person is engaged to review the site operation and produce a Traffic Management Plan of the site to ensure the safe sharing of the site between vehicles and pedestrians.

5.6 Road network upgrades

5.6.1 Intersection layouts

The *Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings Management* (AGTM Part 6) specifies warrants for providing left and right turn treatments on major roads at unsignalised intersections. Figure 14 shows the volumes of traffic at an intersection subject to a 100km/h speed limit or higher which would warrant turn treatments.

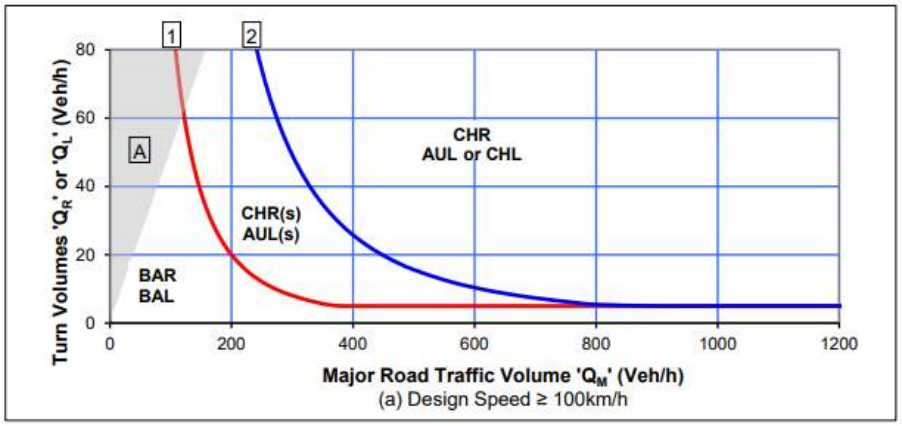

Figure 14: Warrants for turn treatments on the major road at unsignalised intersections

The expected opposing movements to right turning and left turning vehicles entering Hastings Street during the development's weekday PM peak hour, during operation of the proposed development, is shown in Table 5. Note that the volumes of right turning and left turning vehicles was estimated based on the information provided by client and the site visit, which informed the existing number of vehicles turning onto Hastings Street. As Hastings Street is likely to be subject to greater vehicle volumes than Bentwick Street, the BAR/ BAL assessment was completed at the Tunnack Road/ Hastings Street intersection.

Table 5: Opposing movements to turning vehicles – PM Road Peak Hour

QM (veh/hr)		QR (veh/hr)	QL (veh/hr)
Right	**Left**		
68	39	10	2

Based on an assessment of the opposing movements in Table 5, the warrants in the Austroads Guide suggest that a Rural Basic Right Turn Facility (BAR) should be provided at the Tunnack Road/ Hastings Street intersection. Figure 14 also notes that a BAR should also be provided at the Tunnack Road/ Bentwick Street intersection.

However, due to the low vehicle volumes on Tunnack Road, as well as the low turning vehicle volumes to and from Hastings Street and Bentwick Street, it is expected that the provision of BARs at either the Tunnack Road/ Hastings Street or Tunnack Road/ Bentwick Street intersection would be excessive. Furthermore, as temporary traffic management will be required during turning movements of heavy vehicles to and from Hastings Street and Bentwick Street, BAR facilities on Tunnack Road are not expected to be warranted.

5.6.2 Road widening

The *Institute of Public Works and Engineering Australia* (IPWEA) *Tasmanian Standard Drawings* (Standard Drawings) TSD-R01-v3 requires a minimum road width of 4.0m and minimum shoulder width of 1.0m for roads carrying between 30 and 100 vehicles per day. However, as TSD-R01-v3 pertains to to-be-constructed unsealed rural roads, it is not relevant to either Hastings or Bentwick Street. Furthermore, as the passing of vehicles in opposing directions would be expected

to occur very infrequently, the existing road widths of both Hastings Street and Bentwick Street are expected to be sufficient.

5.6.3 Other upgrades

To ensure the road network in the vicinity of the site can sufficiently cater for the truck movements proposed during the construction and operation stages of the development, the following upgrades are recommended:

- Seal/ reseal Bentwick Street for the initial 20m from the Tunnack Road/ Bentwick Street intersection, such that loose gravel is not transported onto Tunnack Road. Should dust suppression and maintenance continue to be an issue, consideration may be given to sealing Bentwick Street and/ or Hastings Street; and
- Fill the potholes present east of the accesses to the development along both Bentwick Street and Hastings Street.

6. Planning scheme assessment

6.1 Parking and Sustainable Transport Code

6.1.1 Use Standards

The proposed development has been assessed against the Use Standards of the Planning Scheme's Parking and Sustainable Transport Code, shown below.

Table 6: Parking and Sustainable Transport Code - Use Standards

C2.5.1 Car parking numbers	
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solution/ Performance Criteria	**Comment**
Acceptable Solution A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: a) The site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; b) The site is contained within a parking precinct plan and subject to Clause C2.7; c) The site is subject to Clause C2.5.5; or d) It relates to an intensification of an existing use or development or a change of use where: i. The number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or ii. The number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces	**Can satisfy Performance Criteria P1.1** As the development will not provide the number of car parking spaces as per Table C2.1 of the Planning Scheme, it does not meet the requirements of Acceptable Solution A1. The development is currently proposing to provide 6 car parking spaces, which is not expected to sufficiently cater for all vehicles that may be on site at a given time and thus does not satisfy Performance Criteria P1.1. Should the development provide 13 car parking spaces it will satisfy Performance Criteria P1.1 as follows: a) As discussed, there is sufficient area to accommodate vehicles within grassed areas on both sides of Bentwick Street and Hastings Street near the sites b) As 8 employees will work from 7:00am to 2:30pm and another 5 will work from 2:30pm to 10:00pm, there is expected to be a time in which 13 car parking spaces are required, despite the fact sharing of spaces may occur once the 8 employees leave the development from the prior shift c) There is limited public transport in the vicinity of the site d) There is likely limited scope for employees to travel to site via alternative transport modes e) The site is not constrained as to the number of car parking spaces it can provide f) No on-street parking is available on Tunnack Road, Bentwick Street or Hastings Street g) The number of car parking spaces required by the Planning Scheme would be expected to be of significant detriment to the streetscape; and

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1. **Performance Criteria P1.1** The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: a) The availability of off-street public car parking spaces within reasonable walking distance of the site; b) The ability of multiple users to share spaces because of: i. Variations in car parking demand over time; or ii. Efficiencies gained by consolidation of car parking spaces; c) The availability and frequency of public transport within reasonable walking distance of the site; d) The availability and frequency of other transport alternatives; e) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; f) The availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; g) The effect on streetscape; and h) Any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.	h) As a maximum of 13 persons are anticipated to be on site at any given time, a total of 13 car parking spaces is expected to be sufficient. Should the hard stand area provide 13 car parking spaces, it will meet the expected required number of car parking spaces.

C2.5.2 Bicycle parking numbers

Objective:

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1 Bicycle parking spaces must: a) Be provided on the site or within 50m of the site; and b) Be no less than the number specified in Table C2.1.	**Complies with Acceptable Solution A1** As Table C2.1 requires no bicycle parking spaces to be provided for the site, it will meet the requirements of Table C2.1 and thus comply with Acceptable Solution A1.

C2.5.3 Motorcycle parking numbers

Objective:

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

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1 The number of on-site motorcycle parking spaces for all uses must: a) Be no less than the number specified in Table C2.4; and b) If an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained. **Performance Criteria P1** Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: a) The nature of the proposed use and development; b) The topography of the site c) The location of existing buildings on the site d) Any constraints imposed by existing development; and e) The availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.	**Satisfies Performance Criteria P1** As the development will not provide the number of motorcycle parking spaces as per Table C2.4 of the Planning Scheme, it does not comply with Acceptable Solution A1. It does, however, satisfy Performance Criteria P1 as follows: a) Employees are not expected to travel to site using motorcycles due to the type of work expected to be undertaken on site b) The topography of the site is not expected to constrain the ability of the site to provide motorcycle parking spaces c) The location of existing buildings on the site is not expected to constrain the ability of the site to provide motorcycle parking spaces d) The site is not constrained as to the number of motorcycle parking spaces it can provide; and e) No motorcycle parking spaces are provided in the vicinity of the site. However, it is expected that should employees choose to travel to and from the site via motorcycle instead of car, that they can utilise car parking spaces.

C2.5.4 Loading bays

Objective:

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

Acceptable Solution/ Performance Criteria	Comment
Acceptable Solution A1 A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy. **Performance Criteria P1** Adequate space for loading and unloading of vehicles must be provided, having regard to: a) The type of vehicles associated with the use; b) The nature of the use; c) The frequency of loading and unloading; d) The location of the site; e) The nature of traffic in the surrounding area;	**Can comply with Acceptable Solution A1** There is sufficient space on site such that a loading bay may be provided in the vicinity of the bottling plant, the only building on site with floor area greater than 1000m^2. Should a loading bay be provided, the development will meet the requirements of Acceptable Solution A1.

f) The area and dimensions of the site; and g) The topography of the site; h) The location of existing buildings on the site; and i) Any constraints imposed by existing development.	

6.1.2 Development Standards

The proposed development has been assessed against the Development Standards of the Planning Scheme's Parking and Sustainable Transport Code, shown below.

Table 7: Parking and Sustainable Transport Code - Development Standards

C2.6.1 Construction of parking areas	
Objective: That parking areas are constructed to an appropriate standard.	
Acceptable Solution/ Performance Criteria	**Comment**
Acceptable Solution A1 All parking, access ways, manoeuvring and circulation spaces must: a) Be constructed with a durable all weather pavement b) Be drained to the public stormwater system, or contain stormwater on the site; and c) Excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	**Complies with Acceptable Solution A1** As the parking areas, site access and circulation roadways will provide a gravel seal and are understood to be drained to the public stormwater system, they meet a) and b) of Acceptable Solution A1. Furthermore, as the site is located within the Rural Zone, the parking areas, site access and circulation roadways do not require a spray seal, asphalt, concrete, pavers or equivalent material.
C2.6.2 Design and layout of parking areas	
Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solution/ Performance Criteria	**Comment**
Acceptable Solution A1.1 Parking, access ways, manoeuvring and circulation spaces must either: a) Comply with the following: i. Have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6* ii. Provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces iii. Have an access width not less than the requirements in Table C2.2	**Can comply with Acceptable Solution A1.1** Should the development provide car parking areas that are designed and constructed to comply with either the Planning Scheme or the relevant clauses of AS 2890 Parts 1 – 6, it will comply with Acceptable Solution A1.1. There is sufficient space on site for such parking to be provided. **Acceptable Solution A1.2 is not applicable** It is not anticipated that any DDA spaces would be required on site. As such, Acceptable Solution A1.2 is not applicable.

C2.6.1 Construction of parking areas	
iv. Have car parking space dimensions which satisfy the requirements in Table C2.3 v. Have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces vi. Have a vertical clearance of not less than 2.1m above the parking surface level; and vii. Excluding a single dwelling, be delineated by line marking or other clear physical means; or *b)* comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6.* **Acceptable Solution A1.2** Parking spaces provided for use by persons with a disability must satisfy the following: a) Be located as close as practicable to the main entry point to the building b) Be incorporated into the overall car park design; and c) Be designed and constructed in accordance with *Australian/ New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.*	

C2.6.3 Number of accesses for vehicles	
Objective: That: a) Access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; b) Accesses do not cause an unreasonable loss of amenity of adjoining uses; and c) The number of accesses minimise impacts on the streetscape.	
Acceptable Solution/ Performance Criteria	**Comment**
Acceptable Solution A1 The number of accesses provided for each frontage must: a) Be no more than 1; or b) No more than the existing number of accesses, Whichever is the greater. **Performance Criteria P1** The number of accesses for each frontage must be minimised, having regard to: a) Any loss of on-street parking; and b) Pedestrian safety and amenity; c) Traffic safety d) Residential amenity on adjoining land; and	**Satisfies Performance Criteria P1** As there are proposed to be two accesses from the Hastings Street frontage of the development and an access and an exit from the Bentwick Street frontage, the development cannot comply with Acceptable Solution A1. However, it does meet Performance Criteria P1 as follows: a) As the two streets provide no on-street parking, there will be no loss of on-street parking as a result of the additional access. Note that some of the grassed area on the southern side of Hastings Street and the northern side of Bentwick Street that may be used for parking will be lost, however, based on the site visit, there is expected to be a very low warrant for off-street parking

C2.6.1 Construction of parking areas	
e) The impact on the streetscape.	b) Based on the site visit and the rurality of the site, very few pedestrians are anticipated to utilise the grassed area on the side of Hastings Street and Bentwick Street. As such, no loss to pedestrian safety and amenity is anticipated c) Noting that the existing site access on Hastings Street is only utilised in case of emergency, the proposed access to Hastings Street is not anticipated to impact traffic safety, particularly due to the low volumes of traffic generated by the development. The proposed site exit to Bentwick Street will provide an additional egress point for vehicles in the site, and reduces the likelihood of conflicts between vehicles entering and exiting the site simultaneously at the existing Bentwick Street access. It is not anticipated to impact traffic safety d) As only one residential property is located on Hastings Street in the vicinity of the development, the impact on residential amenity is expected to be very low post development. Six residential properties are located on Bentwick Street, however impacts to these too are expected to be limited post development; and e) The addition of the proposed access and exit is expected to have little impact on the Hastings Street and Bentwick Street streetscapes.
Acceptable Solution A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	**Acceptable Solution A2 is not applicable** As the development is not located within the Central Business Zone or on a pedestrian priority street, Acceptable Solution A2 is not applicable.

C2.6.5 Pedestrian access	
Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.	
Acceptable Solution/ Performance Criteria	**Comment**
Acceptable Solution A1.1 Uses that require 10 or more car parking spaces must: a) Have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: i. A horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or ii. Protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and b) Be signed and line marked at points where pedestrians cross access ways or parking aisles.	**Acceptable Solution A1.2 is not applicable** As the development is not providing DDA accessible car parking spaces, Acceptable Solution A1.2 is not applicable. **Satisfies Performance Criteria P1 in place of Acceptable Solution A1.1** As no pedestrian path is proposed to be provided within the parking area, the development does not comply with Acceptable Solution A1.1. It does, however, satisfy Acceptable Solution A1.1 as follows: a) As the hard stand area will provide the layout of car parking spaces in accordance with AS 2890.1 and is predominantly flat, good sight distance between vehicles and pedestrians is anticipated

C2.6.1 Construction of parking areas	
Acceptable Solution A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building. **Performance Criteria P1** Safe and convenient pedestrian access must be provided within parking areas, having regard to: a) The characteristics of the site b) The nature of the use c) The number of parking spaces d) The frequency of vehicle movements e) The needs of persons with a disability f) The location and number of footpath crossings g) Vehicle and pedestrian traffic safety h) The location of any access ways or parking aisles; and i) Any protective devices proposed for pedestrian safety.	b) Vehicles are expected to travel slowly from the site accesses to the hard stand area and be wary of other employees walking around the site. As discussed, there should be good sight lines from accesses to the hard stand area c) Should the site provide 13 car parking spaces, the number of spaces is minimal and not likely to impact on the safe and convenient pedestrian access d) As light vehicle movements will typically occur consistently at the start and end of shifts each day, they are not anticipated to have significant impact on pedestrian safety or amenity as both pedestrians and motorists will be wary of one another during these periods e) DDA accessible spaces are not expected to be required as part of this development f) No footpaths are provided on site or in the vicinity of the site g) As discussed, pedestrians and vehicles should have good sight distance to one another and be wary of one another when navigating through the car park and throughout the site h) The location of access ways or parking aisles is not expected to be of detriment to the safety and efficiency of pedestrian movements throughout the site; and i) No pedestrian safety devices are proposed as part of the development.

C2.6.6 Loading bays	
Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.	
Acceptable Solution/ Performance Criteria	**Comment**
Acceptable Solution A1 The area and dimensions of loading bays and access way areas must be designed in accordance with *Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities*, for the type of vehicles likely to use the site.	**Can comply with Acceptable Solution A1** Should the development provide loading areas that are designed and constructed to comply with AS 2890.2, it will comply with Acceptable Solution A1. There is sufficient space on site for loading bays to meet the requirements of AS 2890.2.
Acceptable Solution A2 The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with *Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.*	**Can comply with Acceptable Solution A2** There is sufficient space on site such that both 19m semi-trailers and 8.8m MRVs can enter the site in a forward direction, park and turn around (as required), and exit the site in a forward direction.

C2.6.1 Construction of parking areas	
Performance Criteria P2 Access for commercial vehicles to and from the site must be safe, having regard to: a) The types of vehicles associated with the use; b) The nature of the use c) The frequency of loading and unloading d) The area and dimensions of the site e) The location of the site and nature of traffic in the area of the site f) The effectiveness or efficiency of the surrounding road network; and g) Site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.	

6.2 Road and Railways Assets Code

6.2.1 Use Standards

The proposed development has been assessed against the Use Standards of the Planning Scheme's Road and Railway Assets Code, shown below.

Table 8: Road and Railways Assets Code - Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
Acceptable Solution/ Performance Criteria	**Comment**
Acceptable Solution A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: a) A new junction b) A new vehicle crossing; or c) A new level crossing. **Acceptable Solution A1.2** For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. **Acceptable Solution A1.3** For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	**Acceptable Solution A1.1, A1.3 and A1.4 are not applicable** As the development is not located in the vicinity of a category 1 road or limited access road, the rail network or using an existing vehicle crossing or private level crossing, Acceptable Solutions A1.1, A1.2 and A1.4 are not applicable. **Complies with Acceptable Solution A1.5** As the development has been designed such that all vehicles can enter and exit the site in a forward direction, all vehicles are thus able to exit and enter Tunnack Road in a forward direction.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Acceptable Solution A1.4

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

a) The amounts in Table C3.1; or

b) Allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

Acceptable Solution A1.5

Vehicular traffic must be able to enter and leave a major road in a forward direction.

Performance Criteria P1

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

a) Any increase in traffic caused by the use

b) The nature of the traffic generated by the use

c) The nature of the road

d) The speed limit and traffic flow of the road

e) Any alternative access to a road

f) The need for the use

g) Any traffic impact assessment; and

h) Any advice received from the rail or road authority.

Satisfies Performance Criteria P1 in place of Acceptable Solution A1.2

As consent from the road authority (Council) has not yet been given for the development, it does not meet Acceptable Solution A1.2. It does, however, satisfy Performance Criteria P1 as follows:

a) The traffic generated by the development during peak periods and daily, during both construction and operation, is very low and is thus not expected to significantly impact the operation of the Tunnack Road/ Bentwick Street or Tunnack Road/ Hastings Street intersections from a level of service perspective

b) The development will increase heavy vehicle movements at the Tunnack Road/ Hastings Street and Tunnack Road/ Bentwick Street intersection. To ensure continued high levels of safety for vehicles on the surrounding road network, temporary traffic management should be provided at the intersection and on Bentwick Street and Hastings Street, where applicable, during the ingress and egress of heavy vehicles

c) As Tunnack Road currently carries 14% heavy vehicles, of which approximately 1.9% are semi-trailers or larger, additional heavy vehicles generated by the development are expected to have minimal impact on the operation of Tunnack Road. Both Bentwick Street and Hastings Street are rural local roads and currently carry low traffic volumes. Due to the low number of light and heavy vehicle movements generated by the site, the nature of the road, post construction, is expected to be minimally impacted

d) The speed limit on Tunnack Road is 100km/h. A 100km/h speed limit is expected to be suitable for vehicles travelling to and from the site with the provision of temporary traffic management during the turning of heavy vehicles to and from Tunnack Road. As both Bentwick Street and Hastings Street are subject to low traffic volumes, the additional traffic onto the roads generated by the development is not anticipated to detrimentally impact either road

e) Two accesses have been provided to the site from Hastings Street, one of which is proposed to only be used by emergency vehicles. One two-way access and exit, and one exit is proposed on Bentwick Street. Accesses are not anticipated to have a significant impact on the operation of the surrounding road network

f) The development will provide jobs in the area and help stimulate the local economy

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
	g) As discussed in Section 4 and Section 5, recommended upgrades to the surrounding road network and the proposed site accesses and circulation roads are expected to ensure the continued high levels of safety and efficiency of the road network surrounding the site; and h) Advice received from the road authority (Council) has been addressed in this report. Advice from the Department of State Growth has not been received.

6.2.2 Development Standards

The proposed development has been assessed against the Development Standards of the Planning Scheme's Road and Railways Assets Code, shown below.

Table 9: Road and Railways Assets Code - Development Standards

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area	
Objective: To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
Acceptable Solution/ Performance Criteria	**Comment**
Acceptable Solution A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	**Not applicable** As the development is not intended to have a sensitive use, Acceptable Solution A1 is not applicable.

7. Conclusion

An assessment of the traffic impacts associated with the proposed development of a bottling plant, cooperage and bond store warehouse at 20 Bentwick Street, Oatlands has been prepared in accordance with the department of State Growth's Publication *Traffic Impact Assessments (TIA) Guidelines* and with reference to the *Tasmanian Planning Scheme* and *Southern Midlands Local Provisions Schedule.* The results of the assessment may be summarised below:

- The crash history shows that four crashes have occurred in the most recent 10-year period in the vicinity of the site. No crash patterns of concern were noted, although significant future development may warrant the installation of lighting along Tunnack Road
- The traffic generation of the development is expected to have minimal impact on the surrounding road network based on the existing low traffic volumes and the low traffic generation of the development
- The parking provision does not meet the requirements of the Planning Scheme, however based on the operation of the site, it is expected that only 13 car parking spaces are required. As the development is only providing 6 car parking spaces, it does not meet the minimum requirements. There is sufficient space on site to provide the additional spaces
- Based on swept paths, the existing and proposed site access and exit widths are expected to be sufficient to enable the ingress and egress of MRVs and semi-trailers to and from the site. Note that temporary traffic management may be required to ensure these movements can be completed safely with minimal impact to the surrounding road network
- There is expected to be sufficient space on site to provide light vehicle and heavy vehicle parking in accordance with the requirements of AS 2890.1 and AS 2890.2, and thus the Planning Scheme
- The sight distances at both the Tunnack Road/ Bentwick Street and Tunnack Road/ Hastings Street intersections, as well as at the existing and proposed site accesses meet the requirements of the Austroads Guide; and
- Pedestrian paths are not expected to be required throughout the development, although a Vehicle Management Plan is recommended post construction to ensure the safe sharing of the site between vehicles and pedestrians.

The following upgrades to the surrounding road network are recommended to provide safe and efficient travel to and from the site:

- Seal/ reseal Bentwick Street for the initial 20m from the Tunnack Road/ Bentwick Street intersection, such that loose gravel is not transported onto Tunnack Road. Should dust suppression and maintenance continue to be an issue, consideration may be given to sealing Bentwick Street and/ or Hastings Street; and
- Fill the potholes present east of the accesses to the development along both Bentwick Street and Hastings Street.

Site Plans

Appendix A

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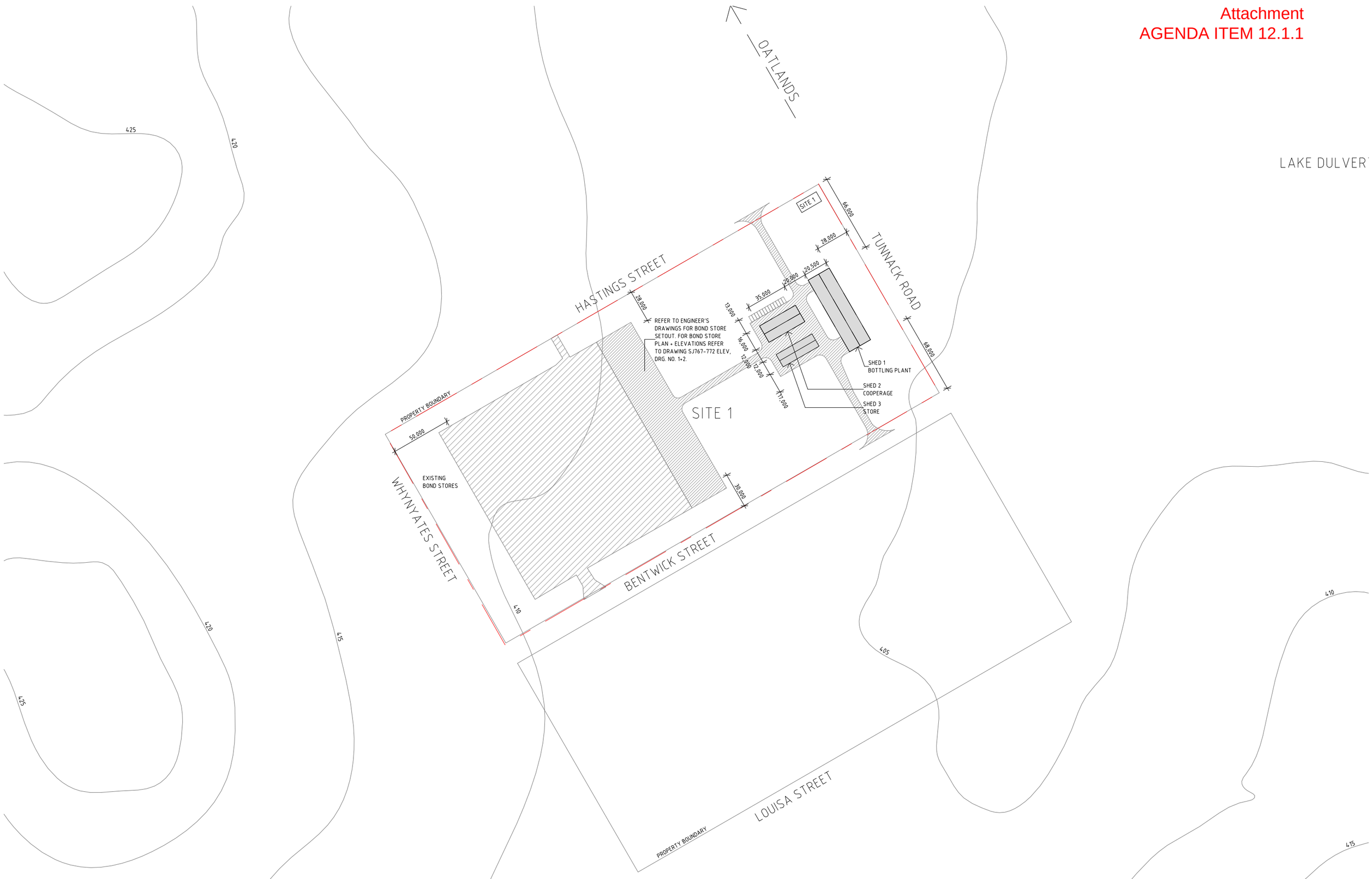
OATLANDS
LAKE DULVER
HASTINGS STREET
TUNNACK ROAD
BENTWICK STREET
LOUISA STREET
WHYNYATES STREET
PROPERTY BOUNDARY
PROPERTY BOUNDARY
SITE 1
SITE 1
EXISTING
BOND STORES
REFER TO ENGINEER'S
DRAWINGS FOR BOND STORE
SETOUT. FOR BOND STORE
PLAN + ELEVATIONS REFER
TO DRAWING SJ767-772 ELEV,
DRG. NO. 1+2.
SHED 1
BOTTLING PLANT
SHED 2
COOPERAGE
SHED 3
STORE
66.000
28.000
20.500
20.000
35.000
28.000
13.000
16.000
12.000
12.000
11.000
68.000
50.000
30.000
425
420
415
410
405

Swept Paths

Appendix B

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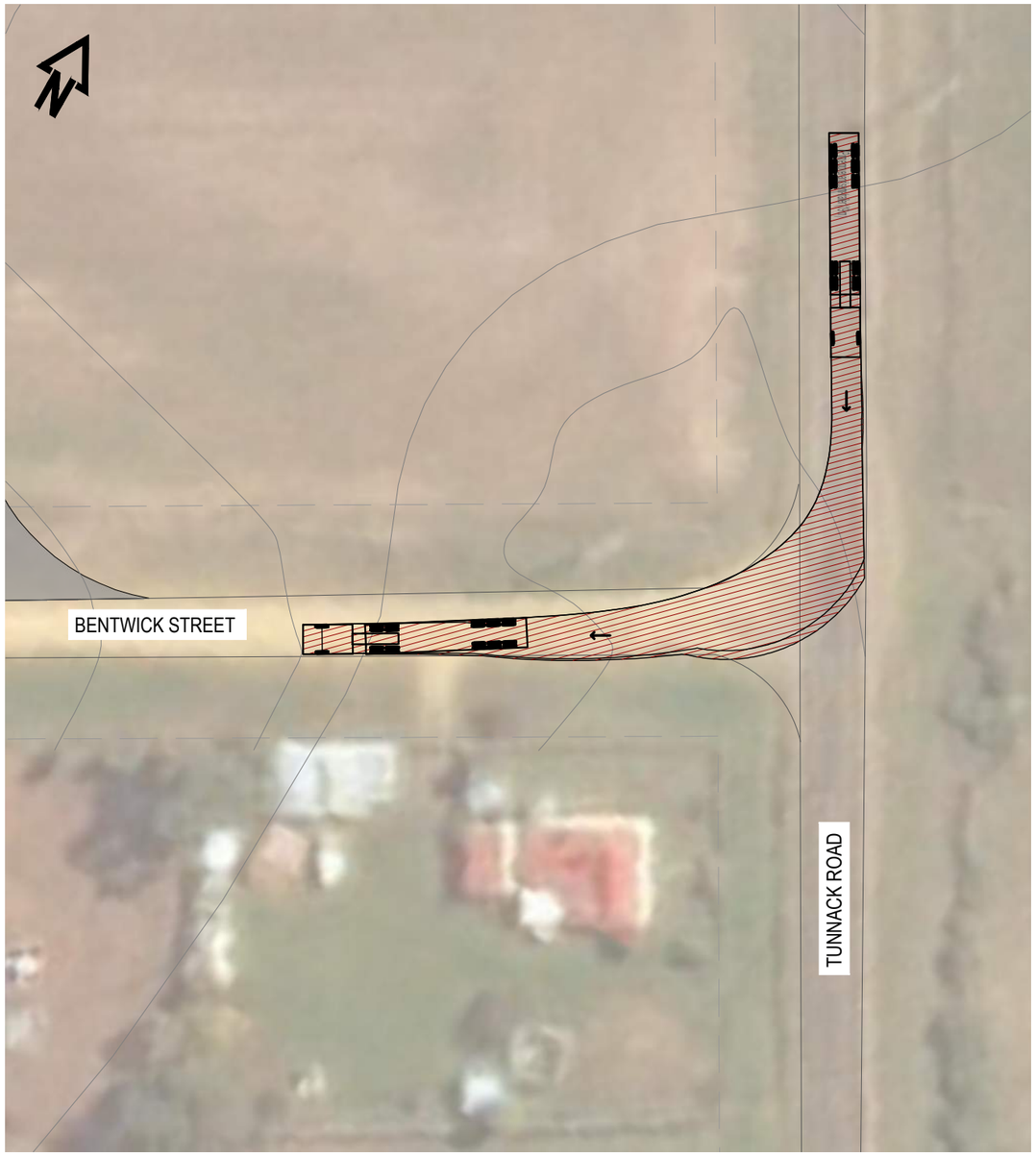
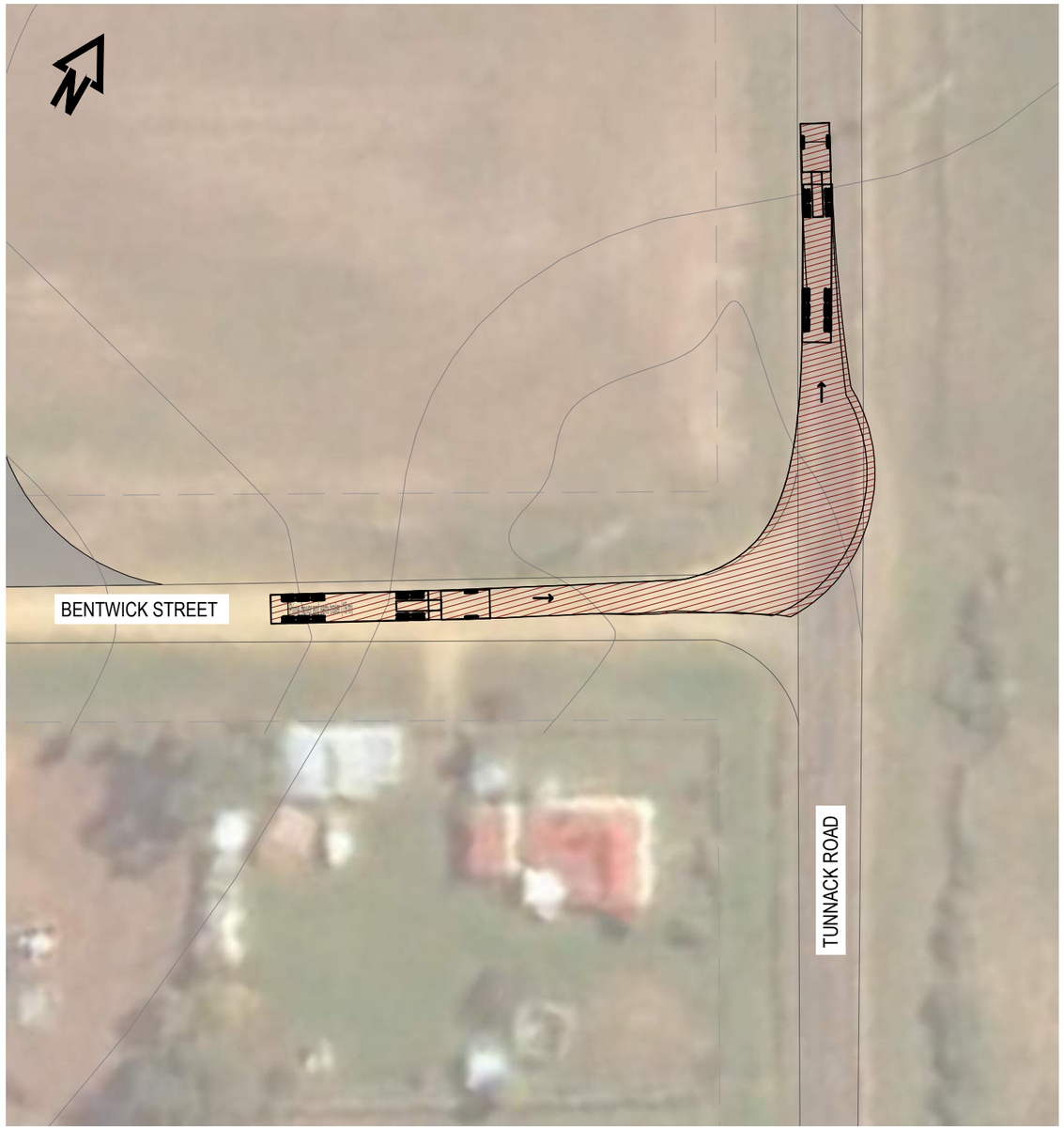
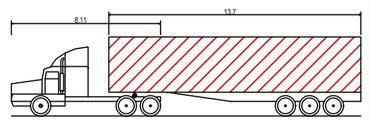


TUNNACK ROAD TO BENTWICK STREET
19m SEMI TRAILER



BENTWICK STREET TO TUNNACK ROAD
19m SEMI TRAILER

PRIME MOVER AND SEMI-TRAILER (19m)



Overall Length	19.000m
Overall Width	2.500m
Overall Body Height	4.300m
Curb to Curb Turning Radius	12.500m

P&S FORM DRG-A3 REV - 10

REFERENCE FILES ATTACHED:

DRAWING REVISION HISTORY

No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
A	ISSUED FOR DA APPROVAL	OVH	OVH	NPA	15/05/2024
		OVH	OVH	NPA	26/10/2022

APPROVED

ORIGINAL COPY ON FILE
"e" SIGNED BY

SIGNED

DATE

SCALE (PLOTTED FULL SIZE) AS SHOWN (A3)

SHEET SIZE A3

5 0 5 10 15 20
SCALE IN METRES - 1:500

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pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309

CLIENT: COVA

PROJECT: 20 & 25 BENTWICK STREET, OATLANDS
TIA

STATUS: FOR APPROVAL

DRAWING TITLE: SWEPT PATHS
SHEET 1

DATUMS: AHD / MGA

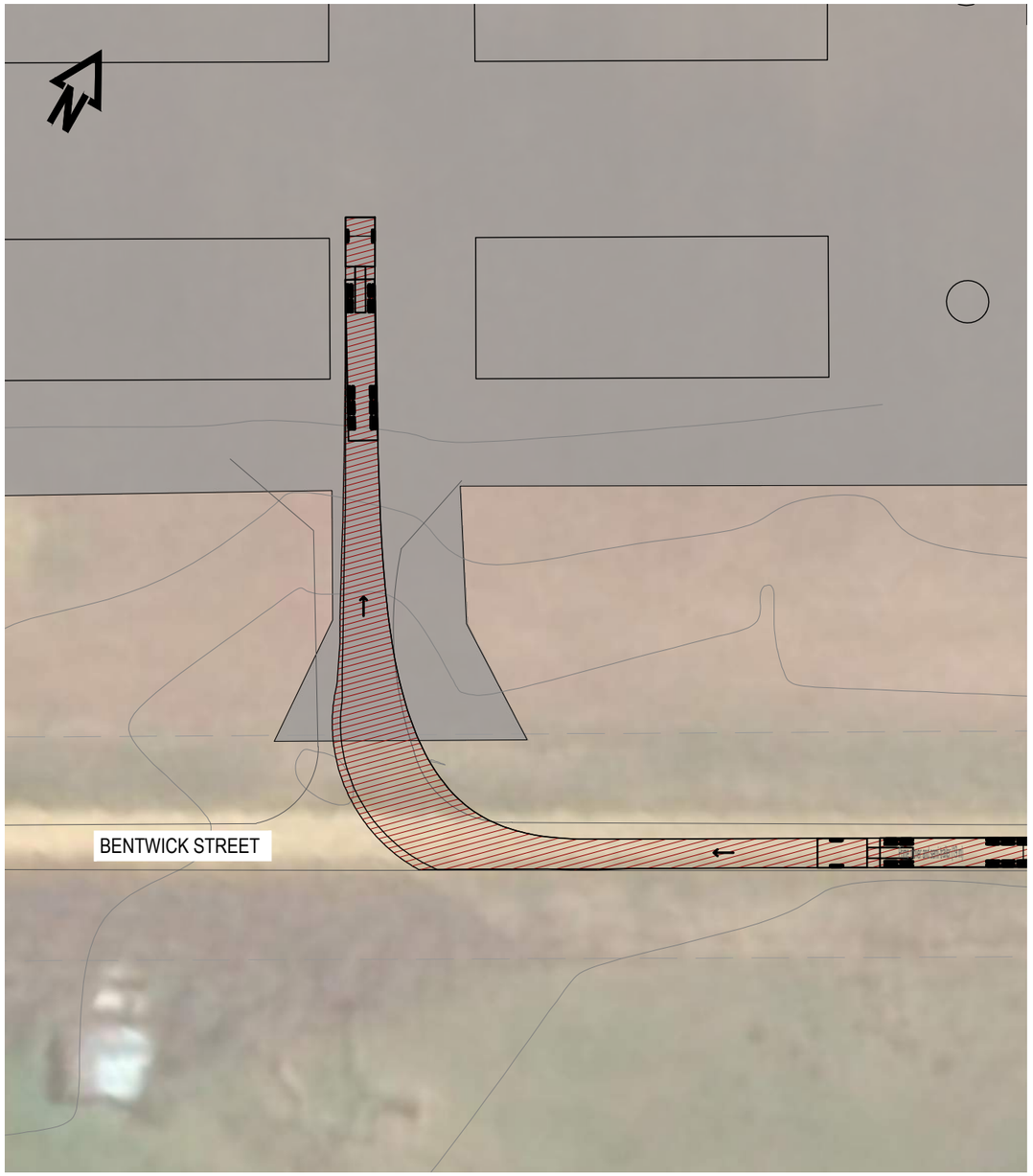
CLIENT No. -

DRAWING No. S-P.22.1284-00-CIV-DRG-1101

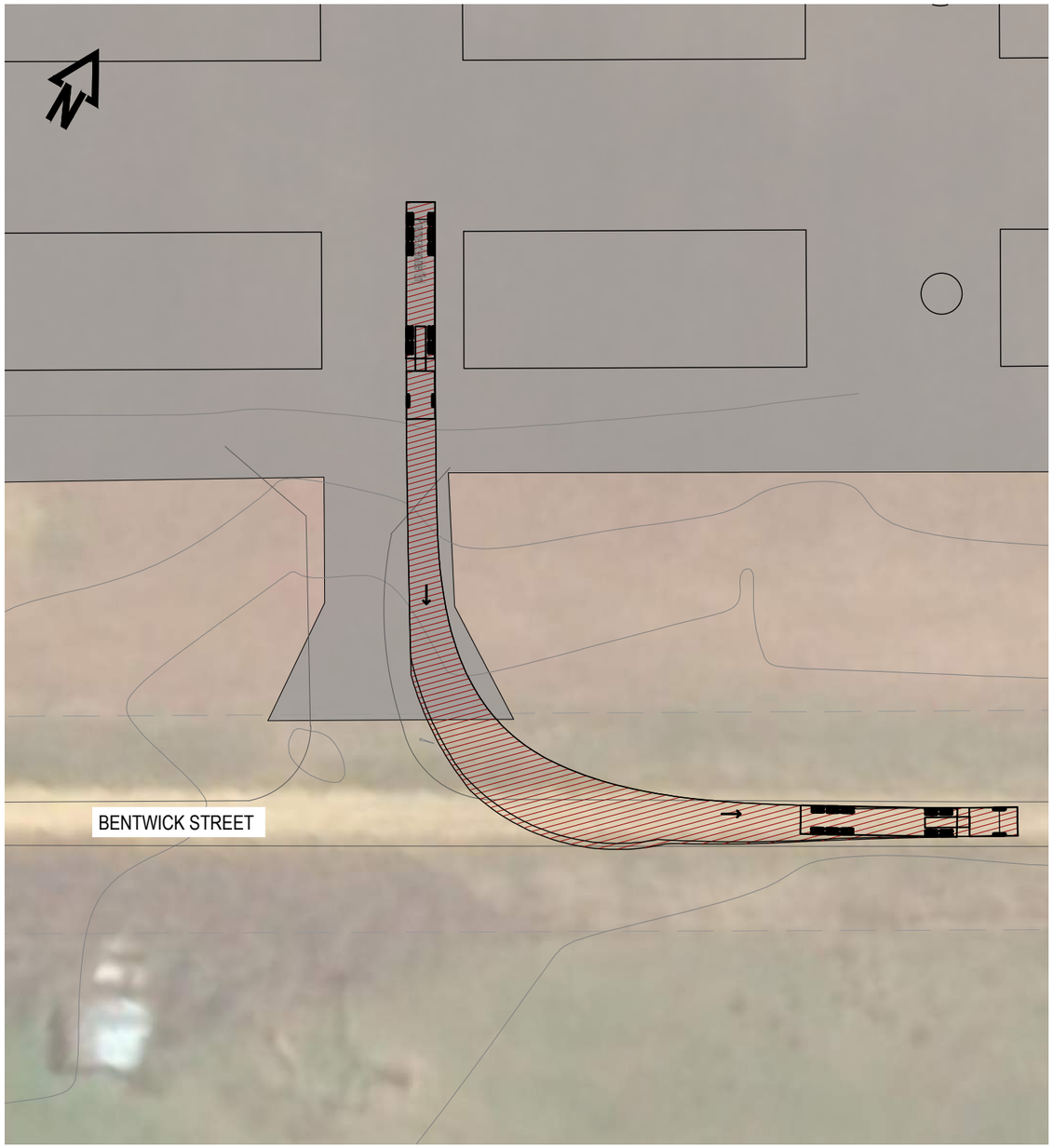
REVISION A

PRINT IN COLOUR

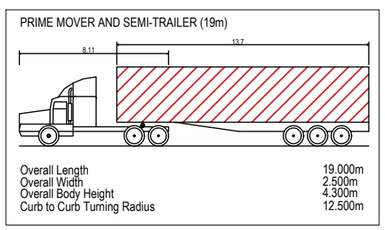
May. 15, 24 - 16:19:49 Name: S-P.22.1284-00-CIV-DRG-1101.dwg



BENTWICK STREET INTO BOTTLING PLANT
19m SEMI TRAILER



BOTTLING PLANT ONTO BENTWICK STREET
19m SEMI TRAILER



REFERENCE FILES ATTACHED:

DRAWING REVISION HISTORY

No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
A	ISSUED FOR DA APPROVAL	OVH	OVH	NPA	15/05/2024
		OVH	OVH	NPA	26/10/2022

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DATE

SCALE (PLOTTED FULL SIZE) AS SHOWN (A3)
SHEET SIZE A3
5 0 5 10 15 20
SCALE IN METRES - 1:500

pitt&sherry
pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309

CLIENT: COVA
PROJECT: 20 & 25 BENTWICK STREET, OATLANDS TIA
STATUS: FOR APPROVAL

DRAWING TITLE: SWEPT PATHS SHEET 2
DATUMS: AHD / MGA
CLIENT No.: -
DRAWING No.: S-P.22.1284-00-CIV-DRG-1101
REVISION: A
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May. 15, 24 - 16:19:49 Name: S-P.22.1284-00-CIV-DRG-1101.dwg

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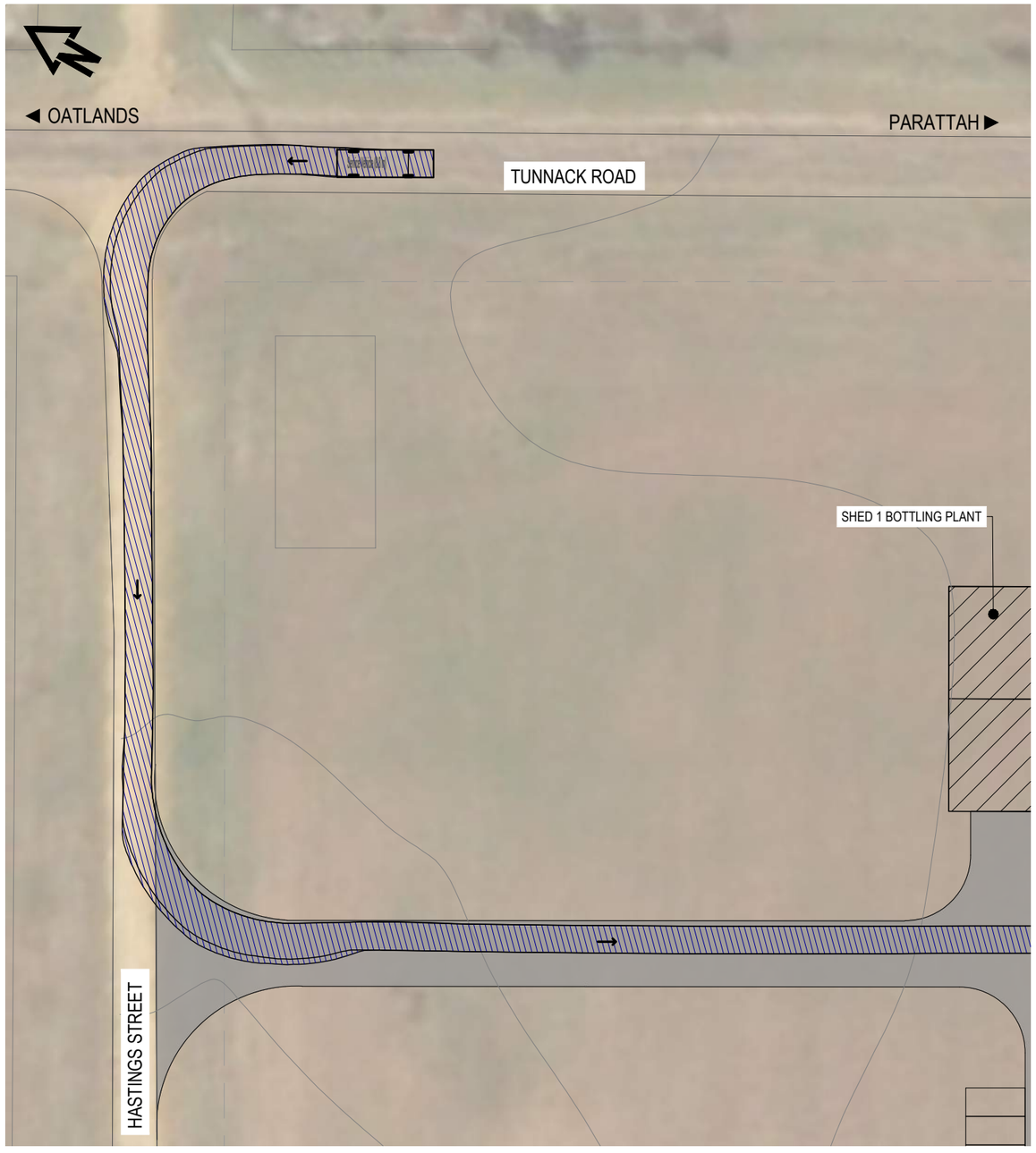
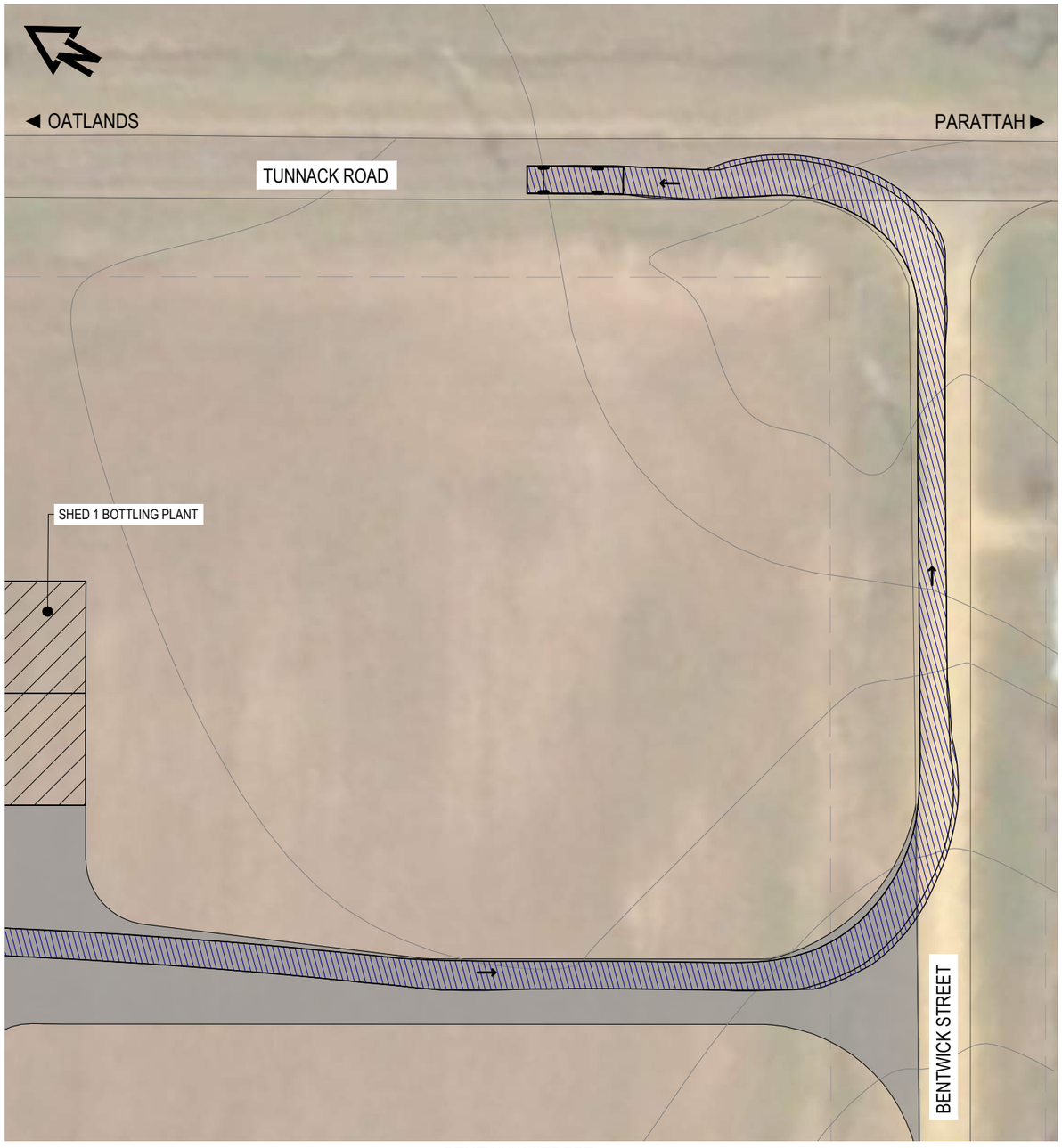
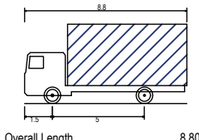


HASTINGS STREET
ENTRY TO BOTTLING PLANT
8.8m MEDIUM RIGID VEHICLE



BENTWICK STREET
EXIT FROM BOTTLING PLANT
8.8m MEDIUM RIGID VEHICLE

MEDIUM RIGID VEHICLE (8.8 m)



Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	4.300m
Curb to Curb Turning Radius	12.500m

P&S FORM DRG-A3 REV - 10

REFERENCE FILES ATTACHED:

DRAWING REVISION HISTORY

No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
A	ISSUED FOR DA APPROVAL	MJM	NPA	NPA	15/05/2024
		MJM	NPA	NPA	15/05/2024

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SIGNED
DATE

SCALE (PLOTTED FULL SIZE) 1:500m (A3)
SHEET SIZE A3

5 0 5 10 15 20
SCALE IN METRES - 1:500

pitt&sherry
pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309

CLIENT: COVA
PROJECT: 20 & 25 BENTWICK STREET, OATLANDS
TIA
STATUS: FOR APPROVAL

DRAWING TITLE: SWEPT PATHS
SHEET 3

DATUMS: AHD / MGA
CLIENT No. -
DRAWING No. S-P.22.1284-00-CIV-DRG-1101
REVISION A
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May. 15, 24 - 16:19:50 Name: S-P.22.1284-00-CIV-DRG-1101.dwg

Attachment
AGENDA ITEM 12.1.1

pitt&sherry

20 Bentwick Street, Oatlands

Traffic Impact Assessment

Pitt & Sherry
(Operations) Pty Ltd
ABN 67 140 184 309

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Located nationally —
Melbourne
Sydney
Brisbane
Hobart
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Newcastle
Devonport

Appendix D Bushfire report

20 Bentwick Street, Oatlands

Bushfire Hazard Report

For planning approval

11 July 2024

ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

Job Number: 1718-089

Cover Image Provided by: Nic Hume

Document Status

Document Version	Date	Author	Reviewer
DRAFT_V1	18 July 2022	Clare Hester	Mark O'Brien
DRAFT_V2	21 July 2022	Clare Hester	TFS Review
FINAL	28 October 2022	Clare Hester	TFS endorsement
FINAL_V2	11 July 2024	Clare Hester	TFS Review

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1 Introduction

1.1 Purpose of the report

ERA Planning and Environment have been engaged by Lake Frederick Inn Pty Ltd to prepare a Bushfire Hazard Report including a Bushfire Hazard Management Plan (BHMP) for a proposed development of six bond stores (in addition to the 18 existing), a cooperage, storage shed and bottling plant on 20 Bentwick Street, Oatlands (CT 122266/2).

Each bond store will store aging malt whiskey and will have a storage capacity of 95,000 L. That is, the land will have up to 2,280,000 litres of whiskey stored on site. This quantity exceeds the Manifest Quantity for the storage of flammable liquids pursuant to Schedule 11 – Placard and Manifest Quantities and therefore requires an assessment against the provisions of the E13.0 Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme – Southern Midlands*.

Enquiries relating to this planning report should be directed to:

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Manager Planning
ERA Planning & Environment
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Phone: 03 6165 0443

1.2 The proposal

Each of the bond stores are 30 m x 12 m with an approximate height of 6.7 m. The bond stores will have a pitch roof. The proposed bottling plant will be 70 m x 20.5 m with a height of 10.9 m; the storage shed 12 m x 35 m with a height of 6.8 m and the proposed cooperage 16 m x 35 m with a height of 8.9 m.

The proposed use of each building is outlined as follows:

- The bond stores will be used for the storage of aging malt whiskey and will have a storage capacity of approximately 95,000 L per shed. Each bond store exceeds the manifest quantity of 10,000 L.
- The cooperage will be used to make the barrels to store the whisky. This building is greater than 100 m from the bond stores, will not store whiskey and therefore does not form part of the hazardous use.
- The bottling plant will transfer the aged whiskey from barrel to bottle. The proponent has stated that the bottling plant will not contain 10,000 L (or more) whiskey at one time. This building is greater than 100 m from the bond stores and therefore does not form part of the hazardous use.
- The shed will be used to store empty casks associated with the use of the sites. This building is greater than 100 m from the bond stores, will not store whiskey and therefore does not form part of the hazardous use.

The site of 20 Bentwick would have three accesses, two would be located off Hastings Street (one existing and one proposed) and one would be located off Bentwick Street (existing). The new access is to provide direct vehicular access to the cooperage and bottling plant from Hastings Street.

There is no reticulated infrastructure available to site, and therefore all water for the purposes of bushfire will be stored on site.

A proposed site plan is shown in Figure 1 and plans for the proposal are attached at ***Appendix A***.

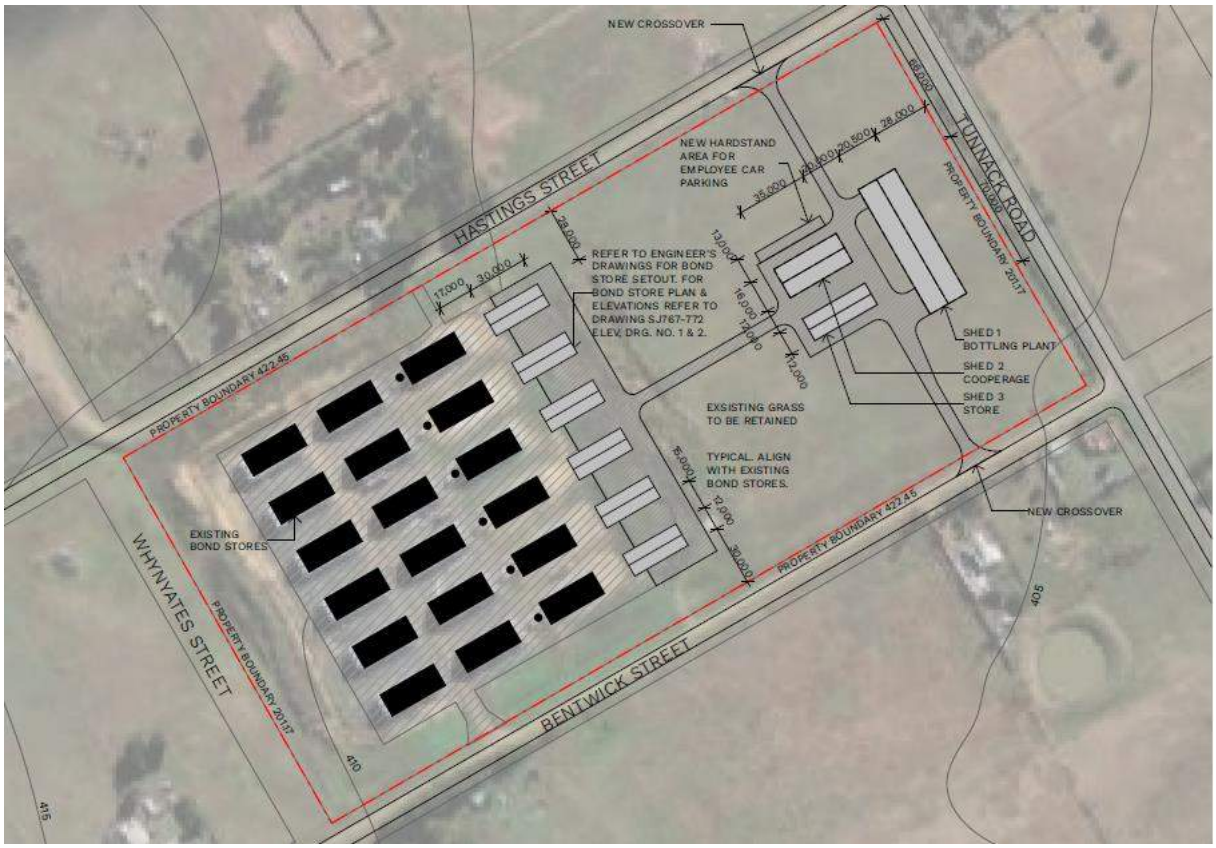


Figure 1: Proposed site plan (Source: Cumulus)

2 Site description

2.1 Title details

The site for the purposes of this application is contained within Certificate of Titles CT 122266/2. There are no easements or covenants on the title that effect this bushfire hazard assessment.

Title documents are attached at ***Appendix B***.

2.2 Site area and surrounds

The site known as 20 Bentwick Street has a site area of 8.698 ha and is bound by Hastings Street to the north (gravel), Tunnack Road to the east (sealed), Bentwick Street to the south (gravel) and Whynyates Street (unformed) to the west. The site currently contains 18 bond stores and 6 water tanks.

The site is generally flat and approximately 1 km south of Oatlands, 300 m west of Lake Dulverton and less than 400 m south of the Light Industrial area on Chatham Street, Oatlands (see Figure 2 and Figure 3).

Approximately half of 20 Bentwick Street is covered by low threat vegetation or non-vegetated areas in accordance with table 2.3 of AS3959-2018, with the remaining area being unmanaged grassland. The surrounding area is a mixture of unmanaged grassland used for the grazing of animals and residential dwellings with managed gardens; the latter satisfying low threat vegetation or non-vegetated areas in accordance with clause 2.2.3.2 of AS3959-2018.

Primary access to 20 Bentwick Street is an unsealed 4 m wide road in a 20 m wide road reserve of both Bentwick and Hastings Street.

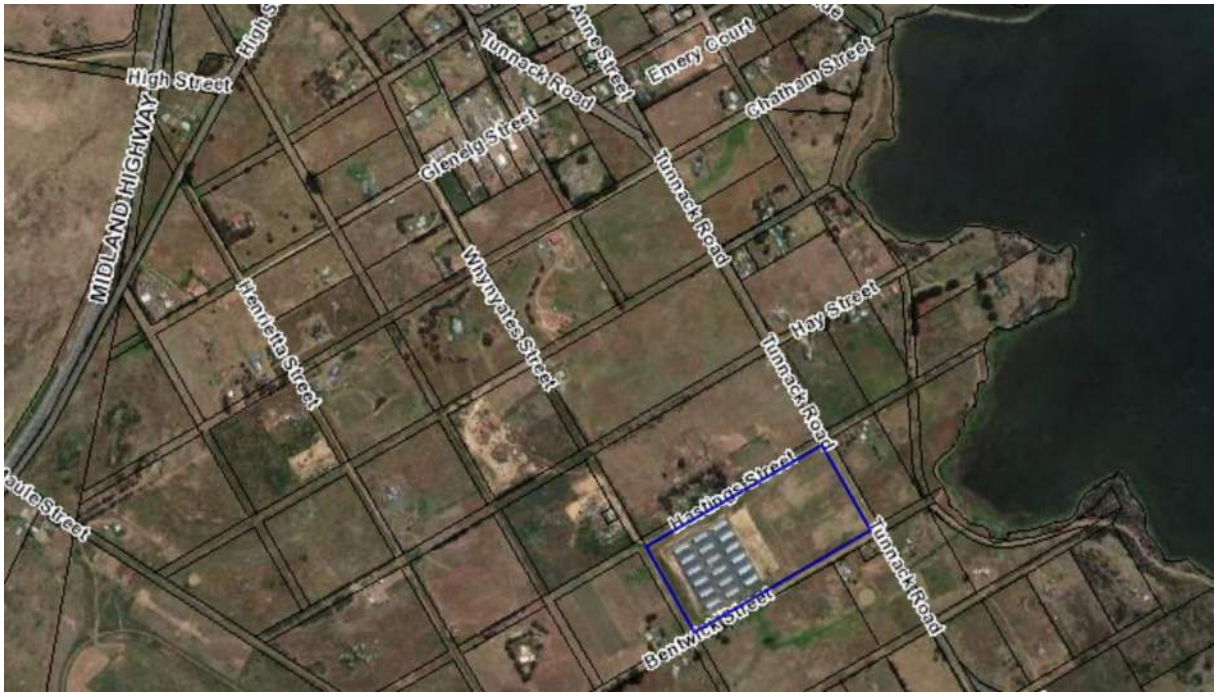


Figure 2: Subject properties highlighted in blue. (Source: LISTmap 11 July 2024)

2.3 Planning context

The relevant planning instrument for use and development of the site is the *Tasmanian Planning Scheme – Southern Midlands* (the planning scheme). The site known as 20 Bentwick Street is zoned Rural and the surrounding land is zoned Rural to the north, east and west and Agriculture to the south (see Figure 3). The site is in the Bushfire-Prone Areas overlay under the planning scheme.

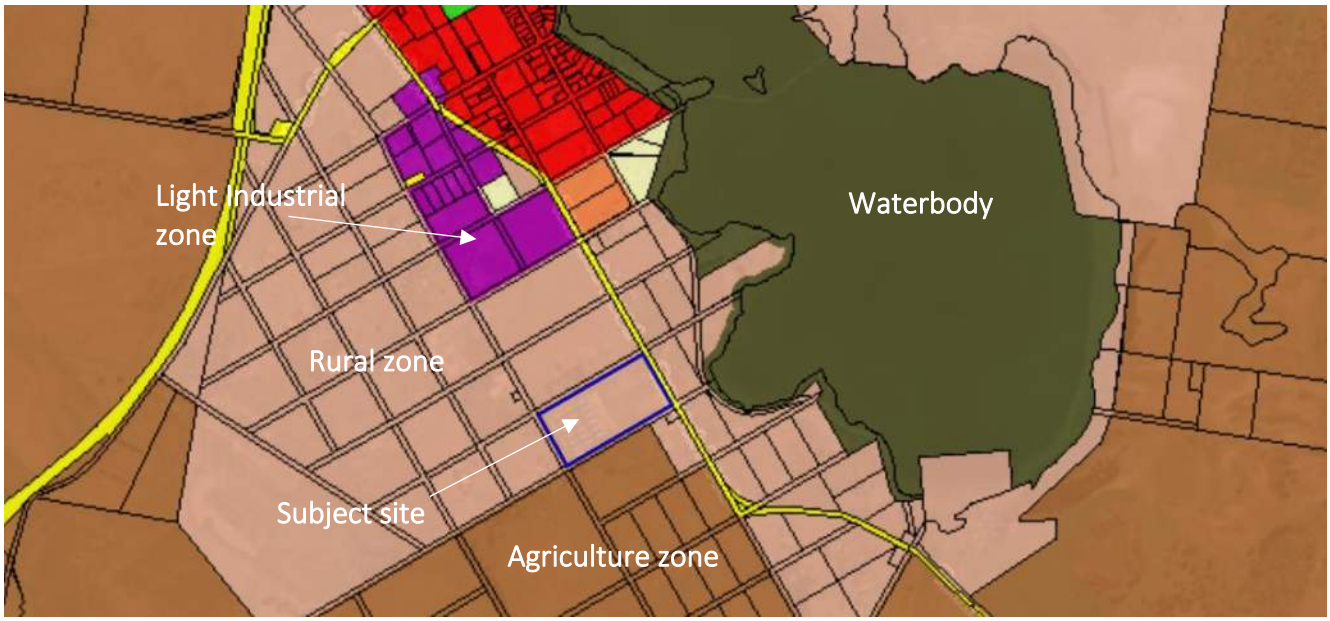


Figure 3: Site context with zoning (Source: LISTmap 11 July 2024)

2.4 Natural values

The TASVEG 4.0 database maps the site as containing FAG (Agricultural land) with 25 Bentwick Street containing a small area of FUR (Urban area) as shown in Figure 4.

Figure 4: TASVEG 4.0 classification (source: LISTmap 11 July 2024)

2.5 Fire history of area

Figure 5 below identifies the fire history of the site and surrounding area. The nearest fires occurred in 2013 – 2014, approximately 250 m to the southeast and in 2015 – 2016 approximately 1.8 km to the southwest. It is recognised that additional fires may have occurred in the area to that identified on the LIST.

Figure 5 - Fire history of area (Source: LISTmap 11 July 2024)

3 Bushfire hazard assessment

The subject site is in the Bushfire-Prone Areas overlay for the Southern Midlands local government area and within 100 m of an area of bushfire-prone vegetation equal to or greater than 1 ha. Therefore, the site is within a 'bushfire prone area' as defined under E13.0 Bushfire-Prone Areas Code of the planning scheme.

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of *AS 3959:2018 construction of buildings in bushfire-prone areas*, which is required to determine compliance with planning and building requirements for bushfire protection.

3.1 Vegetation and effective slope

AS 3959:2018 provides categories for classifying vegetation based on structural characteristics.

The Bushfire Attack Level (BAL) determines the likely exposure to uncontrolled bushfire hazard. The method for determining BAL ratings is outlined in AS 3959:2018. This assessment has relied on Method 1, which considers vegetation type, distance from hazardous vegetation and effective slope.

'Effective slope' refers to the slope of land underneath bushfire-prone vegetation relative to the subject site. Effective Slope affects a fire's rate of spread and flame length and is accordingly a critical aspect affecting bushfire behavior. AS 3959:2018 refers to five categories of effective slope and these have been used for the purposes of this analysis.

Figure 6 shows land within 100 m of the proposed development site and the areas of vegetation classified as bushfire prone.

Figure 6 - Site analysis

3.1.1 Vegetation assessment in accordance with Table 2.3 of AS 3959:2018

The applicable Fire Danger Index (FDI) for Tasmania is 50 as per AS 3959:2018 Table 2.6. The vegetation within 100 m of the site has been assessed below.

Group G – Grassland

As illustrated in Figure 6, the site is partially covered with unmanaged grassland with around half of the site currently used and developed with bond stores and subsequently either managed vegetation or non-vegetated area. The grassland vegetation is shown in Figure 7 to Figure 9 below which has an effective slope of upslope/0° of the proposed development area.

This vegetation is classified as Group G – Grassland in accordance with Table 2.6 of AS 3959:2018.

Figure 7: view north east across 20 Bentwick Street from Bentwick Street road reserve (C Hester 27 May 2022)

Figure 8: View north from Hastings Street road reserve (C Hester November 2020)

Figure 9: View west from Bentwick Street road reserve (C Hester November 2020)

Low Threat Vegetation

As illustrated in Figure 6, the site and surrounds are a mixture of grassland and low threat vegetation. The site known as 20 Bentwick Street contains previously approved bond stores as shown in Figure 10 with the surrounding area containing several dwellings with managed gardens within 100 m of the site boundaries (see Figure 11 and Figure 12).

Built upon areas including buildings, road, parking areas and areas permanently cleared of vegetation are all considered non-vegetated areas in accordance with clause 2.2.3.2 (e) with maintained lawns and cultivated gardens considered low threat vegetation in accordance with clause 2.2.3.2 (f) of AS3959:2018.

Figure 10: View of existing and partially constructed bond stores on 20 Bentwick Street from Bentwick Street road reserve (C Hester 27 May 2022)

Figure 11: View of dwelling at 30 Hastings Street taken from Hastings Street road reserve (C Hester November 2020)

Figure 12: View of 11 Bentwick Street from Bentwick Street road reserve (C Hester 27 May 2022)

3.2 Bushfire Attack Level (BAL)

The applicable Fire Danger Index (FDI) is 50 in accordance with AS 3959:2018 Clause 2.2.2. The vegetation within 100 m of the site has been assessed below. Note: in accordance with Table 2.6, the determination of the Bushfire Attack Level for grassland is up to 50 m – that is, grassland further than 50 m will result in the classification of the BAL as LOW.

The site area is comprised of a single title (20 Bentwick Street); the assessment recognises that all bond stores would be constructed in a single stage. Therefore, the entire site is to be managed as a hazard management area, which will benefit 20 Bentwick Street.

Table 1 - Existing separation distances between building area and bushfire-prone vegetation

Vegetation Classification	North	East	South	West
Group G – Grassland **LTV – Low threat vegetation**	0 m – 28 m G 28 m – 48 m LTV 48 m – 100 m G	0 m – 100 m G	0 m – 30 m G 30 m – 50 m LTV 50 m – 100 m G	0 m – 100 m LTV
Exclusions (where applicable)	**Paragraph from clause 2.2.3.2**			
	Subclause (e)	N/A	Subclause (e)	Subclause (e)

Effective slope under classified vegetation (clause 2.2.5)

Effective Slope under the classified vegetation	Upslope/Flat	Upslope/Flat	Upslope/Flat	Upslope/Flat

Determination of Bushfire Attack Level (BAL)

BAL value for each side of the building area	North	East	South	West
	BAL – 12.5	BAL – FZ	BAL – FZ	BAL – LOW

The required hazard management areas (HMA) and minimum separation distances between bushfire-prone vegetation and the proposed building area is identified on the BHMP (see ***Appendix C***). The HMA must be implemented prior to occupation certificate and must be maintained by the owner in perpetuity.

Following implementation of the required HMA and minimum separation distances from bushfire-prone vegetation as detailed below, a bushfire attack level (BAL) rating of 12.5 can be achieved for the development. It is highlighted that due to the nature of the hazardous use, and in particular the total volume of flammable liquids being stored on both titles, the following separation requirements form part of the BHMP:

- Each bond store will have a hard stand area (ie non-vegetated area) of a minimum distance of 20 m.

- Each bond store will have a minimum HMA of 28 m rather than the minimum identified in Table 2.6 of 14 m (noting 20 m of the 28 m must be non-vegetated area such as a sealed or compacted gravel area).

Minimum separation distances from bushfire-prone vegetation	North	East	South	West
	48 m	100 m +	50 m	50 m +

4 Bushfire protection measures

A range of bushfire protection measures are recommended to improve resilience of the proposed development during a bushfire event and to achieve a tolerable level of residual risk to occupants. The protection measures are outlined in this section and have been consolidated in a Bushfire Hazard Management Plan (BHMP) under *Appendix C*.

4.1 Construction standards

The proposed bond stores are to be designed and constructed to a minimum of BAL-12.5 standard under AS 3959-2018. The minimum setbacks from bushfire-prone vegetation are demonstrated on the BHMP (***Appendix C***). The BAL is reliant on the implementation of the BHMP and ongoing management of the HMA.

The remaining buildings on the site plan: the store, cooperage and bottling plant inclusive, are not hazardous uses and therefore are not required to be designed and constructed to a BAL standard.

The BAL-12.5 design and construct requirement is for the bond store buildings as shown hatched and identified in Figure 13 below.

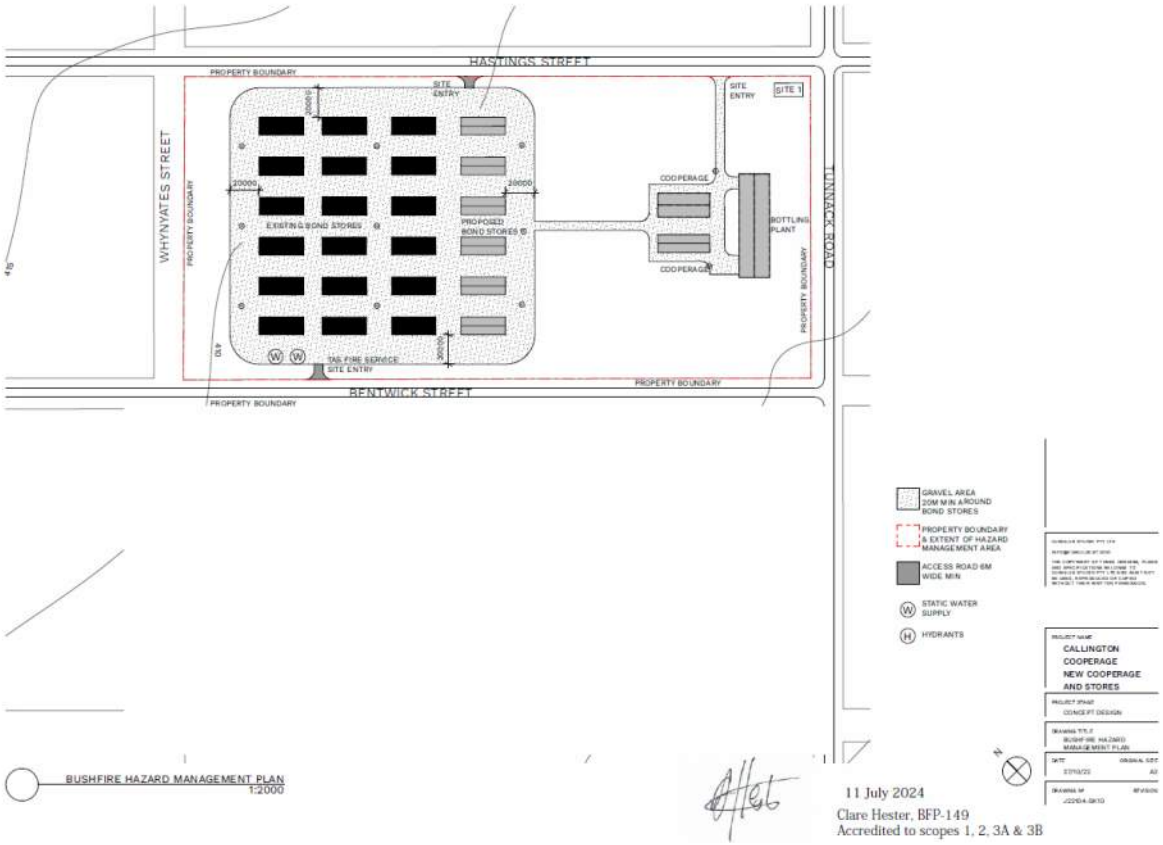


Figure 13 - Hazard Management Area for BAL 12.5 construction shown hatched

4.2 Access

The site of 20 Bentwick Street has existing vehicle crossovers from Hastings and Bentwick Street. The additional access point from Hastings Street will occur during detailed design.

The access to the water supply for the proposed development is more than 30 m in length with the firefighting appliances being required to access the onsite water supply. The private access must therefore be constructed to the specifications set out in Table 2 below.

Table 2 - Private Access Specifications

Table 4.2 Requirements for property access	
A. Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B. Property access length is 30 m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: a) all-weather construction; b) load capacity of at least 20 tonnes, including for bridges and culverts; c) minimum carriageway width of 4 m; d) minimum vertical clearance of 4 m; e) minimum horizontal clearance of 0.5 m from the edge of the carriageway; f) cross falls of less than 3 degrees (1:20 or 5%); g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; h) curves with a minimum inner radius of 10 m; i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10 m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4 m wide and 8 m long.
C. Property access length is 200 m or greater.	The following design and construction requirements apply to property access: a) The requirements for B above; and b) Passing bays of 2 m additional carriageway width and 20 m length must be provided every 200 m.
D. Property access length is greater than 30 m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: a) The requirements for B above; and b) Passing bays of 2 m additional carriageway width and 20 m length must be provided every 100 m.

4.3 Water

The site is not located in an area with a reticulated water service. As such, an onsite water supply must be provided for firefighting purposes. Due to the requirement to comply with the *Dangerous Goods (General) Regulations 1998* and the *Tasmanian Building Act 2016* the water supply on site will be reticulated and greater than the minimum 10,000 L per building area required for the bushfire standard. The water supply on site together with the hydrant locations is demonstrated on the Bushfire Hazard Management Plan (see ***Appendix C***).

The static water supply must comply with the specifications set out in Table 3.

Table 3 - Static Water Supply Specifications

Table 4.3B Requirements for Static Water Supply for Firefighting	
A. Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B. Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times; (c) Must be a minimum of 10,000 L per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems; (d) Must be metal, concrete, or lagged by non-combustible materials if above ground; and (e) If a tank can be located so it is shielded in all directions in compliance with section 3.5 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: (i) Metal; (ii) Non-combustible material; or (iii) Fibre-cement a minimum of 6 mm thickness.
C. Fittings, pipework and accessories (including stands and tank supports)	Fittings and pipework associated with a firefighting water point for a static water supply must: (i) Have a minimum nominal internal diameter of 50 mm; (ii) Be fitted with a valve with a minimum nominal internal diameter of 50 mm; (iii) Be metal or lagged by non-combustible materials if above ground; (iv) If buried, have a minimum depth of 300 mm[1]; (v) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;

[1] Compliant with *Australian/New Zealand Standard AS/NZS 3500.1-2003 Plumbing and drainage, Part 1: Water Services, Clause 5.23*

Table 4.3B Requirements for Static Water Supply for Firefighting	
	(vi) Ensure the coupling is accessible and available for connection at all times; (vii) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (viii) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (ix) If a remote offtake is installed, ensure the offtake is in a position that is: (i) Visible; (ii) accessible to allow connection by firefighting equipment; (iv) at a working height of 450 – 600 mm above ground level; and (v) protected from possible damage, including damage by vehicles.
D. Signage for static water connections	The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within *Australian Standard AS 2304-2019*; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E. Hardstand	A hardstand area for fire appliances must be: (a) No more than 3 m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than 6 m from the building area to be protected; (c) A minimum width of 3 m constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Hazard Management Areas

The Hazard Management Area (HMA) refers to land that is managed in a minimum fuel condition to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defendable space. The effectiveness of the hazard management area is reliant on ongoing maintenance by landowners.

Based on the existing separation distances of classified vegetation, the proposed bond stores would be BAL – FZ, predominately due to the extent of Grassland vegetation on the subject site and adjoining lots. It is noted that once the proposal is developed, all vegetation retained on the site will be managed in accordance with the BHMP and will, therefore be classified as low threat vegetation.

Following the implementation of the required HMA and minimum separation distances from bushfire-prone vegetation as detailed below, a bushfire attack level (BAL) rating of 12.5 can be achieved for the development. It is highlighted that due to the nature of the hazardous use and in particular the total volume of flammable liquids being stored on both titles the following separation requirements form part of the BHMP:

- Each bond store will be surrounded by a hard stand area (ie non vegetated area) of a minimum distance of 20 m.

- Each bond store will have a minimum HMA of 28 m rather than the minimum identified in Table 2.6 for a BAL 12.5 of 14 m (noting 20 m of the 28 m must be non-vegetated area such as a sealed or compacted gravel area).

The site area is comprised of a single title which are separated by Bentwick Street (a 20 m wide road reserve).

The requirements relating to the maintenance of HMA's are listed under Table 4 and

Table *5* below.

Table 4 – Required Hazard Management Area

Hazard Management Area Prescriptions				
Managed separation distances from bushfire-prone vegetation	North	East	South	West
	20 Bentwick Street 28 m	20 Bentwick Street 100 m +	20 Bentwick Street 100 m	20 Bentwick Street 50 m

Table 5 - Hazard Management Area Prescriptions

Hazard Management Area Prescriptions	
Within 10m of habitable buildings	• No storage of flammable materials (e.g. firewood); • Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); • Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	• Maintain canopy separation of approximately 2.0m; • Ensure no branches overhang habitable buildings; • Remove tree branches within 2.0m of ground level below; • Locate any new tree plantings 1.5 x their mature height from house; • Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	• Maintain grass cover at <100mm; • Maintain shrubs to <2.0m height; • Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); • Avoid locating shrubs directly underneath trees; • Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

5 Bushfire-Prone Areas Code

5.1 Purpose of the Code

The purpose of the Bushfire-Prone Areas Code (the code) is identified under clause C13.1 as follows:

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

In accordance with clause 13.2.1(b) the code applies to a hazardous use:

> *a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.*

A hazardous use means a use where:

(a) *hazardous chemicals of a manifest quantity are stored on a site…*

Each bond store has the capacity to store up to 95,000 L of whiskey (flammable liquid) which exceeds the manifest quantity of 10,000 L pursuant to the manifest quantity identified under Schedule 11 of the *Work Health and Safety Regulations 2012*. The site area once fully developed will contain 24 bond stores or the capacity for about 2,280,000 million litres of whiskey.

The applicable clauses are under clause C13.5.2 Hazardous uses.

5.2 Clause 13.5.2 A1/P1

There is no acceptable solution under clause E1.5.2 A1 Hazardous uses, accordingly P1 must be satisfied.

> *P1*
>
> *A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:*
>
> *a) the location, characteristics, nature and scale of the use;*
>
> *b) whether there is an overriding benefit to the community;*
>
> *c) whether there is no suitable alternative lower-risk site;*
>
> *d) the emergency management strategy and bushfire hazard management plan as specified in A2 and A3 of this Standard; and*
>
> e) *other advice, if any, from the TFS.*

The proposal is for bond stores, which involve the storage of a flammable liquid (whiskey). The whiskey will be partly processed off-site (all at Callington Mill in Oatlands) and partly on site (aging, cooperage, and bottling). The use involving the aging of the whiskey on the site utilising the 24 bond stores is an allowable use in the rural zone.

The place of origin is critical to whisky production and therefore having the bond stores in Oatlands where the whiskey can mature in proximity to where it is distilled provides a consistent product. That is, a critical part of producing whisky is place of origin and provenance, and being away from Oatlands would take away from the micro-climate of the maturation process; accordingly, for the proponent to produce quality whiskey, the bond stores should be in an open environment in proximity to the distillery. Importantly, the site meets all operational

requirements given the size and utilitarian nature of the proposed buildings, the requirement for the size of the land and the proximity to where the whiskey is to be distilled.

There are limited suitable alternative sites that enable the process of aging in a suitable environment, that is, the making of the barrels and the transfer from barrel to bottle in proximity to where the whiskey is matured in a lower risk environment, as the proposed use requires a large site area and access to non-urban areas. Therefore, all potential sites will be outside of urban areas given the use status for resource processing in urban zones such as the General Residential and General Business zones; that is, any alternative site would also be in a bushfire prone area.

The subject site and surrounding land are flat, contain primarily grassland vegetation and have good road access. More importantly, the size of the titles and the setbacks proposed result in a BAL-LOW to the east and west with the north and south having a 28 m setback with the bushfire hazard management plan requiring 20 m of this distance to be a non-vegetated area such as compacted gravel. It is highlighted that 14 m is the minimum allowed for a BAL 12.5.

Given the above, the site has been found to present a tolerable risk.

The proposal, which complies with A2 and A3 of this standard is consistent with the requirements of P1.

5.3 Clause 13.5.2 A2 – emergency management strategy

A2

An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.

An emergency management strategy for a hazardous use:

means a strategy that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering:

a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and

b) available fire protection measures to:

(i) prevent the hazardous use from contributing to the spread or intensification of bushfire;

(ii) limit the potential for bushfire to be ignited on the site;

(iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and

(iv) reduce risk to emergency service personnel.

The preparation of an emergency management strategy is critical to the mitigation of bushfire risk for the site and to achieve a tolerable level of risk for the proposed use. The emergency management strategy described below identifies the nature of the bushfire hazard and the mitigating risk considerations.

5.3.1 Nature of bushfire hazard

Grassland type bushfires are not uncommon in Tasmania and the site is surrounded primarily by grassland. The bushfire hazard management plan will ensure that a hard stand area at a minimum 20 m will surround the bond stores. As identified in section 2 of this report, the potential bushfire risk is generated from the unmanaged

grassland vegetation surrounding the site – noting that the land immediately surrounding the bond stores on all elevations will be graveled hardstand to a minimum distance of 20 m.

These graveled areas form part of the bushfire hazard management plan and substantially exceed the minimum BAL 12.5 distance of 14 m. In addition to the 20 m hardstand is additional hazard management areas where all grassland on the site are to be managed to be less than 100 mm. This results in the elevations to the west and east of the bond stores being a BAL LOW.

The potential bushfire scenario is therefore likely to be ember attack only. Importantly, it is unlikely that direct flame contact will occur given the surrounding non-vegetated areas and the minimum separation distance of 20 m from managed grassland and a minimum of 28 m from the nearest unmanaged grassland vegetation.

5.3.2 Mitigating the risks

The risk cannot be completely avoided given the proximity to grassland vegetation and the fundamental purpose of the use being for the storage of aging whiskey. The following is a breakdown of the risk.

5.3.2.1 Nature of risk

The risk is associated with the resource processing use; specifically, the storage of a flammable liquid (whiskey); there will be no other flammable substances within 100 m of the bond stores (noting the bottling plant which will store less than 10,000 L of whiskey is greater than 100 m from the bond stores. The buildings will be constructed to a BAL 12.5 and in combination with a minimum setback of 28 m from grassland (noting the gravel hard stand requirement of 20 m surrounding the bond stores), direct flame contact is unlikely; the flammable liquid will be isolated.

5.3.2.2 Occupancy characteristics

Visitation to the bond stores themselves will be limited due to the nature of the use. However, the site includes a bottling plant and cooperage and as a result, there will generally be people on site during daylight hours and into the evening. There will be approximately ten staff on site at one time with the operating hours of the bottling plant and cooperage being 7.00 am through to 10.00 pm. Employees visiting the bond stores will be limited to approximately one employee a week. Each staff member will always have access to a vehicle to leave the site in an emergency situation.

The proposed bond stores themselves are operationally benign with the occupancy characteristics for the site reflecting this.

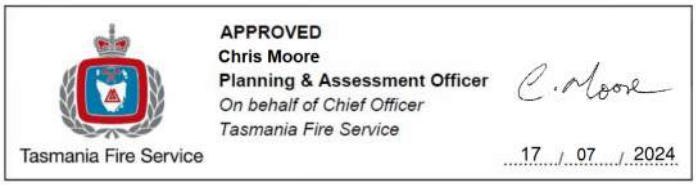
5.3.2.3 Offsite occupancy characteristics

The site is in an area used for a mixture of agricultural purposes and rural living and has frontage to Hastings Street and Bentwick Street which are in proximity to the sealed road of Tunnack Road (providing opportunity to head north or south) and approximately 1 km south of the township of Oatlands.

The site is not in proximity to schools, a dense urban area, or neighbourhood centre, with the nearest residential area being Oatlands.

5.3.2.4 Building and site vulnerability

The proposed bond stores will each have a floor area of 360 m^2; each bond store will be surrounded by a minimum of 20 m non-vegetated area with an overall minimum HMA of 28 m, will be constructed to BAL 12.5, and will each be serviced by a specialised water system including hydrants.



The area surrounding the hazardous use exceeds the setback requirements from bushfire prone vegetation, will exceed the water storage requirements due to the building standard requirements for the storage of a flammable liquid, meets the access requirements and either adjoins or is within 110 m from the sealed Tunnack Road, facilitating good access both to and from the site.

5.3.2.5 Likelihood and consequence of flammable liquid being impacted by fire

As described above, the barrels holding the liquid will be stored within a building constructed to BAL 12.5 and will be stored in accordance with *AS1940-2004 The storage and handling of flammable and combustible liquids*, thereby isolating the hazardous substance from the risk. A detailed fire engineering report will be required as part of the building approvals process which will require water availability well in excess of 10,000 L per building area. The fire engineering report will include a formal risk assessment process to comply with the requirements of the *Dangerous Goods (General) Regulations 1998* and the *Tasmanian Building Act 2016*.

The risk is further mitigated by the graveled area having a minimum width of 20 m around the bond stores, thereby minimising the risk of direct flame contact.

5.3.2.6 Emergency management structure and capability

It is highlighted that given the site is located on the edge of Oatlands, the emergency management in terms of bushfire must be undertaken in a manner that is consistent with the management of this area. That is, should the area be put on notice, evacuated or otherwise then the management of the site needs to be undertaken in alignment with the existing emergency management procedures.

The Emergency Management Strategy will be reliant on the training of staff regarding the emergency management procedures in the event of a bushfire and importantly, understanding the alert levels for a bushfire risk and the trigger for the closure of the site to personnel. The training will include:

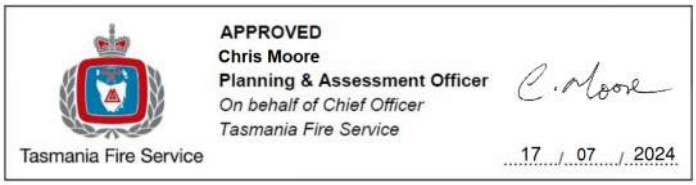
- Monitoring the Fire Danger Index (FDI) for the day. If the FDI is severe or greater (50+) then all staff (at the cooperage and/or bottling plant) are to be on high alert and monitor the bushfire threats in the area through the Tas Fire Service website (www.fire.tas.gov.au).
- If there is a bushfire in the area, the bushfire is to be continually monitored until the bushfire is no longer a risk.
- Understanding the trigger (through consultation with the fire agency) and the procedure for alerting all relevant personnel that the site is not to be accessed and the staff are to leave the site.
- Compulsory staff training is to be part of the induction process for all personnel that visit the site with the site managers being given a greater level of training involving the monitoring, alert levels, and the necessary contact people.

5.3.2.7 Primary and contingency bushfire safety options

The site is located on the edge of Oatlands. The monitoring of the fire and the direction given to the staff and visitors in terms of evacuation or otherwise, is the responsibility of the site manager.

Primary safety option

The primary response to a fire, in the area that has either a watch and act or emergency warning alert level or the fire is on the subject site, will be for all staff to evacuate the site. Given each staff member will have access to private transport (it is assumed that each person will drive or be driven in a private vehicle to the site given the isolated nature of the site) the expectation is that staff will self-drive when evacuating.



The site will not be accessible by the public.

The off-site evacuation point will be directed by the site manager and the location of the evacuation point will be determined once the nature, location, intensity, and direction of the fire is understood. For example, the safest option will generally be to relocate to Oatlands. However, in some circumstances, such as if the fire is in proximity to Oatlands, it may be appropriate to direct staff elsewhere such as south along Tunnack Road.

Contingency safety option

The contingency response to shelter on site is to only occur if it is determined by the safety manager that it is not safe to evacuate the site, due to the location, intensity, and direction of the fire. The onsite shelter location is to be the cooperage building given the fire will be a grass fire and no flammable liquid will be stored in this building.

5.3.3 Evaluation of risk

Whilst the storage of flammable liquid is a hazardous use, the materials are isolated from the bushfire hazard due to the barrels being stored in a building constructed to a BAL 12.5 and the graveled area surrounding the sheds.

The risk is manageable due to the following key factors:

- The site is on the edge of Oatlands, ensuring that any risk of fire and associated alert levels will be continually monitored by the Tasmanian Fire Service.
- An expansive area surrounding the bond stores will be non-vegetated (minimum of 20 m) with additional vegetation management to a minimum fuel load condition of the site to a minimum of 28 m (ie an additional 8 m), thereby ensuring the risk of direct flame contact is low.
- The site has good access to high quality public roads.
- Each building will have more than the required 10,000 L in water supply.
- The site is well staffed during daylight hours and into the evenings, Monday through to Saturday.
- The ease of shutting the site down to personnel given the bond stores themselves are operationally benign and there are no residents on site.
- The preparation of a Bushfire Emergency Management Plan in accordance with Bushfire Emergency Planning Guideline. The Bushfire Emergency Management Plan is a written set of instructions which detail what occupants and visitors to a site should do in preparation, response and following a bushfire emergency.

Accordingly, the proposed hazardous use on the subject site has a tolerable level of risk.

5.4 Clause 13.5.2 A3

A3

A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.

Appendix C contains the bushfire hazard management plan certified by the TFS. A3 is satisfied.

6 Building compliance

Future building work on the subject lots that is in accordance with the BHMP (***Appendix C***) can be relied upon for the purposes of building approval pursuant with Clause r.11H of the *Building Regulations 2014*. Clause 11F(2)(a) allows for a BHMP prepared for works of which the relevant site is a part, be used in support of the building permit application, if no more than six years old.

7 Conclusion

The proposal for the addition of six bonds stores, a cooperage, a storage shed, and a bottling plant at 20 Bentwick Street, Oatlands, has a tolerable level of risk and is consistent with the requirements of the Bushfire-Prone Areas Code.

The proposed development is in a bushfire-prone area with grassland vegetation to the northwest of the site presenting the greatest risk.

The Bushfire Attack Level construction standard is dependent on the establishment and maintenance of hazard management areas as prescribed on the BHMP. The BHMP prepared for the hazardous use outlines the required protection measures including hazard management areas, building siting and construction, access and water supply standards. The BHMP is certified by an accredited Bushfire Hazard Practitioner.

The following conditions are recommended to be placed on the planning permit:

- The bushfire hazard management plan (BHMP) dated 11 July 2024 is to form part of the planning permit with maintenance of bushfire hazard management areas on all lots being the responsibility of current and future owners. The BHMP must be implemented concurrently across the site prior to the issuing of an occupancy certificate. The hazard management areas must be maintained by the owner in perpetuity.

Appendix A Proposal Plans

CALLINGTON COOPERAGE

NEW COOPERAGE AND STORES

CUMULUS RESPECTFULLY ACKNOWLEDGES THE FIRST PEOPLES OF AUSTRALIA, THEIR ELDERS PAST, PRESENT AND EMERGING, WHO WERE AND ARE THE KEEPERS OF THEIR CULTURAL AND SPIRITUAL KNOWLEDGE AND TRADITIONS, AND THE TRADITIONAL OWNERS OF THE LAND ON WHICH WE LIVE AND WORK.

NO.	DRAWING NAME	REV	DATE
SK01	COVER PAGE	02	28/9/23, 3:40 pm
SK02	PROPOSED LOCATION PLAN	02	28/9/23, 3:40 pm
SK03	PROPOSED SITE PLAN	03	8/5/24, 2:52 pm
SK04	FLOOR PLAN BOTTLING PLANT	02	8/5/24, 2:52 pm
SK05	FLOOR PLAN COOPERAGE AND STORE	02	8/5/24, 2:52 pm
SK06	ELEVATIONS BOTTLING PLANT	01	16/3/22, 2:57 pm
SK07	ELEVATIONS COOPERAGE	01	16/3/22, 2:57 pm
SK08	ELEVATIONS STORE	01	16/3/22, 2:57 pm

ARCHITECT

ACCREDITED DESIGNER
PETER WALKER

ACCREDITATION №
CC2143E

ARCHITECT ADDRESS
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+61(3) 6231 4841

PROJECT INFOMATION

PROJECT №
J22104

PROJECT NAME
CALLINGTON COOPERAGE
NEW COOPERAGE AND STORES

PROJECT ADDRESS
20 BENTWICK STREET
OATLANDS
TASMANIA 7120

DETAILS

NCC CLASSIFCATION	.....
CONSTRUCTION TYPE	.....
TITLE REFERENCE	122266-2
DESIGN WIND SPEED	REFER ENG
SOIL CLASS	REFER ENG
CLIMATE ZONE	#Climate Zone
BAL RATING	<BAL#>
ALPINE AREA	#Alpine Area
CORROSION LEVEL	<BCA Vol2 3.5.1.3>

FINISHES SCHEDULE

EXTERNAL CLADDING

EC01: TIMBER CLADDING, NATURAL FINISH
EC02: TIMBER CLADDING, DARK FINISH

ROOF CLADDING

RC01: CORRUGATED GALVANISED IRON ROOF.
ROOF PITCH @25 DEGREES

GL01: EXTERNAL GLAZING, CLEAR
GL02: FRAMED POLYCARB PANELS, CLEAR/ICE

28/9/23

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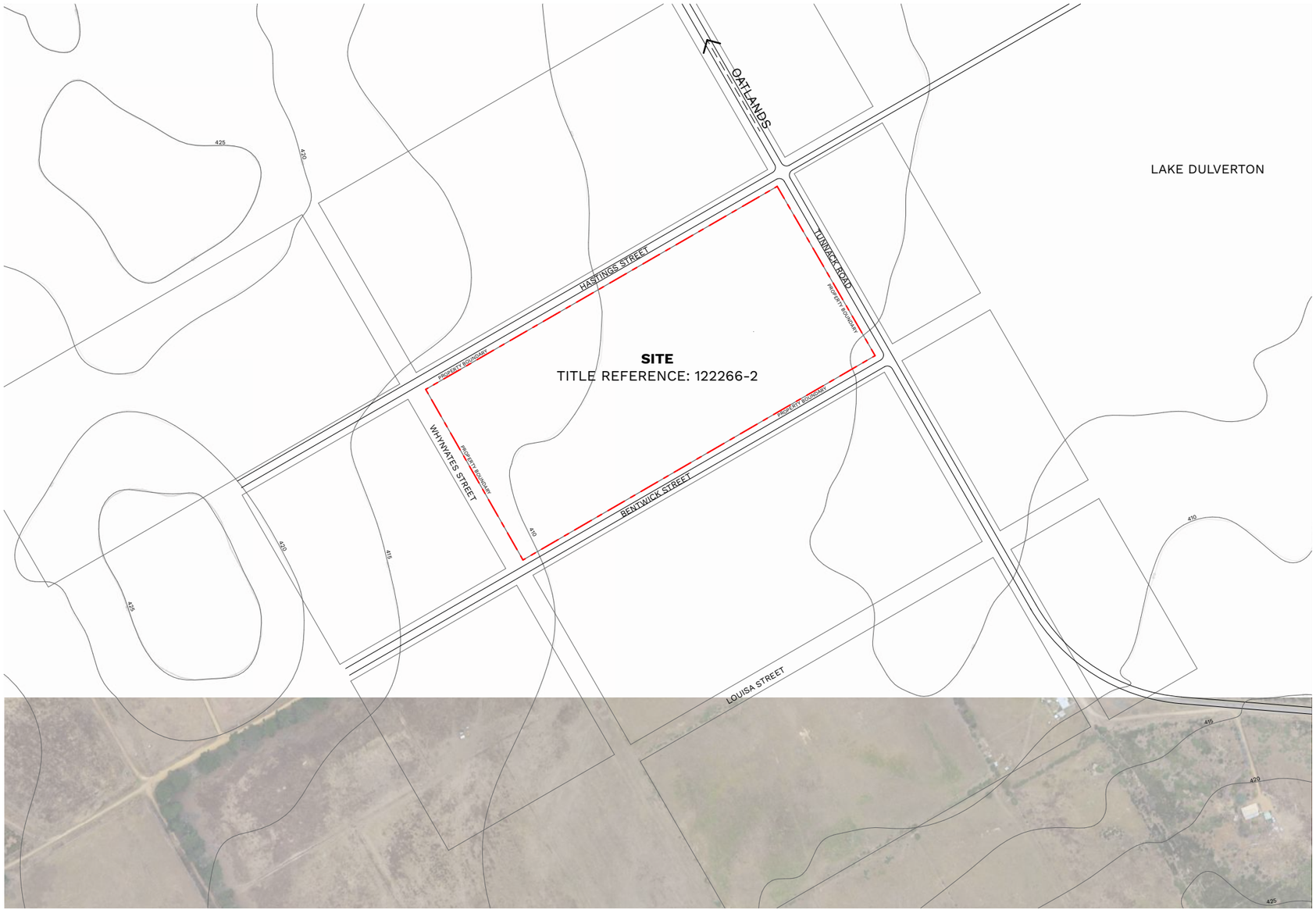


LOCATION PLAN
1:5000

MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

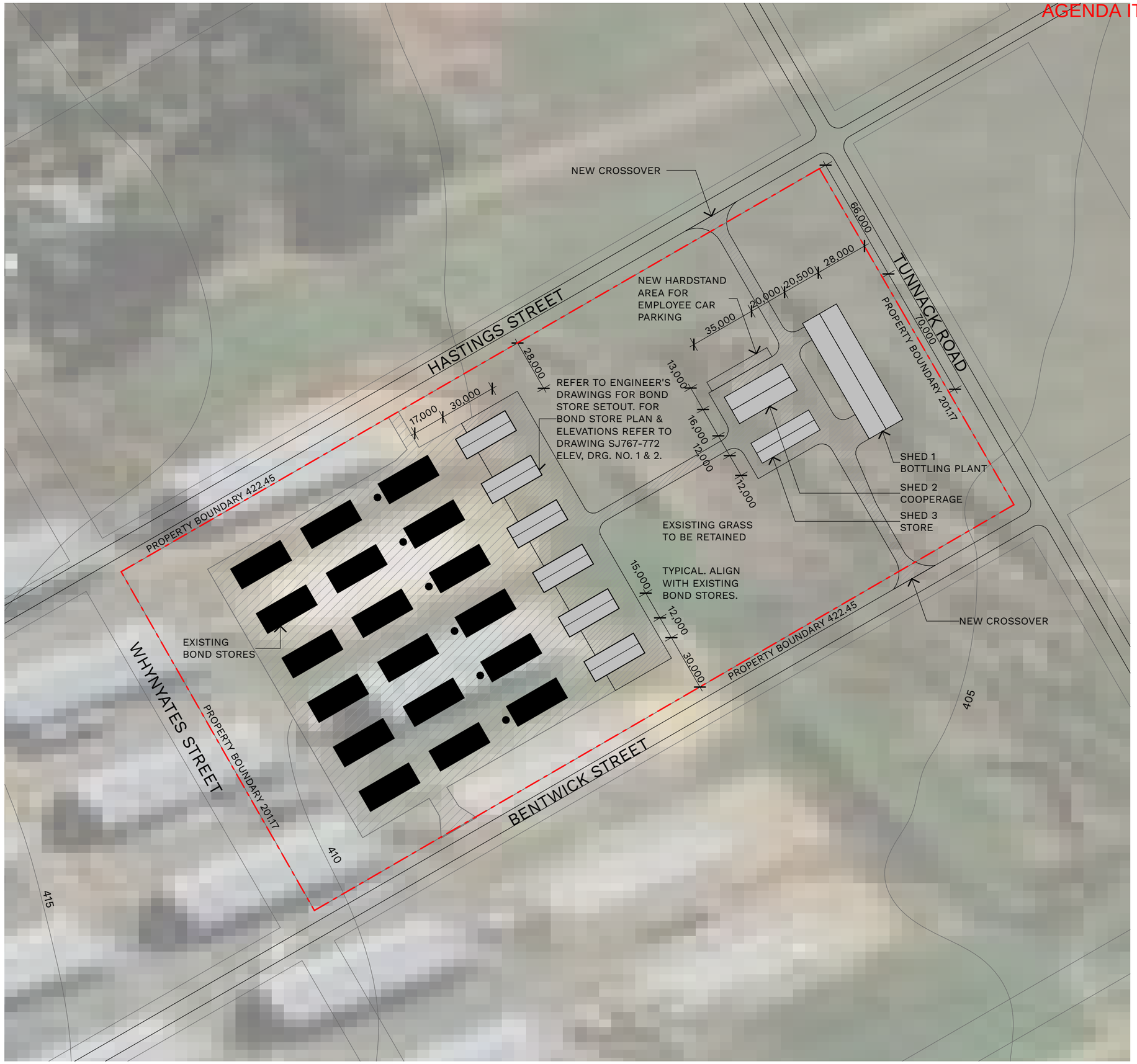
DRAWING TITLE
PROPOSED LOCATION PLAN

DATE 28/9/23
ORIGINAL SIZE A3

DRAWING Nº J22104-SK02
REVISION 02

LEGEND

- EXISTING BOND STORES
- PROPOSED BOND STORES/SHEDS
- EXISTING WATER TANKS
- EXISTING HARD STAND AREA
- PROPOSED HARD STAND AREA



SITE PLAN
1:2000

N

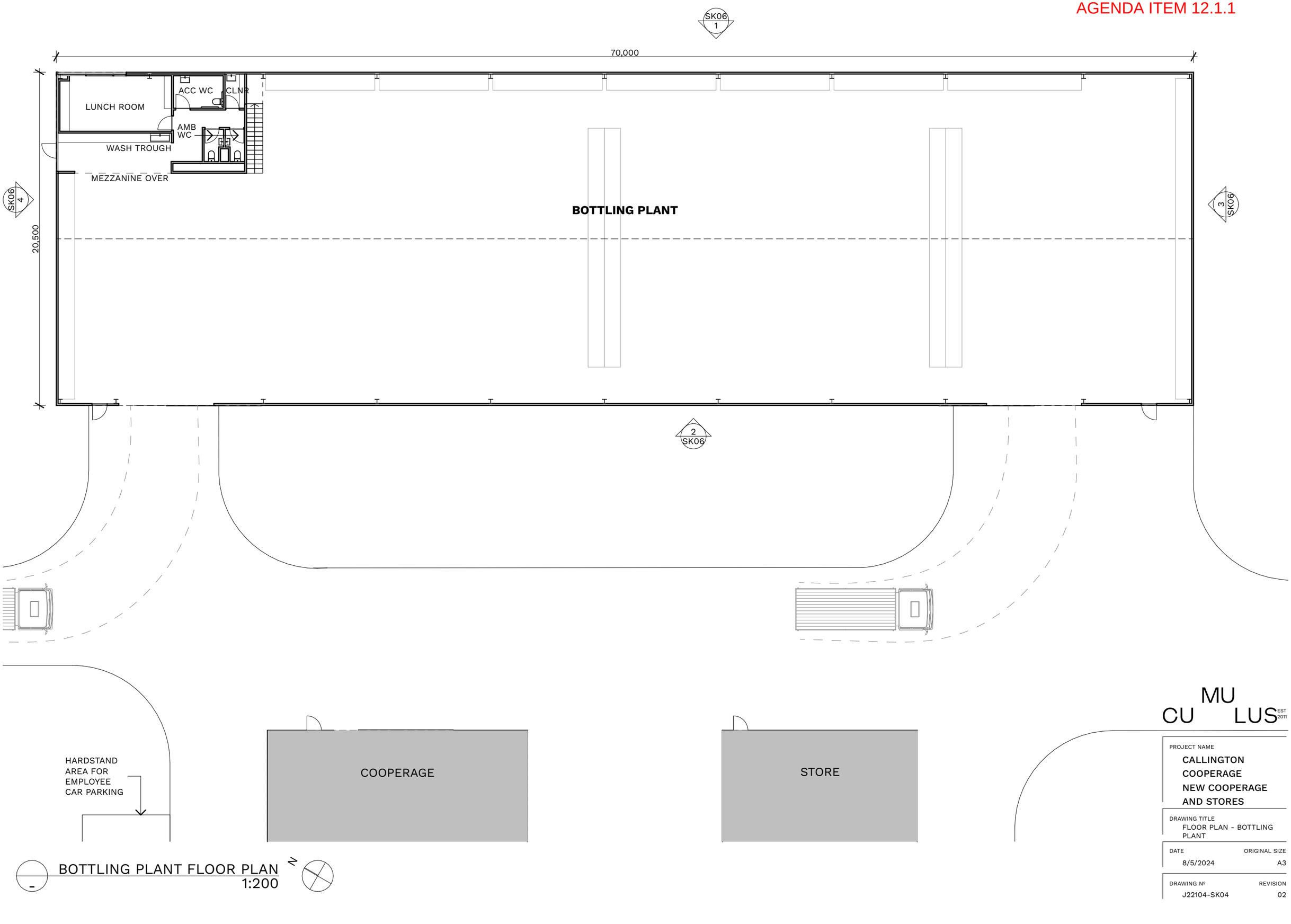
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
PROPOSED SITE PLAN

DATE 8/5/2024
ORIGINAL SIZE A3

DRAWING Nº J22104-SK03
REVISION 03



1 BOTTLING PLANT FLOOR PLAN
1:200

N

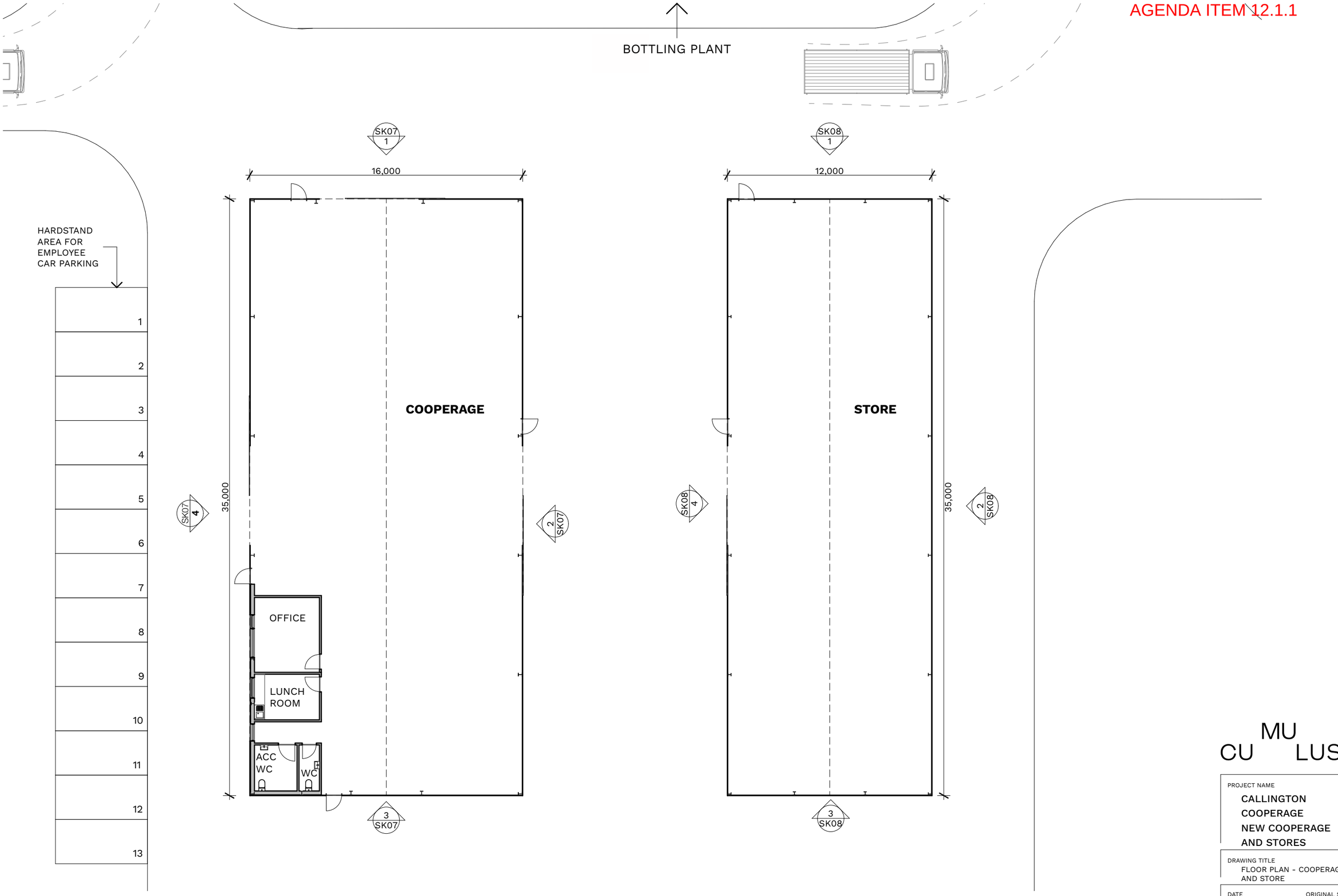
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON COOPERAGE NEW COOPERAGE AND STORES

DRAWING TITLE
FLOOR PLAN - BOTTLING PLANT

DATE 8/5/2024
ORIGINAL SIZE A3

DRAWING Nº J22104-SK04
REVISION 02



COOPERAGE AND STORE FLOOR PLAN
1:200

N

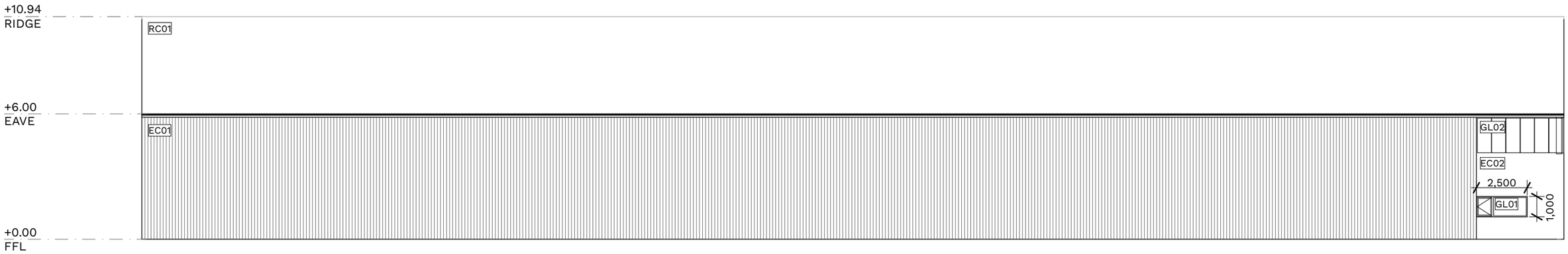
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
FLOOR PLAN - COOPERAGE AND STORE

DATE 8/5/2024
ORIGINAL SIZE A3

DRAWING Nº J22104-SK05
REVISION 02



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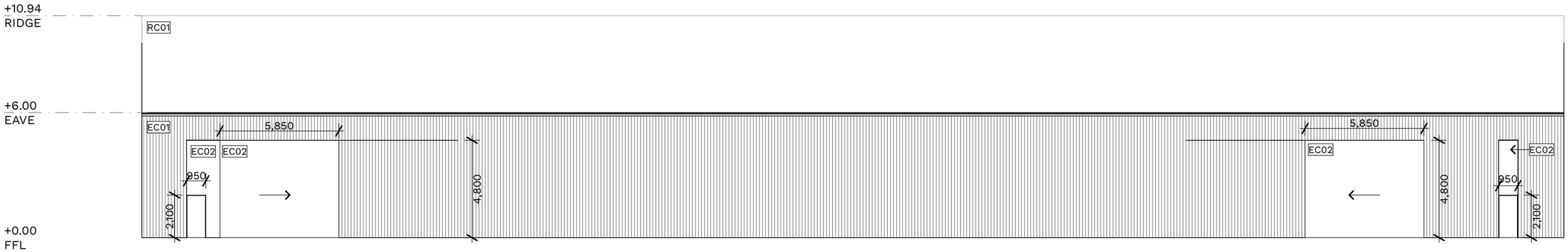

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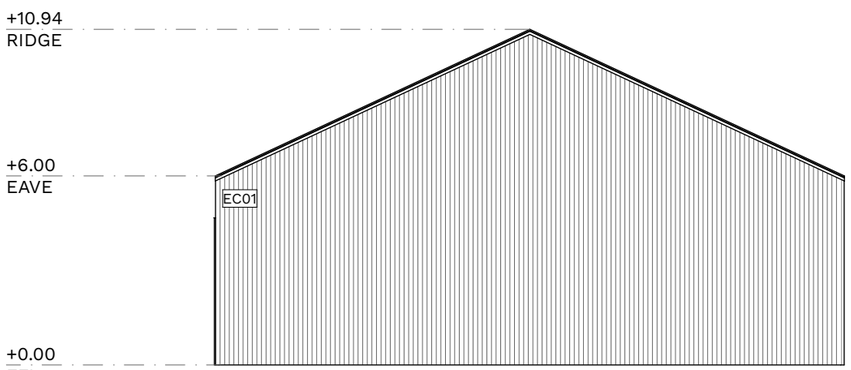
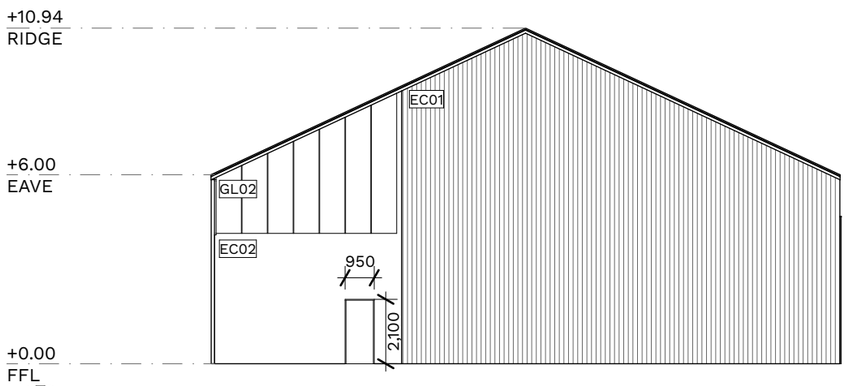


3 / SK04 SOUTH ELEVATION 1:200



4 / SK04 NORTH ELEVATION 1:200

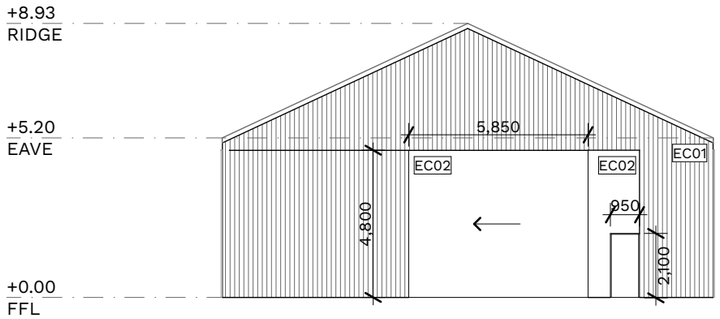
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
ELEVATIONS
BOTTLING PLANT

DATE 28/9/23
ORIGINAL SIZE A3

DRAWING Nº J22104-SK06
REVISION 01



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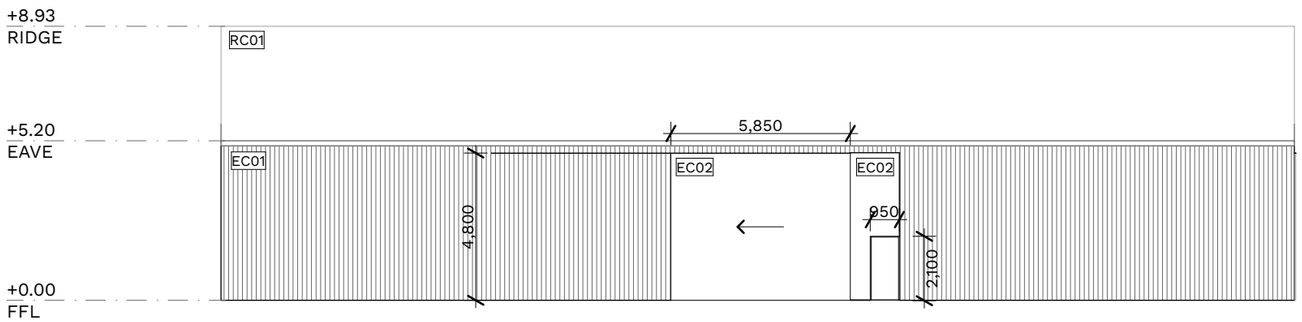

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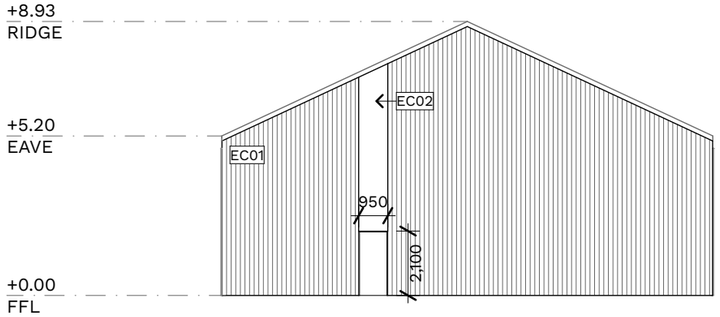

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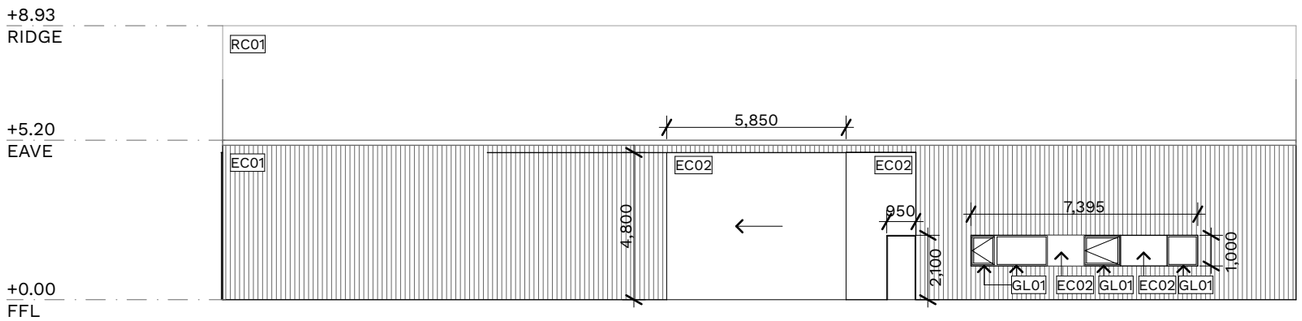


4 SK04 NORTH ELEVATION 1:200

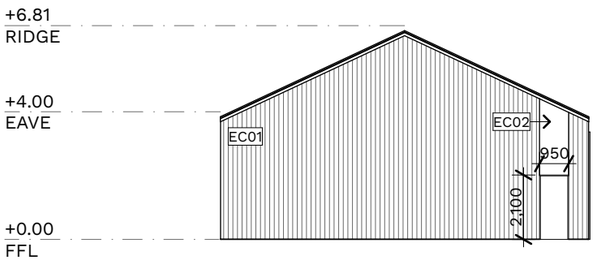
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
ELEVATIONS
COOPERAGE

DATE 28/9/23
ORIGINAL SIZE A3

DRAWING Nº J22104-SK07
REVISION 01



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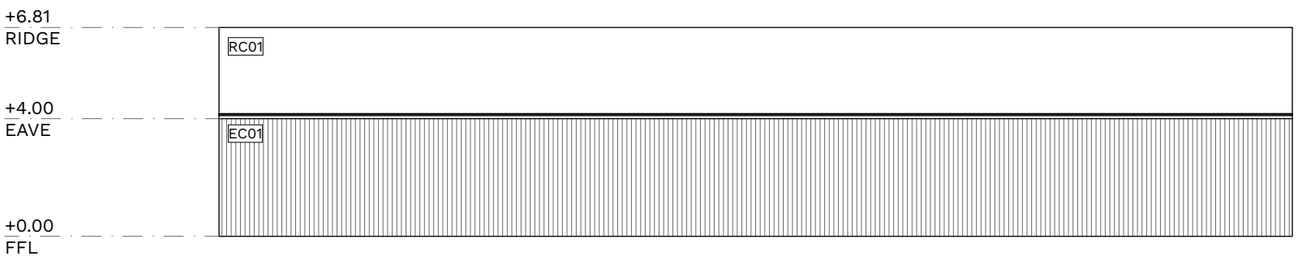

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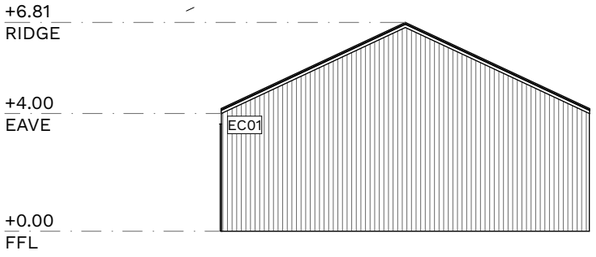

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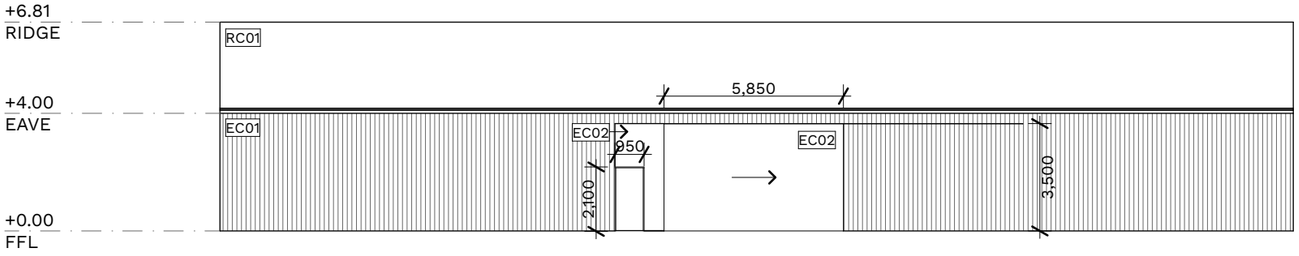


4 SK04 NORTH ELEVATION 1:200

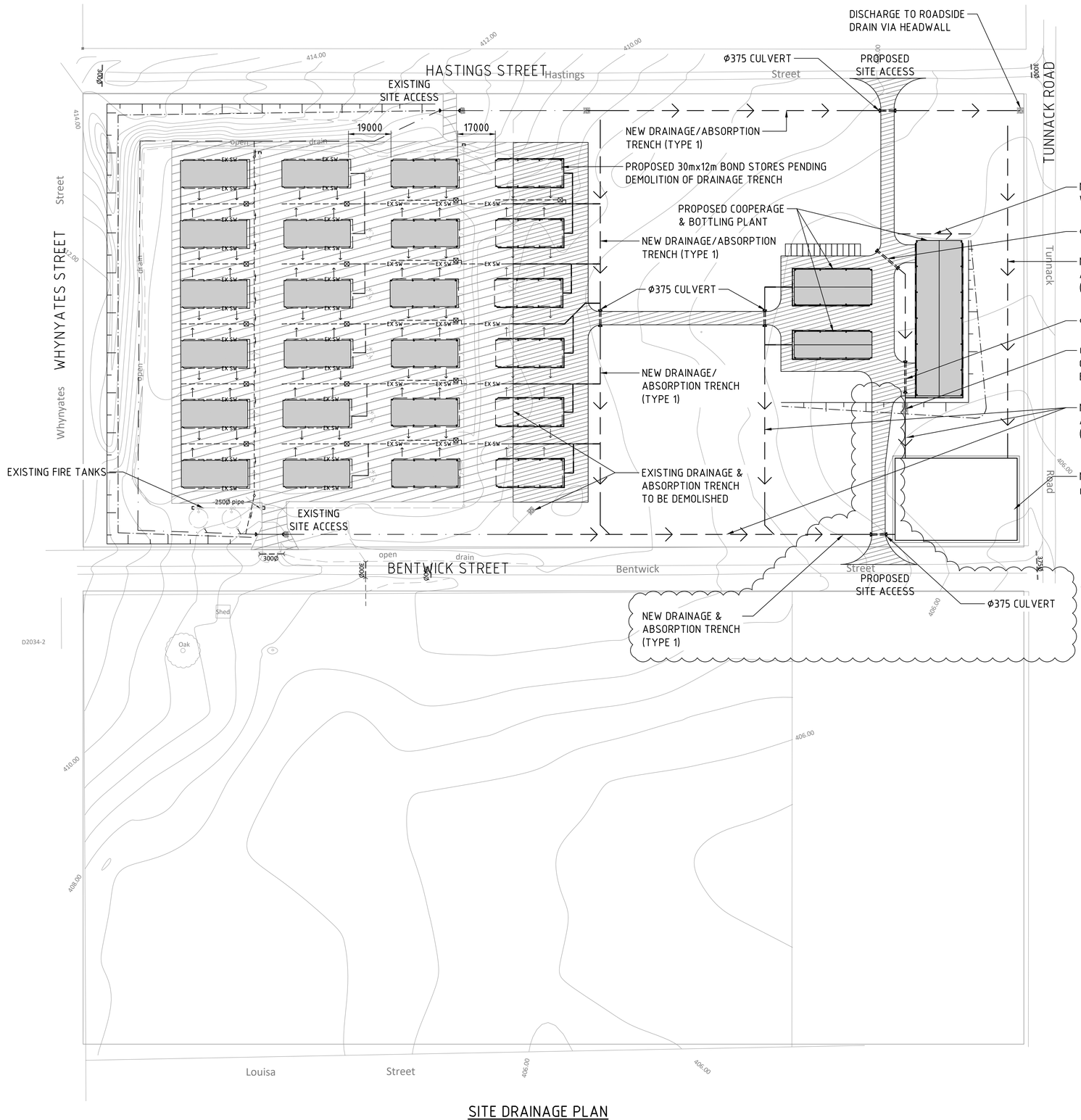
MU
CU LUS EST 2011

PROJECT NAME
CALLINGTON
COOPERAGE
NEW COOPERAGE
AND STORES

DRAWING TITLE
ELEVATIONS
STORE

DATE 28/9/23
ORIGINAL SIZE A3

DRAWING Nº J22104-SK08
REVISION 01



NOTE

NOT ALL SERVICES SHOWN ON THIS DRAWING. BUILDER TO ENSURE AREA OF WORKS ARE FREE OF SERVICES OR APPROPRIATE PROTECTION ARE IN PLACE PRIOR TO WORKS.

DESIGN BASED OFF EXISTING DESIGN INVERT LEVELS. INVERT LEVELS MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION, DISCREPANCY MUST BE REPORTED TO ENGINEER, AWAIT ADVICE.

U.N.O. MINIMUM 600mm COVER TO BE PROVIDED TO ALL HYDRAULIC SERVICES.

LEGEND

- EXISTING DRAINAGE PIPE
- EXISTING DRAINAGE TO BE DEMOLISHED
- PROPOSED DRAINAGE PIPE (NB150 uPVC SN8 OR EQUIVALENT)
- PROPOSED FIRE INFRASTRUCTURE. REFER DWG F1001
- EX. EXISTING GRATED SW PIT (NOT TO SCALE)
- NEW PROPOSED GRATED SW PIT TO MATCH EXISTING (NOT TO SCALE)
- EXISTING DRAINAGE/ABSORPTION TRENCH
- PROPOSED DRAINAGE/ABSORPTION TRENCH
- EXISTING BOND STORAGE SHED

DRAINAGE SWALE/ ABSORPTION TRENCH TYPES

TYPE 1 - 3.0m WIDE, 0.3m BASE WIDTH, 1:4 BATTERS, 0.36m DEEP (MIN.).

TYPE 2 - 2.0m WIDE, 0.3m BASE WIDTH, 1:4 BATTERS, 0.25m DEEP (MIN.).

TYPE 3 - 5.0m WIDE, 1.0m BASE WIDTH, 1:4.5 BATTERS, 0.45m DEEP (MIN.), 1% MIN. GRADE.

NOTE:

PROPOSED BOND STORES TO BE CONSTRUCTED:
- MIN. 0.3m ABOVE ADJACENT EXTERNAL DRAINAGE.
- MIN. 0.15m ABOVE INTERNAL DRAINAGE TRENCHES.

CONTRACTOR MUST VISIT SITE BEFORE TENDERING & INCLUDE ALLOWANCE WITHIN THE TENDER FOR EXISTING CONDITIONS

SITE DRAINAGE PLAN

SCALE 1:500

REV.	DESCRIPTION	DRN	CHK	APP.	DATE
E	REVISED DEVELOPMENT APPROVAL - SITE PLAN UPDATE	MWF	PJB	GM	08.05.24
D	DEVELOPMENT APPROVAL	MJC	PJB	GM	21.07.23
C	DEVELOPMENT APPROVAL	MWF	PJB	GM	03.07.23
B	REVISED BUILDING APPROVAL	PJB	PJB	GM	27.02.23
A	BUILDING APPROVAL	MWF	PB	GM	20.06.22

DRAWING CHECK	SIGNATURE	DATE
DRAWN	MWF	11.05.22
DESIGNED	MvI	
CHECKED		
CLIENT		

CO-ORDINATION CHECK	SIGNATURE	DATE
STRUCT.		
MECH.		
ELECT.		
HYDR./CIVIL		
FIRE/ENV.		

CLIENT: DASCO

COVA
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1300 35 7363 covathinking.com
ACN 117 492 814

PROJECT: OATLANDS BOND STORES PROPOSED ADDITIONS

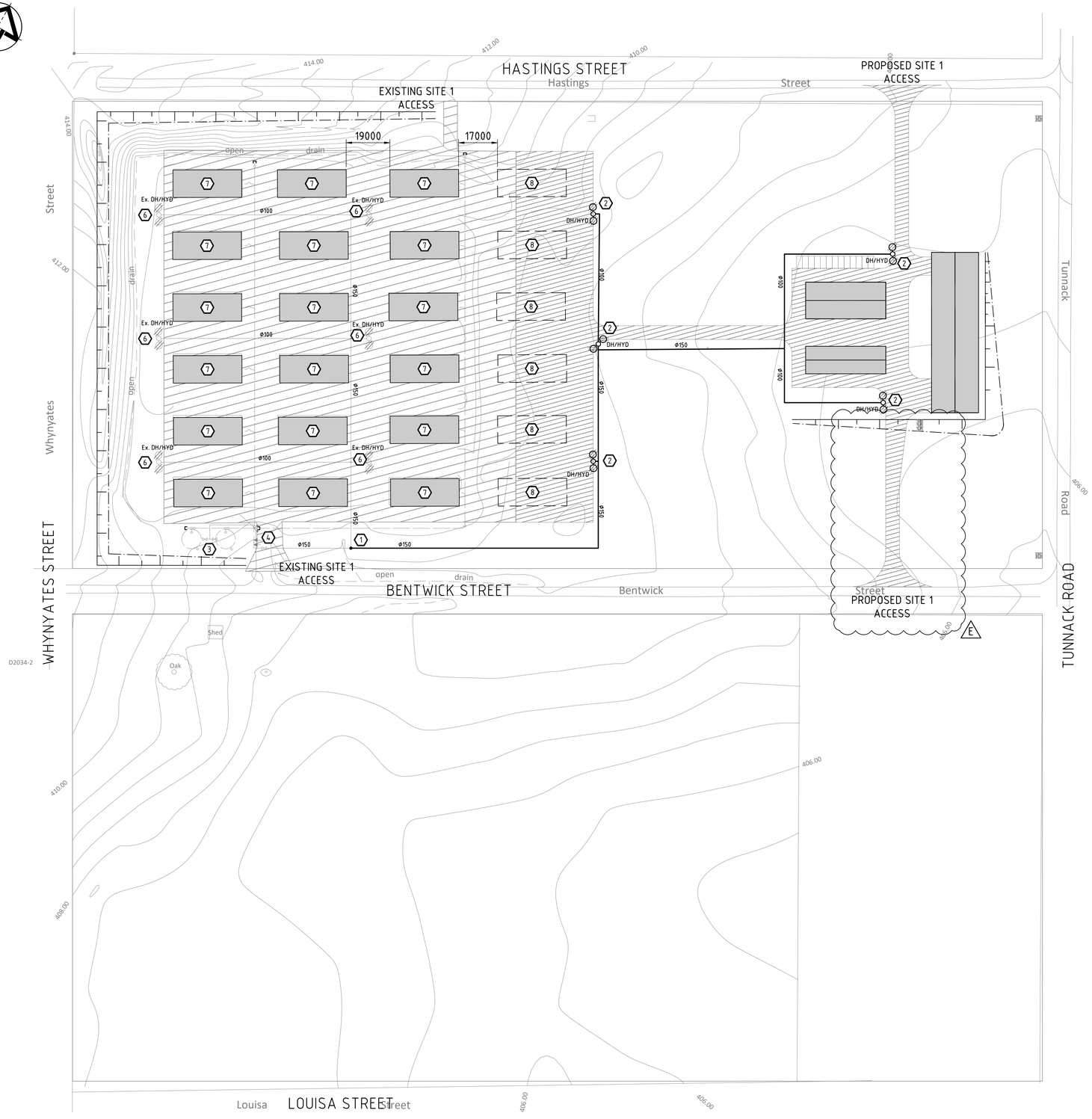
TITLE: CIVIL SERVICES OATLANDS BOND STORE EXTENDED SITE DRAINAGE PLAN

20 0 20 40 60 A1

STATUS: DEVELOPMENT APPROVAL

SCALE @ A1: 1:1000 DIMENSIONS IN: METRES

DRAWING No.: 5519.001-C1002 REV.: E



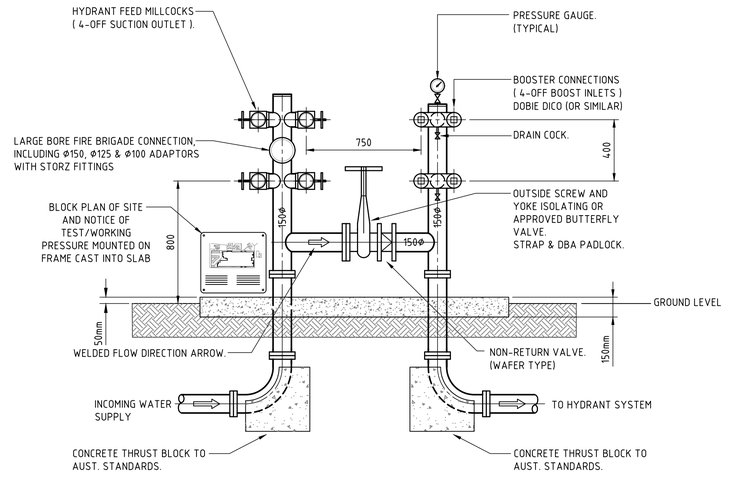
SITE FIRE PROTECTION PLAN
SCALE 1:1000

DRAWING REFERENCE NOTES

1. PROVIDE NEW Ø150 CONNECTION TO EXISTING HYDRANT PIPE AT THIS LOCATION FOR EXTENSION AND CONNECTION TO NEW HYDRANTS.
2. Ø100 HYDRANT STANDPIPE AND DUAL HEAD HYDRANTS LOCATED FOR PROPOSED BOND STORE LOCATIONS.
3. EXISTING 2 OFF 110kL FIRE TANKS TOPPED UP WITH CHARGED STORMWATER SYSTEM FROM ROOF DRAINAGE OF EXISTING & PROPOSED BOND STORES. EXISTING LOCKABLE ISOLATION VALVES, LEVEL INDICATOR AND CONNECTION TO BRIGADE SUCTION POINT.
4. EXISTING BRIGADE HYDRANT BOOSTER AND TANK SUCTION CONNECTION POINTS. PROVIDE HARDSTAND AREA FOR BRIGADE PUMPING APPLIANCE AS A PART OF THE DRIVEWAY. HARDSTAND MATERIAL SHALL BE COMPACTED GRAVEL - COLOUR GREY.
5. PROVIDE NEW BRIGADE HYDRANT BOOSTER AND TANK SUCTION CONNECTION POINTS. REFER DETAIL ON THIS PAGE FOR GENERAL BOOSTER ARRANGEMENT ELEVATION. PROVIDE HARDSTAND AREA FOR BRIGADE PUMPING APPLIANCE AS A PART OF THE DRIVEWAY. HARDSTAND MATERIAL SHALL BE COMPACTED GRAVEL - COLOUR GREY.
6. EXISTING Ø100 HYDRANT STANDPIPE AND DUAL HEAD HYDRANTS LOCATED FOR EXISTING AND PROPOSED BOND STORE LOCATIONS.
7. EXISTING BOND STORE.
8. PROPOSED BOND STORE. (LOCATION TBC TO ACHIEVE COMPLIANT HYDRANT COVERAGE AND CLEARANCES).

LEGEND OF SYMBOLS

SYMBOL	DESCRIPTION
	PIPE DROPPER (BEND)
	PIPE DROPPER (TEE)
	PIPE RISER (TEE)
	VERTICAL PIPE RISER
	CAPPED END
	PIPE BREAK
	WATER FLOW DIRECTION
FS	PIPE DESIGNATION
Ø32	PIPE SIZE (xx - DENOTES SIZE)
	FIRE HYDRANT MAIN
DH/HYD	DOUBLE HEAD FIRE HYDRANT
	GATE VALVE
	BOOSTER VALVE INLET
	MAIN FIRE BRIGADE CONNECTION
	FIRE BRIGADE BOOSTER VALVE (WITH SUCTION POINT)



NOTE:
TOTAL INSTALLATION TO BE TO THE REQUIREMENTS OF AS:2419 AND TO THE APPROVAL OF THE TFS.

TYPICAL HYDRANT BOOSTER DETAIL
SCALE N.T.S.

ABBREVIATIONS

SYMBOL	DESCRIPTION
GV	GATE VALVE
PRV	PRESSURE RELIEF VALVE
DH/HYD	FIRE HYDRANT - DUAL/DOUBLE HEAD
FS	FIRE SERVICE
HYD	FIRE HYDRANT
OF	OVERFLOW
UPVC	UNPLASTICIZED POLY VINYL CHLORIDE

NOTE
NOT ALL SERVICES SHOWN ON THIS DRAWING. BUILDER TO ENSURE AREA OF WORKS ARE FREE OF SERVICES OR APPROPRIATE PROTECTION ARE IN PLACE PRIOR TO WORKS.

DESIGN BASED OFF EXISTING DESIGN INVERT LEVELS. INVERT LEVELS MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION, DISCREPANCY MUST BE REPORTED TO ENGINEER, AWAIT ADVICE.

U.N.O. MINIMUM 600mm COVER TO BE PROVIDED TO ALL HYDRAULIC SERVICES.

CONTRACTOR MUST VISIT SITE BEFORE TENDERING & INCLUDE ALLOWANCE WITHIN THE TENDER FOR EXISTING CONDITIONS

REV.	DESCRIPTION	DRN	CHK	APP.	DATE
E	REVISED DEVELOPMENT APPROVAL ISSUE - SITE PLAN UPDATE	MWF	PJB	GM	08.05.24
D	REVISED DEVELOPMENT APPROVAL ISSUE	MWF	PJB	GM	03.07.23
C	REVISED DEVELOPMENT APPROVAL ISSUE - BASE PLAN REALIGNMENT	PJB	GM	GM	14.02.23
B	REVISED DEVELOPMENT APPROVAL ISSUE	PJB	GM	GM	19.10.22
A	DEVELOPMENT APPROVAL ISSUE	PJB	GM	GM	04.10.22

DRAWING CHECK	SIGNATURE	DATE
DRAWN	PJB	04.10.22
DESIGNED	PJB	04.10.22
CHECKED	GM	05.10.22
CLIENT		

CO-ORDINATION CHECK	SIGNATURE	DATE
STRUCT.		
MECH.		
ELECT.		
HYDR./CIVIL		
FIRE/ENV.		

CLIENT: DASCO

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ACN 117 492 814

PROJECT: OATLANDS BOND STORES
PROPOSED ADDITIONS

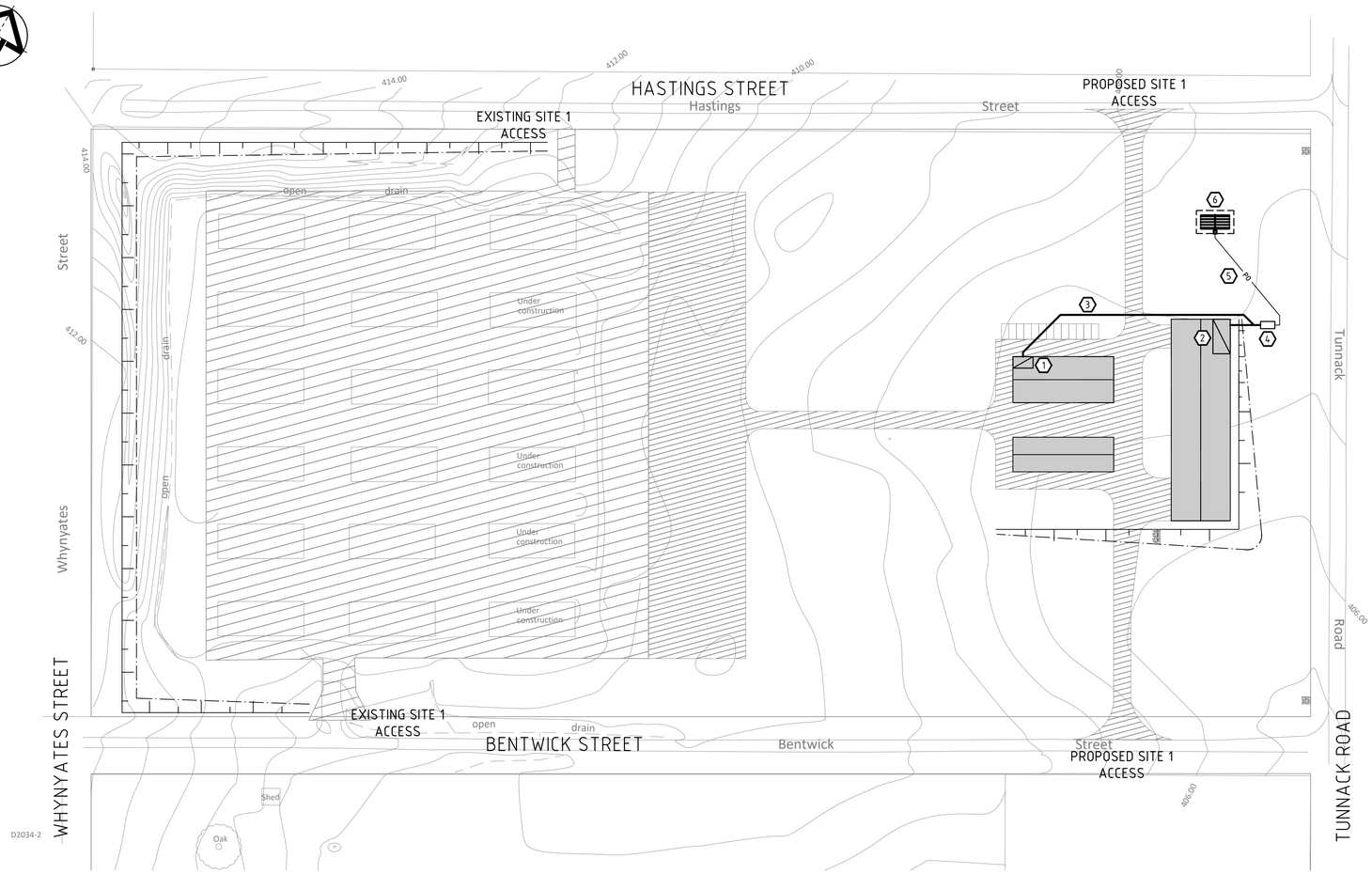
TITLE: FIRE PROTECTION SERVICES
OATLANDS BOND STORE
FIRE HYDRANT LAYOUT
EXTENDED SITE

20 0 20 40 60 A1

STATUS: DEVELOPMENT APPROVAL

SCALE @ A1: 1:1000 DIMENSIONS IN: MILLIMETRES

DRAWING No.: 5519.001-F1002 REV.: E



SITE SANITARY PLUMBING PLAN
SCALE 1:1000

DRAWING REFERENCE NOTES

1. COOPERAGE AMENITIES AREA (NOM. 15 FIXTURE UNITS).
2. BOTTLING PLANT AMENITIES AREA (NOM. 20 FIXTURE UNITS).
3. SEWER BY GRAVITY TO WASTE TREATMENT SYSTEM.
4. ON SITE WASTE TREATMENT SYSTEM (SEPTIC) AS PER CBOS REQUIRMENTS AND AUSTRALIAN STANDARDS. ALL INSTALLATION AND DESIGN BY ACCREDITED CONTRACTORS.
5. PUMP OUT LINE TO SECONDARY TREATMENT SYSTEM.
6. SECONDARY ON-SITE TREATMENT SYSTEM (AWTS) AS PER CBOS REQUIRMENTS AND AUSTRALIAN STANDARDS. ALL INSTALLATION AND DESIGN BY ACCREDITED CONTRACTORS.

CONTRACTOR MUST VISIT SITE BEFORE TENDERING & INCLUDE ALLOWANCE WITHIN THE TENDER FOR EXISTING CONDITIONS

REV.	DESCRIPTION	DRN	CHK	APP.	DATE
A	DEVELOPMENT APPROVAL ISSUE	MWF	SM	GM	08.05.24

DRAWING CHECK	SIGNATURE	DATE
DRAWN	MWF	08.05.24
DESIGNED	SM	08.05.24
CHECKED	GM	08.05.24
CLIENT		

CO-ORDINATION CHECK	SIGNATURE	DATE
STRUCT.		
MECH.		
ELECT.		
HYDR./CIVIL		
FIRE/ENV.		

CLIENT: DASCO

COVA
Stronger Together
1300 35 7363 covathinking.com
ACN 117 492 814

PROJECT: OATLANDS BOND STORES
PROPOSED ADDITIONS

TITLE: HDYRAULIC SERVICES
OATLANDS BOND STORE
SITE SANTARY PLUMBING
LAYOUT

20 0 20 40 60 A1

STATUS: DEVELOPMENT APPROVAL

SCALE @ A1: 1:1000 DIMENSIONS IN: MILLIMETRES

DRAWING No.: 5519.001-H1001 REV.: A

Appendix B Certificate of Title

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
122266	2
EDITION	DATE OF ISSUE
4	27-Mar-2018

SEARCH DATE : 09-Jul-2022
SEARCH TIME : 10.40 AM

DESCRIPTION OF LAND

Town of OATLANDS
Lot 2 on Plan 122266
Being the land thirdly described in Indenture of Assent 56/9391
Derivation : For grantees see plan
Derived from W3782

SCHEDULE 1

M681157 TRANSFER to LAKE FREDERICK INN PTY LTD Registered 27-Mar-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

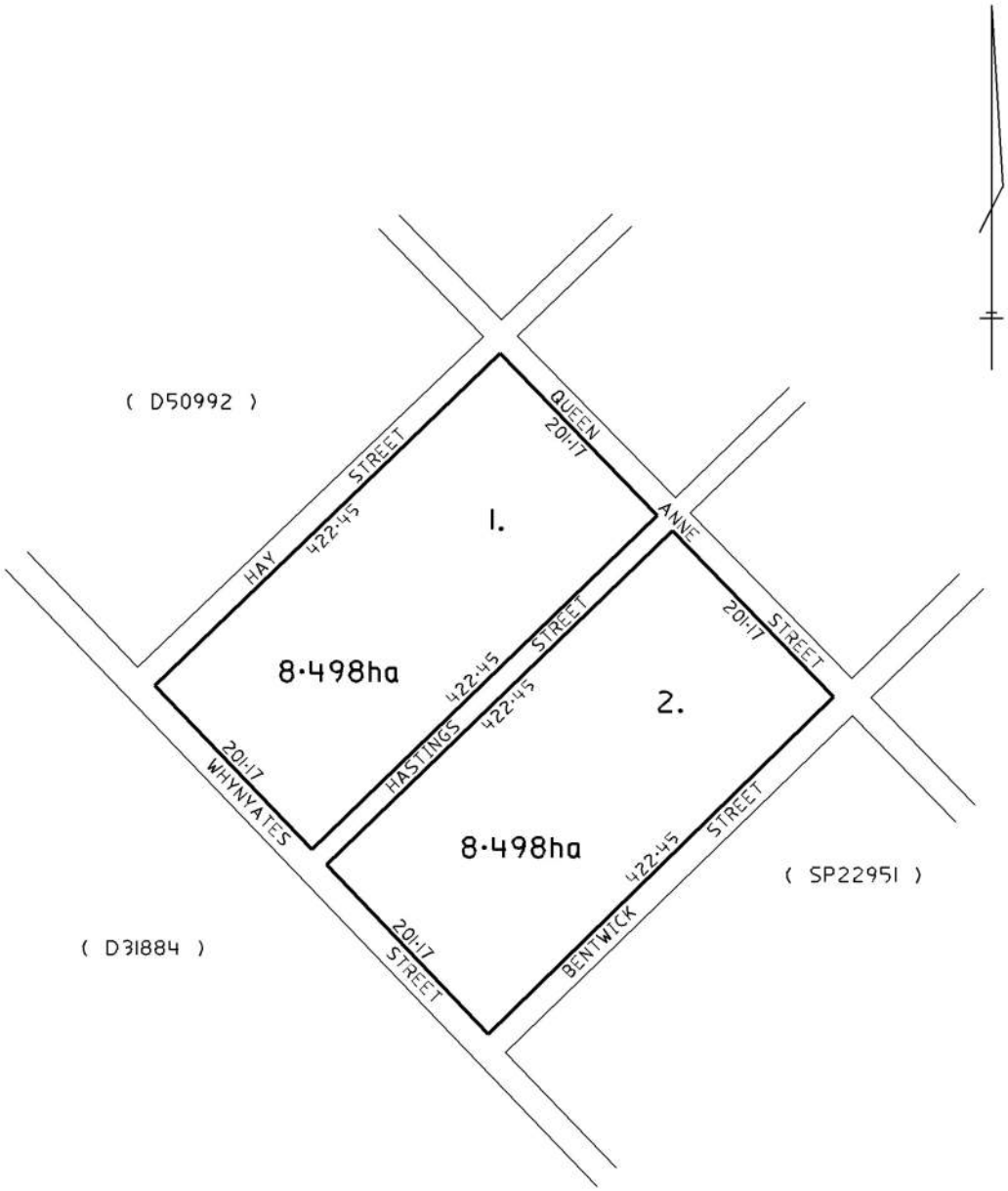
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER L.T.ACT 1980 FOLIO REFERENCE W3782 GRANTEE WHOLE OF LOTS 1, 2, 3, 4, 5, 6, 7, & 8, 5-1-0 EACH GTD TO DANIEL McANNENY, ROBERT CLAYDON, PHILLIP SMITH, JOHN WHELAN, SAMUAL BARNES, JOHNATHON McDERMOTT, ELIZA BENN AND THOMAS FLEMMING	**PLAN OF TITLE** LOCATION MONMOUTH - BATH SEC X8 & X9 FIRST SURVEY PLAN No. O/19L.O. COMPILED BY SCALE 1: 4000 LENGTHS IN METRES	Registered Number **P.122266** APPROVED 02 JAN 1996 Recorder of Titles

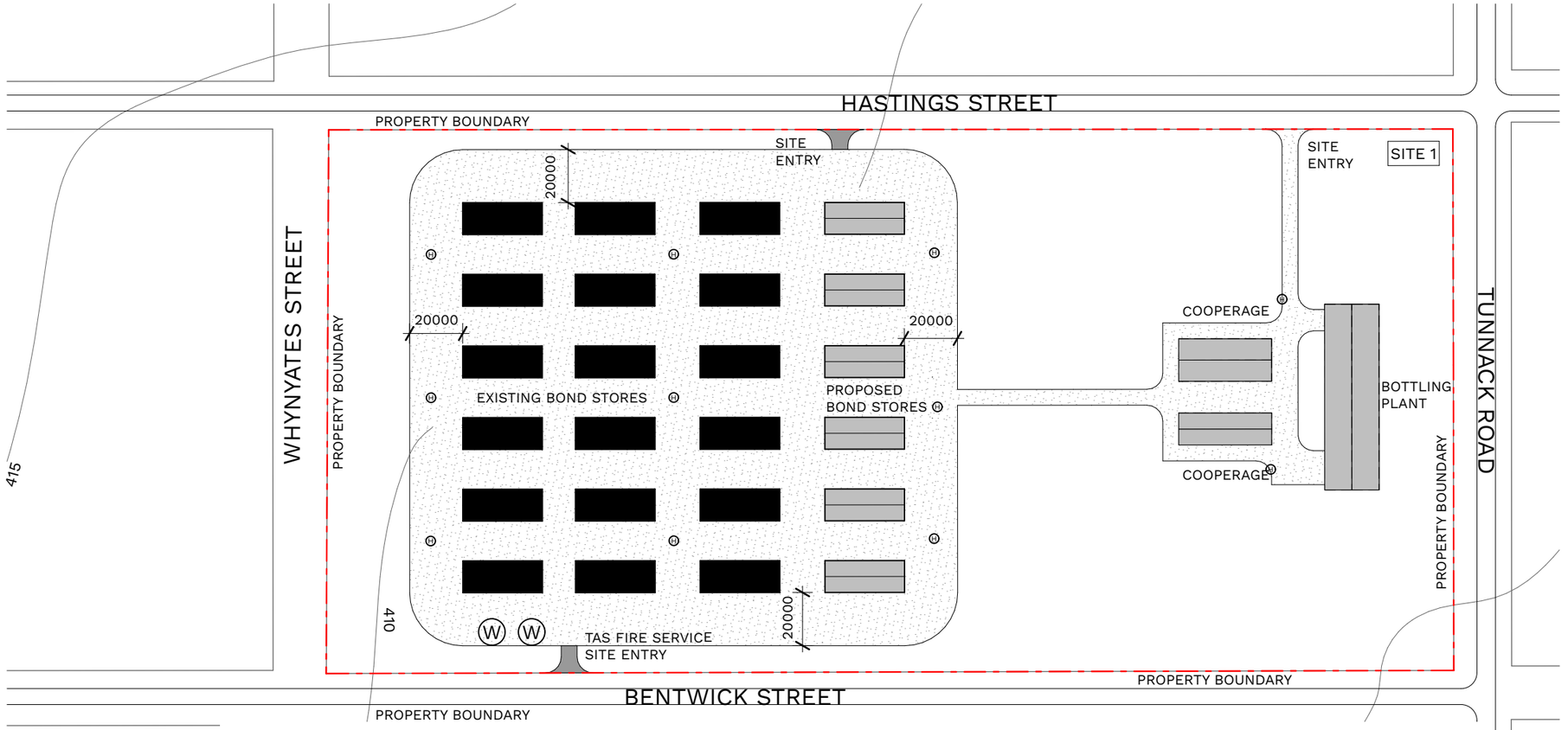
MAPSHEET MUNICIPAL CODE No. 125	LAST UPI No 2500960-63, 2500970-73	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



PCD

Appendix C Bushfire Hazard Management Plan

Attachment
AGENDA ITEM 12.1.1



GRAVEL AREA
20M MIN AROUND
BOND STORES

PROPERTY BOUNDARY
& EXTENT OF HAZARD
MANAGEMENT AREA

ACCESS ROAD 6M
WIDE MIN

(W) STATIC WATER
SUPPLY

(H) HYDRANTS

BUSHFIRE HAZARD MANAGEMENT PLAN
1:2000

+ V M Z

Clare Hester, BFP-149
Accredited to scopes 1, 2, 3A & 3B

PROJECT NAME
CALLINGTON COOPERAGE NEW COOPERAGE AND STORES

PROJECT STAGE
CONCEPT DESIGN

DRAWING TITLE
BUSHFIRE HAZARD MANAGEMENT PLAN

DATE 27/10/22
ORIGINAL SIZE A3

DRAWING Nº J22104-SK10
REVISION

N

Appendix D Form 55 Certificate

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	20 Bentwick Street, Oatlands
Certificate of Title / PID:	1222266/2

2. Proposed Use or Development

Description of proposed Use and Development:	A total of 24 bond stores, cooperage, bottling plant and store.
Applicable Planning Scheme:	Tasmanian Planning Scheme - Southern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
20 Bentwick Street, Oatlands. Bushfire Hazard Report	ERA Planning and Environment	11 July 2024	FinalV2

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☒	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☐	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

☐	**E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☐	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	**E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Clare Hester	**Phone No:**	03 6165 0443
Postal Address:	Level 1A, 125 Elizabeth Street, Hobart	**Email Address:**	clare@eraplanning.com.au
Accreditation No:	BFP – 149	**Scope:**	1, 2, 3A & 3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

Name: Clare Hester **Date:** 11 July 2024

Certificate Number: 1718-089

(for Practitioner Use only)

Appendix E Stormwater management plan

Proposed Bond Stores

20 Bentwick Street, Oatlands 7120.

Stormwater Management Plan

Cova Group Pty Ltd

22 August 2023

DOCUMENT VERIFICATION

Job Title **Proposed Bond Stores**

Job Number 26324

Document Title Stormwater Management Plan

DOCUMENT CONTROL

Date	Document	Revision No.	Author	Reviewer
26.09.22	Stormwater Management Plan	00	TM	MVI
02.02.23	Stormwater Management Plan	01	TM	MVI
22.08.23	Stormwater Management Plan	02	TM	RS

APPROVAL FOR ISSUE

Authority	Name	Signature	Date
Author	Theres Mathew		22.08.2023
Reviewer	Rawdon Stanford		22.08.2023

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EXECUTIVE SUMMARY

ADG Engineers (Aust.) Pty Ltd was engaged by Cova Group Pty Ltd to carry out a Stormwater Management Report suitable for submission to Southern Midlands Council and any required referral agencies for a site located at 20 Bentwick Street, Oatlands. The proposed development is for bond stores and bottling plants.

The purpose of this Stormwater Management Report is to provide advice on the proposed development with regard to stormwater drainage, stormwater quality and quantity measures, and flooding. In both the pre and post development scenarios, the subject site forms a single catchment, C1 with the table drain at Tunnack Road as the Lawful Point of Discharge.

Pre and post development stormwater quantity comparisons demonstrate that there is an increase in discharge from the subject site in events up to the 5% AEP (Q20) design event. An RFI dated 22nd December 2022 has confirms that events exceeding the Q20 are to be conveyed to the existing overland flow path via the Lawful Point of Discharge. There is no detention storage proposed based on this advice. A Soil Permeability Assessment conducted by GES Geo-Environmental Solutions demonstrates the subject site is expected to have a minimum saturated hydraulic conductivity of 2.45 m/day (102.08 mm/hr). It is proposed to have an on-site soakage pit with a capacity to infiltrate discharges from the newly proposed impervious areas up to and including 5% AEP (Q20) events. The pit will require a minimum length and width of 50m each and 1m deep.

The existing table drain at Tunnack Road and associated culvert are required to be upgraded to cater for any increase of flow in the events up to and including AEP 1% (Q100) and excluding 5% AEP which will be infiltrated on-site.

ADG recommends a bioretention basin with a minimum area of 35 m^2 to achieve the water quality objectives for Tasmanian Planning Scheme 2015, namely, the removal of suspended solids, nitrogen and phosphorus.

All relevant standards and guidelines are addressed in this report including criteria from:

- Tasmanian Planning Scheme
- Tasmania- State Stormwater Strategy 2010
- State Policy of Water Quality Management 1997-SPWQM
- Tasmanian Stormwater Policy Guidance and Standards for Development 2021
- T8 – Drainage Design Standards 2020
- WSU Engineering Procedures for Stormwater Management in Tasmania 2012
- Australian Rainfall and Runoff Guideline (ARR)

1 INTRODUCTION

1.1 Background

ADG Engineers (Aust.) Pty Ltd was engaged by Cova Group Pty Ltd to carry out a Stormwater Management Report suitable for submission to Southern Midlands Council and any required referral agencies for a site located at 20 Bentwick Street, Oatlands. The proposed development is for bond stores and bottling plants.

The purpose of this Stormwater Management Report is to provide advice on the proposed development with regard to stormwater drainage, stormwater quality and quantity measures, and flooding. The required infrastructure will be subject to the conditions attached to the Development Approval to be provided by Southern Midlands Council and any nominated referral agencies.

1.2 Property Detail

The details of the property for the proposed development can be seen in **Table 1** below.

Table 1 - Property Detail

Property ID	2046563
Street Address	20 Bentwick Street, Oatlands 7120.
Site Area	8.7 Ha

The location of the proposed development is demonstrated in **Figure 1**.

Figure 1 - Site Location (as accessed from Google Maps 17.08.22)

Under the current Tasmanian planning scheme-Southern Midlands Council, 20 Bentwick Street is zoned as rural as shown in the **Figure 2** below.

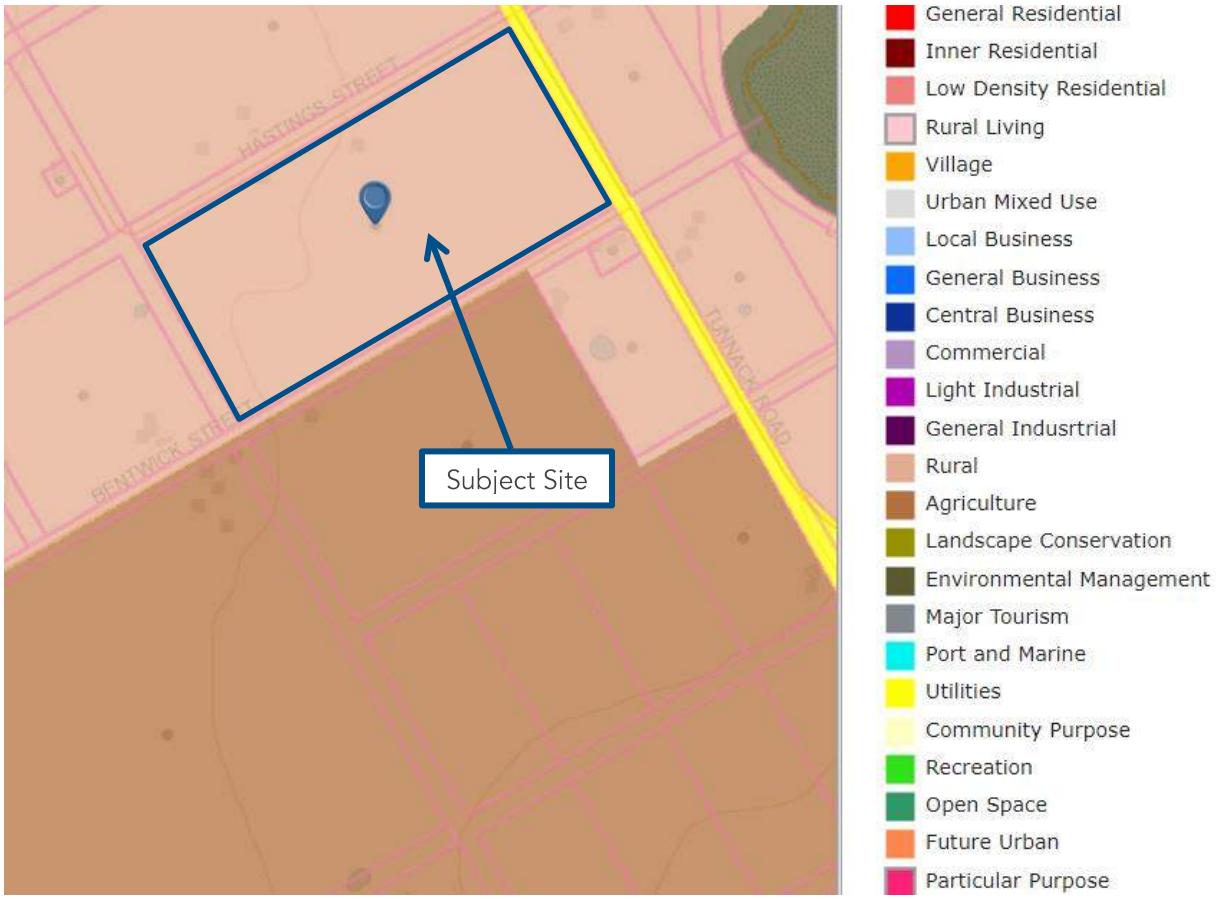


Figure 2 - Tasmanian Planning Scheme-Zones (Sourced from LIST Map on 17.08.2022)

2 EXISTING SITE

2.1 Existing Site Features

The subject site is located in in an under-developing area of Oatlands with most of the lands are vacant or agricultural lands. The site is currently occupied by 18 sheds which are constructed in the initial stage of this project. Lake Dulverton is in a close proximity of the site at a distance less than 200m.

- The site is bound by:
  - Bentwick Street to the south;
  - Hastings Street to the north;
  - Tunnack Road to the east;
  - Easements for future road Whynyates Street to the west.

The site is almost flat with light slope less than 1.5% towards the south east corner.

The existing site features can be seen in **Figure 3** below.

Figure 3 - Site Layout (as accessed from Nearmap 30.05.2022)

The existing contours, surface levels and the location of the existing buildings are identified on the survey plan drawing as attached in **Appendix A** of this report

3 FLOODING

According to the Flood-prone Hazard Areas Code by Southern Midlands Council and List Mapping, the subject site is not in a flood prone area as shown in **Figure 4**.

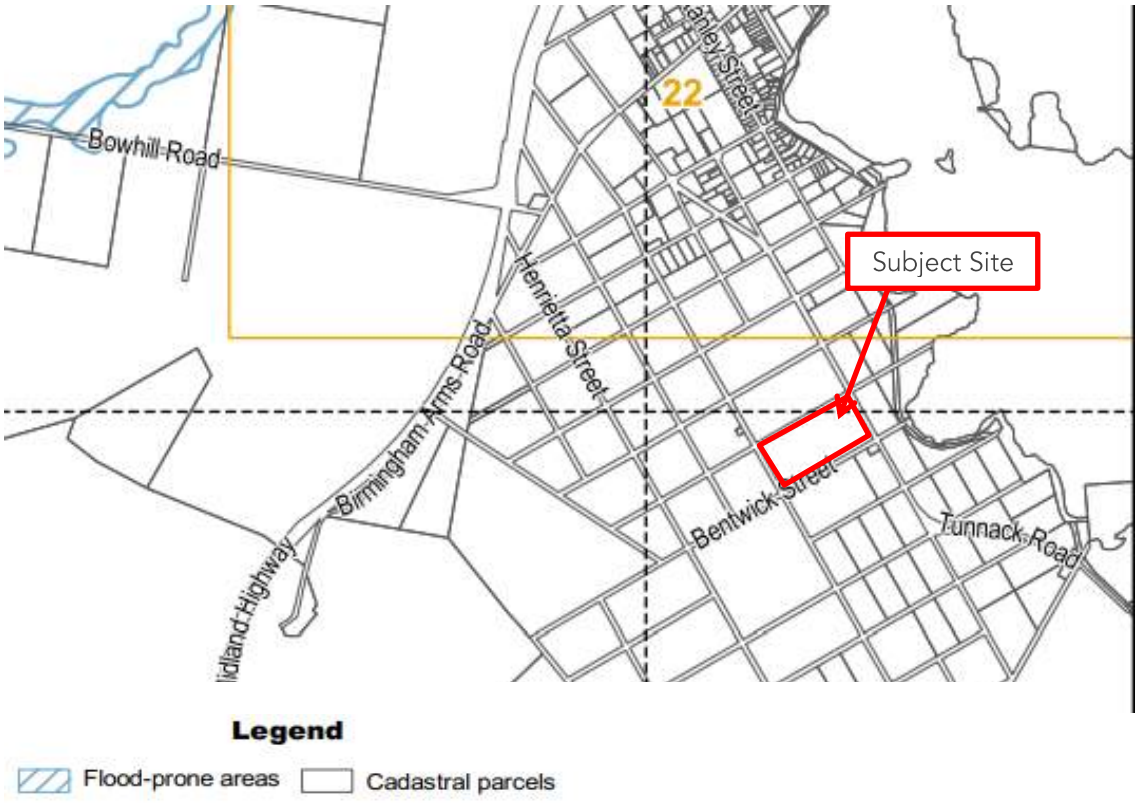


Figure 4 - Flood-prone Hazard Areas Code: Southern Midlands Local Provisions Schedule

4 STORMWATER INFRASTRUCTURE

4.1 Existing Infrastructure

A DBYD search, detailed survey and LIST Stormwater & Underground Utilities Map has identified the following infrastructure for stormwater conveyance around 20 Bentwick Street.

- Table drain at Tunnack Road with a DN375 pipe culvert underneath the junction where Bentwick street enters into Tunnack Road.

Lake Dulverton is less than 200m from the proposed site.

Refer to the survey and DBYD information in **Appendix A** and **Appendix G** respectively for information about stormwater infrastructure at this area.

4.2 External Catchment

Based on aerial imaging and site investigation, there are no external catchments for 20 Bentwick Street. The external upstream and surrounding catchment is rural in nature. Currently, these rural lots (which

consist of paddocks) discharge via sheet flow into the surrounding road network and are diverted around the subject site via existing table drains.

4.3 Lawful Point of Discharge

4.3.1 Existing LPD

Based on the information gathered via survey, contour data, aerial imagery, and site investigation, it has been determined that the 20 Bentwick street currently discharges as a sheet flow into Tunnack Road as shown in the **Figure 5** below;

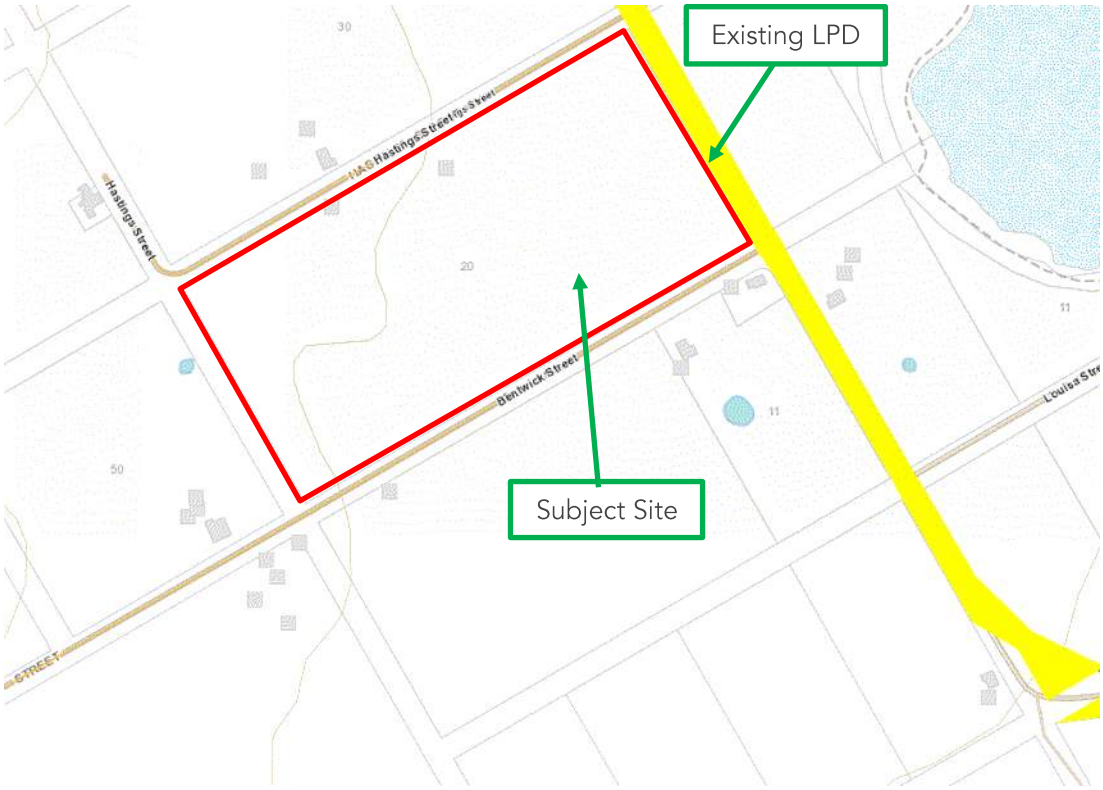


Figure 5 - **Existing Lawful Point of Discharge (LPD)**

4.3.2 Proposed LPD

The site is proposed to maintain the existing LPD with concentrated flow discharging into the table drain at Tunnack Road as shown in **Figure 6** below.

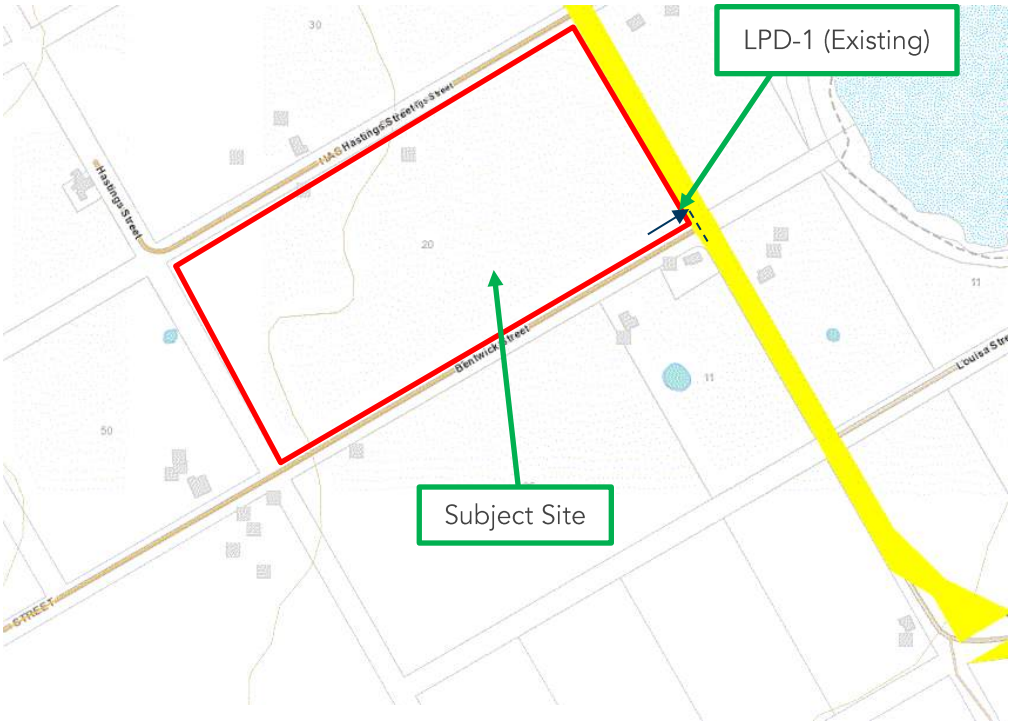


Figure 6 - **Proposed LPD**

4.4 Proposed Table Drain and Box Culvert Upgrade

The existing table drain at Tunnack Road will require to upgrade into the minimum requirements are shown in the **Figure 7** below;

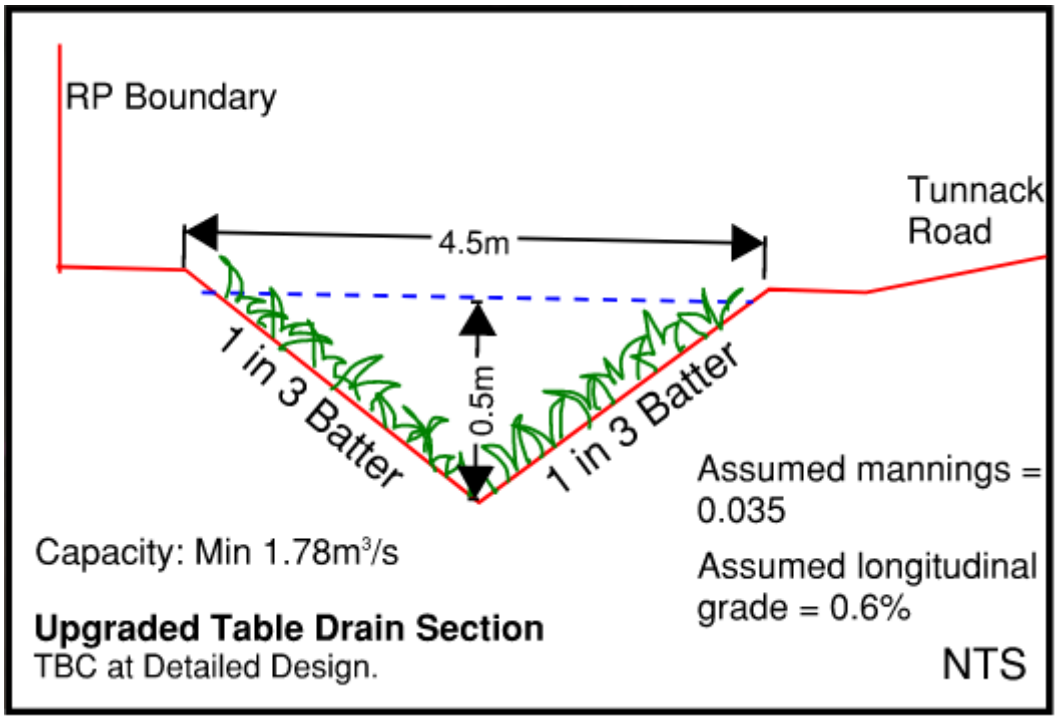


Figure 7 – Min Requirements – Table Drain at Tunnack Road

The existing DN375 RCP beneath the junction of Bentwick street – Tunnack road will need to be upgraded into a new box culvert (RCPBC) with a minimum base width of 1.2m and minimum height of 0.45m as shown in the **Figure 8** below;

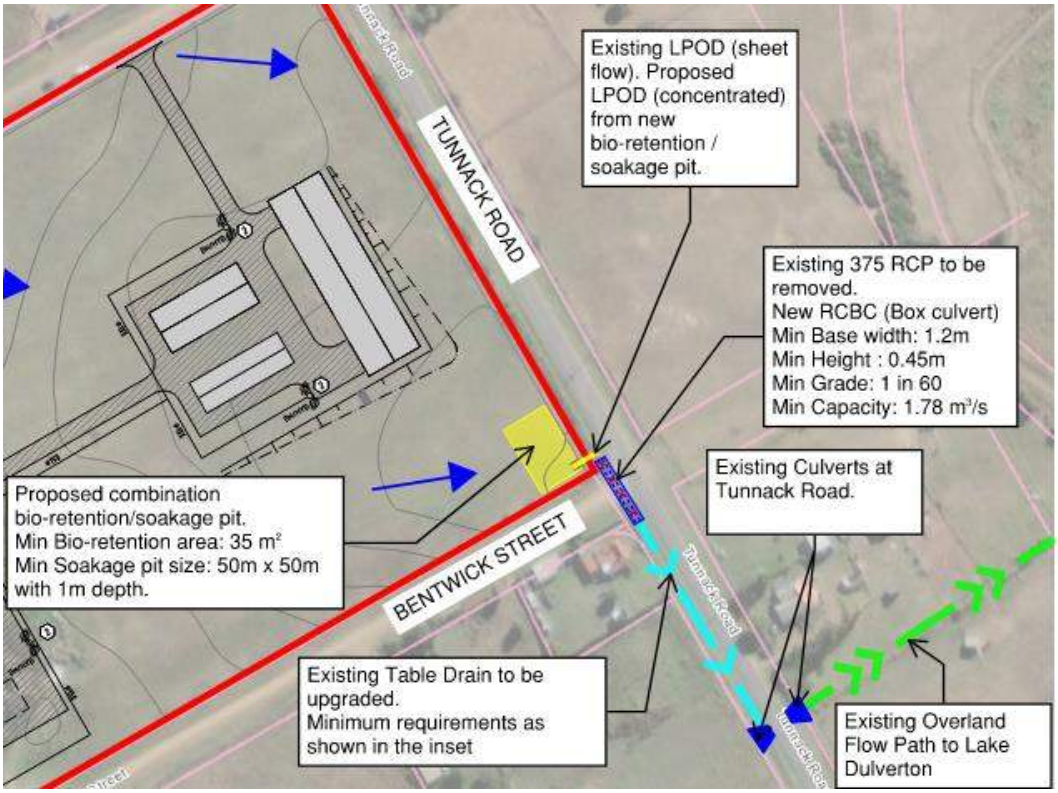


Figure 8 - Existing table drain & culvert upgrade

5 STORMWATER QUANTITY ASSESSMENT

The aim of the stormwater quantity assessment is to ensure that the development shall impose no adverse effects on downstream properties or receiving water bodies and that the conveyance of flows will be in a safe manner with minimal risk of human endangerment as well as the following objectives:

- Address the need for stormwater quantity control measures.
- Ensure there is no increase in peak discharges from the subject site for events up to and including the 1 in 20-year ARI event.
- Ensure proposed quantity control measures detain and convey flows in accordance with Tasmania Stormwater Policy Guidance and Standards for Development minimum freeboard recommendations.

This section of the report should be read in conjunction with **Appendix D** which shows the values used to calculate the peak flow rates.

All stormwater calculations were performed assuming rainfall was increased by the AR&R 2016 by Climate Change Factor for RCP 8.5 in 2100.

5.1 Flow Rate Methodology

5.1.1 Design Storm Events

Based on recommendations within AS/NZ 3500.3 and Council standards the major and minor storm events were selected as follows:

- Minor Event: 20-year ARI (5% AEP) event (assuming rainfall as per AR&R 2016 scenario 8.5 at 2100)
- Major Event: 100-year ARI (1% AEP) event (assuming rainfall as per AR&R 2016 scenario 8.5 at 2100)

5.1.2 Rational Method for Peak Flow Rate

The peak flow rate for the site has been obtained using the Rational Method in accordance with ARR. Summaries of the hydrology calculations can be seen in **Sections 5.2 and 5.3** for the pre and post-development scenarios respectively.

$$Q = (2.78 \times 10^{-3})\ Cy\ Iy\ A \qquad \textbf{Equation 1}$$

Q = Peak flow rate (m3/s) for average recurrence interval

Cy = Co-efficient of runoff for ARI of y years (dimensionless)

A = Catchment area (ha)

Iy = Average rainfall intensity (mm/hr) for a design duration of t hours and an ARI of y years

5.1.3 Catchment Area (A)

Catchment areas were measured using AutoCAD, contour surface data and known cadastral boundaries. Catchment boundaries and areas for both the pre-developed and post-developed scenarios can be seen in **Appendix B**.

5.1.4 Co-efficient of runoff (C)

In lieu of any C values from Southern Midlands Council, the C value has been taken from Melbourne Water Hydrologic and Hydraulic Design, Table 1. Melbourne Water states that for Commercial/Industrial developments C_5 = 0.7, and C_{100} = 0.9. For major open space, C_5 = 0.2, and C_{100} = 0.3. Based on this ADG has assumed that the runoff co-efficient value for 5% AEP for pre-developed site as 0.2 and post developed site as 0.7. Similarly, 1% AEP for pre-developed site as 0.3 and post-developed as 0.9 (worst case). Refer to **Appendix D** for more details.

5.1.5 Time of Concentration (ToC)

The time of concentration (t_c) for both pre and post developed catchments are calculated as per the table below. ToC for the external catchment contributing to the table drain to be upgraded at Tunnack ropad is calculaterd separately as shown below;

Catchment Name	Total Time of Concentration (min)	QUDM 4.6.6				QUDM 4.6.7					
		Overland flow travel times				Initial estimate of kerb, pipe and channel flow time					
		Friend's Equation									
		Horton's surface roughness factor, n*	Overland sheet flow path length (m)	Slope of surface (%)	Overland sheet flow travel time (min)	Flow distance (m)	Fall of channel (m)	Flow time in channel (min)	Channel type	Multiplier Δ	Flow time in channel (min)
C1_Pre	19	Yes				Yes					
		0.028	35	10.0	6.1	227	4.5	4.0	Kerb-a	1	4.0
		No				Yes					
						232	2.5	3.0	natural	3	9.0
C1_Post	16	Yes				Yes					
		0.028	35	10.0	6.1	560	5.0	10.0	Kerb-a	1	10.0
Exrnal Ctachment (Table Drain Only)	27	Yes				Yes					
		0.035	100	2.0	15.1	605	20.0	4.0	natural	3	12.0

Figure 9 - ToC Calculations

5.2 Pre-Development Hydrology

The hydrology of the pre-developed catchments has been assessed using the Rational Method. The theoretical calculated peak discharge for storm events up to and including 1 in 100 year ARIs has been calculated and a summary of the results is presented in **Appendix D**.

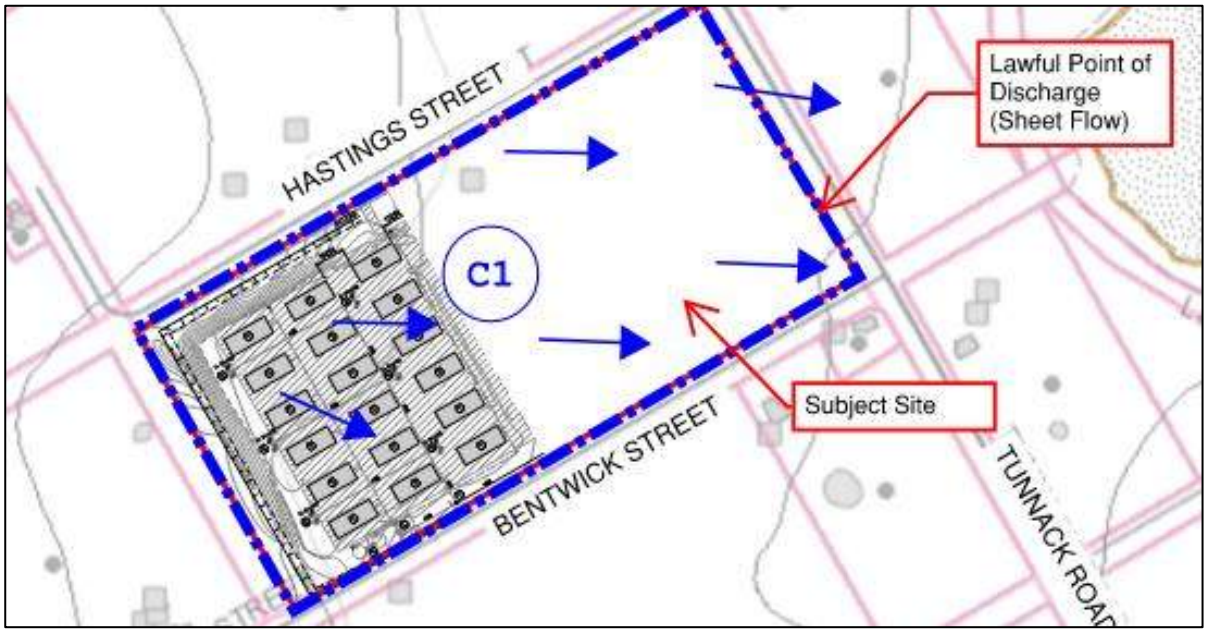


Figure 10 - Pre-development Catchment

Rational Method results for the subject site can be seen in **Table 2.** The existing site is 30% impervious with the existing sheds. Since, there are no coefficient of runoff, C_{20} value available, C_5 value were adopted as 0.2 for minor events and 0.3 for major events in accordance with Melbourne Water's, Standards and Specifications-Hydrologic and Hydraulic Design Table1.

Table 2 - Pre-development Catchment Details

Catchment Name	Area (ha)	Fraction Impervious	Time of Concentration (t_c)	5% AEP (m^3/s)	1% AEP (m^3/s)
C1	8.7	0.3	19	0.97	1.38

5.3 Post-Development Hydrology

Post development site hydrology is as shown in **Figure 11.** Since, there are no coefficient of runoff - C_{20} value available, C_5 value were adopted as 0.7 for minor events and 0.9 for major events in accordance with Melbourne Water's, Standards and Specifications-Hydrologic and Hydraulic Design Table1. Refer **Appendix C** for detailed post-development hydrology plan.

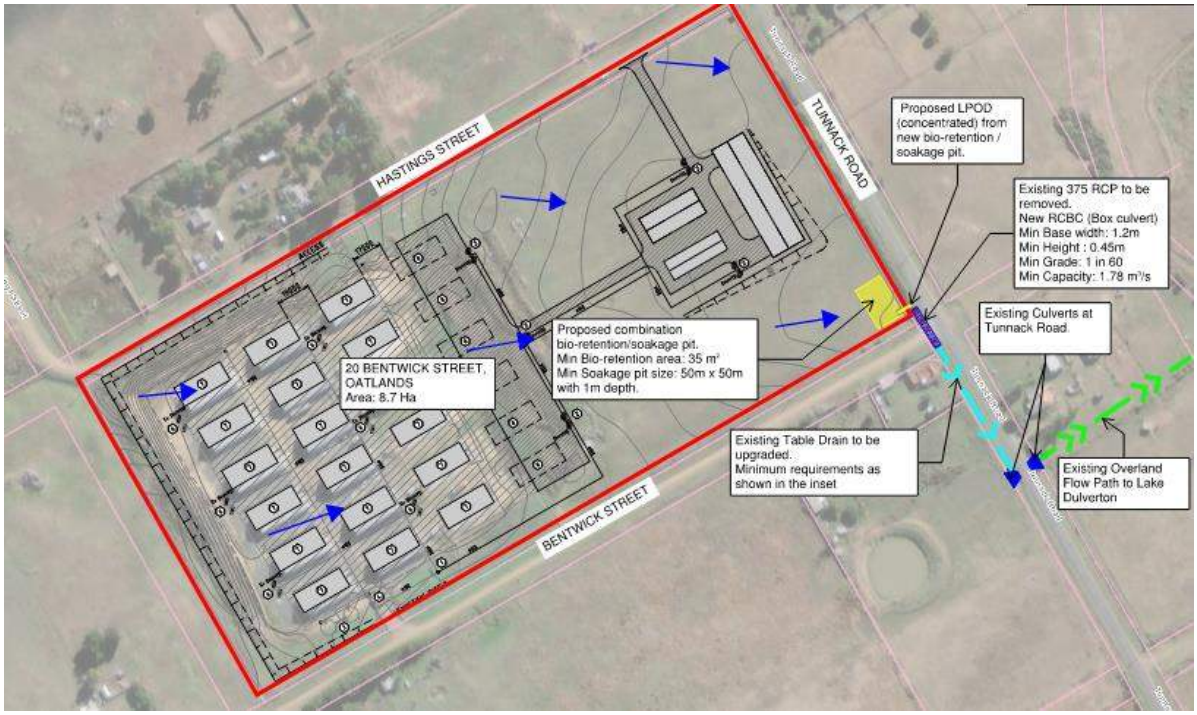


Figure 11 - **Post-development Flow Conveyance.**

Refer to **Appendix D** for a summary of the Rational Method calculations and all parameters used.

Table 3 - Post-development Catchment Details

Catchment Name	Area (ha)	Fraction Impervious	Time of Concentration (t_c)	5% AEP (m^3/s)	1% AEP (m^3/s)
C1	8.7	0.41	16	1.067	1.526

5% AEP (Q20) discharge from the newly proposed impervious area of the subject site will be infiltrated within the proposed soakage pit. The flows up to 1% AEP (Q100) excluding the 5% AEP will be discharged into the existing table drain at Tunnack Road. Both the table drain, and associated pipe culvert is required to be upgraded to cater the increased discharge from site in the post-developed phase. Refer to **Appendix B** and **Appendix C** for more information.

5.4 Saturated Hydraulic Conductivity

According to the on-site – Soil Permeability Assessment conducted by GES Geo-Environmental Solutions, the subject site is expected to have a minimum saturated hydraulic conductivity of 2.45 m/day (102.08 mm/hr). ADG Anticipates, this range of conductivity is enough to infiltrate flows up to 5% AEP (1.067 m^3/s) within an adequately sized soakage pit.

Refer to **Appendix E** for Soil Permeability Assessment Report.

5.5 Soakage Pit

It is proposed to have an adequately sized soakage pit with a capacity to infiltrate any discharge from the newly proposed impervious area up to and including 5% AEP (Q20). The pit will require a minimum length and width of 5m each and 1m deep.

The size and design of the soakage pit will be confirmed in the detailed design phase. Refer to **Appendix D** for more details.

5.6 Detention Analysis and Strategy

An RFI dated 22nd December 2022 has confirms that events exceeding the Q20 are to be conveyed to the existing overland flow path via the Lawful Point of Discharge. There is no detention storage proposed based on this advice. A Soil Permeability Assessment conducted by GES Geo-Environmental Solutions demonstrates the subject site is expected to have a minimum saturated hydraulic conductivity of 2.45 m/day (102.08 mm/hr). It is proposed to have an on-site soakage pit with a capacity to infiltrate discharges from the newly proposed impervious areas up to and including 5% AEP (Q20) events.

6 STORMWATER QUALITY ASSESSMENT

6.1 Treatment Objectives

This assessment identifies issues relating to stormwater quality runoff and assesses possible methods of treatment if required. The aim of this section of the report is to determine practical approaches to achieving improvements in the quality of the stormwater run-off from the site that can be readily implemented.

According to the Southern Midlands Interim Planning Scheme 2015, Stormwater system for a new development must incorporate Water Sensitive Urban Design (WSUD) principles or the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) for the treatment and disposal of stormwater if any of the following apply:

- the size of new impervious area is more than 600m2
- new car parking is provided for more than 6 cars.
- A subdivision is for more than 5 lots.

Since the proposed site has new impervious area greater than 600m2, the following treatment targets were used for the MUSIC modelling, as described in Southern Midlands Interim Planning Scheme 2015.

Table 4 - Southern Midlands Council

Total Suspended Solids (TSS)	Total Phosphorus (TP)	Total Nitrogen (TN)
80% Removal	45% Removal	45% Removal

The objective of quality treatment is to provide the following:

- Nitrogen and Phosphorous removal
- Suspended Solids Removal
- All of the site's impervious areas discharge to suitable treatment device/s
- Treatment device selection criteria are to be in accordance with Industry Best Practice and, WSUD Engineering Guidelines

6.2 Erosion and Sediment Control

6.2.1 Erosion Hazard Assessment

Prior to construction commencing, the following erosion and sediment control measures will need to be installed around the subject site to minimise disturbance and ensure the quality of runoff discharging from the site is of an acceptable standard:

- Sediment barriers to be installed on all entrances to downstream stormwater infrastructure (i.e. gully pits);
- Designation of transport routes through the site to minimise vegetation disturbance;

- Maximise retention of existing vegetation to reduce soil disturbance and provide filter strip treatment for runoff;
- Install construction entry and exit shakedown areas;
- Sediment fences are to be installed on the downstream boundaries of the subject site; and
- Install dust control measures as required.

All erosion and sediment control measures are to be designed and installed in accordance with IECA Guidelines. Further details regarding the proposed erosion and sediment control measures will be provided during the detailed design phase of the development.

6.2.2 Bulk Earthworks Phase

During the bulk earthworks phase, the following erosion and sediment control measure will need to be installed to ensure there is minimal disturbance to downstream receiving water bodies;

- Construction chutes to control runoff over earthworks batters;
- Construction of temporary bunds at the top of all earthworks batters to ensure runoff is directed away from exposed batters;
- Sediment basins to be constructed at low points within each stage of the proposed development;
- Construction of temporary diversion drains to divert water to sediment basins and around any stockpiles;
- Sediment fences to be installed on the downstream side of any stockpiles; and
- Stabilisation of all batters upon reaching the finished earthworks levels.

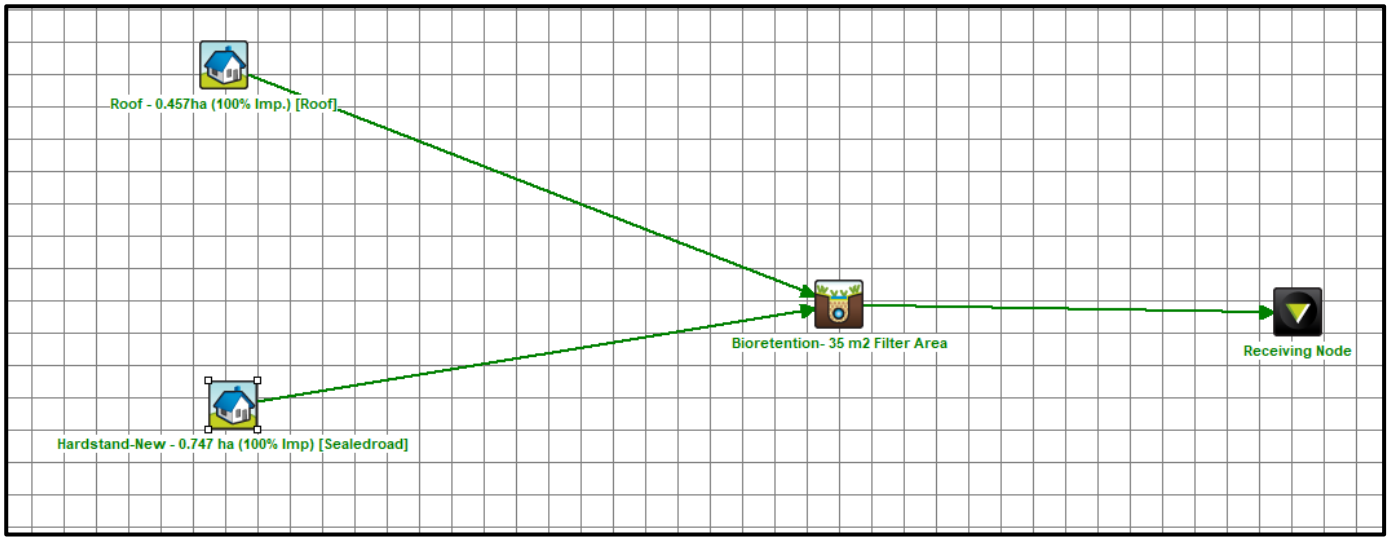
All erosion and sediment control measures are to be designed and installed in accordance with IECA Guidelines. Further details regarding the proposed erosion and sediment control measures will be provided during the detailed design phase of the development.

6.2.3 Maintenance

All erosion and sediment control devices are to be maintained through the entire phase of the development leading up to the operational phase. Erosion and sediment control devices will need to be monitored closely throughout the entire project to ensure they are operating correctly and efficiently. No erosion and sediment control devices are to be removed unless otherwise authorized by a suitably qualified engineer or the site superintendent.

6.3 MUSIC Model

The site stormwater run-off was modelled using MUSIC (version 6.2) and the water quality objectives as per Tasmanian Planning Scheme 2015 for New Development of 80% TSS reduction, 45% TP reduction, and 45% TN reduction. The treatment train and results are presented in **Figure 12** below.



Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	4.97	4.92	1.1
Total Suspended Solids (kg/yr)	1440	277	80.8
Total Phosphorus (kg/yr)	2.49	0.689	72.3
Total Nitrogen (kg/yr)	11.2	6.06	45.7
Gross Pollutants (kg/yr)	190	0	100

Figure 12 - Treatment train and results for Catchment C_1

As per the above results, the post developed catchments C_1 will require bio-basin with a filter area of 35m^2 to meet the percent reduction of water quality objectives identified by Tasmanian Planning Scheme 2015.

Details of the MUSIC model are attached within **Appendix F** for further information.

6.4 On-site Treatment Lifecycle Costs

A lifecycle cost analysis is not a part of the scope of this report. All the recommended water quality treatment infrastructure lies within the development site and it shall be maintained and serviced by the owners of the development at no cost to Council.

6.5 Water Quality Monitoring

No water quality monitoring is proposed for this development at this stage due to the nature of the development and the expected pollutant levels not being considered a high risk source.

6.6 Maintenance

The maintenance of the proposed stormwater quality system will be the responsibility of the owners of the development.

7 CONCLUSION

The site has Information discussed in this report sourced from DBYD records, LIST mapping, detailed site survey and information gathered via site investigation.

The subject site will not need any detention storage due to the events exceeding 5% AEP (Q20) are conveyed to the existing overland flow path via the Lawful Point of Discharge. The site will require an adequately sized soakage pit with a capacity to infiltrate up to 5% AEP discharge from the newly proposed impervious site.

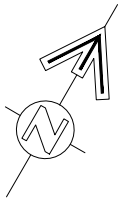
In preparing this report, we have achieved all requirements for Stormwater Management Plans as described in the Southern Midlands Interim Planning Scheme 2015. ADG recommends a bio-retention basin with a minimum area of 35m2 at surface to achieve the required water quality objectives.

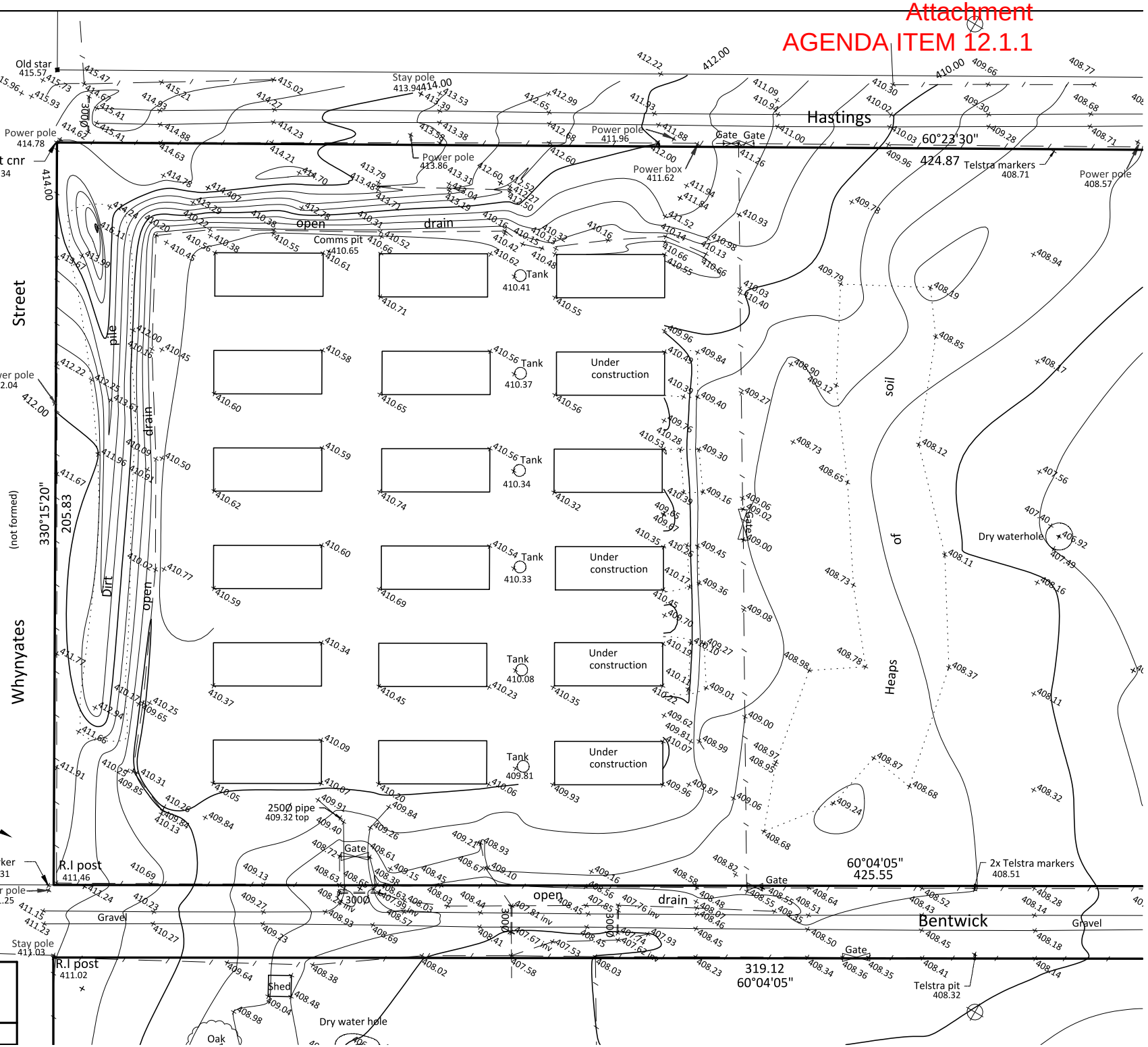
Detailed engineering diagrams and management requirements for the proposed development are to be submitted to Council for approval prior to any works commencing on site with design certification prepared by a qualified stormwater engineer or scientists.

Appendix A
Detailed Survey

Attachment
AGENDA ITEM 12.1.1

NOTES:
1. DATUM FOR HEIGHTS IS AHD
2. CONTOUR INTERVAL IS 5.0 METRE
3. BEARINGS ON MGA





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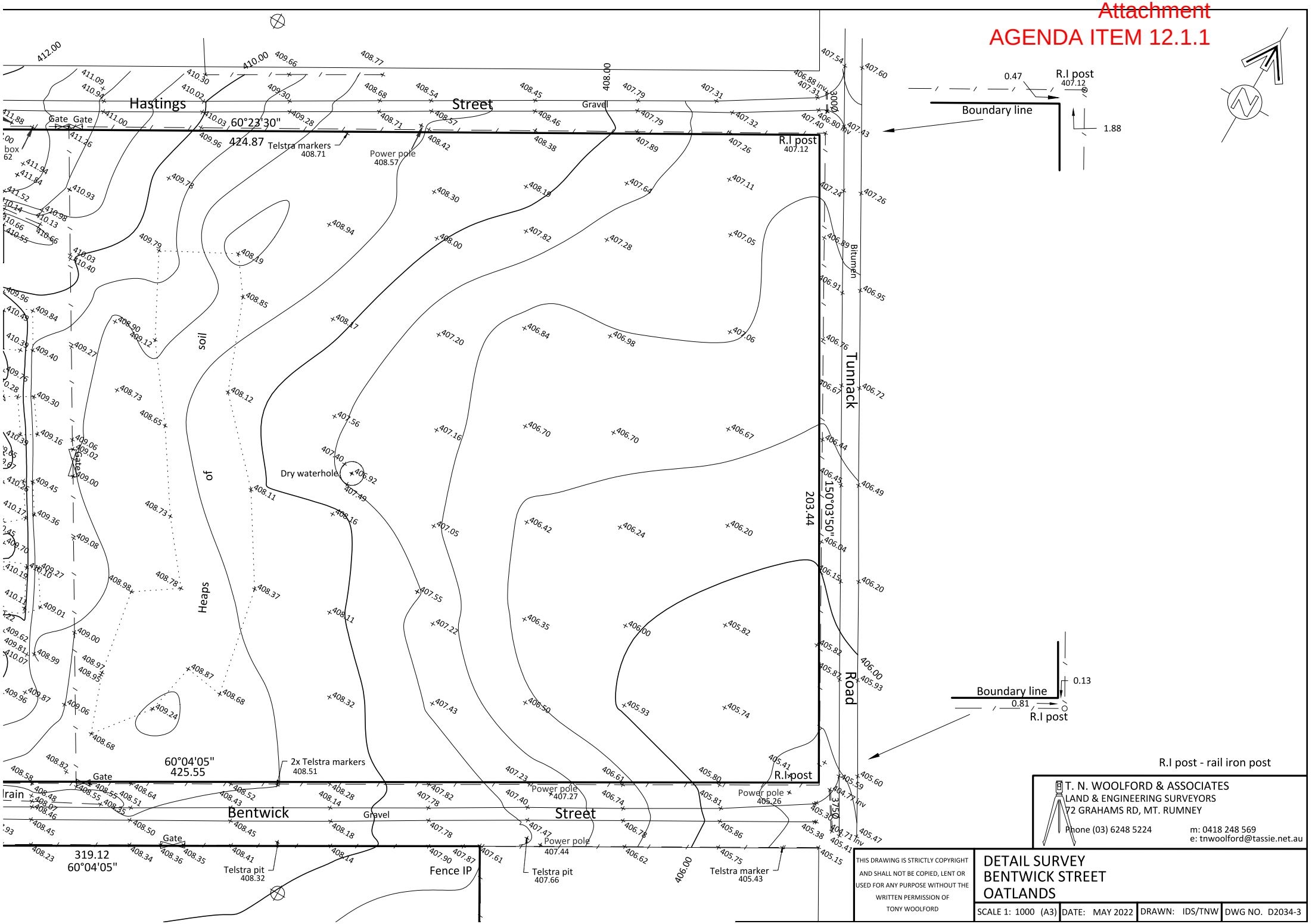
DETAIL SURVEY
BENTWICK STREET
OATLANDS

SCALE 1: 1000 (A3) | DWG NO. D2034-2



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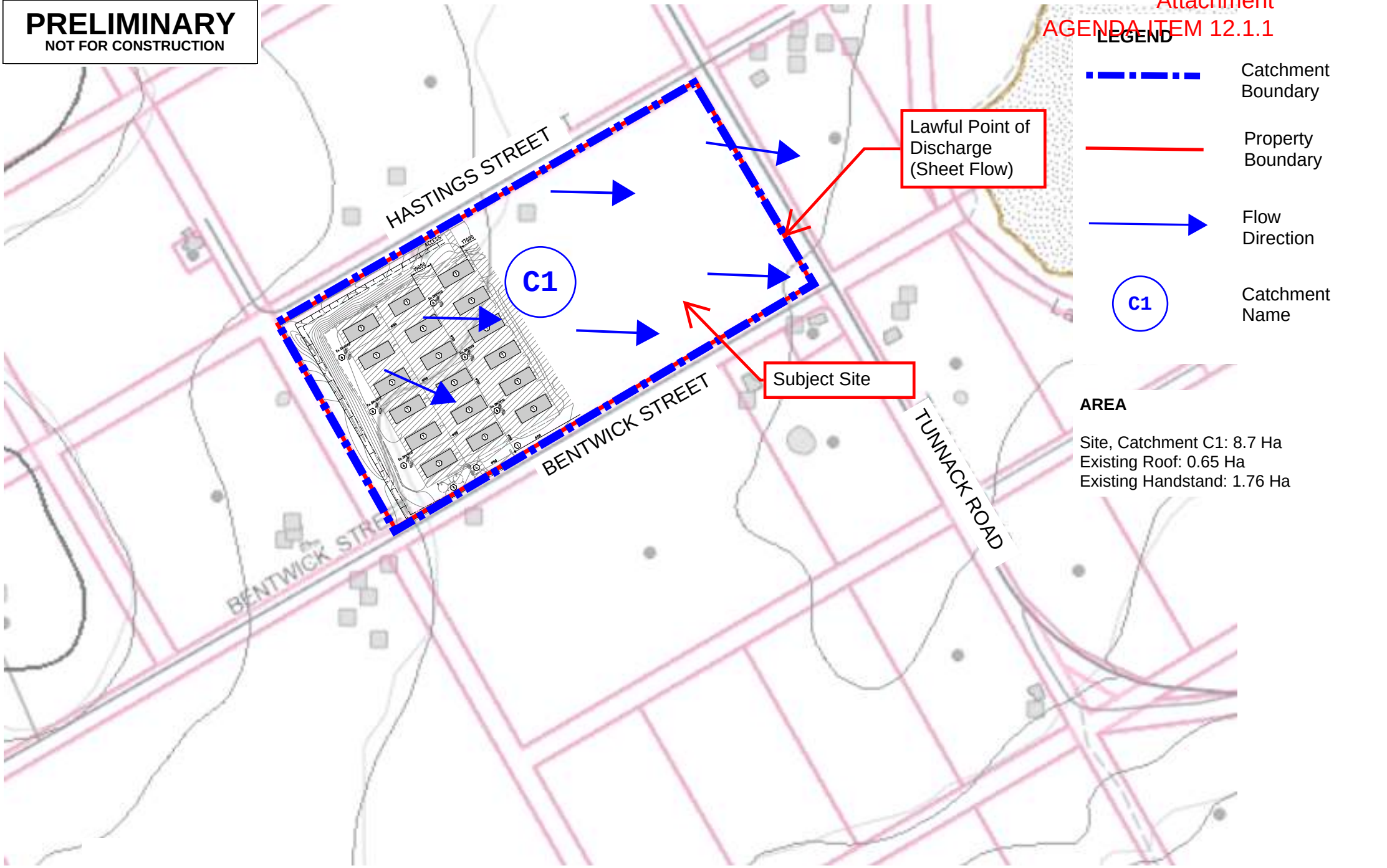
DETAIL SURVEY
BENTWICK STREET
OATLANDS

SCALE 1: 1000 (A3) | DATE: MAY 2022 | DRAWN: IDS/TNW | DWG NO. D2034-3

Appendix B
Stormwater Catchment Plans

PRELIMINARY
NOT FOR CONSTRUCTION



Rev	Date	Description
02	21.08.23	For Information
01	25.08.22	For Information

ADG
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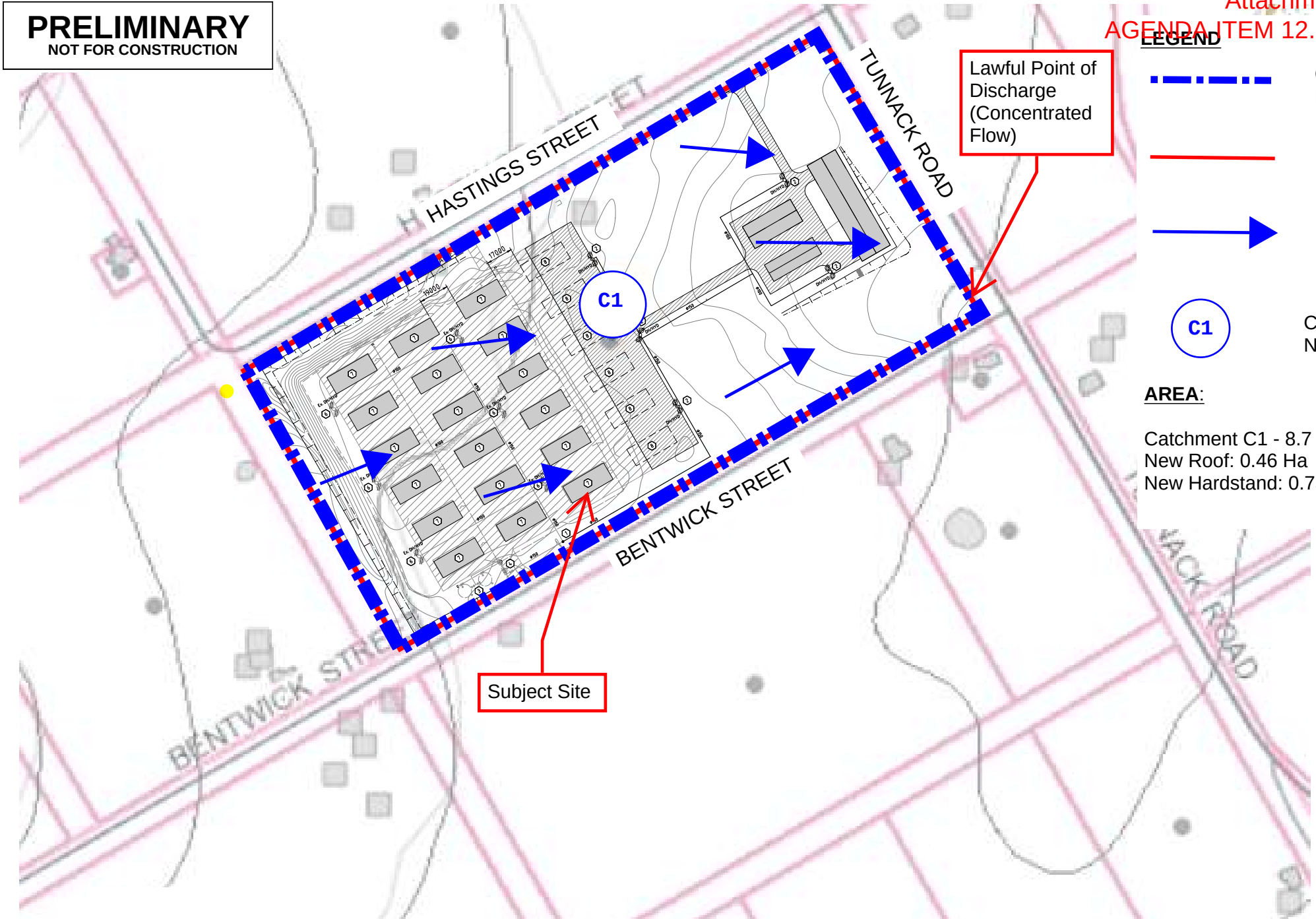
BRISBANE / SYDNEY MELBOURNE / GOLD COAST / SUNSHINE COAST / DARWIN / PERTH

Client	Cova Group Pty Ltd
Project Name	20 Bentwick Street Oatlands 7120
Discipline	CIVIL
Designed By	TM
Checked By	RS
Approved By	RS
Project No.	26324
Drawn By	TM
Scale	NTS (at A3)
Status	PRELIM
Title	PRE_DEVELOPMENT STORMWATER CATCHMENT PLAN
Drawing No.	SK01
Revision	02

Attachment
AGENDA ITEM 12.1.1

PRELIMINARY
NOT FOR CONSTRUCTION



LEGEND

- Catchment Boundary
- Property Boundary
- Flow Direction
- C1 — Catchment Name

AREA:

Catchment C1 - 8.7 Ha
New Roof: 0.46 Ha
New Hardstand: 0.75 Ha

Rev	Date	Description
03	21.08.23	For Information
02	27.01.23	For Information
01	19.09.22	For Information

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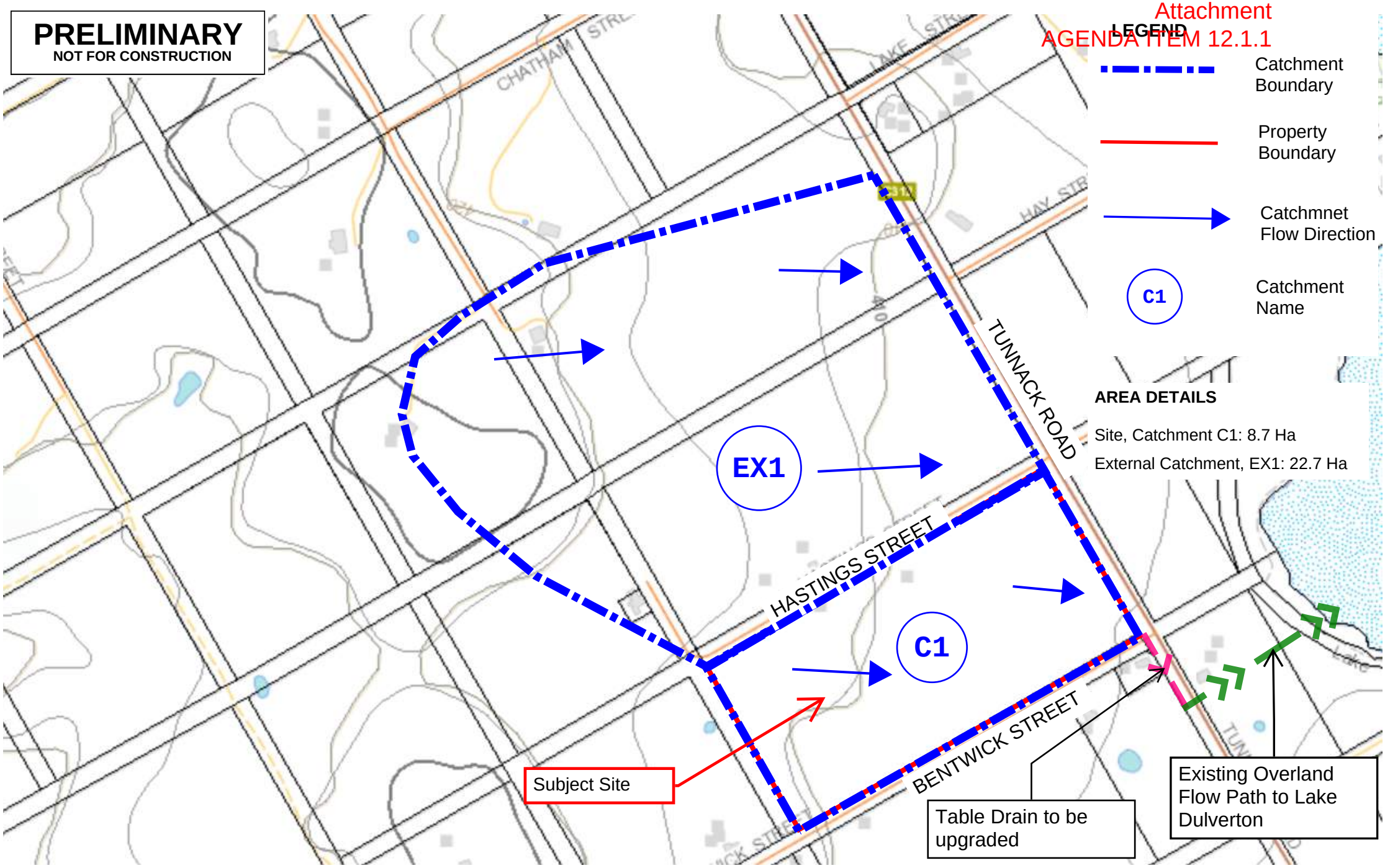
BRISBANE / SYDNEY MELBOURNE / GOLD COAST / SUNSHINE COAST / DARWIN / PERTH

Client	Cova Group Pty Ltd
Project Name	20 Bentwick Street Oatlands 7120
Discipline	CIVIL
Status	PRELIM
Designed By	TM
Checked By	RS
Approved By	RS
Project No.	26324
Drawn By	TM
Scale	NTS (at A3)

Title	POST DEVELOPMENT STORMWATER CATCHMENT PLAN
Drawing No.	SK01
Revision	03

PRELIMINARY
NOT FOR CONSTRUCTION



Rev	Date	Description
01	21.08.2023	For Information

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Client	Cova Group Pty Ltd
Project Name	20 Bentwick Street Oatlands 7120
Discipline	CIVIL
Status	PRELIM
Designed By	TM
Checked By	RS
Approved By	RS
Project No.	26324
Drawn By	TM
Scale	NTS (at A3)
Title	TUNNACK ROAD TABLE DRAIN CATCHMENT PLAN
Drawing No.	SK04
Revision	01

Appendix C
Stormwater Services Plan

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

- Catchment Boundary
- Property Boundary
- Catchmnet Flow Direction
- C1 — Catchment Name

Area Details;
Site Size: 8.7 Ha
External Catchment contributing to Tunnack Rd Table Drain: 23.11 Ha

HASTINGS STREET

TUNNACK ROAD

BENTWICK STREET

Hastings Street

Tunnack Road

ACCESS

17000

19000

20 BENTWICK STREET,
OATLANDS
Area: 8.7 Ha

Existing LPOD (sheet flow). Proposed LPOD (concentrated) from new bio-retention / soakage pit.

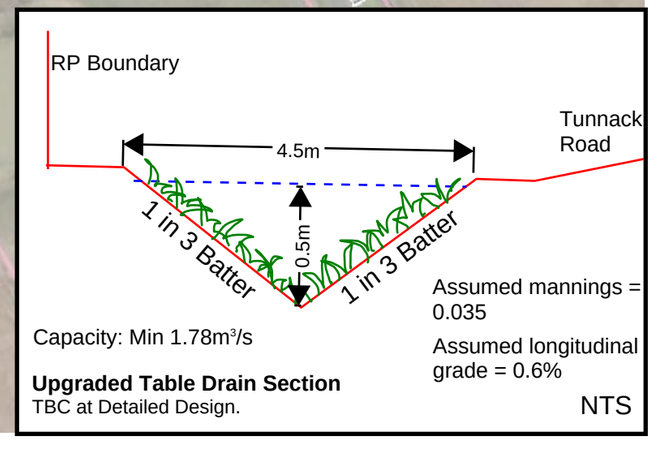
Existing 375 RCP to be removed.
New RCBC (Box culvert)
Min Base width: 1.2m
Min Height : 0.45m
Min Grade: 1 in 60
Min Capacity: 1.78 m³/s

Existing Culverts at Tunnack Road.

Proposed combination bio-retention/soakage pit.
Min Bio-retention area: 35 m²
Min Soakage pit size: 50m x 50m with 1m depth.

Existing Table Drain to be upgraded.
Minimum requirements as shown in the inset

Existing Overland Flow Path to Lake Dulverton



Capacity: Min 1.78m³/s

Assumed mannings = 0.035

Assumed longitudinal grade = 0.6%

Upgraded Table Drain Section
TBC at Detailed Design.

NTS

Rev	Date	Description
04	22.08.23	For Information
03	03.02.23	For Information
02	10.01.23	For Information
01	25.08.22	For Information

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BRISBANE / SYDNEY MELBOURNE / GOLD COAST / SUNSHINE COAST / DARWIN / PERTH

Client: Cova Group Pty Ltd
Project Name: 20 Bentwick Street Oatlands 7120

Discipline	Designed By	Checked By	Approved By	Status
CIVIL	TM	RS	RS	PRELIM
Project No.	Drawn By	Scale		
26324	TM	NTS (at A3)		

Title: STORMWATER SERVICES PLAN

Drawing No. SK03 | Revision 04

Appendix D
Design Calculations

CALCULATIONS

Catchment Name	Total Time of Concentration (min)	QUDM 4.6.6				QUDM 4.6.7					
		Overland flow travel times				Initial estimate of kerb, pipe and channel flow time					
		Friend's Equation									
		Horton's surface roughness factor, n*	Overland sheet flow path length (m)	Slope of surface (%)	Overland sheet flow travel time (min)	Flow distance (m)	Fall of channel (m)	Flow time in channel (min)	Channel type	Multiplier Δ	Flow time in channel (min)
C1_Pre	19	Yes				Yes					
		0.028	35	10.0	6.1	227	4.5	4.0	Kerb-and-g	1	4.0
		No				Yes					
						232	2.5	3.0	natural cha	3	9.0
C1_Post	16	Yes				Yes					
		0.028	35	10.0	6.1	560	5.0	10.0	Kerb-and-g	1	10.0
Exrnal Ctachment (Table Drain Only)	27	Yes				Yes					
		0.035	100	2.0	15.1	605	20.0	4.0	natural cha	3	12.0

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PROJECT DATA

Project number	26324	Designer	TM
Date	17.08.2023	Verifier	RS
Client	Cova Group Pty Lts		
Project area	Oatland Bond Stores		

CALCULATIONS

Rational Method Based on ARR 2016 IFD Data

Catchment			Fraction Impervious		Coefficient of Discharge, C_Y (ARR 2016)		Rainfall Intensity, ${}^{tc}I_Y$ (mm/h) (ARR 2016 IFD)		Peak Discharge Rate, Q_Y (m^3/s) (ARR 2016 IFD)	
Catchment Label	Catchment Area A (ha)	Time of Concentration t_c (min)	Fraction Impervious f_i (decimal)	Rainfall Intensity, ${}^1I_{10}$ (mm/h) ARR 2016	ARR 2016 C_{20} (F_Y = 1.05)	ARR 2016 C_{100} (F_Y =1.20)	${}^{tc}I_Y$ (mm/h) 5% AEP	${}^{tc}I_Y$ (mm/h) 1% AEP	Q_{20} (m^3/s) 5% AEP	Q_{100} (m^3/s) 1% AEP
C1-Pre Development	8.701	19.00	0.3	19.1	0.900	0.9	44.6	63.6	**0.970**	**1.384**
C1-Post Development	8.7010	16	0.41	19.1	0.900	0.900	49.0	70.2	**1.067**	**1.526**
External Catchment - Table Drain	22.7200	27	0.00	19.1	0.400	0.400	36.4	51.3	**0.919**	**1.295**

Total Pre-devlopment Flow from Site (Q100-Q20)	0.414
Total Post-devlopment Flow from site (Q100-Q20)	0.459
Total increase in Flow from site (Q100-Q20)	0.045

Total Pre-devlopment to the Table Drain (Q100)	2.679
Total Post-devlopment to the Table Drain (Q100)	1.754

Stormwater Soakwell Design - COFFEY Method

	Total Catchment	
Total Catchment Area	87000	m²
Roof area (Must be connected to soakwells/pits)	4570	m²
Paved areas (Intended for soakwell/pit connection)	7470	m²
Pervious areas (Intended for soakwell/pit connection)	74960	m²

COFFEY METHOD FOR PERTH

Volume required to be retained/detained

Y =	20	years	
Cv =	0.681		
A =	59264.8	m2	
k =	2.45	m/day	(Sandy Loam)
d =	30.0	m	

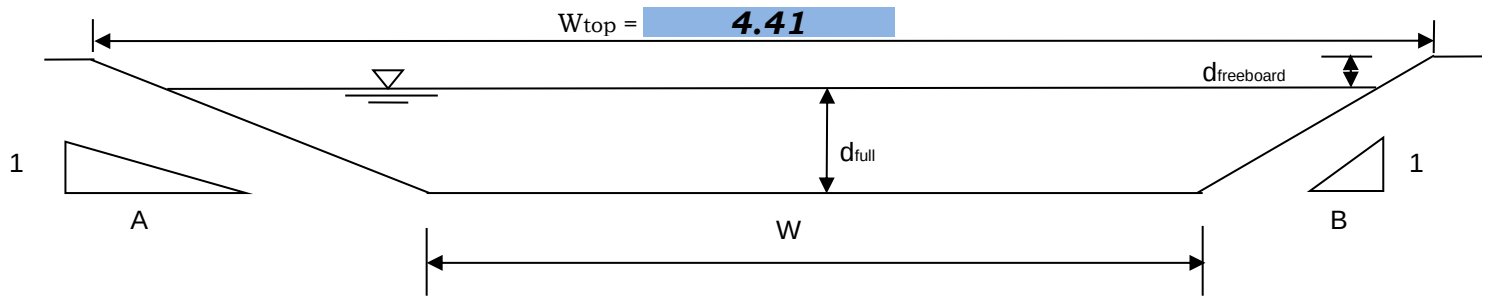
V = 2257.008

Proposed soakwell/pit diameter	0	mm
Proposed soakwell/pit depth	0	mm
Amount Provided	0	
Proposed soakwell length	50000	mm
Proposed soakwell width	50000	mm
Proposed soakwell depth	1000	mm
Amount Provided	1	
Volume required to be retained/detained	2257.01	m³
Volume provided through design	2500.00	m3
Design provided satisfactory	Pass	

V=0.012 (y^0.24*A^1.22*k^-0.2*d^-0.53)
V = required storage volume (m3)
Y = recurrence interval (years)
A = effective catchment area i.e. runoff coeff (Cv) multiplied by catchment area (m2)
k = design permeability (m/day)
d = lesser of depth to water table from base of sump or base width (m)

Cv = (Cv(Perv) * (Atot -Aimp) +Aimp))/(Atot)
Cv(perv) = 0.63 QUDM 2017 based on Group B Sandy Loam 100mm rainfall event

	Project	Job #	Rev
	Oatlands-Bond Store	**26324**	**01**
			Made by / date
			TM/22.08.23
	Subject		Checked / date
	Tunnack Road Table Drain Upgrade- Grass Lined		



PARAMETERS TABLE

W	**0.00**	Channel width in metres
A	**3**	Grade of left hand channel bank. (1 in ___)
B	**3**	Grade of right hand channel bank. (1 in ___)
S	**0.6**	Slope of channel bed in percent.
n	**0.035**	Manning's "n" which is the channel roughness.
dfull	**0.74**	Full Flow Depth in metres
dfreeboard	**0.00**	Desired Freeboard Depth in metres
Qdesign	**1.78**	Calculated Runoff to be conveyed in Channel (m3/s)

OPEN CHANNEL FULL DEPTH FLOW CALCULATIONS

FLOW AREA (m2)	WETTED PERIM. (m)	HYDRAULIC RADIUS (m)	FLOW CAPACITY (m3/s)	VELOCITY (m/s)	D-V PRODUCT	FACTOR OF SAFETY
1.62	4.65	0.35	1.780	1.10	0.81	1.00

OKAY

Notes

1 This spreadsheet calculates flow in an open channel using Manning's equation from QUDM 9.03.5.

Appendix E
Geotech Report

ONSITE- SOIL PERMEABILITY ASSESSMENT

20 & 25 Bentwick Street

Oatlands

May 2023

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Cova Group
Site Address:	20 & 25 Bentwick Street, Oatlands
Date of Inspection:	18/04/2023
Proposed Works:	Commercial
Investigation Method:	Hand Auger
Inspected by:	G. McDonald

Site Details

Certificate of Title (CT):	122266/2
Title Area:	Approx. 8.698 ha
Applicable Planning Overlays:	Bushfire-prone Areas
Slope & Aspect:	1° NE facing slope
Vegetation:	Pasture Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 550mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain hydraulic conductivity of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	Horizon	Description
0.00-0.15	0.00-0.15	A1	**SAND (SP)**: Low plasticity, brown, slightly moist, loose.
0.15-0.60	0.15-0.80	A2	**SAND (SP)**: Low plasticity, light brownish grey, slightly moist, loose.
0.60-1.20	0.80-1.20	B1	**Sandy CLAY (Cl)**: Medium plasticity, Brown, slightly moist, firm,.

Table 1. soil profile description for test holes 1 & 2.

BH 3 Depth (m)	Horizon	Description
0.00-0.10	A1	**Silty CLAY (Cl)**: Medium plasticity, dark brown, wet, soft
0.10-1.00	B2	**CLAY (CH)**: brown-grey- yellow mottles, moist-wet, firm.

Table 2. soil profile description for test hole 3.

Site Notes

Soil varied between the test hole locations (**See appendix 2 for locations**). BH1 and BH2 were tested at 20 Bentwick street and consisted of course sand overlying clay subsoils which have developed over Triassic sandstone. These test holes were similar. The main difference however was that BH2 had a deeper sand horizon overlying the clay subsoils. BH3 was at 25 Bentwick Street in a lower lying area in the landscape. Finer textured clay soils and wetter conditions were observed at this location. Reeds and moist surfaces also indicate that his area has poor drainage.

Methodology

Soil permeability measurements were taken to determine the accurate saturated hydraulic conductivity of the soil at the three locations. Saturated hydraulic conductivity was measured using a Guelph Permeameter according to the method of appendix G AS1547 2012. Measurements were taken at 0.6m depth.

Results

Test Hole	Saturated Hydraulic Conductivity (m/day)
1	2.45
2	4.03
3	0.88

Table 3. Saturated Hydraulic Conductivity test results at test holes 1, 2 & 3.

The highest hydraulic conductivity was in test hole 2 (4.03m/day). A hydraulic conductivity greater than 3mm is typical of coarse sand (Appendix 1). Test hole 1 also had a high hydraulic conductivity (2.45m/day). This is typical of a sandy loam soil (Appendix 1). A plausible reason for it being lower than test hole 2 is finer textured sandy clay at 0.6m depth. Test hole 1 had a far deeper layer of sand (0.8m depth) therefore a higher hydraulic conductivity is expected at 0.6m. Test hole three had a lower hydraulic conductivity (0.88m/day). This is typical of a well-structured clay loam. Hydraulic conductivity was higher than expected at test hole three considering the moist soil conditions and clay texture.

Table 4.0 Summary of Site Factors Affecting Onsite Stormwater Disposal

Test hole number	***Test depth (m)***	***Slope Type, Magnitude and Aspect (%)***	***Soil Classification according to AS1547-2012***	***Hydraulic Conductivity***	State of soil	Suitability for stormwater absorption.
1	0.60	Simple 1% N	CAT 1 – Sand	2.45	Dry	High
2	0.60	Flat	CAT 2 – Sandy Loam	4.03	Dry	High
3	0.60	Flat	CAT 4 – Clay Loam	0.88	Wet	Low

Appendix 1. Determination of soil category AS1547 shows the indicative hydraulic conductivity derived on soil texture and structure

TABLE 5.1
DETERMINATION OF SOIL CATEGORY

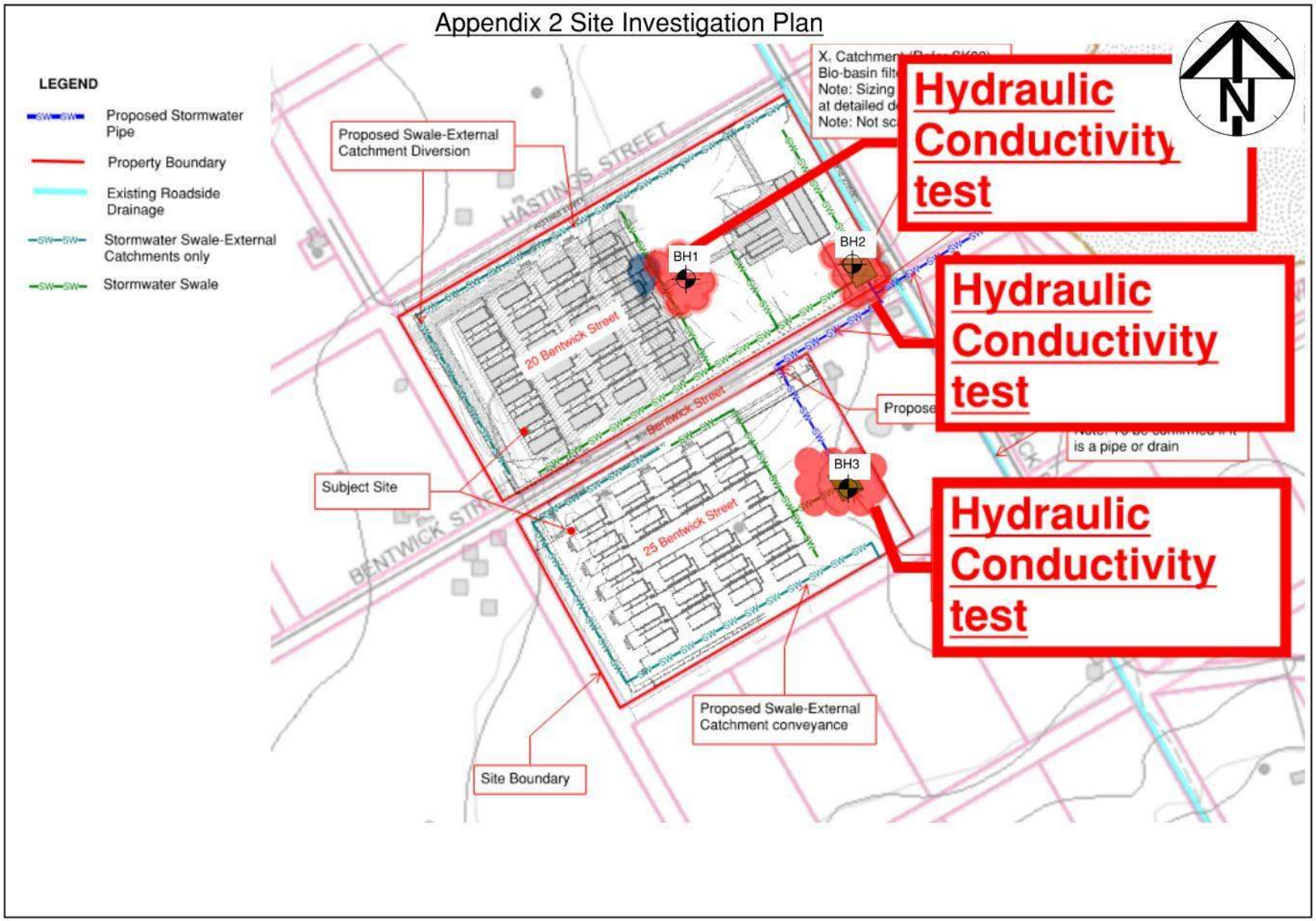
Soil category (see Notes 1 and 2)	**Soil texture**	**Structure**	**Indicative permeability** (K_{sat}) (m/d) (see Note 2)
1	Gravels and sands	Structureless (Massive)	> 3.0
2	Sandy loams	Weakly structured	> 3.0
		Massive	1.4 – 3.0
3	Loams	High/moderate structured	1.5 – 3.0
		Weakly structured or massive	0.5 – 1.5
4	Clay loams	High/moderate structured	0.5 – 1.5
		Weakly structured	0.12 – 0.5
		Massive	0.06 – 0.12
5 (Note 3)	Light clays	Strongly structured	0.12 – 0.5
		Moderately structured	0.06 – 0.12
		Weakly structured or massive	< 0.06
6 (Note 3)	Medium to heavy clays	Strongly structured	0.06 – 0.5
		Moderately structured	< 0.06
		Weakly structured or massive	< 0.06

NOTES:

1 Soil category determination shall take into account the soil horizons within the depth range into which effluent is absorbed (see 5.2.3). Figure B1 may be used to report on the overall soil category determined from the inspection of the individual soil layers. Table E1 should be used to assist in determining soil category from soil texture assessment.

2 The values of indicative permeability K_{sat} are based on the movement of water, not effluent, through the soil. They are estimates only and shall be used with caution in assisting the determination of the soil category. In the field, soil permeability is strongly influenced by the presence of biological channels such as old root holes, termite, ant and worm passages, as well as shrinkage cracks, and not merely by soil texture. A virgin clay-based soil under native bush could easily be ten times as permeable as the same soil under frequent cultivation or compacted by heavy traffic. More accurate estimates for effluent K_{sat} values may be obtained by modifying the characteristics of the test water to better match that of effluent, particularly the salt composition. See Appendices F and G.

3 For clay-dominated soils having dispersive (sodic) or shrink/swell behaviour, specialist soil advice and special design techniques will be required to enable their use for land application systems. Generally these soils will have very poor soil drainage.


Appendix 2 Site Investigation Plan
LEGEND
Proposed Stormwater Pipe
Property Boundary
Existing Roadside Drainage
Stormwater Swale-External Catchments only
Stormwater Swale
Proposed Swale-External Catchment Diversion
Hydraulic Conductivity test
Hydraulic Conductivity test
Hydraulic Conductivity test
BH1
BH2
BH3
20 Bentwick Street
25 Bentwick Street
Bentwick Street
Subject Site
Proposed Swale-External Catchment conveyance
Site Boundary
is a pipe or drain
N

Appendix 3. Photos

Appendix F
MUSIC Model Information

MUSIC Model Information for Catchment C_1

Introduction:

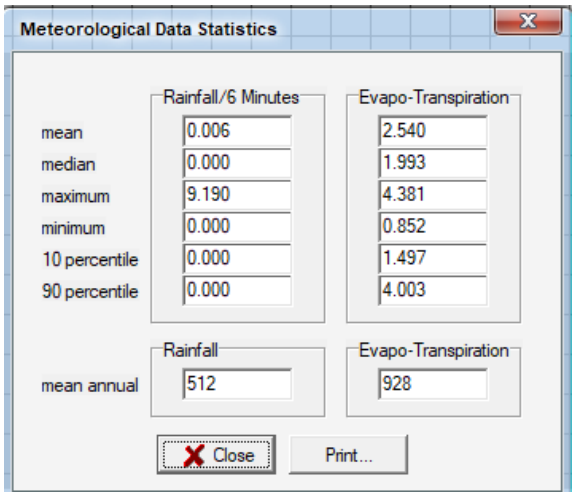
The quality of stormwater runoff and the impact of the proposed stormwater quality improvement measures were analysed using MUSIC Version 6.0 according to the MUSIC Modelling Guidelines Version 1.0, Water by Design 2010. A summary of the modelled catchment is presented in the table below.

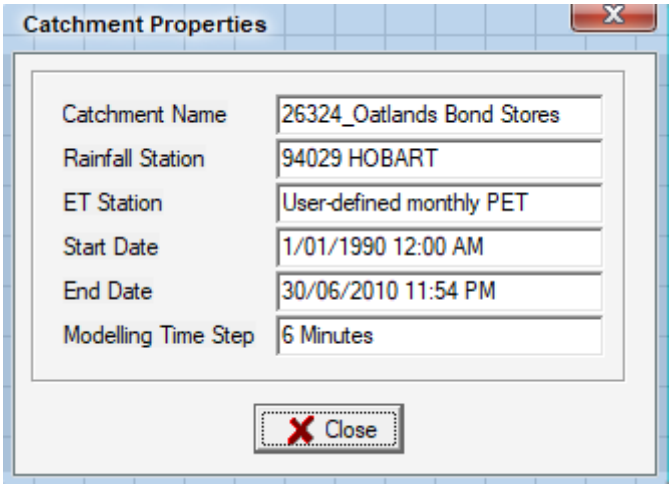
Catchment I.D	Source Node	Area (m^2)	% Impervious
C_1	Roof	0.457 Ha	100%
	Ground/Hardstand	0.747 Ha	100%

Meteorological Data:

The MUSIC model was carried out using the following parameters:

- The modelling period should be 10 years with a time step of 6 minutes.
- The nearest available 6 minute time step rainfall series to the subject site is Hobart.





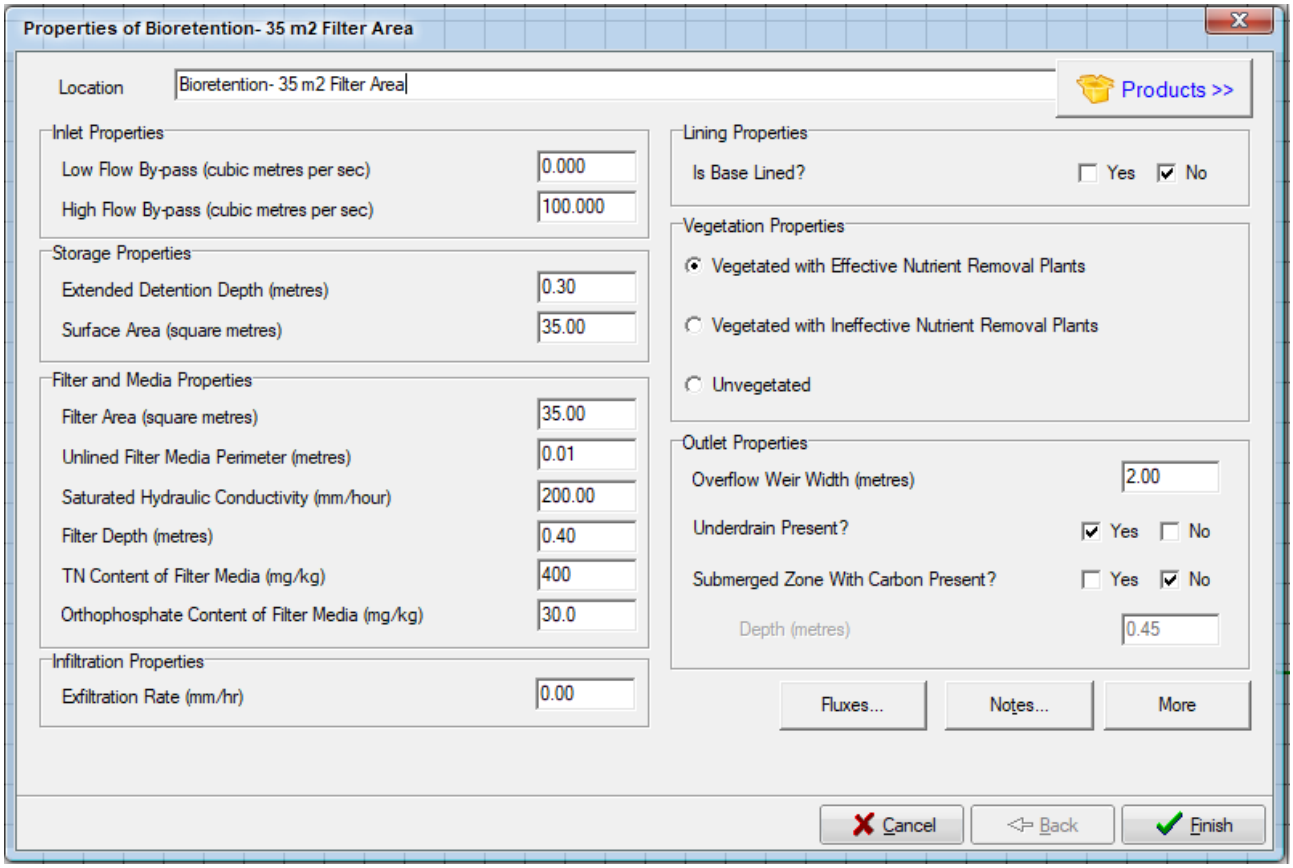
Source Nodes – Pollutant Exports:

Pollutant export parameters were assigned as per Table 3.9 of the MUSIC Modelling Guidelines by *Water By Design*.

The pollutant exports parameters adopted in the MUSIC model are summarized in the table below.

TABLE 3.9 POLLUTANT EXPORT PARAMETERS FOR SPLIT CATCHMENT LAND USE (LOG^{10} VALUES)

FLOW TYPE	SURFACE TYPE	TSS LOG^{10} VALUES		TP LOG^{10} VALUES		TN LOG^{10} VALUES	
		MEAN	ST. DEV	MEAN	ST. DEV	MEAN	ST. DEV
URBAN RESIDENTIAL							
Baseflow parameters	Roof	N/A	N/A	N/A	N/A	N/A	N/A
	Roads	1.00	0.34	-0.97	0.31	0.20	0.20
	Ground level	1.00	0.34	-0.97	0.31	0.20	0.20
Stormflow parameters	Roof	1.30	0.39	-0.89	0.31	0.26	0.23
	Roads	2.43	0.39	-0.30	0.31	0.26	0.23
	Ground level	2.18	0.39	-0.47	0.31	0.26	0.23
INDUSTRIAL							
Baseflow parameters	Roof	N/A	N/A	N/A	N/A	N/A	N/A
	Roads	0.78	0.45	-1.11	0.48	0.14	0.20
	Ground level	0.78	0.45	-1.11	0.48	0.14	0.20
Stormflow parameters	Roof	1.30	0.44	-0.89	0.36	0.25	0.32
	Roads	2.43	0.44	-0.30	0.36	0.25	0.32
	Ground level	1.92	0.44	-0.59	0.36	0.25	0.32
COMMERCIAL							
Baseflow parameters	Roof	N/A	N/A	N/A	N/A	N/A	N/A
	Roads	0.78	0.39	-0.60	0.50	0.32	0.30
	Ground level	0.78	0.39	-0.60	0.50	0.32	0.30
Stormflow parameters	Roof	1.30	0.38	-0.89	0.34	0.37	0.34
	Roads	2.43	0.38	-0.30	0.34	0.37	0.34
	Ground level	2.16	0.38	-0.39	0.34	0.37	0.34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Location
Bioretention- 35 m2 Filter Area
Products >>
Inlet Properties
Low Flow By-pass (cubic metres per sec)
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High Flow By-pass (cubic metres per sec)
100.000
Storage Properties
Extended Detention Depth (metres)
0.30
Surface Area (square metres)
35.00
Filter and Media Properties
Filter Area (square metres)
35.00
Unlined Filter Media Perimeter (metres)
0.01
Saturated Hydraulic Conductivity (mm/hour)
200.00
Filter Depth (metres)
0.40
TN Content of Filter Media (mg/kg)
400
Orthophosphate Content of Filter Media (mg/kg)
30.0
Infiltration Properties
Exfiltration Rate (mm/hr)
0.00
Lining Properties
Is Base Lined?
Yes
No
Vegetation Properties
Vegetated with Effective Nutrient Removal Plants
Vegetated with Ineffective Nutrient Removal Plants
Unvegetated
Outlet Properties
Overflow Weir Width (metres)
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Underdrain Present?
Yes
No
Submerged Zone With Carbon Present?
Yes
No
Depth (metres)
0.45
Fluxes...
Notes...
More
Cancel
Back
Finish

Appendix G
BYDA

Attachment
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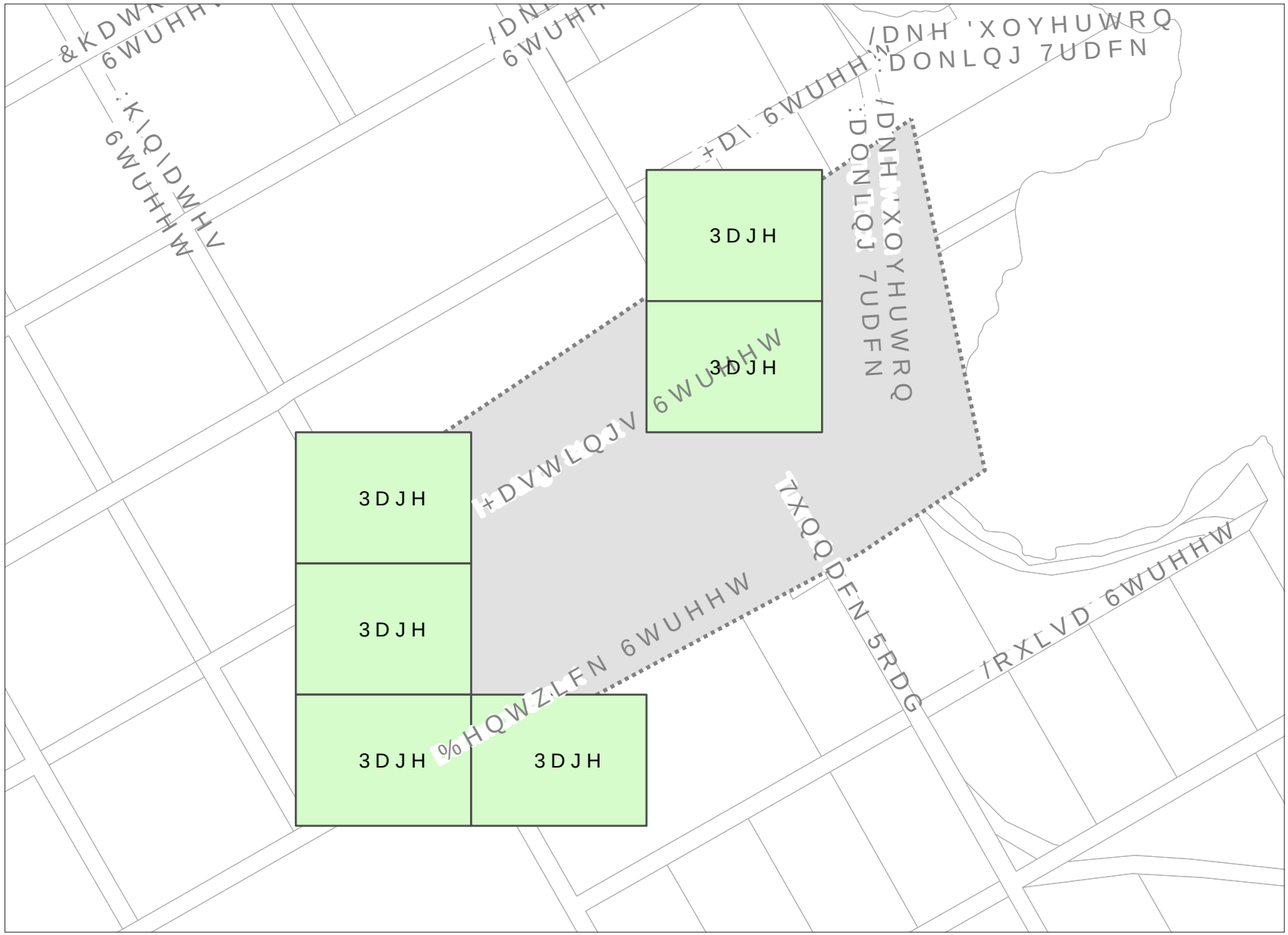

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Attachment
AGENDA ITEM

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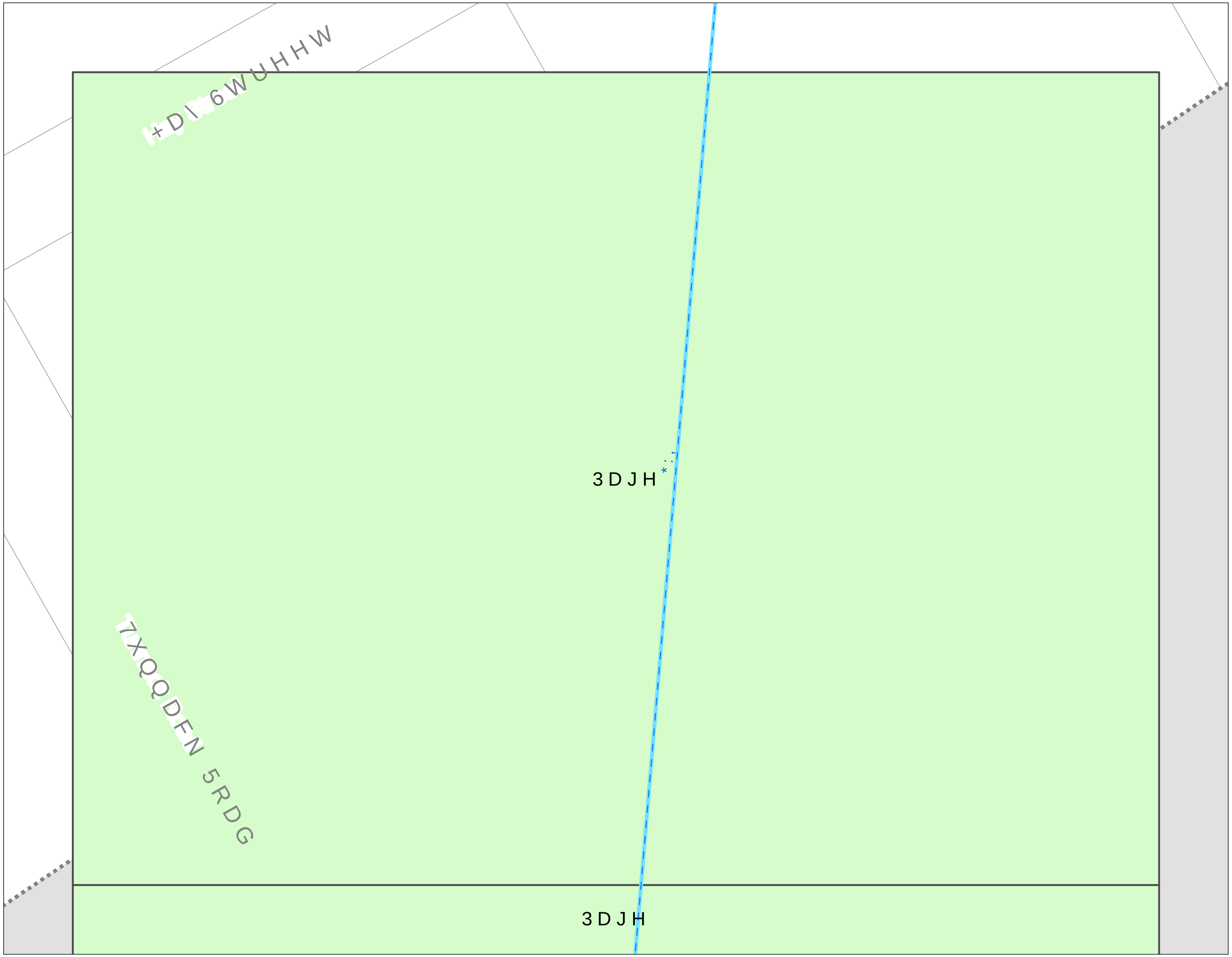

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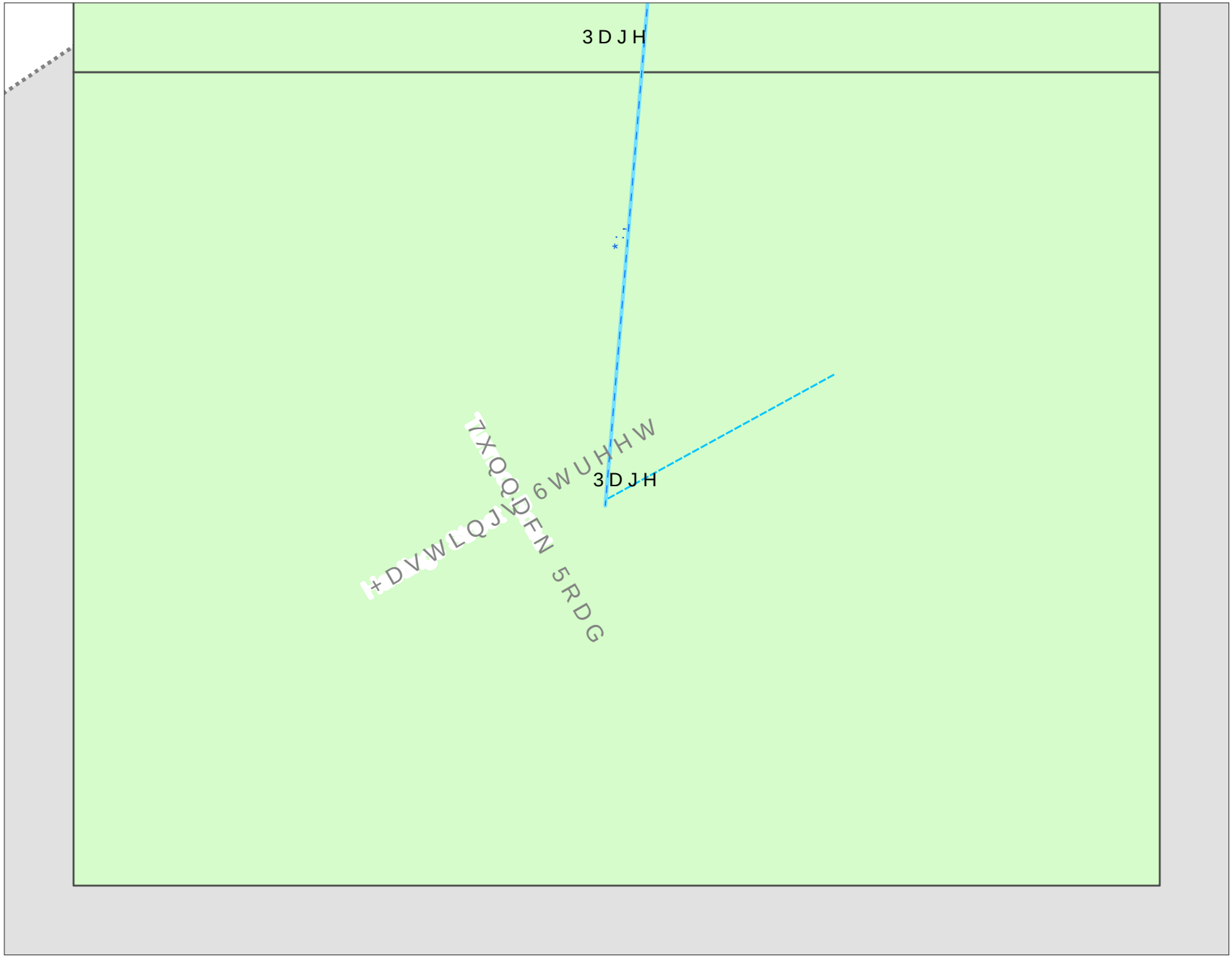

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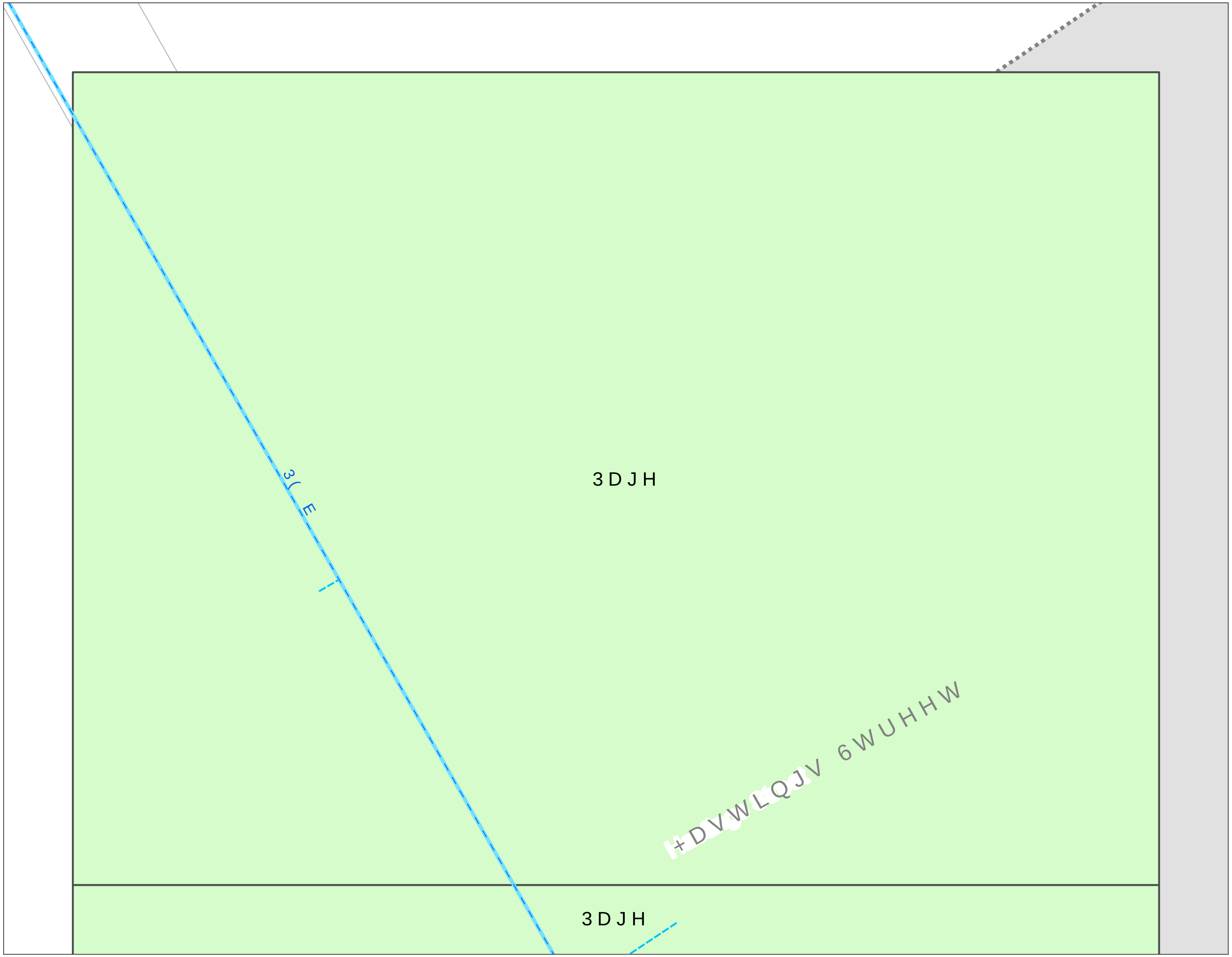

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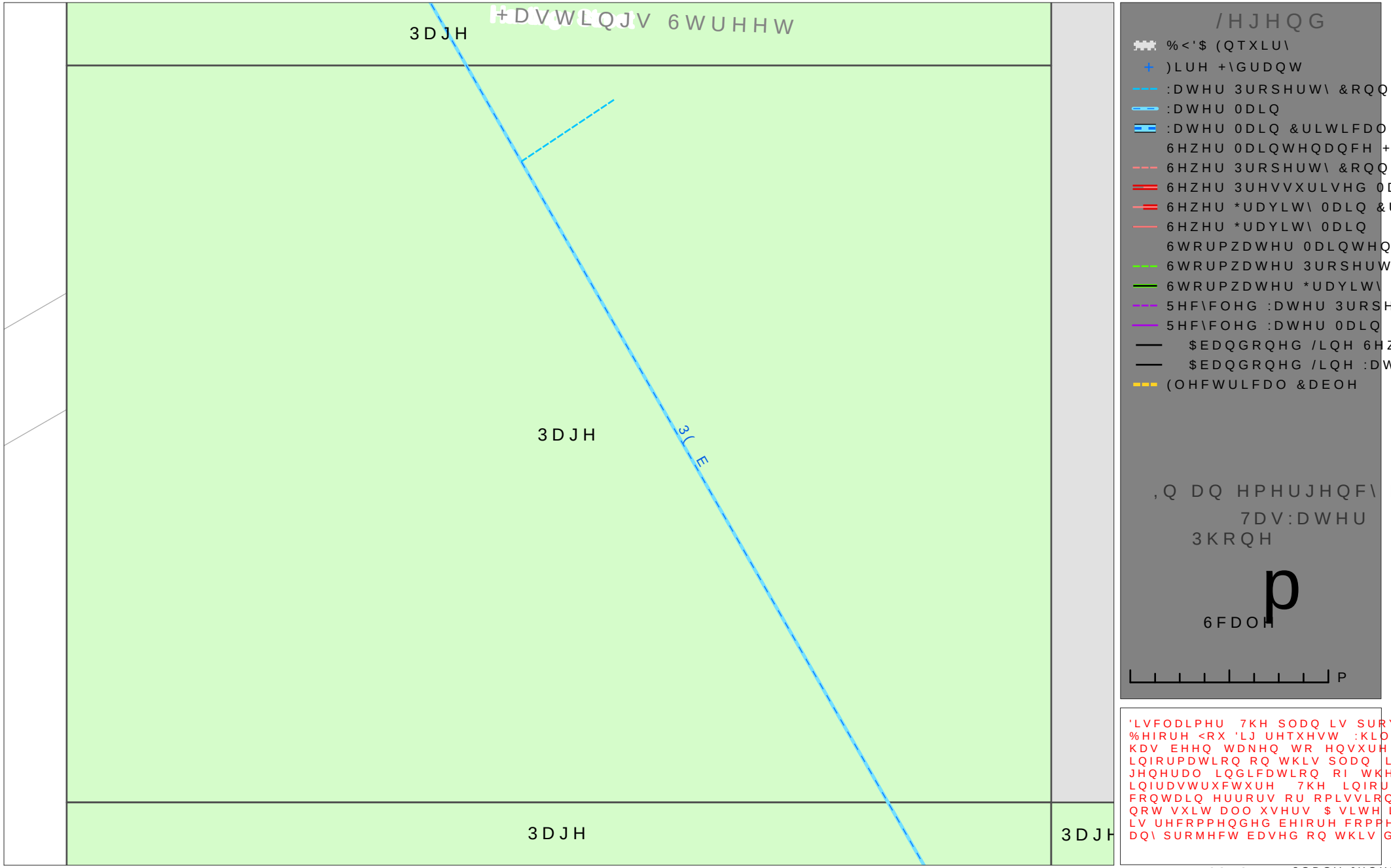

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Taswater

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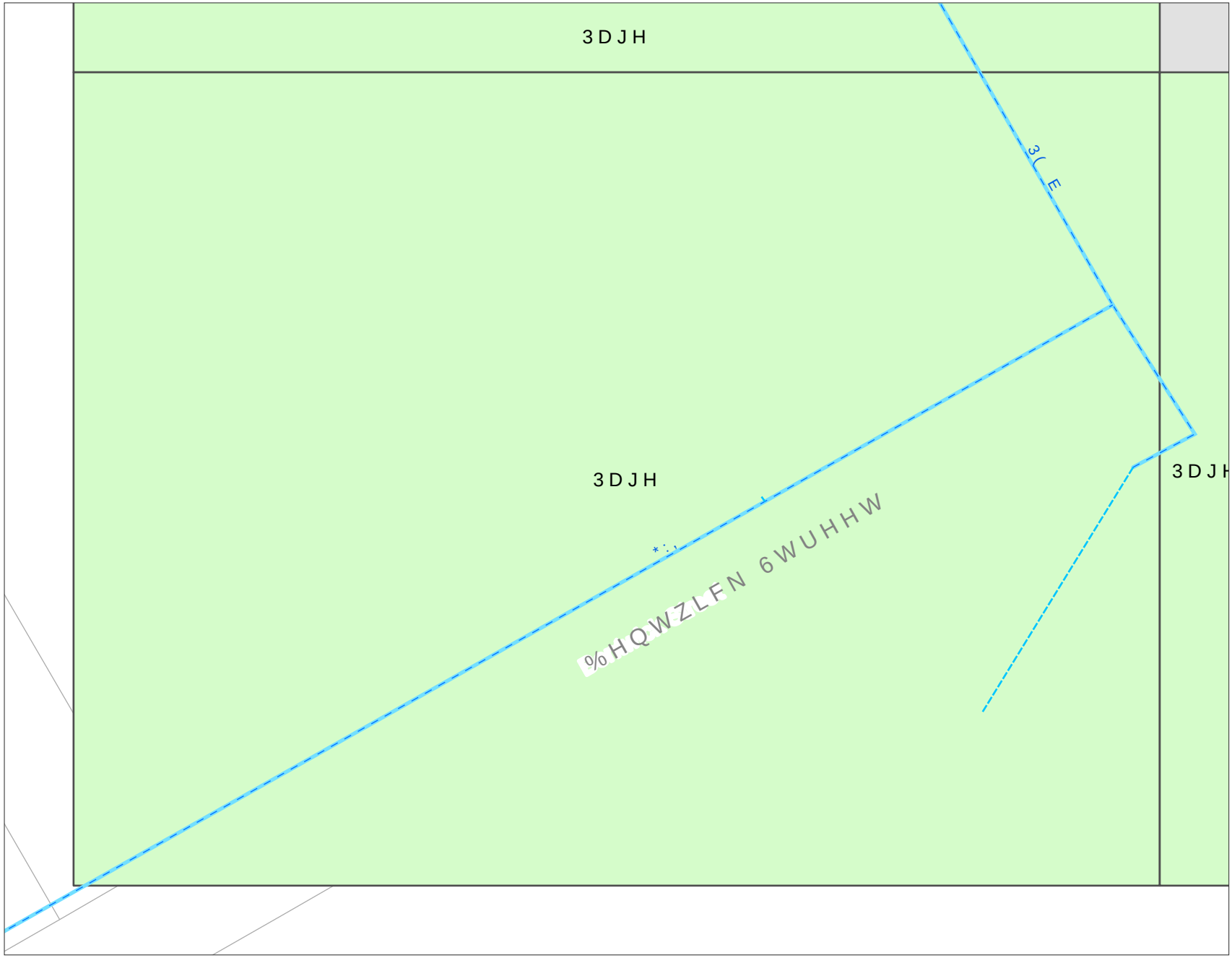

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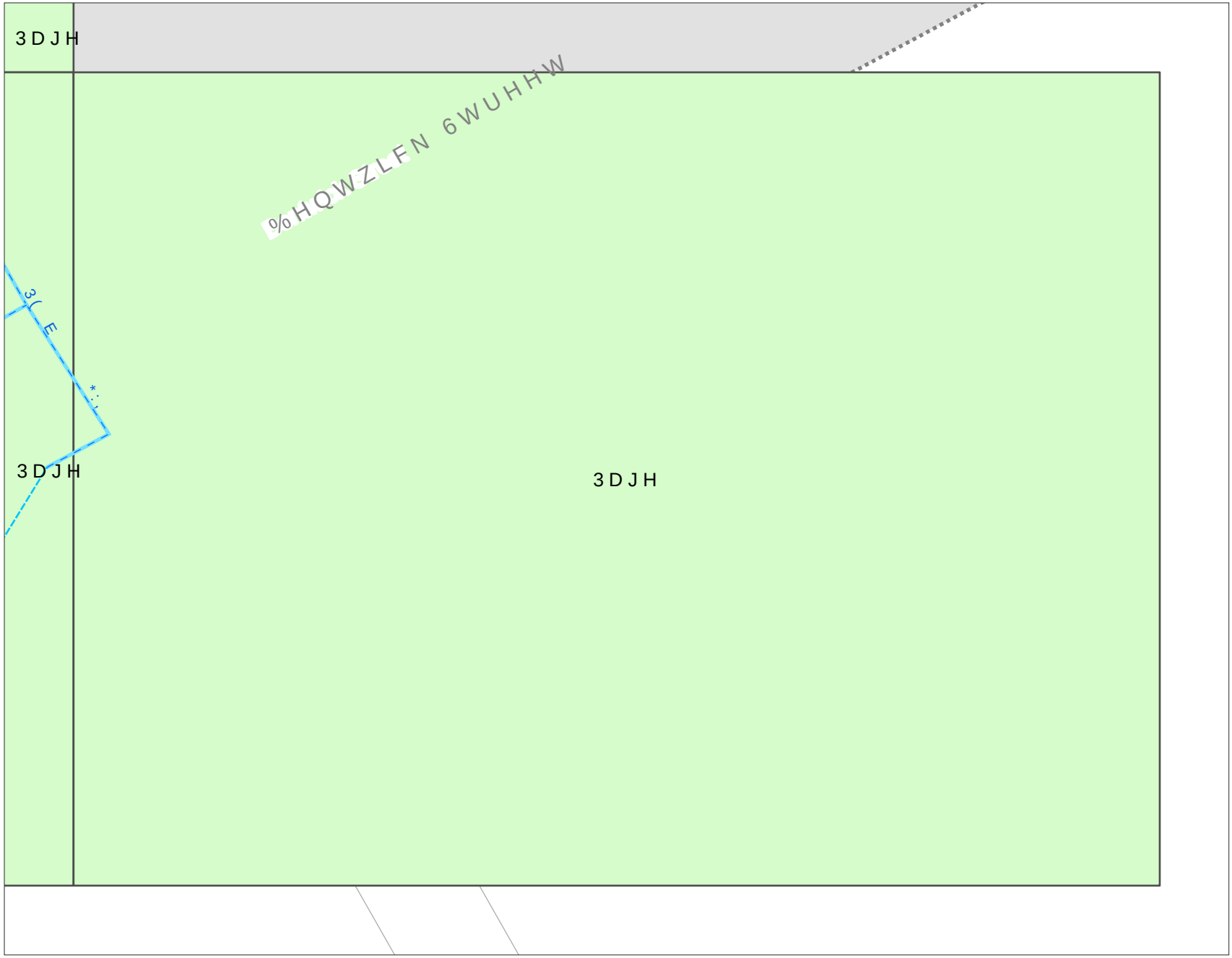

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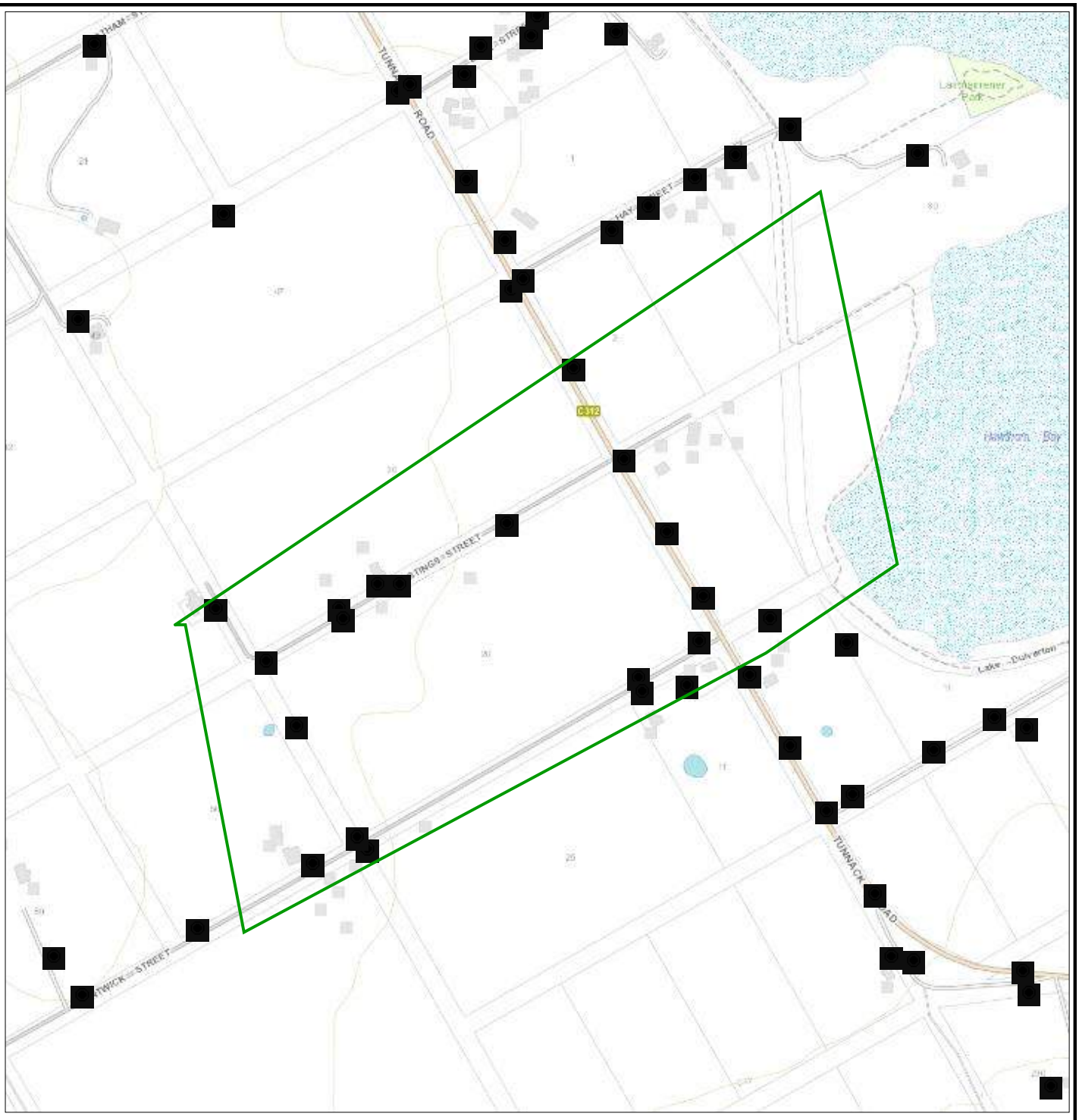
Overview Map

Job No: 32534363

Sequence No: 214848731

20 Bentwick Street Oatlands

TasNetworks contact details: 1300 137 008 (enquiries) or 132 004 (emergency only), email customer.enquiries@tasnetworks.com.au



LEGEND:

- Site
- Poles
- HV Cable
- EHV Cable
- Fibre Optic Cable
- LV Cable
- Conduit
- Substations

0 0.05km

1 Detail

Adelaide
Level 6, 19 Grenfell Street
Adelaide SA 5000
Phone: 1300 657 402
Email: info@adgce.com

Brisbane
596 Milton Road
Toowong, QLD 4066
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BC QLD 4066
Phone: 1300 657 402
Email: info@adgce.com

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Darwin, NT 0800
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Email: info@adgce.com

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Southport, QLD 4215
Postal: PO Box 208
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Email: info@adgce.com

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Email: info@adgce.com

Melbourne
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Docklands, VIC 3008
Phone: 1300 657 402
Email: info@adgce.com

Perth
Suite 9, Level 2, 23 Railway Road,
Subiaco WA 6008
Phone: 1300 657 402
Email: info@adgce.com

nshine Coast
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Postal: PO Box 5014
Maroochydore BC,
QLD 4558
Phone: 1300 657 402
Email: info@adgce.com

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13/20 Berry Street
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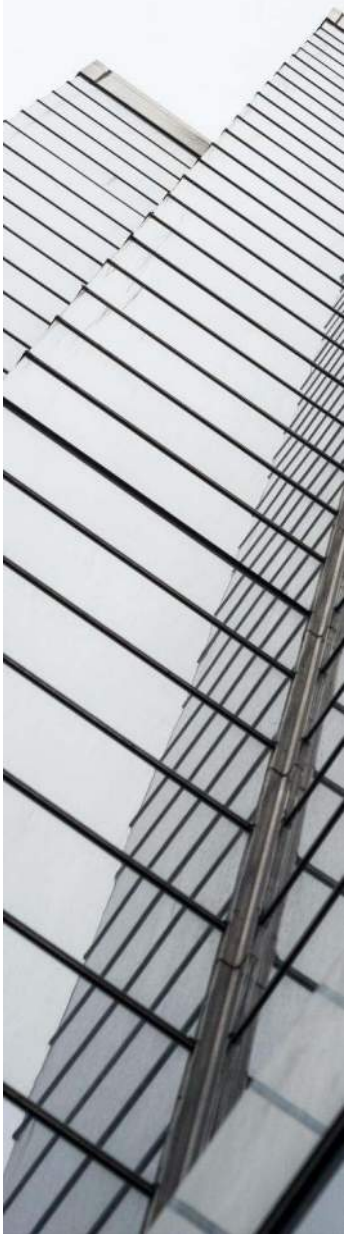
Phone: 1300 657 402
Email: info@adgce.com

Toowoomba
Tenancy 8, 158 Margaret Street
Toowoomba QLD 4350, Australia
Phone: 1300 657 402
Email: info@adgce.com



Ever-mindful of the role we play in shaping places, people, and communities, we are proud to lead strong, best-practice solutions that create a positive legacy for the future.

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PLANNING
& ENVIRONMENT

Contact us
ERA Planning & Environment
Level 1, 125A Elizabeth St *nipaluna* (Hobart) 7000
(03) 6165 0443
enquiries@eraplanning.com.au

eraplanning.com.au

Tasmanian Government

Crown Landowner Consent Application

Department of State Growth

Application Submitted: Sunday, 18 August, 2024 1:00 PM

Attachment
AGENDA ITEM 12.1.1

Applicant Details

Applicant First Name:	Clare
Applicant Last Name:	Hester
Company Name:	ERA Planning and Environment
Postal Address:	Level 1/125A Elizabeth Street Hobart
Contact Phone Number:	0429 359 636
Contact Email:	clare@eraplanning.com.au

Application Details

Type of Application to Council:	Planning permit application
Development Involve Any Of The Following:	

Details of Proposal

Street Address:	20 Bentwick Street
Description of Site:	See attached
Impact on Crown Land or State Road:	See attached
Description of Proposal:	See attached
Local Council Area:	Southern Midlands
Previous Contact With Anyone At The Department Of State Growth:	

Supporting Documents

Development Involve Any Of The Following:	
Drainage:	Yes Appendix E_Stormwater management plan_26324 R001 R02(22.08.23).pdf
Sewer:	No
Altered Access To State Road Network:	No
Planning Permit Application:	Form_Planning Permit Application - Clare Hester - 20 Bentwick Street, Oatlands_ 23 July 2024.pdf
Files to be send separately due to size limit:	Yes
All Plans, Reports And Supporting Documentation:	
Current Certificate of Title details:	Appendix A_FolioPlan-122266-2 (1).pdf

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: SRA-24-566

Tasmanian Government

Clare Hester
ERA Planning and Environment
By email: clare@eraplanning.com.au

Dear Clare

Crown Landowner Consent Granted - 20 Bentwick Street, Oatlands / Tunnack Main Road

I refer to your recent request for Crown landowner consent relating to the development application at 20 Bentwick Street for Development of bond stores, cooperage, store and bottling plant and stormwater management.

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly delegated by the Minister under section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 18 August 2024, and the approved documents, as accessible via the link below:

https://files.stategrowth.tas.gov.au/index.php/s/gpuaQAfBiwPaEeR

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six months from the date of this letter.

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

1. **Other types of works (pipeline, etc.) OR Construction of infrastructure in the road reserve/on Crown land (Works permit required)**

   In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

   The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

   For further information please visit https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings or contact permits@stategrowth.tas.gov.au.

2. Discharge of Stormwater or drainage into the State road drainage system (Ministerial consent required)

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 17B of the *Roads and Jetties Act 1935* to concentrate and discharge drainage to the State road reserve.

The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.

If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.

The proponent is responsible for the ongoing maintenance of their own infrastructure.

For further information please contact Road Assets at roadassets.utilities@stategrowth.tas.gov.au.

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely

Fiona McLeod
DIRECTOR ASSET MANAGEMENT

Delegate of
Minister for Infrastructure and Transport
Michael Ferguson MP

4 September 2024

cc: General Manager, Southern Midlands Council

Dear Sir/Madam

I am Bringing My Concerns about the Proposed 6x bond sheds and Cooperage and Bottling Plant and store shed at 20 Bentwick Street Oatlands My Main Concern is Really not the sheds and such But The Traffic ETC that are going up Bentwick street to Build these sheds I have raised this Concern when the first sheds were Built about the Enviromental impact on me and the dust that goes into my water Tank and nothing was resolved if they Build in sommer it will have greater impact with dust noise and such as I have stated thiis is a great Enviromentdl impact I hope you see fit to address this issue

DA220075

FACT SHEET

Greater South East Irrigation Scheme

What you need to know

The Tasmanian farming community is seeking $150 million from the Federal Government to facilitate the construction of the Greater South East Irrigation Scheme. This contribution will complete the funding required for the project and allow its construction, providing water surety for farmers and an expected net economic benefit of $291 million, as well as creating 225 construction jobs and 468 direct and indirect ongoing jobs.

This Scheme is an essential part of the Tasmanian Government's commitment to grow the farmgate value of agriculture to $10 billion by 2050.

- Net Economic Benefit $291 million
- 225 construction + 468 ongoing jobs
- Affordable water
- Will enable farmer diversification and expansion
- Drought security and climate change resilience
- Reduced use of at times salty water from the Coal River
- Remove reliance on expensive, treated drinking water
- Increase land productivity and food security
- Encourage greater water conservation and sustainable practices
- Provide farm business with confidence and economic resilience

The project is unable to proceed until a Federal Government funding commitment is received.

Project Fact Box

Scheme capacity: 18,600 megalitres in each delivery period (summer + winter)

Number of irrigators: 300-plus

Number of new irrigators: 120

Kilometres of pipeline: 160; Pump stations: 4

Construction start target: Early 2028

Commissioning target: Early 2030

ENTITY	FUNDING ASK	STATUS
Tasmanian Government	$75 million	CONFIRMED
Irrigators	$75 million	IN PROGRESS
Federal Government	$150 million	?

TasFarmers
A UNITED VOICE FOR TASMANIAN FARMERS

FACT SHEET

Greater South East Irrigation Scheme

Background

The Greater South East Irrigation Scheme will integrate the three existing (stage 1, 2 and 3) schemes in the south east into a new, interconnected single scheme with a new water source to supply the Stages 2 and 3.

It will service existing and additional demand around Gretna, Jordan River Valley, Brighton, Richmond, Dulcot, Cambridge, Colebrook, Campania, Tea Tree, Orielton, Pawleena, Penna, Sorell, Forcett, Elderslie and Broadmarsh.

The proposed scheme will increase reliability of supply and support significant growth to one of the driest areas in the State. In this area, the principal primary production focus is cherries, apples, salad vegetables, wine grapes, stone fruit, cereal crops, lucerne, walnuts and olives.

The Scheme will source water directly from Lake Meadowbank in the Derwent Valley, supplied by Hydro Tasmania. The existing schemes source water from a combination of the Craigbourne Dam via the Coal River (stage 1) and through treated water supplied by TasWater from Bryn Estyn (stages 2 and 3), which is Hobart's primary source of drinking water.

This Scheme is one of the third tranche of projects identified in the *Pipeline to Prosperity Program*. This program was added to Infrastructure Australia's "priority initiatives" in 2019.

A price cliff for farmers is coming unless the Scheme is funded

TasWater, who provide the majority of the water to the current schemes, have stated a price rise from the current $200 per megalitre to $1,260 per megalitre is required by 2026.

Tasmanian Irrigation and TasWater have negotiated an extension for this price rise, however this is totally contingent on the proposed scheme receiving approved funding.

If the scheme is not approved, it will result in an increase in water charges of more than 500 per cent.

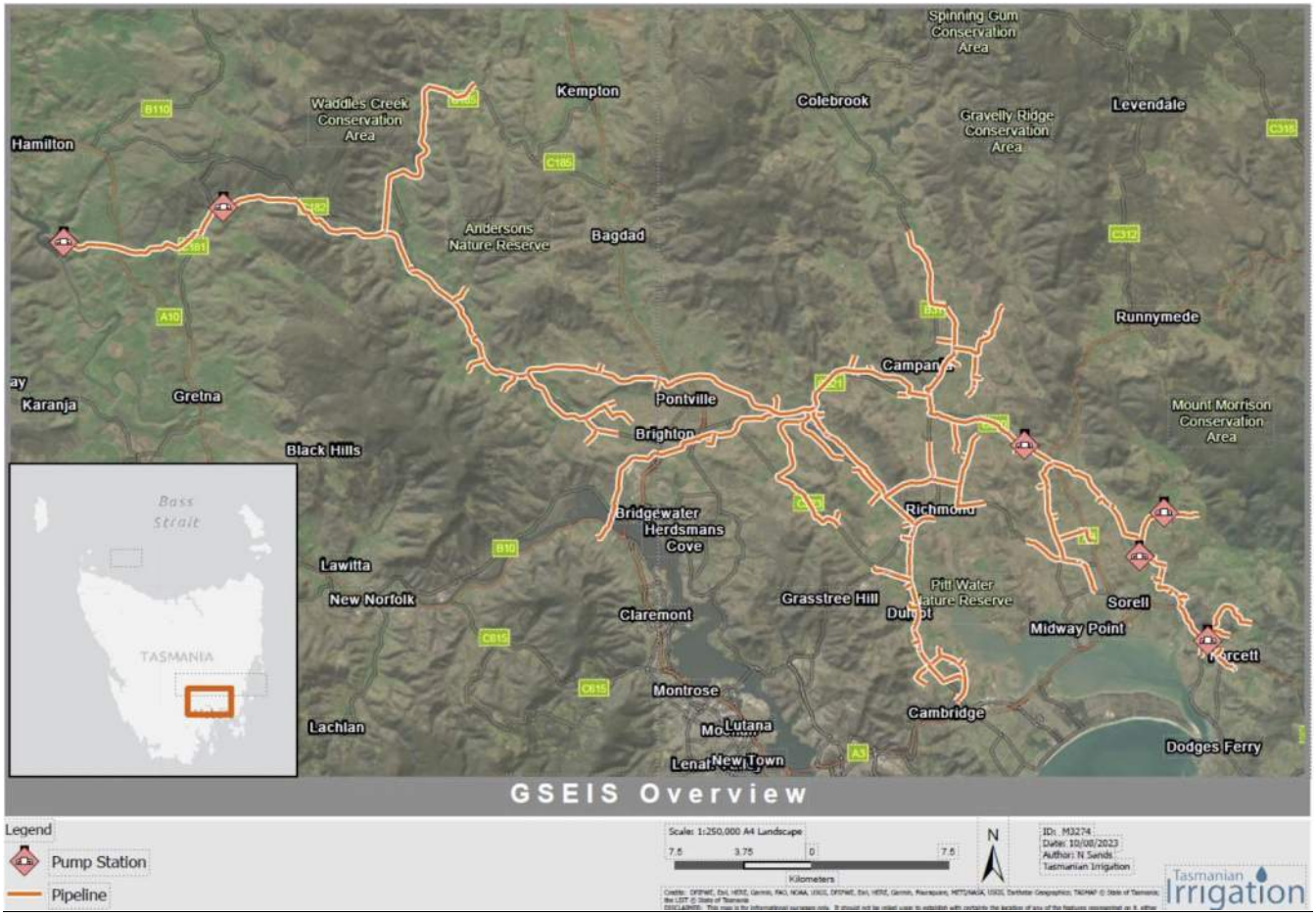
This would make almost every agricultural enterprise reliant on stages 2 and 3 water uneconomic for local farmers, resulting in the handback of water entitlements, and a collapse of the schemes and most related agricultural enterprises in the district.

This would be an economic disaster for the state which can only be avoided by the commitment of funding by the Federal Government for the construction of the Greater South East Irrigation Scheme, and the new water source it will provide.

TasFarmers
A UNITED VOICE FOR TASMANIAN FARMERS

FACT SHEET

Greater South East Irrigation Scheme



Greater South East Irrigation Scheme Plan: Building Water Security and Economic Resilience for Tasmania.