



ATTACHMENTS

ORDINARY COUNCIL MEETING

Kempton Municipal Offices
85 Main Street, Kempton
Wednesday 25th September 2024
10.00 a.m.

Item 5.1	Draft Council Meeting Minutes (Open) – 28 th August 2024
Item 5.2.1	Lake Dulverton & Callington Park Management Committee Minutes Facilities & Recreation Committee Minutes
Item 5.3.1	STCA Minutes
Item 12.1.1	DA2400016 Development Application Documents (provided previously)
Item 16.2.2	Woodsdale Football Club Email
Item 16.2.3	Woodsdale Recreation Ground Sale of Property
Item 17.1.1	Mobile Food Vendors Policy
Item 17.1.2	Local Government (Code of Conduct) Order 2024
Item 18.1	Grant Deed – Mood Food to Kempton Shareway
Item 18.2	Sale Agreement – Levendale Public Open Space

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Wednesday, 28th August 2024
10.00 a.m.

Oatlands Municipal Offices
71 High Street, Oatlands

DRAFT

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OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL HELD
ON WEDNESDAY 28TH AUGUST 2024 AT THE OATLANDS MUNICIPAL
OFFICES,
71 HIGH STREET, OATLANDS 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 A Benson (Acting General Manager), Mr G Finn (Manager Development and Environmental Services), Mr D Richardson (Manager Infrastructure and Works), Ms W Young (Manager Community & Corporate Development) and Mrs J Thomas (Executive Assistant).

4. APOLOGIES

Mr T Kirkwood (General Manager)

5. MINUTES

5.1 Ordinary Council Meeting

The Minutes (Open Council Minutes) of the previous meeting of Council held on the 24th July 2024, as circulated, are submitted for confirmation.

RECOMMENDATION

THAT the Minutes (Open Council Minutes) of the Council Meeting held 24th July 2024 be confirmed.

DECISION

Moved by Clr D Fish, seconded by Clr B Campbell

THAT the Minutes (Open Council Minutes) of the Council Meeting held 24th July 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

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

- Woodsdale Community Memorial Hall Meeting Minutes – 12th August 2024
- Chauncy Vale Wildlife Sanctuary Management Committee Meeting Minutes – 12th August 2024

RECOMMENDATION

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

DECISION

Moved by Clr D Blackwell, seconded by Clr B Campbell

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

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

- Woodsdale Community Memorial Hall Meeting Minutes – 12th August 2024
- Chauncy Vale Wildlife Sanctuary Management Committee Meeting Minutes – 12th August 2024

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

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

5.3.1 Joint Authorities - Receipt of Minutes

Nil.

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

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

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

It states:

“29. Questions without notice

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

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

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

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

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

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

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

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

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

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

Deputy Mayor K Dudgeon – Requested an update on the proposed Boutique Hotel?
Acting General Manager – Hotel has been re-costed and the proponents are currently seeking additional funding options, as building materials and associated costs have risen significantly since it was originally proposed.

Clr A E Bisdee OAM – Update on Tunbridge Bridge?
Manager Infrastructure and Works – Decking has been stripped and the works are underway.

Clr A E Bisdee OAM – In relation to the Oatlands Aquatic Centre, have we had financial closure with Vos Constructions?
Acting General Manager – Not as yet. Have been in discussions with Patrick Stanton and there are still some issues to be finalised before this can occur.

Clr A E Bisdee OAM – Requested an update on the signage at the entrance of the Oatlands Aquatic Centre?

Acting General Manager – This should be completed and installed prior to the September Council Meeting.

Clr F Miller – Can we remind Department of State Growth regarding the need for rubbish removal at Colebrook road?

Manager Works & Infrastructure – Yes, DSG will be reminded.

Clr F Miller – Is the remediation of the Campania tennis courts still going ahead?

Acting General Manager – Council have been in discussions with Campania Community Group, ideas currently being pulled together. A final decision will be made following further consultation.

Clr B Campbell – Colebrook Shop – are Council aware of why this has closed?

Deputy Mayor advised Council this is for personal reasons.

Clr B Campbell – Colebrook Shop – The outside of the shop is in quite poor condition, who is responsible for the maintenance?

Mayor E Batt – Responsibility is on the owners of the shop, appears there were no issues following the winds overnight but further discussion to be had with Compliance Officer.

Clr B Campbell – In the event of stock on a road and being hit by a vehicle, who is responsible? If there are no fences what does landowner need to do to advise the public?

Acting General Manager – It is the property manager's responsibility to ensure adequate fencing or to notify the public. This comes under their public liability.

Clr B Campbell – Some members of the Community have made comments in respect of the finish of the Besser block wall on the rear extension of the Council owned building at 68 High Street (Oatlands Community Association). Can it be painted or rendered?

Acting General Manager – This has been discussed at previous council workshops and it was agreed that the existing wall finish be maintained as is.

Clr B Campbell – Requested an update on Woodsdale Football Club

Mayor E Batt – Advised Council that Woodsdale Football Club held their trophy night at Woodsdale Recreation Ground recently. Mayor Batt donated \$100 for their goal kicking competition.

Acting General Manager – The General Manager and the Deputy General Manager have members of the club as well as the Hon Kerry Vincent MLC recently. The Club were advised that they needed to refine their counter offer to include more detail before it could be considered by Council. It is hoped Council will have received a response for discussion prior to the September workshop.

Clr B Campbell – Wishes to attend the upcoming LGAT Annual Conference along with Deputy Mayor and Clr Blackwell

Executive Assistant to organise conference registration and accommodation.

Clr D Blackwell – Requested an update on Bagdad Community Club (Zeldas Bar & Bistro)

Acting General Manager advised Council that Zeldas is now closed. Advice in respect of the next steps at the site is taken on notice.

Mayor E Batt – Callington Mill – Are obligations in relation to the continual operation of the mill being met to ensure it is safe and operable? Are Council under any obligations?

Acting General Manager – Can advise Council that the previous Miller is no longer employed at the mill. The management of Callington Mill Distillery Pty Ltd are entering into discussions for someone to fulfil this role. In the interim period, Council's works team are inspecting the Mill to ensure that it is safe and operational with the advent of the current gale-force winds. . The most recent inspection of the Mill found it was in good condition with no issues and it will continue to be monitored. An upcoming meeting is being scheduled with Callington Mill Distillery Pty Ltd management to go through maintenance and related issues in the interim period, until the new Miller is employed.

Mayor E Batt – Is there a proposal for the vacant block of land we are purchasing at Kempton next to the Recreation Ground.

Acting General Manager - Settlement was due for the block on the 5th August but was delayed. Another extension has been requested so Council are not yet the owners of the land. It is expected this will be finalised mid-September. In respect to what will happen to the space, a pre-election commitment was provided for a pickleball/half basketball court. The current playground will be moved closer to the skate park if the pre-election funds are received. Discussions to continue within the community.

Mayor E Batt – Update on Melton Mowbray Park?

Acting General Manager – Now that the Planning Permit has been received further progress can be made. Surveyor, Tony Woolford is currently on leave so once he returns he will peg out the site. The Manager Heritage Projects is scheduled to have further discussion with the designer to refine the 'construction plan.

8. DECLARATIONS OF PECUNIARY INTEREST

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

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

Nil.

9. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

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

1. Closed session – Property Matter Oatlands
2. Mobile Food Vendors – Review of Policy

RECOMMENDATION

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

DECISION

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

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

CARRIED

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

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

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

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

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

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

Julia Jabour – Southern Regional News

Regarding the fountain at Lake Dulverton, is there an issue? It does not appear to be working properly.

Acting General Manager - Taken on notice

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 Blackwell, seconded by Deputy Mayor K Dudgeon

THAT, in accordance with the provisions of the Tasmanian Planning Scheme - *Southern Midlands, the Southern Midlands Local Provisional Schedule* and section 57 of the *Land Use Planning & Approvals Act 1993*, Council APPROVE the Development Application (DA2400078) for Concrete Finish to Courtyard & Service Area at land described as 99 High Street, Oatlands (Callington Mill Distillery) and submitted by ERA obo Lake Frederick Inn Pty Ltd and The Crown.

CONDITIONS

General

- (1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- (2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993*.

Heritage Tasmania

- (3) Compliance with any conditions or requirements of the Tasmanian Heritage Council in the attached 'Notice of Heritage Decision' No. 8450 and dated 16 August 2024.

Services

- (4) 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.

Parking and Access

- (5) The internal driveway and areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's Municipal Engineer, and must include all of the following;
 - a) Constructed with a durable all weather pavement;
 - b) Minimum carriageway width of 4 metres; and
 - c) Drained to an approved stormwater system.

Stormwater

- (6) Stormwater drainage from the proposed development must be retained on site (or) drain to a legal point of discharge to the satisfaction of Council's General Manager and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- A. 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.
- B. While this Application is a new Planning Application under the Southern Midlands LPS and Tasmanian Planning Scheme, the original development comprising concrete hard paving works is not in accordance with the approved works granted under DA2018/90.
- C. This Planning Permit is in addition to the requirements of the Building Act 2016. It is necessary to seek approval prior to any new building work, work being carried out in accordance with the Building Act 2016. A copy of the Directors Determination – categories of Building Work and Demolition Work is available via the CBOS website: [Director's Determination - Categories of Building and Demolition Work \(PDF, 504.4 KB\)](#)

If an owner undertakes any Low Risk Building Work as allowed by the Directors determination, they are responsible for ensuring that any proposed work complies with this Determination, in particular to ensure that they:

- Review and comply with any relevant Standard Limitations,
- That permitted size limits are not exceeded;
- That Boundary setbacks are complied with.

Types of Low Risk structure of sizes greater than permitted for this Category are to be considered against the next relevant Category being either Low Risk Work (Category 2), Notifiable Work (Category 3) or Permit Work (Category 4).

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 Cllr A E Bisdee OAM, seconded by Cllr D Blackwell

THAT Council

1. Write to the Heritage Council requesting a specification detailing the hedge's establishment, its height, width, depth and how the integrity of the hedge will be maintained.
2. Council to also seek advice/input from Council's Weeds Officer.

CARRIED

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

12.1.2 Development Application (DA2400033)

For Biosolid Application on land at 80 Shene Road, Pontville and Midland Highway Mangalore/Pontville described as (CT125173/1, CT125170/1, CT137605/2, CT175769/1, CT158275/1, CT11335/6, CT179627/1, CT250186/1, CT141901/1) submitted by Spectran Environmental Management obo the land owner A L Fehlberg.

RECOMMENDATION

That the information be received.

DECISION

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

THAT the information be received.

CARRIED

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

12.1.3 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 (Archdiocese of Hobart)

DECISION

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

THAT the matter be adjourned to the September 2024 Council Meeting.

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)

12.4.1 Draft Amendment to the State Planning Provisions 05-2024: Agricultural Workers Accommodation.

DECISION

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

THAT the information be received, and that Council note its support for Draft Amendment 05-2024 to the State Planning Provisions, thereby enabling the approval of accommodation for agricultural workers in rural areas.

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	✓	

12.4.2 Review of the Southern Tasmanian Regional Land Use Strategy (STRLUS): Community Consultation.

DECISION

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

THAT the information be received.

CARRIED

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

**[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 11.22 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 Deputy Mayor K Dudgeon, seconded by Clr D Blackwell

THAT the meeting reconvene at 11.40 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	✓	

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

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Mayor E Batt – Requested an update on Mood Food Pathway at Kempton
Manager Infrastructure & Works – Awaiting Grant Deed. Once this has been received and Bagdad walkway is completed, works can begin.

Deputy Mayor K Dudgeon – Nala Road, Inglewood to York Plains – pot holes and slippery.
Manager Infrastructure & Works – Taken on notice

Deputy Mayor K Dudgeon – Road is quite broken up at Woodsdale Road near Runnymede and at the entrance to the Gadtech Quarry.
Manager Infrastructure & Works – Works team are working on this area at the moment in the Road Rehabilitation Program. Quarry Owner, Gadtech is also required to contribute to costs related to road damage.

Clr B Campbell – Woodsdale Road and Eldon Road– Roads are cracked and has many pot holes, and guide posts are missing.
Manager Infrastructure & Works – Taken on notice

Clr B Campbell – Tunnack area – rubbish appearing on the sides of the road, guideposts missing, when are these replaced?
Manager Infrastructure & Works – Taken on notice.

Clr B Campbell – Colebrook Road – Rubbish on a property
Manager Infrastructure & Works – Council do not have jurisdiction in this area. Councillors advised to report to Department of State Growth.

Clr D Blackwell – Thank you to the works team for the clean-up of rubbish at Cliftonvale Road near Dysart.

RECOMMENDATION

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

DECISION

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

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.

15.1.1 Heritage Project Program Report

DECISION

Moved by Clr A E Bisdee OAM, 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

RECOMMENDATION

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 Deputy Mayor K Dudgeon, seconded by Clr B Campbell

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.

Nil.

16.2 Recreation

Strategic Plan Reference 4.2

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

16.2.1 Oatlands Aquatic Centre – Coordinators Report

DECISION

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

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	✓	

16.3 Access

Strategic Plan Reference 4.3

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

Nil.

16.4 Volunteers

Strategic Plan Reference 4.4

Encourage community members to volunteer.

Nil.

16.5 Families

Strategic Plan Reference 4.5

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

Nil.

16.6 Education

Strategic Plan Reference 4.6

Increase the educational and employment opportunities available within the Southern Midlands

Nil.

16.7 Capacity & Sustainability

Strategic Plan Reference 4.7

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

Nil.

16.8 Safety

Strategic Plan Reference 4.8

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

Nil.

16.9 Consultation & Communication

Strategic Plan Reference 4.8

Improve the effectiveness of consultation & communication with the community.

16.9.1 Oatlands Village Square Development

DECISION

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

That Council:

1. Receive and note the Report;
2. Establish the Oatlands Village Square, as identified within the Oatlands Structure Plan, as a project of significance, with it being implemented in accordance with the proposed timeline;
3. Appoint the Project Steering Committee as detailed within the Report, to have the carriage of the project; and
4. Require periodic reporting to Council on the progress of the project.

CARRIED

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

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 Policy Review – Code of Conduct for Elected Members**DECISION**

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

THAT Council, pursuant to section 28T of the Local Government Act 1993, adopt the Model Code of Conduct for Elected Members as set out in the Local Government (Model Code of Conduct) without variation.

CARRIED

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

17.1.2 Public Open Space (POS) Policy**DECISION**

Moved by Cllr B Campbell, seconded by Cllr D Blackwell

THAT Council:

- 1. Receive and note the report; and**
- 2. Council adopt the Public Open Space Policy at the September 2024 Council Meeting subject to any Council amendments.**

CARRIED

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

17.1.3 Local Government (Appointment and Performance of General Managers) Order 2024 (Information Item)**DECISION**

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

THAT Council acknowledge that the *Local Government (Appointment and Performance of General Managers) Order 2024* was gazetted on 24th July 2024 and has immediate effect.

CARRIED

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

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 – Congratulated the organising Committee and volunteers for putting together the 2024 Heritage & Bullock Festival. This was an extremely successful and highly attended event. The Golf Club alone sold 880 lamb rolls and 700 loaves of bread were sold from the Commissariat at 79 High Street . Congratulations to the Works team who worked behind the scenes.

Deputy Mayor K Dudgeon – ODFA Grand Final was held 17th August 2024 between Bothwell and Triabunna with Bothwell victorious on the day. With 1500 recorded attendees it was a record breaking crowd.

Cllr B Campbell – Advised Council of his attendance at the Chauncy Vale Wildlife Sanctuary Management Committee Meeting as proxy with Cllr Blackwell being unable to attend on the day. It was also noted that Graham Green will soon be retiring and was commended for the fantastic job he has done over the years. Would like a card to be signed by Councillors showing Councils appreciation.

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 July 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	✓	

17.3.2 2023/2024 Southern Midlands Council – Complete set of Financial Statements

DECISION

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

THAT Council receive the following:

- 1. Southern Midlands Council - Complete set of Financial Statements 2023/24;**
- 2. Heritage Building Solutions Pty Ltd – Financial Statements for Year Ended 30 June 2024;**
- 3. Heritage Education and Skills Centre Ltd - Financial Statements for Year Ended 30 June 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	✓	

17.3.3 Reptile Rescue Incorporated – Request for Donation

DECISION

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

THAT Council donate \$500 to Reptile Rescue Inc. in recognition of the services provided by that organisation to the Southern Midlands community.

CARRIED

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

18. MUNICIPAL SEAL

Nil.

19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

19.1 Review and Amendment of Mobile Food Vendors Policy

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 26 AUGUST 2024

Attachment(s):

Draft Revision – Mobile Food Vendors Policy – Version 3

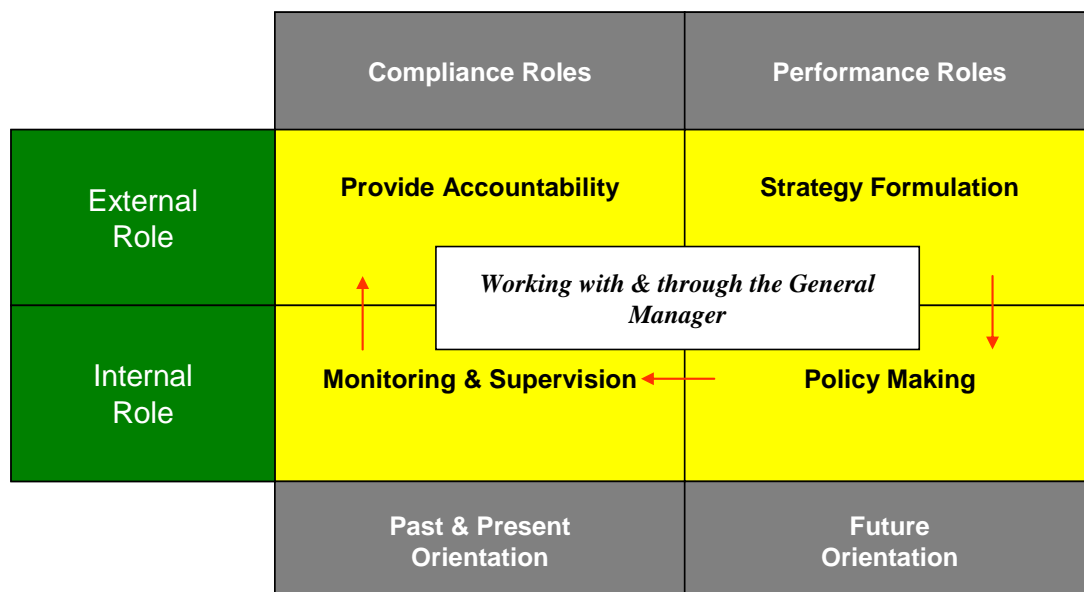
ISSUE

Council are required to review and update its various policies from time to time. The nominated policy has been reviewed, amendments made, and now requires consideration, then adoption by Council.

BACKGROUND

FRAMEWORK FOR ANALYSING COUNCIL’S GOVERNANCE FUNCTION

The diagram below along with its explanation has been the subject of previous presentations to Council; however, it is meaningful to reflect on this governance framework when policy documents are presented to Council.



DETAIL

This draft revision of the Mobile Food Vendors Policy is submitted for Council’s consideration. The review has identified a conflict in respect of the following clause and one of the identified sites;

[EXTRACT]

OBJECTIVES

2.3 Accommodate mobile food vendor trading on Council or community land in a reasonable manner which will:

- complement and not unreasonably compete with existing fixed address food businesses;

[END OF EXTRACT]

The author of this report was contacted, on the afternoon of Friday 23rd August 2024, by the Proprietor of the Campania Tavern. He was extremely disappointed that a Mobile Food Vendor had given notice via the Campania Community Facebook page, that they intended to set up their Vendor Food Van in the Campania carpark adjacent to the Campania Tavern, on Saturday 24th August 2024. The proprietor of the Campania Tavern stated that the Mobile Food Vendor would be setting up in direct competition to his business.

Further, it is noted that Council are undertaking works over this current financial year to upgrade the carpark in meeting burgeoning needs in the area. Therefore the inclusion of this site as a Mobile Food Vendor location under the policy would also be an impediment to safety and therefore a potential liability that Council could do without within the Council owned carpark.

The removal of the Campania carpark location within the policy is the significant change to this policy. It is noted that this policy would still permit a site in the Campania Recreation Ground being available to service the Campania area/events.

As Councillors are aware, the process for any policy document is, that it is tabled at one meeting and then “lays on the table” until the next meeting, to enable Councillors sufficient time to work through and consider all of the ramifications of the strategy/policy, before the document is finally considered for adoption at the following meeting, subject to any amendments agreed by Council.

The draft revision of the Mobile Food Vendor Policy is attached and shows some the changes to the document as discussed above. There are no changes required by legislation.

RECOMMENDATION

THAT Council

- 1. Receive and note the report;**
- 2. Consider draft version 3 of the Mobile Food Vendors Policy in preparation for the adoption of the revised policy, at the September 2024 Council meeting, subject to any Council amendments.**

DECISION

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

THAT Council

- 1. Receive and note the report;**
- 2. Consider draft version 3 of the Mobile Food Vendors Policy in preparation for the adoption of the revised policy, at the September 2024 Council meeting, subject to any Council amendments.**

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

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

DECISION

Moved by Clr D Blackwell, seconded by Clr B Campbell

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

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)(g)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Property Matter – Oatlands</i>	15(2)(f)
<i>Australia Day Awards</i>	15(2)(h)

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 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 Cllr A E Bisdee OAM, seconded by Cllr B Campbell

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

CARRIED

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

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

20.1 Closed Council Minutes - Confirmation

In accordance with the Local Government (Meeting Procedures) Regulations 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)(g) of the Local Government (Meeting Procedures) Regulations 2015.

20.2 Applications for Leave of Absence

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

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

20.3 Property Matter – Oatlands

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)(f) of the Local Government (Meeting Procedures) Regulations 2015.

20.4 Australia Day Event

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.

RECOMMENDATION

THAT Council move out of “Closed Session”.

DECISION

Moved by Clr D Fish, seconded by Clr B Campbell

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 1.02 p.m.

LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

MINUTES

Monday 9th September 2024

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

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LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

MINUTES

Monday 9th September 2024

1.30 p.m.
Council Chambers
Oatlands

MEMBERS:

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

Parks & Wildlife Rep: Brian Campbell or Jerard Flakemore, (Proxy rep:)

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

The meeting opened at 1.30 p.m.

1. ATTENDANCE

Councillor Don Fish, Athol Bennett, Maria Weeding, Jenni Muxlow, Helen Geard, Brian Campbell (Parks & Wildlife Rep), Grant Wilson, Karen Dudgeon (part meeting).

General Manager Tim Kirkwood for item 3.3.

2. APOLOGIES

Nil.

3. CONFIRMATION OF MINUTES

The Committee to confirm the 8th July 2024 minutes.

RECOMMENDATION

That the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting held on 8th July 2024.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Mrs Karen Dudgeon

SECONDED Mr Athol Bennett

THAT the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting, held on 8th July 2024.

CARRIED

4. BUSINESS ARISING FROM PREVIOUS MEETING

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

Since the last meeting the following has occurred:

- A Plumbing Permit was issued by Council on 10th July 2024.
- Protech scheduled works to do the TasWater sewer pit connection point, with the works having commenced on Monday 12th August. Difficulties in accessing the inflow sewer pipe became apparent. TasWater data had not revealed the presence of the outflow pipe location relevant to the inflow pipe (outflow being the sewer pump line). Works were halted until further on-site discussions could take place with TasWater, Hydraulic Engineer and Council staff. The issues have been resolved and works are to recommence as soon as Protech can reschedule the crew to be on site.

RECOMMENDATION

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

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

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

4.2 FISHERS ON THE LAKE FORESHORE

Recap /extract from July 2024 meeting:

A Reserve Activity Assessment (RAA) that details what the Dulverton Anglers wish to do in and around the Lake (eg cut fishing holes in the vegetation – where appropriate) is to be submitted to Parks. Grant has been sent the RAA forms to work on, however there was a query as to the need to do a RAA if the fishing activity is within the guidelines of the 1980 Statutory Lake Dulverton Management Plan. Jerard from Parks said that he would investigate this further and let Grant know if a RAA would be required if the Plan was being followed re permitted activities. The Oatlands Fishing Group are aware of the rare duck on the Lake and the Committee have been assured that they will stay clear of that area in the Lake. Jerard will be in touch with Grant as to the outcome – prior to our next meeting.

End of extract.

Grant queried if the Dulverton Anglers needed to do a Reserve Activity Assessment (RAA) application if the group were conforming to the 1980 Management Plan as per the guidelines for fishing activities. It was indicated that there would be no need to do a RAA if this was the case. Brian said that any fishing activity would need the approval of Council. For example: if volunteers were being used for an event then this would come under Council's Volunteer program and they would need to sign forms etc.

It was noted that the Dulverton Anglers have planned a tagged trout day in the Fountain Zone area set for early October 2024.

RECOMMENDATION

That the Committee note the information.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted.

4.3 PROPOSED DOG EXERCISE PARK AREA – LAKE DULVERTON FORESHORE

{Mr Tim Kirkwood (SMC General Manager), joined the meeting at 1.42 p.m}

A group of local residents have indicated a desire to develop a fenced dog park at the Flax Mill area. It was advised that a Reserve Activity Assessment (RAA) proposal be submitted to Parks for processing. The committee had been awaiting the outcome from the RAA that was submitted to Parks (on behalf of the dog group) in May 2024. An onsite meeting was in early July with some members of the Parks assessment team. A second visit to the site was also undertaken just recently by Brian Campbell (Manager South Central) and Ashley Rushton (Regional Manager for Southern Tas).

An update was provided to the meeting, with Parks providing a written response reply. (See attached email from Brian Campbell and letter from Ashley Rushton).

The Parks & Wildlife letter revealed that it had been decided that the former Flax Mill site was not appropriate for the construction of a fenced dog park exercise area. There was much discussion at the meeting, including ideas for alternative sites. It was recognised that developing sites beyond the lake foreshore Conservation Area would not involve the Lake Committee. Any further dog park proposals via the Dog Park proponents would have to go back to Council directly. As part of the ‘wider picture’ discussion it was noted that there is a Crown Land area adjacent to the lake foreshore, but not part of the Conservation Area, that still may be suitable for a fenced dog park area. This area is beside the Catholic Cemetery in Chatham Street. Dog park proponents had previously looked at the area but deemed it not a priority site.

The second part of the letter from Parks reveals that dogs in any capacity in a Conservation Area will need approval by the Parks & Wildlife Southern Tasmanian Regional Manager. Parks recognise that the community have been walking their dogs in this location for decades, however Council will need to apply to have the activity approved and formalised.

Council needs to outline how it will manage the requirements of a designated Conservation Area integrated with the current community use of the area. Brian indicated that management changes will be required, for example, all dogs will need to be on a lead within the Conservation Area. A draft of the letter can be provided to Brian for comment /assistance prior to the letter being submitted to the Parks and Wildlife Regional Manager for consideration.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

**RESOLVED
THAT**

1. The information be noted.
2. The Dog Group be advised of the outcome and decision by Parks re the Flax Mill site.
3. A letter be sent to Parks from Southern Midlands Council outlining proposed dog management in the area and seeking formal approval for parts of the foreshore Conservation area to be used for dog walking activities.

{Mrs Karen Dudgeon and Mr Tim Kirkwood left the meeting at 2.35 p.m.}

Maria Weeding

From: Campbell, Brian <Brian.Campbell@parks.tas.gov.au>
Sent: Friday, 6 September 2024 8:45 AM
To: Maria Weeding
Subject: Response, proposed FENCED DOG PARK, EXERCISE AREA - LAKE DULVERTON FORESHORE (CONSERVATION AREA)
Attachments: Lake Dulverton Conservation Area - Lake Dulverton Committee - Maria Weeding letter Dog Exercising Freds Point Sept 2024.pdf
Importance: High

Dear Maria.

The Parks and Wildlife Service have assessed the dog park – off lead proposal at Freds Point. Careful consideration has been given to this proposal considering Southern Midlands Council's long involvement with Lake Dulverton and the foreshore area. I am planning to come to the meeting on Monday to address any queries.

The initial assessment was quite complex with the proposed activity not supported. The undertaking of an RAA Checklist is primarily to make an initial assessment to determine the viability of a proposal and assessment pathway. Our office thought it best to provide this comprehensive response to explain the key components influencing the decisions, in lieu of the Lake Dulverton Committee and Southern Midlands Council undertaking the arduous task of a level two RAA.

The Parks and Wildlife Service are in the process of developing our Dog Use Policy which identifies in brief: although a *Dog Exercising* area can be declared by the Director of Parks and Wildlife under the *National Parks and Reserve Management Act 2002*; it must be consistent with the objectives of the reserve, it furthers the purpose of the reserve, it links opportunities and there are no alternatives.

At this point I am planning on coming to the meeting Monday however thought I would send this though beforehand.

Regards



Brian Campbell
Parks and Reserves Manager
South Central
Southern Region
Parks and Wildlife Service
Department of Natural Resources and Environment Tasmania
134 Macquarie Street HOBART TAS 7000
M: 0428553315
E: brian.campbell@parks.tas.gov.au
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Department of Natural Resources and
Environment, TAS



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www.parks.tas.gov.au

Mrs. Maria Weeding
Representing 'the Dog Group'
Southern Midlands Council
71 High St,
Oatlands Tasmania 7120

4 September 2024

Dear Maria,

**FENCED DOG-PARK, EXERCISE AREA – LAKE DULVERTON FORESHORE
(CONSERVATION AREA)**

Thank you for your Proposal Description Form dated 20th May 2024 for the development of a Fenced Dog Park - Exercise Area, at Freds Point - Lake Dulverton Conservation Area, Oatlands.

As you would be aware the Lake Dulverton Conservation Area is currently managed under lease to the Southern Midlands Council. The area of Conservation Area covered by water is managed under the Lake Dulverton Wildlife Sanctuary Management Plan 1980, this plan includes only *the area covered by water at any one point* and does not include the land component of the Conservation Area. Both the land (foreshore area) and the area covered by water, are managed under the *National Parks and Reserve Management Act 2002* and *National Parks and Reserved Land regulations 2019*.

The lake was first proclaimed a Sanctuary for birds on 20th December 1929 under the *Animals and Birds Protection Act 1928*, a number of rare and endangered birds are recorded as frequenting and breed at Lake Dulverton. Further protection was afforded to Lake Dulverton through the addition of the lake foreshore, gazetted as Conservation Area on 12th December 2007.

Referring to correspondence, Maria Weeding 14 Feb 2024. The Reserve Activity Assessment (RAA) process ensures that any proposal on land and sea reserved under the *National Parks and Reserve Management Act 2002* is in accordance with the Parks and Wildlife Service legislated responsibilities and policies. Please note; the *Dog Control Act 2000* does not provide powers for the Southern Midlands Council to declare a 'Dog Exercising' area on Reserved Land as specified under the *National Parks and Reserved Land regulations S(9)*. These powers remain with the Managing Authority, being the Director of Parks and Wildlife Service.

The proposal description to develop a dog-park (off lead) within the foreshore area of the Lake Dulverton Conservation Area has been assessed by Parks and Wildlife Service (Parks) Officers. The proposal although not comprehensive and limited on detail regarding access and parking, is not supported due to; likely irreversible/impacts and disturbance of heritage values (Flax Mill site, Aboriginal), wildlife, scenic amenity, and disturbance of neighbours. Parks find the proposed development as not consistent with the objectives of management for Conservation Area as defined in *National Parks and Reserves Management Act 2002*.

Freds Point, advice from Parks Historic Heritage section recommends the Flax Mill site should be conserved and ideally further interpreted, consistent with the objectives of the sites status as a Conservation Area. The construction of fencing, facilities and parking, the concentrated activity of dogs playing/digging and active recreation, is likely to further expose; Flax Mill relics and Aboriginal heritage.

Parks further consulted with the Aboriginal community who identify that the landscape attributes and known sites in the area would likely see exposure of heritage associated with ground disturbance. Aboriginal Heritage Tasmania were contacted in relation to the site, their familiarity with the site is limited and a site inspection was unavoidably postponed due weather impacts over this past week. The rock overhangs, Aboriginal kitchen and known sites in the area are of significant interest to AHT staff, this site visit is to occur in the near future.

Parks also sort advice from Natural Resources and Environment Senior Wildlife Officer/Biologist/s who advise; the high concentration/presence of dogs in close proximity of bird habitat is known to increase the risk of desensitising of wildlife, harassment or attack, placing bird feeding, roosting and breeding at risk. The continuous high presence of dogs is not encouraged due to wildlife developing learned behaviors, increasing risk and exposure to uncontrolled impacts.

Further reference to correspondence 14 Feb 2024. Parks noted, the activity of dog walking occurring along the foreshore trail within the Conservation Area has not been formally assessed by Parks and is not compliant with the *National Parks and Reserved Land regulations S(9)*. The continuation of this activity requires Southern Midlands Council to submit for approval or cease the activity. Parks acknowledge the importance of the lake foreshore and Esplanade to the community, with demonstrated strict dog walking controls, enforcement, limited promotion, and suitable alternate high use dog park, are key considerations for Parks to support approval of the current dog walking on the lakeside trail.

Parks acknowledge the Community partition in reference to the creation of a dog-park, exercise area and note that of the 400 signatories that approximately 100 residents of Oatlands could benefit from the creation of a dog-park. Parks also note that there are Crown Land parcels and reserved roads within the Oatlands township boundary that we would favorably consider as a community dog-park (off lead) exercise area.

Yours sincerely



Ashley Rushton
Regional Manager
PARKS AND WILDLIFE SERVICE

4.4 1980 LAKE DULVERTON MANAGEMENT PLAN & MANAGEMENT STATEMENT PROPOSAL

This item was relisted on the agenda from the May meeting as Parks were not present.

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

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

Brian from Parks thinks that the Management Statement may need to be developed first before the 1980 Plan can be denounced. Brian was to investigate further and report to the next meeting.

At the July meeting Jerard (P&W Rep) indicated that he would try and get an example of a Management Statement for the Committee to see what was involved. Currently there is one for the Meehan Ranges and Gordons Hill Reserve.

An update was provided to the meeting by Brian. Brian said he had sought some information but what had been provided to him was insufficient, so he needed to do more 'homework'. Apparently Parks would normally do the Management Statements internally, but they do not have the resources to do one for this area. There are only a few areas in Tasmania that have a Management Statement. Brian needs to formally ask the Parks service as to what is the process for a Council to do /develop the Statement. Brian said that once we have a Management Statement then he felt that seeking to have the 1980 Management Plan rescinded would be relatively easy, even though it has to go through both houses of Parliament to achieve such.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted and Brian is to send more information to the Committee in time for the next meeting.

5.0 TREASURER’S REPORT

A statement detailing the Receipts and Expenditure for the 2024/2025 financial year to date was tabled at the meeting.

RECOMMENDATION

The statement detailing the Receipts and Expenditure for the 2024/2025 financial year to date be received and noted.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

MOVED Mrs Jenni Muxlow

SECONDED Mr Grant Wilson

THAT the statement detailing the Receipts and Expenditure for the 2024/2025 financial year to date be received and noted. **CARRIED**

**SOUTHERN MIDLANDS COUNCIL
LAKE DULVERTON MANAGEMENT COMMITTEE**

**2024/25 STATEMENT OF RECEIPTS AND PAYMENTS
For the period 1st July 2024 to 5th September 2024**

RECEIPTS	\$	PAYMENTS	\$	COMMENTS
Opening Balance 01.07.23 Commonwealth Bank Account	46,689.57			
Capital				
Callington Park - Toilet	203,000.00	Project C4070055	26,555.57	Additional \$45K budget - election commitment \$25,275.57 expenses c/f
Oatlands Off-lead Dog Park	45,000.00	Project C4080002	0.00	
Operating				
Callington Park - Repairs to well	2,000.00	Project 302 - 7053	0.00	
Lake Dulverton foreshore	-	Project 302 - 5015	0.00	
Solar Lights	1,800.00		0.00	
Lake Dulverton - Committee Budget	2,000.00	Project 302 - 7053	8.12	Postage
Tas Irrigation - Water Operational Costs	26,273.00	Operational Charge	0.00	
		Asset Renewal Levy	0.00	
		Water Usage	0.00	
Interest	0.00	Bank Charges	0.00	
Donations	0.00			
		Total Expense to date	<u>\$ 26,563.69</u>	
		Funds on hand	300,198.88	
	<u>\$ 326,762.57</u>		<u>\$ 326,762.57</u>	
Funds on hand are represented by:				
Comm. Bank Account No.06 7004 28003859 - 30.06.24			46,689.57	
Special Projects - Unexpended Budget			253,509.31	
			<u>\$ 300,198.88</u>	

<u>Callington Park Toilet (C4070055)</u>			\$
13/12/2022	Duo Design	Planning Drawings Stage 2	1,520.00
13/12/2022	Duo Design	Administration Project Co-ordination	200.00
13/12/2022	Duo Design	Concept Layout Stage 1	1,500.00
7/03/2023	Survey Plus	Survey for Hydrology	1,850.00
EXPENSES CARRIED FORWARD 2022/23			5,070.00
15/08/2023	Utility Detection	Services location	1,250.00
18/09/2023	Ceeds Property	Hydraulic Design	5,200.00
17/10/2023	SMC	Planning Application	818.18
5/01/2024	SMC	Partial Refund - Planning Application	-668.18
23/02/2024	TasWater	Developer Charges Water & Sewerage	1,757.00
15/03/2024	TasWater	Certificate Certifiable Works & Compliance	384.09
14/04/2024	TasWater	100mm Sewerage Connection	4,760.00
16/05/2024	Duo Design	Working Drawings Callington Park Disabled Toilet	2,010.00
27/05/2024	Saltmarsh and E	Structural Design & Certification Callington Park Toil	1,500.00
19/06/2024	Leon McGuinness	Building Surveying, Inspections, Certificates etc per quote	2,400.00
19/06/2024	SMC	Building Administration Fee (CBOS)	110.00
19/06/2024	SMC	Industry Training Levy (BC&ITL)	220.00
19/06/2024	SMC	Notifiable Work Cat 3 Lodgement Fee BP240047	280.00
30/06/2024	SMC	3 Wages plus Oncosts	184.48
EXPENSES CARRIED FORWARD 2023/24			20,205.57
2/07/2024	SMC	Plumbing Permit, Inspections, Certificate of Completion	1,280.00
EXPENSES 2024/25			1,280.00
TOTAL PROJECT EXPENDITURE TO DATE			26,555.57

6.0 OTHER MATTERS

6.1 HIGH PATHOGENICITY AVIAN INFLUENZA H5N1

There is a concerning strain of Avian Influenza making its way around the world. Australia and New Zealand are currently the only countries left in the world with no trace of the strain to date. This virus is deadly to birds and has also affected animals, including killing marine mammals. A recent webinar for Local Government officers was held on Wednesday 28th August. Information provided was that over 500 species of birds and 57 species of mammals have been affected globally as of late 2023.

In a worst case scenario, the virus could enter Australia as early as this spring with migratory birds flying in for the summer season. There is no knowing when it will get to Australia, the only message being that it will get here at some point in time.

Affected birds do not recover. The virus affects the birds neurologically. If an animal or other predatory bird eats an infected carcass then the virus transmits to that animal/bird. Quolls, devils, seals, penguins, eagles etc are all likely to be in the chain of impacted species (given their diets/ eating habits).

Apparently, water birds are often the most impacted. This virus, as to be expected, will be quite problematic for the wildlife at Lake Dulverton. Apparently fish are not affected by the disease.

The Department of Natural Resources and Environment and the Department of Health are in the early stages of monitoring and setting up processes and procedures for how to manage the outcomes of the arrival of the H1N5 virus. There will potentially be a lot of work for Councils going forward.

At this stage - this item is for information and noting by the Committee.

RECOMMENDATION

That the information be noted.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

RESOLVED

THAT the information be noted.

6.2 WATER LEVEL – RECREATION & CONSERVATION ZONE

The recent extreme weather event - rain and wind associated with of a low pressure system rolling in day by day for 5 days (29 August – 2 September), resulted in the lake water level increasing by approximately 60mm to 1680mm (as per the water marker level post). The water from the Midlands Water Scheme (MWS) has also been flowing in (allocation of 1 ML/day). The lowest water level for the last 12 months was recorded at 1220mm on 9th April 2024. Of the 60mm water increase over seven days when readings were taken, approx 13.7mm is attributed to the MWS water increasing the lake level in the 51 Ha Recreation & Conservation Area (combined total). The balance of the 46mm increase is from rainfall plus the small amount that would have come off one end of Church Street and a little from the Esplanade surface water run off.

Maria has now advised Tas Irrigation to cease adding water into the Lake at this stage. The winter water allocation that we can use at 1 ML/ day, which normally ceases at the end of September, as the summer water period on the MWS commences on 1st October.



Section of the large bund wall where the water is flowing over to the rear of the lake. 2nd Sept 2024.

Looking back at data records of photos of the lake level that have been taken weekly since July 2016, the water level on the marker was recorded at 1750mm between 15 August 22 – 12 Dec 22. In 2023, the water level on the marker was recorded at 1710mm for one week 14 Aug 23- 23 Aug 23. In both of these years the water was just at the stage of potentially flowing or just flowing over the bund wall into the back part of the lake. Given that the water now is flowing over in 2024 with a water marker reading of 1680, indicates that this section of the large bund wall has slumped slightly over the last two years. The wall has been watched and the surface has not been eroding as the grass/ground cover has remained in situ). Given that the wall has water on either side, it is not considered to be overly concerning, but it will be watched for any changes. There does not appear to be any visual changes at any point along the wall, which has been there since 1997.

RECOMMENDATION

That the information be noted.

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

RESOLVED

THAT the information be noted..

6.3 TAS IRRIGATION – WINTER WATER BUDGET

Grant asked if any of the budget set aside for winter water costs that remained unused could then be used to purchase summer water for the Lake, should someone on the scheme wish to temporary trade some summer water? Maria thought that this was not likely as Council had budgeted for what was required based on the needs of the Lake to be met with the winter water allocation. If it rained over and above the typical rain amounts expected which in turn increased the lake levels at a faster rate, then it was a bonus saving on not needing to purchase the TI water. However, the question would be asked if purchasing summer water with any unspent winter water funds could be accommodated.

7.0 NEXT MEETING

The next meeting of the committee was set for Monday 2nd December 2024 at 1.30 p.m. Council Chambers, Oatlands

The meeting closed at 3.40 p.m.

* * * * *



MINUTES

SOUTHERN MIDLANDS COUNCIL FACILITIES & RECREATION COMMITTEE

THURSDAY 12th SEPTEMBER 2024

Municipal Offices, 71 High Street, Oatlands

09.30 a.m.

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ATTACHMENTS TO THE AGENDA

- Item 3.1 Previous Facilities and Recreation Committee Minutes*
- Item 3.2 Hall Committee Minutes (if available at the time of distribution)*
- Item 14 -Assessment Analysis (A3 size - to be provided at the meeting)*
 - Summary of Applications received*
 - Folder containing hard copy of all applications*

AGENDA

FACILITIES & RECREATION COMMITTEE

1. ATTENDANCE

Mayor Edwin Batt, Deputy Mayor Karen Dudgeon, Cllr Donna Blackwell, Cllr Don Fish, Deputy General Manager Andrew Benson, Manager Community & Corporate Development Wendy Young, Community & Corporate Development Officer Joanne Rowley

2. APOLOGIES

3. RECEIPT OF MINUTES

3.1 CONFIRMATION OF SOUTHERN MIDLANDS FACILITIES AND RECREATION COMMITTEE MINUTES

The minutes of the meeting held on 13th September 2023, (attached) as previously circulated, are submitted for confirmation.

RECOMMENDATION

THAT the minutes of the previous meeting of held on the 13th September 2023, as previously circulated, be confirmed.

DECISION

Moved by Cllr D Fish, seconded by Mayor E Batt

THAT the Minutes of the previous meeting of held on the 13th September 2023, as previously circulated, be confirmed.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

3.2 RECEIPT OF COUNCIL HALL COMMITTEE MINUTES

The minutes of the following Meetings of Council Hall Committees, as circulated, are submitted for information and consideration of recommendations (where necessary):

Nil.

4. 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 committee, by simple 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;
- (b) that the matter is urgent; and
- (c) that advice has been provided under section 65 of the Act.

RECOMMENDATION

THAT the Council Committee resolve by simple majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2005*.

Nil

5. 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*.

The following Councillors and Officers advised of an interest in the Grant Item, SMC Small Grants Program 2024, adjacent to their names;

Mayor E Batt – Navigate Family Services

Deputy Mayor K Dudgeon – Mt Pleasant Football Club

Clr Don Fish – Oatlands Golf Club

Clr Donna Blackwell – Broadmarsh/Elderslie Progress Association & St Mary's Community Cemetery

Jo Rowley – Broadmarsh/Elderslie Progress Association

6. PUBLIC QUESTION TIME

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2005*, the agenda is to make provision for public question time.

In particular, Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2005* 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.*

There were no members of the public in attendance

7. BUSINESS ARISING FROM THE MINUTES OF THE PREVIOUS MEETINGS NOT COVERED IN THE AGENDA

Nil

8. COUNCIL OWNED HALLS & BUILDINGS

8.1 GENERAL

.

8.2 CAMPANIA HALL

Upgrade the lights to LED lighting.

8.3 CAMPANIA WAR MEMORIAL HALL

An allocation in 2024/25 budget for external painting \$10,600

8.4 COLEBROOK MEMORIAL HALL

The floor of the hall was damaged during the hire for the State election – tape was put on the floor. This has now been repaired. Tasmania Electoral Commission has been invoiced for \$7,920. The stage area was done at the same time costing Council \$1,980.

8.5 VICTORIA MEMORIAL HALL, KEMPTON

8.6 GAY STREET HALL, OATLANDS

An Allocation in this year's budget for air lock and heating \$30,000.

8.7 MANGALORE COMMUNITY HALL

The locks have been changed on the Hall and toilet building and new keys issued to Pony & Equestrian Clubs.

8.8 OATLANDS AQUATIC CLUB BUILDING

8.9 MIDLANDS MEMORIAL COMMUNITY CENTRE

Budget Allocation of \$8,000 for external painting – front of the building

8.10 WOODSDALE HALL

The Woodsdale Hall Committee was allocated \$3,000 for hall maintenance as part of the 2023 Program.

8.11 ROCHE HALL

8.12 OATLANDS AQUATIC CENTRE

An allocation of \$16,400 in this year's budget for mirror and equipment, courtyard development – shelter/BBQ \$30,000 and sliding counter window in reception \$6,000.

The Aspire sculpture has been installed at the front of the Aquatic centre.

RECOMMENDATION

THAT the information and actions in relation to Council Owned Halls and Buildings, detailed in Item 8, be received and progressed.

DECISION

Moved by Mayor, seconded by Clr D Fish

THAT the information and actions in relation to Council Owned Halls and Buildings, detailed in item 8, be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

9. COMMUNITY OWNED HALLS

9.1 BROADMARSH ELDERSLIE COMMUNITY HALL

Clr Blackwell provided an update on the Hall, Renovations which have now been completed. Bookings are now open for the public to use the hall. Future bookings include Exercise classes and Book club. It was also noted that the Broadmarsh Cup will be held on 9th November.

9.2 MT SEYMOUR COMMUNITY HALL

9.3 JERICO COMMUNITY HALL

9.4 LEVENDALE COMMUNITY HALL

Boundary adjustment (adjacent to the Levendale Community Hall), from the former Levendale School is currently proceeding through Crown Land Services. A Development Application is being prepared for the subdivision.

1315 Woodsdale Road Levendale



9.5 PARATTAH JUBILEE HALL

Council has tried on numerous occasions to reach out the Parattah Jubilee Hall Committee with no response. Deputy Mayor Dudgeon advised that she may have a contact and would provide it to the Manager of Community & Corporate Development.

9.6 STONOR COMMUNITY HALL

9.7 TUNBRIDGE TOWN HALL

Deputy Mayor Dudgeon advised the Committee has reduced to 3 members and they were awaiting for an AGM to be held.

9.8 TUNNACK VICTORIA HALL

RECOMMENDATION

THAT the information and actions in relation to ‘Community Owned Halls’ detailed in Item 9, be received and progressed.

DECISION

Moved by Mayor E Batt, seconded by Deputy Mayor Dudgeon

THAT the information and actions in relation to Community Owned Halls, detailed in item 9, be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

10. COUNCIL OWNED RECREATION GROUNDS

10.1 CAMPANIA RECREATION GROUND

Widened the centre cricket pitch and repaired nets

10.2 COLEBROOK RECREATION GROUND

Noted that the Clubrooms were now leased to the Colebrook Recreation Centre. The Group has undertaken some works, lining walls and installation of a wood heater.

10.3 KEMPTON RECREATION GROUND

Off lead Dog park has now been completed

10.4 MANGALORE RECREATION GROUND

An allocation in the 2024/25 budget for tree planting along the eastern boundary fence \$5,000

10.5 MT PLEASANT RECREATION GROUND

The change rooms and showering facilities have been completed.

10.6 OATLANDS RECREATION GROUND

Nil

10.7 PARATTAH RECREATION GROUND

Nil

10.8 TUNNACK RECREATION GROUND

Nil

10.9 WOODSDALE RECREATION GROUND

Council is continuing to have ongoing discussions with the Woodsdale Football Club, detailed reports have been presented at Council meetings throughout the year.

The General Manager Tim Kirkwood attended the meeting briefly to provide the committee with an update. He circulated an email that he had prepared to send to the Woodsdale Football Club

10.10 RUNNYMEDE RECREATION GROUND

New play equipment has been installed

RECOMMENDATION

THAT the information and actions in relation to ‘Council Owned Recreation Grounds’ detailed in Item 10, be received and progressed.

DECISION

Moved by Cllr D Fish, seconded Deputy Mayor K Dudgeon

THAT the information and actions in relation to ‘Council Owned Recreation Ground’ detailed in item 10 be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

11. COMMUNITY / PRIVATELY OWNED RECREATION GROUNDS

11.1 LEVENDALE RECREATION GROUND

Council continue to provide a \$2,000 contribution of the mowing and maintenance of the site.

11.2 BAGDAD RECREATION PRECINCT

Council has expended \$23,817.00 on Precinct Plan

RECOMMENDATION

THAT the information and actions in relation to ‘Community / Privately Owned Recreation Grounds’ detailed in Item 11 be received and progressed.

DECISION / COMMITTEE’S RECOMMENDATION TO COUNCIL

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

THAT:

The information and actions in relation to ‘Community/Privately Owned Recreation Ground detail in item 11, be received and progressed:

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

12. PARKS AND PLAYGROUNDS

12.1 GENERAL

The General Manager advised that he had received information from Tasmania Parks & Wildlife Services that a dog park at Flax Mill Park in the Lake Dulverton lease area, was not an option. It was also noted that Council would need to make application to the Director of Parks to apply for an 'on-lead' permit for walking dogs on the existing Lake Dulverton pathway.

12.2 PROGRAM FOR PLAY EQUIPMENT & RELATED INFRASTRUCTURE

12.2.1 Colebrook Park

Nil

12.2.2 Campania Recreation Ground

Nil

12.2.3 Flour Mill Park (Campania)

Replacement of soft fall and some tree lopping carried out

12.2.4 Kempton Recreation Ground

Nil

12.2.5 Station Park Kempton

Tree lopping was undertaken, new sign erected

12.2.6 Mt Pleasant Recreation Ground

Nil

12.2.7 Oatlands Recreation Ground

Nil

12.2.8 Parattah Recreation Ground

Nil

12.2.9 Tunnack Recreation Ground

Soft fall replaced around play equipment

12.2.10 Tunbridge Park

A BBQ and gates have been installed at the park

12.2.11 Woodsdale Hall

Nil

12.2.12 Public Open Space (POS) Alexander Circle Campania (Jones Subdivision)

Soft fall was replaced

12.2.13 POS Le Compte Place Bagdad (Finlayson Subdivision)

Nil

12.2.14 POS Justitia Court Campania (Scaife Subdivision)

Soft fall done, installation of Shelter hut and water supply from the Campania RecreationGround.

12.2.15 POS Iden Drive Bagdad (Booth Subdivision)

A budget allocation was made for upgrades to this park, however due to the ongoing flooding of the park, an alternative site is now being sought.

Soft fall was replaced.

12.2.16 Callington Park Playground

Soft fall replaced.

12.2.17 Runnymede Recreation Ground

RECOMMENDATION

THAT the information and actions in relation to Parks & Playgrounds detailed in Item 12 be received and progressed.

DECISION

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

THAT the information and actions in relation to 'Parks and Playgrounds' detailed in Item 12 be received and progressed.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

13. DISABILITY ACCESS AND INCLUSION (DISABILITY DISCRIMINATION ACT)

13.1 COUNCIL CHAMBERS, 71 HIGH STREET, OATLANDS

Advice has been gained from a building surveyor and access consultant, in preparation for a brief to a designer. Awaiting advice from a fire engineer, as there may be the ability to remove the external fire stair which would provide for a greater scope of opportunity for a side airlock for the building.

RECOMMENDATION

THAT the information be received.

DECISION / COMMITTEE'S RECOMMENDATION TO COUNCIL

Moved by Cllr D Fish seconded by Deputy Mayor K Dudgeon

THAT:

The information be received.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

14. CURRENT BUDGET 2024/2025

Budget will be tabled at the meeting

Recreation Committee Capital Project Report 2024-25 (to 31 Aug 2024)

Project	Budget	Expenditure
Facilities & Recreation Committee	35,840	-
Bagdad - Bagdad Community Club (Precinct Plan)	25,000	23,817
Bagdad - Iden Road Park Development	75,000	-
Broadmarsh - Broadmarsh Hall "The Haven"	1,747,054	1,717,054
Campania - Justitia Court POS - Shelter Hut	16,000	15,516
Campania - Memorial Hall (External Repainting)	10,600	-
Campania - Recreation Ground (Electronic Scoreboard)	47,875	-
Campania - Recreation Ground (All abilities Car Parking)	26,750	-
Campania - Recreation Ground (Ground Improvements - Landscaping & Tiered Seating)	270,000	-
Campania - Recreation Ground (Upgrade Change rooms)	1,100,000	3,850
Colebrook - Hall (Restore damaged floor surface plus stage to match)	1,800	9,000
Kempton - Recreation Ground (Irrigation)	60,000	1,637
Kempton - Recreation Ground (Site Dev and Play Equipment)	24,250	5,837

Mangalore - Recreation Ground (Upgrade Horse Arena)	6,400	-
Mangalore - Recreation Ground (Dust Remediation - Tree planting etc.)	5,000	-
Melton Mowbray - Streetscape Works (Trough / Shelter etc)	60,000	16,323
Oatlands - Aquatic Centre (Courtyard Development -Shelter / BBQ)	30,000	-
Oatlands - Aquatic Centre (Reception - Sliding Counter Window)	6,000	-
Oatlands - Aquatic Centre (Gymnasium - Mirror & Equipment)	16,400	-
Oatlands - Aquatic Centre (Replacement Pump)	2,360	2,360
Oatlands - Gay Street, Hall (Air Lock & Heating)	30,000	-
Oatlands - Midlands Community Centre (External Painting - Front of Building)	8,000	-
Oatlands - Old Swimming Pool (Staged demolition)	200,000	26,081
Oatlands Recreation Ground Redevelopment	-	7,950
Woodsdale Recreation Ground	45,000	-
Water Bottle Refill Stations	7,980	-

RECOMMENDATION

THAT the information be received.

DECISION

Moved by Cllr D Fish, seconded by Mayor E Batt

THAT the information be received and noted.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

15. SOUTHERN MIDLANDS COMMUNITY INFRASTRUCTURE PLAN (CIP)

The Community consultation that was a significant component of the CIP identified a range of matters that the Committee may like to consider in some depth;



Draft Southern Midlands Community Infrastructure Plan FEEDBACK

The Plan is categorised into five major elements. It would be appreciated if after reading the Plan, your feedback could be provided under those element headings. Please add additional pages if required.

The following people provided feedback on the draft Community Infrastructure Plan and their contribution is gratefully appreciated in adding to the deliberation of the Council;

1. Brian O'Reilly
2. Brian O'Reilly obo Oatlands District Football Association
3. Chris Harmon
4. Cowle Family
5. Danni Ashton
6. Julia Jabour
7. Nan Bray
8. Toni Cowle

The Consultants, *Inspiring Place* have commented on the feedback as it relates to the project scope, research and analysis of the *Southern Midlands Community Infrastructure Plan /March 2024*

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Response Comments by Inspiring Place	Feedback
Regional Assets	
<p>Comments about Aboriginal involvement are out of scope of the Community Infrastructure Plan (CIP). Early discussions at the project initiation raised the desirability of engaging with Aboriginal groups. The scope and timeline for this project meant that community consultation needed to occur at particular times and there were no additional resources available to extend engagement.</p>	<p>3. Chris Harmon</p> <p>I find this part of the plan very sad. To me the southern midlands is blessed with a whole heap of 'assets' which play a vital role in keeping us healthy and fit. These include such features as clean air, lots of unmolested vegetation, open spaces between built up areas, plenty of dark skies at night not disturbed by lights, etc. None of this is recognized in the report. Even the State Planning Provisions requires any plan to be accompanied by an overlay map of Priority Vegetation Areas.</p> <p>I tried in an earlier communication, 17 December 2023, on the proposed Community Infrastructure Plan to suggest we needed to plan using a wider 'vision' than what was proposed at the initial community meeting. At that time I suggested we could use The Earth Charter as a guide: <i>Strengthen local communities, enabling them to care for their environments, and assign environmental responsibilities to levels of government where they can be carried out most effectively</i></p> <p>In my opinion the acknowledgement to the First Nations People at the start of your 'settled –on plan' without further involving anybody from the First Nations is, in my opinion, disturbing.</p> <p>They have a 40 thousand year association with this country – this included a process of keeping fit.</p> <p>I suppose you imagine that if you include a short statement which says <i>There are many master and structure plans relevant to this Community Infrastructure Plan that can be reviewed to help guide decisions</i> we will all be able to rest easy.</p> <p>I agree the plan as presented does need review.</p> <p>Finally on the matter of Regional Assets I wish to comment on the actions proposed for the Chauncy Vale Wildlife Sanctuary. This matter</p>

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
<p>has been raised with Council before but generally ignored. The point I wish to make is I still think a distinction should be made between the objectives of a Wildlife Sanctuary and 'a passive recreational space for the regional population and visitors'.</p> <p>It is not clear that this that this will be included in the full review under the heading Management Actions as that seems to end up proposing future work is directed towards 'enhancing the visitors experience'. Anton Chauncy specifically said twice in a meeting he had with the Brighton Council that he thought we may need to cut back on the numbers of visitors to the 337 hectares of wildlife sanctuary he was giving to the community to manage. His concern has yet to be addressed. In the meantime a whole range of activities have been carried out that are clearly not in the interests of the wildlife or their living conditions. Read <i>Environmental damage at Chauncy Vale</i> by Nick Mooney posted on the internet on July 13, 2018.</p> <p>I agree with the proposed Management Action; Review and update the Chauncy Vale Management Plan. Please consider separating the requirements for the general conservation area from those required by the earlier 1993 Plan which called for 'the natural habitat and wildlife of the valley be totally protected'.</p> <p>I think there could be some sense in creating an access/ walking path along the adjacent road, East Bagdad Road. This road used to lead to what was the Gunns property, now known as Flat Rock Reserve. Flat Rock Reserve was added to the Chauncy Vale Wildlife Sanctuary in a Joint Management Plan written in 2010. I still think the idea of writing a Joint Management Plan was a mistake. The Wildlife Sanctuary was reduced to 'a place to be found at the beginning of a tourist/visitors track to Flat Rock'. We now have all sorts of facilities including concrete wombats and play areas where 'the natural habitat and wildlife of the valley', was deemed to 'be totally protected' under the 1993 Plan.</p>	<p><i>Comments about management actions at Chauncy Vale are covered in the relevant management plan (Ref No. 5, page 32). Further involvement in management recommendations was out of scope of CIP.</i></p>

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
Community Parks	
<p>1. Brian O'Reilly Dog Park at Oatlands at Callington Mill Reserve, Great Idea - Social Interaction – Exercise – Used by Tourists and Locals, Callington Mill area is central.</p>	<p><i>Dog walking at Oatlands was noted on page 24 as being of importance to the community. Ref No. 6 (page 32) has continued improvement and upgrades to community infrastructure based on need. There is a clear need for a high quality off-leash dog exercise area as part of the visionary direction. There are options on Parks land as well as Council-owned land.</i></p>
<p>3. Chris Harmon No comment</p>	
<p>5. Danni Ashton I'm surprised that there isn't a plan to have off-lead dog walking areas. Nearly every other multiplicity in Tasmania has them. Dog barking could be resolved if the owners could exercise their dogs in a space where their dogs can run off lead. These areas also create spaces for owners to socialise.</p>	<p><i>See response to comment 1 above. There are many actions occurring as part of the Oatlands Structure Plan 2021 and Lake Dulverton Management Plan 2002 and provision of off leash dog exercise will occur as part of these local planning processes.</i></p>
<p>6. Julia Jabour Proposal for a fully-enclosed dog exercise area in Oatlands We ask Council to give serious consideration to including a dog park in Callington Park in their Southern Midlands Community Infrastructure Plan 2024 under the Community Parks program. Last year, the proponents of a dog park in Oatlands collected over 400 signatures to present to Council in a petition to lobby for this amenity. We respectfully asked for the establishment of a fully-enclosed off-lead exercise area for dogs in Oatlands at a site deemed acceptable - the Flax Mill hill.</p>	<p><i>See responses to comments above.</i></p>

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
<p>In the petition, we acknowledged that there were several walking pathways in the township but no fenced, secure area where dogs could be socialised off-lead. A designated dog park would not only benefit the residents of the area, but also local and interstate visitors travelling with dogs, as well as being available for canine competitions. We outlined the fact that socialising has many benefits for both dogs and their owners.</p> <p>Our original suggestion of Flax Mill hill is under Parks responsibility. We have been told that there is an onerous process to navigate in order to secure this site with Parks, not least because it is also part of the Lake Dulverton Conservation Area, where - under Council's own Dog Management Policy 2022 - dogs are not permitted.</p> <p>A further site subsequently suggested by the Lake Dulverton & Callington Park Management Committee is Callington Park itself, specifically that small area above the RV park overflow (see attached map). This site was our first choice, but we did not propose it because we thought there would be little chance of it succeeding. This site, although small, is perfect: it has water, a playground and public toilets close by, and initially would only require fencing. Heritage-style fencing would be the preferred style for the enclosure (see photo attached), in keeping with the heritage feel of the precinct. To reach a safe and acceptable height, it would need to be attached to something like a 500mm high stone base. (There is no shortage of stone around.) The area is partly shaded and has adjacent ample car parking. It is used only four days a year for the Heritage and Bullock (H&B) Festival, leaving 361 days when it is not used. The only neighbour is The Jardin Room. This neighbour currently uses a part of the area as storage for bales of hay, old wooden crates and stone rubble (see photo attached).</p> <p>In conversation with Brian Fish regarding the H&B Festival, he advised that if a dog park was located at Callington Park, the H&B Festival would not go ahead. This is not a valid objection, since very</p>	

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
<p>little room would be lost (just the width of a mowing strip on three sides) and double gates would provide a similar-sized entry for bullocks and equipment as to what is available now when the rocks and logs are removed during H&B time. The dog park would simply be closed for those days required for H&B. Also, there is no guarantee that the H&B Festival will continue, indefinitely. Site Plan of the Rodeo Paddock and an image of non-Council materials in the same space.</p>	
<p>7. Nan Bray An off-lead dog park near the centre of Oatlands would be a wonderful addition for the many dog owners</p>	<p>See responses to comments above.</p>
Community Halls	
<p>3. Chris Harmon The following comments will principally revolve around my interest in reinstating the Bagdad Community Hall and Meeting Room to be as they were intended to be used – accessible community spaces made to support a variety of cultural, social, educational, and indoor recreation and entertainment activities. All can be healthy pursuits. In my opinion the recent Bagdad Community Club Master Plan Report does little towards meeting the above aims as it relies on huge amounts of money to basically replace everything over the whole property after consultations with a relatively small group of people who have one or two specific needs they wish developed by others. I think this 'limited view' is best shown by rereading the first couple of paragraphs of Section 3 Approach as contained in the Master Plan Report 18 July 2022.</p>	<p><i>Bagdad Recreation Precinct planning is meeting the need for the detailed work required in this area. Council are fully aware of the issues and opportunities in this area and are proactive in looking for solutions and funding (Ref No. 2, page 31).</i></p>

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
<p><i>Approach</i> Representatives from the Southern Midland Council, LANGE Design and LOOP Architecture met with the Bagdad Community Club Committee and associated stakeholders, to discuss their needs wants and desires.</p> <p>Please note this group in no way represents the Bagdad community. It is very limited. The Club itself no longer discusses anything at community level. It barely uses the Bagdad News to explore ideas! Also it has become increasingly clear that the main 'stakeholder' present at that meeting is, in fact, the Southern Midlands Council. They had put money into the mix. So it is hardly surprising that when we get to Rationale for this particular Regional Asset we are reminded of the Bagdad Community Club Master Plan 2022 and under the heading, Management Actions, we are told that we should invest in more detailed design and costing in order to bring the Master Plan about.</p> <p>I think this is all highly questionable as I do not think what has been proposed in the Master Plan has anything to do with the needs of the wider community. I also find it sad that the Master Plan continues to bury the original historic community Bagdad Hall under the needs of a privately owned restaurant, and the function of the original historic Reading/Meeting Room shows up on the plan as a place to be 'available for business opportunities'. Again, highly questionable decisions which, in my mind, also raise ethical questions.</p> <p>I do however agree with the proposal to 'discuss long term ownership and management of the Bagdad Recreational Precinct property'. I think it is imperative that every effort be made to get the property back into the hands of people who know something about acting rationally in a democratic manner. I was there when the Bagdad Community Club was first formed and have always had deep concerns about the path we all chose to follow. I think a serious mistake was made when the Club swallowed up the responsibilities of the original Bagdad Hall and Recreation Ground Committee.</p>	

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback



Feedback	Response Comments by Inspiring Place
<p>Consequently I look forward to being invited to 'discuss long term ownership and management of the Bagdad Recreational Precinct Infrastructure Plan development agenda.</p>	
Sports Venues	
<p>1. Brian O'Reilly Oatlands Football Ground</p> <ol style="list-style-type: none"> a. Update ladies toilets b. Build larger canteen c. Add ladies change rooms <p>To accommodate finals and increase use in the future as part of the Infrastructure Plan</p>	<p>As per Ref No. 4 (page 32), the Oatlands Recreation Grounds is a priority for upgrades because of its status as a Regional Asset. One of actions says 'undertake an assessment of maintenance and upgrade requirements based on latest guidelines from relevant organised sporting bodies, and latest state and national infrastructure policy.'</p>
<p>2. Brian O'Reilly obo ODFA</p>	<p>The draft report suggested that the Woodsdale Recreation Ground be sold (Ref No. 16, page 48). The focus of investment should be on regional assets such as the Oatlands Recreation Ground.</p> <p>Support for the proposed solution that has since been identified by Council, based on prior communications with Council and funding sought by the Woodsdale Football Club is noted.</p>

The screenshot shows a Facebook post from the Oatlands District Football Association. The post is titled "Statement on Woodsdale Recreation Ground" and includes a detailed background on the club's history and its current situation. The text is as follows:

Background:
The Woodsdale Football Club has played football in the district for over 100 years. The club moved to the current ground in 1977, and from then until 2015 when the club entered recess some 310 senior games have been played on the ground. In addition to this, prior to each senior game, a number of Under 16 games were played from 1979 to 1987, and reserves games were played during most seasons from 1988 to 2003.
Since reforming in 2022, due to the condition of the facilities at the ground, the Southern Midlands Council has not permitted football to be played at the ground (which the Council owns) due to safety issues and risk exposure. AFL Tasmania and the ODFA have also supported this motion for the abovementioned reasons. Due to this, Woodsdale has played all home games for the last two seasons at Kempton.
Aside from the current situation where Woodsdale plays games at Kempton, the only time in the Association's history where a club has not played in their own district occurred in 1992 when Kempton were forced to temporarily play all games for the season at Weily Park, Bridgewater, due to the Kempton Oval being resurfaced. Kempton returned to their home ground in 1993.

Position of the ODFA on playing football at Woodsdale Recreation Ground:
The ODFA, being a community organisation, supports all clubs to play football in their own communities, which enables club to prosper and thrive with support from the community from which they represent. The Southern Midlands Council has recently developed a Southern

The screenshot also shows the Facebook interface with navigation icons at the bottom (Home, Video, Friends, Marketplace, Notifications, Menu) and a top navigation bar with "Posts", "About", "Videos", "Photos", and "More". The time 12:52 and signal strength are visible at the top left.



12:53  3G 





< Oatlands District Football Association's post

occurred in 1992 when Kempton were forced to temporarily play all games for the season at Weilly Park, Bridgewater, due to the Kempton Oval being resurfaced. Kempton returned to their home ground in 1993.

Position of the ODFA on playing football at Woodsdale Recreation Ground:
The ODFA, being a community organisation, supports all clubs to play football in their own communities, which enables club to prosper and thrive with support from the community from which they represent. The Southern Midlands Council has recently developed a Southern Midlands Community Infrastructure Plan. Following this process, Council is "...considering the option of transferring ownership of the property to the Woodsdale Football Club together with a one-off non-refundable grant amount (in the vicinity of \$45,000) which is the indicative amount being sought by the Woodsdale Football Club from Council to achieve its objective of football being played at this facility..." in regards to this proposal, the Executive of the ODFA is fully supportive of this occurring.
Brian O'Reilly
President ODFA

Document links:
Link to the Southern Midlands Community Infrastructure Plan (from page 99) [Attachments_-_February_2024_-_Public.pdf](#) (southernmidlands.tas.gov.au)
Link to the Minutes of the Southern Midlands Council Meeting 27 February [AGENDA](#) (southernmidlands.tas.gov.au)
Link to Southern Midlands Community Infrastructure Plan Feedback Form (Due by 17 March 2024) https://www.southernmidlands.tas.gov.au/assets/Feedback_Form_Draft_Southern_Midlands_Community_Infrastructure_Plan.pdf

 26  1 share

 Like  Comment  Send  Share

[Message Oatlands District Football Association](#)

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
<p>3. Chris Harmon</p> <p>Under this section I know I would have preferred to see some discussion about the value of 'sports' to the community. I have reservations about continuing to support the process of cultivating competitive behavior in a world where there are many signs that it is these very same behaviors that are to be found at the basis of many group and individual problems. It does not matter what aspect of life you look at, say politics, religion, education, international relationships, economics, or in the average individual's state of mind you will find, in my opinion, the signs of the horribly negative effects of competitive behavior.</p> <p>One thing we do know is that knowledge of competitive activities in no way helps any of us understand our relationship to our planet and the processes of 'life' we need to come to grips with if we are to play a responsible part in helping to support our ongoing evolution.</p> <p>I see no reason why in the process of exploring the needs of our community one should not at least give some time to finding out from a variety of 'experts' on the medical aspects of human behaviour just what happens to an individual exposed to any highly structured form of competitive activity over long periods of time.</p> <p>Speaking for myself, I know over my relatively long life I have witnessed considerable physical and mental damage as a result of people engaging in competitive activities. As a result I now expect any study centred on competitive activities and community health issues to involve the advice of professional people. This seems to be missing in the Plan as published.</p>	<p><i>These comments are outside the scope of this CIP.</i></p>
<p>4. Cowle Family</p> <p>Woodsdale Recreation Ground. It seems ridiculous that Council is not looking at upgrading this venue for the Community. This seems in direct conflict with the SMC Strategic Plan, of providing recreation</p>	<p><i>The draft report suggested that the Woodsdale Recreation Ground be sold (Ref No. 16, page 48). The focus of investment should be on regional assets such as the Oatlands Recreation Ground. A different or alternative</i></p>

<p style="text-align: center;">Feedback</p>	<p style="text-align: center;">Response Comments by Inspiring Place</p>
<p>places for the active community. With Mental Health issues on the rise, the ground is an ideal place for the community to come together. There are enough events held at the ground throughout the year and on a regular basis that this should be taken into consideration. Comparing the cost, of upgrading a tennis court and netball courts at the Levendale School, because there are no recreation facilities, to upgrading a current asset 12kms away with a Football Club already established seems absurd. Before you look at expanding, you need to consider the upkeep on what you already have. The ground is used and has always been used as a Community Hub, and it needs to remain as such. The Community Hall is not suitable for the children of the district, with the Hall Committee using the Recreation Ground when needed for the open space and safety of the children. I can assure you that many people I speak with feel the same. Put it in the budget and upgrade it.</p> <p>Maybe Council should be asking themselves it's not what we will gain, but what we will lose.</p>	<p><i>solution has since been identified by Council based on prior communications with Council and funding sought by the Woodsdale Football Club (see page 47 for discussion).</i></p>
<p>5. Danni Ashton</p> <p>I love the idea to improve sporting facilities for females to participate. There was no mention of the old tennis court in Campania, and reinvigorating this.</p>	<p><i>Ref No. 15 (page 48) focuses on Campania as one of four locations in the municipality that should be the focus for planning and investment to upgrade facilities.</i></p> <p><i>The more detailed planning and actions are to be resolved by Council as resources and opportunities become available. Of note here is the importance of the local community in being able to apply for funding and seek Council's endorsement. Council is not in a position to simultaneously work on many small scale projects but is in a good position to play a supporting role by providing advice about grant applications and providing letters of support.</i></p>

Feedback	Response Comments by Inspiring Place
<p>8. Toni Cowle</p> <p>Woodsdale Recreation Ground. It seems ridiculous that Council is not looking at upgrading this venue for the Community. This seems in direct conflict with the SMC Strategic Plan, of providing recreation places for the active community. With Mental Health issues on the rise, the ground is an ideal place for the community to come together. There are enough events held at the ground throughout the year and on a regular basis that this should be taken into consideration. Comparing the cost, of upgrading a tennis court and netball courts at the Levendale School, because there are no recreation facilities, to upgrading a current asset 12kms away with a Football Club already established seems absurd. Before you look at expanding, you need to consider the upkeep on what you already have. The ground is used and has always been used as a Community Hub, and it needs to remain as such. The Community Hall is not suitable for the children of the district, with the Hall Committee using the Recreation Ground when needed for the open space and safety of the children. I can assure you that many people I speak with feel the same. Put it in the budget and upgrade it.</p> <p>Maybe Council should be asking themselves it's not what we will gain, but what we will lose.</p>	<p>See comment under 4. above.</p>

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
<p>Linkways</p> <p>3. Chris Harmon I think this idea is great. Maybe it can be linked to patterns of movement once set down by the First Australians in Tasmania. A First Australian will need consulting. It could also be used as a web for better detecting and understanding the movement of native animals. They are largely nocturnal so maybe there could be some infrared cameras used to put together a picture of their movements along or through these Linkways as a picture into the wider environment of the Southern Midlands Municipality. The information gathered could then be made available to people, (local or visitors) in such community facilities as the historic Bagdad Reading/ Meeting Room. The aim would be to encourage people of all ages to better understand the world around them. Specialist speakers could be invited to expand on this understanding.</p>	<p><i>Endorsement for the idea of link ways noted.</i></p>

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
Other	
<p>1. Brian O'Reilly Free caravan stays in Oatlands If the hotel goes ahead I am told that vans must vacate the Mill area. We need an alternative site for these vans as short stay has a huge benefit for locals and businesses.</p>	<p>There are issues around Council providing free stays in Oatlands. Council is aware of the challenges and opportunities and is actively working to upgrade facilities as per the Oatlands Structure Plan 2021 and Lake Dulverton Management Plan 2002.</p>
<p>3. Chris Harmon Finally I feel I would like to repeat the final few words used by Noam Chomsky in the book <i>How the World Works</i>. This book is the product of many interviews of Noam by David Barsamian and edited by Arthur Naiman. The words are; <i>I feel that it's none of my business to tell people what they ought to do – that's for them to figure out. I don't even know what I ought to do.</i> <i>So I just try to describe as best I can what I think is happening. When you look at that, it's not very pretty, and if you extrapolate it into the future, it's very ugly.</i> <i>But the point is – and it's my fault if I don't make this clear – it's not inevitable. The future can be changed. But we can't change things unless we at least begin to understand them.</i> <i>We've had plenty of successes, they're cumulative, and they lead us to new peaks to climb. We've also had plenty of failures. Nobody ever said it was going to be easy.</i></p>	<p>Inspiring Place would like to take the opportunity to congratulate Southern Midlands Council on their highly professional approach to community infrastructure provision. Their small team goes well beyond the call of duty to plan over the short, medium, and long term for ongoing improvements for both residents and visitors. In our long experience of working with both urban and rural councils, Southern Midlands Council stands out for having excellent planning and operational skills. To have such strong outcomes with a small team working over a very large area is outstanding.</p>

Draft Southern Midlands Community Infrastructure Plan – Consultation Feedback

Feedback	Response Comments by Inspiring Place
<p>5. Danni Ashton Disappointing there was no mention of festivals, arts, comedy or theatre and how the infrastructure can support these community activities. It would have been great if the council could have provided the report in a simple language format so it was more accessible to more people. Disappointing that there isn't any timelines and milestones set for the outputs in the plan, so council hold themselves accountable to proceed with commitments. Maybe this will be committed in a further implementation plan. It would have been good to see a more formalised way of consulting a variety of children and young people in the multiplicity to gain their feedback about how the infrastructure can support young people's participation in sports, arts and social events in the Southern Midlands Community.</p>	<p><i>This plan focuses on the community infrastructure required for the community to come together around a range of events. The scope of the CIP does not extend to the nature of these events. The Plan outlines relevant issues, community expectations, identifies infrastructure gaps, recommends actions, and five yearly reviews. The priorities relate to that five year period. In an era of rapid change, detailed planning beyond five years is less useful than providing for a review and visionary directions. Detailed plans with set timelines can quickly become out of date and less useful than a document with some flexibility. As noted above, Southern Midlands Council has excellent planning capacity, as evidenced by local master planning and structure plans as well as a range of strategic documents, such as this one.</i></p>

END

It is certainly appreciated that members of the Community took the time to communicate their respective views on the CIP and a response will be provided to them following the Council decision in relation to the CIP. There are a number of discussion points that have been raised, with some referring to specific Site Management Strategies and Plans along with other matters that are currently being considered by Council and/or awaiting input from Community groups. These comments will be forwarded on to the Council Officer responsible for those areas for consideration and action where required.

One specific area that received considerable comment was the establishment of an ‘Off Lead Dog Park’ in Oatlands. This was raised at the Oatlands Forum and consequently does appear in the CIP as noted by *Inspiring Place* in response to the Off Lead Dog Park Feedback. It is noted that this matter is under consideration by Council’s Lake Dulverton & Callington Park Management Committee, as a number of possible locations have been identified within the area of their remit.

[EXTRACT] from the Minutes of the Lake Dulverton & Callington Park Management Committee Meeting held 18th March 2024:

4.4 PROPOSED DOG EXERCISE PARK AREA – LAKE DULVERTON FORESHORE

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

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

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

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

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

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

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

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

SUB COMMITTEE RECOMMENDATIONS TO COUNCIL:

MOVED Grant Wilson
SECONDED Dr Robert Simpson
THAT Callington Park be ruled out as a dog exercise area because it - is too close to the playground; is too close to children's facilities; should remain as public open space; could generate significant public backlash and it would be of concern to immediate neighbours.
CARRIED (Brian Campbell abstained)

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

5

[END OF EXTRACT] from the Minutes of the Lake Dulverton & Callington Park Management Committee Meeting held 18th March 2024:

It appears from the information as detailed above, that there is a process that is being engaged with by representatives of the 'Off Lead Dog Park – Oatlands' and the Lake Dulverton & Callington Park Management Committee, noting that the Council's Strategic Plan also refers to and supports the issue of Off Lead Dog Parks, under the category of Community Health & Wellbeing (Item 4.1.1.4 on page 35).

CONCLUSION

The Feedback Comments and the Response by the Consultants, *Inspiring Place*, are presented to enable Council to form a view and reflect upon that information, prior to considering the adoption of the Southern Midlands Community Infrastructure Plan – March 2024.

In respect of Council's decision relating to the Woodsdale Recreation Ground and the additional option of transferring ownership to the Woodsdale Football Club, there is one 'fully supportive' comment and that is from the Brian O'Reilly obo the Executive of the Oatlands District Football Association in respect of this decision. No adverse comments in respect of this matter, appear in the Feedback comments from the Community Consultation.

For Discussion

RECOMMENDATION

THAT the information be received and noted.

DECISION / COMMITTEE'S RECOMMENDATION TO COUNCIL

Moved by Cllr D Fish, seconded by Mayor E Batt

THAT the community input be acknowledged and that individual business unit Managers to be briefed by the Manager Community & Corporate Development in respect of the relevant detail in the submissions pertained to their respective portfolios.

CARRIED

Councillor	Vote For	Vote Against
Cllr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

16. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil

17. COMMUNITY SMALL GRANTS PROGRAM

17.1 Southern Midlands Community Small Grants Program 2024

Author: DEPUTY GENERAL MANAGER (ANDREW BENSON)

Date: 4th September 2024

Attachments:

1. *Assessment Analysis (A3 size - to be provided at the meeting)*
2. *Summary of 16 Applications received*
3. *Folder containing hard copy of all applications*

BACKGROUND

Council has conducted a Community Small Grants program twice a year since 2008, converting to an annual program in September 2009. The main aim of the program is to streamline and condense the many requests for financial support received from various community groups, charitable organisations and service providers throughout the year. The program has proven to be very popular with all the target groups and excellent goodwill is gleaned from the successful grant recipients. Additional kudos has been obtained by having presentations to successful Grantee organisations at the Australia Day function in January.

[EXTRACT FROM THE GUIDELINES]

The Southern Midlands Council's Community Small Grants program has been established to support projects, programs and activities developed for the benefit of the residents of the Southern Midlands local government area.

The Community Small Grants provide assistance to community groups to provide programs, improve safety, undertake minor capital works, facilitate small seminars, conferences and forums or purchase equipment.

The Southern Midlands Council recognises the immense community benefit provided to our residents and visitors by local community organisations through the provision of opportunity for involvement in activities in Southern Midlands.

The Community Small Grants Program is one method of supporting and assisting local organisations in providing additional opportunities for the Southern Midlands community.

Purpose

To provide financial assistance in a regulated and equitable way to community groups catering for, and responding to, the needs of the residents and visitors to Southern Midlands.

The program provides assistance to organisations to conduct a wide range of activities. The following broad categories are designed to give applicants an idea as to the types of projects which Council seeks to support through this program:

Community Building

Projects which aim to increase community participation & access to information, services & facilities while strengthening community and social well-being.

Minor Capital Works

Projects which enhance our community facilities by aiding in the development of new facilities or improvements to any existing Community/Council owned facility. It will provide assistance for projects such as fencing, roofing, ground lighting, shade sails, building refurbishments, paving, etc.

Safety/Accessibility Upgrades/Equipment

Projects that increase the capacity of local groups and clubs to cater for the needs of the community. These developments can be in the form of a construction project or the purchase of equipment.

Frequency

Council's grant program is currently held on an annual basis.

Important Dates:

*The current round for assistance opens at 8.30am on Monday 29th July 2024 and **closes on Monday 2nd September 2024 at 4:00pm**. Applications can be lodged at either the Oatlands or Kempton Office, or lodged electronically at mail@southernmidlands.tas.gov.au*

Projects are able to start from Monday 7th October 2024 - full acquittal is required by 30th July 2025.

Level of Funding Available

An organisation can apply for assistance up to a maximum of \$3000 per round- no minimum grant amount applies.

Eligibility

Financial Assistance WILL be considered for:

- *Any not for profit community group or voluntary association that is legally constituted as an incorporated body or under the auspice of one.*
- *The group or organisation is located in the Southern Midlands municipal area or is proposing an activity or project which will take place in the Southern Midlands municipal area, for the benefit of those who live, visit or conduct business in the municipal area.*
- *The applicant is able to demonstrate financial viability and competence.*
- *The applicant meets Council's insurance requirements.*
- *Education providers are able to apply on the condition that the project/activity is open to all residents and has a broad community benefit.*
- *For equipment grants, applicants are required to contribute at least 50% towards the cost of equipment for items considered 'consumables' eg cricket bats / balls , Footballs etc .Items of a longer term nature eg line marking*

machines , training equipment and the like would be eligible for up to 100% funding.

- *Projects that are seeking funding from \$3,001 to \$5,000 shall be required to have a matching 50% contribution from other sources.*

The following are important areas to address

- *Any application which relates to works or projects on property not under the applicants direct ownership (land tenure) or control, must provide a letter of authorisation and approval for said works / projects from the land owner with the grant application.*
- *In the case of applications from the Department of Education, where the facilities will be used by Community and school students alike, the application requires written commitment from the Department of Education / Principal that the facilities (or improvements) will be accessible by the public.*

Financial Assistance WILL NOT be given for:

- *Activities by a private person that is not a formal representative of a bone fide organisation.*
- *Activities of For-Profit organisations.*
- *Applicant organisations who have previously failed to acquit Council assisted projects in line with the agreed terms.*
- *Projects that have previously received funding from this grant program.*
- *Working Capital or straight donation purposes.*
- *Projects by local schools/education providers that are exclusive to student's core school curriculum with no availability to the general public.*
- *Retrospective request for a project already fully or partially completed*
- *Community Organisations who already receive Council funds to undertake a specific activity for which funding is being sought or community organisations wanting to do a specific activity that is already funded by Council.*
- *Facilities where little or no public access is available.*
- *Travel to sporting competitions or conferences for individual or community groups.*
- *Projects/ programs that are not based in or focused on southern midlands residents*

It should be noted that meeting the eligibility criteria is not a guarantee of funding.

The following conditions apply to all financial assistance allocated through the program

Project Management

Funds will only be spent on the project for which funds were applied and as approved by the Southern Midlands Council.

Successful applicants must finalise and acquit the project within the approved time frame and approved budget as per application form.

Any variation of this agreement, such as an extension of the project completion date, shall only be made in writing between the parties. Any request for extension of time must be received in writing prior to the relevant original acquittal completion date.

Successful applicants are required to maintain a copy of all receipts of project expenditure for the term of the grant program, including copies of any advertising, media, newsletters, etc. Council will require copies of expenditure invoices / receipts as part of its acquittal procedure.

If relevant, applicants must obtain and comply with all applicable Council Permit Regulations for example planning, &/or building permit – including road closures, outdoor advertising and any health and safety programs (please ensure that costs for these permits, if required, are included in your application). Please ensure that you have allowed sufficient timeline for these approvals to be obtained and the project to be completed in a timely manner.

The Council strongly encourages that all equipment acquired through the program be insured against theft and fire or covered under your organisations insurance policy.

Although possession of current public liability insurance is not a condition of eligibility, Council strongly encourages all applicants to investigate all their insurance requirements to ensure activities are adequately covered and protected.

Financial

Should a group not be able to fulfil the grant conditions as indicated on the application form or substantial savings have been made, any unspent funds shall be returned to the Southern Midlands Council. In special circumstances, surplus funds from savings made may be authorized for redirection to fund similar projects/ activities. Pre-approval in writing should be sought from Council prior to any additional funds being expended. Should the project exceed the amount estimated, groups will be required to meet the additional costs.

Promotion

The Council requests that successful applicants actively promote the support of the Southern Midlands Council. This may include (but not limited to) any of the following:

- *Inclusion of the Southern Midlands Council logo in press advertising or any promotional material.*
- *Acknowledgement of the Southern Midlands Council in radio or television advertising, award presentation, etc.*

- *Opportunities for the Mayor or delegate to participate in any public relations activities, launches, or proceedings associated with the project. Sufficient notice should be given in the form of an official letter of invite addressed to the General Manager.*
- *Must attend Council arranged event celebrating the provision of the grant funding, in particular providing a representative at Council's Australia Day ceremony.*
- *Prominently displaying any certificates or plaques associated with the Council's provision of any grant funding*

A version of Council's Logo is available and will be provided on request. The logo can only be used for a specific purpose to which it was requested and must be replicated in its existing form and not altered in any way.

If use of the Council logo is not practicable, the following wording should be incorporated in any material related to the funded project: "Proudly supported by the Southern Midlands Council".

Evaluation / Acquittal Process

Once the project or equipment purchase has been completed, grant recipients must submit an evaluation and provide copies of any advertising, newsletters and media releases relating to the funded project. An evaluation form will be provided with the grant approval letter.

Evidence of expenditure of funds is required to accompany the evaluation. It is preferred that the evaluation / acquittal information be forwarded as soon as the project or purchase is complete ie not left until the final acquittal date

Unsatisfactory acquittal of the grant may lead to withdrawal of the grant approval and subsequent request for return of the allocated funding. Inability to apply for future grant funding may also apply in this circumstance. If you are having difficulties completing the acquittal obligations, please contact Council's grant staff to discuss possible solutions.

Priority Criteria

Due to the limited amount of funds available, priority will be given to projects that:

1. *Demonstrate considerable benefit to the Southern Midlands community;*
2. *Raise the awareness of or access to a service, program, group or issue or maximize the participation or use of a facility;*
3. *Demonstrate coordination with other groups in the community;*
4. *Address local issues by attempting to meet a community need or gap;*
5. *Show evidence of community support for the project;*
6. *Enhance the lifestyle options for residents and visitors in the community;*

7. *Demonstrate an ability to manage the project through resource allocation including financial resources, effective planning, clear goals and evaluation processes;*
8. *Demonstrate the ability to be ongoing [if applicable]*
9. *Is the project reliant on other funds, if so has other funding been approved (evidence of the other funding is required to accompany the application);*
10. *Includes the ability for broad Community access – Land Tenure [in the ownership of the applicant or in other ownership]*
11. *Grant funds applied for as a % of the total amount to complete the project [inc. in kind contribution] i.e. A financial contribution by the applicant/s would be favorably looked upon*
12. *The Project shall be one that has not received any previous funding for the same purpose by Council or any other funding body (i.e. no ‘double dipping’)*
13. *Demonstrate that a Risk Assessment of the project is deemed within acceptable limits*
14. *Has the Applicant received funding over the last five years (if the organisation has received funding over the last five years through this program, then a weighting will be included to provide a higher ranking for Applicants that have not received funding over the last five years)*

Final funding decisions are made on the merit of each application against the stated eligibility criteria, guidelines and an assessment against the aforementioned criteria.

Assessment

The application process is as follows:

The application forms can be accessed from the Council Chambers, Oatlands and Kempton or via the Council Website: www.southernmidlands.tas.gov.au

Applicants are encouraged to contact Council’s Manager Community & Corporate Development, Andrew Benson on 6254 5050 if you have any questions relating to completion of the forms or require information in regard to how your project meets the guidelines of the program.

The completed applications, once received within timeline parameters, will be assessed and prioritized by the assessment panel consisting of Council Officers and Councillors. The panel’s decision is final and no further correspondence shall be entered into.

The assessment panel will then make their recommendations to the next scheduled Council Meeting for adoption.

Once adopted by Council the applicants will be informed of their success or otherwise in gaining funding. Successful applicants will need to supply Council with a tax invoice [on their own letterhead preferably] for the approved grant amount

*to allow funding of grant monies to be processed .**This should be done as soon as the approved grant funding letter has been received.***

Tips for completing the Application Form

Please use the following as a guide to help you to complete the application form.

Section 1: General Information

1 – 5 As directed by the form, please provide as many details as possible about your group / organisation / club.

Section 2: Details of the Project

Tell us about your project, what you are planning and what you want to achieve.

- 6. Select the category that your project best fits under.*
- 7. Give your project a name which represents what your project/activity is about.*
- 8 Indicate where the project/activity is to be held or carried out (e.g. Hall, park, or facility).*
- 9 When answering this question think about the following:*
 - What does your group want to achieve? (e.g. raise awareness of a service program, group or local issue, improve access to and use of a community facility, maximize participation in your group or a particular activity, improve safety).*
 - What steps are you planning to take to make sure your project/activity runs smoothly?*
 - Who might you involve; (e.g.) young persons, older persons, people with different abilities, people from different cultural backgrounds).*
 - Why is this project/activity important for your group/organisation and the wider community?*
- 10 When answering this question think about the following?*
 - How things will be different for your group and/or the wider community?*
 - What might it allow them to do that they can't at present?*
 - How might it improve access to or participation in activities?*
 - Who will benefit most from your project/activity?*

Keep in mind concepts such as community pride, attracting people to the region and spending money in the community, forming new community links, etc.
- 11 Tell us how your group identified a need in the community (e.g. community consultation, public meeting, suggestion box).*
 - Why do you think the need exists?*
 - Why is it a problem/issue for your group and/or the wider community?*
 - Who have you spoken to about this need?*

- *Why has your group chosen this way to tackle the problem and/or improve the situation?*

12. *To answer these questions think about:*

- *Can you draw on volunteers from within your group or organisation? If yes, what sort of work will they be asked to do or in what way can they help?*
- *What equipment, machinery, etc. you have?*
- *What sort of skills or abilities do the individuals involved in the project/activity have? (e.g. financial management, organisational, trade skills – e.g. plumber, builder etc).*
- *What type of outside assistance will you seek to complete the project or run the event?*

13. *For example:*

- *Increased participation/membership*
 - *A well attended event or activity*
 - *Peoples comments and thoughts (how will you get these?)*
 - *Media coverage (e.g. newspaper, community newsletter)*
- You may wish to identify the main aims of your project which you can go back and review to see whether you were successful.*

14. *Please provide approximate start date, completion date, and a contact person for the project.*

Section 3: Budget

Please complete this section as accurately as possible and attach more pages if necessary.

15. *Clearly list the expenses for your project/activity and indicate which expenses you intend to use Council's contribution for.*

16. *Please provide details of the confirmed and anticipated sources of funding for your project. If available please provide with your application any documents confirming the availability of these funds (e.g. bank statements, loan details, letters, etc).*

Good luck with your Application

[END OF EXTRACT FROM THE GUIDELINES]

CURRENT POSITION

This is the eighteenth round of the Grants Program that Council have offered, with the application form and guidelines being continually refined to provide clear and concise information and criteria for community groups and organisations who apply for the grants.

The Program time table is shown below:-

TIMETABLE

Grant Applications open (with Application Forms available from the SMC website from this date)	Monday 29 July 2024
Grant Applications close	Monday 2 September 2024 (4.00pm)
Confirmation letter acknowledging receipt of applications	Wednesday 4 September 2024
Facilities & Recreation Committee Agenda closes	Thursday 5 September 2024
Facilities & Recreation Committee meeting	Thursday 12 September 2024
Full Council meeting Agenda closes	Thursday 19 September 2024
Full Council meeting – Oatlands [To consider recommendations from the Facilities & Recreation Committee]	Wednesday 25 September 2024
Successful / Unsuccessful letters to grant applicants	Week commencing Monday 30 September 2024
Grant Acquittal	30th June 2025

16 applications have been received identifying **\$105,709.00** worth of projects, requesting a total of \$42,655 of support from Council through the SMC Community Small Grants Program 2024. Within the application Council ask,

GRANT AMOUNT REQUESTED: \$ _____ **[GST inc]**

Council may not be able to fund the full amount requested .Please advise the minimum amount that would still allow the project to continue \$ _____.

A total “Will Accept” figure of \$35,395.00 has been determined from the applications for this grant round. The funds available for distribution by Council for the projects being \$25,000.00 as per the 2024/25 budget,

ASSESSMENT PROCESS

As per the previous rounds, to assess the applications in an open, transparent and equitable manner, whilst maintaining a rigorous analysis against the established criteria, the Deputy General Manager (Andrew Benson) prepared a rational decision making process to assist the Facilities & Recreation Committee in their deliberations.

The process consisted of;

- **Firstly**, a set of criteria in a matrix format to establish the initial eligibility of the applicants. This set of criteria was extracted from the grant guidelines as issued to the Applicants. This set of criteria required a YES, NO or N/A response. These are classified as *must comply*, if an Applicant does not meet this then the application is not further assessed.

MUST - Eligibility YES
A not for profit community group or voluntary association that is legally constituted as an incorporate body
A not for profit community group or voluntary association that is not legally constituted as an incorporate body but will operate this grant under the auspice of one - Name of auspicings body
The group or organisation is located in the Southern Midlands municipal area
The group or organisation is proposing an activity or project which will take place in the Southern municipal area, for the benefit of those who live, visit or conduct business in the municipal area.
The applicant is able to demonstrate financial viability and competence.
The applicant meets Council's insurance requirements (if applicable).
Is the applicant an educational organisation
If an education provider will the project/activity be open to all residents and does it have a broad community benefit.
If the application is for an equipment grants applicants are required to contribute at least 50% towards the cost of the equipment, has this been identified in the budget.

- **Secondly**, a set of criteria in a matrix format to establish the areas in which the grant does not cover. This set of criteria was extracted from the grant guidelines as issued to the Applicants. This set of criteria required a YES, NO or N/A response. These are also classified as *must comply*, if an Applicant scores a YES in response then the application is not further assessed.

MUST - NOs	Funds not available for the following
Has the Applicant organisation previously failed to acquit Council assisted projects in line with the agreed terms.	
Actions/services previously disbursed.	
Fundraising purposes (donations).	
Program/projects by local schools/education providers that are exclusive to students Core school curriculum and activities cannot be considered.	
Projects with ongoing costs e.g. staff, salaries, administration, maintenance, insurance, rental or lease arrangements.	
Community Organisations who already receive Council funds to undertake a specific activity for which funding is being sought or community organisations wanting to do a specific activity that is already funded by Council.	
The purchase of land.	

Routine and regular maintenance work to existing facilities (e.g. gardening, cleaning).
Facilities where little or no public access is available.
Travel to sporting competitions or conferences for individual or community groups.

- **Thirdly**, a set of criteria that have been called the WANTS in a matrix format that are ‘weighted’ to gauge the extent to which the assessment team believe that the application meets the criteria detailed below. This set of criteria has been extracted from the grant guidelines as they are pivotal to the decision making process, eg risk assessment, funding sought from Council as a percentage of the total project costs, etc.

This set of criteria required a “raw scoring” of between 1 and 5 (5 being the highest/best category), which is then multiplied by the weighting to achieve a “refined score”. For example in Criterion 1 on the next page, the weighting (WT) is 10 because it was felt that this criterion represents a very high priority, when the application is scored by an assessment panel member against this criterion, if the member of the assessment panel scores it as a 1, in the 1 to 5 range, this is then automatically multiplied by the weighting (WT), which arrives at a “refined score” of 10. Likewise if the member assessed it as a 5, in the 1 to 5 range which is then automatically multiplied by the weighting (WT) it comes up with a “refined score” of 50. Working this process through against each of the fourteen criteria by each of the assessment panel members it arrives at a total as shown on the A3 Summary Sheet. Affectively in this model the highest collective score is determined to be the most deserving application.

WANT
Criteria 1 Demonstrate considerable benefit to the community;
Criteria 2 Raise the awareness of or access to a service, program, group or issue or maximize the participation or use of facility;
Criteria 3 Demonstrate coordination with other groups in the community;
Criteria 4 Address local issues by attempting to meet a community need or gap;
Criteria 5 Show evidence of community support for the project;
Criteria 6 Enhance the lifestyle options for residents and visitors in the community;
Criteria 7 Demonstrate an ability to manage the project through resource allocation, effective planning, clear goals and evaluation processes;
Criteria 8 Demonstrate the ability to be ongoing (if appropriate).
Criteria 9 Is the project reliant on other funds, if so has other fund been approved
Criteria 10 Includes the ability for broad Community access – Land Tenure
Criteria 11 Grant funds applied for as a % of the total to complete the project
Criteria 12

The Project shall be one that has not received any previous funding for the same purpose by Council or any other funding body

Criteria 13

Risk Assessment of this Project

Criteria 14

Funding received over the last five years

- Potential Conflict of Interest** It is important to have at least five people that assess and score the applications because of the high level of potential ‘conflict of interest’ that is present in such a small Community. When a Councillor or officer identifies a conflict of interest (ie if an Elected Member or an Officer on the Assessment Panel is an office bearer for the organisation that is an Applicant for a grant, they are required to declare that interest and exit the meeting, they do not enter into discussions or score that application) and the automatic scoring in the spread sheet is adjusted by the averaging (ie if there is no conflict of interest with an Application the totals of all five scorers is summed and then divided by five to achieve the average. If there is one conflict of interest then the totals of all four scorers is summed and then divided by four to achieve the average). Therefore with potentially five assessors individually scoring fourteen criteria, coupled with the weightings and then the averaging, no one assessor has the ability to adversely influence the potential outcome of the scoring. In a further element of transparency the A3 Summary Sheet is available to all applicants so that they can gauge their level of success compared with the other applicants based purely on the identified criteria.

Members of the Assessment Panel who declare an interest and therefore being asked to leave the room in relation the nominated application are identified in the report to Council, to ensure the integrity of the process.

APPLICANTS

Southern Midlands Community Small Grants Program 2024														
Applications						Grant Sought			Will Accept			Recommendation		
Group/Club	Auspiced by	Project	Project Cost	Grant Sought	Will Accept	GST Incl	GST exc	figure	GST Incl	GST exc	figure	Recommend to Council (ex GST)	Assessed Priority / Ranking	
Bagdad Field & Game	nil	Poly water tank and fittings	\$ 3,066.00	\$ 3,000.00	\$ 2,290.00			\$ 3,000.00			\$ 2,290.00			
Bagdad VFB	TFC	655ltr refrigerator	\$ 1,899.00	\$ 1,899.00	\$ 1,799.00	\$ 1,899.00	11	172.64	\$ 1,726.36	\$1,799.00	11	163.55	\$ 1,635.45	
Broadmarsh Elderslie Progress	nil	Supply & install new blinds to windows	\$ 3,925.00	\$ 3,000.00	\$ 1,500.00			\$ 3,000.00			\$ 1,500.00			
Colebrook Recreation Centre	nil	Internal wall linings to club room shed	\$ 4,605.00	\$ 3,000.00	\$ 2,500.00			\$ 3,000.00			\$ 2,500.00			
Kempton Festival/GPPA		Funding of Fitness Classes	\$ 2,890.00	\$ 2,695.00	\$ 2,500.00			\$ 2,695.00			\$ 2,500.00			
Levendale Cricket Club	nil	Water tank plus Gazebo	\$ 2,883.00	\$ 2,883.00	\$ 2,000.00			\$ 2,883.00			\$ 2,000.00			
Mount Pleasant FC	nil	Two door fridge	\$ 3,881.00	\$ 3,000.00	\$ 2,000.00			\$ 3,000.00			\$ 2,000.00			
Navigate Family Services	nil	Allow participation in professional dev	\$ 4,344.00	\$ 3,000.00	\$ 2,500.00	\$ 3,000.00	11	272.73	\$ 2,727.27	\$2,500.00	11	227.27	\$ 2,272.73	
Oatlands Community Assn	nil	New smaller tables	\$ 2,963.00	\$ 2,963.00	\$ 2,963.00	\$ 2,963.00	11	269.36	\$ 2,693.64	\$2,963.00	11	269.36	\$ 2,693.64	
Oatlands Community Hub	OCA	Support with funding transport trips	\$ 3,978.00	\$ 2,228.00	\$ 1,935.00			\$ 2,228.00			\$ 1,935.00			
Oatlands District High School A	nil	AstroTurf to cricket nets	\$ 12,000.00	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00			\$ 3,000.00			
Oatlands Football Club	nil	Score Board and signage	\$ 34,665.00	\$ 3,000.00	\$ 2,500.00			\$ 3,000.00			\$ 2,500.00			
Oatlands Golf Club	nil	Gravel and top soil for golf course	\$ 4,970.00	\$ 2,215.00	\$ 2,000.00			\$ 2,215.00			\$ 2,000.00			
Runnymede Cricket Club	nil	Concrete slab for shaded area	\$ 12,480.00	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00			\$ 3,000.00			
St Marys Community Cemetery	nil	Internal painting to windows	\$ 3,520.00	\$ 1,760.00	\$ 1,750.00			\$ 1,760.00			\$ 1,750.00			
Tunnack Community Club	nil	Upgrade external bar area & kitch. Door	\$ 3,640.00	\$ 3,000.00	\$ 2,000.00	\$ 3,000.00	11	272.73	\$ 2,727.27	\$2,000.00	11	181.82	\$ 1,818.18	
			\$105,709.00	\$43,643.00	\$36,237.00			\$ 42,655.55			\$ 35,395.00	\$ -		
		Budgeted Funding for 2024		\$ 25,000.00	\$25,000.00			\$25,000.00			\$25,000.00	\$ 25,000.00		
								over subscribed \$17,655.55			over subscribed \$10,395.00			
		Underspend to go into next years pool of funds										\$ 25,000.00		

RECOMMENDATION

THAT

1. The impartial assessment process as developed by the Deputy General Manager be undertaken by the Assessment Panel of the Facilities and Recreation Committee, plus a number of Council Officers be undertaken in Workshop mode;
2. Financial decisions are then to be calculated and endorsed based on the assessment;
3. The financial allocations for the eighteenth round of the Southern Midlands Council Community Small Grants be subsequently submitted to the next Full Council meeting for ratification.

Moved: Edwin Batt, Seconded: Karen Dudgeon

That the meeting be adjourned to undertake the Grants Assessment.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

The Meeting was adjourned to undertake the Grants Assessment at 10.09am

Moved: Karen Dudgeon, Seconded: Edwin Batt

That the Meeting be reconvened following the Grants Assessment at 1.16pm.

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

SUB COMMITTEE'S RECOMMENDATION TO COUNCIL

RECOMMENDATION

Moved: Edwin Batt, Seconded: Karen Dudgeon

THAT

1. **The following financial allocations based on the assessment for the eighteenth round of the Southern Midlands Council Community Small Grants be submitted to the next Full Council meeting for ratification; and**
2. **The Committee requests Council to consider that the budget for the Southern Midlands Community Grant Program 2025 be increased to \$30,000**

CARRIED

Councillor	Vote For	Vote Against
Clr D F Fish (Chairperson)	√	
Mayor E Batt	√	
Deputy Mayor K Dudgeon	√	

Southern Midlands Community Small Grants Program 2024								
Applications						Recommendation		
Group/Club	Auspiced by	Project	Project Cost	Grant Sought	Will Accept	Recommend to Council	Score	Remarks
Bagdad Field & Game	nil	Poly water tank and fittings	\$ 3,066.00	\$ 3,000.00	\$ 2,290.00	\$ -	13	GST No, ABN Yes, PL Yes.
Bagdad VFB	TFC	655ltr refrigerator	\$ 1,899.00	\$ 1,899.00	\$ 1,799.00	\$ -	15	GST Yes, ABN Yes, PL Yes.
Broadmarsh Elderslie Progress	nil	Supply & install new blinds to windows	\$ 3,925.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00	7	GST No, ABN Yes, PL Yes.
Colebrook Recreation Centre	nil	Internal wall linings to club room shed	\$ 4,605.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00	3	GST No, ABN Yes, PL No.
Kempton Festival/GPPA	nil	Funding of Fitness Classes	\$ 2,890.00	\$ 2,695.00	\$ 2,500.00	\$ 2,500.00	6	GST No, ABN Yes, PL Yes.
Levendale Cricket Club	nil	Water tank plus Gazebo	\$ 2,883.00	\$ 2,883.00	\$ 2,000.00	\$ 2,000.00	9	GST No, ABN Yes, PL Yes.
Mount Pleasant FC	nil	Two door fridge	\$ 3,881.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	8	GST No, ABN Yes, PL Yes.
Navigate Family Services	nil	Allow participation in professional dev.	\$ 4,344.00	\$ 3,000.00	\$ 2,500.00	\$ 2,727.00	4	GST Yes, ABN Yes, PL Yes.
Oatlands Community Assn	nil	New smaller tables	\$ 2,963.00	\$ 2,963.00	\$ 2,963.00	\$ -	14	GST Yes, ABN Yes, PL Yes.
Oatlands Community Hub	OCA	Support with funding transport trips	\$ 3,978.00	\$ 2,228.00	\$ 1,935.00	\$ -	13	GST No, ABN Yes, PL Yes.
Oatlands District High School A	nil	AstroTurf to cricket nets	\$ 12,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	1	GST No, ABN Yes, PL Yes.
Oatlands Football Club	nil	Score Board and signage	\$ 34,665.00	\$ 3,000.00	\$ 2,500.00	\$ 2,990.00	5	GST No, ABN Yes, PL Yes.
Oatlands Golf Club	nil	Gravel and top soil for golf course	\$ 4,970.00	\$ 2,215.00	\$ 2,000.00	\$ 2,215.00	2	GST No, ABN Yes, PL Yes.
Runnymede Cricket Club	nil	Concrete slab for shaded area	\$ 12,480.00	\$ 3,000.00	\$ 3,000.00	\$ -	12	GST No, ABN Yes, PL Yes.
St Marys Community Cemetery	nil	Internal painting to windows	\$ 3,520.00	\$ 1,760.00	\$ 1,750.00	\$ 1,750.00	11	GST Yes, ABN Yes, PL Yes.
Tunnack Community Club	nil	Upgrade external bar area & kitch. Door	\$ 3,640.00	\$ 3,000.00	\$ 2,000.00	\$ 1,818.00	10	GST Yes, ABN Yes, PL Yes.
			\$105,709.00	\$ 43,643.00	\$36,237.00	\$ 25,000.00		
		Budgeted Funding for 2024				\$ 25,000.00		

18. NEXT MEETING

11th September 2025

19. CLOSURE

Chairman Cllr Don Fish thanked Committee Members and staff for their contribution to the meeting and he closed the meeting at 1.30 pm.



MINUTES STCA BOARD MEETING

Minutes of a Meeting of the Southern Tasmanian Councils Authority
held on
Monday, 15 July 2024
Lord Mayor's Court Room, Town Hall Hobart and online

Present:

Brighton Council	Mayor Leigh Gray and James Dryburgh
City of Hobart	Alderman Louise Blomfield and Michael Stretton
Glamorgan Spring Bay Council	Mayor Cheryl Arnot
Huon Valley Council	Mayor Sally Doyle and Lyle Ground
Sorell Council	Mayor Janet Gatehouse and Robert Higgins
Southern Midlands Council	Mayor Edwin Batt
Tasman Council	Mayor Rod MacDonald and Mr Blake Repine
Executive Support:	Jen Newman

Apologies: Mayor Loueen Triffitt and Adam Wilson, Central Highlands Council, Greg Ingham, Glamorgan Spring Bay Council, and Tim Kirkwood, Southern Midlands Council

1. Meeting Agenda items

1.1 Welcome

Acknowledgement of country and welcome to Mayor Janet Gatehouse as the new elected member representative from Sorell Council and Lyle Ground standing in for Lachlan Kranz from Houn Valley Council.

1.2 Election of Chair from existing members

Nominations for the position of STCA Chair were invited from the floor. Alderman Blomfield was nominated by Mayor Gray.

RESOLVED: That Alderman Louise Blomfield is elected unopposed as Chair of Southern Tasmanian Councils Authority.

1.3 Update on member representatives and positions vacant

- ii. Deputy Chair – on hold
- iv. RCCI Chair – on hold

MOTION CARRIED: That the election of Deputy Chair and RCCI Chair would remain on hold.

Moved: Mayor Gray Seconded: Mayor Macdonald

1.4. Discussion of Regional Climate Change Initiative Chair position

Confirmed to keep this position on hold noting a meeting of the RCCI network is being held on 23 July 2024.

1.5. Conflict of Interest Disclosures

Nil disclosures.

1.6. Confirmation of previous Minutes, STCA Board Meeting held 19 February 2024 and 20 May 2024

MOTION CARRIED: that the minutes of the STCA Board meetings held on 19 February and 20 May 2024 be confirmed as a true record of those meetings.

Moved: Mayor Batt **Seconded:** Mayor Doyle

1.6. Action items

Actions from the last meeting were noted and covered in the agenda:

MOU between HCC and STCA comms and engagement agreement (in addition to financial SLA)	Chair and CEO	On hold
Related Party Declarations	On exiting org and all 23/24 board members	K Vincent pending To be circulated
Revised future options for STCA paper – PART 2	M. Stretton	Attached

2. Governance

2.1 End of year reporting and audit- Related party Declarations and June Quarterly Report

End of year reporting will be completed when the financial reports have been finalised and will include the June Quarterly Report. Related Party Declaration form will be circulated to Board members from the 2023-24 financial year for completion.

2.3 Financial delegation for payment approvals

In February 2024 it was agreed that 'financial delegation up to \$250 was granted to the Executive Officer. Expenses over \$250 would be presented to the Committee for consideration.'

Previously, the Chair of STCA or an appointed delegate was provided financial delegation to approve budgeted payments as they came due, that would be reported to the Committee at the next meeting.

MOTION CARRIED: that financial delegation for STCA previously held by the Chair be reinstated to the newly elected Chair.

Moved: Mayor Gray **Seconded:** Mayor Gatehouse

2.4 2024 – 2025 DRAFT budget

The draft budget as provided in the agenda was noted.

APPROVED: that the draft 2024-2025 budget be approved.

Moved: Mayor Gatehouse **Seconded:** Mayor Gray

3. Regional Land Use Planning

3.1 For noting: the State of Play report has been circulated to all southern councils (04/07/2024) and the MOU is being circulated for signature to all southern councils.

STRLUS Steering Committee Chair, Robert Higgins gave a summary of current activity to the meeting. An error was noted in the agenda, that the MOU with State Government would be signed by the Steering Committee on behalf of southern councils, and would not require signature from all southern councils.

4. STCA Review

4.1. Memorandum of STCA Options Part 2

Michael Stretton spoke to the Memorandum of STCA Options Part 2 that was circulated with the agenda and there was general discussion.

MOTION CARRIED UNANIMOUSLY: that the STCA Committee:

1. Agree in principle to pursue the option of replacing the Southern Tasmanian Councils Authority with an expanded Greater Hobart Strategic Partnership;
2. Seek views from Brighton and Sorell regarding joining the Greater Hobart Committee/Advisory Group and financial commitment;
3. Hold discussions with the Greater Hobart Committee/Advisory Group to understand the views of the committee members in respect to extending membership to Brighton and Sorell and the process to enact it;
4. Hold discussions with the Greater Hobart Strategic Partnership to understand the views of the committee members in respect to extending oversight to all southern councils and the process to enact it;
5. Seek advice on the process to wind up the Southern Tasmanian Councils Authority; and
6. Following completion of points 2 to 5 of this motion, prepare a report for the consideration of the STCA Committee to make a final decision on the matter.

Moved: Mayor Gray **Seconded:** Mayor MacDonald

5. Other Business

No other business was raised.

6. Meeting Dates 2024:

To be advised. An STCA meeting is scheduled for Monday 19 August but the actions required under the Motion passed in section 4 above will take longer to action so the next meeting date to be advised.

7. Close of Meeting

11:37am.



14 August 2024

Louisa Brown
Southern Midlands Council
PO Box 21 Oatlands,
TAS 7120

Dear Louisa,

Re: DA2400016 Lot 2 Louisa Street, Kempton

Thank you for the opportunity to address the matters (relevant to the Planning Assessment) raised in the Representations received for DA2400016 Lot 2 Louisa Street.

Concerns that 32 more vehicles using the road will increase the danger on the roads for children in the community.

The traffic generation is likely to be 96 vehicles per day, with a peak of 10 vehicles per hour. The traffic generation can be absorbed in the road network safely and efficiently. The peak generation represents an increase of an average of 1 vehicle every 6 minutes. It is unclear how this will have an impact on a specific road user group of children. In general terms the traffic generation is relatively low and the road network is clearly established with separation for vehicles and pedestrians. The proposed development is not considered to be a road safety risk for children.

*Response provided by Keith Midson
Traffic Engineer
Midson Traffic Pty Ltd*

Kempton is a family/ farming town adding 16 units limits housing options for families. These proposed units are suited to singles or elderly not families due to their small size, this will not help this community issue of housing.

This development is specifically designed for residents aged 55 and over. By providing suitable and affordable housing options for our elderly population, we can ensure they continue to live within their community comfortably and independently.

Kempton currently has no social housing options, which has left some residents in need of appropriate housing solutions. The nearby town of Oatlands, which also has an unmet demand for social housing, highlights the growing need for such developments in the region.

This development aims to support the transition of elderly residents from larger homes into smaller, more manageable dwellings. This transition helps to free up larger homes in the area, making them available for families and thus indirectly addressing the need for family housing.

The introduction of social housing for older residents not only meets a critical need but also enhances the overall housing market by creating opportunities for families to move into larger homes.

The local water and sewage infrastructure is currently running outside of its own design capacity. I'm unaware of any plans to update this infrastructure.

The expected servicing requirements for the development were provided to Taswater for assessment prior to submitting documentation for the Development Application. With regard to the water supply Taswater advised that their "modelling indicates there is sufficient capacity in the existing network at the Catholic cemetery in Louisa Street (pipe A424896) to supply this proposed development without impacting adversely on the existing infrastructure or customers." With regard to sewer capacity Taswater advised that their "modelling indicates there is sufficient capacity in the existing sewerage network to service the proposed development."

*Response provided by Simon Palmer
BE DipPM MIEAust
Senior Civil Engineer
Gandy and Roberts Consulting Engineers*

The noise pollution 16 more units would create is an unpleasant thought.

The proposed development is designed with modern construction techniques and insulation which minimise potential noise impact. Additionally, the intended occupants are individuals aged 55 and over, who typically contribute to a quieter, more peaceful environment.

Negative impact on the local environment (no environmental plan available).

The site is Zoned Village and has a Local Heritage Place overlay. There is no environmental focused planning controls in place for the site such as Landscape Conservation Zone, Environmental Management Zone, Natural Assets Code, Coastal Erosion Code, Coastal Inundation Code etc. Therefore, there are no environmental constraints that limit the density, location or form of development. Prior to lodgement of Building Approval application a soil & water management plan will be developed to control erosion and sediment on the development site.

Our closest supermarket, drs surgery, dentist, is a 30 to 40 minute drive away. If these units were to house young adults or the elderly we have zero public transport options.

The intended occupants for these units would be from within the existing town and close by towns and would be familiar with the area and its limitations. Additionally, many older residents prefer to remain in familiar surroundings, close to friends and family, even if services require a drive.

The high number of dwellings (x16) proposed for a block of land of similar size that currently supports 6 residential homes. In regards to: 12.4.1 Residential Density and servicing for multiple dwellings - A1 (a) Does not comply. Site area per dwelling is 315m2 and (b) Does not comply, site is not currently connected to reticulated sewer and stormwater networks and water supply.

The development has been designed with connections to reticulated sewerage, stormwater, and full water supply services. We have provided the expected servicing requirements to Taswater for assessment prior to submitting our Development Application. Taswater's modeling indicates that there is sufficient capacity in the existing water supply network in Louisa Street (pipe A424896) to service the proposed development without adversely impacting existing infrastructure or customers. Similarly, Taswater has confirmed that

their modeling indicates sufficient capacity in the existing sewerage network to accommodate the proposed development. Therefore meeting performance criteria P1.1(a)

This proposal not only adheres to the required servicing standards but also addresses a specific accommodation need for our population. Social housing is a vital component of a healthy community. It ensures that all residents, regardless of their circumstances, have access to safe and affordable housing. This development represents an important step toward addressing the current gap in social housing options in Kempton. By providing suitable housing options, the development offers significant social and community benefits therefore meeting performance criteria P1.1(c)

Community Housing will put a strain on the local community, infrastructure and any potential residents.

The proposed development has been designed with consideration of local infrastructure capacity and community needs. Prior assessments conducted with Taswater indicate that the existing water supply and sewerage systems can adequately support this development without adverse impacts on current residents or services.

The development is intended for individuals over 55, who typically have different needs and lifestyle patterns compared to younger populations. This demographic is less likely to contribute to high traffic volumes or increased demand for local services. Rather than strain the community, this development aims to enhance local support systems by providing affordable housing for seniors. This allows older residents to remain within the community, fostering social connections and reducing the need for more significant housing transitions.

Minimal footpaths, gutters, unrepaired pot holes.

While we cannot address all local infrastructure issues, we are committed to ensuring that the development itself meets all necessary requirements and standards. This development has the potential to bring additional residents who can contribute to the local economy and support community initiatives, which may further encourage local authorities to prioritise infrastructure improvements.

The biggest concern is the permanent impact on our property from flooding. Lot 2 Louisa Street already has a natural pond that forms every time we have significant rainfall. The water that is not naturally absorbed into the ground, then gravitates towards the Rivulet by streaming across the corner of our property. If water is diverted from Lot 2 directly to the Rivulet, the concern for us is higher risk of flooding to our property to an even higher level than what currently exists. When the Rivulet is over filled with water then it floods towards our property and the neighbouring properties.

Gandy and Roberts have prepared a Stormwater Management and Inundation Analysis for the development. The analysis has shown that the proposed development results in a very minor redistribution of the flood path near the driveway to 12 Elizabeth Street but no net increase in flood depth is predicated within 12 Elizabeth Street nor other properties. The Green Ponds Rivulet catchment is a 1,310 Ha catchment with the proposed development increasing the catchment impervious area by only 4,500 m². This increase in impervious area is negligible in terms of catchment dynamics and this is borne out by the analysis undertaken. The Inundation Analysis has shown that there will not be an increase in flood extents. The full report should be read for further detail.

*Response provided by Simon Palmer
BE DipPM MIEAust
Senior Civil Engineer*

Gandy and Roberts Consulting Engineers

As I am writing this submission, I have not been contacted by the owner or developer of the community housing, to discuss our connected fence.

Centacare Evolve Housing are happy to discuss connected fencing with all surrounding property owners and will be in touch in due course.

There is no 30m clearance zone around the private sewerage pump station on the planned development as is a requirement of TasWater. The Sewerage Pumping Station will be set up between 2 houses and beside the neighbouring fence. Sewerage pumps need to be vented by a Sewer Vent Shaft which is a structure designed to limit pressure fluctuations in the sewerage system and/or to allow Air to Enter and Escape from the system. What is in place to ensure all residents are not going to be impacted by Air Pollution from the venting gases?

The sewage pump station will be designed in accordance with AS 3500.2:2021; accordingly a vent will be provided and will be approximately 4 m high. In addition each unit has a vent at the upstream end of the sanitary plumbing; this is normal for all dwellings. The individual vents assist in regulating air pressure within the overall drainage system preventing gases becoming trapped. Odour from sewage pump stations is caused by sewage sitting for too long in the system and turning septic. WSA 04-2022-3.1 WSA Sewage Pumping Station Code of Australia 3.1 stipulates that measures to mitigate septicity arising from excessive detention time shall be employed where the calculated detention time is more than 2 hours. Accordingly, the time that sewage is detained in the wet-well and pressure main will be limited to a maximum of 2 hours thereby mitigating odour issues.

There is no code requirement for single source sewage pump stations to be provided with buffer zones. As indicated, odour will be managed by limiting sewage detention time and noise generation will be managed by locating pumps within the wet well underground. By managing these issues a buffer zone to the proposed dwellings is not required. Locating private single source sewage pump stations in close proximity to dwellings is common practice based on these established management methodologies.

*Response provided by Simon Palmer
BE DipPM MIEAust
Senior Civil Engineer
Gandy and Roberts Consulting Engineers*

This new development is not keeping in line with the characteristics of the village.

The design of the development has been based on advice from the council's Heritage Advisor and in reference to the Design Guidelines for Georgian buildings in the main streets of Kempton and Oatlands. This ensures that the new development aligns with the architectural heritage of the area while providing modern amenities.

This development is intended to address a specific accommodation need within the community—providing suitable housing for residents over 55. While it may differ in scale from existing residential structures, it is aimed at enhancing the community by enabling seniors to live independently within the village.

Kind regards

Bianca Pople

Louisa Brown

Sent: Tuesday, 23 July 2024 11:05 AM

To: SMC Mail <mail@southernmidlands.tas.gov.au>

Subject: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton, property size 6070m2
Application: DA 2400016 12.0 Village Zone, Local Heritage Place

Dear Mr Kirkwood

As a Kempton local I'd like to put forward my disapproval for the planned development.

1. I have 2 primary aged children whom walk to and from school regularly. I feel with 16 more units likely 32 more vehicles using that section of road my children will be at a much higher rate of danger.

2. Our primary school has a weekly program in which students walk to a near by farm to complete the bush program. (An outdoor learning experience) there was a lot of work that went into bringing this program to life, I believe adding so many units and vehicles to that area will impact the safety assessment meaning our students will again suffer with learning opportunities.

3. Kempton is a family/ farming town adding 16 units limits family options. These units if they were to go ahead would be suited to singles or elderly not families due to their small size. Our school is already small and struggles for numbers adding units that are not suitable to families will not help this community issue.

4. The local water and sewage infrastructure is currently running outside of its own design capacity. There are other existing estates already being built that will cause more capacity issues. I'm unaware of any plans to update this infrastructure.

5. The noise pollution 16 more units would create is an unpleasant thought.

6. Negative impact on the local environment (no environmental plan available)

7. Our closest supermarket, drs surgery, dentist, is a 30 to 40 minute drive away. If these units were to house young adults or the elderly we have zero public transport options.

8. The midlands highway already has a high number of accidents yearly the most recent example at Bagdad where the highway was closed for a long period of time. Our roads need upgrading to account to our growing community. Ideally safer options to head south are needed, currently the only option is to pullout across a double lane highway with a speed limit of 110kms.

9. We currently don't have letter box services meaning 16 more residents would need to use our already run down post office service. Not having a letter box service means collecting mail is time consuming already without what would be the added pressure by 16 more units.

Given the points above I request this application be denied. I don't believe this application has the community's best interest at heart.

Kind regards

Louisa Brown

Sent: Tuesday, 23 July 2024 4:32 PM
To: SMC Mail <mail@southernmidlands.tas.gov.au>
Subject: Proposed multi-res development

Dear Mr Kirkwood, General Manager,

Re: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton, property size 6070m2
Application: DA 2400016
12.0 Village Zone, Local Heritage Place

As a local resident of the historical village of Kempton, I have concerns over the proposed development application submitted for the property currently owned by Roman Catholic Trust Corporation. These concerns include the high number of dwellings (x16) proposed for a block of land of similar size that currently supports 6 residential homes. Community Housing will put a strain on the local community and any potential residents. Increased vehicles (97+ vehicle trips) on unmaintained roads will increase road safety issues. Minimal footpaths, gutters, unrepaired pot holes.

Kempton is primarily a family and farming community that prides itself on being a supportive community. Overloading the village in a short period of time will negatively impact all residents and infrastructure.

In regards to: 12.4.1 Residential Density and servicing for multiple dwellings -
A1 (a) Does not comply. Site area per dwelling is 315m2

(b) Does not comply, site is not currently connected to reticulated sewer and stormwater networks and water supply.

The local water and sewage infrastructure is currently running outside of its own design capacities while other existing estates are already being built and need to be considered for putting additional strain on the infrastructure.

What is being done to mitigate a complete breakdown of services to the whole Kempton area?

Negative impact on the local environment (No environmental impact report available), shared amenities/infrastructure e.g. parking, roads, sewerage, drainage, water, traffic flow, noise pollution (reversing garbage trucks). Lack of employment opportunities, limited public transport, No shops, No medical facilities, No dental facilities, 30km drive to the closest supermarket.

I request this application be denied on the grounds that the multi-dwelling community housing proposal will have a negative impact on the area and residents.

Yours sincerely,



Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

21 July 2024

Dear Mr Kirkwood, General Manager,

Re: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton, property size 6070m2
Application: DA 2400016
12.0 Village Zone, Local Heritage Place

As a local resident of the historical village of Kempton and owner of a property that backs onto the proposed site. I have concerns over the proposed development application submitted by the owner, the Roman Catholic Trust Corporation. These concerns include the high number of dwellings (x16) proposed for a block of land of similar size that currently supports 6 residential homes. The proposed buildings will be approximately 315m2 or less, per dwelling. This will make them the smallest blocks in the whole precinct. This is not in keeping with the current density of Kempton.

Community Housing will put a strain on the local community and any potential residents. Increased vehicles (97+ vehicle trips) on unmaintained roads will increase road safety issues. Particular concern is for the local primary school students. There are minimal footpaths, gutters and unrepaired pot holes.

The biggest concern my family have is the permanent impact on our property from flooding. Lot 2 Louisa Street already has a natural pond that forms every time we have significant rainfall. The water that is not naturally absorbed into the ground, then gravitates towards the Rivulet by streaming across the corner of our property. Currently we need to allow for water crossing and pooling on the western corner of our land and the paddock beside us has a natural pool that forms. If water is diverted from Lot 2 directly to the Rivulet, the concern for us is higher risk of flooding to our property to an even higher level than what currently exists. When the Rivulet is over filled with water then it floods towards our property and the neighbouring properties. This will be significantly detrimental for private use of our land.

As I am writing this submission, I have not been contacted by the owner or developer of the community housing, to discuss our connected fence or what is being done to mitigate increased flooding on our property after the establishment has been built.

It is very disappointing that the Kempton community has not had any engagement from the Southern Midlands Council regarding this proposed development and is requesting council to conduct community consultation in line with their policy.

https://www.southernmidlands.tas.gov.au/assets/southernmidlands_Community_Consultation_Policy.pdf

Kempton is primarily a family and farming community that prides itself on being a supportive community. Overloading the village in a short period of time will negatively impact all residents and infrastructure. The local water and sewage infrastructure is currently running outside of its own design capacities while other existing estates are already being built and need to be considered for putting additional strain on the infrastructure. What is being done to mitigate a complete breakdown of services to the whole Kempton area?

There is no 30m clearance zone around the private sewerage pump station on the planned development as is a requirement of TasWater. The Sewerage Pumping Station will be set up between 2 houses and beside the neighbouring fence. Sewerage pumps need to be vented by a Sewer Vent Shaft which is a structure designed to limit pressure fluctuations in the sewerage system and/or to allow Air to Enter and Escape from the system. What is in place to ensure all residents are not going to be impacted by Air Pollution from the venting gases?

Environmental impacts associated with sewage pumping stations typically fall into three categories:

1. Spills of raw sewage to the environment; 2. Odour; and 3. Noise.

(Operation Guidelines for sewage pumping stations in Tasmania are created to minimise risk to the environment and human health).

Kempton stands as a testament to colonial heritage, its roots tracing back to the early 1800s. Embraced by undulating hills and expansive plains of the Southern Midlands, this Village Zoned suburb exudes a captivating sense of community, adorned with a diverse collection of charming historic estates. This new development is not keeping in line with the characteristics of the village.

What consideration is in place for existing Home Owners, surrounding the proposed Community Housing that will potentially cause a property value drop of 20% or more. Current residents have worked extremely hard to pay for their properties and should not be financially burdened by this drop in value of their properties.

“Social housing has 'dramatic' effect on house prices: analysis”. Domain Media.

Homes next door to public housing can cost significantly less than other local properties, new national research shows.

On streets where 18 per cent of properties are public housing, properties are valued 20 per cent below the average rate of other streets with a lower proportion, an analysis of data from property valuation website ripehouse.com.au.

“In general, the more concentrated the housing commission complex the bigger the potential impact on surrounding property,”

Rubbish collection is planned to be collected from the Community Houses front door, inside the development and not just on the street like every other resident of Kempton. The development address is in Louisa Street and rubbish collection should be from that street and not requiring the Garbage truck to do tight turns inside a small area, resulting in excessive noise inside the estate, which will negatively impact all surrounding residents in the early hours.

Negative impact on the local environment is a concern, (No environmental impact report is available) this includes, shared amenities/infrastructure e.g. parking, roads, sewerage, drainage, water, traffic flow and noise pollution.

There will be negative impact on any Community House residents due to Kempton’s lack of employment opportunities, lack of public transport, No shops, No medical facilities, No dental facilities and 30km drive to the closest supermarket.

I request this application be denied on the grounds that the multi-dwelling community housing proposal will have a negative impact on the area, existing residents and poses a significant flood risk to my property. There is also extreme concern over any failing of the development’s Sewerage Pumping Station.

Yours sincerely,

30 JUL 2024

FORM 1 – PETITIONS

Received _____
File No: _____
Doc Id: _____

Council to Deny 'Development Application DA2400016' Sixteen Small Dwellings of one to two bedrooms at Lot 2, Louisa St, Kempston.

To the Mayor and Councillors of the Southern Midlands Council, PO Box 21 Oatlands TAS 7120,

We the electors of the Southern Midlands Council Municipality area, petition the Councillors in accordance with the Local Government Act 1993 to: **Deny the Development Application DA2400016 on the grounds:**

1. The local water and sewage infrastructure is currently running outside of its own design capacities.
2. There is no environmental impact report available to ascertain water damage and pollution to surrounding properties. eg No 30m clearance around proposed private sewerage pump station.
3. Kempston is not the best location for Community Housing due to lack of services/infrastructure.
4. No Medical/Dental facilities, Shops, Limited public transport, 30km drive to closest supermarket.
5. Increased traffic on unmaintained roads with limited footpaths or gutters.
6. Lack of local employment.
7. The Village does not benefit from a high number of small houses that will not contribute to paying Rates to assist in maintaining diminishing infrastructure.
8. No guarantee of repairs or upgrades to local infrastructure.

Name of Elector	Address	Signature
¹ David HARVEY	27 Sophia St Kempston	
² Carol Woolley	36 Louisa St	
³ MARK WOOLLEY	" "	
⁴ Ash Schuller	129 Main Street	
⁵ Terezi Attehill	129 Main St	
⁶ Oliver Risley	41 main st Kempston	

Declaration

We, the proposers of the petition, being electors of the Southern Midlands Council Municipal area, declare:

- There are 13 Signatories to the petition;
- To the knowledge of the proposers, the signatories are electors of the municipal area;
- The petition was signed between 25/7/24 (Commencement date) and 30/7/24 (Completion date).
- The petition is proposed by-

1. Tania Harvey, 27 Sophia St, Kempston

(Name of Proposer) (Address) (Signature)

2. _____

(Name of Proposer) (Address) (Signature)

3. _____

(Name of Proposer) (Address) (Signature)

To the Mayor and Councillors of the Southern Midlands Council,

We the electors of the Southern Midlands Council Municipality area, petition the Councillors in accordance with the Local Government Act 1993 to: **Deny the Development Application DA2400016 on the grounds:**

1. The local water and sewage infrastructure is currently running outside of its own design capacities.
2. There is no environmental impact report available to ascertain water damage and pollution to surrounding properties. eg No 30m clearance around proposed private sewerage pump station.
3. Kempton is not the best location for Community Housing due to lack of services/infrastructure.
4. No Medical/Dental facilities, Shops, Limited public transport, 30km drive to closest supermarket.
5. Increased traffic on unmaintained roads with limited footpaths or gutters.
6. Lack of local employment.
7. The Village does not benefit from a high number of small houses that will not contribute to paying Rates to assist in maintaining diminishing infrastructure.
8. No guarantee of repairs or upgrades to local infrastructure.

Name of Elector	Address	Signature
7 Cassandra Grace	5 ERSKINE STREET	<i>Cassandra</i>
8 Leanne Clark	135 main st Kipton	<i>Leanne</i>
9 Steve Wilson	87 wilderness lane	<i>Steve</i>
10 Philip Wilson	47 main rd Kipton	<i>Philip</i>
11 Patricia Hawkins	101 Main Street Kempton	<i>Patricia</i>
12 Alicia Tathell	101 Main rd Kempton	<i>Alicia</i>
13 Tania Harvey	27 Sophia St, Kempton	<i>Tania</i>
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Submission to Planning Authority Notice

Council Planning Permit No.	DA2400016	Council notice date	27/02/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00245-STM	Date of response	08/07/2024
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	SOUTHERN MIDLANDS COUNCIL		
Contact details	mail@southernmidlands.tas.gov.au		
Development details			
Address	LOUISA ST, KEMPTON	Property ID (PID)	5463995
Description of development	Multiple Dwellings x 16		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Gandy and Roberts	Subdivision Plan	A	20/06/2024
Gandy and Roberts	Water and Sewer Plan	A	19/12/2023
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> A suitably sized water supply with metered connections and sewerage system and connections to the consolidated lot 3 must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Advice: TasWater will not require a sewer or water connection to be installed to the cemetery. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>ASSET CREATION & INFRASTRUCTURE WORKS</p> <ol style="list-style-type: none"> Prior to applying for Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken. Prior to the issue of Engineering Design Approval/a Certificate for Certifiable Work (Building and/or Plumbing) the Consolidation of the lots must have been completed and a new Sealed Plan issued. Reason for condition: new property connections can only be installed on the lot they are intended to serve. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from 			

TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

8. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
9. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
10. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
11. Prior to the Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
12. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
13. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

14. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
15. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
16. Ground levels over the TasWater assets and/or easements must not be altered without the written

approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

17. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
18. The Plan of Subdivision Council Endorsement Page for the new lot is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.
19. The Final Plan of Survey submitted for Consent to Register a Legal Document must clearly indicate to TasWater's satisfaction the 30m Sewer Pumping Station Odour Hazard zone for the Elizabeth St SPS Sewage Pumping Station (ID KEMSP01). Where a covenant is to be placed on the lot of the plan where the owner(s) of the lot are; not to construct, or allow to be constructed, any habitable room of a dwelling within the said 30m radius.

DEVELOPER CHARGES

20. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$15,110.20 to TasWater for water infrastructure for 8.6 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
21. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$18,887.75 to TasWater for sewerage infrastructure for 10.75 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
22. In the event Council approves a staging plan, prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

DEVELOPMENT ASSESSMENT FEES

23. The applicant or landowner as the case may be, must pay a development assessment fee of \$403.51, and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage -

<https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater’s Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Local Heritage Referral

Tasmanian Planning Scheme – Southern Midlands.

Application number:	
Address:	Lot 2, Louisa Street KEMPTON
Applicant:	Prime Design Tasmania
Proposal in brief:	Proposed new multi-residential development (16 units).
Planning Officer:	Louisa Brown
Heritage Officer:	Brad Williams
Date due:	

APPLICABLE STANDARDS (HIGHLIGHT AS REQUIRED)

Table		Clause	
C6.1	Local Heritage Places	C6.6.1	Demolition
		C6.6.2	Site coverage
		C6.6.3	Height and bulk of buildings
		C6.6.4	Siting of building and structures
		C6.6.5	Fences
		C6.6.6	Roof form and materials
		C6.6.7	Building alterations exc. roof
		C6.6.8	Outbuildings and structures
		C6.6.9	Driveways and parking (non-res)
		C6.6.10	Tree removal (specifically part)
		C6.10.4	Subdivision
C6.2	Local Heritage Precincts ¹	C6.7.1	Demolition
		C6.7.3	Building and works
		C6.10.2	Subdivision
C6.3	Local Historic Landscape Precincts	C6.7.2	Demolition
		C6.7.3	Building and works
		C6.10.2	Subdivision
C6.4	Places of Archaeological Potential	C6.8.1	Building and works
		C6.10.3	Subdivision
C6.5	Significant Trees	C6.9.1	Significant trees
C6.1	Signs	C1.6.4	Signs on local heritage places and in local heritage precincts and local historic landscape precincts
C6.2			
C6.3			

¹ Note that if a place is listed both on Table C6.1 and C6.2 it is only necessary to assess against the Clauses pursuant to Table C6.1.

CATEGORY OF POSSIBLE HERITAGE IMPACT

Category (highlight)	Likely magnitude of impact	Action
A	Clearly no heritage impact will arise from the proposal and with no representations received. Clearly complies with all heritage provisions and precinct conservation policies/design criteria.	Return to planner without written assessment. May include conditions.
B	Minimal and likely acceptable heritage impact likely/possible with no representations received. Complies with all heritage provisions and precinct conservation policies/design criteria.	Complete only Sections 5 & 7 and tickbox of applicable conservation policies/design criteria (if in a precinct) below and return to planner. May include conditions.
C	Possible medium-high impact and or representations received.	Complete entire referral and return to planner.

1. DESCRIPTION OF PLACE AND HISTORICAL CONTEXT

The proposal is to construct 16 residential units on the rear portion of St. Peter's Catholic Cemetery, on the corner of Elouisa and Elizabeth Streets, Kempton. The proposed development is outside the fenced area of the cemetery, which will remain unaffected by the proposal.

2. STATEMENT OF SIGNIFICANCE

3. PRE-APPLICATION CONSULTATION

On the 3rd April 2023, Bianca Pople of Prime Design Tasmania sought pre-application advice on a concept plan for development of the site. Council's Manager Heritage Projects provided the following response on the 3rd May 2023:

Dear Bianca

Apologies for the delay in reply. I have given this a quick review.

As you are aware, both of the lots are included as a Local Heritage Place under the TPS- Southern Midlands. The site is not within the Kempton Heritage Precinct.

I have undertaken a desktop review of the cemetery, via aerial photographs, and it appears to me that the burials are confined to the area of obvious cemetery enclosure. Note that I have only looked back to 1946 aerals. You may need to consult with the Catholic Diocese Archive office (Eloise Armstrong) to see if they have any further records. It would be useful to know number of burials just so we can allude so some sort of density, which can assist in understanding possible extent. I have done a search of Tas Archives and found no burial register, but the Archdiocese may have that.

As per cemeteries, I do expect that there is the possibility there is no record of the extant of burials, looking at the history of that title may also help (I've had a cursory look at hit a dead-end –no pun intended!). If that is the case we would probably look at conditioning any approval for archaeological monitoring or call-in provisions.

Whilst not in the heritage precinct, we encourage if feasible to consider the Kempton Georgian Design Guidelines (see attached). This encourages good design outcomes, but is not essential in this case (although a local heritage place, it obviously isn't listed for architectural values).

I'd also suggest some screen planting along the western edge of the cemetery.

I do have concerns however at the driveway close to the cemetery from Louisa Street? Noting however that lot appears similarly vacant – would there be consideration of this coming off Elizabeth Street? That would provide a better curtilage to the cemetery itself (although I can't help but wonder if that is setting up for further development on the corner?).

I have cc'd Louisa Brown, Council's Planning Officer into this email – I suggest you start a discussion with her on broader planning matters.

Regards

Brad

A concept scheme was provided in that initial correspondence, which was amended to incorporate the heritage advice in a sound and thorough manner.

4. PROPOSAL

The proposal is for 16 residential units (13 standalone and three co-joined) occupying the rear portion of the overall cemetery lot. The cemetery itself will not be affected, and the driveway access cuts through the northern boundary of the vacant 'corner' portion of the site.

The units themselves have been designed with regard to Council's document 'Georgian Design Guidelines for Buildings in the Main Streets of Kempton and Oatlands'. Although not within a heritage precinct, the cemetery is a local heritage place. Obviously, as a cemetery (without buildings) there is no architectural reference point for the place – the applicant's voluntary adoption of the Georgian design guidelines is considered an excellent design outcome.

5. DISCUSSION OF POSSIBLE HERITAGE IMPACT

Impact upon built heritage fabric.

The proposal will not impact any built fabric.

Impact upon the setting of the heritage place/precinct.

The proposed buildings are at the rear of the cemetery, which will remain the dominant streetfront element. The driveway adjacent to the cemetery will have some visual impact, however it is recommended that screen planting be installed to mitigate that impact – otherwise access from Elizabeth Street should be encouraged, but not considered essential.

Impact upon significant archaeological remains.

It is considered unlikely, but not impossible, that there are burials outside the defined cemetery area. It is also possible that there may be remains of the earlier catholic church on the site (the site of the original church is unknown, the later St Peters (c1922) is at 109 Main Street). Although the site has not statutory archaeological protection, it is recommended that an advice clause be put on any permit for archaeological monitoring of all excavations on the site.

Impact upon landscape elements.

No significant landscape elements will be impacted.

Impact upon intangible heritage values.

The site is unlikely to have any intangible heritage values.

Impact upon significant trees.

No significant trees will be impacted.

6. REPRESENTATIONS

Tenor	Merit

7. ASSESSMENT AGAINST APPLICABLE STANDARDS

C6.6 LOCAL HERITAGE PLACE

C6.6.2 Site coverage	
Objective: That site coverage is compatible with the local historic heritage significance of local heritage places.	
Performance Criteria	Commentary on proposal
<p>P1</p> <p>The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> a) the topography of the site; and b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person. 	<p>Being a cemetery, there is no precedented site coverage in terms of buildings for this particular local heritage place. It is considered that the site coverage allowable by general planning considerations for the zone are appropriate without any need for heritage considerations.</p>

C6.6.3 Height and bulk of buildings	
Objective: That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.	
Performance Criteria	Commentary on proposal
<p>P1</p> <p>The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none">a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;b) the character and appearance of the existing building or place;c) the height and bulk of other buildings in the surrounding area; andd) the setting of the local heritage place.	<p>There is no precedented site coverage in terms of buildings for this particular local heritage place. It is considered that the building height allowable by general planning considerations for the zone are appropriate without any need for heritage considerations.</p>

C6.6.4 Siting of buildings and structures	
Objective: That the siting of buildings is compatible with the local historic heritage significance of local heritage places.	
Performance Criteria	Commentary on proposal
<p>P1</p> <p>The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to:</p> <ul style="list-style-type: none"> a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; b) the topography of the site; c) the size, shape, and orientation of the lot; and d) the setbacks of other buildings in the surrounding area. 	<p>The proposed development is sited to the rear of the cemetery and will maintain the cemetery as the dominant streetfront element. It will read as a neighbour, rather than being integral to the cemetery. Landscaping will provide a backdrop to the cemetery.</p> <p>It is recommended that as a condition of any approval, that a landscape buffer be installed on the southern edge of the cemetery to provide some separation between the access road and cemetery (this may be within the cemetery if desired).</p>

C6.6.5 Fences		
Objective: That fences are compatible with the local historic heritage significance of local heritage places.		
Acceptable Solutions	Performance Criteria	Commentary on proposal
<p>A1</p> <p>New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.</p>	<p>P1 New fences and gates must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; b) the architectural style of the buildings on the site; c) the dominant fencing style in the setting; d) the original or previous fences on the site; and e) the proposed height and location of the fence. 	<p>The proposed fencing (timber paling) is considered compatible to the local heritage place and surrounds.</p>

C6.6.6 Roof form and materials		
Objective: That roof form and materials are compatible with the local historic heritage significance of local heritage places.		
Acceptable Solutions	Performance Criteria	Commentary on proposal
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.	<p>P1 Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; b) the design, period of construction and materials of the building on the site that the roof directly relates to; c) the dominant roofing style and materials in the setting; and d) the streetscape. 	Being a cemetery, there is no precedented roof form or materials for this particular local heritage place. The proposed roof form takes into account Georgian design principles and is considered to be a good heritage outcome for the place and setting. The colourbond material is considered acceptable.

C6.6.8 Outbuildings and structures		
Objective: That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.		
Acceptable Solutions	Performance Criteria	Commentary on proposal
<p>Outbuildings and structures on local heritage places must:</p> <ul style="list-style-type: none"> a) not be located in the front setback; b) not be visible from any road or public open space adjoining the site; c) not have a side that is longer than 3m; d) have a gross floor area less than 9m²; e) have a combined total area of all outbuildings on the site of not more than 20m²; f) have a maximum height less than 2.4m above existing ground level; 	<p>P1</p> <p>Outbuildings and structures must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; b) the bulk, form and size of buildings on the site; c) the bulk, form and size of the proposed outbuilding or structure; 	<p>Each unit will have a small outbuilding. These are considered appropriate.</p>

<p>g) not have a maximum change of level as a result of cut or fill of more than 1m; and</p> <p>h) not encroach on any service easement or be located within 1m of any underground service.</p>	<p>d) the external materials, finishes and decoration of the outbuilding or structure; and</p> <p>e) the visibility of the outbuilding or structure from any road or public open space adjoining the site.</p>	
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8. RECOMMENDATION

It is concluded that the proposal adequately addresses the applicable Performance Criteria of Clause C6.1.

It is recommended that the proposal not be refused on heritage grounds.

CONDITIONS

That a landscape buffer be planted between the driveway and cemetery. This may either be on the driveway side of the fence, or within the cemetery, as desired.

ADVICE

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.



Public Notice Details

Planning Application Details

Application No	DA 2400016
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Property Details

Property Location	Lot 2 Louisa Street Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Multiple Dwellings
Advertising Commencement Date	16/07/2024
Advertising Closing Period	30/07/2024
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via Southern Midlands Council at (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the author's full name, contact number, and postal address and must be received by the advertising closing date.

SMC - KEMPTON

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16/02/2024

SOUTHERN MIDLANDS COUNCIL



Attachment 1
AGENDA ITEM 12.1.3

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT

Residential Use

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

Centacare Evolve Housing Limited

Postal Address

35 Tower Road, New Town

Phone No:

7008

Fax No:

Email address:

centacareevolve@aohtas.org.au

Applicant Name
(if not owner)

Prime Design Tasmania

Postal Address:

10 Goodman Court

Phone No:

6332 3790

Invermay

TAS 7248

Fax No:

Email address:

planning@primedesigntas.com.au

Description of proposed use and/or development:

Address of new use
and development:

Lot 2, Louisa Street, Kempton

Certificate of Title
No:

Volume No

36471

Lot No:

2

Description of
proposed use or
development:

Proposed new multi-residential development.

ie: New Dwelling /Additions/
Demolition / /Shed / Farm Building
/ Carport / Swimming Pool or
detail other etc.

Current use of land
and buildings:

Vacant block.

Eg. 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



Proposed Material

What are the proposed
external wall materials

What are the proposed
external wall colours

What is the proposed
new floor area m².

Refer to drawings
& design response

1414.7 m²

What is the proposed roof
material

What is the proposed roof colour

What is the estimated value of
all the new work proposed:

Refer to drawings
& design response

\$ 3.5 million

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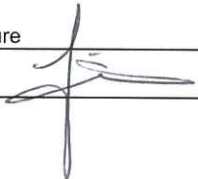
Please attach any additional information that may be required by Part 6.1 Application Requirements of the Tasmanian Planning Scheme.

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
 (If not the Owner)



Applicant Name (Please print)
 Tarcia Wong

Date
 15/2/2024

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

**Prime
Design***your build, your way***RECEIVED****16/02/2024**

16 February 2024

Southern Midlands Council
PO Box 21, Oatlands
Tasmania 7120

Dear Planner,

Re: Proposed Multi-Residential Development for Lot 2, Louisa Street, Kempton**12.0 Village Zone****Code Overlays: Local Heritage Place**

The proposal comprises a total of 16 homes, the combination of a set of 3 co-joined units and 13 individual residences. These residences are designed with the heritage characteristics of Kempton in mind, and provide a mix development of two-bedroom and single-bedroom offerings, with the option of carports or garages for 7 of these residences. The external façades – cladding and colour selections – will also be muted mid-colour tones in keeping with its surrounding streetscape.

The intent of the proposal is to provide quality and affordable community homes within the Southern Midlands region, as well as alternative forms of housing befitting to smaller households. Based on the 2021 Census by the Australian Bureau of Statistics, the published average number of people per household is 2.6 within the Kempton suburb, making these units ideal.

12.4.1 Residential Density and Servicing for Multiple Dwellings

- A1 (a) Does not comply. Site area per dwelling is 315m²
(b) Does not comply, site is not currently connected to reticulated sewer and stormwater networks and water supply.
- P1.1 The proposed development is capable of being connected to reticulated sewerage, stormwater and full water supply as per the included designs by Gandy & Roberts. Discussions conducted by Gandy & Roberts indicate that the existing network is capable of managing the requirements of the development. The proposal is also in keeping with the density of development in the surrounding area with close by multi residential developments at 2 Elizabeth Street, 6 Elizabeth Street & 26 Louisa Street. The development is a social housing project with the intent to support the community and government efforts to provide appropriate and affordable housing.

12.4.2 Building Height

- A1 Complies. All building heights do not exceed 8.5m

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12.4.3 Setback

16/02/2024

- A1 Complies with (a). The proposed buildings are set back at least 5.7m from the frontage.
- A2 Complies with (a). Setback for all units are more than 3m along side and rear boundaries.
- A3 Not applicable.

12.4.4 Site Coverage

- A1 Complies. Site coverage is 23.3%.

12.4.5 Fencing

- P1 Not applicable. No frontage fences proposed within 4.5m of frontage.

C6.0 Local Historic Heritage Code

The subject site is a local heritage place with the St Peter’s Catholic Cemetery on Lot 3 being registered on the Tasmania Heritage Register. St Peter’s Catholic Cemetery is a grassed rectangular block of land, forming part of the larger parcel of Lot 3. The Catholic church in Tasmania started using the platform Chronicle to document burial sites/cemeteries. The below excerpt from Chronicle shows the extent of vacant and occupied burial sites in the St Peter’s Catholic Cemetery.



The proposed development for social housing by the Roman Catholic Church Trust Corporation of the Archdiocese Hobart maintains the Catholic Church’s presence on the site which was established in the 1860s.

C6.1 Purpose

To ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings.

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C6.6.1 Demolition**16/02/2024**

Not applicable – no demolition proposed in this application.

C6.6.2 Site Coverage

P1 St Peter's Catholic Cemetery has meaning to the Kempton community as a place of commemoration and memory. The pattern of development surrounding the site is the most densely developed area within Kempton and is characterised by a mixture of single dwellings on large lots, single dwellings on standard lots and more recent multi-residential developments. The property directly neighbouring the cemetery has buildings built to the shared boundary with some vegetation on the cemetery site providing separation. The proposed development is set back off Louisa Street and behind the cemetery and retains a minimum setback of 3m from the cemetery boundary. Therefore the proposed pattern and density of site coverage is considered to be in keeping with the surrounding development and respectful to the significance of the place.

C6.6.3 Height and Bulk of Buildings

P1 The proposed development continues the pattern of height and bulk of buildings within Kempton and surrounding the site. The height and bulk of the buildings will not detract from the heritage values of the site and retain the character of the place.

C6.6.4 Siting of Buildings and Structures

P1 The proposed development sits 60m away from its access point on Louisa Street and is setback more than 3m along all boundaries including the boundary to the cemetery. This is very much in keeping with the setbacks of the neighbouring dwellings and does not encroach within the established boundaries of the cemetery. This retains and does not detract from the significance of the cemetery site.

C6.6.5 Fences

P1 The existing fences on the site consist of a low timber post and rail fence fronting Louisa Street, Colorbond fences along the northern boundary shared with 23 Louisa Street and wire fencing around the cemetery site and other boundaries. The surrounding properties feature a variety of fencing types including timber paling, timber picket and wrought iron. The proposed fencing for the development will be timber paling which is in keeping with the surrounding fences and provides clear delineation between the development and the cemetery. The setback of the proposed fences and a development from Louisa Street and located behind the cemetery provides that the development is subservient in prominence than the cemetery and retains when viewed from Louisa Street.

C6.6.6 Roof Form and Materials

P1 The units will be finished with standard brick veneer and lightweight weatherboard cladding and roofed with Colorbond Custom Orb. The roof forms comprise standard hip and gable styles, with smaller eaves to match the designs of local heritage structures, in an effort to not detract from surrounding historical significant construction and be sympathetic to the surrounding landscape. The design of the proposed new units is in keeping with the Design Guidelines for Georgian Buildings in the Main Streets of Kempton and Oatlands and will retain the dominant roofing style and materials within the setting and streetscape and retain the historic heritage significance of the place.

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Fig 1 Residential properties on Louisa Street clad in brick veneer and lightweight cladding accents



Fig 2 Residential properties on Louisa Street with applications of hip and valley Colourbond roofs

As shown in the images above, the proposed development is also compatible with the roof forms and materiality with its streetscape.

C6.6.7 Building Alterations, excluding roof form and Materials

Not applicable – no existing building.

C6.6.8 Outbuildings and Structures

- P1 The proposed development will include small outbuildings for storage of gardening equipment. These small garden sheds will be located in the yards of the proposed units and shielded from view from any road or public space by fences.

C6.6.9 Driveways and parking for Non-residential Purposes

Not applicable.

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a Local Heritage Place

Not applicable – no removal of trees.

Kind regards,
Tarcia Wong

PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON

CENTACARE EVOLVE HOUSING

PD21285

SITE DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE LANDSCAPING PLAN
03	SHADOW DIAGRAMS
04	LOCALITY PLAN

BUILDING DRAWINGS

No	DRAWING
<u>TYPE B1</u>	
B1-01	FLOOR PLAN
B1-02	ELEVATIONS
B1-03	ELEVATIONS
B1-04	ROOF PLAN
<u>TYPE B2</u>	
B2-01	FLOOR PLAN
B2-02	ELEVATIONS
B2-03	ELEVATIONS
B2-04	ELEVATIONS
B2-05	ELEVATIONS
B2-06	ELEVATIONS
B2-07	ELEVATIONS
B2-08	ELEVATIONS
B2-09	ELEVATIONS
B2-10	ROOF PLAN
<u>TYPE C1</u>	
C1-01	FLOOR PLAN
C1-02	ELEVATIONS
C1-03	ELEVATIONS
C1-04	ROOF PLAN
<u>TYPE C2</u>	
C2-01	FLOOR PLAN
C2-02	ELEVATIONS
C2-03	ELEVATIONS
C2-04	ROOF PLAN
<u>TYPE C3</u>	
C3-01	FLOOR PLAN
C3-02	ELEVATIONS
C3-03	ELEVATIONS
C3-04	ROOF PLAN

BUILDING DRAWINGS

No	DRAWING
<u>TYPE D1</u>	
D1-01	FLOOR PLAN
D1-02	ELEVATIONS
D1-03	ELEVATIONS
D1-04	ELEVATIONS
D1-05	ELEVATIONS
D1-06	ROOF PLAN
<u>TYPE D2</u>	
D2-01	FLOOR PLAN
D2-02	ELEVATIONS
D2-03	ELEVATIONS
D2-04	ROOF PLAN
<u>TYPE E1</u>	
E1-01	FLOOR PLAN
E1-02	ELEVATIONS
E1-03	ELEVATIONS
E1-04	ROOF PLAN
<u>TYPE E2</u>	
E2-01	FLOOR PLAN
E2-02	ELEVATIONS
E2-03	ELEVATIONS
E2-04	ROOF PLAN
<u>TYPE E3</u>	
E3-01	FLOOR PLAN
E3-02	ELEVATIONS
E3-03	ELEVATIONS
E3-04	ROOF PLAN



<u>U1</u>				
FLOOR AREA	62.24	m2	(6.69 SQUARES)	
PORCH AREA	6.43	m2	(0.69 SQUARES)	
<u>U2</u>				
FLOOR AREA	62.24	m2	(6.69 SQUARES)	
PORCH AREA	6.43	m2	(0.69 SQUARES)	
<u>U3</u>				
FLOOR AREA	92.95	m2	(9.99 SQUARES)	
GARAGE AREA	21.77	m2	(2.34 SQUARES)	
VERANDAH AREA	27.76	m2	(2.98 SQUARES)	
<u>U4</u>				
FLOOR AREA	92.95	m2	(9.99 SQUARES)	
GARAGE AREA	21.77	m2	(2.34 SQUARES)	
VERANDAH AREA	27.76	m2	(2.98 SQUARES)	
<u>U5</u>				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	

<u>U6</u>				
FLOOR AREA	82.99	m2	(8.92 SQUARES)	
PORCH AREA	1.79	m2	(0.19 SQUARES)	
<u>U7</u>				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	
<u>U8</u>				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	
<u>U9</u>				
FLOOR AREA	82.99	m2	(8.92 SQUARES)	
PORCH AREA	1.79	m2	(0.19 SQUARES)	
<u>U10</u>				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	

<u>U11</u>				
FLOOR AREA	82.99	m2	(8.92 SQUARES)	
PORCH AREA	1.79	m2	(0.19 SQUARES)	
<u>U12</u>				
FLOOR AREA	77.59	m2	(8.34 SQUARES)	
CARPORT AREA	20.85	m2	(2.24 SQUARES)	
PORCH AREA	11.17	m2	(1.20 SQUARES)	
<u>U13-15</u>				
FLOOR AREA	61.44	m2	(6.61 SQUARES)	
PORCH AREA	6.69	m2	(0.72 SQUARES)	
<u>U16</u>				
FLOOR AREA	94.18	m2	(10.13 SQUARES)	
VERANDAH AREA	27.76	m2	(2.98 SQUARES)	
TOTAL AREA	1414.72		152.12	

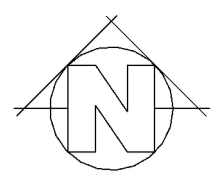


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info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

FEBRUARY 2024

PLANNING

SMC - KEMPTON
RECEIVED
21.06.2024



LOUISA STREET

TITLE REF: 154649/2
LOT SIZE: 6070 m²



SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 1414.12 / SITE AREA 6070.0 =
0.233
TOTAL SITE COVERAGE 23.3%

- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022
 - ALL S.A.A., CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2041
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE PLAN
1 : 200

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Shop 9, 105-111 Main Road, Moonah Hobart 7009
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
SITE PLAN

Drafted by: Author	Approved by: Approver
Date: 22.01.2024	Scale: 1 : 200@A1

bdca
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

LEGEND

-  PROPOSED TREE
-  PROPOSED SHRUB
-  PROPOSED GROUNDCOVER/GRASS
-  LAWN
-  MULCH OR SIMILAR
-  CONCRETE PATH/PAVING
-  CONCRETE DRIVEWAY
-  LETTER BOX
-  WASTE STORAGE 1.5m2
-  1.5x1.5m GARDEN SHED
-  FENCE 1.8m HIGH
-  SECURITY LIGHTS
-  KERB
-  CLOTHES LINES - WALL MOUNT

SITE COVERAGE
BUILDING FOOTPRINT 1414.72 / SITE AREA 6070.0 = 0.233
TOTAL SITE COVERAGE 23.3%

IMPERVIOUS SURFACES
NON-IMPERVIOUS SURFACES 2363.00 / SITE AREA 6070.0 = 0.389
TOTAL SITE FREE FROM IMPERVIOUS SURFACES 30.9%



LANDSCAPING PLAN
1 : 200

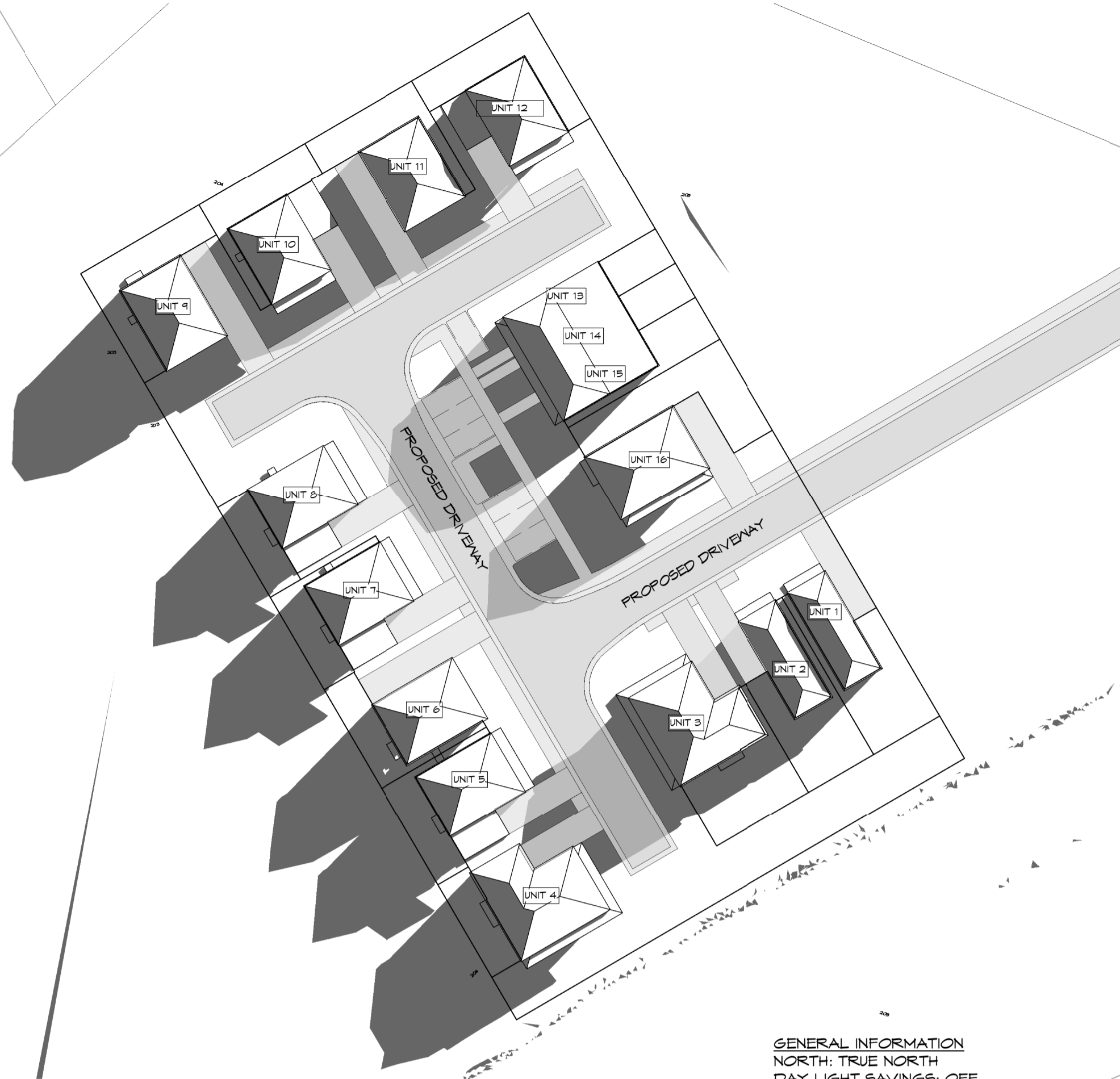
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design
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Shop 9, 105-111 Main Road, Moonah Hobart 7009
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
SITE LANDSCAPING PLAN

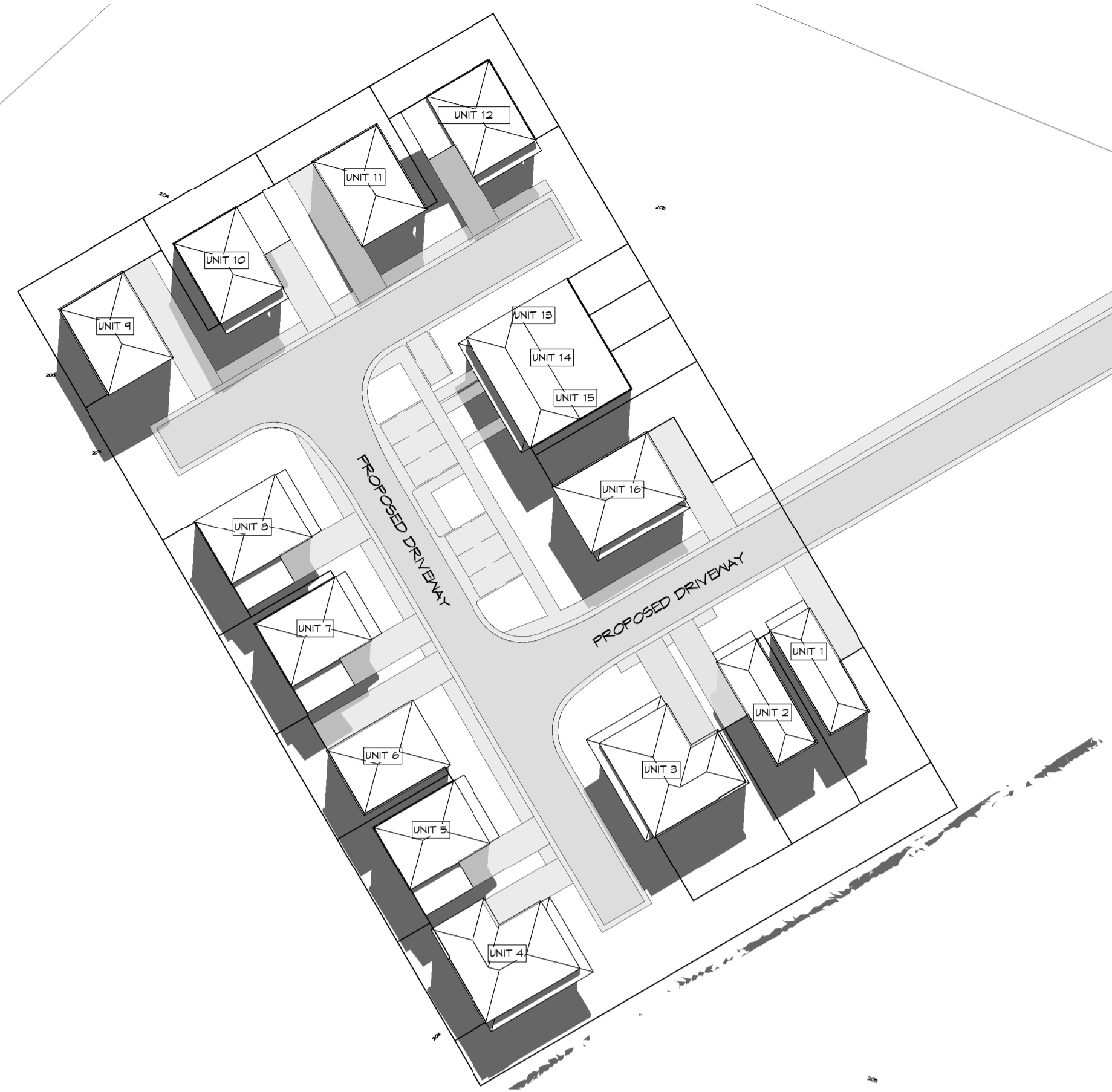
Drafted by: Author	Approved by: Approver
Date: 22.01.2024	Scale: 1 : 200@A1
Project/Drawing no: PD21285-02	Revision: 04

bdca BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Accredited building practitioner: Frank Geskus -No CC246A



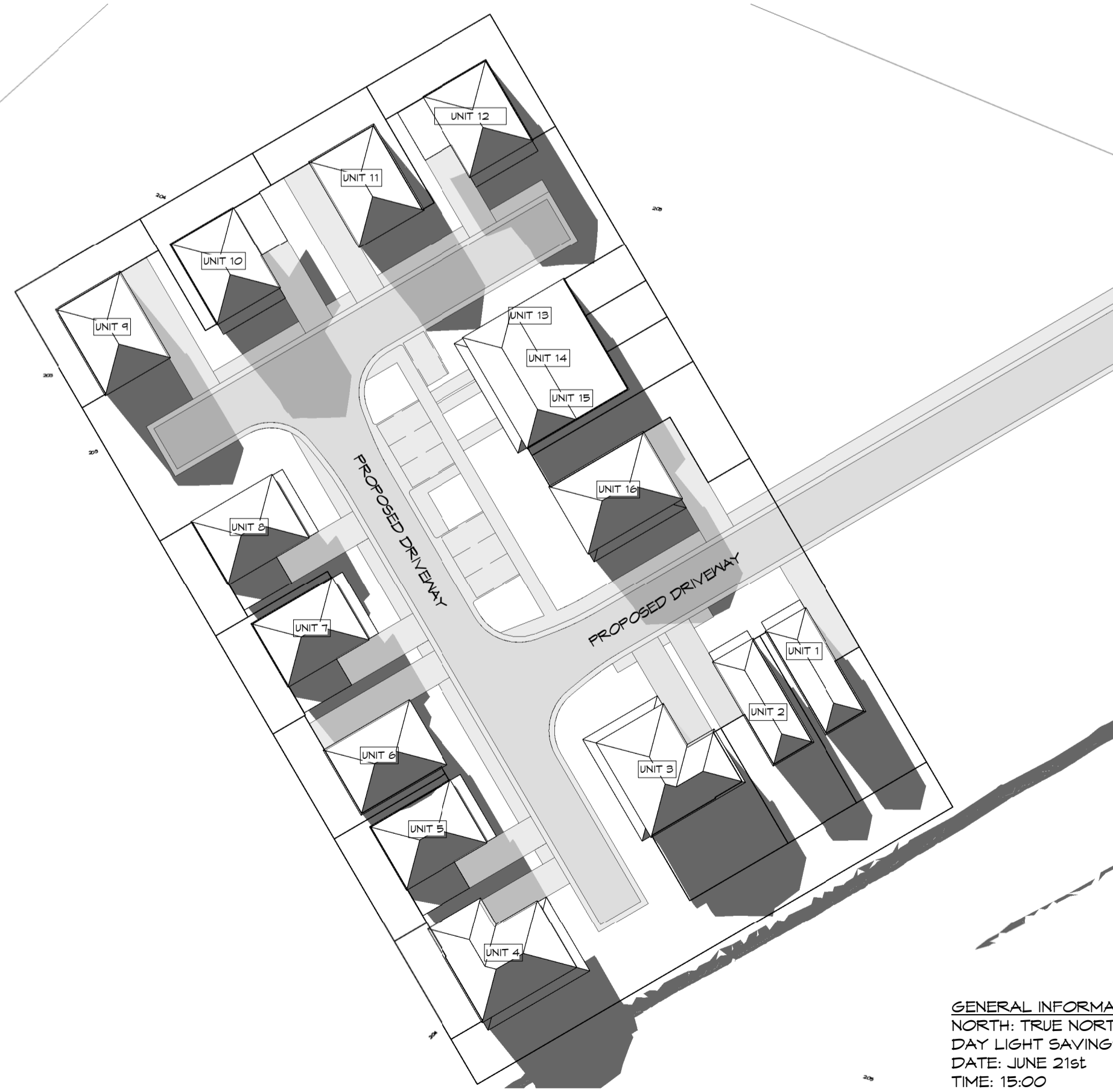
SHADOW DIAGRAM - 9AM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 09:00



SHADOW DIAGRAM - 12PM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 12:00



SHADOW DIAGRAM - 3PM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 15:00

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
SHADOW DIAGRAMS

Drafted by: Author
Approved by: Approver

Date: 22.01.2024
Scale: 1 : 500@A1

Project/Drawing no: PD21285 -03
Revision: 04



LOCALITY PLAN
1 : 1000

CONFIRM BAL REQUIREMENT - ADJOINING SITE HAS BUSHFIRE OVERLAY

THIS SITE IS ZONED VILLAGE, AND IS NEXT TO A BUSHFIRE PRONE AREA OVERLAY, DEVELOPMENT IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE, THEREFORE **REQUIRES** A BUSHFIRE ASSESSMENT.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON**
Client name:
CENTACARE EVOLVE HOUSING
Drawing:
LOCALITY PLAN

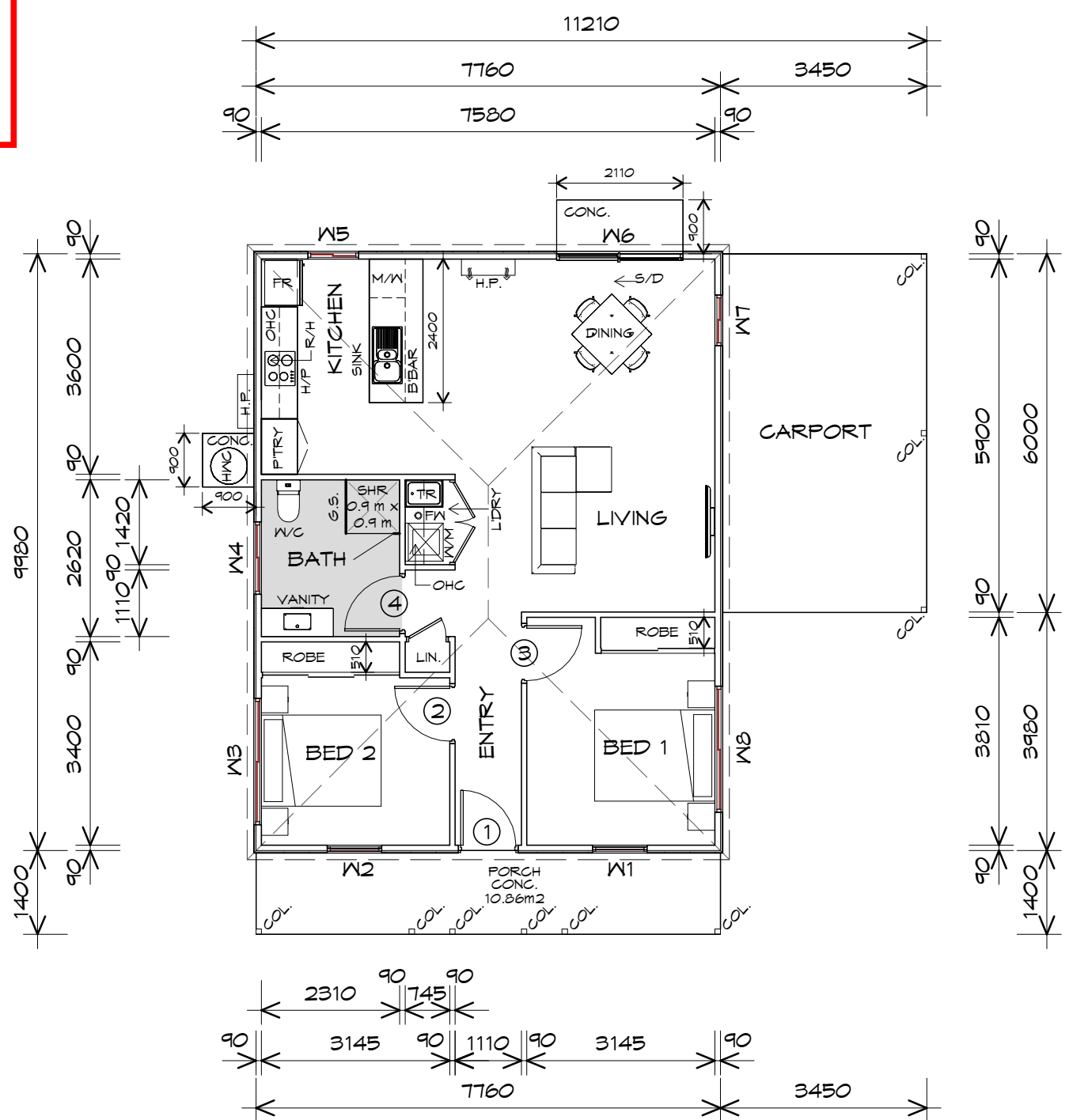
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Date: 22.01.2024	Scale: 1 : 1000@A1
Project/Drawing no: PD21285 -04	Revision: 04

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LEGEND

- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	2110	SLIDING WINDOW	
W4	600	1210	SLIDING WINDOW	OPAQUE
W5	1800	850	SLIDING WINDOW	
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W7	1800	850	SLIDING WINDOW	
W8	600	2110	SLIDING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN

1 : 100

FLOOR AREA	77.59	m2	(8.34 SQUARES)
CARPORT AREA	20.85	m2	(2.24 SQUARES)
PORCH AREA	11.17	m2	(1.20 SQUARES)
TOTAL AREA	109.61		11.79

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



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Project:
 PROPOSED REIDENTIAL DEVELOPMENT
 LOT 2 LOUISA STREET, KEMPTON

Drawing:
 FLOOR PLAN

Client name:
 CENTACARE EVOLVE HOUSING

Date: 18.01.2024
 Scale: 1 : 100

Drafted by:
 T.W.

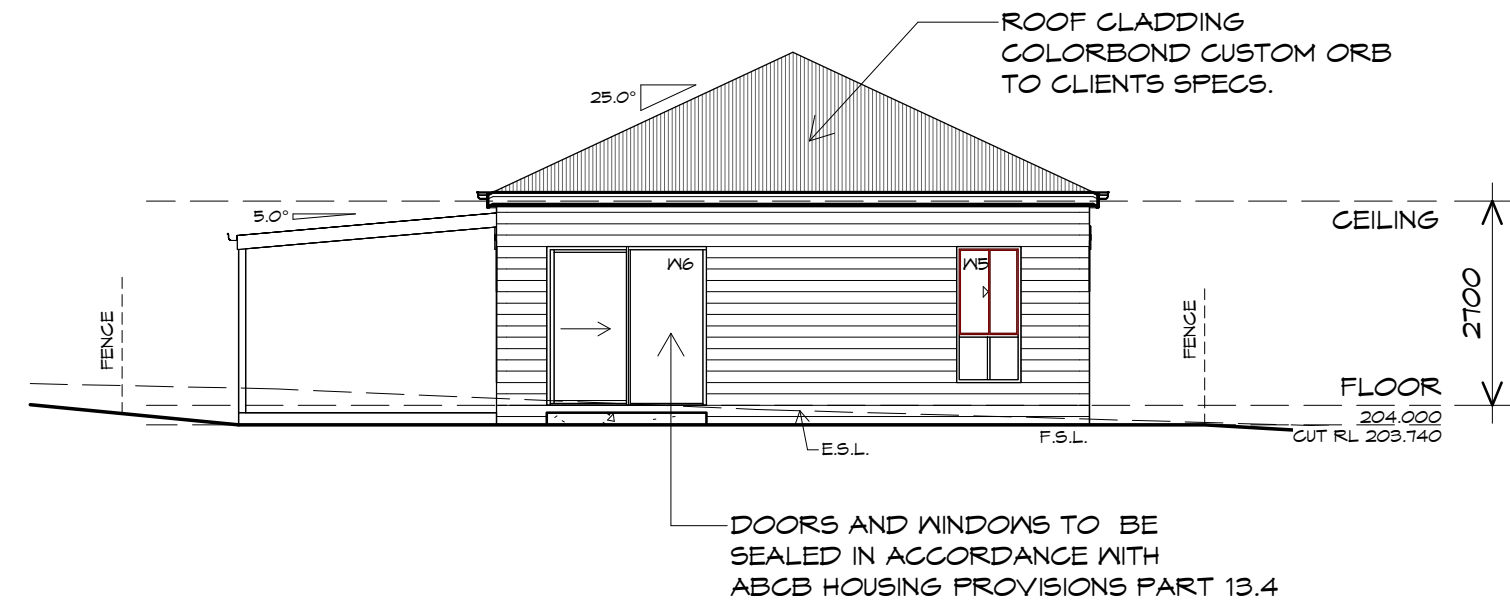
Approved by:
 B.P.



Project/Drawing no: PD21285 -B1-01
 Revision: 05
 Accredited building practitioner: Frank Geskus -No CC246A

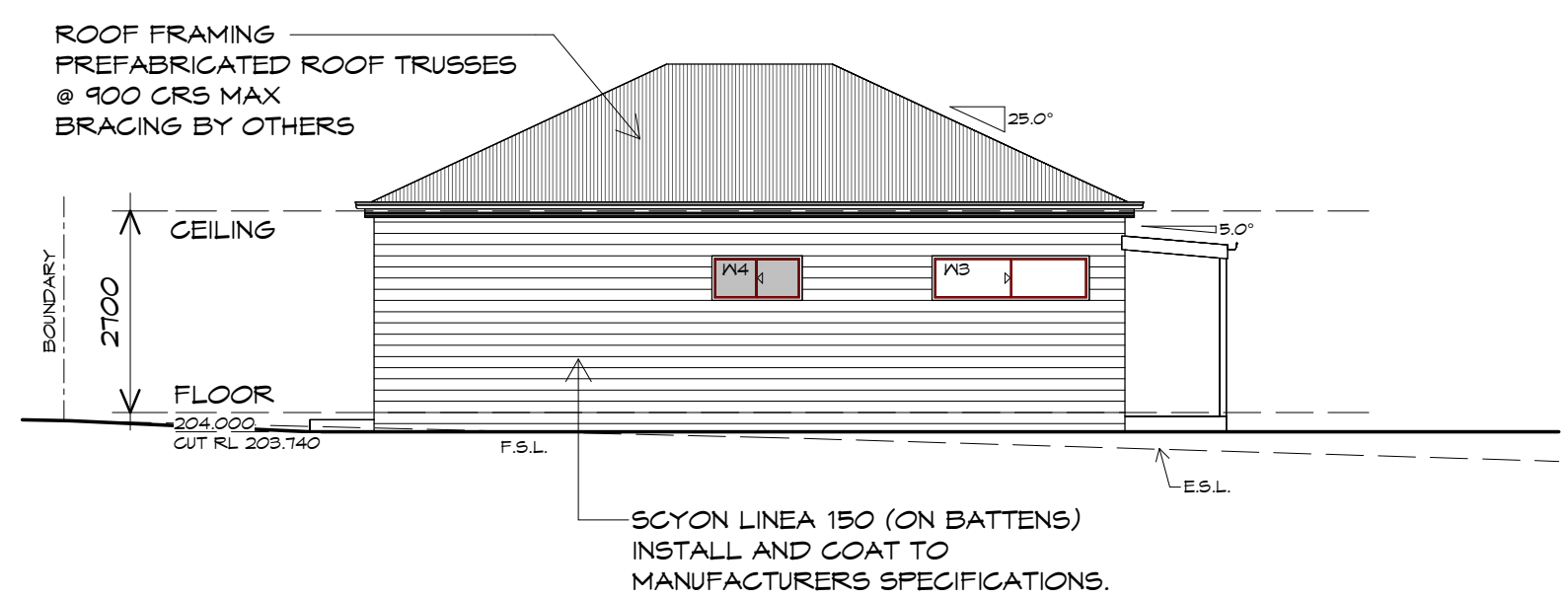
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NORTH WESTERN ELEVATION

1 : 100



SOUTH WESTERN ELEVATION

1 : 100

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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVOLVE HOUSING

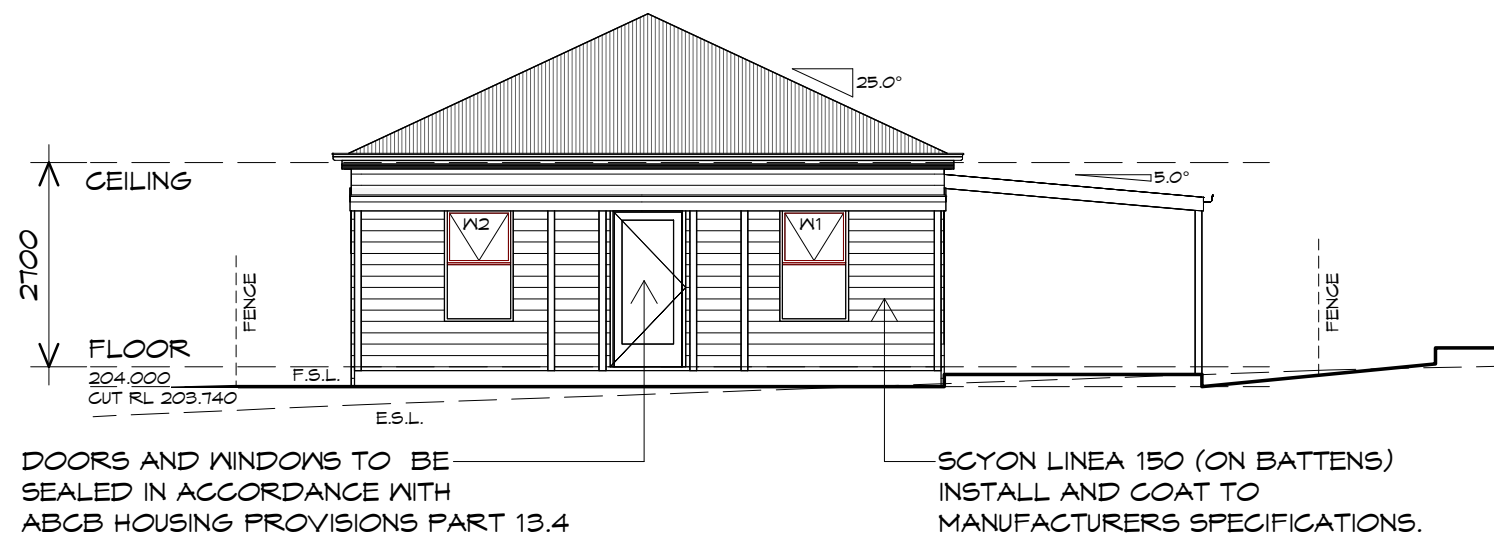
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Drafted by: T.W. Approved by: B.P.
 Date: 18.01.2024 Scale: 1 : 100

Project/Drawing no: PD21285 -B1-02 Revision: 05
 Accredited building practitioner: Frank Geskus -No CC246A

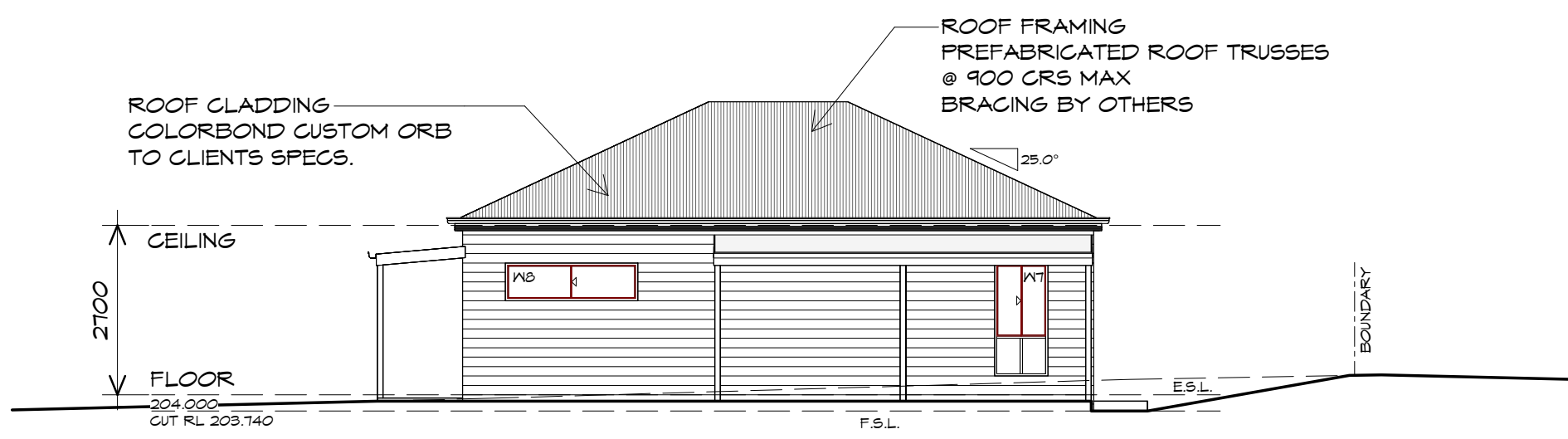


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SOUTH EASTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

PLANNING
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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVOLVE HOUSING

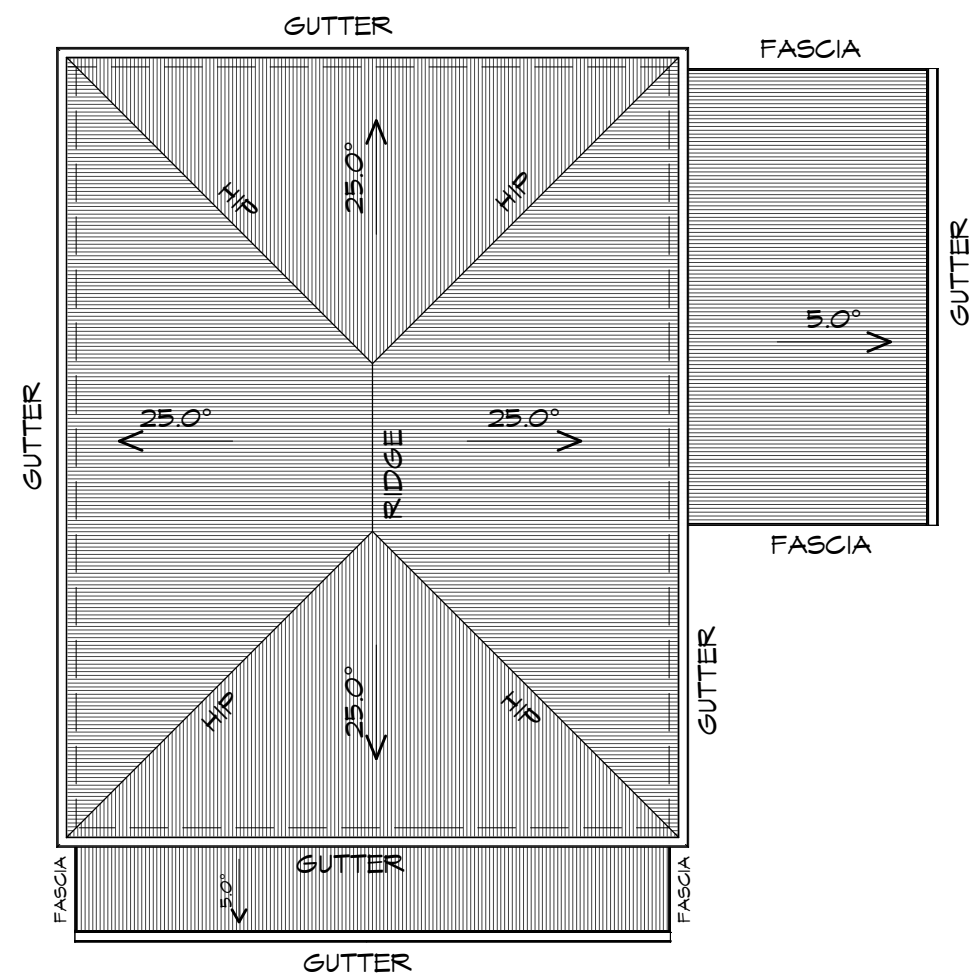
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Drafted by: T.W.	Approved by: B.P.
Date: 18.01.2024	Scale: 1 : 100

Project/Drawing no: PD21285 -B1-03	Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A	



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ROOF PLAN
 1 : 100

PLANNING
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TYPE B1

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Project:
 PROPOSED REISIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON

Client name:
 CENTACARE EVOLVE HOUSING

Drafted by:
 T.W.

Approved by:
 B.P.



Drawing:
 ROOF PLAN

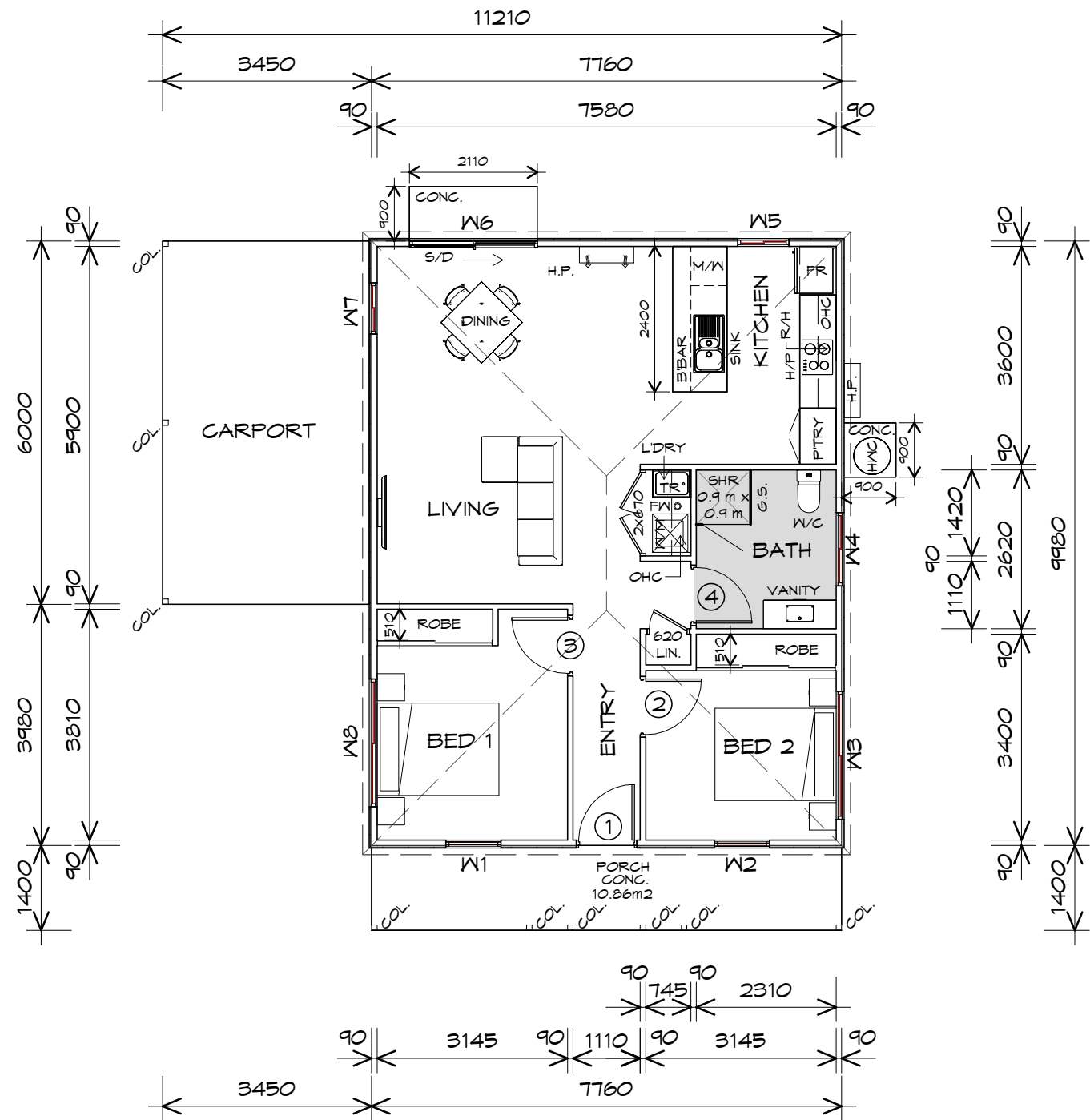
Date: 18.01.2024
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Project/Drawing no:
 PD21285 -B1-04

Revision:
 05

Accredited building practitioner: Frank Geskus -No CC246A

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- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	RECESSED SILL
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3	920	INTERNAL TIMBER DOOR	
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MARK	HEIGHT	WIDTH	TYPE	REMARKS
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W4	600	1210	SLIDING WINDOW	OPAQUE
W5	1800	850	SLIDING WINDOW	
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W7	1800	850	SLIDING WINDOW	
W8	600	2110	SLIDING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN
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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date: 18.01.2024
 Scale: 1 : 100

Drafted by:
 T.W.

Approved by:
 B.P.

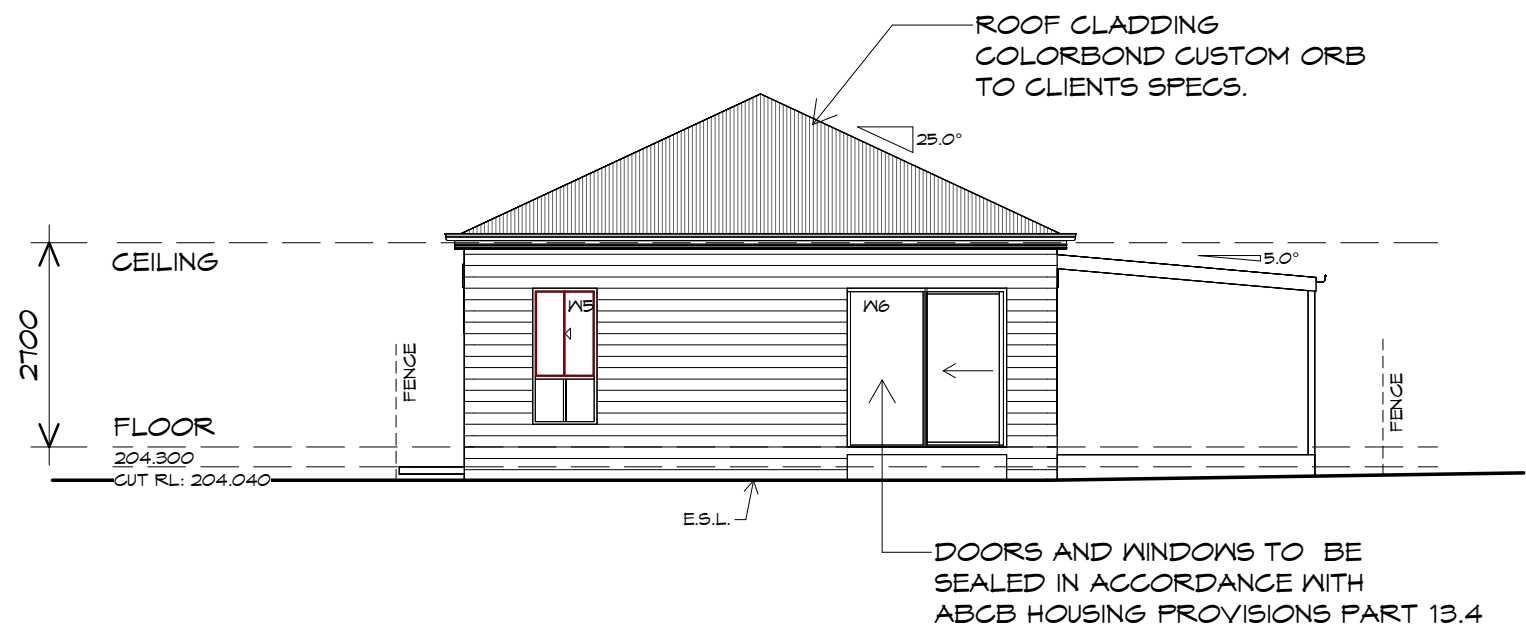


Project/Drawing no: PD21285 -B2-01
 Revision: 05
 Accredited building practitioner: Frank Geskus -No CC246A

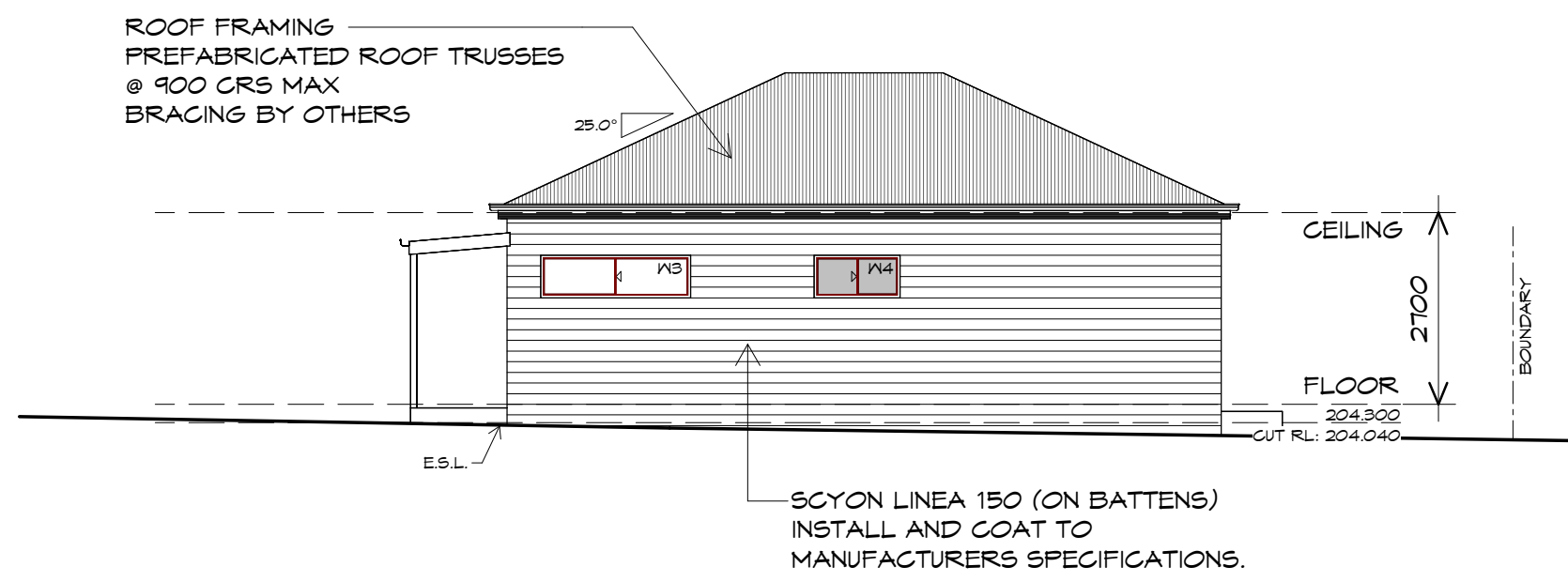
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PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



U5 SOUTH WESTERN ELEVATION
 1 : 100



U5 NORTH WESTERN ELEVATION
 1 : 100



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Project:
 PROPOSED REISIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON
 Client name:
 CENTACARE EVOLVE HOUSING

Drawing:
 ELEVATIONS

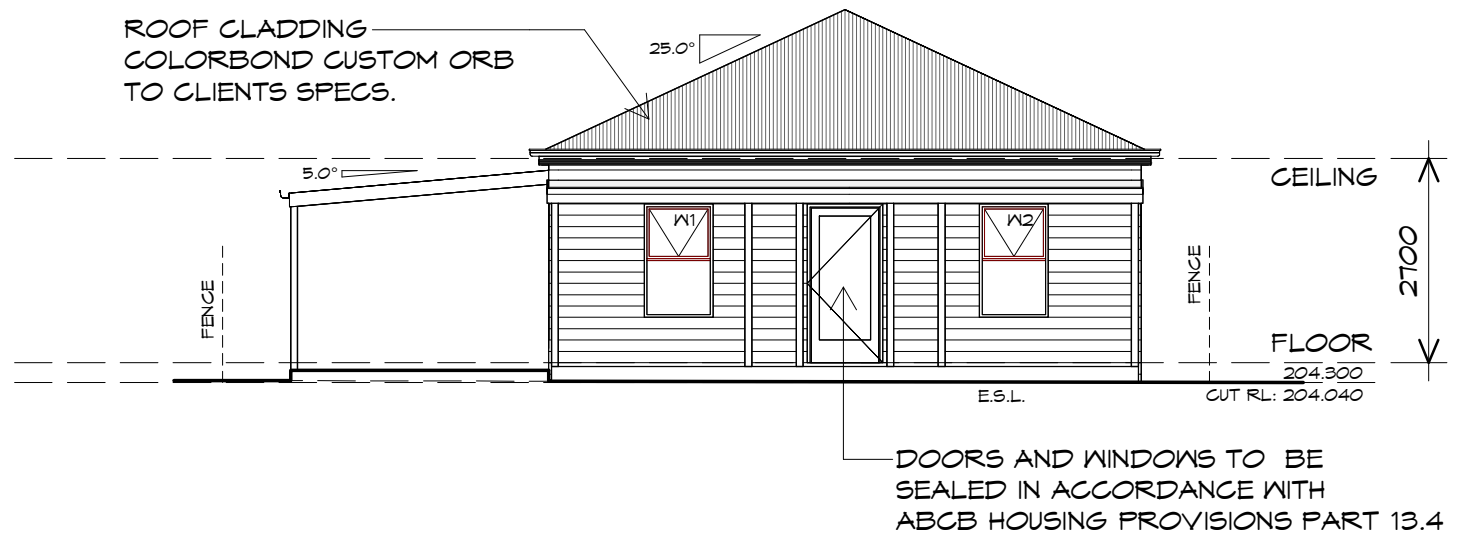
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 Date: 18.01.2024 Scale: 1 : 100

Project/Drawing no: PD21285 -B2-02 Revision: 05
 Accredited building practitioner: Frank Geskus -No CC246A



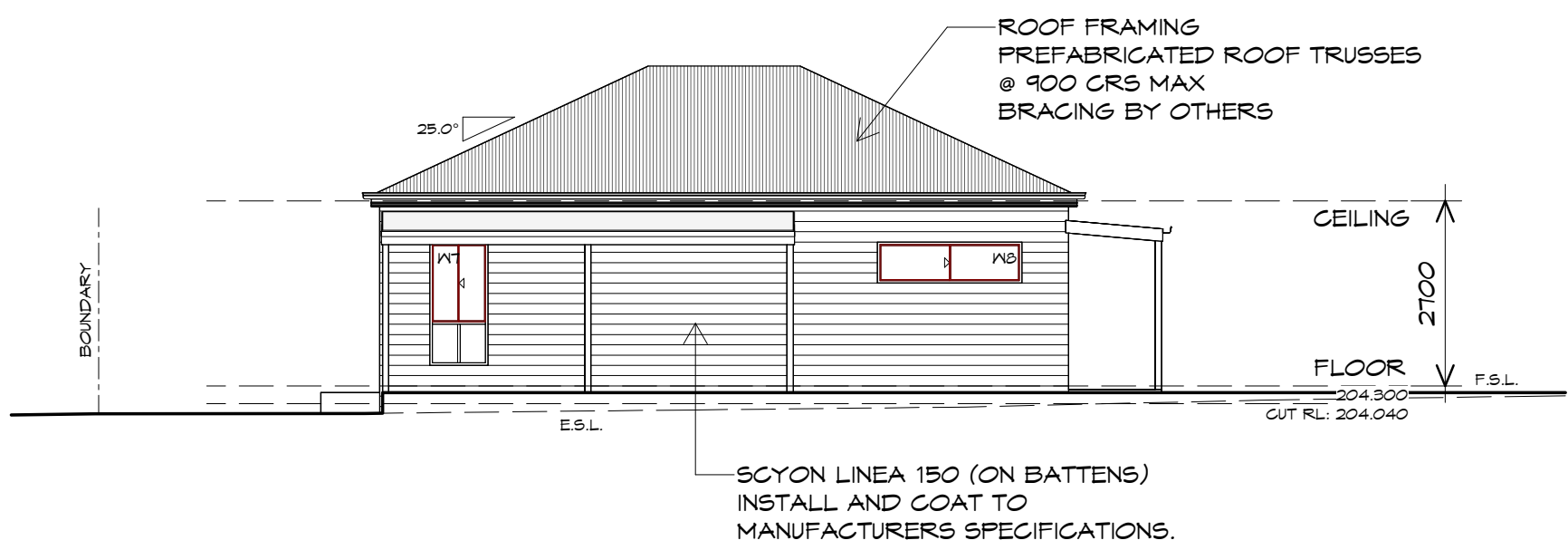
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U5 NORTH EASTERN ELEVATION

1 : 100



U5 SOUTH EASTERN ELEVATION

1 : 100



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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVOLVE HOUSING

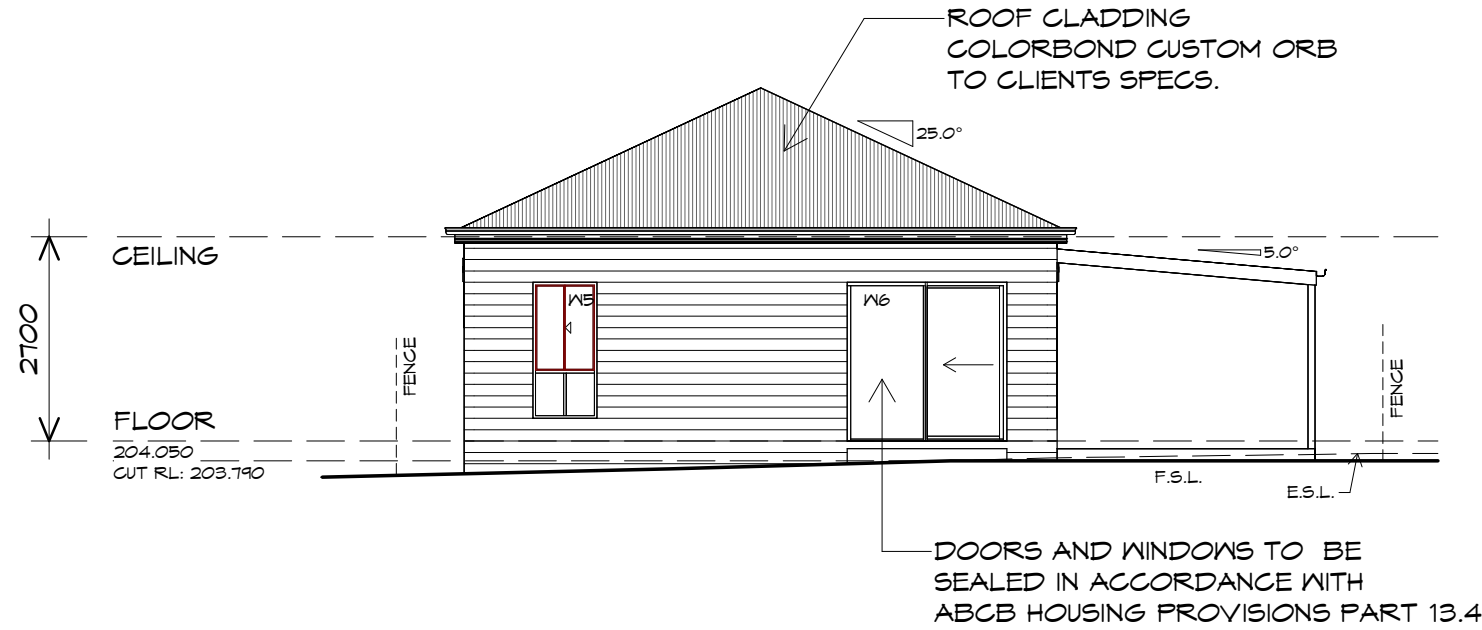
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ELEVATIONS

Drafted by: T.W. Approved by: B.P.
 Date: 18.01.2024 Scale: 1 : 100

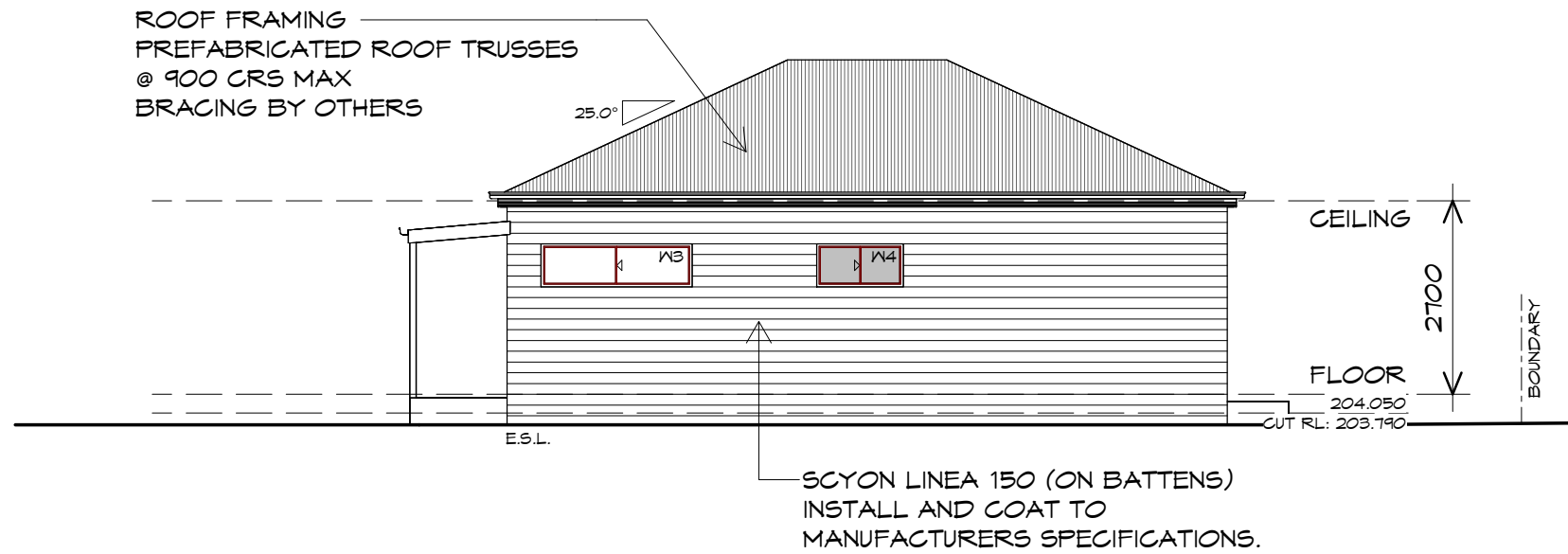
Project/Drawing no: PD21285 -B2-03 Revision: 05
 Accredited building practitioner: Frank Geskus -No CC246A



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U7 SOUTH WESTERN ELEVATION
 1 : 100



U7 NORTH WESTERN ELEVATION
 1 : 100

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Project:
 PROPOSED REISIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON
 Client name:
 CENTACARE EVOLVE HOUSING

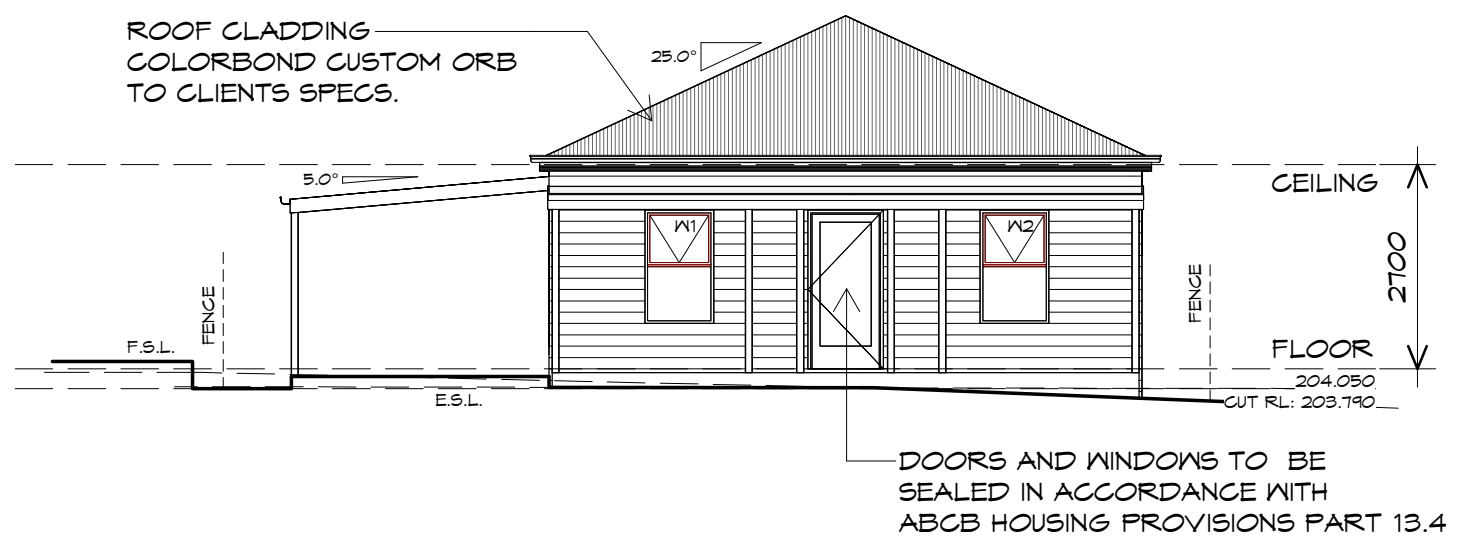
Drawing:
 ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

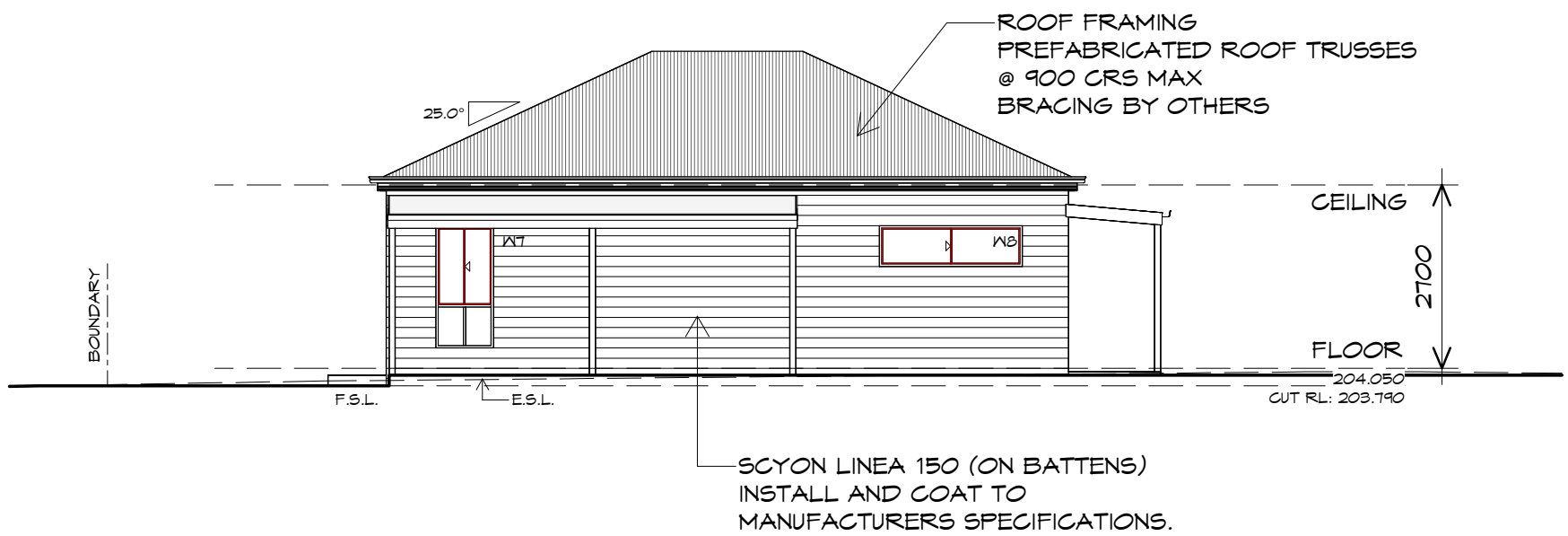
Project/Drawing no:	Revision:
PD21285 -B2-04	05
Accredited building practitioner: Frank Geskus -No CC246A	



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U7 NORTH EASTERN ELEVATION
 1 : 100



U7 SOUTH EASTERN ELEVATION
 1 : 100

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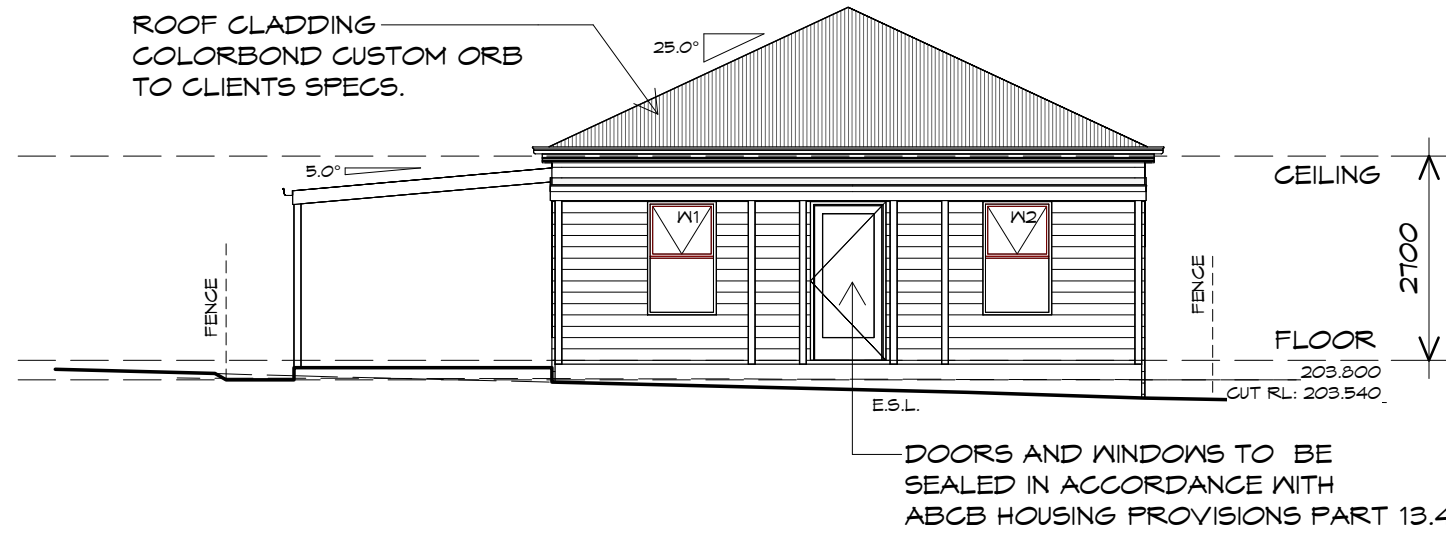
Project:
 PROPOSED REISIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON
 Client name:
 CENTACARE EVOLVE HOUSING

Drawing:
 ELEVATIONS

Drafted by: Author
 Approved by: Approver
 Date: 18.01.2024
 Scale: 1 : 100

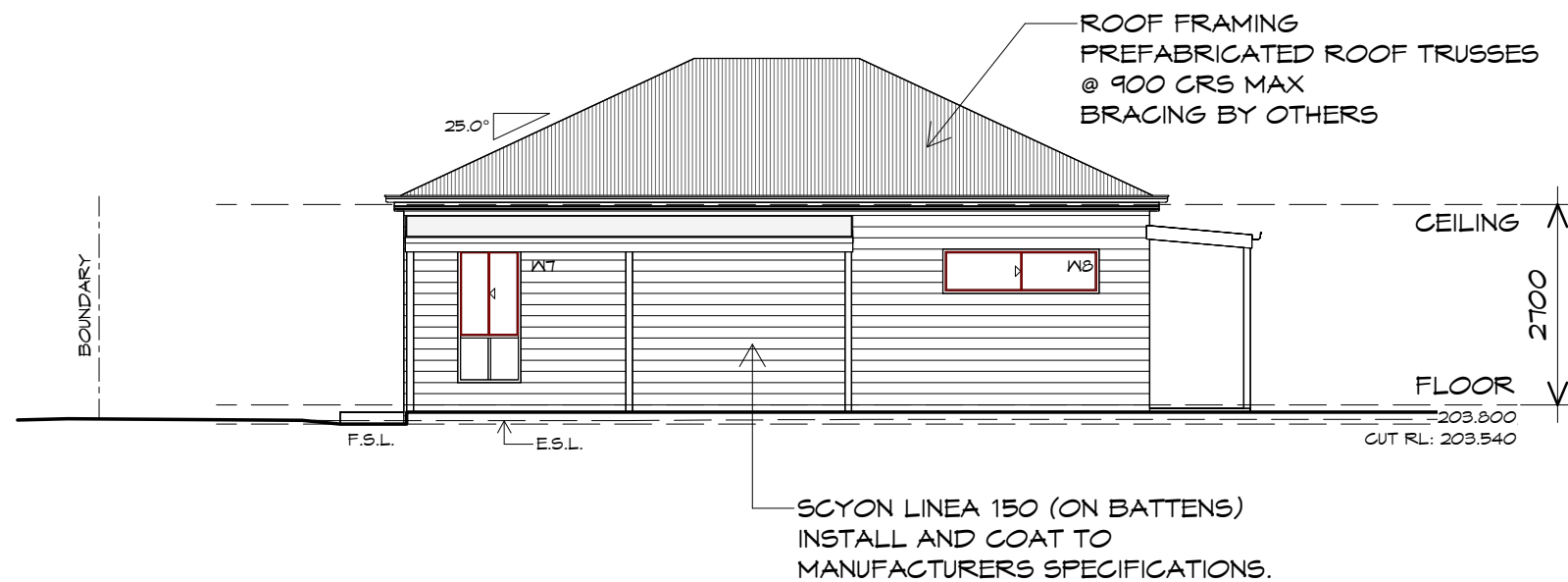
Project/Drawing no: PD21285 -B2-05
 Revision: 05
 Accredited building practitioner: Frank Geskus -No CC246A





U8 NORTH EASTERN ELEVATION

1 : 100



U8 SOUTH EASTERN ELEVATION

1 : 100

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Project:
**PROPOSED REISIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON**
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

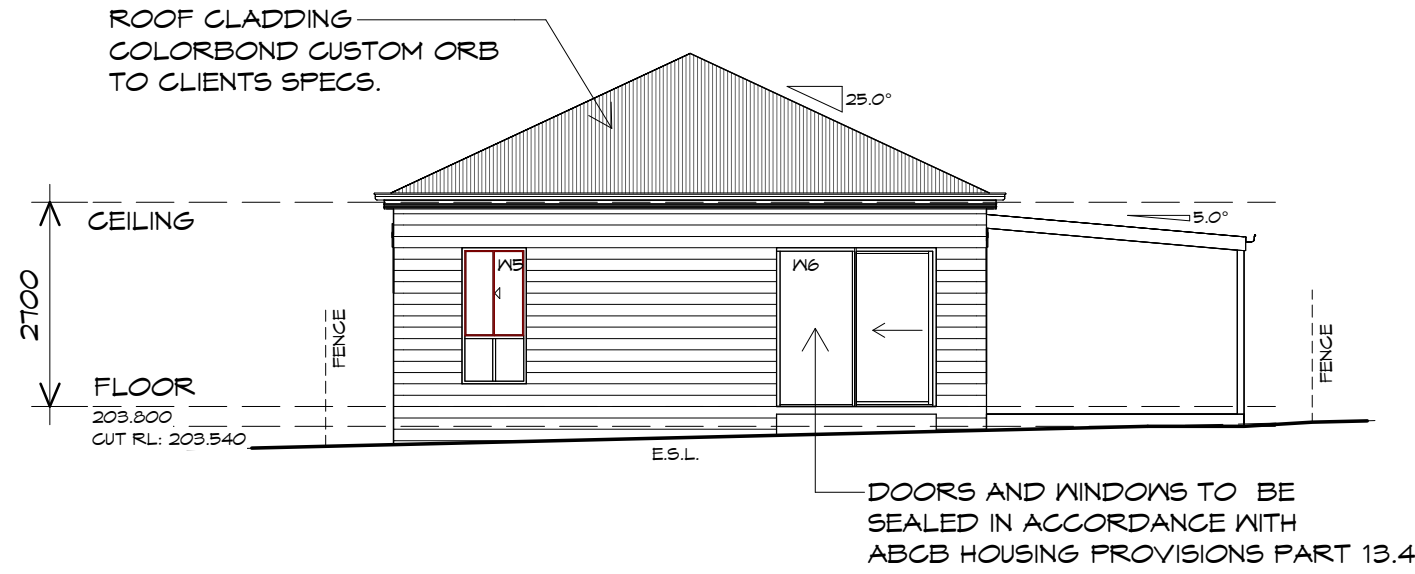
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Author	Approver
Date:	Scale:
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Project/Drawing no:	Revision:
PD21285 -B2-06	05
Accredited building practitioner: Frank Geskus -No CC246A	



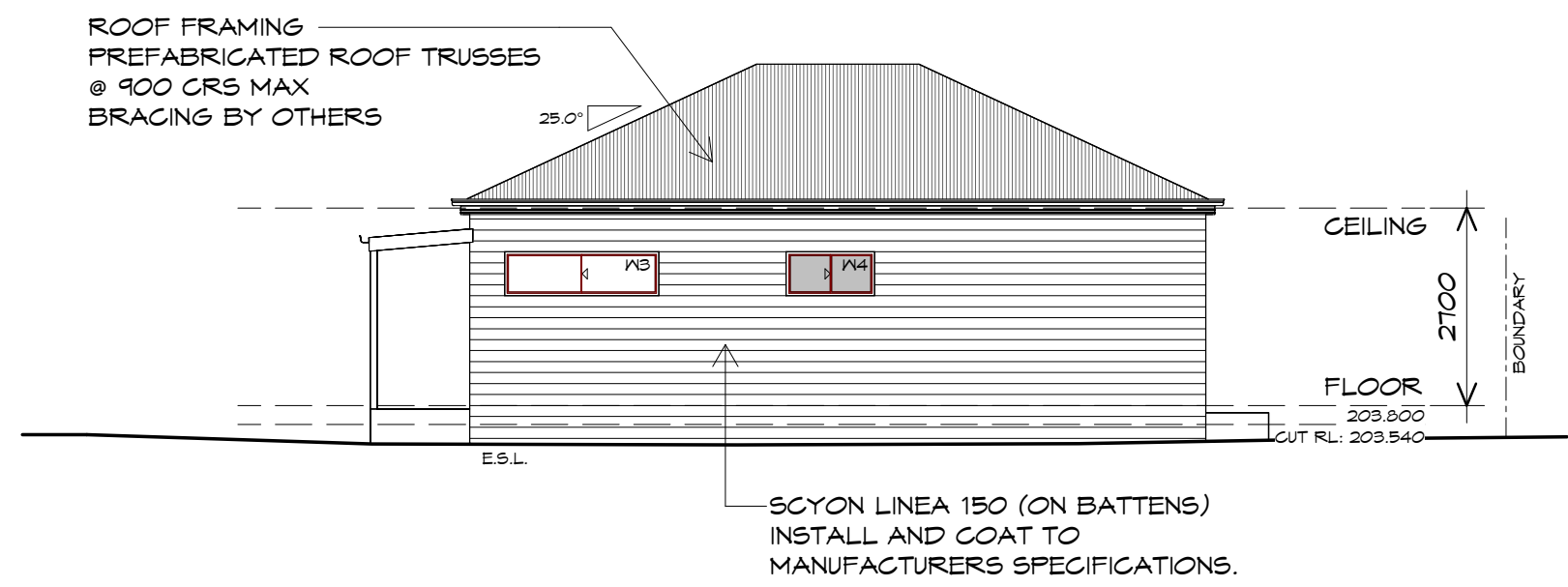
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U8 SOUTH WESTERN ELEVATION

1 : 100



U8 NORTH WESTERN ELEVATION

1 : 100



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Project:
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 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON
 Client name:
 CENTACARE EVOLVE HOUSING

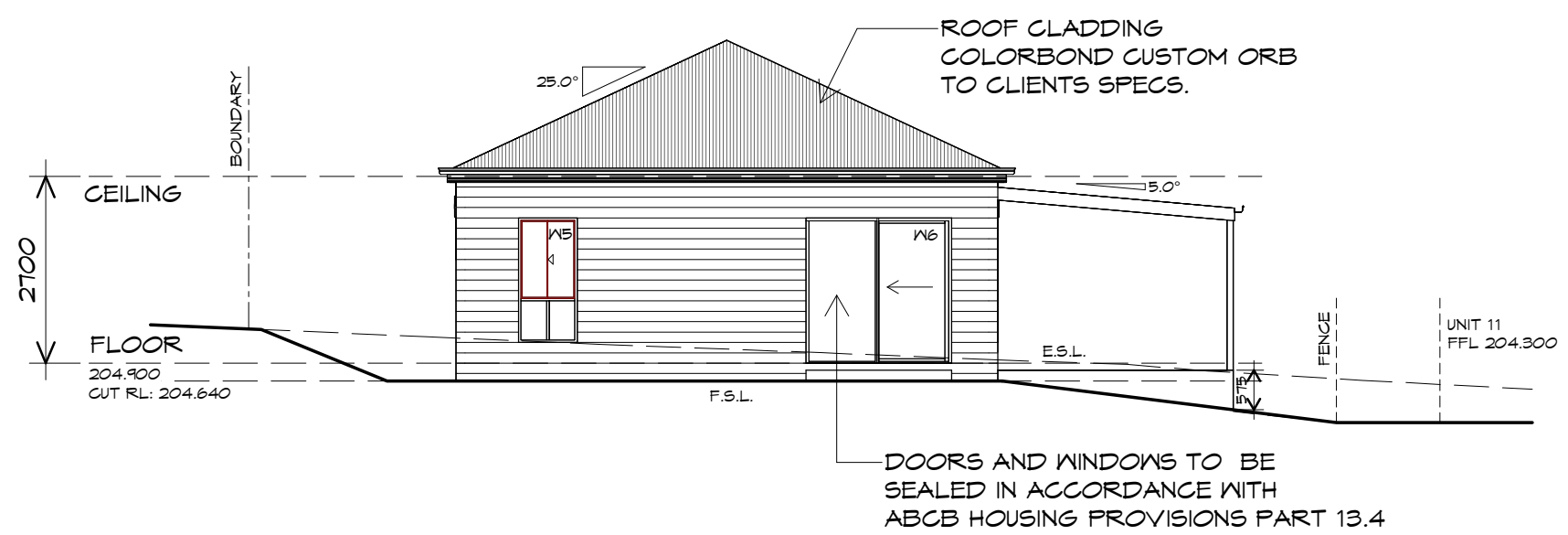
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Drafted by: Author
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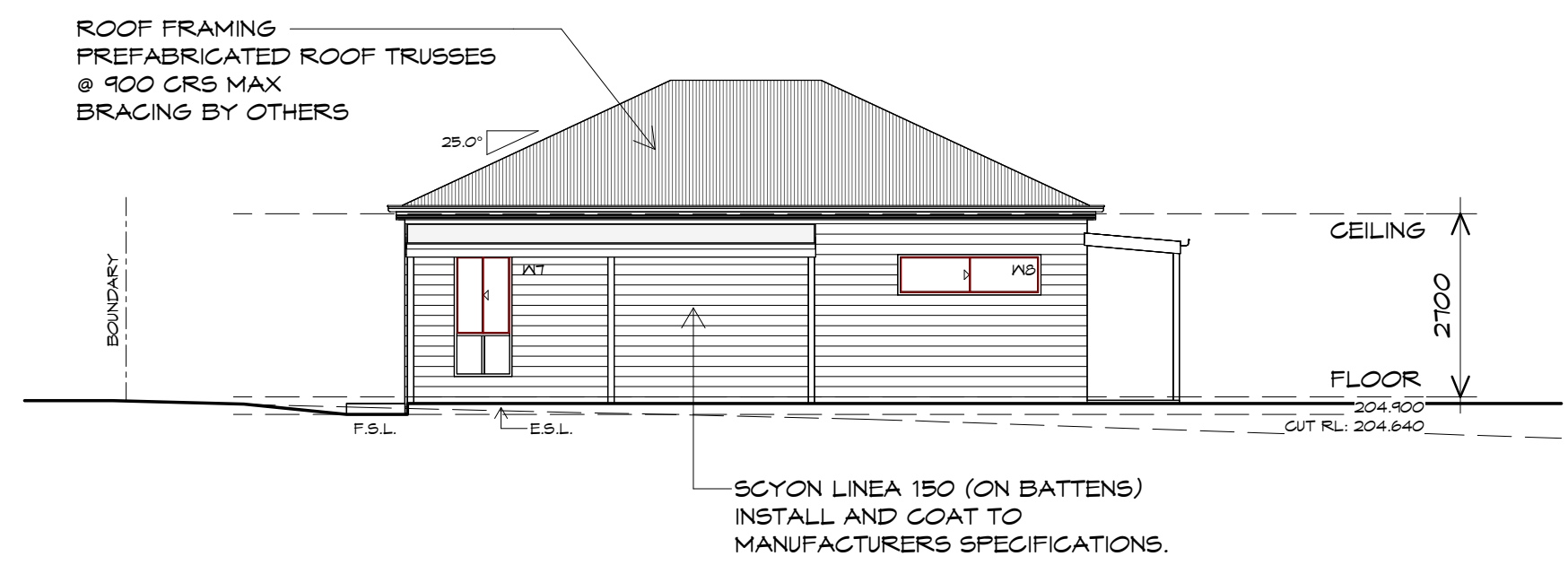
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U12 NORTH WESTERN ELEVATION
 1 : 100



U12 SOUTH WESTERN ELEVATION
 1 : 100

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Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVOLVE HOUSING

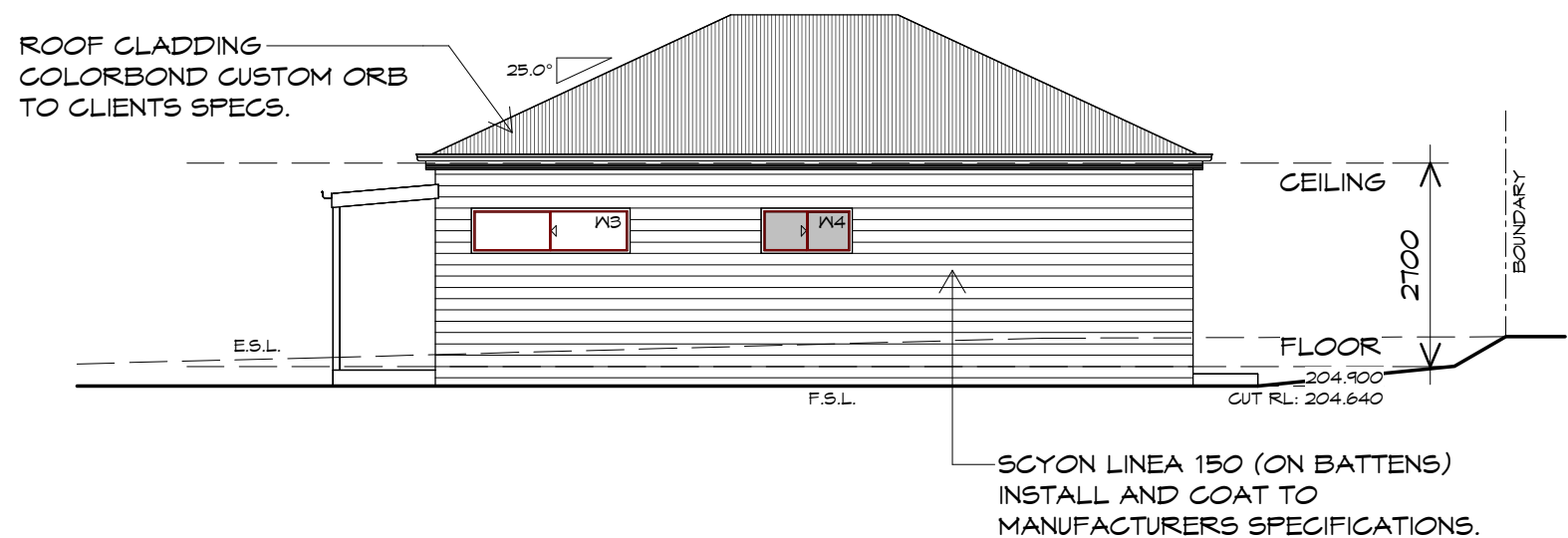
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Drafted by: Author	Approved by: Approver
Date: 18.01.2024	Scale: 1 : 100

Project/Drawing no: PD21285 -B2-08	Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A	

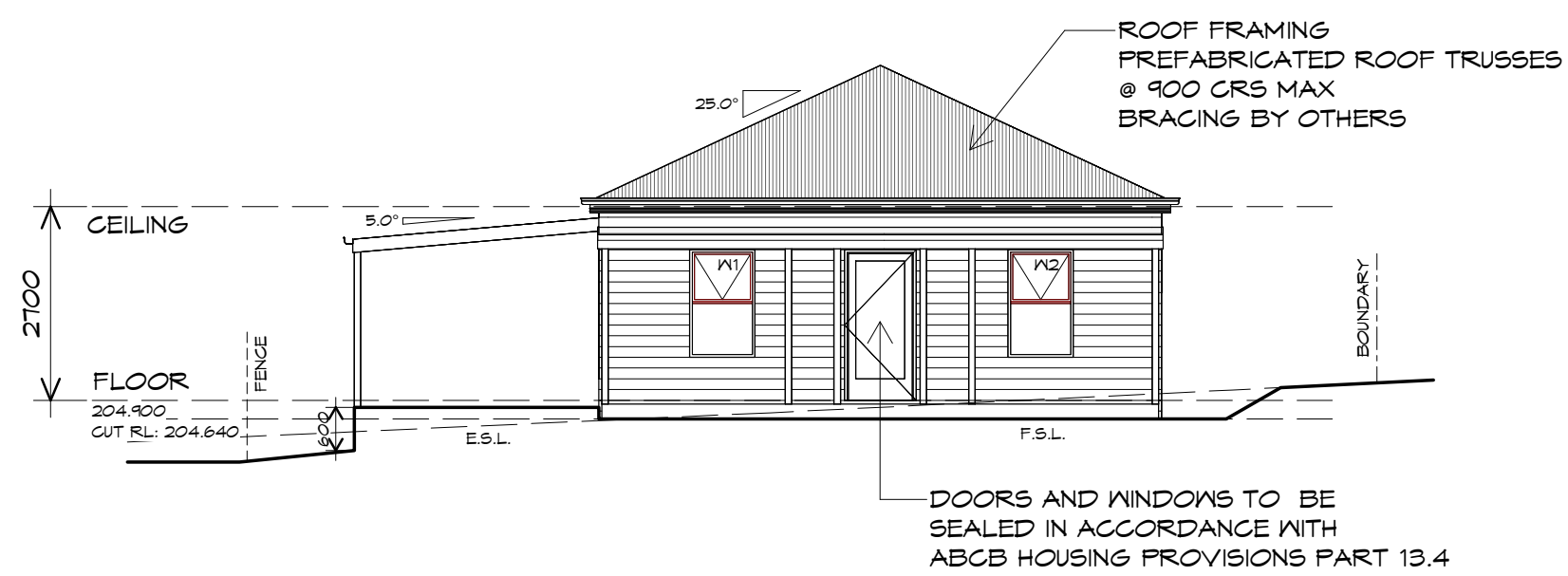


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U12 NORTH EASTERN ELEVATION

1 : 100



U12 SOUTH EASTERN ELEVATION

1 : 100

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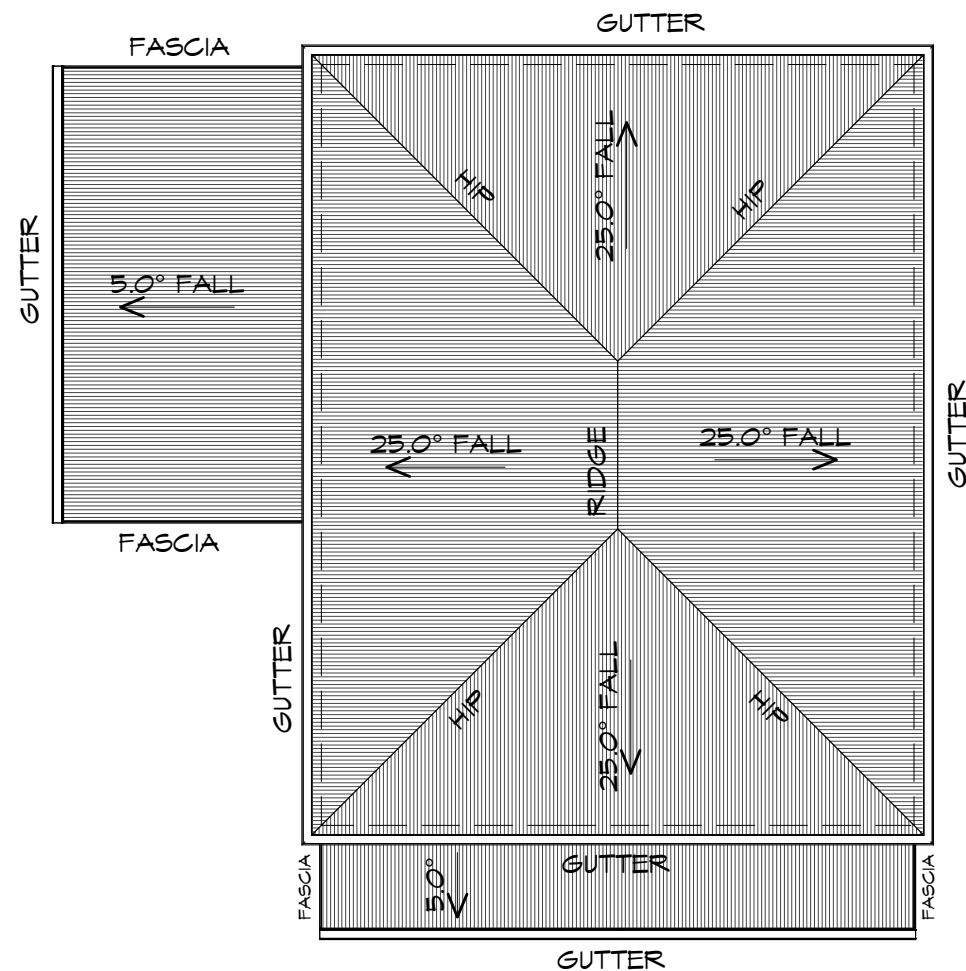
Project:
PROPOSED REISIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no:	Revision:
PD21285 -B2-09	05
Accredited building practitioner: Frank Geskus -No CC246A	





ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED REISIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.



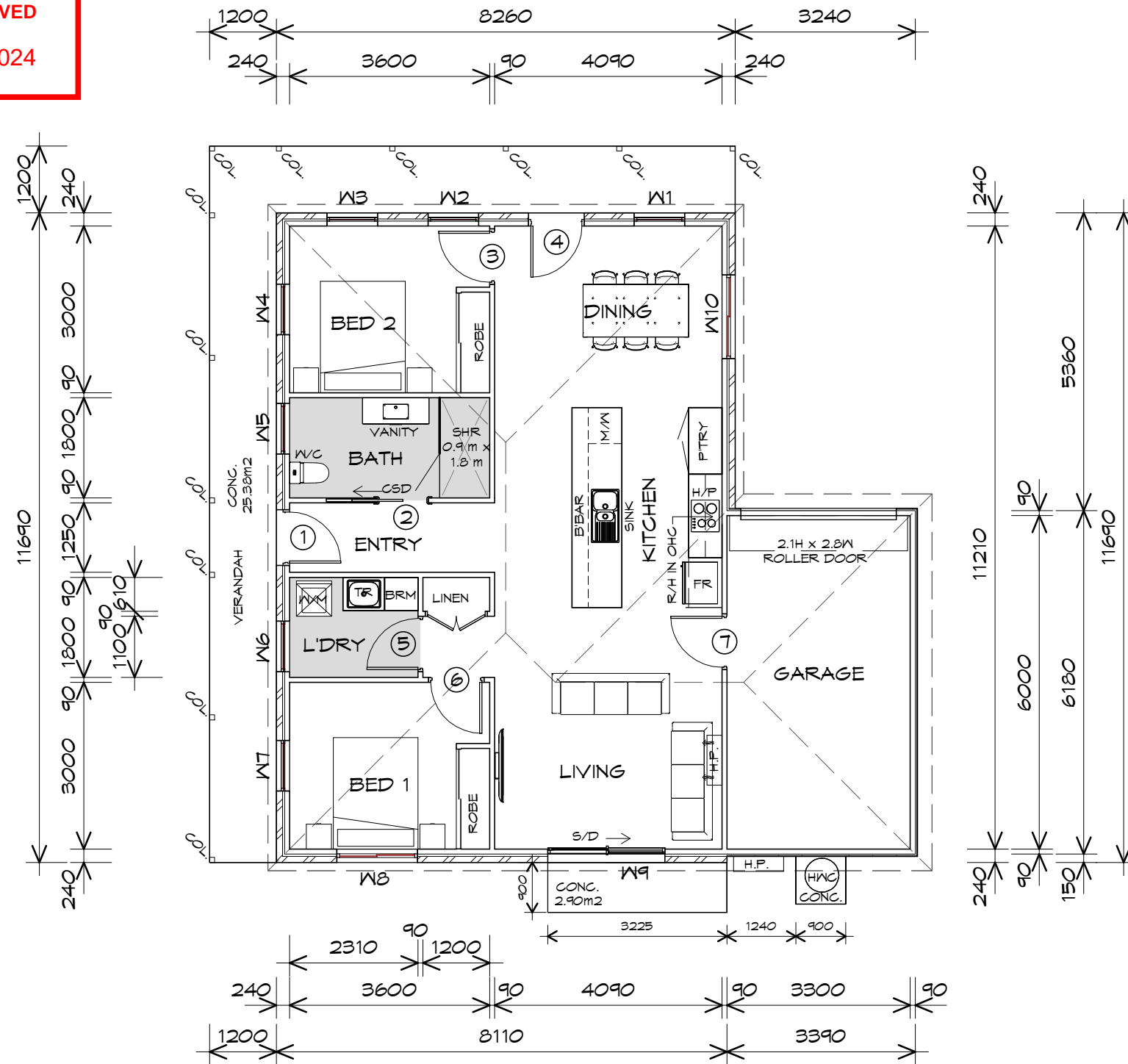
Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -B2-10
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN



MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	1500	910	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE
W7	1500	910	AWNING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN

1 : 100

FLOOR AREA	92.95 m2	(9.99 SQUARES)
GARAGE AREA	21.77 m2	(2.34 SQUARES)
VERANDAH AREA	27.76 m2	(2.98 SQUARES)
	142.48	15.32

NOTE: FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

TYPE C1 - UNIT 3



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p(h)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver

Drawing:
FLOOR PLAN

Date: 18.01.2024
Scale: 1 : 100

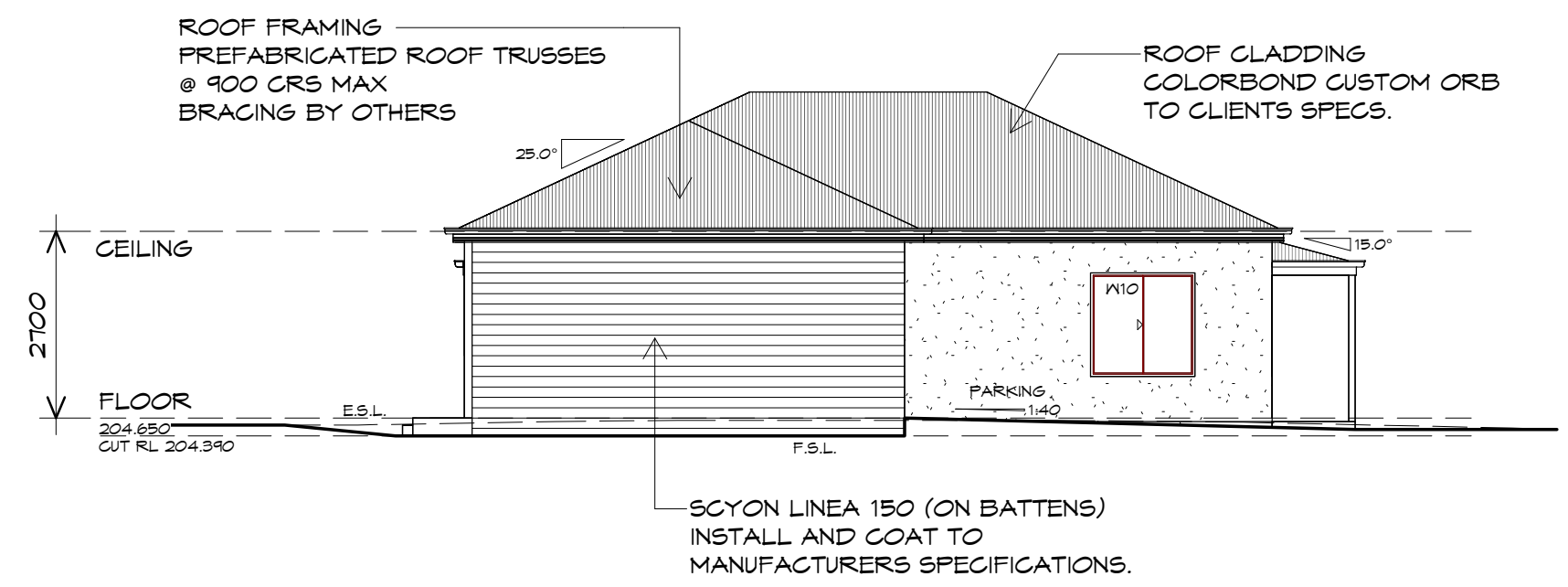
Project/Drawing no: PD21285 -C1-01
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

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NORTH EASTERN ELEVATION
 1 : 100



ROLLER DOOR 2800 WIDE x 2100 HIGH
 CLADDING PANELS TO CLIENTS
 SPEC FIXED IN ACCORDANCE WITH
 MANUFACTURERS SPEC

DOORS AND WINDOWS TO BE
 SEALED IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 13.4

TEXTURE COATED BRICKWORK
 SELECTED FIRED CLAY BRICKS
 FLUSH JOINTS, STRETCHER BOND
 REFER ENGINEER FOR
 ARTICULATION JOINTS
 ALL MASONRY TO COMPLY
 WITH NCC 2022 H1D5

NORTH WESTERN ELEVATION
 1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED RESIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON**
 Client name:
CENTACARE EVLOVE HOUSING

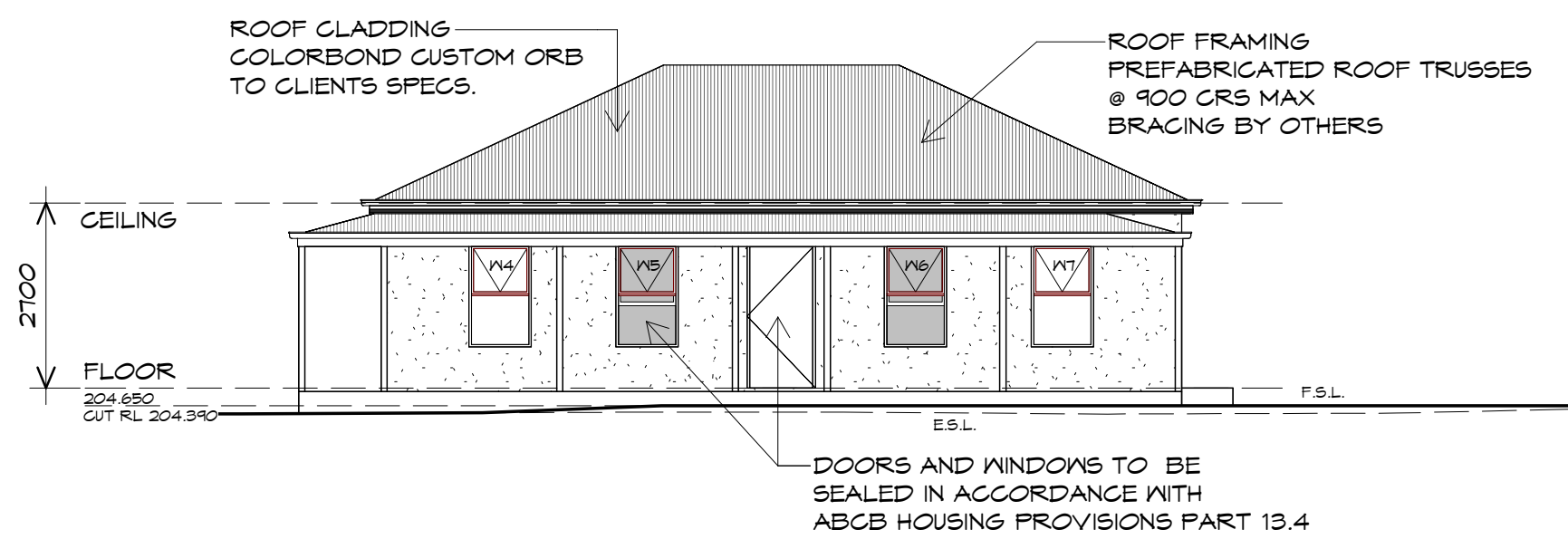
Drawing:
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Drafted by: Author	Approved by: Approver
Date: 18.01.2024	Scale: 1 : 100

Project/Drawing no: PD21285 -C1-02	Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A	



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SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

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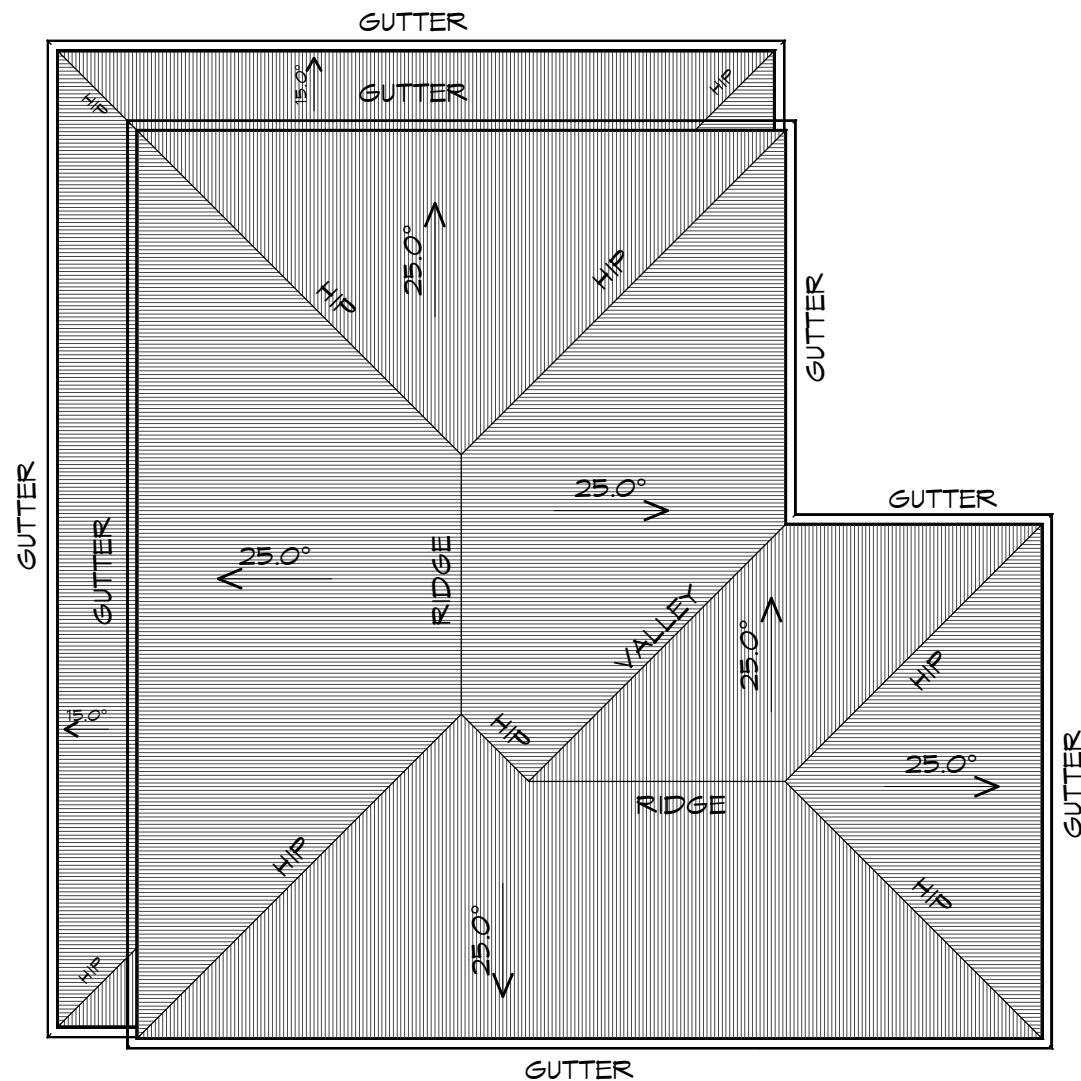
Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no:	Revision:
PD21285 -C1-03	05
Accredited building practitioner: Frank Geskus -No CC246A	





ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
ROOF PLAN

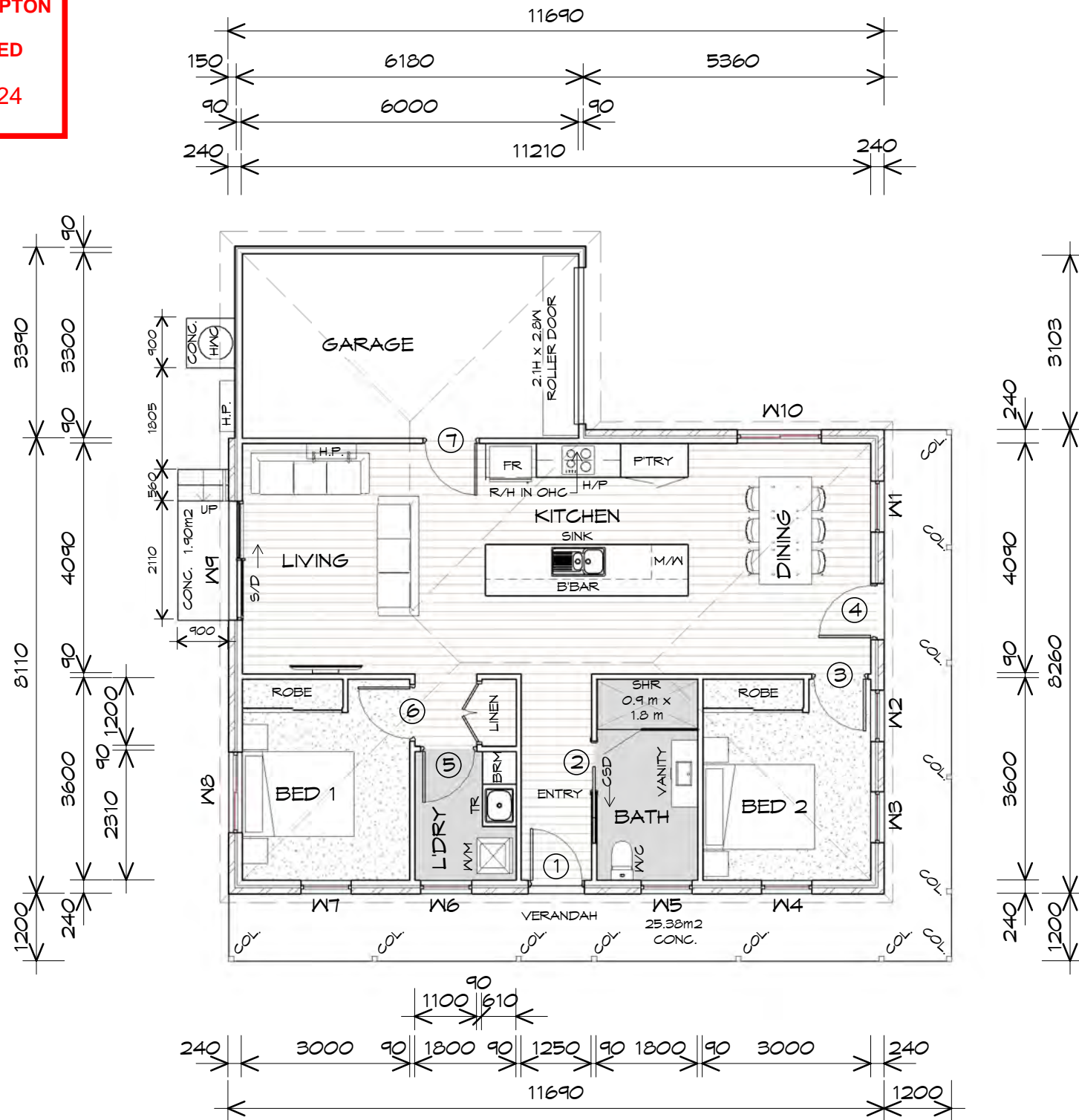
Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C1-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

- ⊖ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- S/D SLIDING DOOR
- ⊙ FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



FLOOR PLAN

1 : 100

FLOOR AREA	92.95 m ²	(9.99 SQUARES)
GARAGE AREA	21.77 m ²	(2.34 SQUARES)
VERANDAH AREA	27.76 m ²	(2.98 SQUARES)
	142.48	15.32

NOTE:
 FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

TYPE C2 - UNIT 4

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	
7	920	INTERNAL TIMBER DOOR	

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	1500	910	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE
W7	1500	910	AWNING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
 ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
FLOOR PLAN

Date:
 18.01.2024

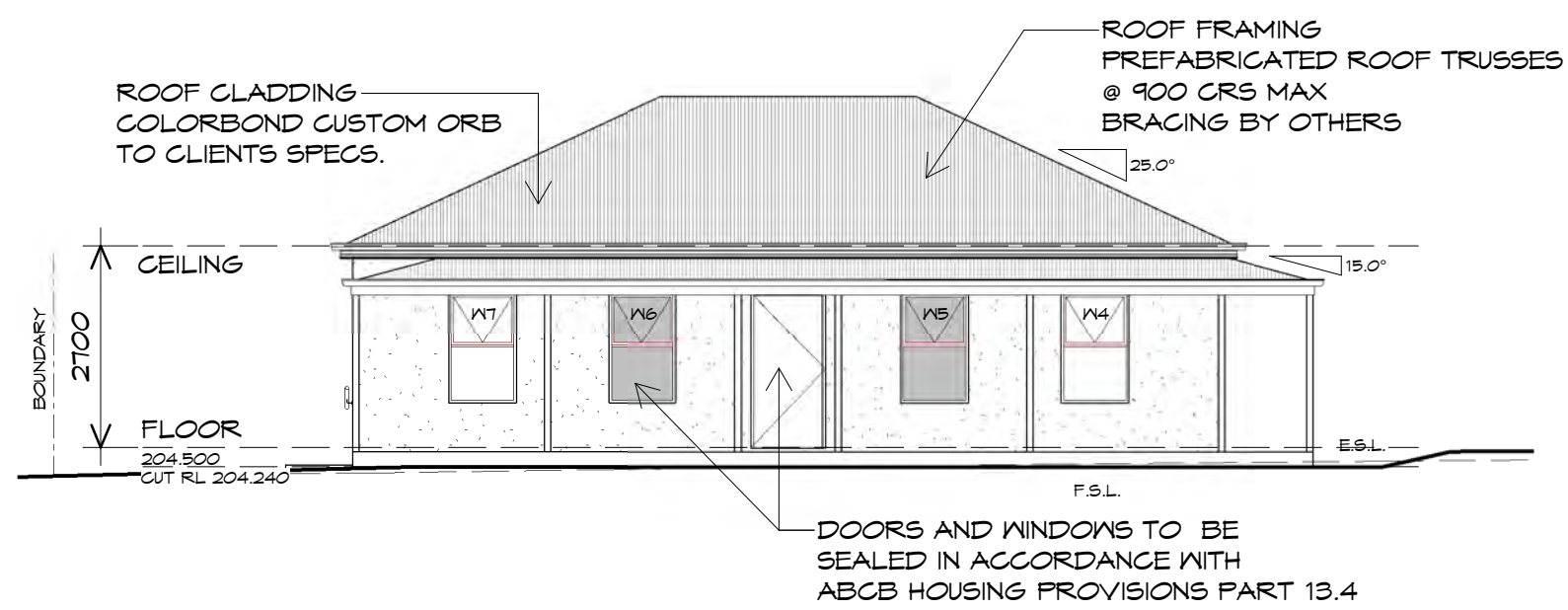
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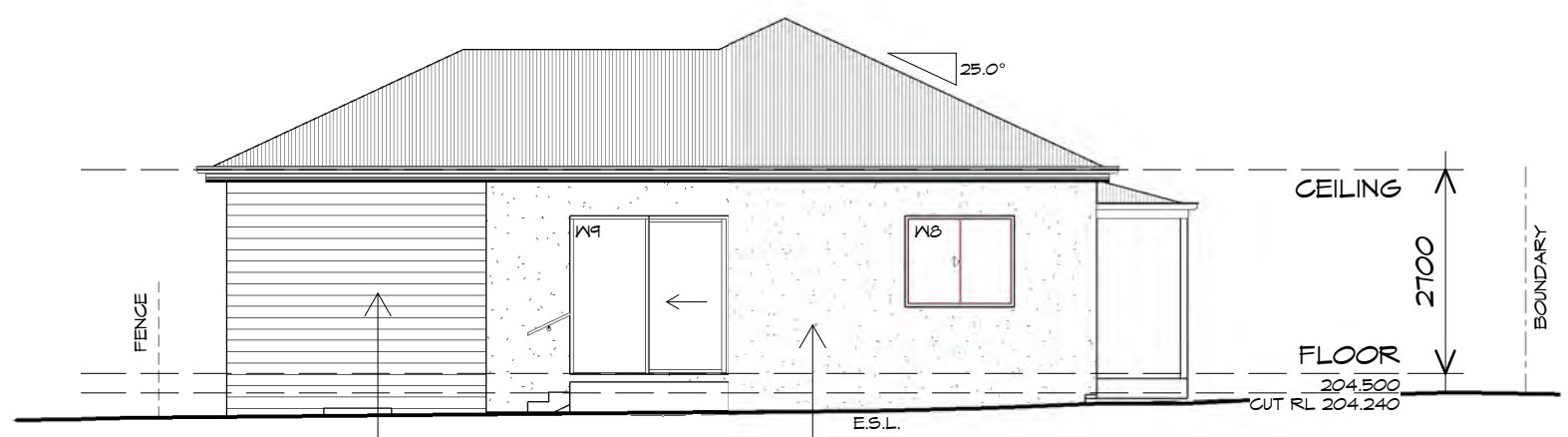
Revision:
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SOUTH EASTERN ELEVATION
 1 : 100



SCYON LINEA 150 (ON BATTENS)
 INSTALL AND COAT TO
 MANUFACTURERS SPECIFICATIONS.

TEXTURE COATED BRICKWORK
 SELECTED FIRED CLAY BRICKS
 FLUSH JOINTS, STRETCHER BOND
 REFER ENGINEER FOR
 ARTICULATION JOINTS
 ALL MASONRY TO COMPLY
 WITH NCC 2022 H1D5

SOUTH WESTERN ELEVATION
 1 : 100

PLANNING
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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVLOVE HOUSING

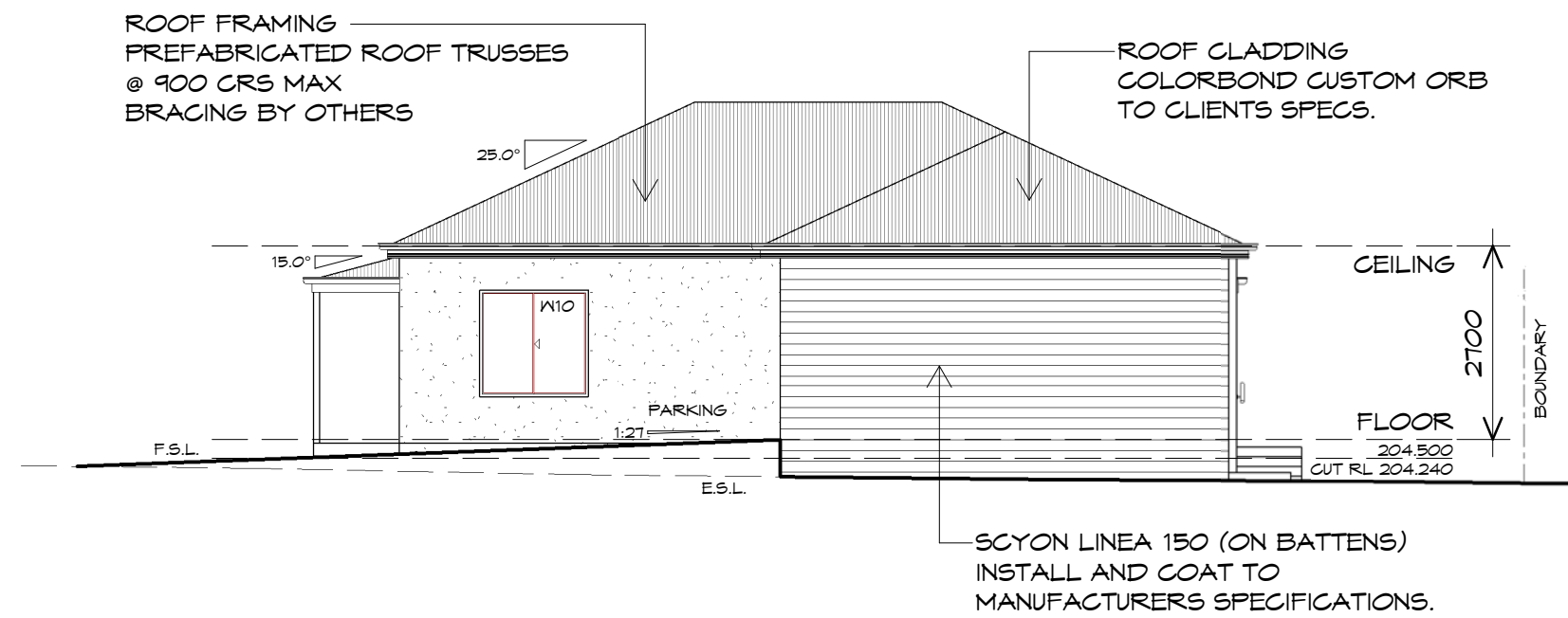
Drawing:
ELEVATIONS

Drafted by: Author
 Approved by: Approver
 Date: 18.01.2024
 Scale: 1 : 100

Project/Drawing no: PD21285 -C2-03
 Revision: 05
 Accredited building practitioner: Frank Geskus -No CC246A



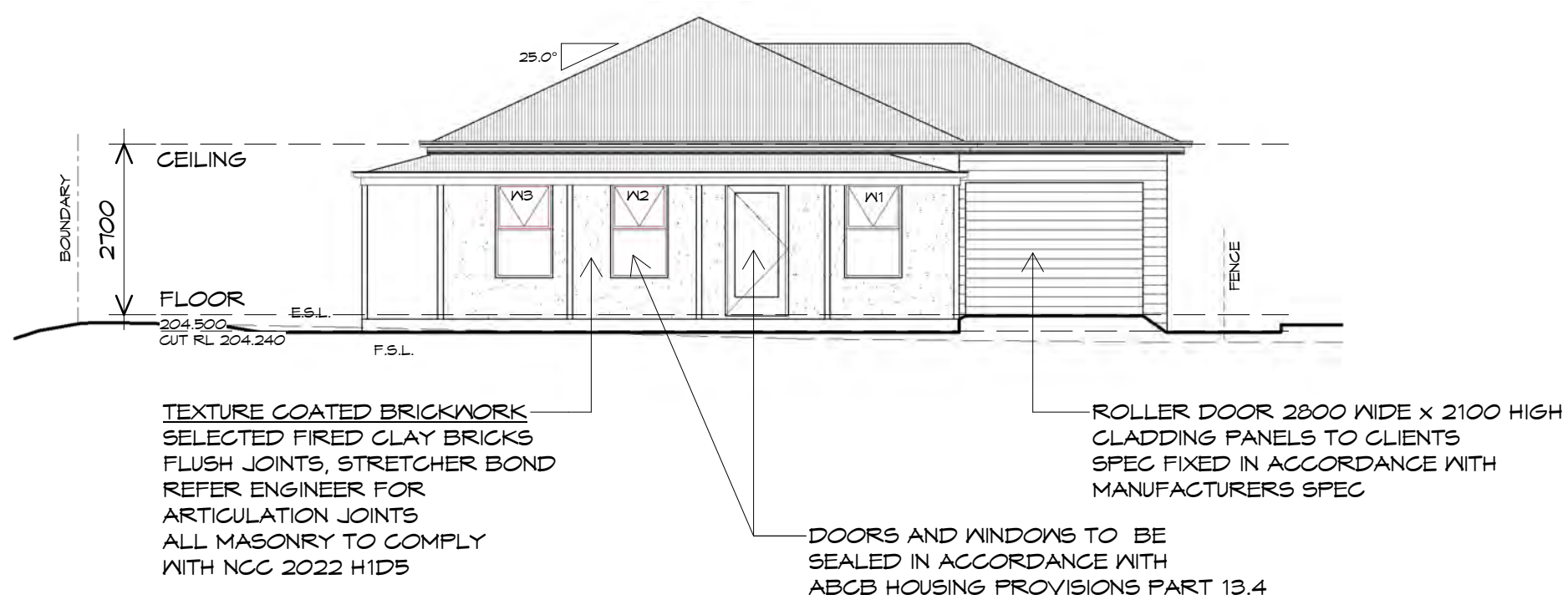
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NORTH WESTERN ELEVATION

1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



NORTH EASTERN ELEVATION

1 : 100



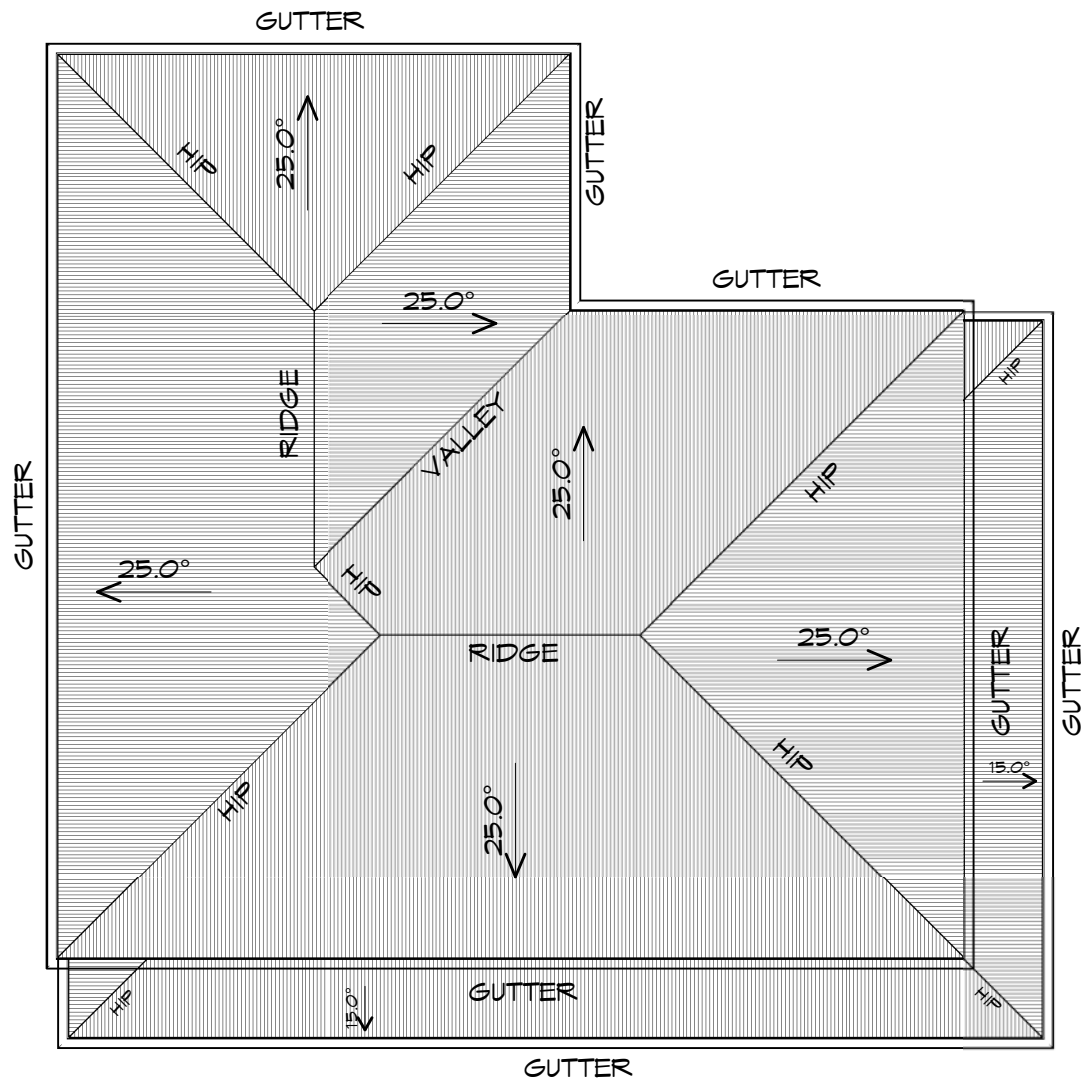
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 160 New Town Road, New Town, Hobart 7008
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 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no:	Revision:
PD21285 -C2-02	05
Accredited building practitioner: Frank Geskus -No CC246A	



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C2-04
Revision: 05



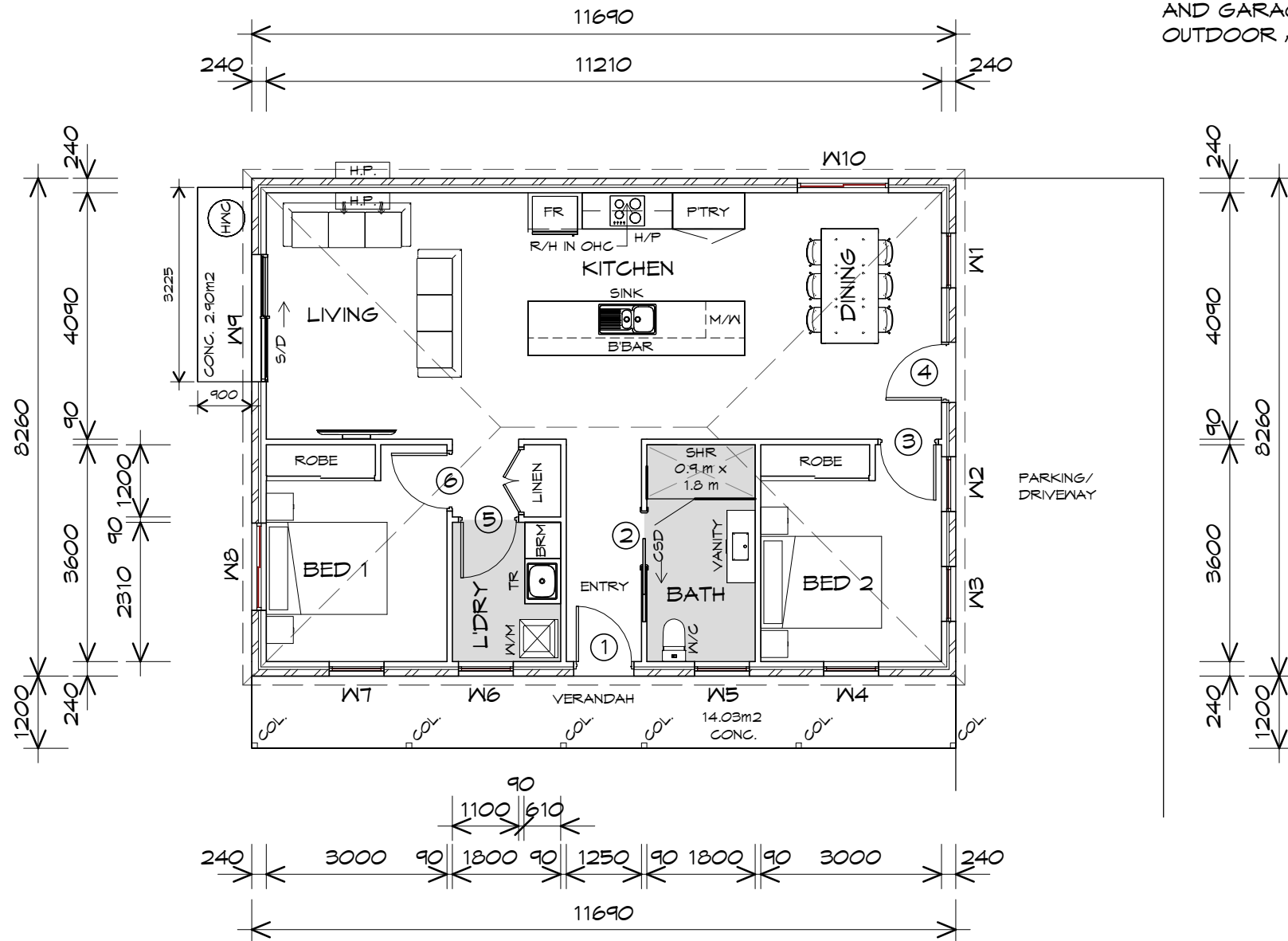
Accredited building practitioner: Frank Geskus -No CC246A

TYPE C2 - UNIT 4

FLOOR AREA	94.18	m ²	(10.13	SQUARES)
VERANDAH AREA	27.76	m ²	(2.98	SQUARES)
	121.94		13.11	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓜ 240V SMOKE ALARM
- S/D SLIDING DOOR
- Ⓢ FM FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN



MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	CAVITY SLIDING DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	GLAZED EXTERNAL DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	1500	910	AWNING WINDOW	OPAQUE
W6	1500	910	AWNING WINDOW	OPAQUE
W7	1500	910	AWNING WINDOW	
W8	1200	1450	SLIDING WINDOW	
W9	2100	2110	SLIDING DOOR	RECESSED SILL
W10	1500	1510	SLIDING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN

1 : 100



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver

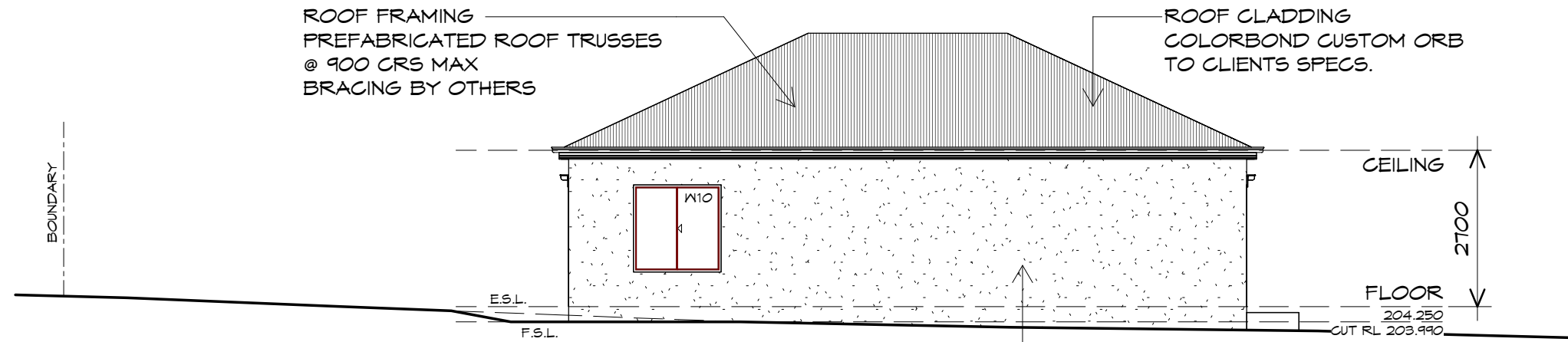
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FLOOR PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -C3-01
Revision: 05



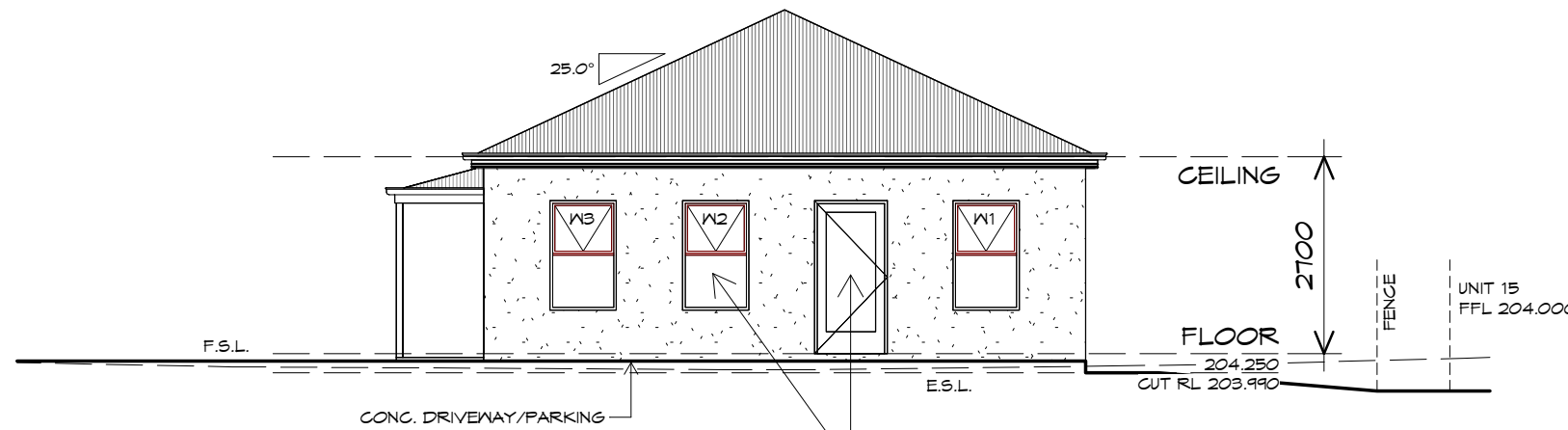
Accredited building practitioner: Frank Geskus -No CC246A



NORTH WESTERN ELEVATION

1 : 100

TEXTURE COATED BRICKWORK
 SELECTED FIRED CLAY BRICKS
 FLUSH JOINTS, STRETCHER BOND
 REFER ENGINEER FOR
 ARTICULATION JOINTS
 ALL MASONRY TO COMPLY
 WITH NCC 2022 H1D5



NORTH EASTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
 SEALED IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 13.4

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED RESIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON**
 Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

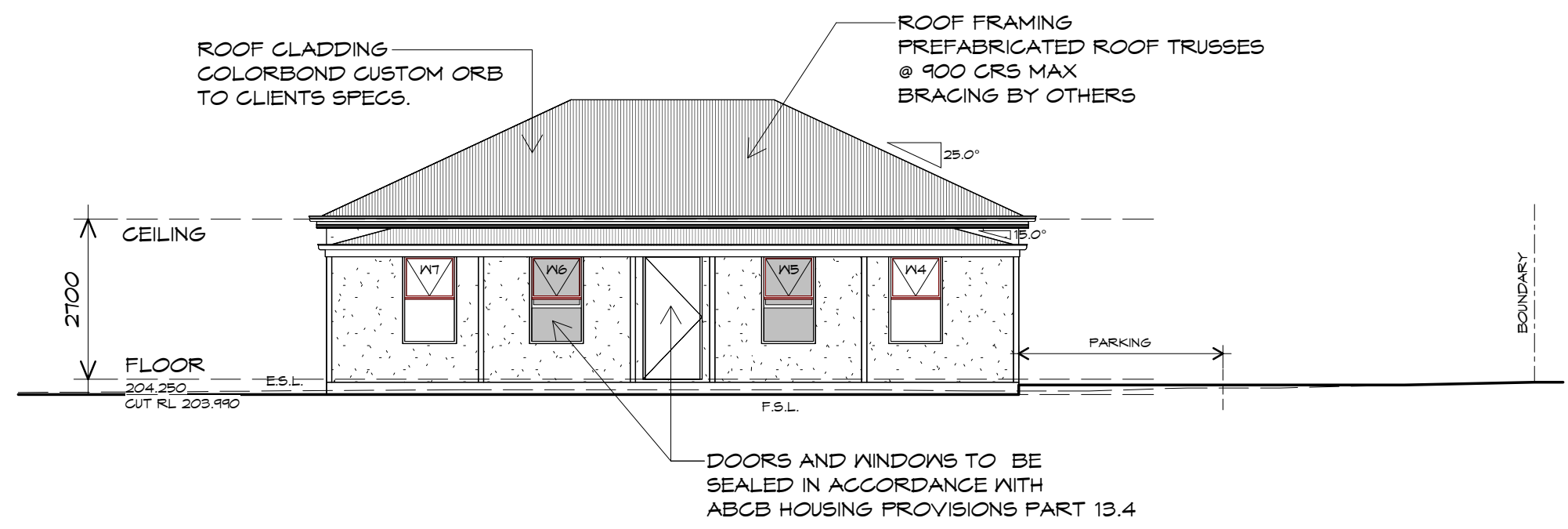
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Date: 18.01.2024	Scale: 1 : 100

Project/Drawing no: PD21285 -C3-02	Revision: 05
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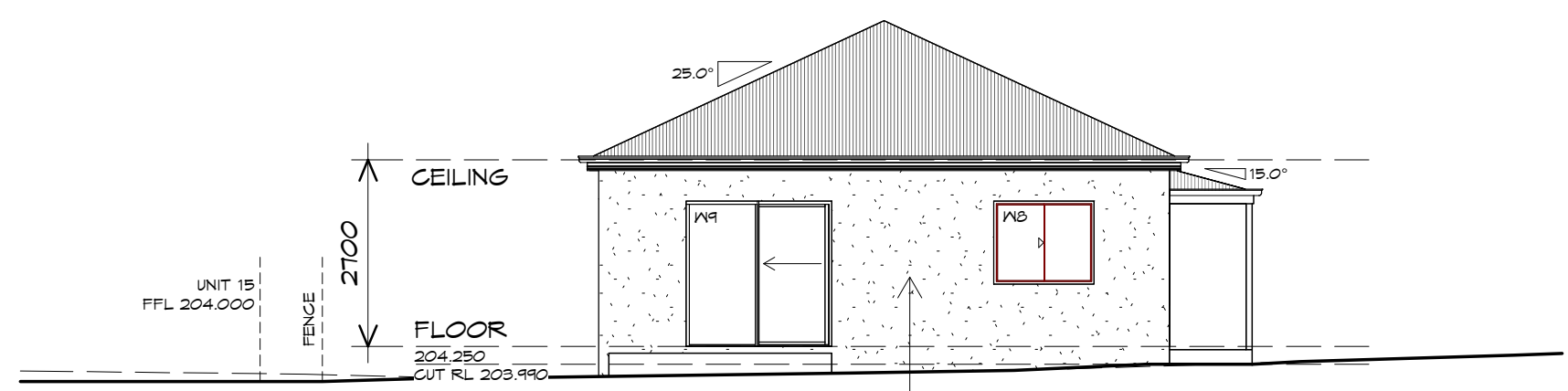


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SOUTH EASTERN ELEVATION
 1 : 100



SOUTH WESTERN ELEVATION
 1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



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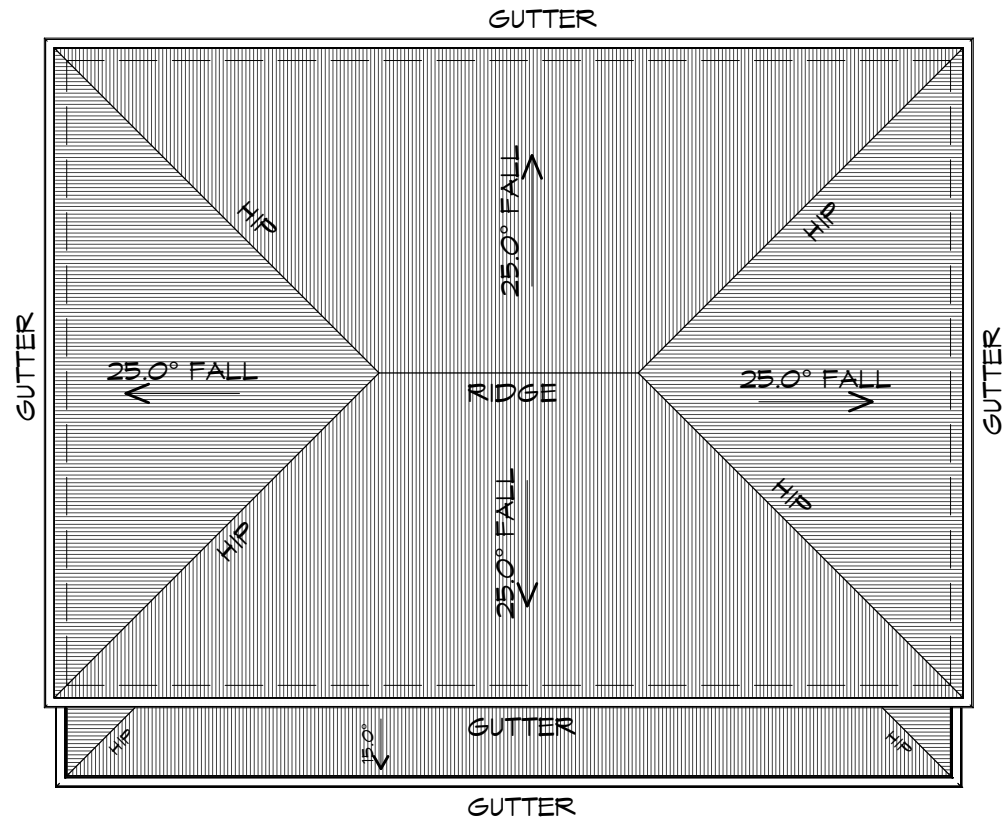
Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no:	Revision:
PD21285 -C3-03	05
Accredited building practitioner: Frank Geskus -No CC246A	





ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
Author

Approved by:
Approver



Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

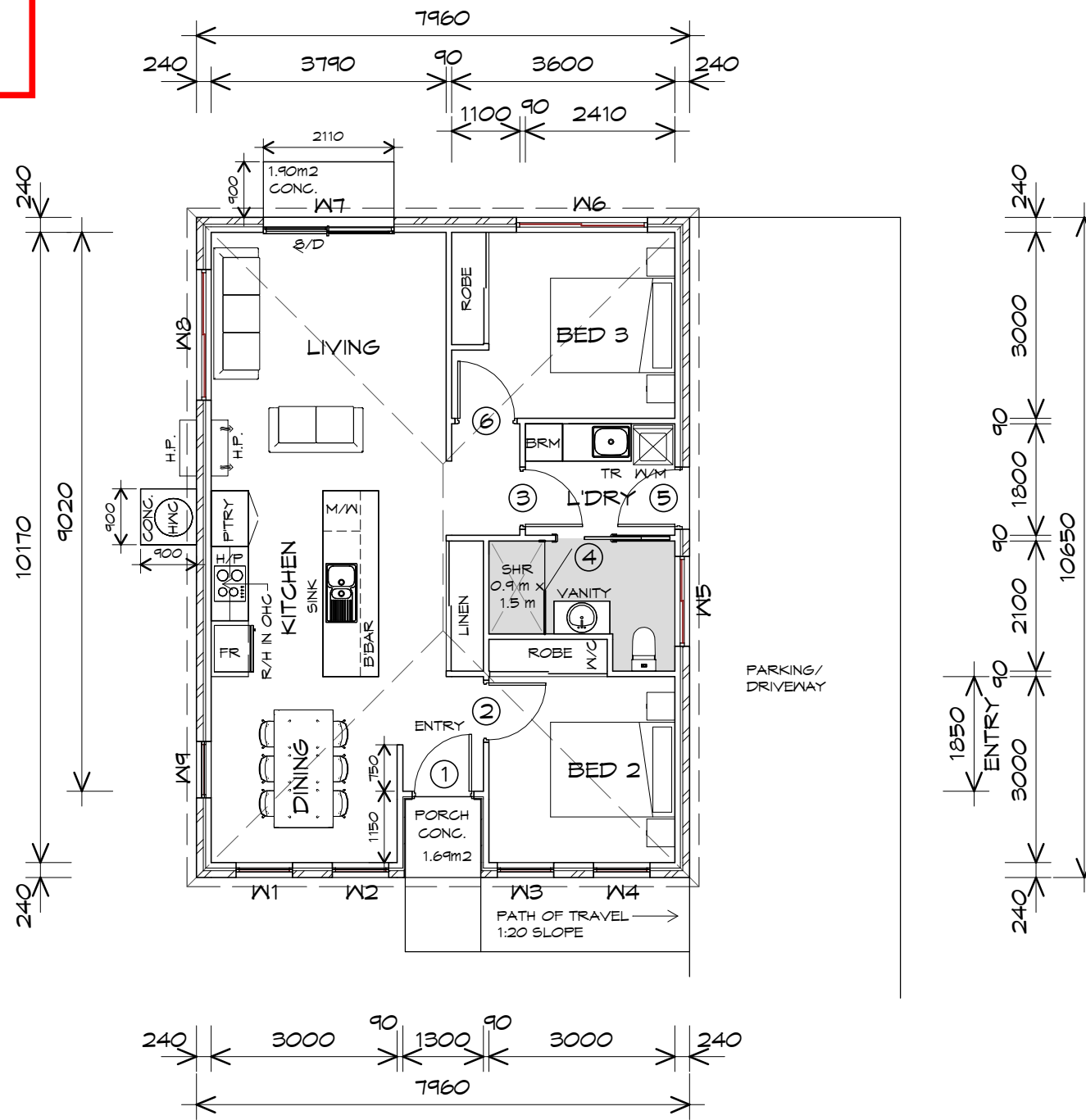
Project/Drawing no: PD21285 -C3-04
Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A

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LEGEND

- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD



DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	CAVITY SLIDING DOOR	
5	920	EXTERNAL SOLID DOOR	
6	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	600	1450	SLIDING WINDOW	OPAQUE
W6	1500	2110	SLIDING WINDOW	
W7	2100	2110	SLIDING DOOR	RECESSED SILL
W8	600	2110	SLIDING WINDOW	
W9	1500	910	AWNING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN

1 : 100

FLOOR AREA	82.99	m ²	(8.92 SQUARES)
PORCH AREA	1.79	m ²	(0.19 SQUARES)
TOTAL AREA	84.77		9.12

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: B.P.

Project/Drawing no: PD21285 -D1-01
Revision: 05



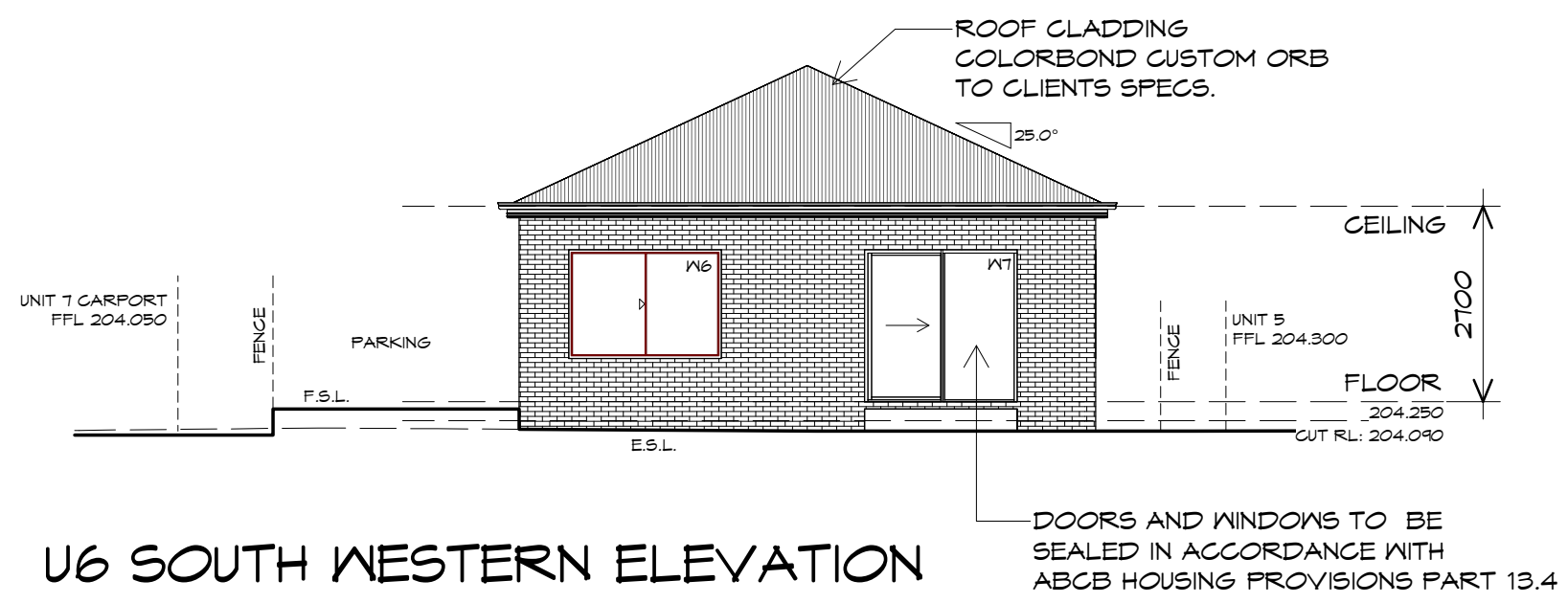
Accredited building practitioner: Frank Geskus -No CC246A

TYPE D1

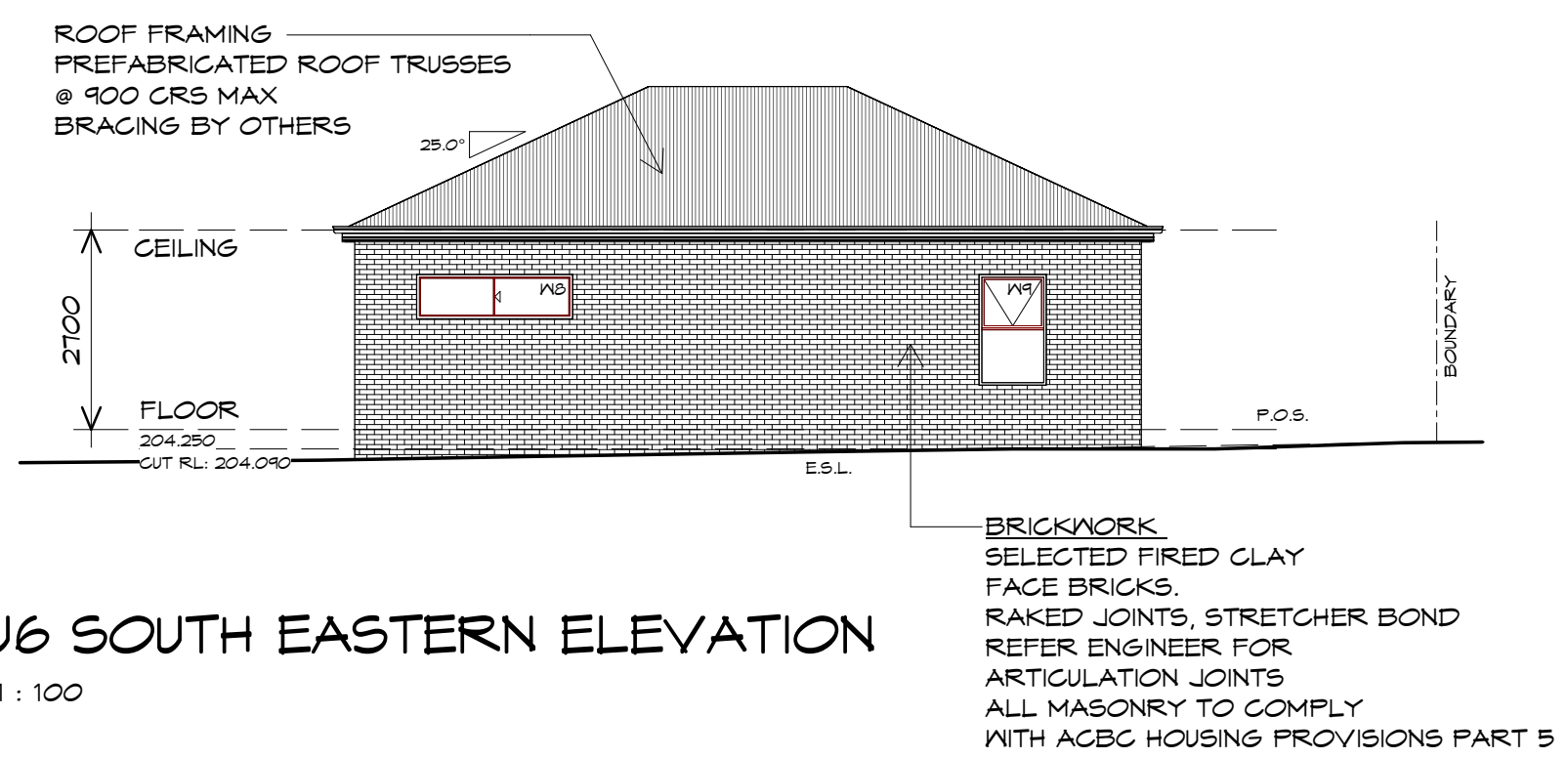
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U6 SOUTH WESTERN ELEVATION
 1 : 100



U6 SOUTH EASTERN ELEVATION
 1 : 100

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TYPE D1 - UNIT 6



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

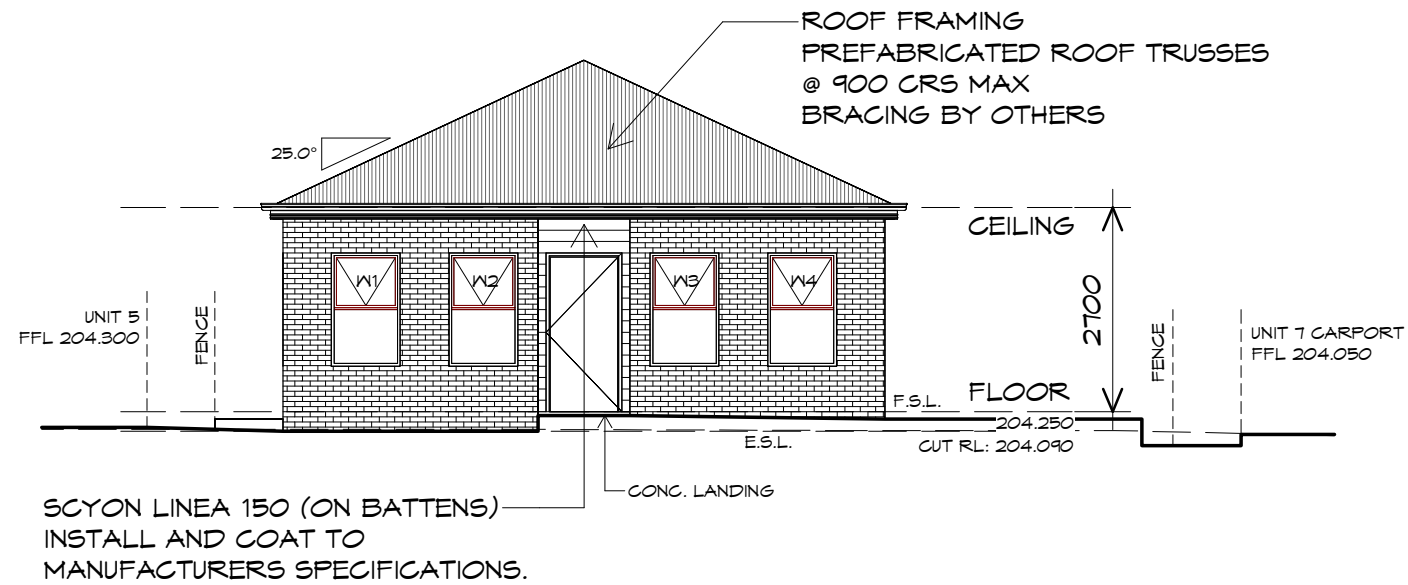
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Date: **18.01.2024** Scale: **1 : 100**

Project/Drawing no: **PD21285 -D1-02** Revision: **05**

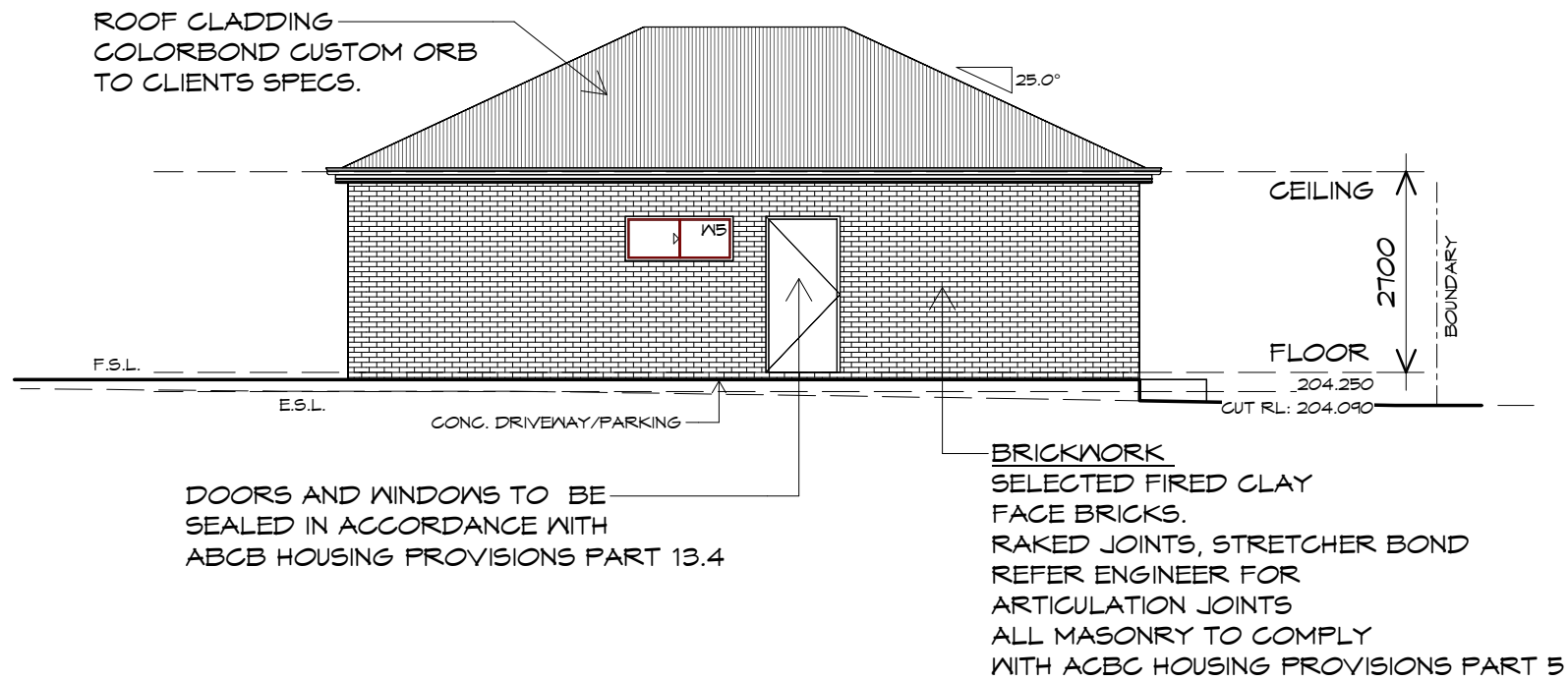
Accredited building practitioner: Frank Geskus -No CC246A





U6 NORTH EASTERN ELEVATION

1 : 100



U6 NORTH WESTERN ELEVATION

1 : 100



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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON

Client name:
 CENTACARE EVLOVE HOUSING

Drafted by:
 T.W.

Approved by:
 B.P.

Drawing:
 ELEVATIONS

Date: 18.01.2024
 Scale: 1 : 100

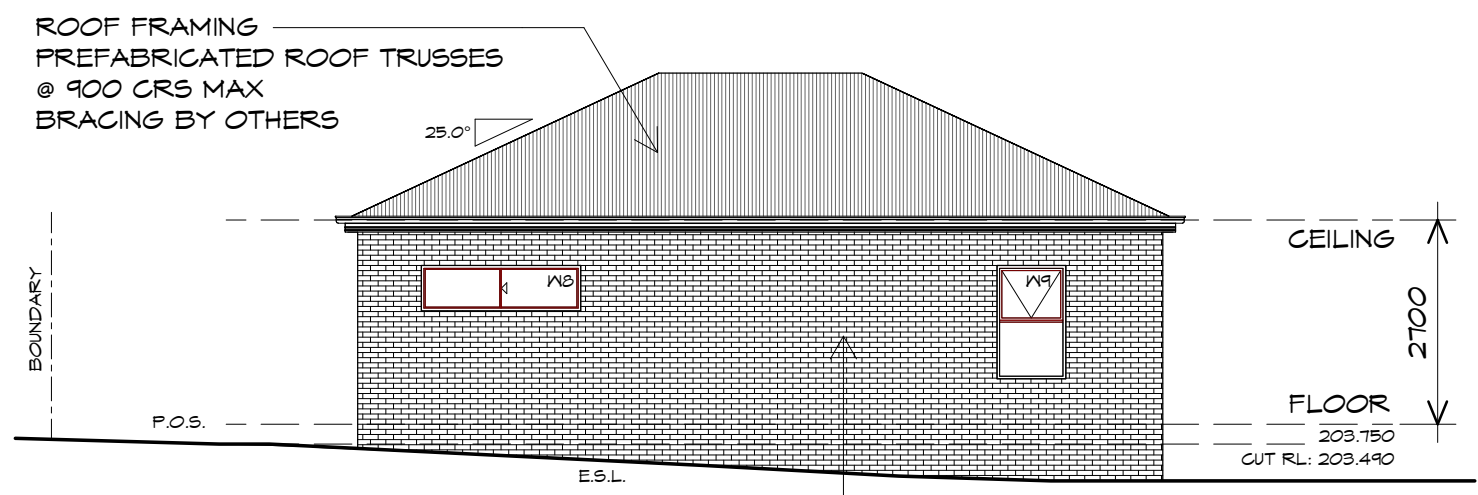
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 Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

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U9 SOUTH WESTERN ELEVATION

1 : 100

BRICKWORK
 SELECTED FIRED CLAY
 FACE BRICKS.
 RAKED JOINTS, STRETCHER BOND
 REFER ENGINEER FOR
 ARTICULATION JOINTS
 ALL MASONRY TO COMPLY
 WITH ACBC HOUSING PROVISIONS PART 5



U9 SOUTH EASTERN ELEVATION

1 : 100

SCYON LINEA 150 (ON BATTENS)
 INSTALL AND COAT TO
 MANUFACTURERS SPECIFICATIONS.

DOORS AND WINDOWS TO BE
 SEALED IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 13.4

PLANNING
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Project:
**PROPOSED RESIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON**
 Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

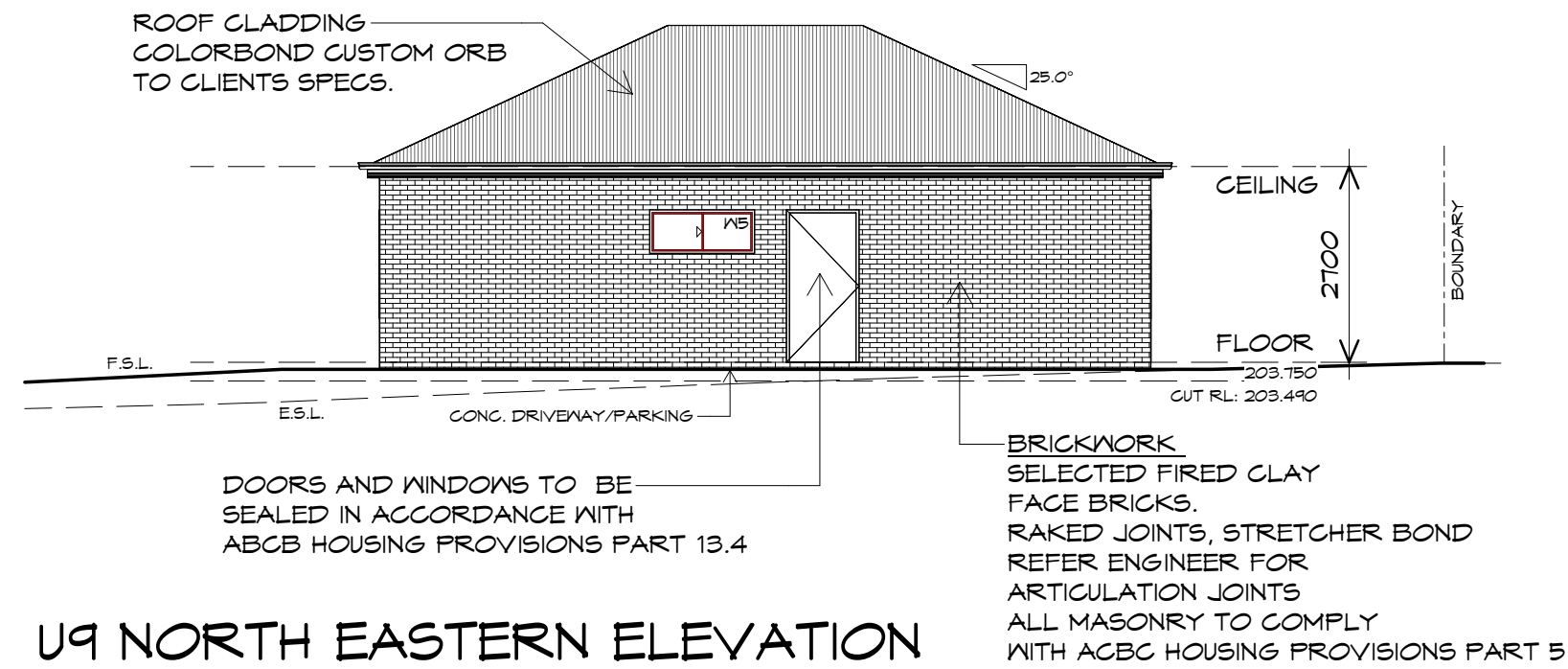
Drafted by: Author	Approved by: Approver
Date: 18.01.2024	Scale: 1 : 100

Project/Drawing no: PD21285 -D1-04	Revision: 05
Accredited building practitioner: Frank Geskus -No CC246A	

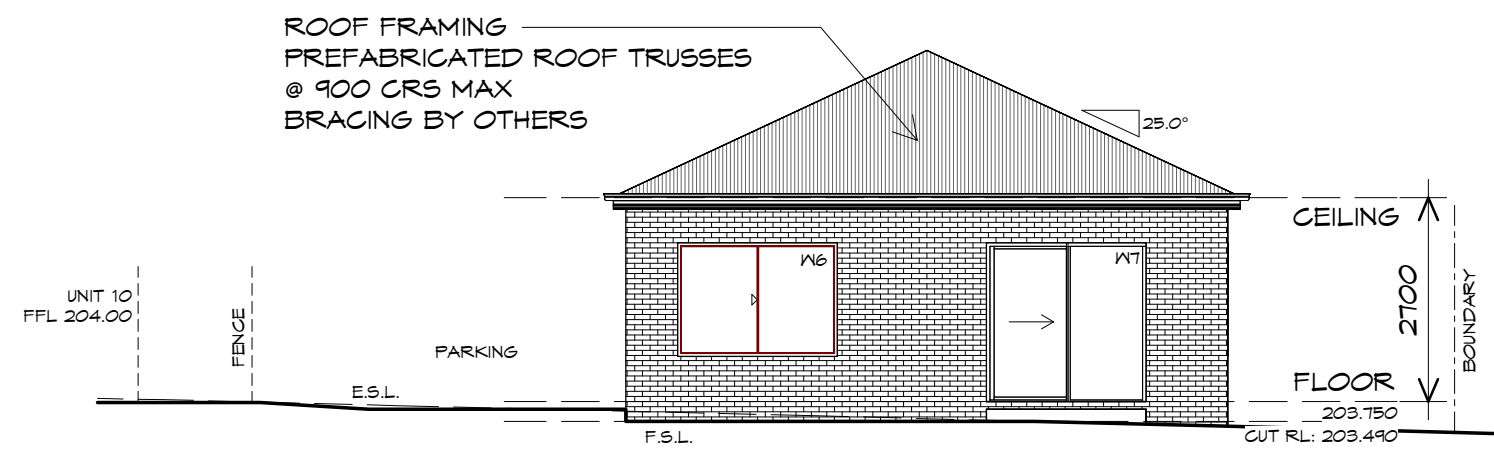


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U9 NORTH EASTERN ELEVATION
 1 : 100



U9 NORTH WESTERN ELEVATION
 1 : 100



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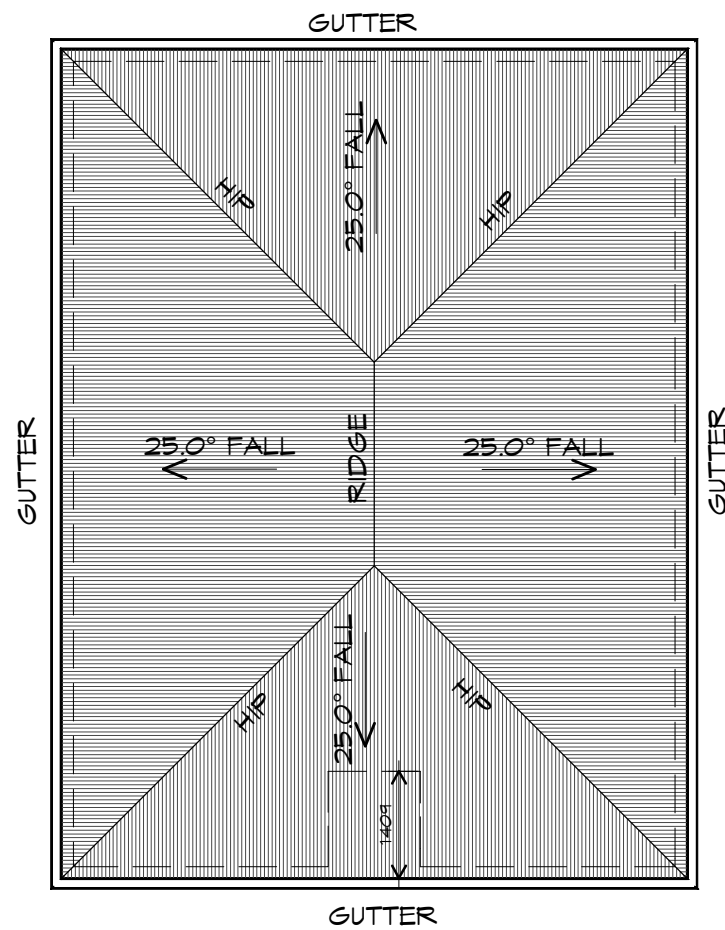
Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON
 Client name:
CENTACARE EVLOVE HOUSING

Drawing:
ELEVATIONS

Drafted by:	Approved by:
Author	Approver
Date:	Scale:
18.01.2024	1 : 100

Project/Drawing no:	Revision:
PD21285 -D1-05	05
Accredited building practitioner: Frank Geskus -No CC246A	





ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.

B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
ROOF PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by:
T.W.

Approved by:
B.P.

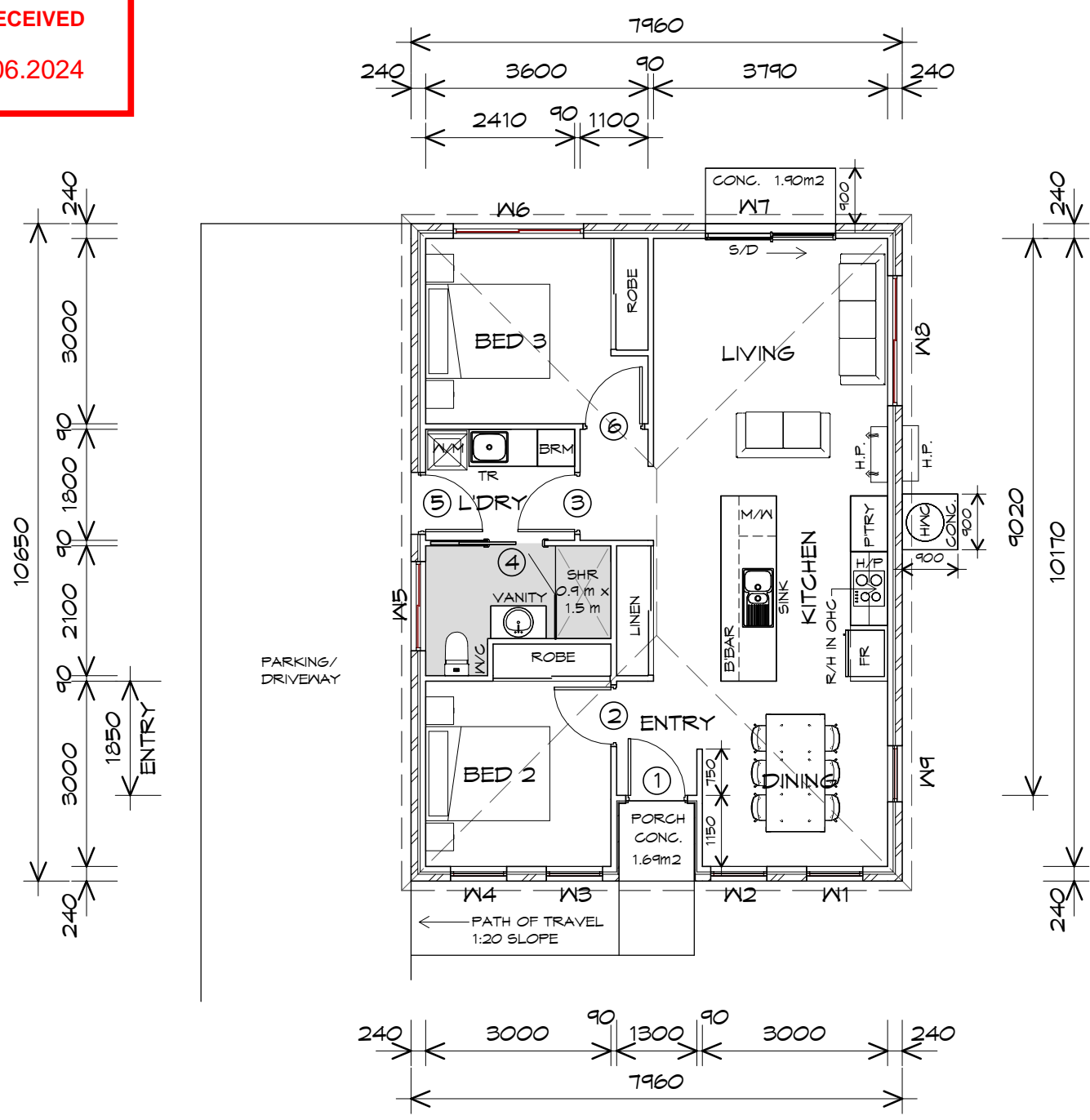


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- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN
- R/H RANGE HOOD



PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	RECESSED SILL
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	CAVITY SLIDING DOOR	
5	920	EXTERNAL SOLID DOOR	
6	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	1500	910	AWNING WINDOW	
W4	1500	910	AWNING WINDOW	
W5	600	1450	SLIDING WINDOW	OPAQUE
W6	1500	2110	SLIDING WINDOW	
W7	2100	2110	SLIDING DOOR	RECESSED SILL
W8	600	2110	SLIDING WINDOW	
W9	1500	910	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT ??? **BAL** RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN

1 : 100

FLOOR AREA	82.99	m2	(8.92 SQUARES)
PORCH AREA	1.79	m2	(0.19 SQUARES)
TOTAL AREA	84.77		9.12

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

TYPE D2 - UNIT 11



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

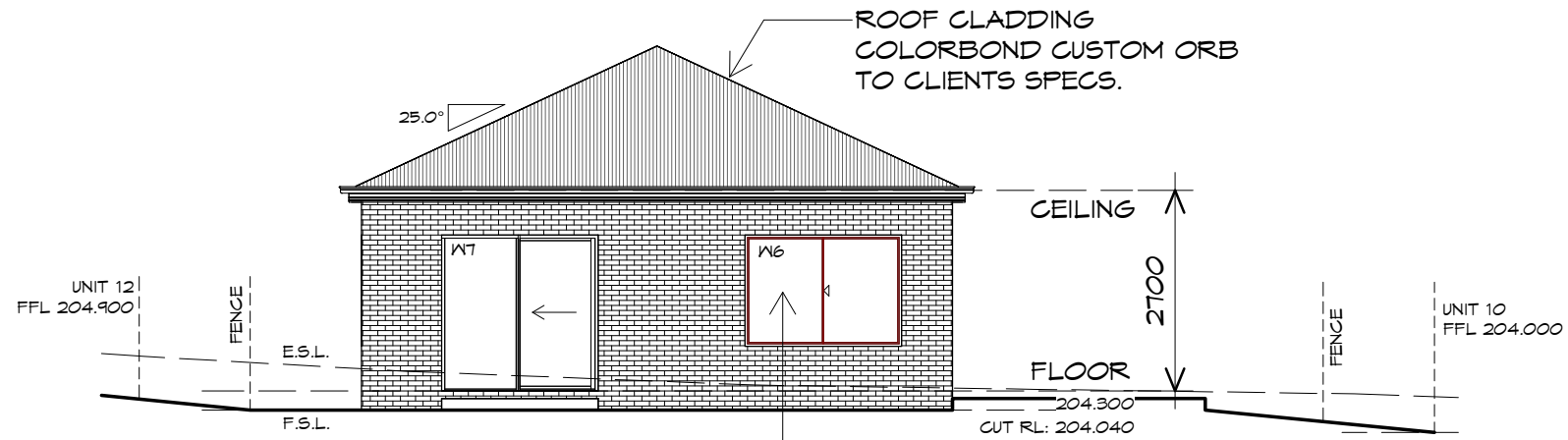
Date: 18.01.2024
Scale: 1 : 100

Drafted by: T.W.
Approved by: B.P.

Project/Drawing no: PD21285 -D2-01
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

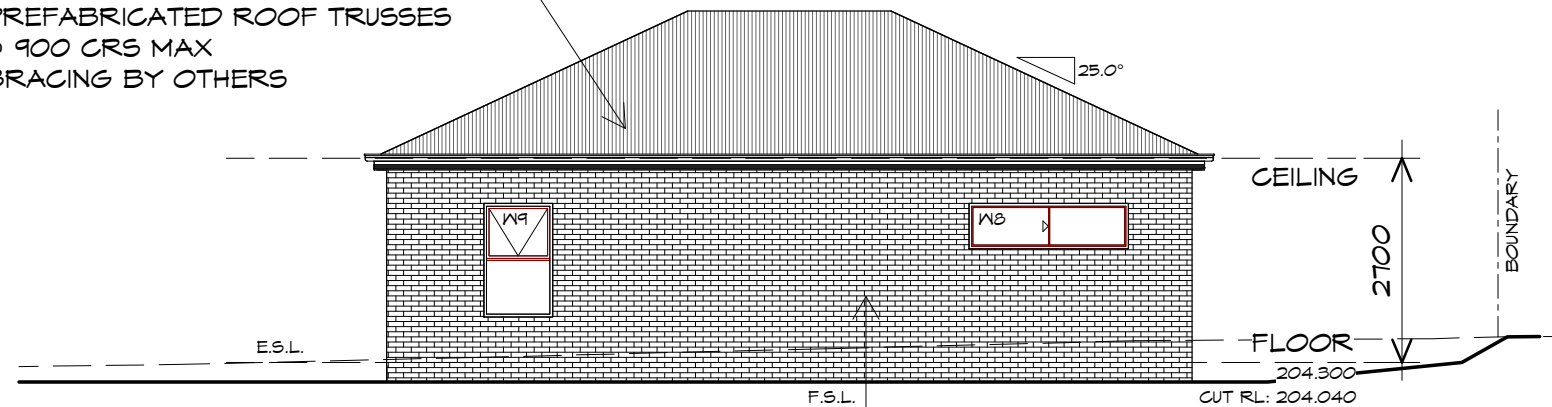


U11 NORTH WESTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



U11 NORTH EASTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ACBC HOUSING PROVISIONS PART 5

PLANNING
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TYPE D2 - UNIT 11



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.



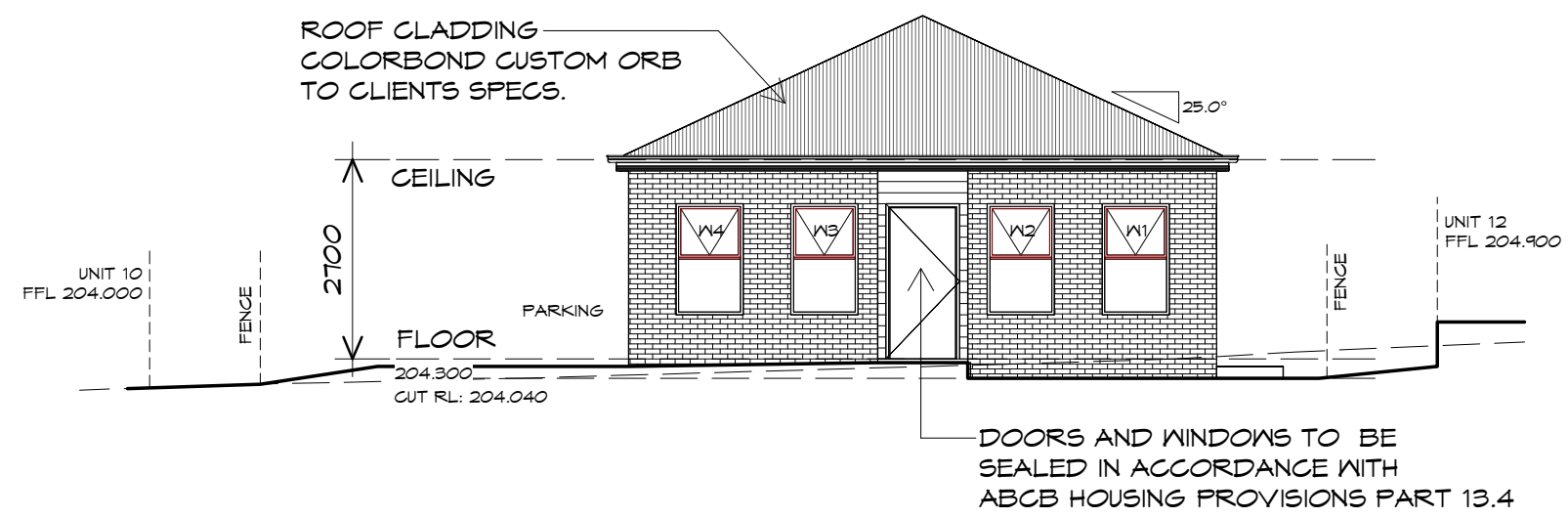
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Project/Drawing no: PD21285 -D2-02
Revision: 05

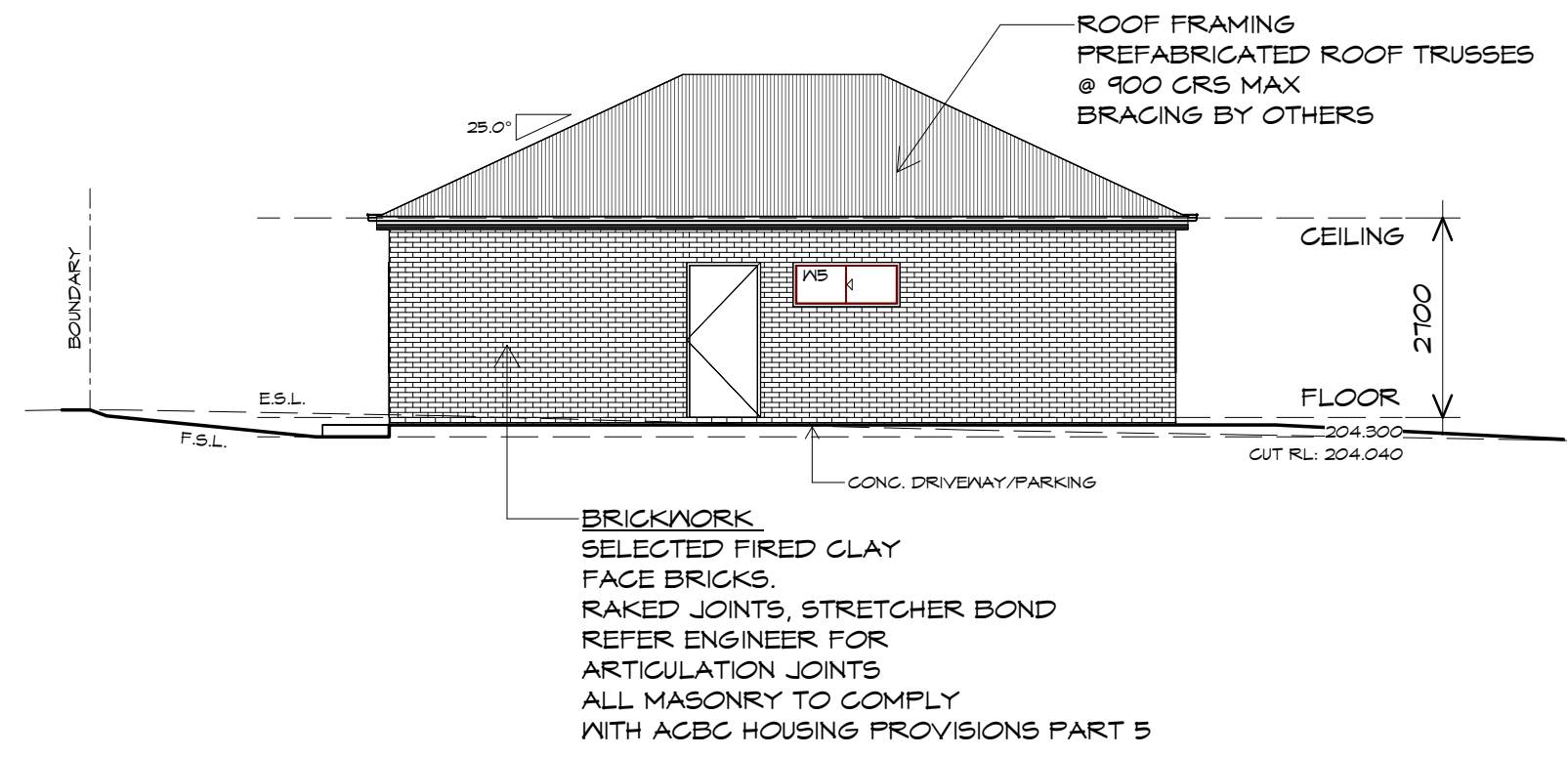
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U11 SOUTH EASTERN ELEVATION

1 : 100



U11 SOUTH WESTERN ELEVATION

1 : 100

PLANNING
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TYPE D2 - UNIT 11



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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON

Client name:
 CENTACARE EVLOVE HOUSING

Drafted by:
 T.W.

Approved by:
 B.P.

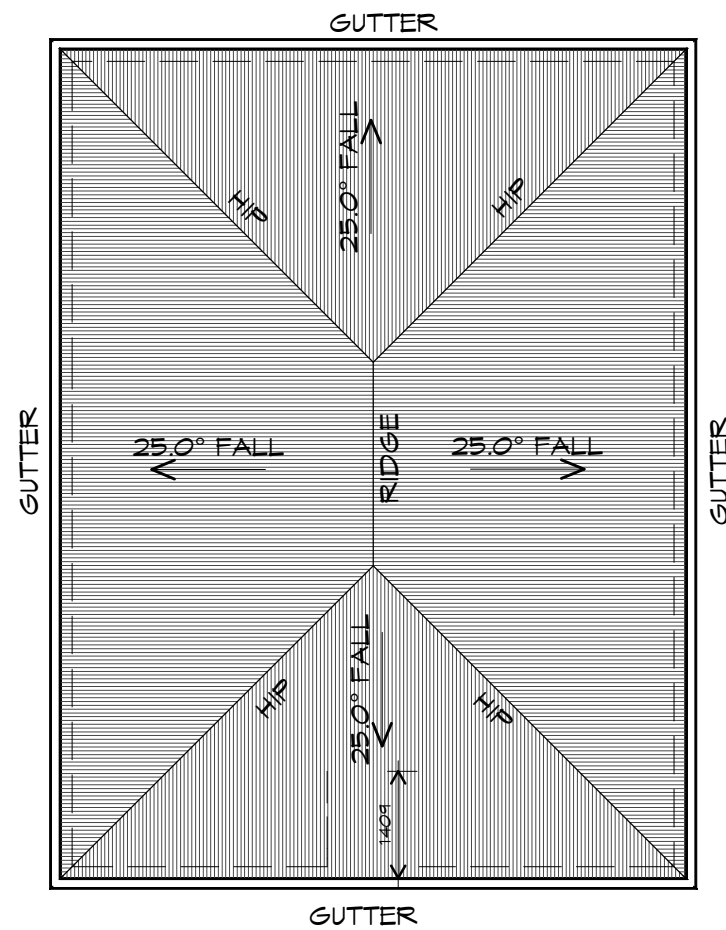
Drawing:
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Date: 18.01.2024
 Scale: 1 : 100

Project/Drawing no: PD21285 -D2-03
 Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.

B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING
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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ROOF PLAN

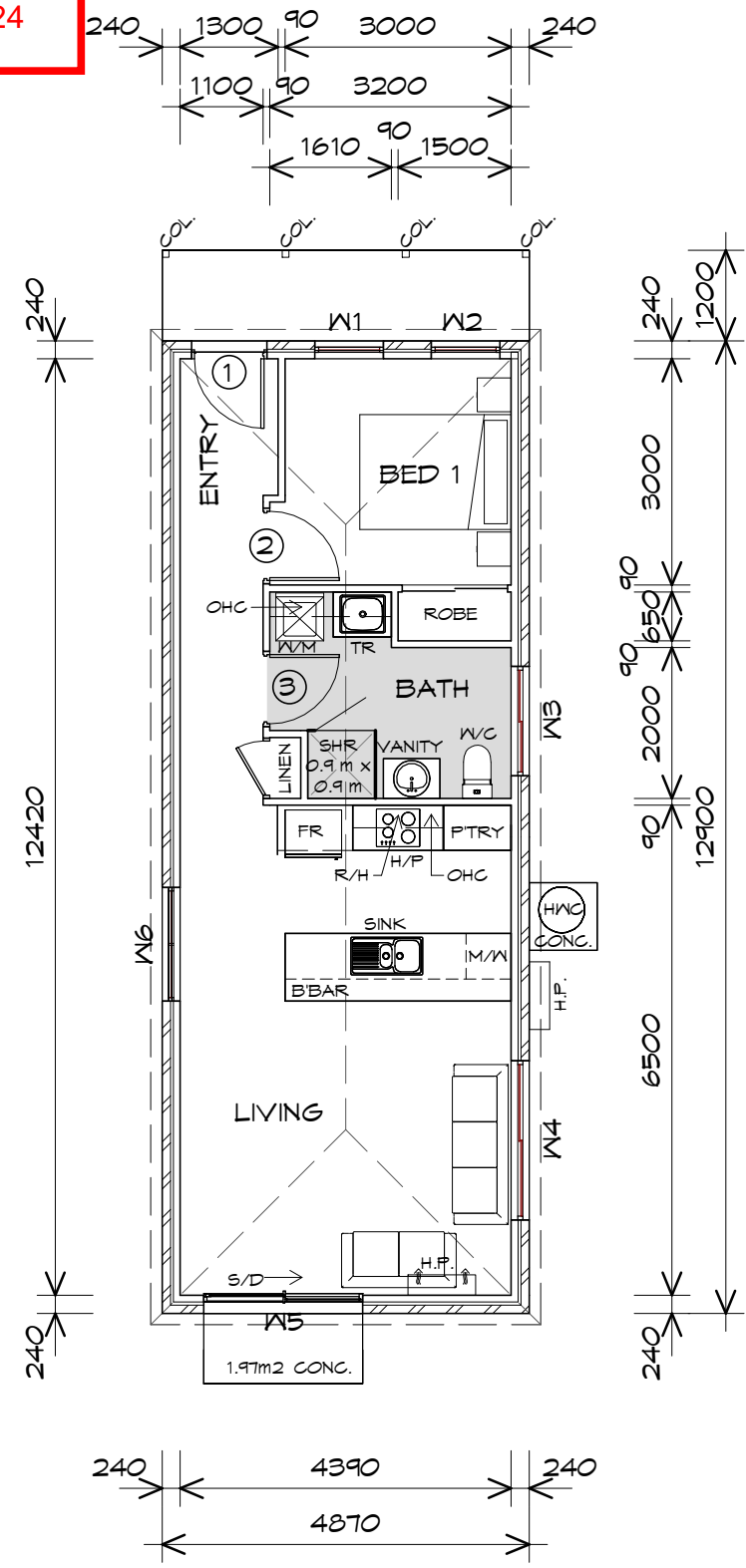
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Project/Drawing no: PD21285 -D2-04
Revision: 05



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FLOOR PLAN
1 : 100

TYPE E1 - UNIT 1

FLOOR AREA	62.24	m ²	(6.69 SQUARES)
PORCH AREA	6.43	m ²	(0.69 SQUARES)
TOTAL AREA	68.67		7.38

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

Attachment 1
LEGEND AGENDA ITEM 12.1.3

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- S/D SLIDING DOOR
- o FW FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	1450	SLIDING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	
W5	2100	2110	SLIDING DOOR	RECESSED SILL
W6	1500	1510	AWNING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
FLOOR PLAN

Date:
18.01.2024

Scale:
1 : 100

Project/Drawing no:
PD21285 -E1-01

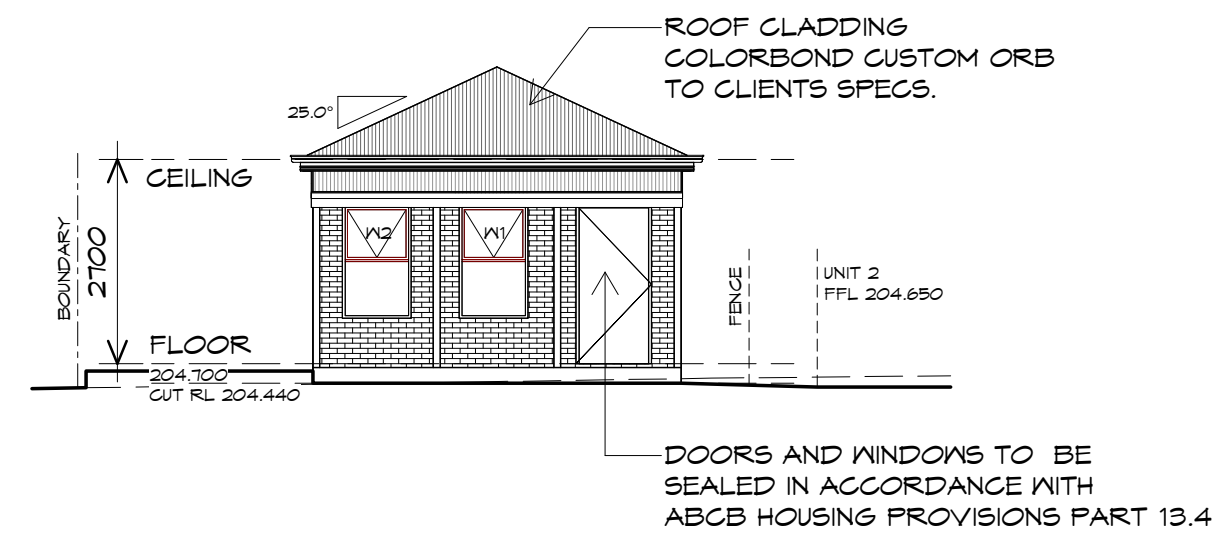
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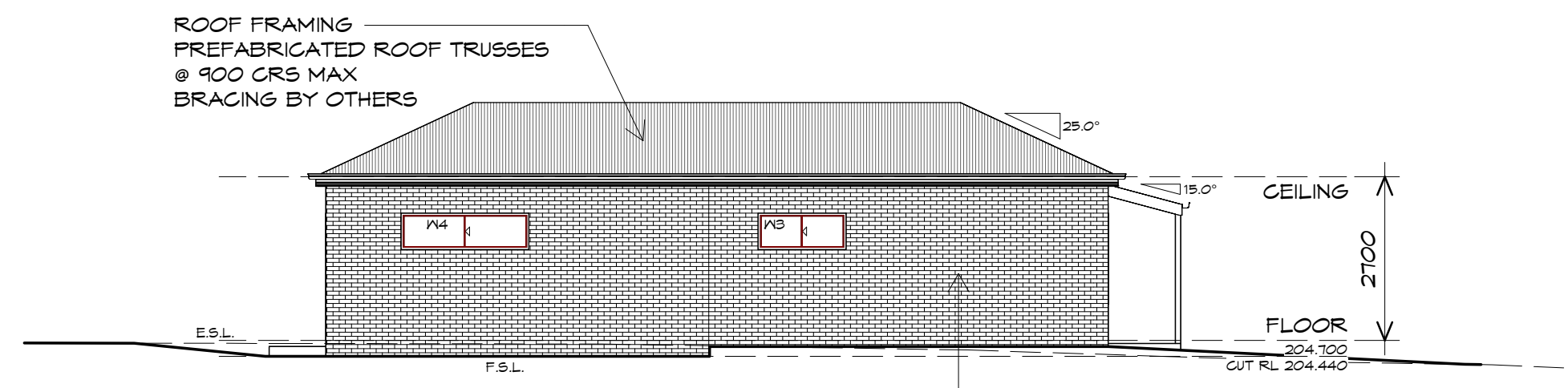
Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
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NORTH WESTERN ELEVATION
 1 : 100



NORTH EASTERN ELEVATION
 1 : 100

BRICKWORK
 SELECTED FIRED CLAY
 FACE BRICKS.
 RAKED JOINTS, STRETCHER BOND
 REFER ENGINEER FOR
 ARTICULATION JOINTS
 ALL MASONRY TO COMPLY
 WITH ACBC HOUSING PROVISIONS PART 5

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E1 - UNIT 1



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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON

Client name:
 CENTACARE EVLOVE HOUSING

Drafted by:
 T.W.

Approved by:
 B.P.

Drawing:
 ELEVATIONS

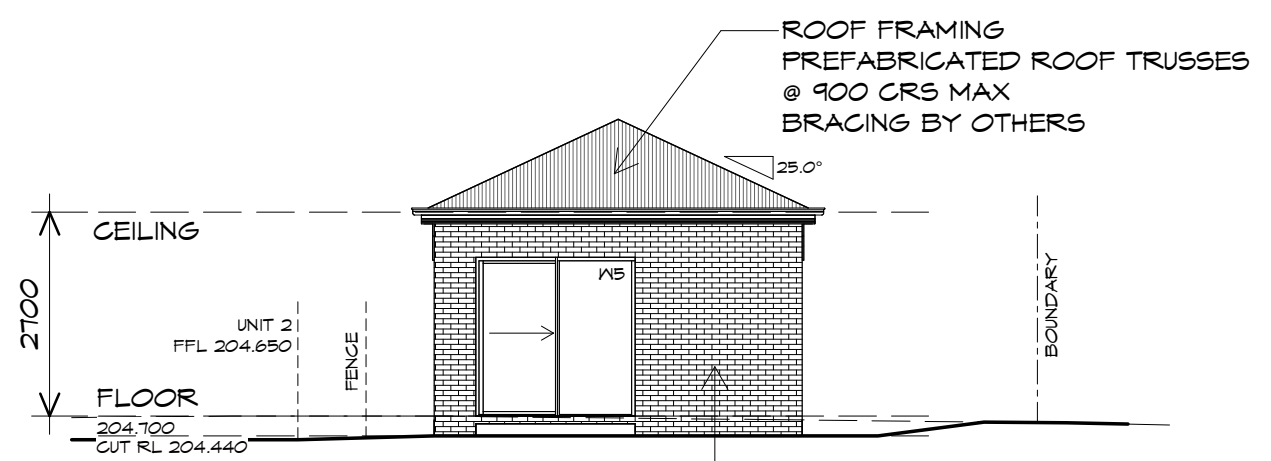
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Project/Drawing no: PD21285 -E1-02
 Revision: 05

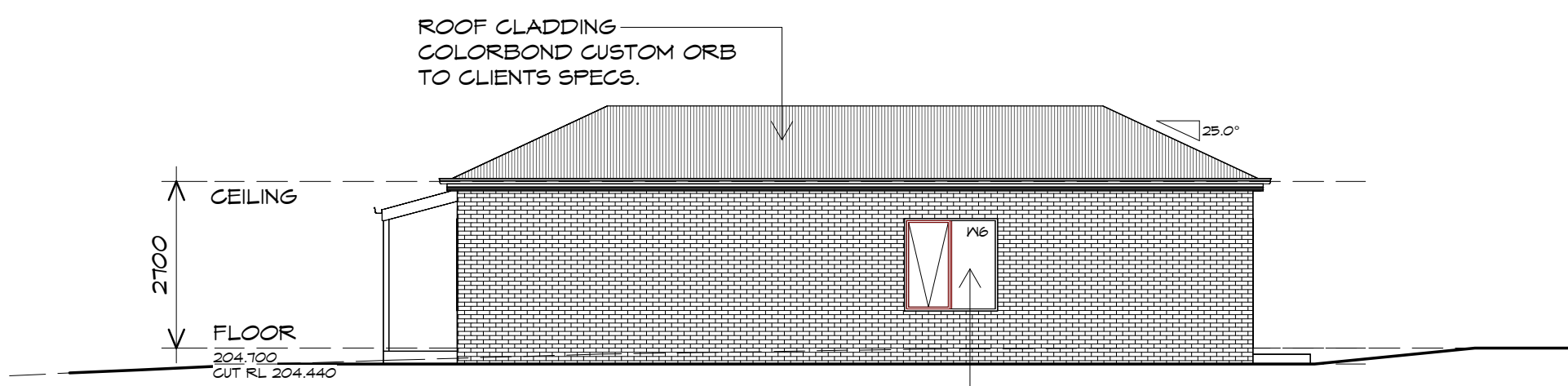


Accredited building practitioner: Frank Geskus -No CC246A

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SOUTH EASTERN ELEVATION
 1 : 100



SOUTH WESTERN ELEVATION
 1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ACBC HOUSING PROVISIONS PART 13.4

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E1 - UNIT 1



10 Goodman Court, Invermay Tasmania 7248,
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 160 New Town Road, New Town, Hobart 7008
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 info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

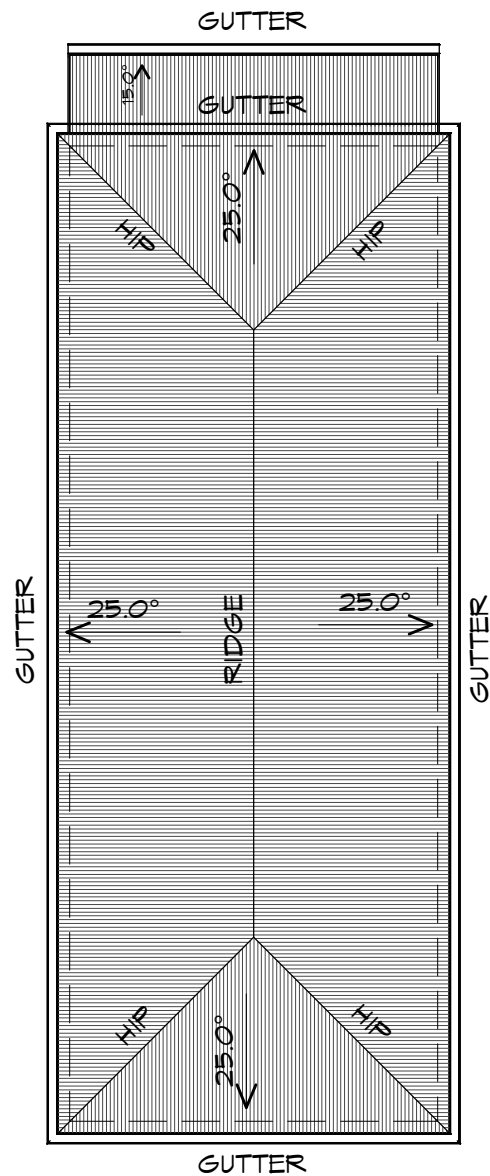
Drawing:
ELEVATIONS

Date: **18.01.2024** Scale: **1 : 100**

Project/Drawing no: **PD21285 -E1-03** Revision: **05**



Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.



Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E1-04
Revision: 05

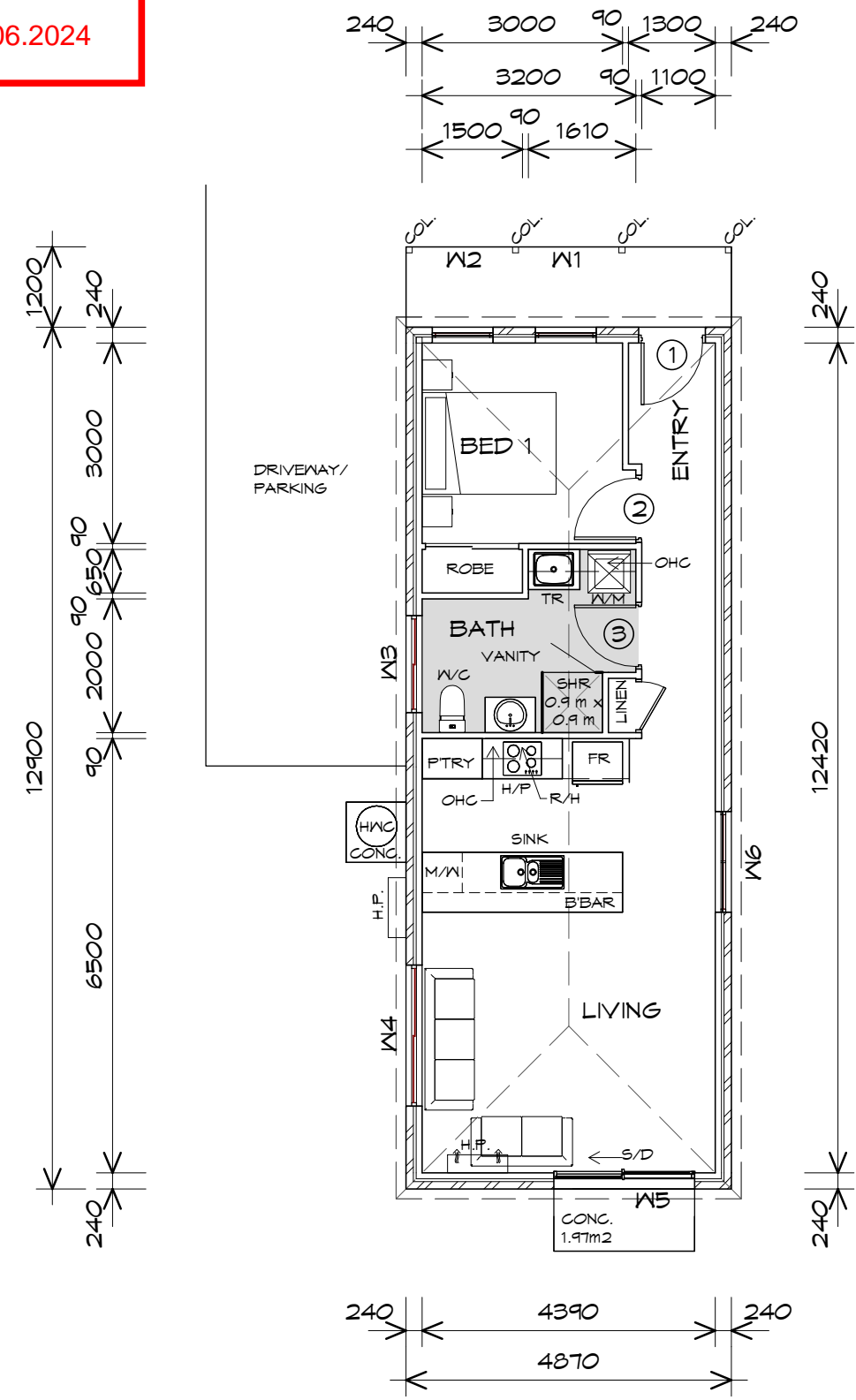
Accredited building practitioner: Frank Geskus -No CC246A

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FLOOR AREA	62.24	m ²	(6.69 SQUARES)
PORCH AREA	6.43	m ²	(0.69 SQUARES)
TOTAL AREA	68.67		7.38

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (S) 240V SMOKE ALARM
- S/D SLIDING DOOR
- (FW) FLOOR WASTE
- COL COLUMN
- G.S. GLASS SCREEN



MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	1450	SLIDING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	
W5	2100	2110	SLIDING DOOR	RECESSED SILL
W6	1500	1510	AWNING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FLOOR PLAN
1 : 100

TYPE E2 - UNIT 2

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
FLOOR PLAN

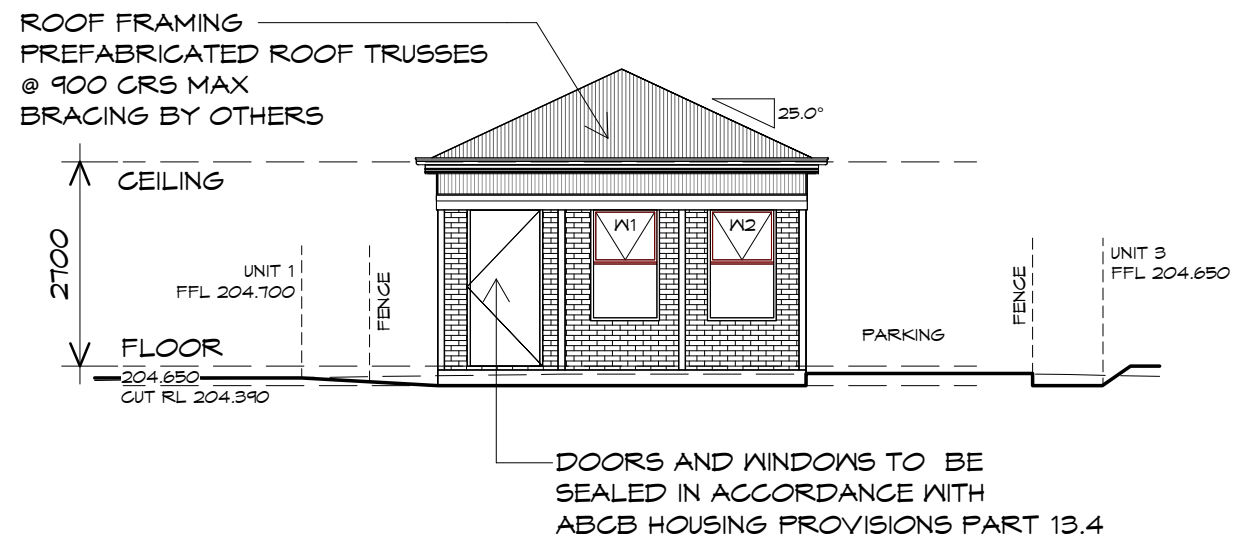
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Project/Drawing no: PD21285 -E2-01
Revision: 05

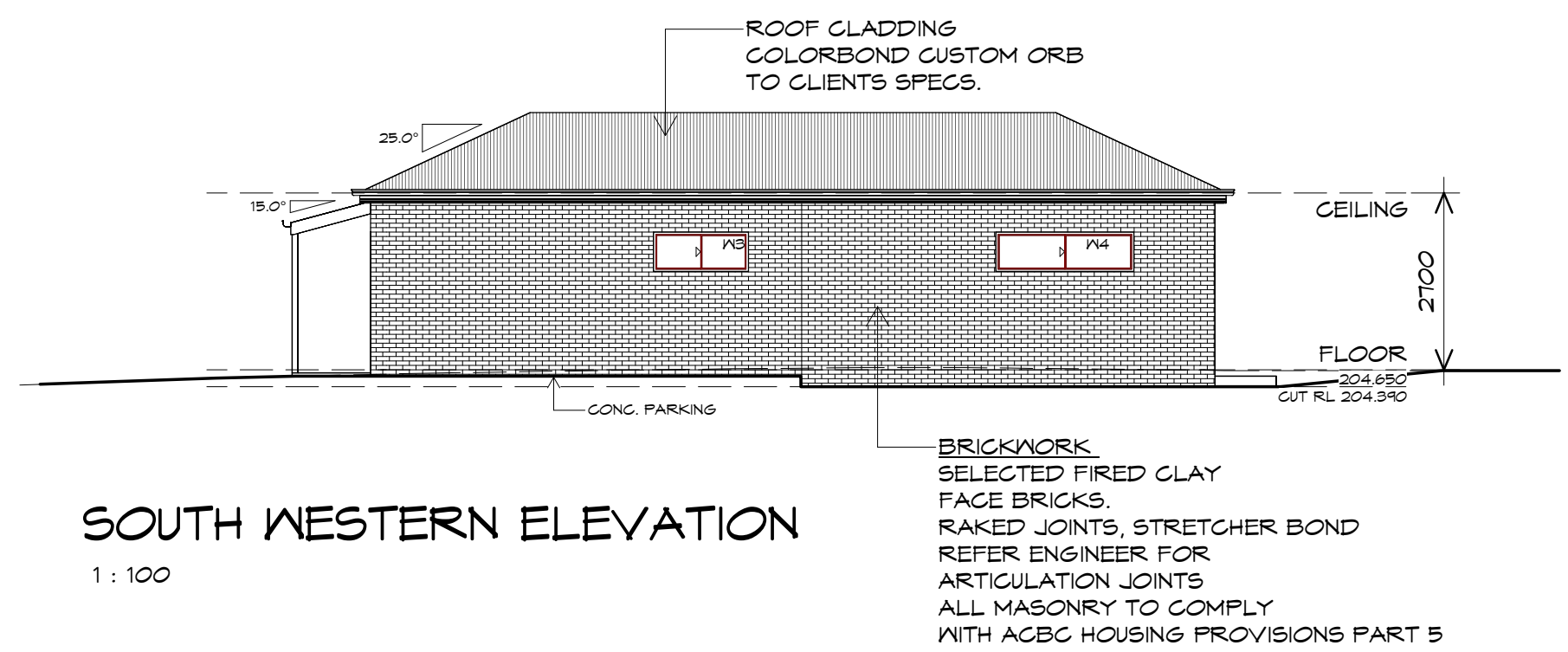


Accredited building practitioner: Frank Geskus -No CC246A

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 21.06.2024



NORTH WESTERN ELEVATION
 1 : 100



SOUTH WESTERN ELEVATION
 1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E2 - UNIT 2



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 160 New Town Road, New Town, Hobart 7008
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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
 T.W.

Approved by:
 B.P.

Drawing:
ELEVATIONS

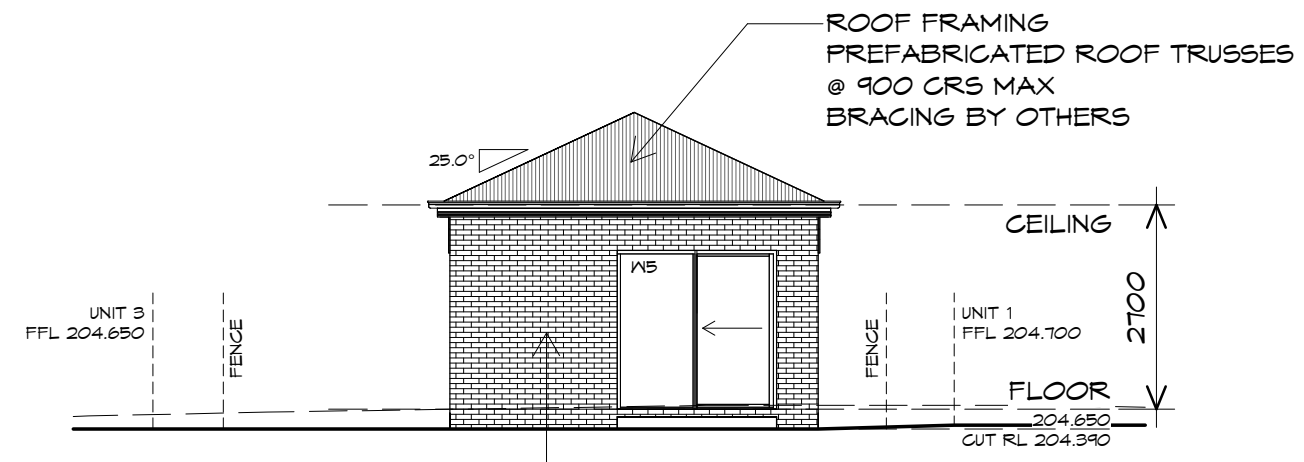
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Project/Drawing no: PD21285 -E2-02
 Revision: 05

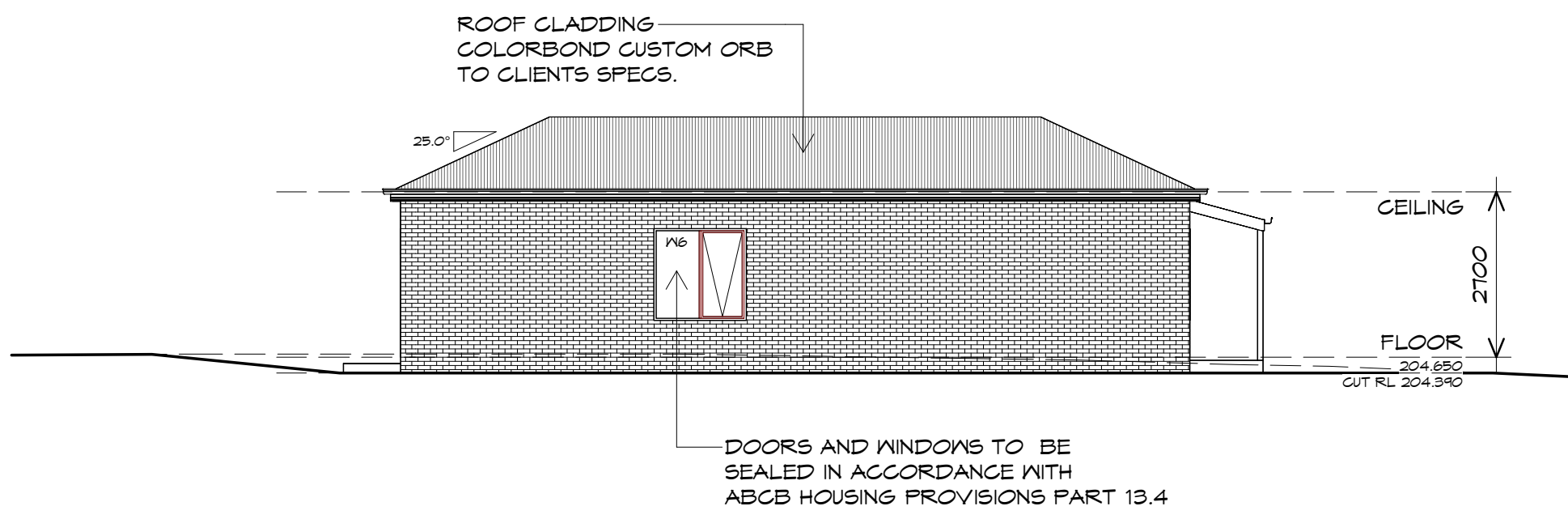


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SOUTH EASTERN ELEVATION
 1 : 100



NORTH EASTERN ELEVATION
 1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

TYPE E2 - UNIT 2

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Project:
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Client name:
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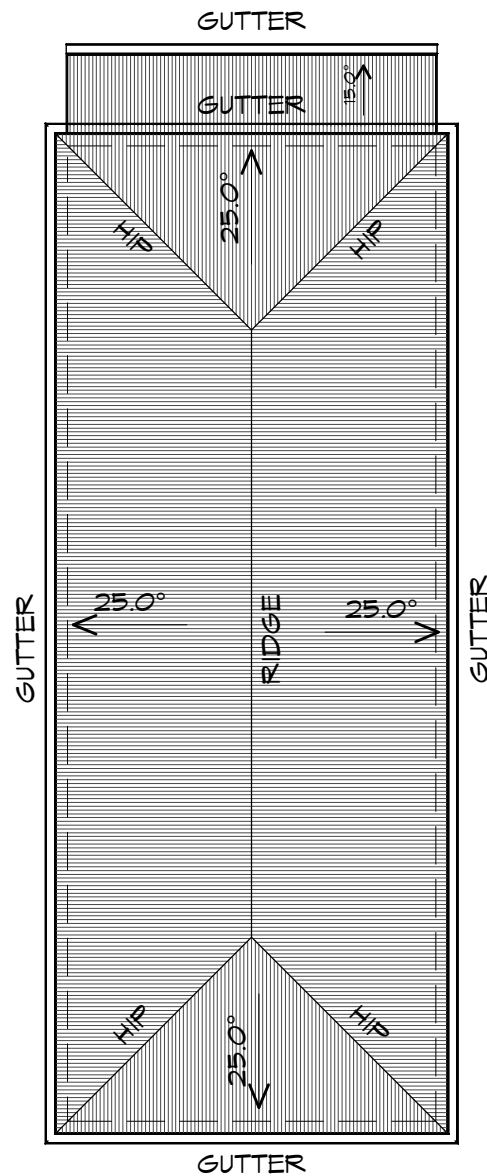


Drawing:
ELEVATIONS

Date: 18.01.2024
 Scale: 1 : 100

Project/Drawing no: PD21285 -E2-03
 Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
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UNLESS FIXED TO METAL FASCIA
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DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

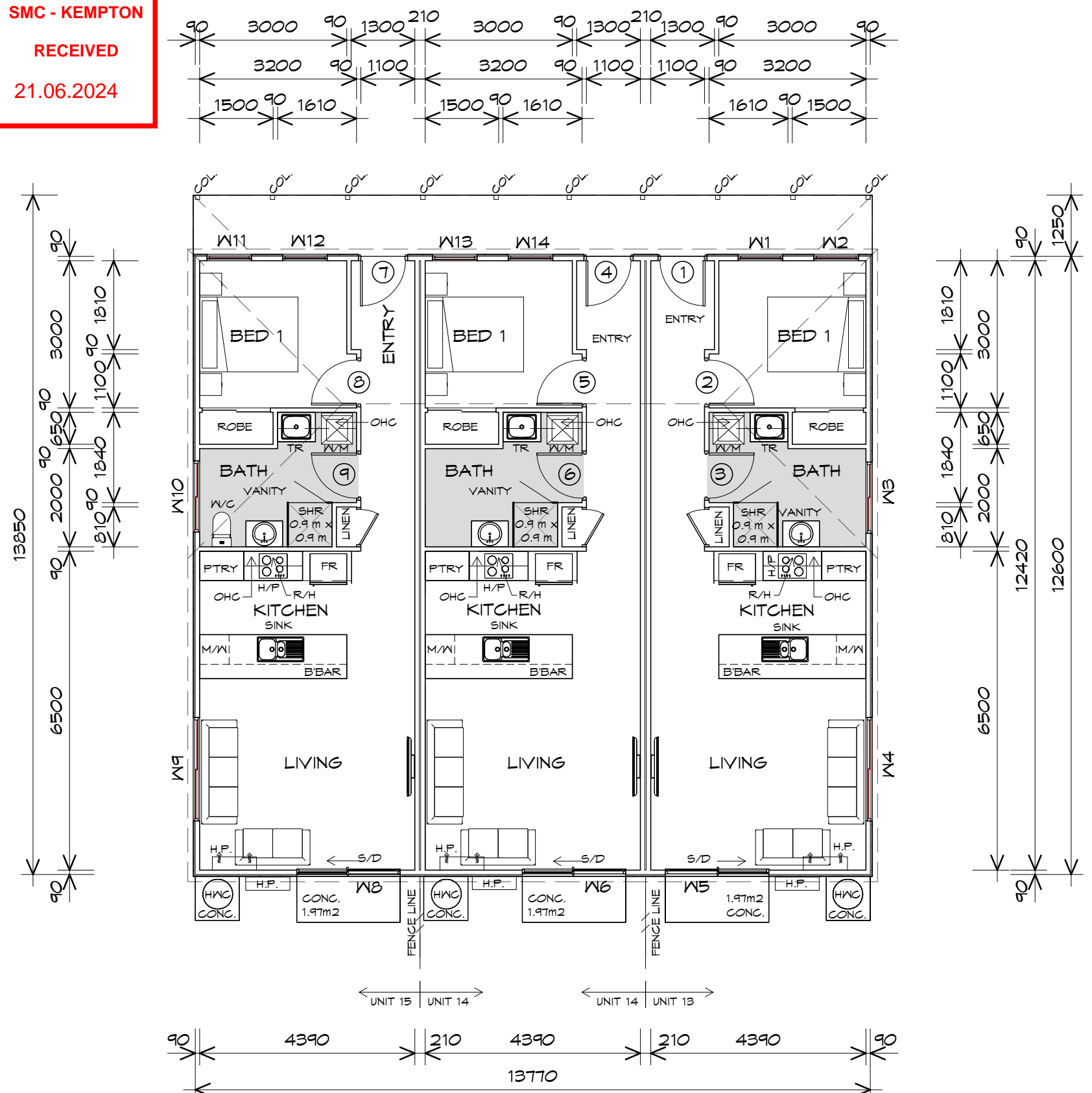
Project/Drawing no: PD21285 -E2-04
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

SMC - KEMPTON
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21.06.2024

- LEGEND**
- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
 - (S) 240V SMOKE ALARM
 - S/D SLIDING DOOR
 - o FW FLOOR WASTE
 - COL COLUMN
 - G.S. GLASS SCREEN



DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	EXTERNAL SOLID DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	INTERNAL TIMBER DOOR	UNDERCUT DOOR 25mm
7	920	EXTERNAL SOLID DOOR	
8	920	INTERNAL TIMBER DOOR	
9	920	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1500	910	AWNING WINDOW	
W2	1500	910	AWNING WINDOW	
W3	600	1450	SLIDING WINDOW	OPAQUE
W4	600	2110	SLIDING WINDOW	
W5	2100	2110	SLIDING DOOR	RECESSED SILL
W6	2100	2110	SLIDING DOOR	RECESSED SILL
W8	2100	2110	SLIDING DOOR	RECESSED SILL
W9	600	2110	SLIDING WINDOW	
W10	600	1450	SLIDING WINDOW	OPAQUE
W11	1500	910	AWNING WINDOW	
W12	1500	910	AWNING WINDOW	
W13	1500	910	AWNING WINDOW	
W14	1500	910	AWNING WINDOW	

FLOOR PLAN
1 : 100



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ALUMINIUM WINDOWS **DOUBLE GLAZING COMPLETE**
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVLOVE HOUSING

Date: 18.01.2024
Scale: 1 : 100

Drafted by:
T.W.

Approved by:
B.P.

Project/Drawing no:
PD21285 -E3-01

Revision:
05

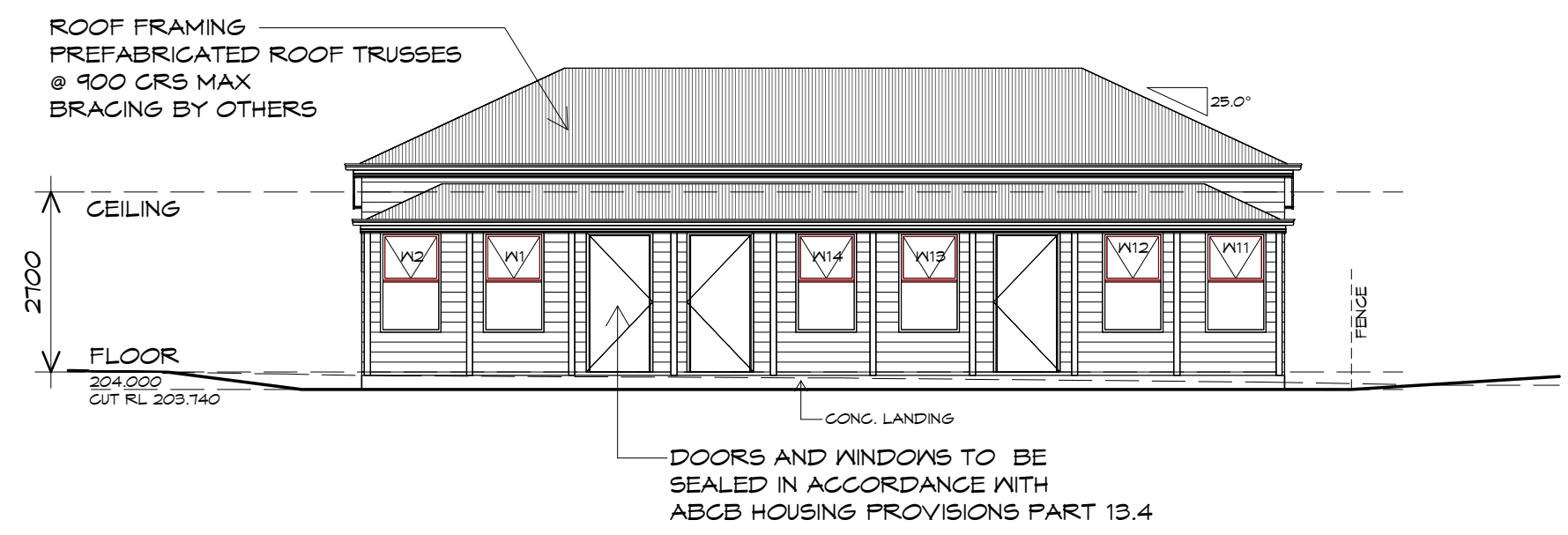


Accredited building practitioner: Frank Geskus -No CC246A

TYPE E3 - UNITS 13, 14, 15

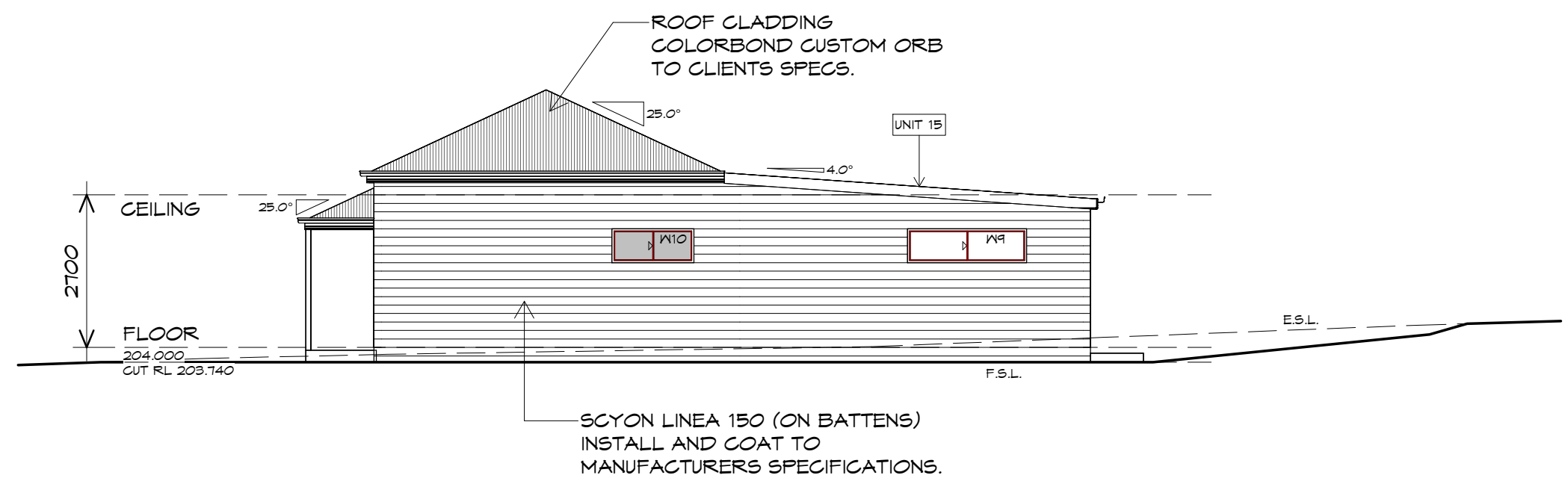
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NOTE: DO NOT SCALE OFF DRAWINGS

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SOUTH WESTERN ELEVATION

1 : 100



SOUTH EASTERN ELEVATION

1 : 100

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TYPE E3 - UNITS 13, 14, 15



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Project:
PROPOSED RESIDENTIAL DEVELOPMENT LOT 2 LOUISA STREET, KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
 T.W.

Approved by:
 B.P.

Drawing:
ELEVATIONS

Date: 18.01.2024
 Scale: 1 : 100

Project/Drawing no: PD21285 -E3-02
 Revision: 05

Accredited building practitioner: Frank Geskus -No CC246A



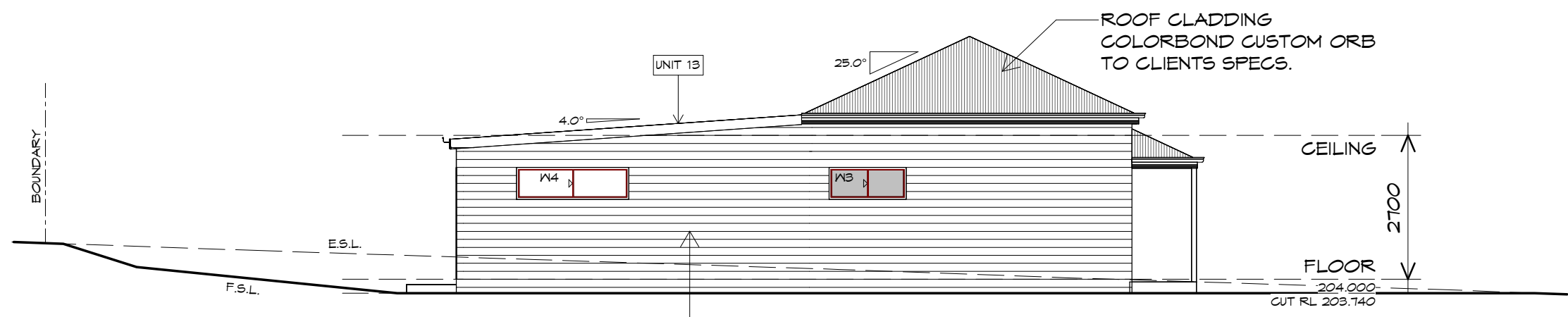
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NORTH EASTERN ELEVATION
 1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



NORTH WESTERN ELEVATION
 1 : 100



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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 LOT 2 LOUISA STREET,
 KEMPTON

Client name:
 CENTACARE EVLOVE HOUSING

Drafted by:
 T.W.

Approved by:
 B.P.

Drawing:
 ELEVATIONS

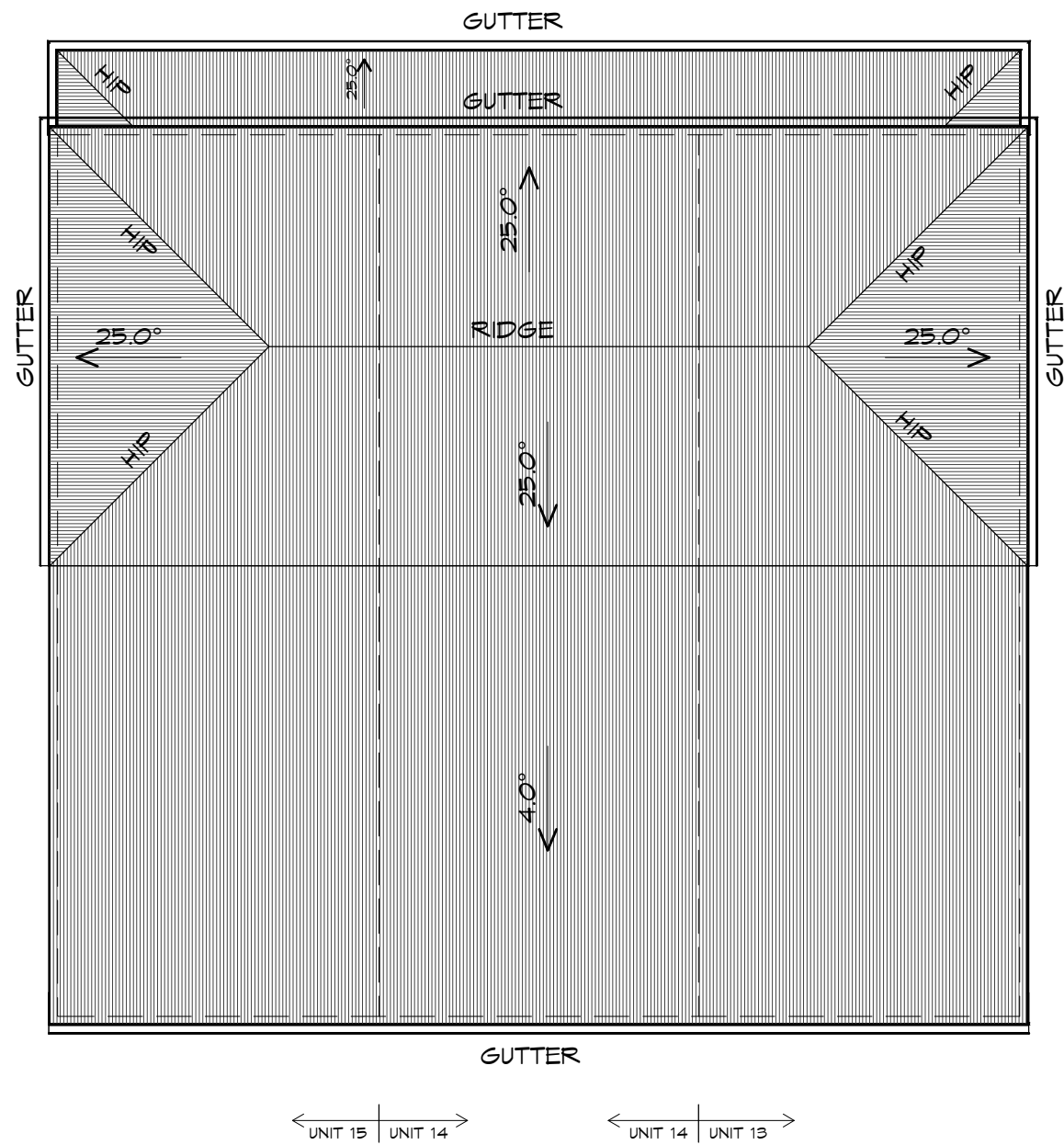
Date: 18.01.2024
 Scale: 1 : 100

Project/Drawing no: PD21285 -E3-03
 Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A

TYPE E3 - UNITS 13, 14, 15



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
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UNLESS FIXED TO METAL FASCIA
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SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
LOT 2 LOUISA STREET,
KEMPTON

Client name:
CENTACARE EVLOVE HOUSING

Drafted by:
T.W.

Approved by:
B.P.

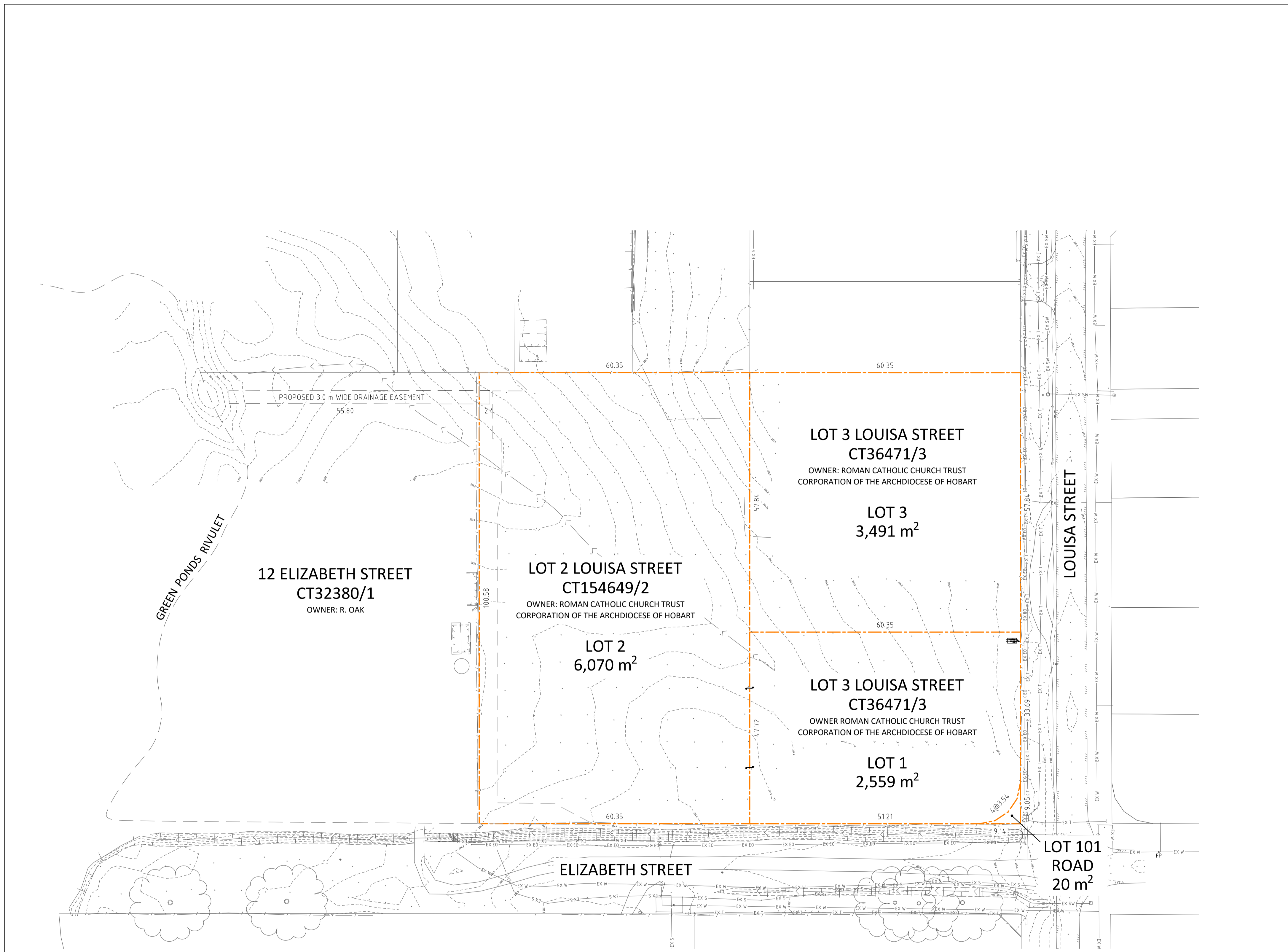
Drawing:
ROOF PLAN

Date: 18.01.2024
Scale: 1 : 100

Project/Drawing no: PD21285 -E3-04
Revision: 05



Accredited building practitioner: Frank Geskus -No CC246A



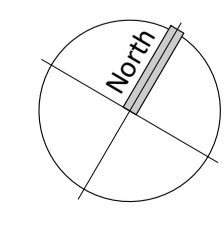
NOTE

- THIS PLAN HAS BEEN PREPARED ONLY FOR THE PURPOSE OF OBTAINING PRELIMINARY SUBDIVISION APPROVAL FROM THE LOCAL AUTHORITY AND IS SUBJECT TO THAT APPROVAL.
- ALL MEASUREMENTS AND AREAS ARE SUBJECT TO THE FINAL SURVEY.
- LOTS 1 AND 3 ARE TO BE CREATED FROM TITLE CT36471/3. LOT 1 TO BE CONSOLIDATED WITH LOT 2.

E:\Projects\2024\24-01\101\101_Lot 2 Louisa Street - ED\10127855 - Gf drawings.mxd\10127855.dwg

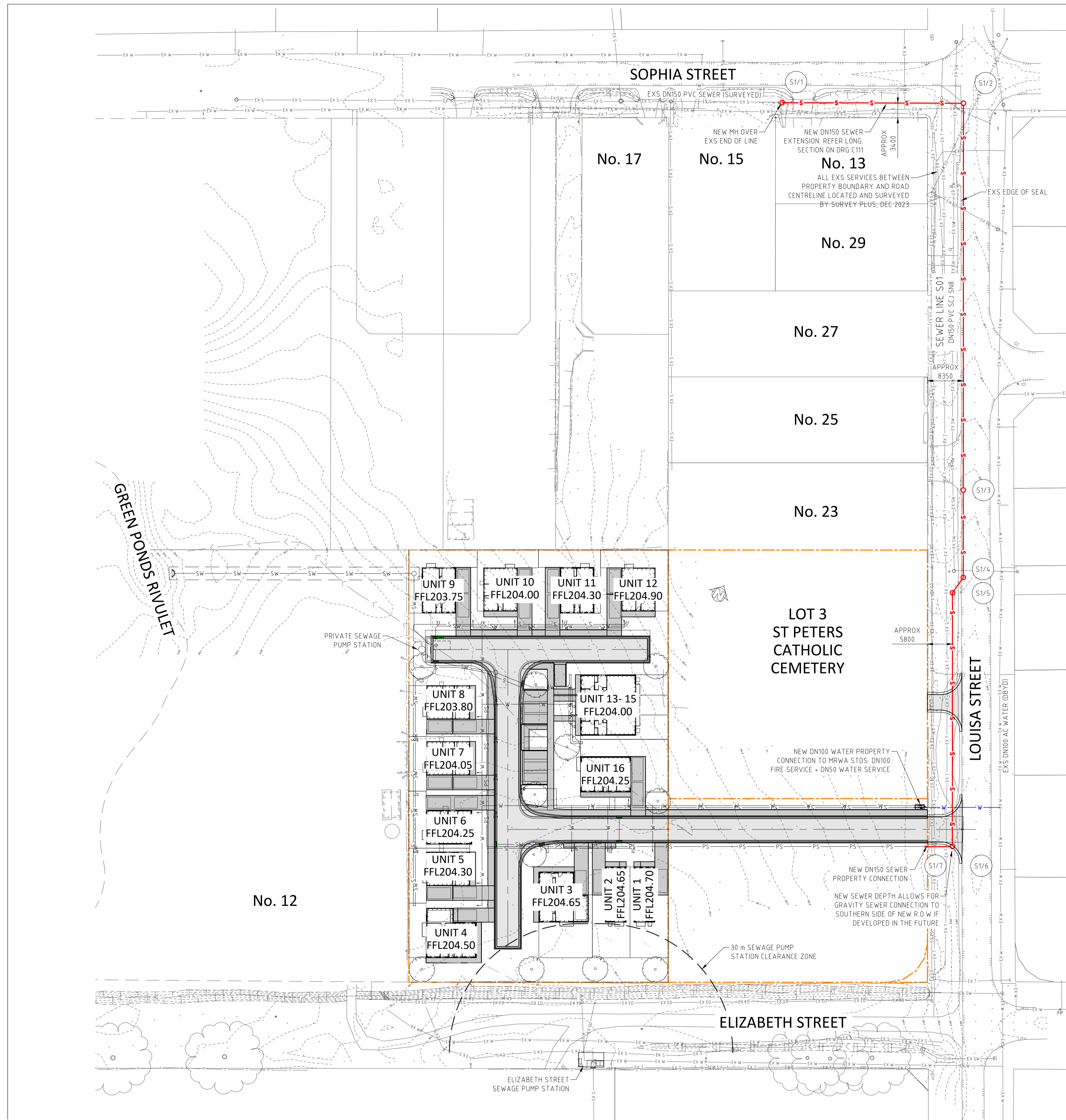
REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	20.06.2024				

THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION

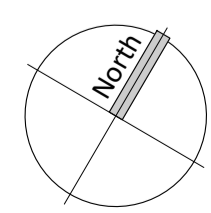


GANDY AND ROBERTS
CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
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ph 03 6223 8877 fx 03 6223 7183

PROPOSED RESIDENTIAL DEVELOP
LOT 2 LOUISA STREET, KEMPTON
TASMANIA 7030
DRAWING TITLE
SUBDIVISION PLAN - 3 LOTS



THIS DRAWING HAS NOT BEEN APPROVED FOR CONSTRUCTION



GANDY AND ROBERTS
CONSULTING ENGINEERS

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TASMANIA, AUSTRALIA 7000
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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON TASMANIA 7030
DRAWING TITLE
TASWATER SEWER AND WATER

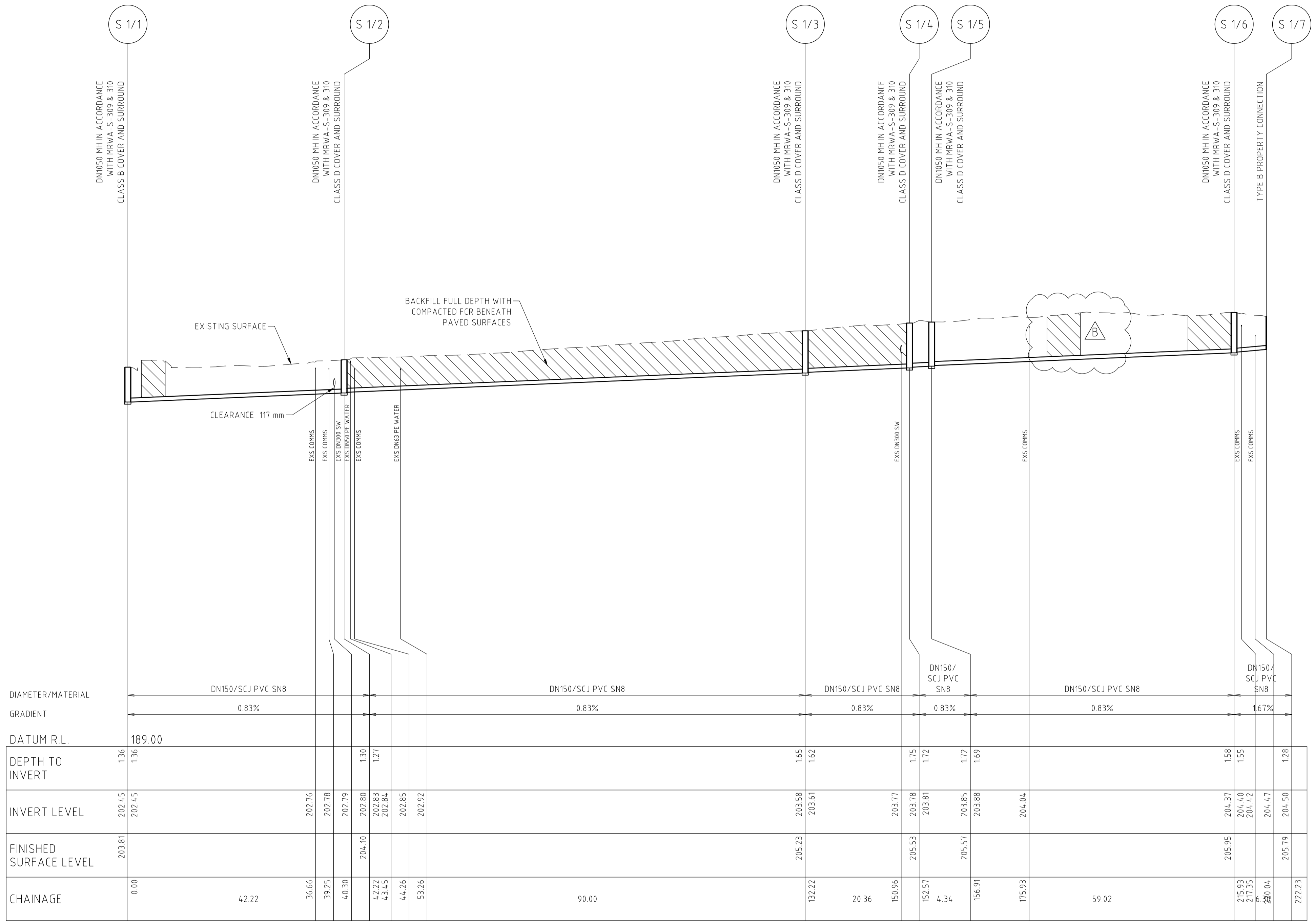
REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
A	DEVELOPMENT APPROVAL	SP	19.12.2023				

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21.06.2024

NOTES

- TASWATER TO PERFORM LIVE BREAK INS AND RE-BENCH AT DEVELOPERS COST
- MAINTENANCE HOLES TO BE IN ACCORDANCE WITH WSAA MRWA DRGS SERIES 300
- MAINTENANCE HOLES IN TRAFFICABLE AREAS TO BE IN ACCORDANCE WITH WSAA MRWA-S-309, 310 & 313
- CONCRETE BULKHEADS AND TRENCH STOPS TO BE IN ACCORDANCE WITH WSAA MRWA-S-206
- INSPECTION SHAFTS AND LOT CONNECTIONS TO BE IN ACCORDANCE WITH WSAA MRWA-S-301 WITH POLY COVER FOR ALL LOT CONNECTIONS
- ALL EXCAVATION WORK TO BE IN ACCORDANCE WITH SAFE WORK AUSTRALIA EXCAVATION WORK CODE OF PRACTICE (JULY 2012)

COMPACTED 20 mm FCR BACKFILL UNDER ROADS, DRIVEWAYS AND FOOTPATHS



PUBLIC SEWER S01
SCALE 1:500 H 1:100 V

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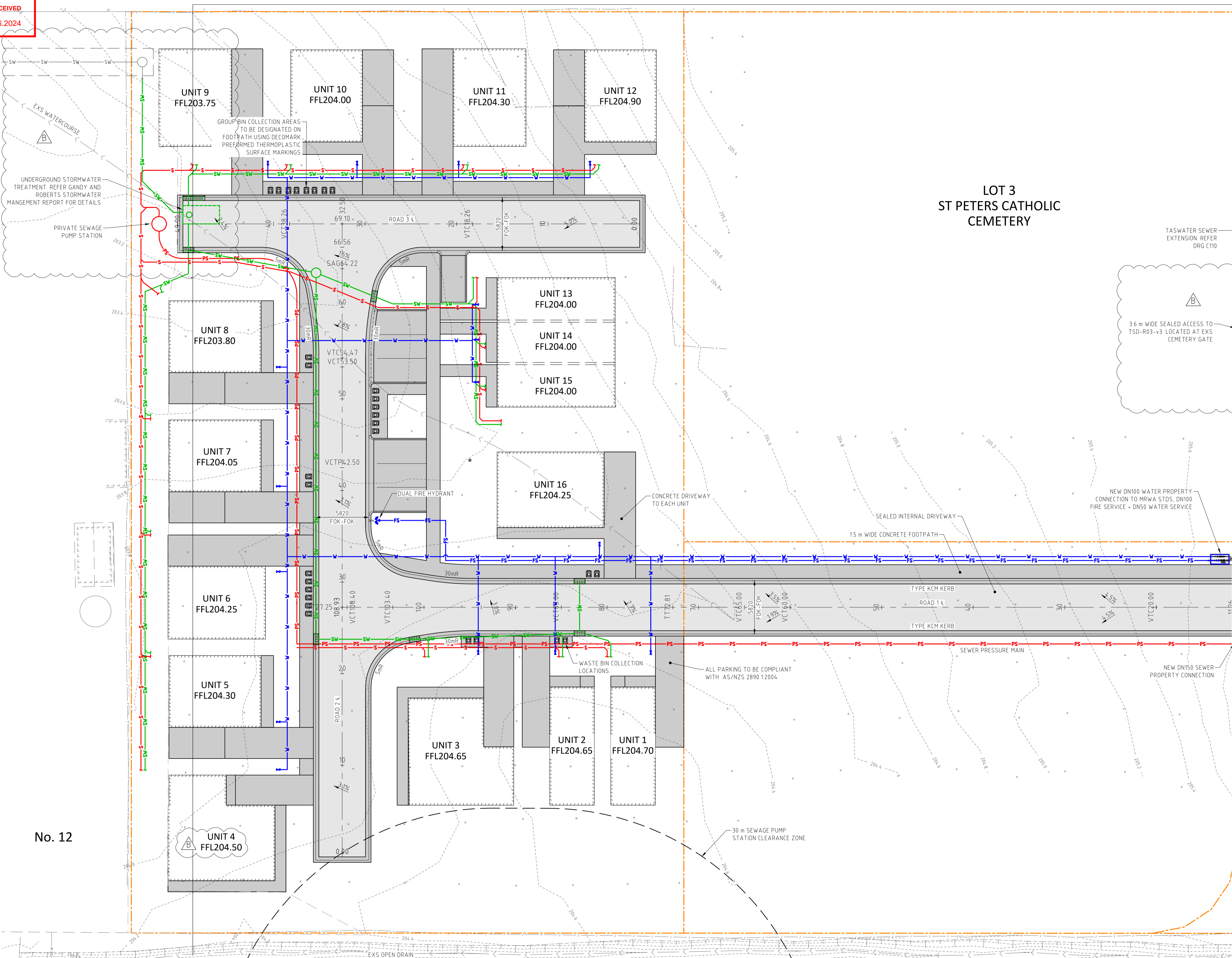
GANDY AND ROBERTS
CONSULTING ENGINEERS
159 DAVEY ST, HOBART
TASMANIA, AUSTRALIA 7000
www.gandyandroberts.com.au
mail@gandyandroberts.com.au
ph 03 6223 8877 fx 03 6223 7183

PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON TASMANIA 7030
DRAWING TITLE
TASWATER SEWER LONGITUDINAL

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A	DEVELOPMENT APPROVAL	SP	19.12.2023				

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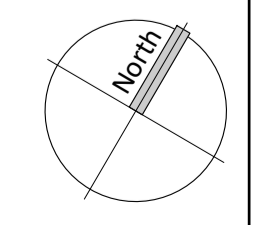


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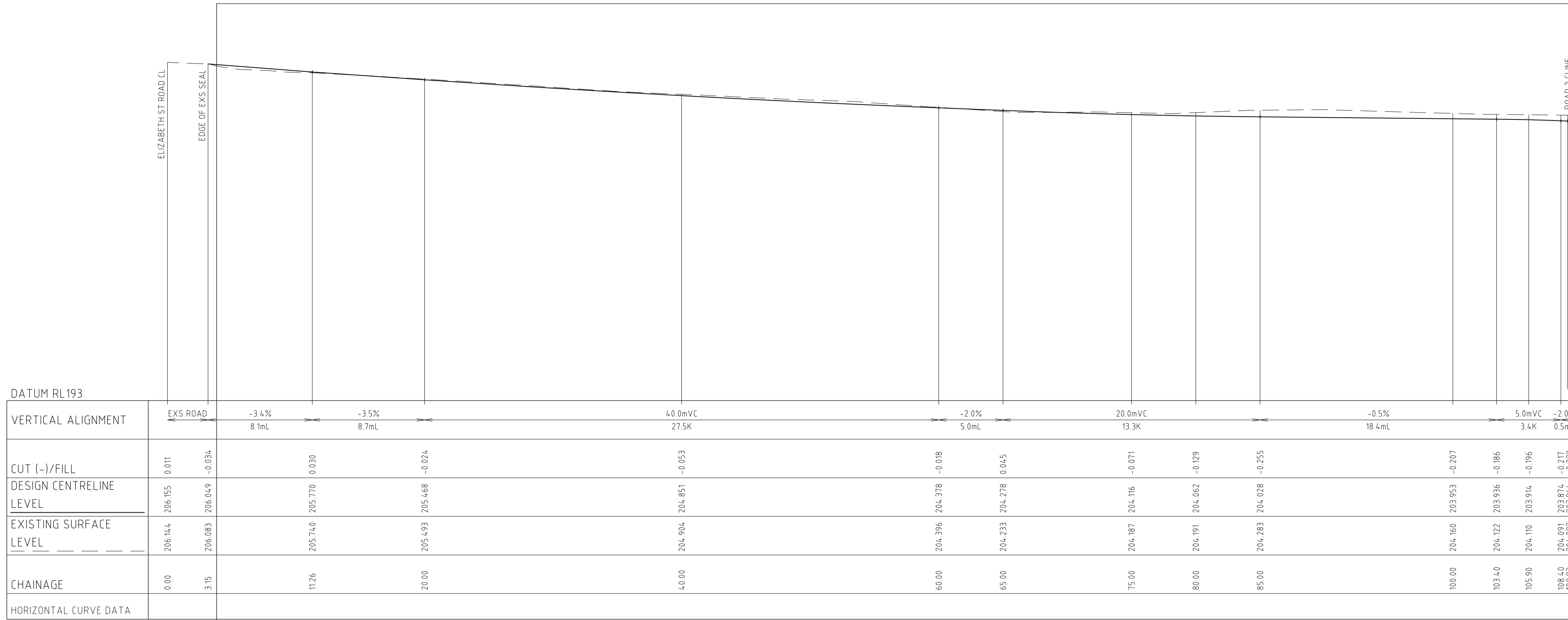
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A	DEVELOPMENT APPROVAL		19.12.2023				

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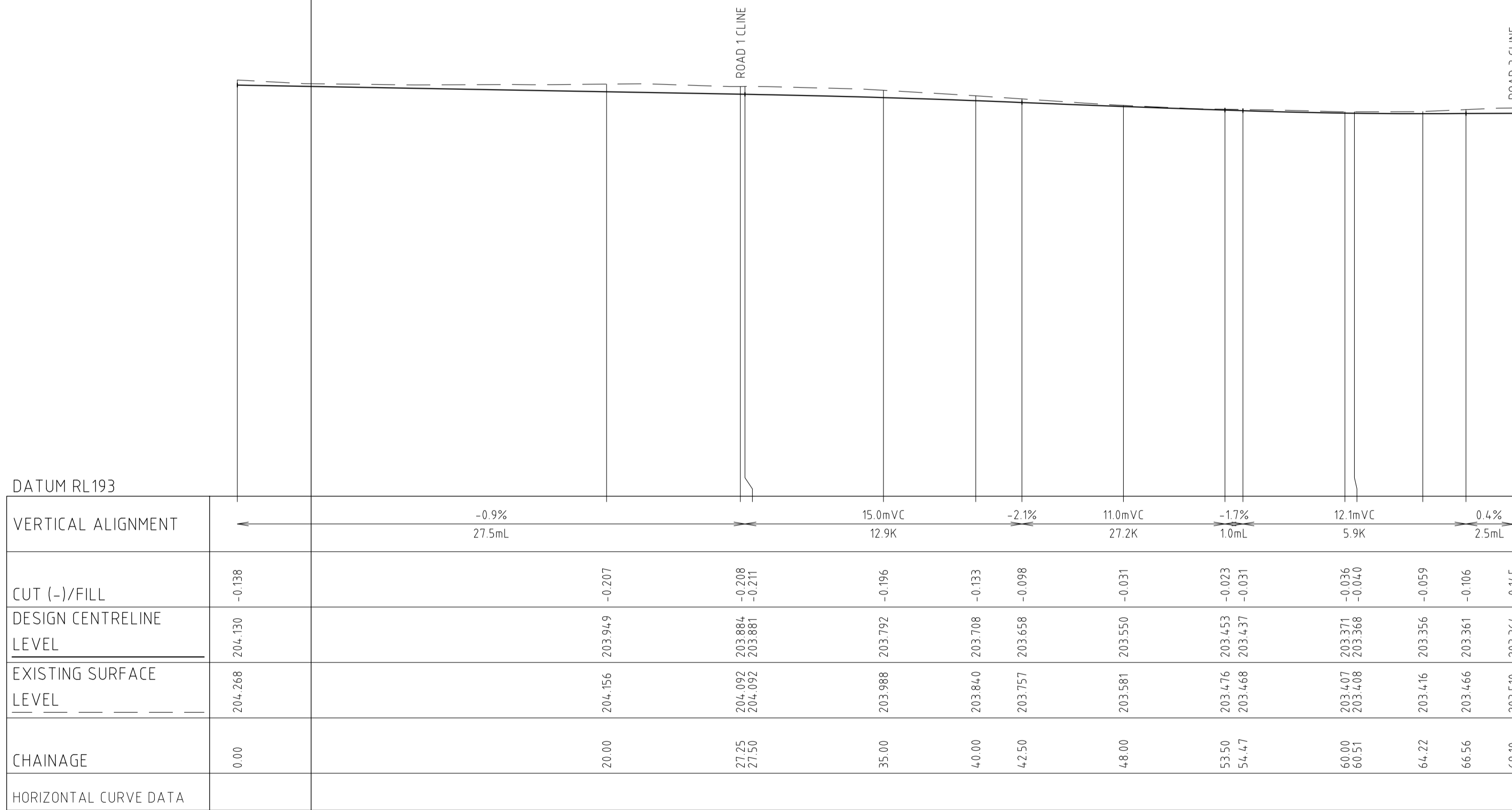


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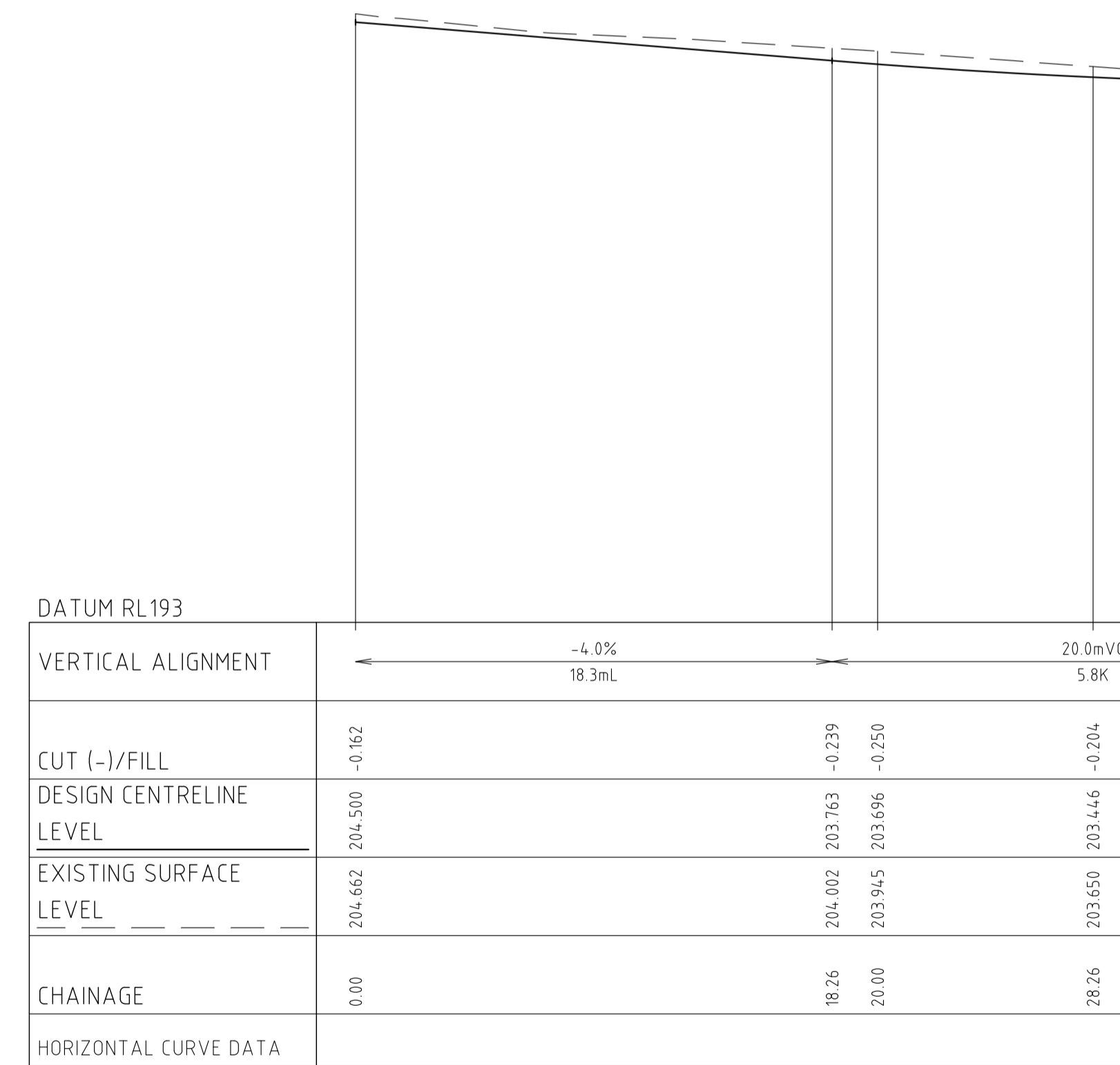
PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON TASMANIA 7030
DRAWING TITLE
SITE SERVICES PLAN



LONGITUDINAL SECTION: ROAD 01
SCALE HOR 1:200 VER 1:100



LONGITUDINAL SECTION: ROAD 02
SCALE HOR 1:200 VER 1:100



LONGITUDINAL SECTION: ROAD 03
SCALE HOR 1:200 VER 1:100

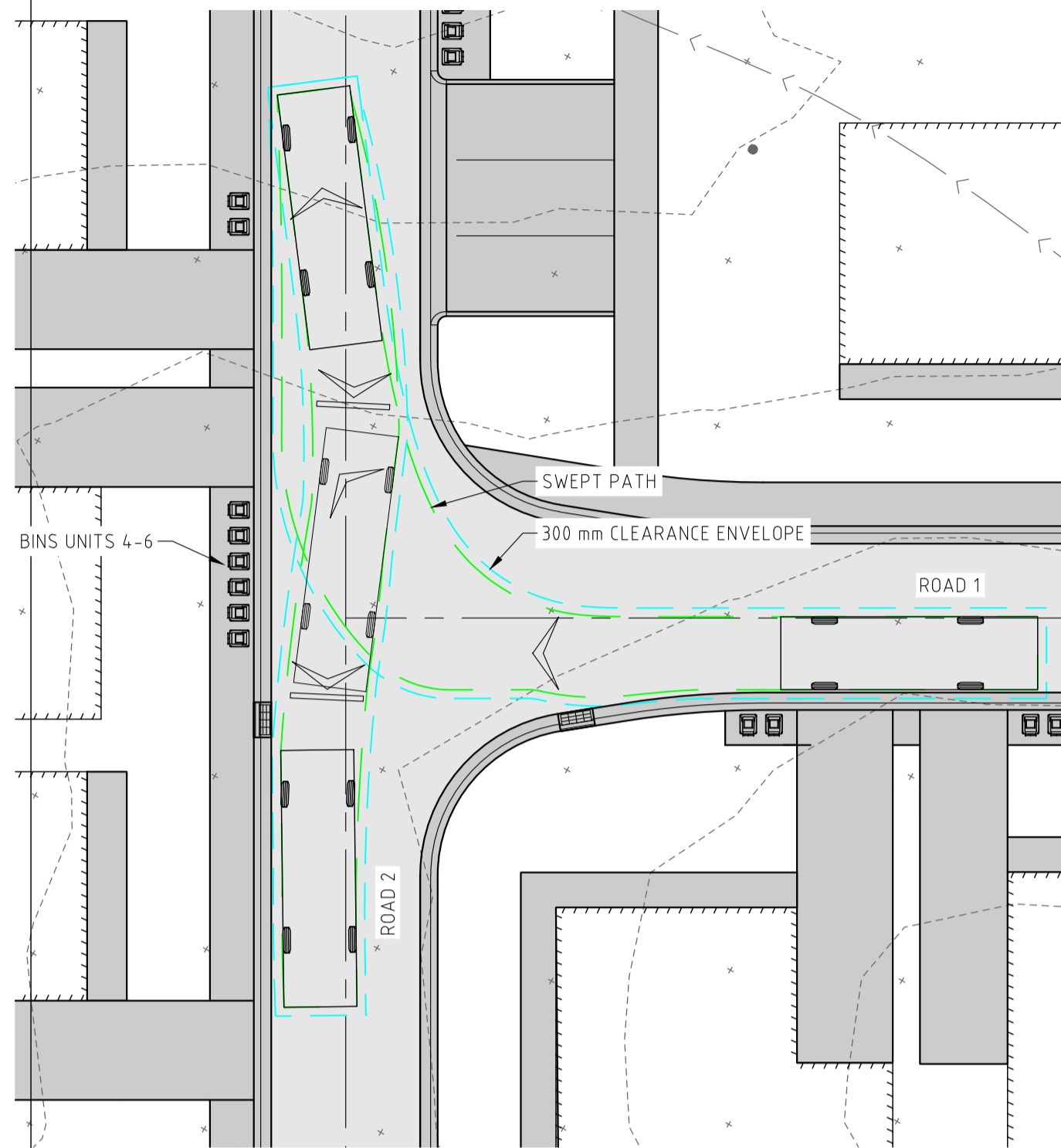
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PROPOSED RESIDENTIAL DEVELOPMENT
LOT 2 LOUISA STREET, KEMPTON TASMANIA 7030
DRAWING TITLE
DRIVEWAY LONGITUDINAL SECTION

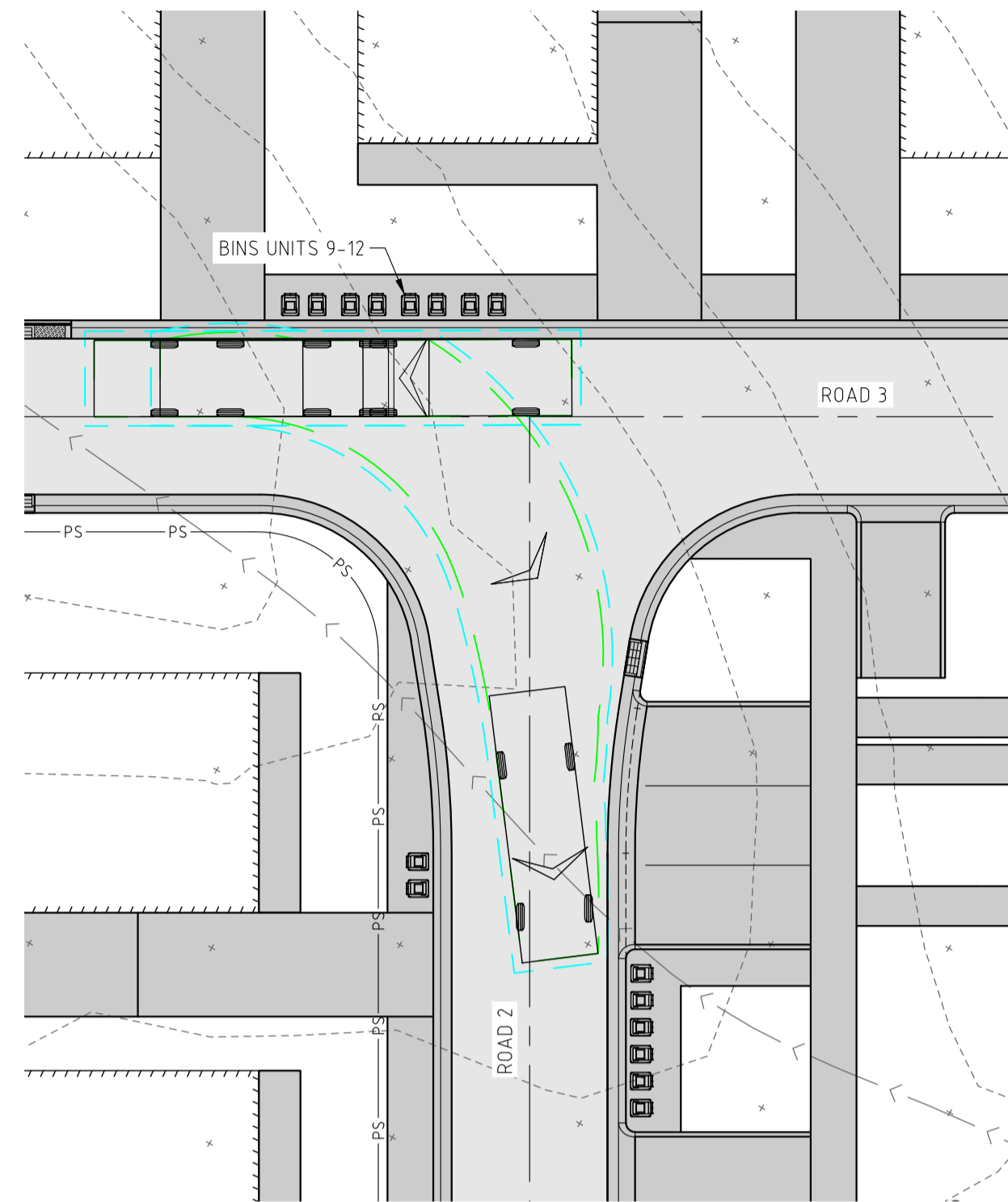
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A	DEVELOPMENT APPROVAL	SP	19.12.2023				



WASTE COLLECTION TRUCK

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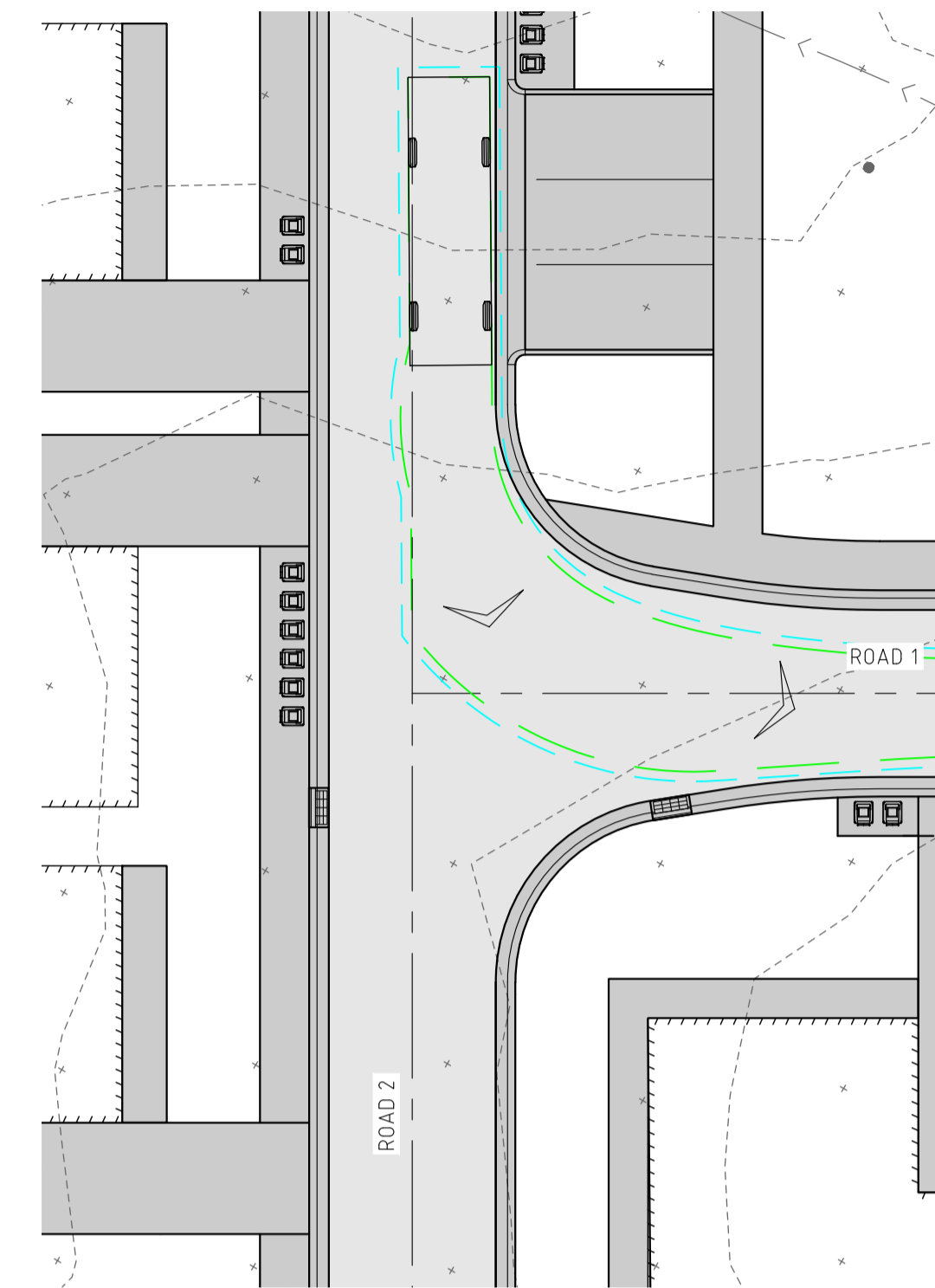
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WASTE COLLECTION TRUCK

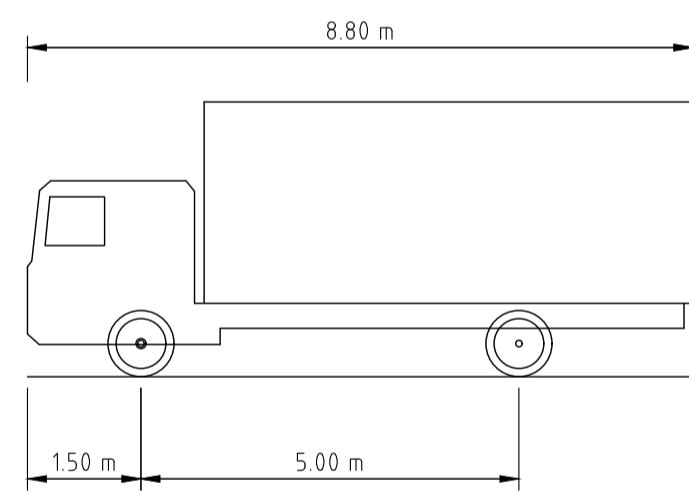
SCALE 1:200

MOVEMENT: WASTE TRUCK REVERSES BACK INTO WESTERN LEG OF ROAD 3. FORWARD MOVEMENT TO COLLECT BINS FROM UNITS 9-12, FOLLOWED BY SHORT REVERSE TO FACILITATE FORWARD EXIT



WASTE COLLECTION TRUCK

SCALE 1:200



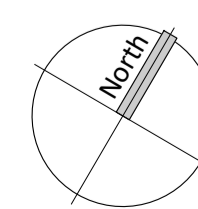
STANDARDS AUSTRALIA AS/NZS 2890.1:2004
MRV - MEDIUM RIGID VEHICLE
OVERALL LENGTH 8.80 m
OVERALL WIDTH 2.50 m
OVERALL BODY HEIGHT 3.66 m
MIN BODY GROUND CLEARANCE 0.42 m
TRACK WIDTH 2.50 m
LOCK-TO-LOCK TIME 4.00 s
KERB TO KERB TURNING RADIUS 10.00 m

SWEEP PATHS GENERATED USING AUTODESK
VEHICLE TRACKING 2024 SOFTWARE

VEHICLE PROFILE

NTS

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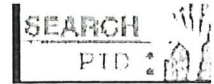
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TASMANIA 7030
DRAWING TITLE
SWEEP PATHS

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PID	Address
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Putting it all together.



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AGENDA ITEM 12.1.3

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
36471		3
EDITION	DATE OF ISSUE	
2	24-Mar-2009	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Town of KEMPTON
Lot 3 on Diagram 36471
Derivation : Whole of Lot 3 (Section D) to M. Callaghan
Prior CT 4486/98

SCHEDULE 1

C896272 ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE
ARCHDIOCESE OF HOBART Registered 24-Mar-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

*ST PETERS KEMPTON
CATHOLIC CEMETERY*

SMC - KEMPTON

Attachment 1
AGENDA ITEM 12.1.3

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CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TORRENS TITLE

16/02/2024



TASMANIA

VOLUME		FOLIO
154649		2
EDITION	DATE OF ISSUE	
1	22-Jul-2008	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Town of KEMPTON
Lot 2 on Plan 154649
Derivation : Whole of Lot 2, 1A-2R-0P. Granted to Hugh Mccabe.
Derived from A24202

SCHEDULE 1

ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

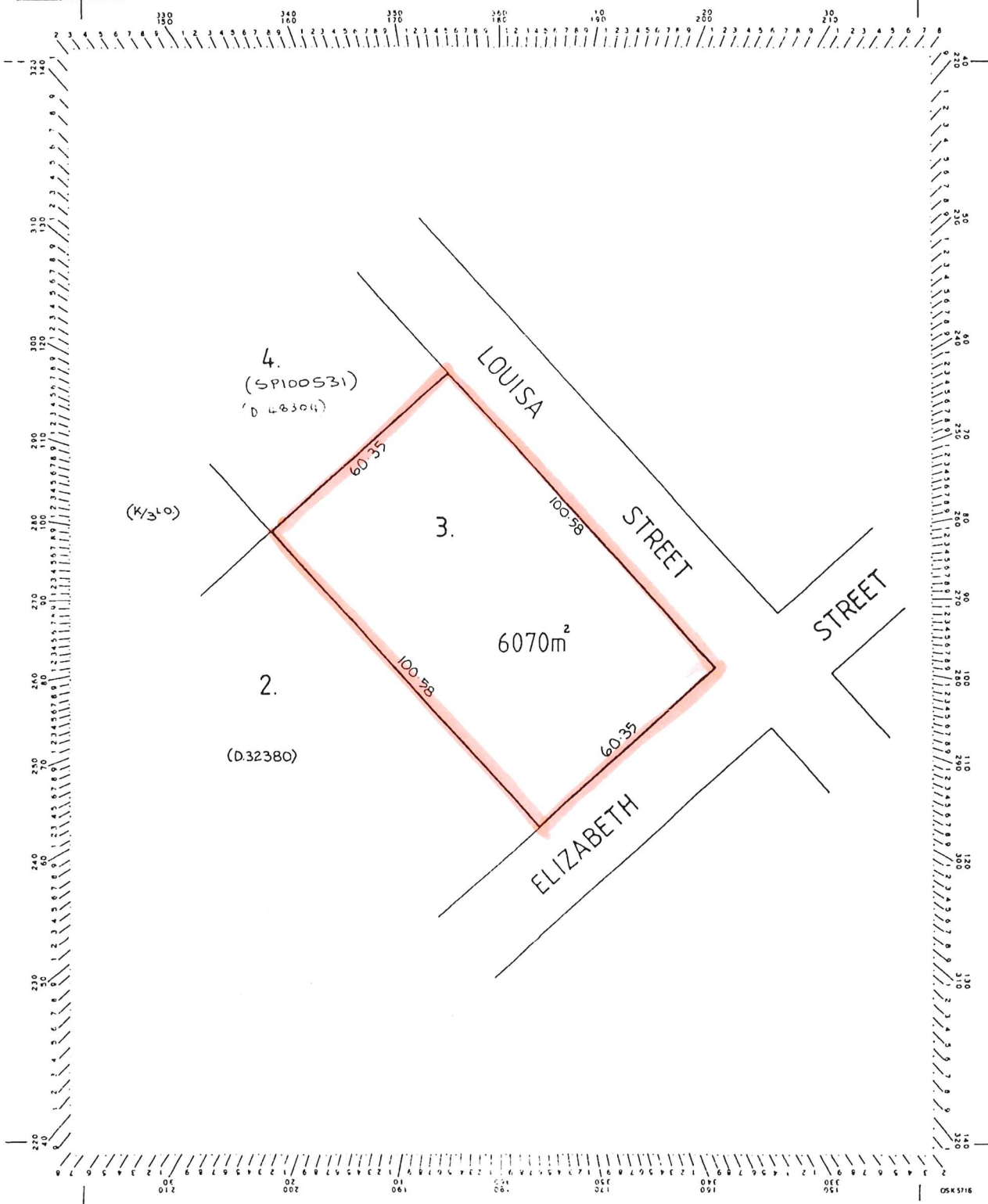
*Cemetery.
Louisa ST
Kempston.*

ST PETERS
CATHOLIC CEMETERY

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Owner L.T. ACT 1980	PLAN OF SURVEY of land situated in the	Registered Number D.36471
Title Reference A7640	TOWN OF KEMPTON	Approved
Compiled from GTD TO MARY CALLAGHAN	SECTION D. COMPILED FROM (K/310)	Recorder of Titles
SCALE 1:1000 MEASUREMENTS IN METRES		



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OWNER LAND TITLES ACT 1980

PLAN OF TITLE

Registered Number

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FOLIO REFERENCE A24202

LOCATION
TOWN OF KEMPTON
SECTION D

P.154649

16/02/2024

GRANTED WHOLE OF LOT 2 1A-2R-C
GRANTED TO HUGH McCABE

FIRST SURVEY PLAN No. K/3 LO.

APPROVED 10 JULY 2008

COMPILED BY LDRB

Alice Kawa

SCALE 1: 1250 LENGTHS IN METRES

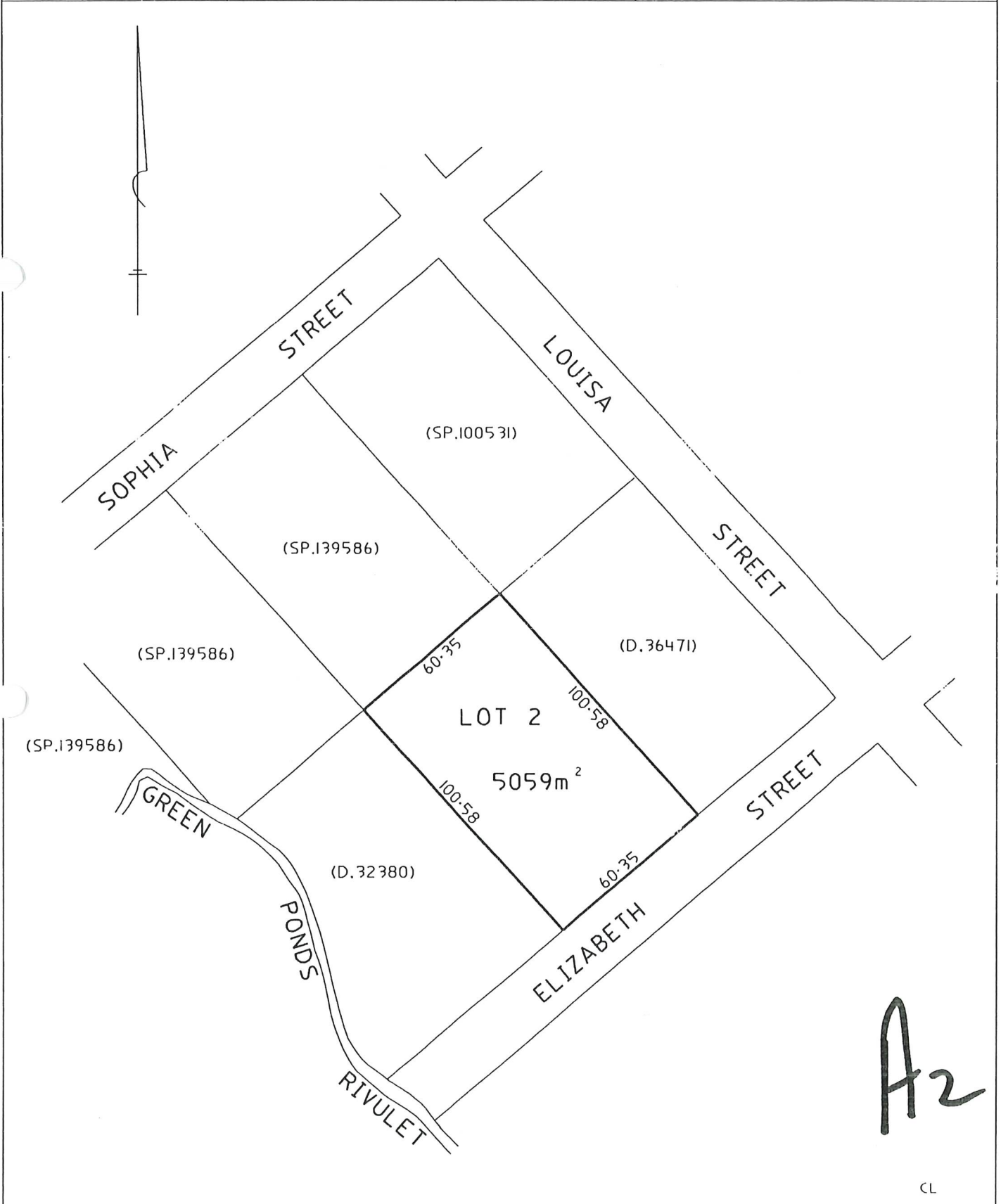
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MAPSHEET MUNICIPAL
CODE No. 5029-55 (125)

LAST
UPI No GBW38

LAST PLAN
No.

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN



A2

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Prime Design

**Lot 2, Louisa St, Kempton
Traffic Impact Assessment**

December 2023





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1. Introduction

1.1 Background

Midson Traffic were engaged by Prime Design to prepare a traffic impact assessment for a proposed residential unit development at Lot 2, Louisa Street, Kempton.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Traffic Impacts of Developments*, 2019.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – Southern Midlands, 2022.

1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 28 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004



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- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.5 Subject Site

The subject site is located at Lot 2, Louisa Street, Kempton. The site is currently a vacant lot located at the rear of a cemetery.

The subject site and surrounding road network is shown in Figure 1.

Figure 1 Subject Site & Surrounding Road Network



Image Source: LIST Map, DPIPWE

1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – Southern Midlands, 2022 (Planning Scheme)
- Austroads, *Guide to Traffic Management, Part 12: Traffic Impacts of Developments*, 2019
- Austroads, *Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections*, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RMS Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys*, 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)

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2. Existing Conditions

2.1 Transport Network

For the purposes of this report, the transport network consists of Louisa Street and Elizabeth Street.

Louisa Street connects between Burnett Street and Old Hunting Ground Road. It runs parallel to Main Street and provides connectivity to a small residential catchment area. The general urban speed limit of 50-km/h is applicable to Louisa Street. It carries a traffic volume estimated to be less than 1,000 vehicles per day. Louisa Street has a sealed pavement width of approximately 7 metres.

Elizabeth Street connects between Main Street and Louisa Street. Elizabeth Street connects to Louisa Street at a T-junction with Louisa Street having priority. Elizabeth Street has an unsealed informal pavement to the southwest of the Louisa Street junction (adjacent to the subject site).

2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1st January 2018 and 30th November 2023 for the full length of Louisa Street.

One crash was reported during this time. The crash occurred at 11:15am on Monday 28th June 2021 at the intersection of Louisa Street and Erskine Street. The crash involved a 'cross-traffic' collision between two vehicles resulting in property damage only.

The crash data does not indicate that there are any existing road safety deficiencies in the network near the subject site.

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3. Proposed Development

3.1 Development Proposal

The proposed development involves the construction of 16 residential units comprising of 5 x 1-bedroom and 11 x 2-bedroom units. A new main driveway access will connect the internal site to Louisa Street.

A total of 31 on-site car parking spaces are proposed. This comprises of 24 spaces in a jockey-style configuration for 11 units, and 7 angle parking spaces located within the main circulation access of the site.

The proposed development is shown in Figure 2.

Figure 2 Proposed Development Plans



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4. Traffic Impacts

4.1 Trip Generation

Trip generation was sourced from the RMS Guide. The RMS Guide recommends the following traffic generation rates for the development:

- Residential units 6 trips/ dwelling per day peak 0.6 trips/ dwelling per hour

This equates to a total traffic generation of 96 vehicles per day with a peak of 10 vehicles per hour.

4.2 Trip Assignment

Based on the connectivity of the site to the external road network, the dominant movements at the site's access are likely to be left-in/ right-out.

4.3 Access Impacts

The Acceptable Solution A1.2 of Clause C3.5.1 of the Planning Scheme states "*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*".

In this case written consent has not been provided. The Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme states:

"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".*

The following is relevant with respect to the development proposal:

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- a. Increase in traffic. The traffic generation of the development is likely to be 96 vehicles per day. The traffic generation is considered to be relatively low with a peak hour traffic generation of 10 vehicles per hour which can be absorbed in at the site's access at a high level of efficiency noting that it represents an average of 1 vehicle every 6 minutes on average during peak periods.
- b. Nature of traffic. The traffic will be residential in nature, consistent with traffic currently utilising the surrounding network.
- c. Nature of road. Louisa Street is a low volume residential street that services a local residential catchment area. The nature of the road is consistent with the type of traffic that will be generated by the development proposal.
- d. Speed limit and traffic flow. Louisa Street carries approximately less than 1,000 vehicles per day. The general urban speed limit of 50-km/h is applicable to Louisa Street. The volume and speed limit of Louisa Street is compatible with the traffic generation of the proposed development.
- e. Alternative access. No alternative access is possible or considered necessary.
- f. Need for use. The access is required to service the car parking and loading areas associated with the proposed development.
- g. Traffic impact assessment. This report documents the findings of a traffic impact assessment.
- h. Road authority advice. Council requires a TIA to be prepared for the proposed development.

Based on the above assessment, the access arrangements associated with the proposed development satisfy the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.

4.4 Sight Distance

Australian Standards, AS2890.1, provide the sight distance requirements for residential and domestic driveways. Sight distance requirements are lower for driveways compared to road junctions.

AS2890.1 requires a minimum sight distance of 40 metres for a domestic property. Sight distance is unrestricted at the driveway access, noting that Louisa Street has a straight horizontal and vertical alignment near the subject site thus providing uninterrupted sight distance. The sight distance requirements of AS2890.1 are therefore met.

4.5 Pedestrian Impacts

The development provides 1.0-metre pedestrian footpaths along the northern side of the main access driveway into the site connecting to Louisa Street. A 1.0-metre footpath is also provided along one side of the each of the internal circulation accesses within the site. These paths connect to the units within the development.

The Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme states:

"Uses that require 10 or more car parking spaces must:



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- (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”.*

In this case pedestrian footpaths are provided but it is not located 2.5 metres from the access way and is not protected by bollards or other protective devices. On this basis the Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme is not met.

The Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme states:

“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”.*

The following is relevant with respect to the development:

- a. Characteristics of site. The site is a residential unit development. Pedestrian paths are provided within the site and the traffic generation associated with the development is very low. Vehicle speeds will be very low by virtue of the short and narrow access that services the development.
- b. Nature of the use. The use is residential, which is consistent with land use in the surrounding area.
- c. Number of parking spaces. A total of 31 on-site parking spaces are proposed, accessed via a single driveway access.



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- d. Frequency of vehicle movements. The peak traffic generation will be 10 vehicles per hour (equating to an average of 1 vehicle movement every 6 minutes on average, less outside of peak periods). The low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and vehicles.
- e. Needs of persons with a disability. Not applicable.
- f. Location and number of footpath crossings. Not applicable.
- g. Vehicle and pedestrian safety. A 1-metre footpath is provided adjacent to the parking area, internal circulation aisle and driveway access. As noted in d above, the low traffic generation coupled with the low vehicle speeds will result in an acceptable safety environment for shared use between pedestrians and cars.
- h. Location of access ways or parking aisles. The development has a relatively simple layout with a main driveway access and a central manoeuvring area within the main section of the car park. Parking is accessed at 90-degrees within the main area, predominantly as internal driveways associated with each unit, as well as a small section of angle parking within the site.
- i. Protective devices. No pedestrian protective devices are included in the design. The low-speed and low volume environment associated with the site does not warrant the use of protective devices.

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.

4.6 Road Safety Impacts

No significant road safety impacts are foreseen for the proposed development. This is based on the following:

- The surrounding road transport network is capable of absorbing the relatively small estimated traffic generation of the proposed development. Noting specifically that the peak generation is 10 vehicles per hour, which represents slightly greater than 1 vehicle every 6 minutes on average.
- The access is located in a straight section of roadway with good sight distance provision.
- The access is in a low-speed and low-volume environment.
- The crash history of the surrounding road network near the subject site does not indicate that there are any specific road safety issues that are likely to be exacerbated by the proposed development.

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5. Parking Assessment

5.1 Parking Provision

The proposed development provides a total of 31 on-site car parking spaces. This consists of the following:

- 22 spaces in a jockey style arrangement. This includes 2 x garage spaces and 5 carport spaces.
- 2 single spaces within a driveway.
- 7 angle parking spaces located along the central access driveway within the site.

5.2 Empirical Parking Assessment

The RMS Guide defines medium density as “*A medium density residential flat building is a building containing at least 2 but less than 20 dwellings. This includes villas, town houses, flats, semi-detached houses, terrace or row houses and other medium density developments*”.

The RMS Guide recommends the following parking provision for medium density housing:

- 1 space per unit
- + 1 space for every 5 x 2-bedroom unit
- + 1 space for every 2 x 3-bedroom unit
- + 1 space for 5 units visitor parking

This equates to a likely parking demand for 22 spaces. The provision of 31 spaces satisfies this likely demand.

5.3 Planning Scheme Requirements

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states:

"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*



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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”.

In this case, sub-points (a), (b), (c), and (d) are not applicable.

The parking requirements of Table C2.1 are set out as follows:

Residential

- 1 bedroom unit 1 parking space
- 2 bedroom unit 2 parking spaces
- Visitor parking 1 space per 3 units (internal lot) = 0.7 spaces

This equates to a parking requirement of 32 spaces. The provision of 31 spaces is a shortfall of 1 parking space. The shortfall relates to 1 visitor parking space (ie. all resident parking requirements are satisfied). The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme is therefore not met.

The Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme states:

"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”.

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The following is relevant with respect to the proposed development:

- a. Nature and intensity of use and car parking required. The development is a medium density residential development. The likely parking demands are outlined in Section 5.2. The likely parking demands are lower than Table C2.1 requirements due to the nature of the development being medium density residential.
- b. Dwelling sizes and number of bedrooms. The development comprises of 5 x 1-bedroom units and 11 x 2-bedroom units. Floor areas of the units are relatively small, vary between approximately 63m² to 95m².
- c. Pattern of parking. Whilst the proposed development is located on an internal block, there is a large pool of available parking in Louisa Street. Site observations indicate that on-street parking demands are relatively low. On-street parking can therefore cater for any overflow visitor parking demands that may occur for the development. A pedestrian footpath has been proposed along the driveway access, which is approximately 60 metres in length (between Louisa Street and the subject site).

Based on the above assessment, the development satisfies the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme.

5.4 Car Parking Layout

The Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme states:

"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 delineated by line marking or other clear physical means; or*

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6".

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The development was assessed against A1.1(b). The relevant Australian Standards associated with the development is AS2890.1. The assessment is provided in the following sections.

5.4.1 Driveway Grade

Section 2.5.3(b) of AS2890.1 states the following regarding the maximum grade of straight ramps:

- i. Longer than 20 metres – 1 in 5 (20%) maximum.
- ii. Up to 20 metres long – 1 in 4 (25%) maximum. The allowable 20 m maximum length shall include any parts of the grade change transitions at each end that exceed 1 in 5 (20%).

The maximum grade of the access is well below the maximum AS2890.1 requirements.

5.4.2 Parking Grade

Section 2.4.6 of AS2890.1 states that the maximum grades within a car park shall be:

- Measured parallel to the angle of parking 1 in 20 (5%)
- Measured in any other direction 1 in 16 (6.25%)

The grades of the parking spaces are effectively level, thus complying with the AS2890.1 grade requirements.

5.4.3 Parking Dimensions

AS2890.1 defines the parking as User Class 1A, *Residential, Domestic and Employee Parking*. Parking dimension requirements for 90-degree parking for User Class 1A are:

- Space length 5.4 metres
- Space width 2.4 metres
- Aisle width 5.8 metres

All parking spaces comply with AS2890.1 requirements.

5.4.4 Driveway Width

AS2890.1 defines the access as 'Category 1' access facility (Class 1A parking with 25 to 100 spaces fronting onto a local road). The AS2890.1 minimum driveway width requirement for a Category 1 access is 3.0 metres.

The available width complies with this requirement at the driveway, therefore the access width complies with the requirements of AS2890.1.

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5.4.5 AS2890.1 Assessment Summary

The parking space dimensions and manoeuvring areas comply with the requirements of AS2890.1. The development therefore complies with the requirements of Acceptable Solution A1.1(b) of Clause C2.6.2 of the Planning Scheme.



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6. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed residential unit development at Lot 2 Louisa Street, Kempton.

The key findings of the TIA are summarised as follows:

- The development includes 16 residential units. The traffic generation associated with the development is likely to be 96 vehicles per day, with a peak of 10 vehicles per hour.
- The development's access on Louisa Street satisfies the requirements of Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme.
- The development provides pedestrian paths along the driveway connecting to Louisa Street, as well as within the internal accesses. The development meets the pedestrian requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.
- A total of 31 on-site parking spaces are proposed. The parking demands satisfies the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme.

Based on the findings of this report the proposed development is supported on traffic grounds.

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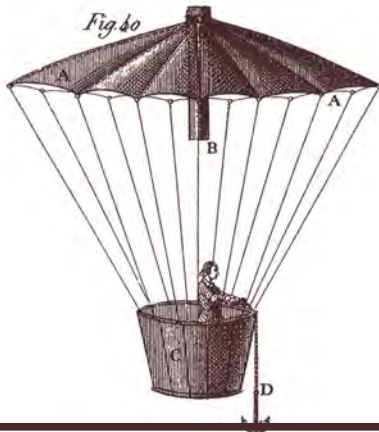
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ENGINEERS**



Stormwater Management and Inundation Analysis

Lot 2 Louisa Street, Kempton
for Centacare Evolve Housing (CEH PD21285)

20 June 2023

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21.0647 – Lot 2 Levea Street – 20/06/2024

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1 Context

1.1 General

A new unit development is proposed at Lot 2 Louisa Street, in Kempton, Tasmania. The proposed development site is shown in Figure 1 below.

To the southwest of the site, the Green Ponds Rivulet passes within 50 m of the site, while at the intersection of Elizabeth and Louisa Street a DN900 stormwater pipe discharges uphill catchment runoff to an open drain along the southern boundary of the site.

In a request for further information (dated 14 March 2024) Council has requested a Flood Hazard and Stormwater Management Report for the proposed development.



Figure 1. Site location.

2 Site Description

2.1 Site Overview

The Green Ponds Rivulet is a tributary to the Jordan River, which flows from the Midlands, in central Tasmania, into the Derwent Estuary at Herdsmans Cove, south of Bridgewater. The Green Ponds Rivulet generally flows from South to North. The upper catchments encompass the slopes of Big Hill and Constitution Hill, south of the town of Kempton, and a number of tributary creeks join Green Ponds Rivulet prior to its confluence with the Jordan River, including Glenfern Creek, as well as several smaller, unnamed tributaries. The Jordan River catchment is the driest in Tasmania¹ as it falls in the rain shadow of the highlands, and is sheltered from prevailing rain-bearing winds.

¹ *Jordan River Flood Data Book* (DPIWE, 2000)

Louisa Street is located toward the centre of the town of Kempton, and is separated from Green Ponds Rivulet by only one property (12 Elizabeth Street). On the southern boundary of the proposed development site, an open channel drain conveys stormwater runoff from an uphill catchment, as well as municipal runoff, towards the rivulet.

The stormwater catchments reporting to the proposed development site are shown below in Figure 2, and constitute a 14.5 ha catchment, which is piped to the open channel along the southern property, as well as a 1,310 ha catchment, which comprises the Green Ponds Rivulet.

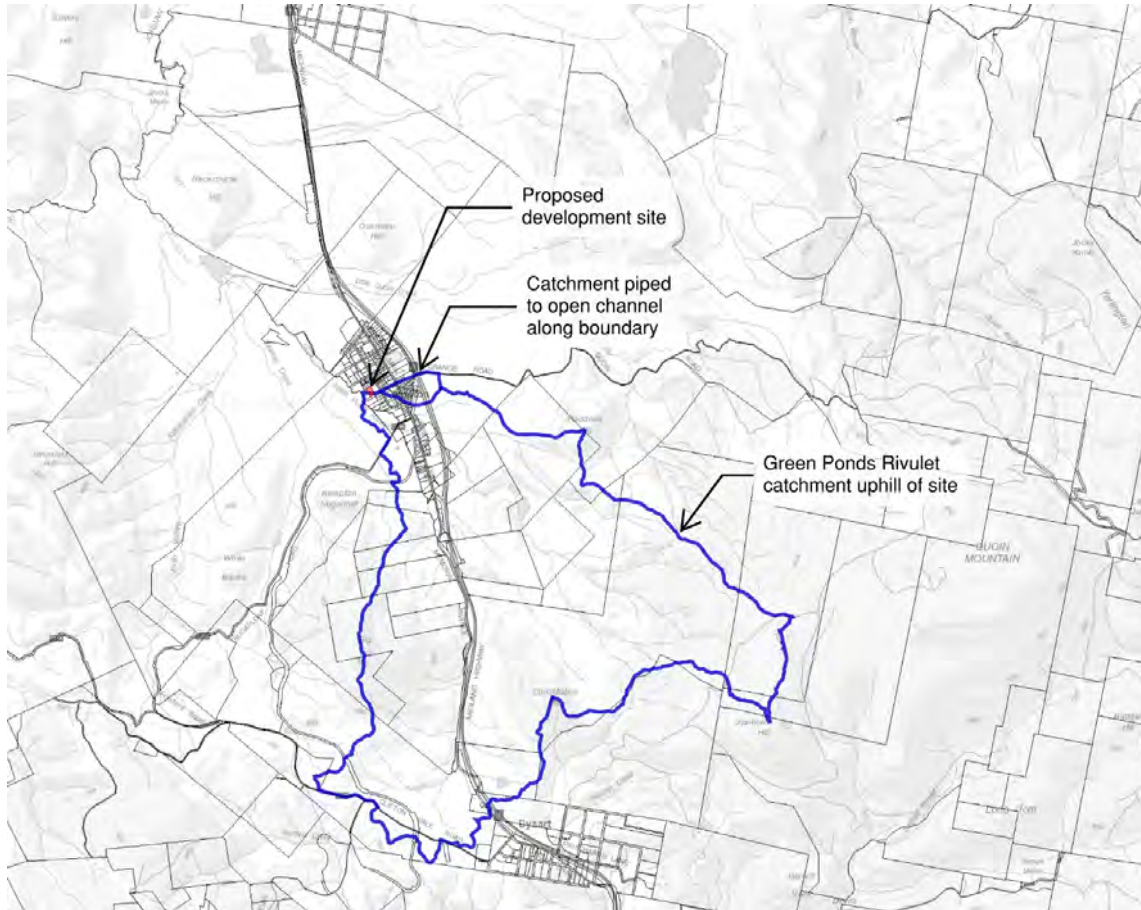


Figure 2: Stormwater catchments reporting to site

Downstream, and to the north of the site of interest, the Green Ponds Rivulet enters a series of dams and constructed basins within the property of 141 Wilderness Lane, Kempton, before joining the Jordan River, some 3.5 km downstream of the proposed development site.

3 Hydrological Analysis

In order to simulate the rain runoff generated by the uphill catchments, a stand-alone hydrological analysis was undertaken in XP Storm to determine stormwater flow generated under a range of storm events.

3.1 Methodology

A hydrological analysis of the stormwater catchments was undertaken in XP Storm 2019 using the methods recommended by Australian Rainfall and Runoff (ARR) 2019.

3.1.1 Rainfall Data and Storm Events

Rainfall data was obtained from the ARR Data Hub, at Latitude -42.539; Longitude 147.208 for the 1% Annual Exceedance Probability (AEP) event.

3.1.2 Climate Change Loading

The 2090 RCP8.5 climate change factor of 16.3% was adopted for future climate change loading, as recommended by ARR.

3.1.3 Catchment Delineation

Catchment delineation of the Green Ponds Rivulet basin uphill of the development site was undertaken using QGIS. A large catchment of 1,310 ha was delineated, extending some 5 km in length with an elevation change of 540 m. The catchment piped to the open channel adjacent to the site was delineated to be 14.5 ha, extending 650 m with an elevation gain of 35 m.

3.1.4 Catchment Topography

The catchment topography was derived from a 1 m DEM, developed from LiDAR captured as part of the Kempton (2010) and South East (2011) LiDAR datasets. A slope analysis of the catchment was undertaken, with representative slopes between 2.5 - 10% adopted for the hydrological assessment. It is recognised that the catchment includes steeper slopes towards the upper reaches of the catchment, however, these were aggregated into the upper limit of 10% due to their distance from the area of interest.

3.1.5 Hydrological Parameters

The Laurenson method was utilised as the routing method. Parameters provided by the ARR Data Hub are provided in Table 1 below, along with the parameters adopted (shown in bold).

Table 1: Hydrological Parameters Adopted

Rainfall Event (AEP)	ARR Storm Initial Loss (mm)	Adopted Preburst Depth (mm)	'Burst' Initial Loss (mm)	ARR Continuing Loss (mm/h)	Adopted Continuing Loss (mm/h)	Manning 'n' pervious	Non-linearity factor
1% + CC	24.0	13.9	6.5	4.7	4.7	0.04	-0.285

Initial and continuing losses were derived from values published on the ARR data hub. It is recognised that the values published are for complete storms for pervious areas. A 'pre-burst' rainfall depth was subtracted from the published initial loss value to correlate the initial loss with expected catchment behaviour in accordance with ARR recommendations².

The continuing loss was adopted for this assessment with no adjustments from the published value.

3.1.6 Aerial reduction factors

Aerial reduction factors were applied in accordance with ARR Book 2, Chapter 4.3 for the Green Ponds Rivulet catchment. No reduction factors were applied for the smaller urban catchment.

² ARR Book 5 Ch 3.3.2

Modelled Catchment Runoff Results

Catchment hydrographs are presented below for a range of storm durations for the 1% AEP rainfall event, inclusive of climate change effects.

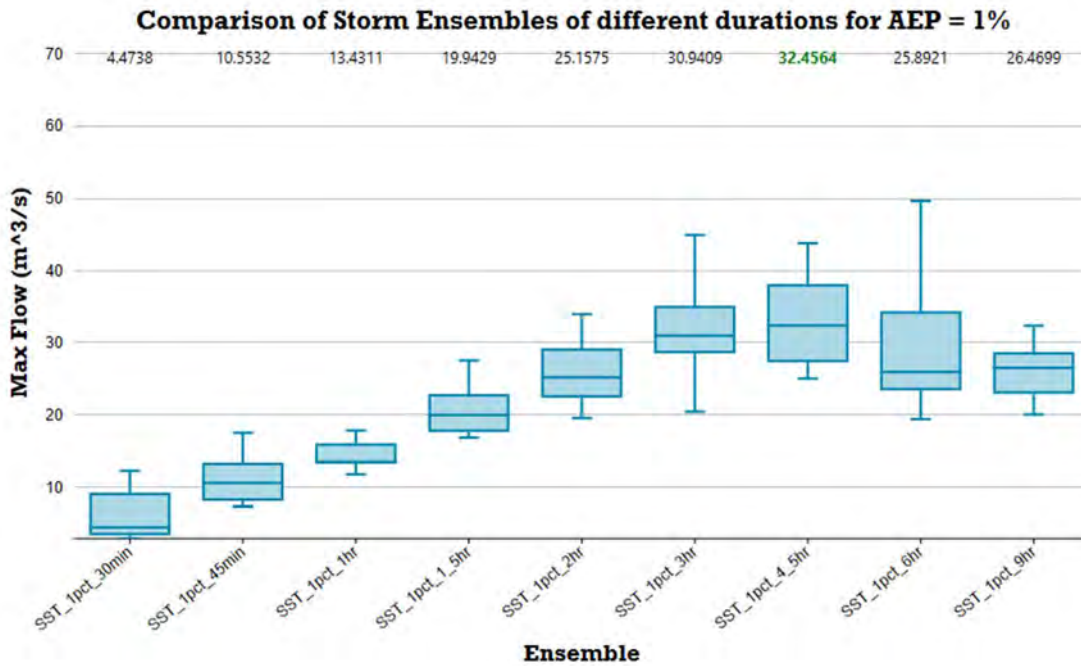


Figure 3: Ensemble runoff results for the Green Ponds Rivulet Catchment at the site of interest. The critical duration is identified as the 4.5 hour event.

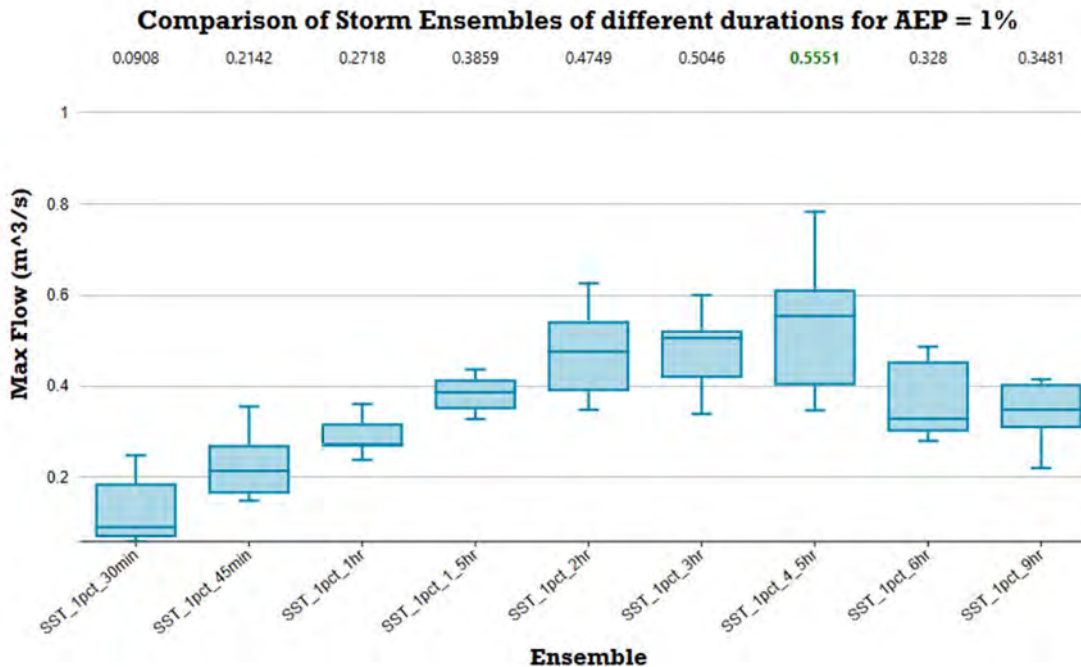


Figure 4: Ensemble runoff results for the municipal catchment piped to the site of interest. The critical duration is identified as the 4.5 hour event.

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3.2 Regional Flood Frequency Estimation Model

Regional Flood Frequency Estimation (RFFE) was undertaken using the ARR online software to provide a comparison to the peak flow rates derived from the hydrological modelling. An estimation was undertaken for a catchment of 13.1 km² with extents reflecting the Green ponds Rivulet catchment.

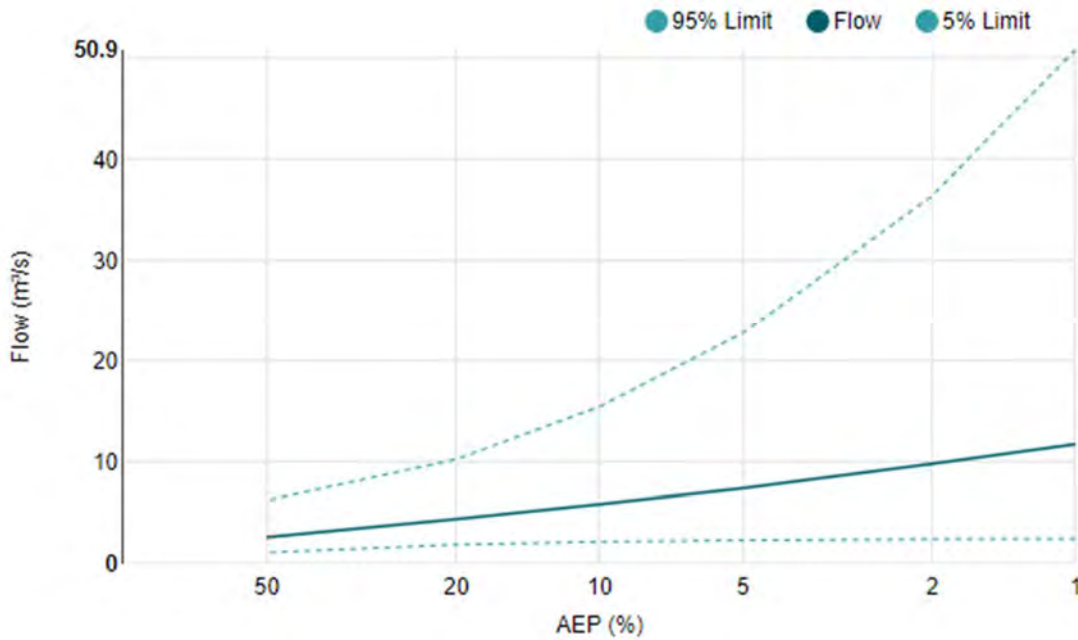


Figure 5: ARR RFFE catchment runoff estimation.

Table 2: ARR RFFE catchment runoff model results

AEP (%)	Discharge (m³/s)	Lower Confidence Limit (5%) (m³/s)	Upper Confidence Limit (95%) (m³/s)
50	2.65	1.14	6.27
20	4.44	1.91	10.3
10	5.88	2.20	15.5
5	7.46	2.34	22.8
2	9.83	2.46	36.5
1	11.8	2.48	50.9

3.3 Comparison Against Gauged Data

Historical flood data for the Jordan River is published in the *Hydrological Analysis of the Jordan River Catchment* (DPIWE, 2003). Within this report, flood peak information is provided based on a stream gauge at Mauriceton, directly downstream of the confluence of the Green Ponds Rivulet with the Jordan River. This gauged data is presented below in Figure 6. While not directly related to the peak flows within the Green Ponds Rivulet, this data provides a gauged comparison for the hydrological analysis presented in this report. The Green Ponds Rivulet is estimated to be less than 10% of the Jordan River catchment at Mauriceton. The 1% AEP peak rivulet flow rate adopted for this analysis, however, accounts for approximately 32% of the predicted 1% AEP flow rate for the Jordan River at Mauriceton, indicating that the hydrological analysis is likely conservative. This aligns with the results of the RFFE, whereby the predicted 1% AEP flow rate exceeds the RFFE predicted flow, but falls within the 95% confidence limit.

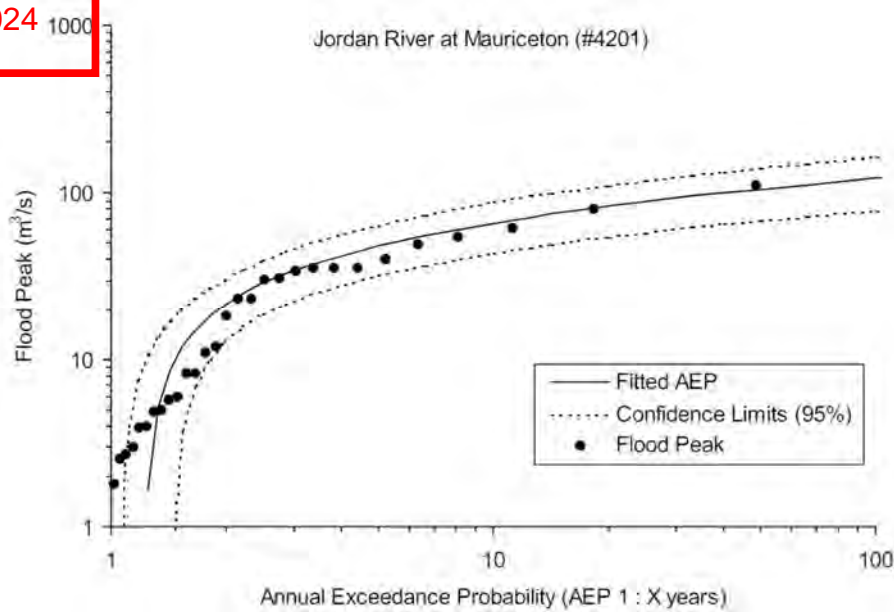


Figure 6: Flood frequency curves for Jordan River gauging site (from *Hydrological Analysis of the Jordan River Catchment*, 2003).

4 Hydraulic Modelling

4.1 Model Configuration

A stand-alone 2D hydraulic model was undertaken using TUFLOW analysis in 12d Model (Version 15).

4.1.1 2D Inflow Methodology

The Green Ponds Rivulet hydrograph developed from the hydrological analysis was applied to the 2D model directly downstream of the Sugarloaf Road culvert. Due to the distance of the culvert from the site of interest, no consideration was given to the capacity of the culvert, and any local flood impacts the culvert may cause under a 1% AEP rainfall event would be anticipated to dissipate prior to the site of interest.

The urban catchment input hydrograph was applied at the pipe outfall to the open channel, at the southeastern corner of the site.

4.1.2 1D Links

Due to the assessment primarily focussing on riverine inundation, no 1D links were modelled in the hydraulic analysis. Existing culverts under the driveway to 12 Elizabeth Street were modelled as an open channel profile, as these pipes are sufficiently far downstream to not affect the proposed development site.

2D surface model TINs were developed based on 1 m LiDAR DEM, site survey, and site design. These DEMs were combined to generate a representative 2D surface model of the site, both pre-development, and post-development of the proposed units and driveways.

Within 12d Model, a 1.5 m² grid cell was used to simulate 2D surface flow with subgrid sampling frequency of 5. Adopted Manning's values are shown below for the 2D model.

Table 3: 2D Manning's Roughness Values

Land Use Type	Manning's 'n'
Green Ponds Rivulet and riparian zone	0.04
Grassed/urban areas	0.03

4.1.4 Boundary Conditions

An outfall boundary condition was modelled some 300 m downstream of the study site to ensure boundary conditions did not impact results in the area of interest. A 0.4 m boundary channel depth was modelled, with an energy slope of 2%.

4.2 Model Scenarios

2D Hydraulic models were developed for the following scenarios:

1. 1% AEP + CC Inundation Model – pre-development
2. 1% AEP + CC Inundation Model – post-development

5 Inundation Results

Inundation Depth and Depth Afflux maps are presented in Appendix A for 1% + CC inundation.

5.1 Inundation Analysis

As shown in Appendix A, the inundation within the local area of interest is largely due to riverine inundation from the Green Ponds Rivulet. Under a 1% rainfall scenario, the narrow banks of the rivulet do not contain uphill runoff, and inundation of the riparian zone is predicted with depths typically within the range of 300 – 600 mm. From consultation with the local community, and discussion with the property owner of 12 Elizabeth Street, these results reflect flooding previously witnessed within the area under extreme rainfall events.

On the southern boundary of the proposed development site, the open channel drain is typically predicted to contain all uphill runoff, however, under a 1% AEP rainfall event some breakout of the channel is predicted, with very shallow sheet flow (10 – 20 mm depth) predicted passing through St Peters Catholic Cemetery. In accordance with the 'general' flood hazard curves recommended in ARR 2019 (refer Appendix B) the pre-development inundation hazard within the proposed development site may be classified as 'H1 – generally safe for people, vehicles and buildings'.

As part of the proposed development, the access driveway and internal layout are designed to accommodate overland flow through the site. As shown in Appendix A, post-development inundation is shown to pass safely through the proposed development, and is generally contained to the access driveway. Under the post-development scenario, 20 – 50 mm inundation depth is predicted against the access driveway kerb, with typically no impact on the proposed units. In the southern corner of the site, inundation is predicted in close proximity to one dwelling (unit 4). This unit can be appropriately protected against inundation by setting the finished floor level (FFL) 300 mm above the adjacent inundation levels. Under the 1% AEP + CC rainfall event, the predicted maximum inundation level adjacent to the unit is RL 204.16, hence setting the unit FFL to RL 204.5 will provide appropriate protection against potential inundation.

The predicted change between inundation depths pre-development and post-development is illustrated by depth afflux mapping, and is presented in Appendix A. This mapping reveals a re-direction of the overland flow path through the proposed development site, with very little change in depth for areas already at risk of inundation. Within the property directly downhill from the proposed development site (12 Elizabeth Street) a very minor redistribution of overland flow is predicted within proximity of the driveway. No net increase in flood depth is predicted within the property, and no change in inundation hazard is predicted to the existing dwelling or outbuildings on the site.

The proposed development site is considered generally safe for people, vehicles and buildings under a 1% AEP inundation event. The proposed site design mitigates any potential inundation risk within the site, and causes no discernible impact to neighbouring properties.

6 Consideration for On-Site Detention

On-site stormwater detention is a water sensitive urban design practice, whereby the peak site discharge from new impervious areas is reduced by discharging the total rainfall runoff over a longer period of time than the critical storm event for the site.

As described in Section 3, the critical storm duration that would result in maximum flow within the Green Ponds Rivulet for a 1% AEP rainfall event was calculated to be a 4.5-hour rainfall event, and for a 5% AEP rainfall event the critical duration is predicted to be 3-hours. For the proposed unit development, however, the critical storm duration that would result in the highest peak flow rate is predicted to be a 10-minute rainfall event.

Given the critical duration for the unit development is much shorter than the critical storm duration for the Green Ponds Rivulet, it is considered preferable not to provide on-site detention for this development. Providing on site detention would delay the peak site discharge from the new development, and could cause the peak flow rate from the proposed development to more closely coincide with the peak flow in the rivulet, exacerbating peak flows downstream. An example of this is illustrated in Figure 7 below, whereby the undetained peak outflow is shown to pass prior to the peak flow within the rivulet, whereas the detained site outflow is more closely coincident with the flow within the rivulet. As such, no on-site detention is proposed.

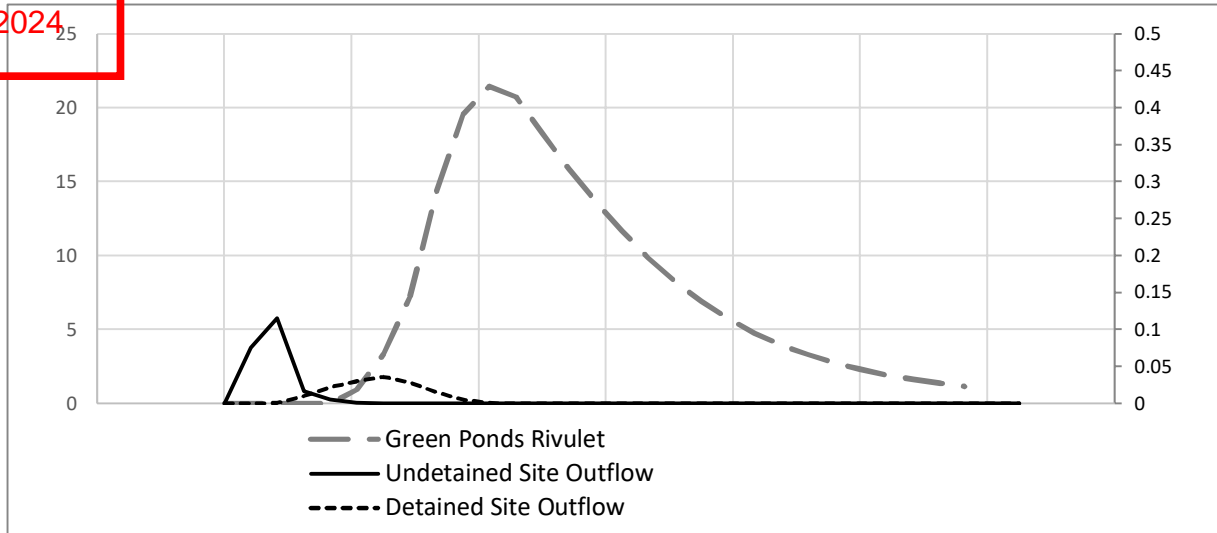


Figure 7: Comparison of detained and undetained site outflow vs flow within Green Ponds Rivulet for an example 5% AEP rainfall event. Flow rates in m^3/s . Site outflows on secondary axis.

7 Stormwater Treatment

In accordance with the *Tasmanian Stormwater Policy Guidance and Standards for Development* (2021), as well as the *Tasmanian State Stormwater Strategy* (2010), Stormwater should be managed and treated at source using best management design practices to achieve the following stormwater management targets:

- 80 per cent reduction in the annual average load of total suspended solids
- 45 per cent reduction in the annual average load of total phosphorus
- 45 per cent reduction in the annual average load of total nitrogen

The new unit development proposes to incorporate 9 x OceanProtect PSORB Stormfilters within an underground vault, treating all hardstand runoff, and the majority of garden areas (with 525 m^2 untreated).

MUSIC V6.2.1 was used to model the performance of the concept stormwater system for the proposed development. The model predicted the following performance outcomes:

- Total Suspended Solids reduction of 81%
- Total Phosphorus reduction of 73.8%
- Total Nitrogen reduction of 48.8%

These reduction percentages meet Council requirements for stormwater treatment.

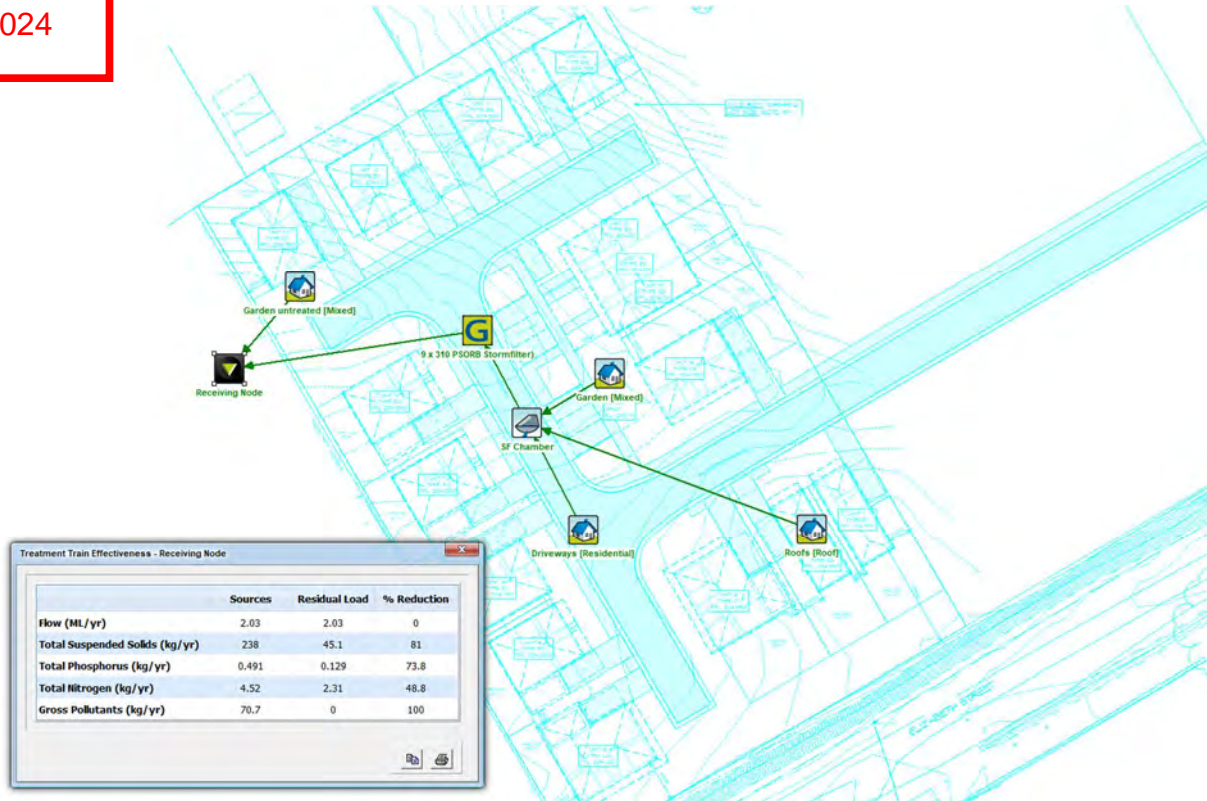


Figure 8: MUSIC analysis stormwater treatment schematic and results.

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Appendix A – Inundation Depth and Depth Afflux Maps

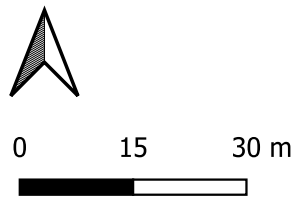
Lot 2 Louisa St
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1% AEP + CC
Pre-development

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AGENDA ITEM 12.1.3

- Max Depth (m)
- <= 0.0000
 - 0.0000 - 0.0500
 - 0.0500 - 0.3000
 - 0.3000 - 0.6000
 - 0.6000 - 1.2000
 - 1.2000 - 3.0000
- Site Layout
- ▭ Cadastral Parcels



Base data is from TheLIST
© State of Tasmania



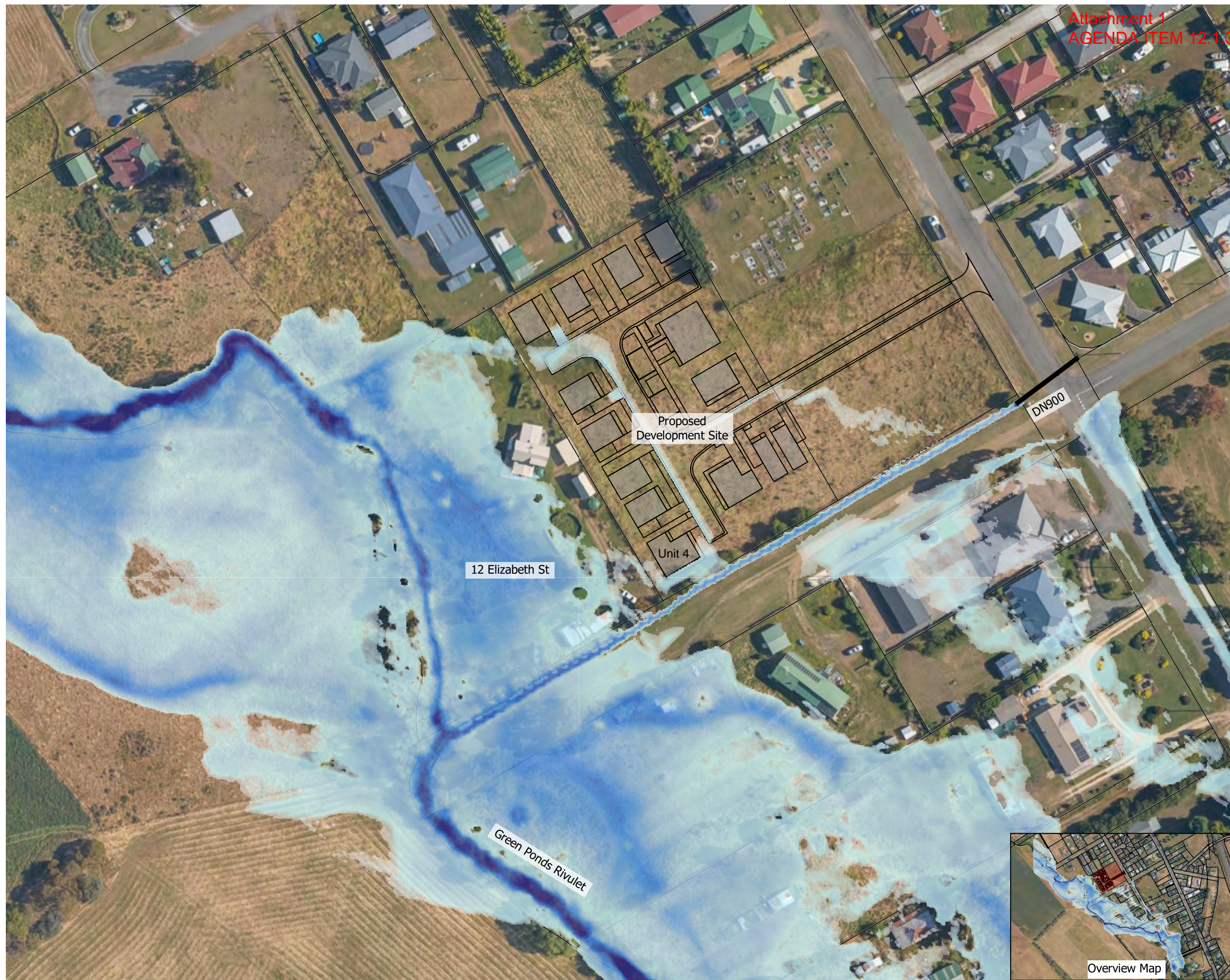
GANDY AND ROBERTS
CONSULTING ENGINEERS



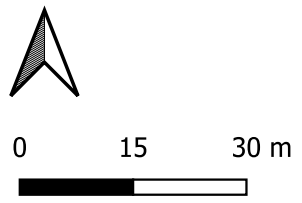
Lot 2 Louisa St
Kempston, TAS
RECEIVED
21.06.2024
1% AEP + CC
Post-development

Attachment 1
AGENDA ITEM 12.1.3

- Max Depth (m)
- <= 0.0000
 - 0.0000 - 0.0500
 - 0.0500 - 0.3000
 - 0.3000 - 0.6000
 - 0.6000 - 1.2000
 - 1.2000 - 3.0000
- Site Layout
- ▭ Cadastral Parcels



Base data is from TheLIST
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GANDY AND ROBERTS
CONSULTING ENGINEERS



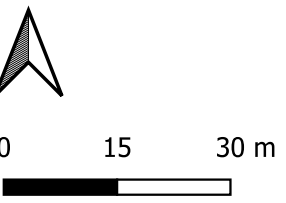
Lot 2 Louisa St
Kempston, TAS
RECEIVED
21.06.2024
1% AEP + CC

Attachment 1
AGENDA ITEM 12.1.3

- Depth Afflux
Change in Peak
Flood Level (m)
- <= -0.3000
 - 0.3000 - -0.2000
 - 0.2000 - -0.0500
 - 0.0500 - 0.0500
 - 0.0500 - 0.2000
 - 0.2000 - 0.4000
 - 0.4000 - 0.6000
- Change in Flood Extent
- Was wet now dry
 - Was dry now wet
- Site Layout
- Cadastral Parcels



Base data is from TheLIST
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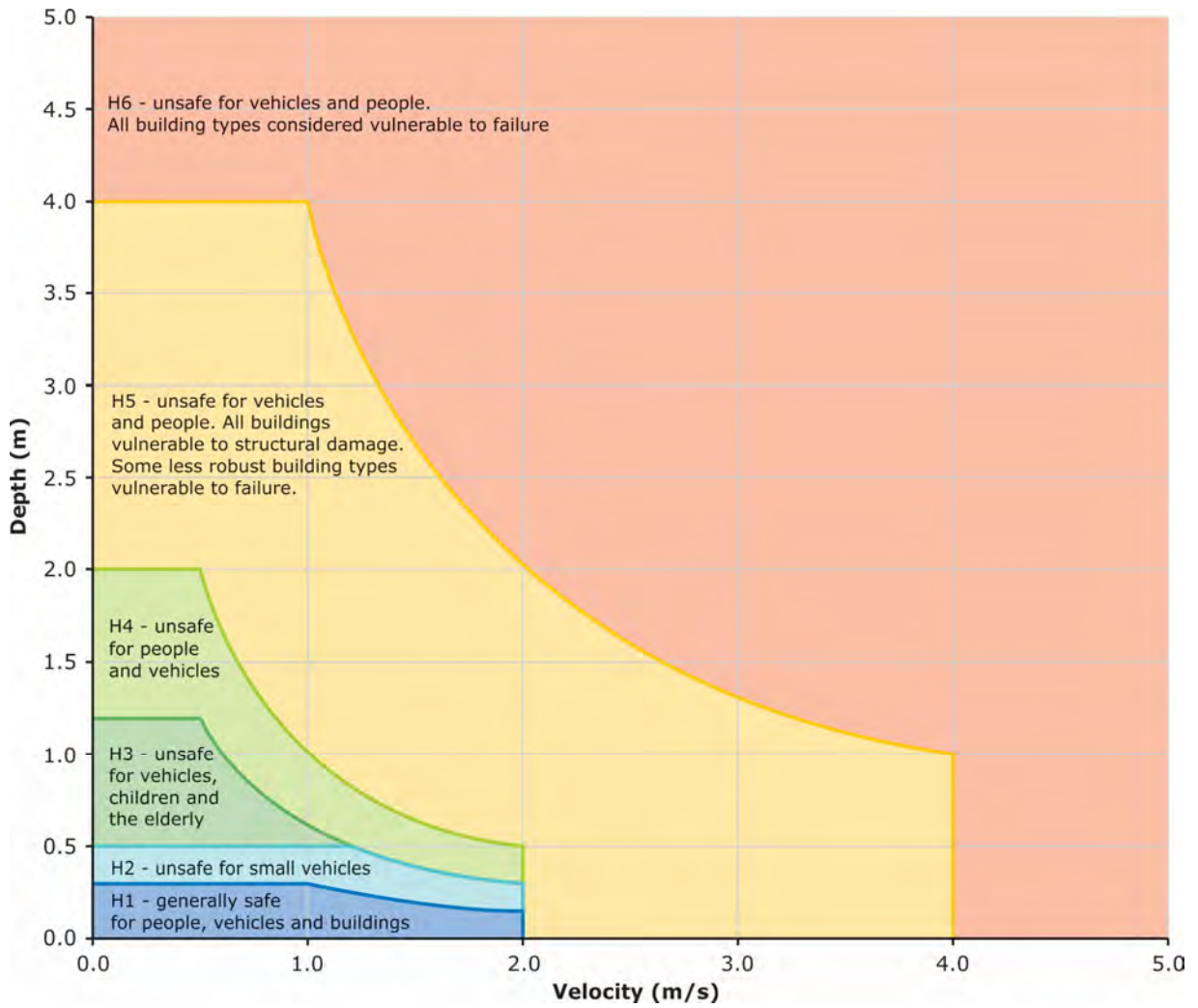
GANDY AND ROBERTS
CONSULTING ENGINEERS



RECEIVED

21.06.2024

Appendix B – ARR 2019 'General' Flood Hazard Curves

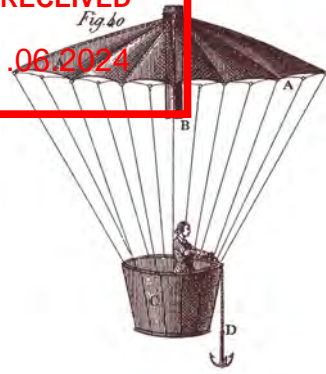


SMC - KEMPTON

RECEIVED

Fig. 60

21.06.2024



Attachment 1
AGENDA ITEM 12.1.3

Timothy Kirkwood

Subject: FW: Council Workshop Monday 9th Sept
Attachments: Grant O`brien letter.docx; Woodsdale letter January 2024.pdf; Mission WFC.docx; Woodsdale FC refit provisional docs.pdf
Importance: High

From: Woodsdale football club Woodsdale football club <woodsdailefc@gmail.com>
Sent: Friday, September 6, 2024 1:42 PM
To: Edwin Batt <ebatt@southernmidlands.tas.gov.au>; Karen Dudgeon <kdudgeon@southernmidlands.tas.gov.au>; Donna Blackwell <dblackwell@southernmidlands.tas.gov.au>; Donald Fish <dfish@southernmidlands.tas.gov.au>; Anthony Bisdee <abisdee@southernmidlands.tas.gov.au>; rcampbell@southernmidlands.tas.gov.au
<rcampbell@southernmidlands.tas.gov.au>
Subject: Council Workshop Monday 9th Sept

Good Afternoon,

The Woodsdale Football Club was reformed as a priority to offer events, sports and gatherings for our local community, to enable the use of the grounds and facilities for a broad range of activities, to address mental health issues and provide a welcoming, safe environment for all to enjoy,

Our Business Plan shows that although we have managed to secure \$148,000 in funding from the Government to upgrade our change rooms, we still require a further \$110,000 to ensure the overall upgrade meets the community needs. Over the past 3 years we have made considerable improvements and additions in excess of \$35,000 funded from the community at the Recreation Ground. We have also occurred substantial expenses from following Council directions and recommendations. We are confident we can raise \$35,000 of the \$110,000 required to ensure the safe and continued use of the ground for the broader community.

We have put together a list of requirements from Council below:

- \$75,000 contribution by Southern Midlands Council (\$35,000 contribution from Woodsdale Football Club)
- Rates and Taxes exclusion
- *\$10,000 annually for running expenses and maintenance (CPI increase) (includes Insurance, Public Liability, Electricity, General Maintenance, Playground Softfall, Fire Extinguishers, Rodent Baits, Cleaning Supplies and Weed Control, and other Sundries)

- Regular mowing and ground maintenance (with Council mower and equipment needed, driving past the ground, this would see us aligned with other grounds in the municipality)
 - Signing of Development Application
 - Upgrade to septic system (We are currently in the process of finalising a Design Plan and Quote for the upgrade, which will be available very soon)
- * * This is a general estimate of costs, as we are still currently waiting for a report from Council regarding the running and maintenance cost of other Recreation Grounds, which was requested on the 26th of July. GM Tim Kirkwood mentioned an estimated figure of \$8,000 for running expenses and maintenance at our initial meeting regarding the transfer.

We are excited to have recently formed the *Woodsdale Recreation Community Centre Committee*, with local members from other clubs and groups to oversee the use and general administration of the ground. This will ensure the sustainability and use by a larger proportion of the community, year round.

We would also like to take this opportunity to thank the Southern Midlands Council for providing us with a temporary home ground at the Kempton Recreation Ground. After 3 years our volunteers are becoming considerably frustrated with the extra workload and the lack of facilities and storage. We have a large loyal playing group, and committee, but without our volunteer base we may be at jeopardy of continuing, without returning to Woodsdale, which would also be detrimental for the ODFA with Campbell Town FC leaving.

Please find attached several documents for your information. Just to clarify also that we do not want, or need a \$750,000 upgrade, we have been working with professional builders, engineers and architects to ensure the completed works will be up to code and safe and adequate for use. The actual ground condition and size has been endorsed by the ODFA and AFL Tasmania to be fit for use. We have signed letters from five other clubs in the ODFA supporting us playing back at home at Woodsdale. It was Council who refused to let games be played at Woodsdale, not the Insurance Company refusing to offer Insurance. The Woodsdale Recreation ground and facilities are currently Insured under the Council's Umbrella Policy used for all recreation grounds.

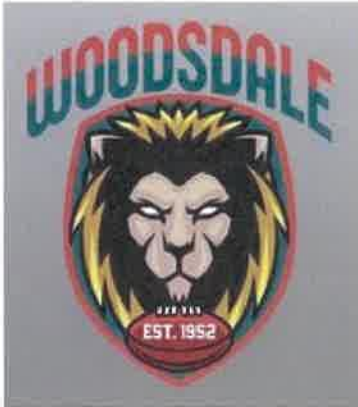
We are looking forward to working alongside council to ensure the transfer of the ground is beneficial to both parties, the Community and the ODFA and also that the correct information is relayed. This is a great opportunity for councillors to get behind a very worthwhile project moving forward and join our large group of supporters. Please contact the Club, if you require any information or which to discuss any matters arising.

Thank you

Toni Cowle

President

Woodsdale Football Club



Woodsdale Football Club

173 Campbells Road

Woodsdale Tas 7120

woodsdaafc@gmail.com

Ph 0419 653832

13/11/2023

Mission

Our Mission is to serve the Woodsdale Community and nearby areas. To aspire to bring together our local clubs, and groups to engage in social activities, training forums and functions.

Aim

Our Club aims to provide a safe environment for all, through social interaction, volunteering and exercise. To mentor our youth and to work together respectfully to a high standard and encourage participation and local engagement. To provide interesting and enjoyable opportunities for the community.

Goals

With a strong local Committee, numerous volunteers and Club members, and a strategic plan in place, we are committed to working towards a sustainable future. Our goal is to be at the forefront of our community, providing support and encouragement through many avenues for many years to come.



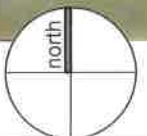
Identify Results Disclaimer

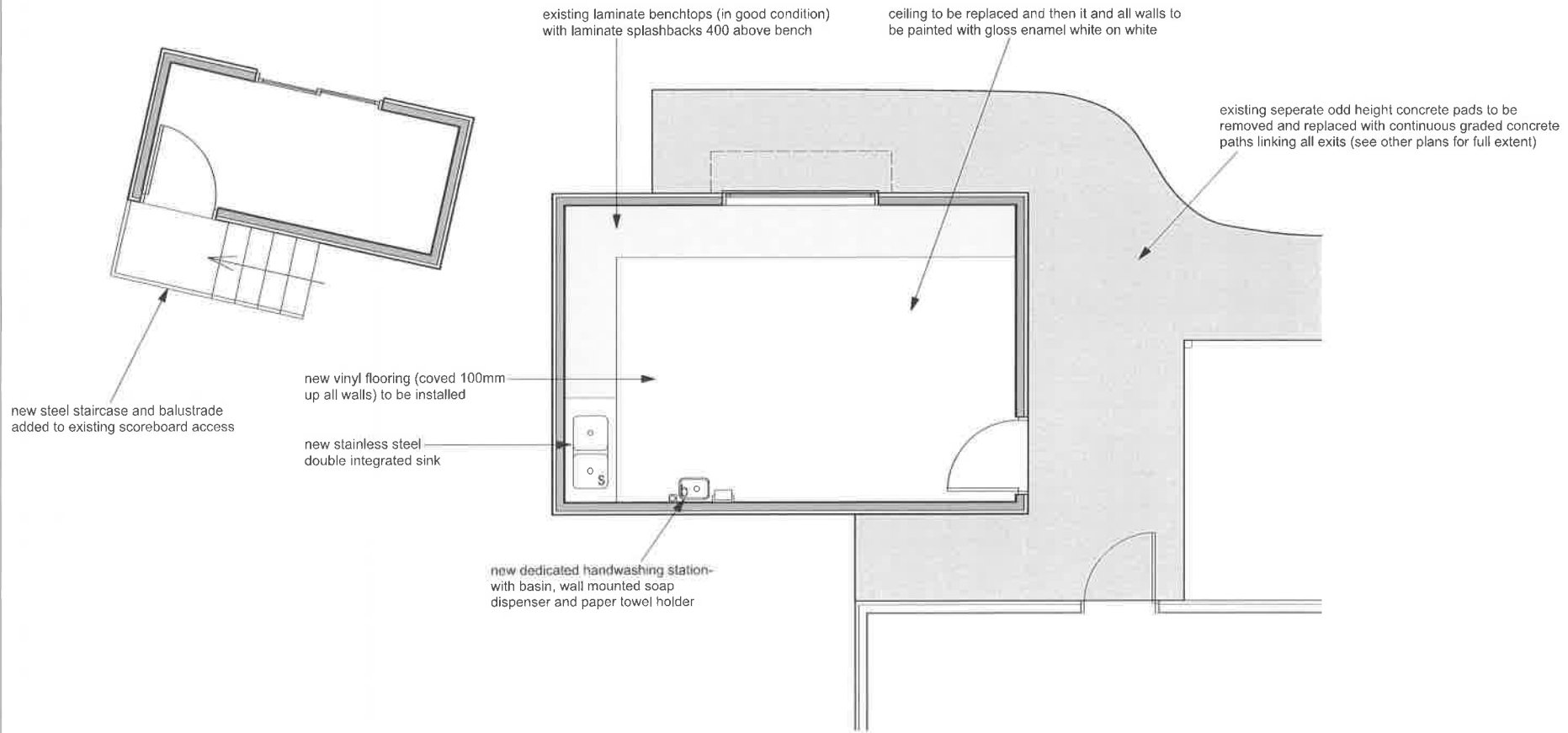
One feature found in one layer
 - Cadastral Parcels (one feature)

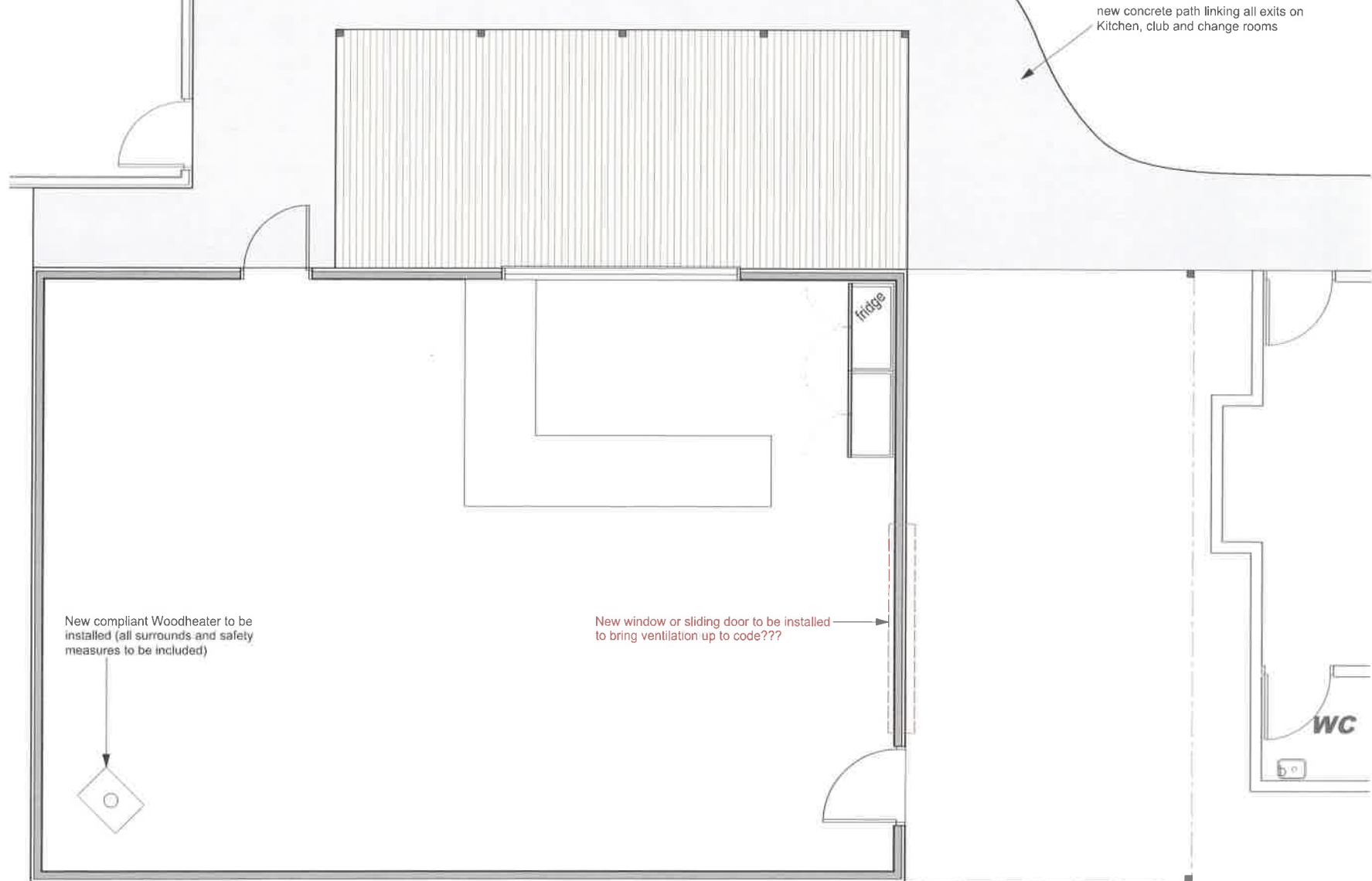
● Warning - Property boundaries are indicative only. See explanation [here](#).

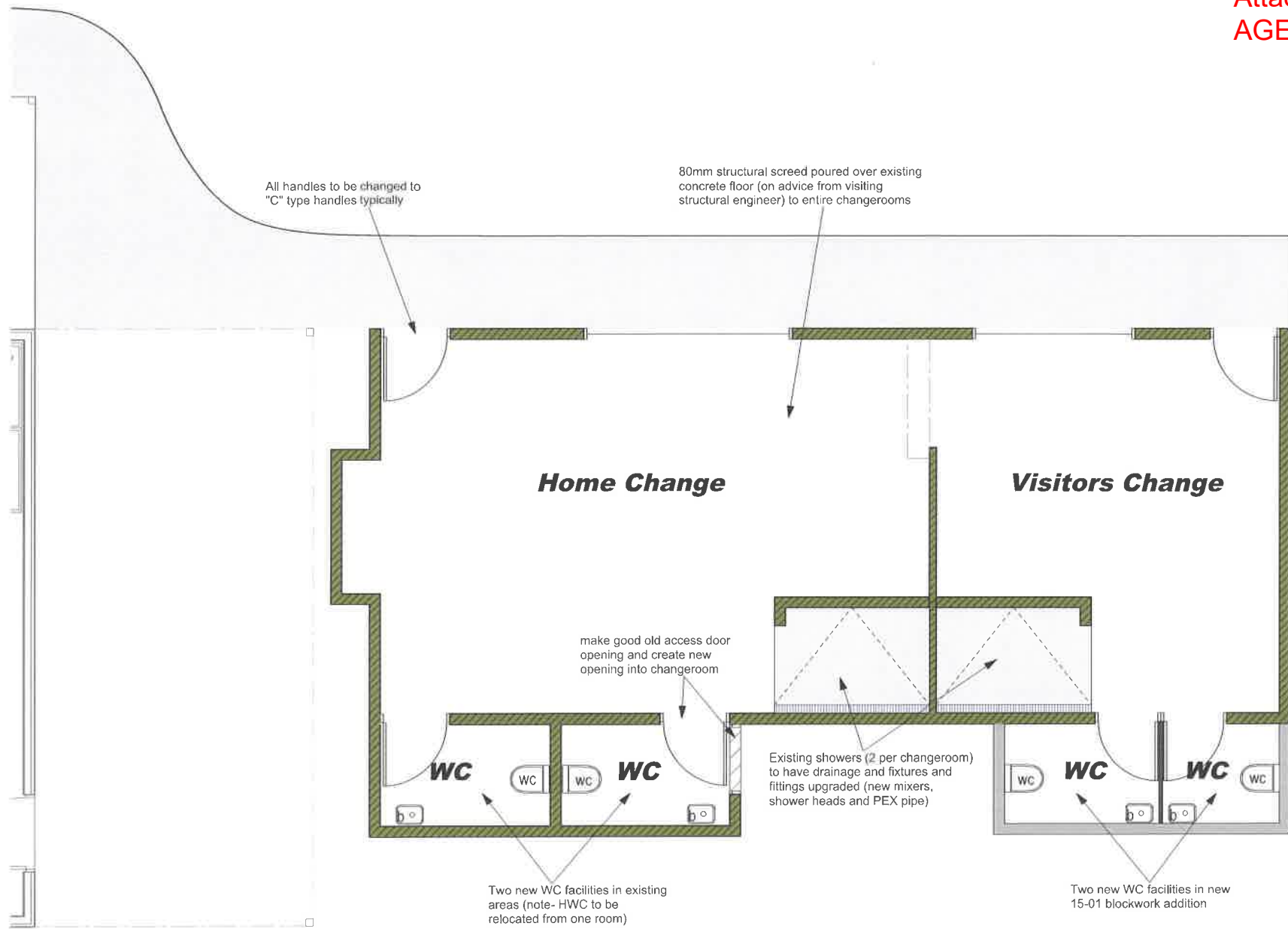
Feature	
Property Address	'WOODSDALE OVAL' - 2578 WOODSDALE RD WOODSDALE TAS 7120
Property ID	5839745
Title Reference	10138/1
Authority	Local Government Authority

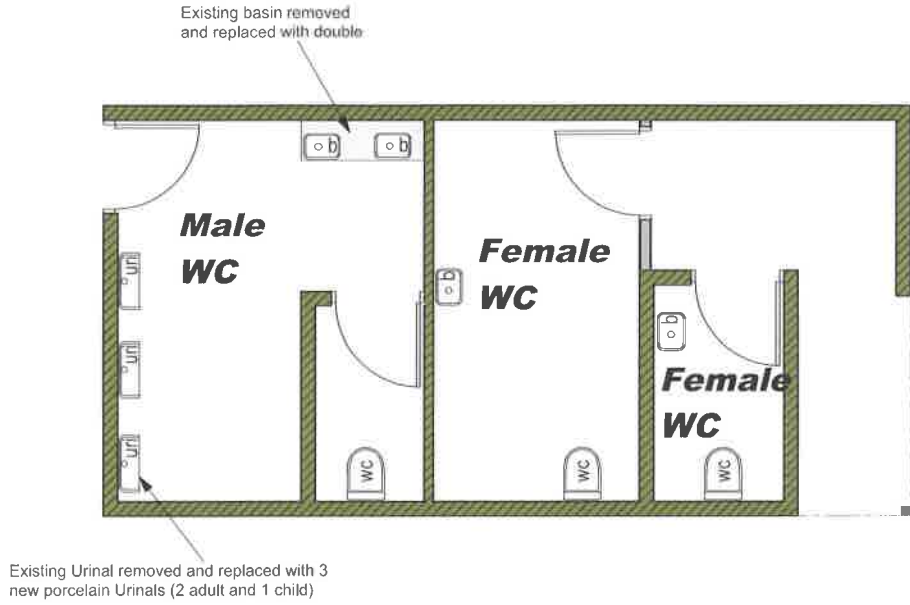
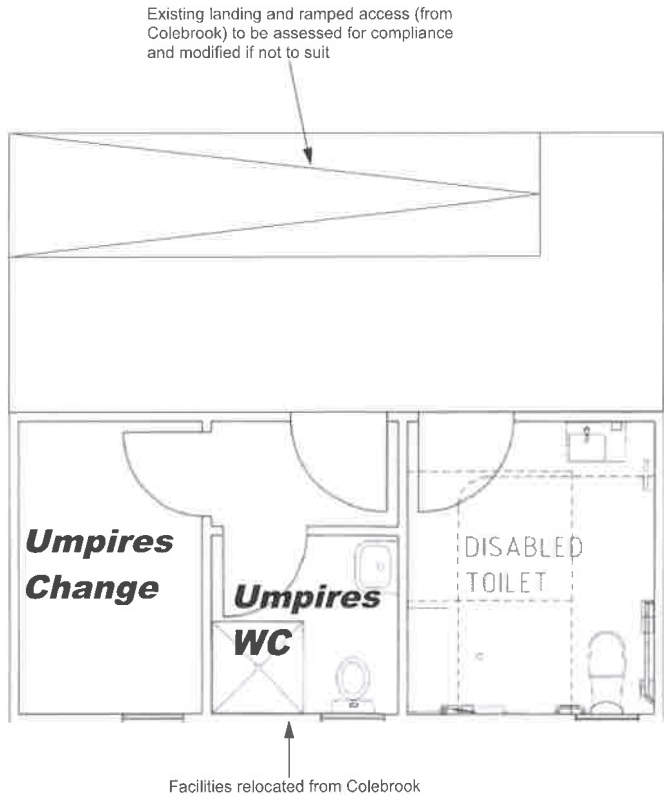
POT: GDA94 MGA55 : 546916E, 5300312N Identify Opt











Monday 29 January, 2023

To whom it may concern,

Re: Woodsdale Recreation Ground – ‘Wallaby Park’

As expressed in communication sent in September and November 2023, I would like to reaffirm that AFL Tasmania broadly supports the Woodsdale Football Club playing home games at the Woodsdale Recreation Ground, under the condition of the venue being deemed safe for usage considering the venue owner's insurance requirements.

The Oatlands District Football Association (ODFA), as the controlling body of the competition Woodsdale participates in, shares the same perspective as AFL Tasmania. The ODFA is comfortable with the dimensions of the playing field, but like AFL Tasmania, is conscious of the need for the venue to meet safety and insurance requirements for the landowner, including its provision of change facilities for players and umpires.

The club has taken proactive steps to address identified moved the boundary line marking further into the field of play, while also removing the barbed-wire fencing that had been identified.

The Woodsdale Football Club's Wallaby Park development plan has taken the AFL's Preferred Facility Guidelines into account. The current plan indicates that the changeroom facilities area will be 130m², split into two, which meets the preferred dimensions of 'local' level change rooms (2x 45m-55m²) outlined in the AFL Preferred Community Facility Guidelines.

From this information, we view that these plans, if implemented, would be adequate for the ODFA level of community football the Woodsdale Football Club participates in.

Importantly, Australian Football venues differ when it comes to amenities, ground sizing etc., meaning the AFL's Preferred Community Facility Guidelines document should be viewed in this light. Here is an extract from pages 6-7 of the 2024 Preferred Facility Guidelines:

The Guidelines should be used to inform the provision and development of venues, facilities and amenities for community level football. The information presented within the Guidelines refers to the typical minimum levels of provision recommended for each venue.

*It is acknowledged that many existing venues may not meet the preferred levels of provision documented within the Guidelines. However, it is **not intended that these Guidelines be used as a basis for assessing the suitability of all existing venues.** Rather, should existing venues be considered for upgrade or improvement, then **where possible**, the Guidelines should be used as a road map for future development.*

Sincerely,



Anthony Osborn

Venue & Government Partnerships Manager – AFL Tasmania

Southern Office

Blundstone Arena

15 Derwent Street, Bellerive

PO Box 405, Rosny TAS 7018

T: (03) 6282 1800

Northern Office

UTAS Stadium, 2 Invermay Rd

Invermay TAS 7248

North West Office

Ulverstone Football Ground

Victoria Street, Ulverstone

PO Box 40, Burnie TAS 7320



Tasmanian Football Club AFL Ltd
15 Derwent Street
Bellerive, Tas, 7018

Southern Midlands Council
C/O The General Manager
Southern Midlands Council
PO Box 21
Oatlands TAS 7120

Dear Mr Kirkwood,

I'd be pleased if you would bring this letter to the attention of your Councillors on behalf of the Board of The Tasmanian Football Club AFL Ltd.

In May this year our Club and state was granted the 19th AFL Licence which will see Tasmania represented in the national competition by an AFL and AFLW team in the 2028 season.

The granting of the licence was more than three decades in the making, but the desire of the Tasmanian public to have their own club never waned. This was primarily because Tasmanians believe that football is such an important part of the fabric of Tasmania and the many communities that are dotted around our state.

Having grown up in a small town on the North West coast I experienced first hand the role that sporting clubs play in a local community and my involvement in the new AFL club is because I firmly believe that it will create interest and participation in the sport that will be seen at every level and community around Tasmania.

Our club recently supported and encouraged the East Devonport Football Club to re-enter the NWFL which, pleasingly, they have been successful in doing – this has inspired the local men and women, boys and girls, to be involved again in something that is undeniably driving a new community spirit in the area.

When I was made aware of the ambitions of the Woodsdale Football Club to re-build their club and re-establish their presence in the Woodsdale Community, our new club wanted to lend its support.

We have met with representatives of the Club and understand their plans and their challenges, particularly as it applies to being able to re-establish their home at the local oval, Wallaby Park. The role that football has historically played in providing an anchor point for local communities is clearly evidenced by the football/recreation grounds that are dotted across Tasmania in every town and suburb.

The Woodsdale Football Club are clearly a motivated group that are desperate to return a community asset and remove the risk to their future that playing "home games" at Kempton is providing.

We would implore the Council to find a way to assist the Woodsdale Football Club to re-establish its base at Wallaby Park and support a group that is looking to deliver a powerful asset that will provide purpose and belonging to the good people of Woodsdale.

Our club would be happy to attend a meeting with Council to discuss the role and benefits of football in local communities to support the Woodsdale team. In fact our Club Ambassador and advisor, Jack Riewoldt will be in Oatlands on the 19th of January to host a Community meeting to hear from locals on their hopes and dreams for our new AFL club and hold a football clinic for youngster from the area.

Kind Regards



Grant OBrien
Chair, TFC AFL Ltd

C & V Kean Pty Ltd
T/a Kean and Kean
16A Glenlea Road
Pontville Tas 7030

ABN - 42 070 106 679
Accreditation No. - CC1717



Email : Vicki @ keanandkean.com.au

Chris 0417 534 776

Vicki 0417 726 292

30/8/23

Mr G Young

RE :REMEDIAL WORKS WOODSDALE FOOTBALL CLUB

Dear Geoffrey,

The following is Our Quotation for the above. Our quotation totals \$246,956-75 Gst Inclusive and includes the Following:

- Contractor's All Risk Insurance.
- Public Liability Insurance.
- Workers Compensation Insurance.
- Site Establishment \$ 1,800-00
- New Concrete Paths \$ 9,020-00
- Six new Steel Steps to Score Board \$ 8,330-00
- Existing Kitchen- New Stainless Double Bowl Sink and 1.5 Stainless Bench top with 300 Splashback. New Hand Wash Station. Welded Vinyl Floor coved 100 up the Walls. New 160 litre Hot Water Cylinder. Repaint throughout, Two Coats of Enamel Undercoat and one Coat Enamel Gloss \$45,224-00
- Club Room - Supply and install new Compliant Woodheater. Welded Vinyl to Floor.Repaint. Supply and install new 2118 Sliding Door. Provide new External Path \$13,910-00
- Umpire's Modular Building- Provide new 5UB Floor to suit. \$ 5,960-00
- Public Toilet- Male Section- Provide and Install Two New Wall Mounted Basins. Provide and Install Three Wall Mounted Urinals. Provide and Install One new WC.Lay new Welded Vinyl Coved up the walls 100mm. Make good minor repairs and Repaint. Female Section - Provide and

Install Two new Handbaisins. Provide and Install Two new WC's. Lay
Welded Vinyl to Floors Coved up Walls 100mm

\$56,440-00

- Change Rooms – Home Change Room – Install 80mm Structural
Screed over entire Floor Area. Provide and Install Two new WC's.
Provide and Install Two new Wall Basins. Install One new Shower.
Provide and Install New Doors and Handles. Block up One external
DoorWay. Lay Welded Vinyl with 100 C to Floor. Repaint Entirely.
Visitors Change Room – Extend Walls externally by 3.00m2. Provide
and Install Two new WC's. Provide and InstallTwo new Basins. Install
One new Shower. Lay Welded Vinyl coved 100 up Walls. Repaint
Entirely \$ 74,460-00
- Removal of Building Debris on Completion.
- Complete Clean of Club Room.
- SUB – TOTAL \$214,745-00
- BUILDER'S MARGIN \$ 32,211-75
- TOTAL \$246,956-75

We trust this meets with your Approval. Should you have any Queries
please do not hesitate to Contact Us.

Yours faithfully



Christopher and Vicki Kean

Wallaby Park Upgrades three-phase plan.

- **PHASE ONE:**

- Complete required upgrades to changeroom facility \$75,000.
- Complete upgrades to Clubroom facility \$13,910.
- Mobilise Colebrook modular building to provide umpire changerooms and additional toilet facilities \$5960. Plus cost to move this unit from Colebrook to Woodsdale approx. \$2000.
- Upgrade Waste water treatment system. Yet to receive a quote for this but thought to be around \$50,000.

- **PHASE TWO:**

- Complete Public toilet upgrades \$56,440.
- Complete Scoreboard steps and repairs \$ 8330.
- Concrete paths \$9020.

- **PHASE THREE:**

- Complete upgrades to Kitchen facilities \$45,224.
- Complete ground lighting upgrades (yet to be costed).
- Install new ground perimeter fencing (yet to be costed).
- Install accessible gravel driveway and increase parking area to the east of the ground (yet to be costed).
- Improve children's play equipment area (yet to be costed).

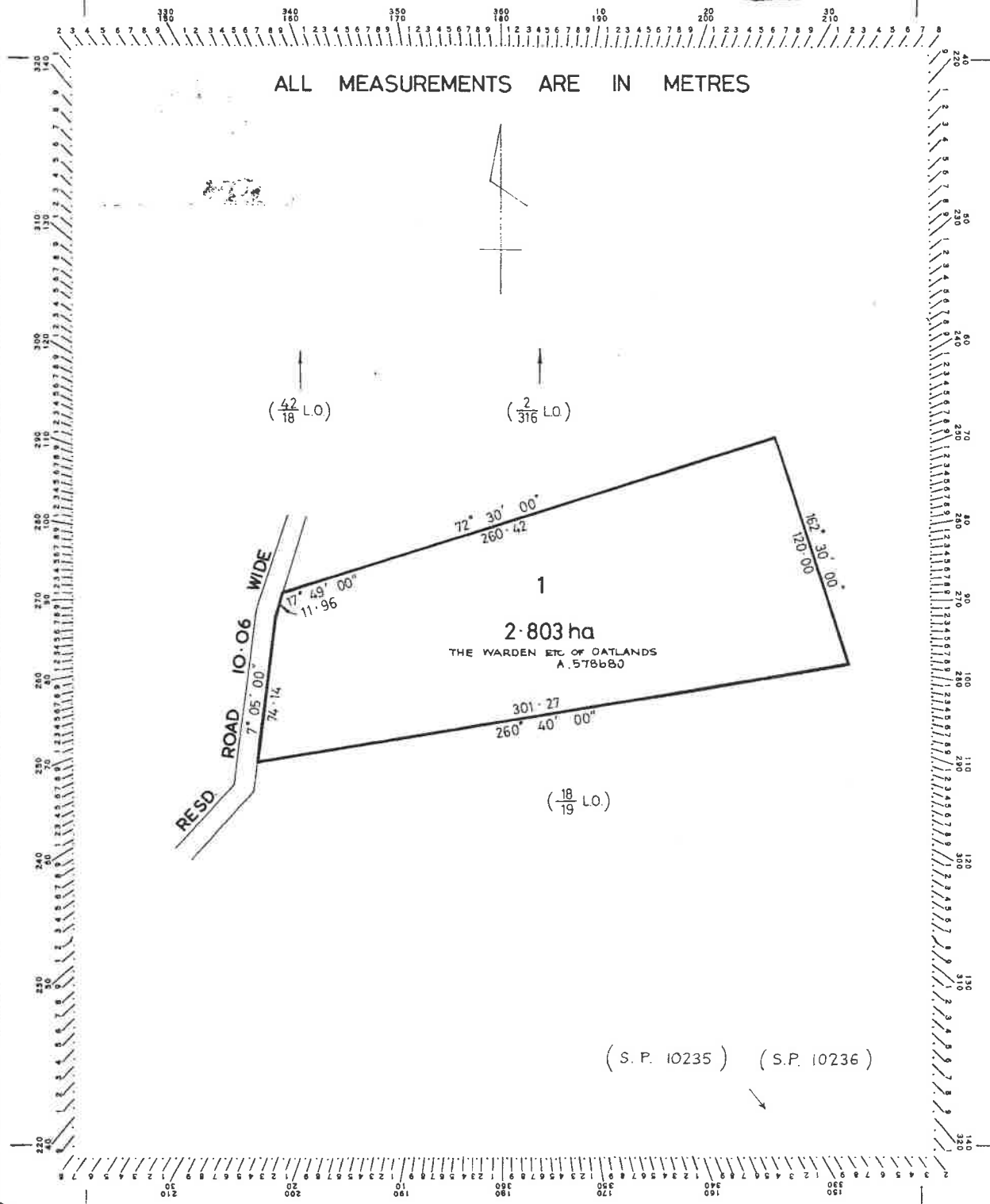
During phase one and two of this plan, Woodsdale Football Club will utilise the services of various mobile food service providers for game day food supply. This will mitigate the need to complete kitchen upgrades during the first two phases of the project.

The items listed that are yet to be costed are upgrades that would be nice to have at the site but not deemed necessary by the club or Southern Midlands Council. Noting that these are an important part of the overall plan to enhance the community experience had at the Woodsdale Recreation Ground.

29 AUG 1977

D 10138

Owner: L. J. Montgomery	PLAN OF SURVEY by Surveyor Kenneth R. Michell of land situated in the	Registered Number: D 10138
Title Reference: C.T. 3157 Fol. 45	LAND DISTRICT OF MONMOUTH PARISH OF STANFIELD	Approved: 15 NOV 1977 Effective from:
Grantee: Part of Lot 12458, 206Acs., granted to John Rowlands Senior.	Scale 1:2000	 Recorder of titles



SEARCH OF TORRENS TITLE

VOLUME 10138	FOLIO 1
EDITION 2	DATE OF ISSUE 09-Jul-2015

SEARCH DATE : 20-Sep-2024

SEARCH TIME : 09.35 AM

DESCRIPTION OF LAND

Parish of STANFIELD, Land District of MONMOUTH
 Lot 1 on Diagram 10138
 Derivation : Part of Lot 12458 Gtd. to J. Rowlands
 Prior CT 3657/31

SCHEDULE 1

SOUTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Southern Midlands Community Infrastructure Plan



MARCH 2024

6.4 Sports Venues

Characteristics

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

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

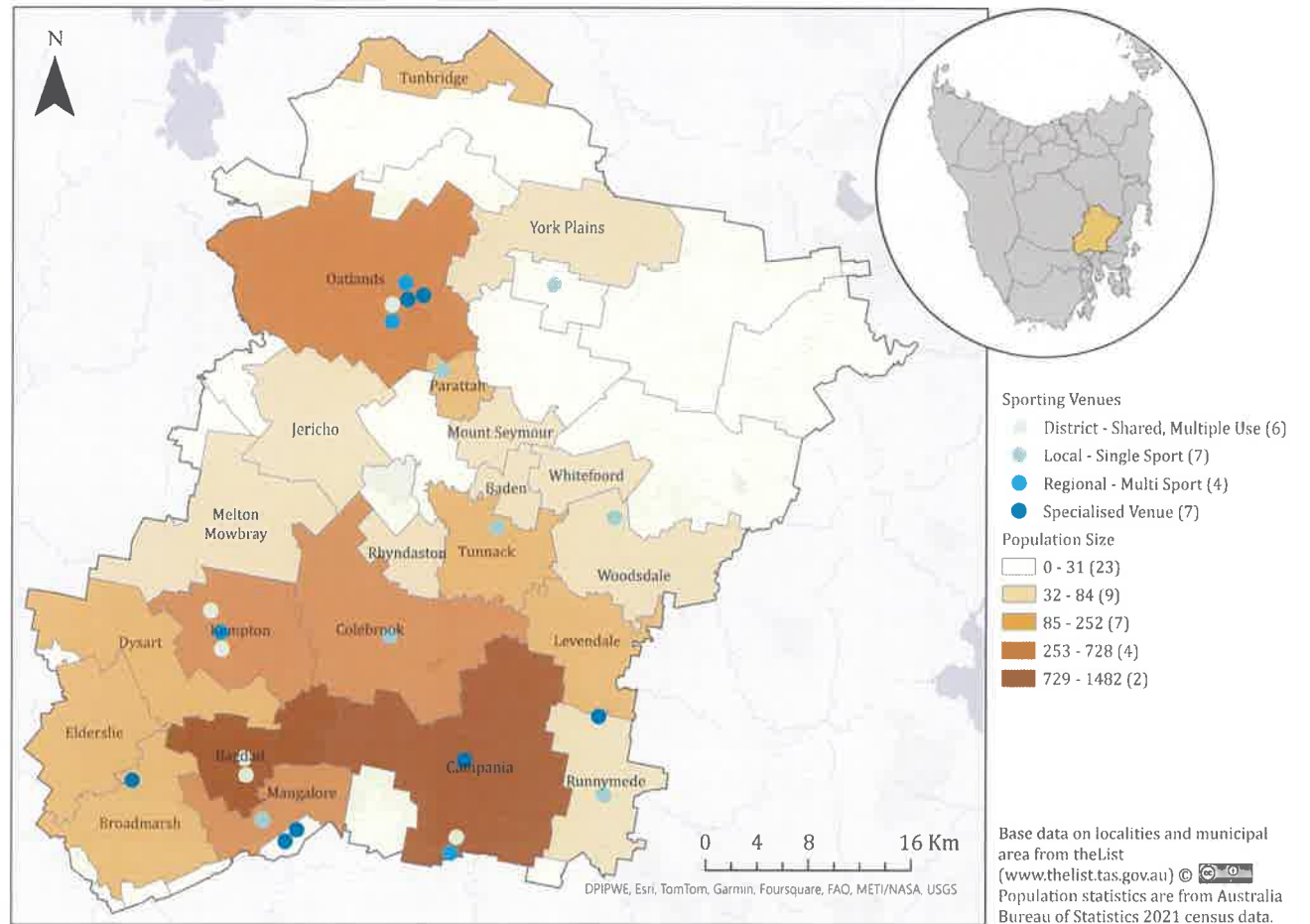


Figure 6.4. Locations of Sports Venues by type

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

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

Table 6.9. Summary of facilities in Sports Venues

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

Management objectives

Management objectives for sports venues are to:

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

Management issues

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

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

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

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

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

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

Management strategies

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

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

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

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

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

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

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

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

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

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

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

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

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

considered, including the adjoining property which is sometimes referred to as the bike track. The proceeds of the sale should be reinvested in the Colebrook Memorial Hall to meet current health and safety standards, and the Colebrook Park to provide an improved level of community infrastructure.

The Woodsdale Recreation Ground is in poor condition and will require a major capital investment to meet current health and safety standards. This investment cannot be justified for a single sports venue in a regional location. AFL Preferred Facility Guidelines suggests that Woodsdale is not meeting any of the recommended standards, including as a training ground. The poor quality of facilities at Woodsdale are a significant issue for Council considering the Victorian court case in which Bayside Council was liable for \$235,810 in damages because the ground failed to meet AFL guidelines.

Woodsdale is currently playing competition at Kempton, but this is not meeting club expectations in terms of sport or social facilities. Consideration should be given to providing a quality venue for Woodsdale Football Club at Oatlands Recreation Ground. This would need to include a bar and kiosk to help sustain the club financially and socially. While this may not be ideal for the club given their wish to upgrade their own facilities at the Woodsdale Recreation Ground, the advice from Council's insurer is that the facilities would require very significant investment.

Upgrading Woodsdale's facilities does not fit the hierarchy of recreation planning where the largest support needs to go to multi-use, multi-sport regional facilities. The location and characteristics of this property do not suit use as a community hub or as an evacuation centre. The single steep entry and proximity to fire-prone forest do not fit with the Tasmanian Fire Service's requirements for an evacuation centre. There are many competing priorities within the municipal area and investment needs to focus on infrastructure that caters for a multitude of activities.

Any proceeds from the sale of Woodsdale Recreation Ground property should be invested in a Community Hall upgrade. An upgrade might include the acquisition of some adjoining land to provide additional community infrastructure, such as a dedicated car parking area at the rear, an expanded playground, and upgraded barbecue facilities.

Influenced by past discussions with the Woodsdale Football Club, Council identified an additional option for the property. As an alternative to the sale of the Woodsdale Recreation Ground, Council might consider the option of transferring ownership of the ground to the Woodsdale Football Club. The advantage for Council is that it would no longer be liable for activities and condition of the ground. The disadvantage to the wider community is the loss of income from the sale the ground that might be used to upgrade the hall.

Table 6.11. Management actions, responsibility, and priority for Sports Venues

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
14	Efficient use of school facilities is a state government priority to support students, carers and the wider community. There is a lack of knowledge about existing facilities, or collaboration and shared-use, and a need to centralise facilities in the Southern Midlands.	<p>Visionary Direction: Establish partnerships with schools and seek greater access and/or maintain current access to sports and recreation facilities at schools.</p> <p>Actions:</p> <ul style="list-style-type: none"> Collaborate with DECYP School Liaison Coordinators about upgrades to school facilities as a means of improving these community hubs. 	Council	High
15	<p>Bagdad, Kempton, Campania and Oatlands are key growth areas in the Southern Midlands. There is a growing trend in female participation, and strategic action being taken across many sporting bodies to support youth and female participation.</p> <p>Improvements to existing facilities in growth areas, including improving capacity to support youth and female participation will help Southern Midlands meet current and future demands.</p>	<p>Visionary Direction: Provide equitable access and use of sport and recreation facilities based on identified need, priority and consultation with stakeholders and sporting groups.</p> <p>Actions:</p> <ul style="list-style-type: none"> Investigate funding in upgrades to Oatlands, Campania, and Kempton. See also Ref No 2 for overhaul of Bagdad sports facilities 	Council	High Ongoing
16	Council resources are spread too thin to respond to needs for upgrading facilities. More intensive use of fewer venues will help resource and environmental sustainability, risk management, and overall compliance with safety and building codes. Sale of sporting venues that are underutilised, have limited capacity to function as a regional and multiple use venue, and are costly to maintain should be considered.	<p>Visionary Direction: Rationalise under-utilised assets with no strategic benefit in the long-term to secure efficient and effective use of Council resources and meet current and future community needs.</p> <p>Actions:</p> <ul style="list-style-type: none"> Investigate and consider the option of selling the Colebrook Recreation Ground (or part thereof). See also Ref No 13 for rationalisation of assets. Consider the options of selling the Woodsdale Recreation Ground or transferring the property to the Woodsdale Football Club. See also Ref No 13 for rationalisation of assets. 	Council	High

6 / Community Infrastructure Plan | Sports Venues

REF NO.	RATIONALE	MANAGEMENT ACTIONS	RESPONSIBILITY	PRIORITY
17	Community consultation found that many of the local sports clubs and recreation groups are under-equipped to fund upgrades to facilities.	<p>Visionary Direction: Facilitate the improvement of management and programming skills within existing and new community groups, sporting clubs, and recreation groups through the provision of advice and co-ordination of support training services.</p> <p>Actions:</p> <ul style="list-style-type: none"> Advertise Council assistance to identify appropriate funding sources and in the preparation of grant applications. 	Council	High Ongoing
18	Community consultation also identified community members had limited knowledge of available public facilities leading to inefficient and low use of community infrastructure and facilities.	<p>Visionary Direction: Facilitate increased use and promote open space, sport and recreation facilities available to the community.</p> <p>Actions:</p> <ul style="list-style-type: none"> Liaise with peak sporting and community groups for effective programming to promote available facilities and services to the community, and to enhance shared-use. 	Council	Medium Ongoing



Approved by:	Council	Council
Approved date:	February 2022	September 2024
Review date:	February 2023	September 2026

1. PURPOSE

The purpose of the policy is to address the circumstances and conditions under which the Southern Midlands Council will permit mobile food vendors to trade from land owned or managed by the Council or community.

2. OBJECTIVE

The objectives of this Policy are to:

- 2.1 Provide a clear permit process and permit conditions for mobile food vendor trading on Council or community land.
- 2.2 Acknowledge that mobile food vendors can make positive contributions to the attraction and vitality of the Southern Midlands municipality and provide economic, social and cultural benefit to the community.
- 2.3 Accommodate mobile food vendor trading on Council or community land in a reasonable manner which will:
 - a) complement and not unreasonably compete with existing fixed address food businesses;
 - b) provide the community and visitors with additional diversity and choice;
 - c) provide for locations that are safe and convenient in terms of access, facilities, and attraction, and which do not unreasonably interfere with the purpose and security of other public assets or inconvenience the function or amenity of other users and the environment; and
 - d) Provide all mobile food vendors with an equal opportunity to trade from Council or community land.

3. SCOPE

- 3.1 This Policy applies to Council land within the Southern Midlands municipal area and some specific sites managed by community groups.
- 3.2 This policy does not apply to Crown land or private land. Mobile food vendors may operate on private land under a permit granted under the *Land Use Planning and Approvals Act 1993*.
- 3.3 This policy does not apply to mobile food vendors involved in events such as markets, fairs or festivals.

4. DEFINITION OF TERMS

In this policy:

Council - means the Southern Midlands Council.

Council land - means any land owned, managed by, or under the control of the Council, but does not generally include a road or local highway under the control and management of the Council.

Community land - means any land owned, managed by, or under the control of a community group.

Mobile food vendor - means a commercial operator trading from a mobile structure that is registered as a mobile food and beverage business within Tasmania under the *Food Act 2003*. This includes both registered vehicles such as vans, caravans and trailers; and non-registered vehicles such as coffee carts or hotdog carts.

Mobile food vendor permit - means a permit issued in accordance with this policy.

5. POLICY

5.1 General

Mobile food vendors must obtain and display a Mobile food vendor permit to operate on Council or community land in the Southern Midlands municipality.

Council will apply for and hold a permit under the *Land Use Planning and Approvals Act 1993* for each of the approved Trading Locations (identified below).

5.2 Mobile Food Vendor Permit Applications

Applications for a Mobile Food Vendor Permit are to be made by completing the approved Council form and paying the applicable fee as set by Council.

Applicants must indemnify Council against any liability that may arise as a direct result of the mobile food vendor trading within an approved location.

Mobile Food Vendor Applications must include the following information:

- a) Specify the intended trading locations, frequency and times;
- b) Current mobile food business registration under the *Food Act 2003*;
- c) If the business is to operate from a vehicle, the current registration under the *Vehicle and Traffic Act 1999*;

Approved by:	Council	Council
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- d) Current ABN or ACN; and
- e) Public liability insurance policy with cover of not less than \$20 million.

5.3 Trading Locations

Mobile food vendors holding a valid Mobile Food Vendor Permit may trade from the following approved locations only:

- **Bagdad** – Quarrytown Road
- **Broadmarsh** – Broadmarsh Hall
- **Campania** – Campania Recreation Ground ~~or car park at the corner of Climie Street and Reeve Street~~
- **Colebrook** – Colebrook Hall or Colebrook History Room/Park
- **Kempton** – Kempton Recreation Ground or Station Park
- **Mangalore** – Mangalore Oval or Council reserve at the corner of Blackbrush Road/Midland Highway
- **Oatlands** – Callington Park or Esplanade car park
- **Parattah** – Recreation Ground
- **Tunnack** – Tunnack Recreation Ground
- **Tunbridge** – Tunbridge Hall

Approved locations are identified by maps in Appendix 1 below.

Council may consider adding additional trading locations if suitable sites are identified by applicants or the public.

5.4 Prohibited Locations

Mobile food vendors are prohibited from operating in the following locations:

- a) State roads or highways, including rest stops such as St Peters Pass, and roadside truck stops.

This Policy does not apply to occasional initiatives run by a suitable organisation, such as ‘Driver Reviver’ stops.

- b) Council will not permit a mobile food vendor to trade from any road area under the management of the Council, unless specifically identified in the approved trading locations.

Vendors may operate from a Council road as part of an organised event exempt from this Policy under clause 3.3.

5.5 Trading Restrictions

The following trading restrictions apply to mobile food vendors operating under this Policy:

- Trade within any one approved trading location no more than three days per calendar week;
- Trade for no more than 4 hours within one day at a single location;
- Trade within the following approved times:

Monday to Friday	7am – 10pm
Saturday	9am – 10pm
Sunday and Public Holidays	10am – 8pm

- A maximum of three (3) mobile food vendors may operate in an approved trading location at the same time.

5.6 Fees

A fee will apply for a Mobile food vendor permit application. An application may be for an annual permit or a three month permit.

The fees will be set by Council annually in accordance with Section 205 of the *Local Government Act 1993* and published as part of the annual fee schedule.

Permits will not automatically be renewed. Operators will be required to apply for a new permit when their existing permit expires.

5.7 Conditions of Operation

The following conditions will apply to all mobile food vendors operating under this Policy:

- Mobile Food Vendor Permits are issued for one vehicle only and are not able to be shared or transferred.
- Mobile Food Vendor Permits will be issued subject to conditions.
- Mobile food vendors must display their valid Mobile Food Vendor Permit when operating.
- Mobile food vendors must ensure they are legally parked at all times.
- Mobile food vendors must not obstruct or restrict the use of roads, driveways, footpaths, walkways or parking areas by other users in any way.
- Mobile food vendors are expected to provide their own power, water and rubbish disposal.
- Mobile food vendors are responsible for ensuring that rubbish is removed from the site and surrounds at the conclusion of trading and ensuring that no waste water or other contaminants discharge from the vehicle.

Approved by:	Council	Council
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- h) Council strongly encourages Mobile Food Vendors to provide containers and utensils that are made from compostable and recyclable materials.
- i) Mobile food vendors must trade wholly from within their vehicle.
- j) Mobile food vendors must not leave vehicles unattended in an approved trading location.
- k) Noise from generators and other sources is kept to a minimum.
- l) Mobile food vendors must follow any and all instructions issued by a duly authorised officer of the Council.
- m) Council reserves the right to suspend or cancel a Mobile Food Vendor Permit at any time if the trading restrictions or conditions of operation are not followed or trade contravenes any regulatory requirement or condition of the Permit.
- n) Mobile food vendors operating without a Mobile Food Vendor Permit in accordance with this Policy, or other permission from Council, may be subject to enforcement action including fines under the *Land Use Planning and Approvals Act 1993*.

6. LEGISLATION

The relevant legislation is:

- *Local Government Act 1993*;
- *Food Act 2003*; and
- *Land Use Planning and Approvals Act 1993*

7. DOCUMENT ADMINISTRATION

This Instruction is a managed document and is to be reviewed after one year of adoption and every two years after that, or as directed by the General Manager.

This document is Version 2.3.0 effective September 2024. The document is maintained by Development and Environmental Services, for the Southern Midlands Council.

APPENDIX 1 – APPROVED LOCATION MAPS

Approved locations are marked in yellow on the maps below:

BAGDAD



Area 1: Quarrytown Road – road reserve; Quarrytown Road, Bagdad

BROADMARSH



Area 2: Broadmarsh Hall – Car park; 1218 Broadmarsh Road, Broadmarsh

Approved by:
Approved date:
Review date:

Council
~~February 2022~~
~~February 2023~~

Council
September 2024
September 2026

CAMPANIA



Area 3: Campania Recreation Ground – Car park; 30-34 Reeve Street, Campania



Area 4: ~~Removed Car park; Corner of Climie Street and Reeve Street, Campania~~

Approved by:
Approved date:
Review date:

Council
~~February 2022~~
~~February 2023~~

Council
September 2024
September 2026

COLEBROOK



Area 5: Colebrook Hall; 45 Richmond Street, Colebrook



Area 6: In front of Colebrook History Room and Park; 14 Richmond Street, Colebrook

Approved by:
Approved date:
Review date:

Council
~~February 2022~~
~~February 2023~~

Council
September 2024
September 2026

KEMPTON



Area 7: Kempton Recreation Ground; 130 Main Street, Kempton



Area 8: Station Park – Car Park; Main Street, Kempton (opposite 87 Main Street, Kempton)

Approved by:
Approved date:
Review date:

Council
February 2022
February 2023

Council
September 2024
September 2026

MANGALORE



Area 9: Mangalore Oval; 22 Blackbrush Road, Mangalore



Area 10: Council Reserve; Corner of Blackbrush Road and Midland Highway

Approved by:
Approved date:
Review date:

Council
~~February 2022~~
~~February 2023~~

Council
September 2024
September 2026

OATLANDS



Area 11: Callington Park; 20-28 Esplanade, Oatlands



Area 12: Esplanade Car parks; 19 Esplanade, Oatlands

Approved by:
Approved date:
Review date:

Council
~~February 2022~~
~~February 2023~~

Council
September 2024
September 2026

PARATTAH



Area 13: Parattah Recreation Ground; 645 Tunnack Road, Parattah

TUNNACK



Area 14: Tunnack Recreation Ground; 27 Scotts Road, Tunnack

Approved by:	Council	Council
Approved date:	February 2022	September 2024
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TUNBRIDGE



Area 15: Tunbridge Hall; 99 Main Road, Tunbridge

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5. Legislation revoked

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- Part 2 - Conflicts of interests that are not pecuniary
- Part 3 - Use of office
- Part 4 - Use of resources
- Part 5 - Use of information
- Part 6 - Gifts and benefits
- Part 7 - Relationships with community, councillors and council employees
- Part 8 - Representation

Schedule 2 - Legislation revoked

Local Government (Code of Conduct) Order 2024

Version current from 10 September 2024 to date (accessed 20 September 2024 at 9:42)

Local Government (Code of Conduct) Order 2024

I make the following order under section 28R(1) of the Local Government Act 1993 .

3 September 2024

N. STREET

Minister for Local Government

1. Short title

This order may be cited as the Local Government (Code of Conduct) Order 2024 .

2. Commencement

This order takes effect on the day on which its making is notified in the *Gazette*.

3. Interpretation

(1) In this order --

Act means the Local Government Act 1993 .

(2) The Acts Interpretation Act 1931 applies to the interpretation of this order as if this order were by-laws.

4. Code of conduct

For the purposes of section 28R(1) of the Act, the code of conduct set out in Schedule 1 is the code of conduct relating to the conduct of councillors.

5. Legislation revoked

The legislation specified in Schedule 2 is revoked.

PART 1 - Decision making

1. A councillor must bring an open and unprejudiced mind to all matters being decided in the course of the councillor's duties, including when making planning decisions as part of the council's role as a planning authority.
2. A councillor must make decisions free from personal bias or prejudgement in the course of the councillor's duties.
3. A councillor, in making decisions, must give genuine and impartial consideration to all relevant information known to the councillor, or of which the councillor should be reasonably aware.
4. A councillor must –
 - (a) make decisions solely on merit; and
 - (b) not take irrelevant matters or circumstances into account when making decisions.

PART 2 - Conflicts of interests that are not pecuniary

1. A councillor, in carrying out the councillor's public duty, must not be unduly influenced, nor be seen to be unduly influenced, by personal or private interests that the councillor may have.
2. A councillor must act openly and honestly in the public interest.
3. A councillor must uphold the principles of transparency and honesty and declare actual, potential or perceived conflicts of interest at any meeting of the council and at any workshop or any meeting of a body to which the councillor is appointed or nominated by the council.
4. A councillor must act in good faith and exercise reasonable judgement to determine whether the councillor has an actual, potential or perceived conflict of interest.
5. A councillor must avoid, and withdraw from, positions of conflict of interest as far as reasonably possible.
6. A councillor who has an actual, potential or perceived conflict of interest in a matter before the council must –
 - (a) declare the conflict of interest and the nature of the interest before discussion of the matter begins; and
 - (b) act in good faith and exercise reasonable judgement to determine whether a reasonable person would consider that the conflict of interest requires the councillor to leave the room during any council discussion and remain out of the room until the matter is decided by the council.
7. This Part does not apply in relation to a pecuniary interest.

PART 3 - Use of office

1. The actions of a councillor must not bring the council or the office of councillor into disrepute.
2. A councillor must not take advantage, nor seek to take advantage, of the councillor's office or status to influence others improperly to gain an undue, improper, unauthorised or unfair benefit, or detriment, for the councillor, another person or a body.
3. A councillor, in the councillor's personal dealings with the council (for example as a ratepayer, recipient of a council service or planning applicant), must not expect or request, expressly or implicitly, preferential treatment for the councillor, another person or a body.

PART 4 - Use of resources

1. A councillor must use council resources appropriately in the course of the councillor's public duties.
2. A councillor must not use council resources for private purposes except as provided by council policies and procedures.
3. A councillor must not allow the misuse of council resources by another person or a body.

PART 5 - Use of information

1. A councillor –
 - (a) must only access or use council information as needed to perform the councillor's duties and functions; and
 - (b) must not access or use council information for personal reasons or non-official purposes.
2. A councillor must only release council information –
 - (a) in accordance with established council policies and procedures; and
 - (b) in compliance with relevant legislation.

PART 6 - Gifts and benefits

1. A councillor may accept an offer of a gift or benefit if it –
 - (a) directly relates to the carrying out of the councillor's public duties; and
 - (b) is appropriate in the circumstances; and
 - (c) is not in contravention of relevant legislation.
2. A councillor must avoid situations in which a reasonable person would consider that a person or body, through the provision of gifts or benefits, is securing, or attempting to secure, influence or a favour from the councillor or the council.

PART 7 - Relationships with community, councillors and council employees

1. A councillor must –
 - (a) treat all persons fairly; and
 - (b) not cause a reasonable person offence or embarrassment; and
 - (c) not bully or harass a person.
2. A councillor must –
 - (a) listen to, and respect, the views of other councillors in council and committee meetings and all other proceedings of the council; and
 - (b) endeavour to ensure that issues, not personalities, are the focus of debate.
3. A councillor must not contact or issue instructions to a council contractor or tenderer without appropriate authorisation.
4. A councillor must not contact an employee of the council in relation to council matters unless authorised by the general manager of the council.
5. A councillor must not, in the councillor's relationships with persons, other councillors, the council, employees of the council or other bodies, engage in conduct that is prohibited conduct.

PART 8 - Representation

1. A councillor must accurately represent the policies and decisions of the council when giving information to the community.
2. A councillor must not knowingly misrepresent information that the councillor has obtained in the course of the councillor's duties.
3. A councillor must not speak on behalf of the council unless specifically authorised or delegated by the mayor.
4. A councillor must clearly indicate if a view put forward by the councillor is a personal view.
5. A councillor's personal views must not be expressed publicly in such a way as to –
 - (a) undermine the decisions of the council; or
 - (b) bring the council into disrepute.
6. A councillor must show respect when expressing personal views publicly.
7. A councillor's personal conduct must not reflect, or have the potential to reflect, adversely on the reputation of the council.
8. A councillor appointed to represent the council on external bodies must strive to –
 - (a) understand the basis of the appointment; and
 - (b) be aware of the ethical and legal responsibilities attached to such an appointment.

SCHEDULE 2 - Legislation revoked

Clause 5

Local Government (Model Code of Conduct) Order 2016 (No. 23 of 2016)

Local Government (Model Code of Conduct) Amendment Order 2018 (No. 88 of 2018)

Displayed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on 10 September 2024

This order is administered in the Department of Premier and Cabinet.



Grant deed

Grant program: Better Active Transport in Tasmania Grant Program
– Round 2, 2024

The Crown in Right of Tasmania
(represented by the Department of State Growth)
(Grantor)

and

Southern Midlands Council
(Recipient)

OCS NS PRECEDENTS
Grant Docs-Grant deed (short form) template-3-2014
(December 2014)

REFERENCE AND CONTACT DETAILS

Department: State Growth
Contact officer: Dustin Moore
Telephone: (03) 6165 5064
Email: activetransport@stategrowth.tas.gov.au

Doc Ref: Southern Midlands Council \$278,000 September 2024

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Grant deed

Details and recitals

Parties:

Name	The Crown in Right of Tasmania (represented by the Department of State Growth)
Short form name	Grantor
Notice details	State Roads 4 Salamanca Place Hobart, TAS 7000 Australia GPO Box 536, Hobart, TAS 7001 Telephone: (03) 6165 5064 Email: activetransport@stategrowth.tas.gov.au Attention: Dustin Moore, Urban Mobility Planner

Name	Southern Midlands Council
ACN/ARBN/ABN	68 653 459 589
Short form name	Recipient
Notice details	71 High St, Oatlands, TAS, 7120, Australia Telephone: (03) 6254 5050 Email: abenson@southernmidlands.tas.gov.au Attention: Andrew Benson, Acting General Manager

Recitals:

- A. The Grantor has agreed to provide a monetary grant to the Recipient upon the terms and conditions set out in this Deed.
- B. The Recipient has agreed to accept the Grant on the terms and conditions set out in this Deed.

Information Table

Item 1 (clause 1.1):	Approved Purpose for which the Grant is provided
To assist the Recipient with the construction of cycling infrastructure between Kempton and Mood Food in accordance with its Application submitted under the Better Active Transport in Tasmania Grant Program – Round 2, 2024.	
Item 2 (clause 2.1):	Grant Amount
\$278,000 (two hundred and seventy eight thousand dollars), GST exclusive, is payable in accordance with Item 3.	
Item 3	(clause 3.1): Payment method for the Grant
The Grant is payable one instalment as follows: Instalment 1: \$278,000 Payment of the grant is subject to the Recipient satisfying all applicable Conditions precedent set out in Item 4.	
Item 4 (clause 3.2 (a))	Conditions precedent to payment of the Grant
With respect to, a) Instalment 1: execution of this Deed. Payment of the related Instalment will be made on receipt of a valid invoice from the Recipient.	
Item 5 (clause 4.2):	Date for commencement of the Approved Purpose
The date of this Deed.	
Item 6 (clause 4.3):	Date for completion of the Approved Purpose
30 June 2025	
Item 7 (clause 7.2):	Reporting requirements
The Recipient must provide to the Grantor: a) Quarterly Progress Updates submitted no later than twenty (20) business days after the end of each quarterly period; b) a Final Report no later than twenty (20) Business days after the Date for completion of the Approved Purpose, and which includes photographs evidencing completion of the Approved Purpose; and c) an acquittal of funds, to be submitted by the date of the final report, that includes: i. a detailed statement of income and expenditure in respect of Funding, showing the Recipient's cash and/or in-kind contribution to the combined minimum value of \$424,310;	

- ii. a definitive statement as to whether the accounts are true and fair, attested by the Chief Financial Officer or equivalent.

All other information and reports requested by the Grantor of the Recipient must be provided within ten (10) business days.

All information, submissions and reports must be in a form and of a substance satisfactory to the Grantor.

Item 8 (clause 10): Special terms and conditions

The Recipient agrees:

- a) to be responsible for the ongoing maintenance of the Approved Purpose pursuant to any law including, but not limited to, those contained in the *Roads and Jetties Act 1935* (Tas);
- b) that, in the event that the Recipient desires a Significant Change to the Approved Purpose, then it must first make a written application to the Grantor. The Recipient must obtain the written approval of the Grantor before undertaking the Significant Change to the Approved Purpose;
- c) to notify the Grantor of any changes to the scope of the Approved Purpose, apply for timeline adjustments, submit milestone and final reports (if requested by the Grantor), and submit of interim and final invoices in accordance with Clause 12;
- d) to obtain, at its own cost, any and all necessary approvals from any relevant Government Body required to undertake the Approved Purpose including those relating to environmental, cultural, flora, fauna and heritage matters;
- e) to ensure that the design and installation of the Approved Purpose is in accordance with any applicable Australian Standards and/or Austroads Guides;
- f) to participate in any funding evaluation that may be undertaken by the Grantor;
- g) that any interest received and/or accrued on the Grant is to be used for the Approved Purpose;
- h) to give to the Grantor or an Authorised Officer of the Grantor, reasonable access to any premises for the purposes of carrying out a site visit to monitor the Recipient's compliance with this Deed;
- i) without limiting anything in Clause 5, to recognize the Grantor's assistance if and when promoting the project, including but not limited to information placed on the Recipient's website and social media accounts, media releases, media launches and in media interviews. In such instances the phrase "*the Better Active Transport in Tasmania Grant Program – Round 2, 2024 is supported by the Tasmanian Government*" must be adopted; and
- j) without limiting anything in Clause 5, agrees that the Grantor reserves the Right to make public (including media) announcements in relation to, and otherwise report upon the Grant, the awarding of the Grant and any Relevant Matter; and
- k) to allow photos taken and information gathered for the purpose of auditing and completing the Approved Purpose, to be used by the Grantor in both internal and publicly available databases and other publications.

GLOSSARY

“**Application**” means the Recipient’s Application and designs submitted under Better Active Transport in Tasmania Grant Program – Round 2, 2024 and as approved by the Grantor.

“**Australian Standards**” means a standard published by Standards Australia Limited.

“**Austroads Guides**” means a guide published by Austroads.

“**Austroads**” means the peak organisation representing Australian and New Zealand road authorities.

“**Government Body**” means any body politic, any government (federal, state or local), or any governmental, administrative or judicial body, department, authority, commission, tribunal, delegate, instrumentality or agency.

“**Quarterly Progress Updates**” means a report that details the Recipients progress in delivering the Approved Purpose, expenditures to date, and any Relevant Matter or adverse matters that may affect or materially delay the Recipient carrying out the Approved purpose, or the performance by the Recipient of its obligations under this Deed.

“**Significant Change**” means a material change to any of the scope, program or cost of the Approved Purpose from that approved by the Grantor; including the use of different infrastructure treatments from those detailed in the Application.

Agreed terms and conditions

The parties agree as follows:

1 Definitions and interpretation

1.1 Definitions

In this Deed, unless the context otherwise requires:

Approved Purpose means the purpose for which the Grant is provided as set out in Item 1.

Authorised Officer means:

- (a) if a party is the Crown or a Minister of the Crown, each of the Secretary of the department responsible for the administration of the Grant, an Acting Secretary of that department, a Deputy Secretary of that department, and a nominee of any of them; or
- (b) for any other party, a person authorised in writing by that party.

Business Day means a day that is not a Saturday, a Sunday, Easter Tuesday or a statutory holiday (as defined in the *Statutory Holidays Act 2000* (Tas)) generally observed in Hobart.

Crown means the Crown in Right of Tasmania.

this Deed means this deed and includes all its annexures, appendices, attachments and schedules (if any).

Default Event means each of the events specified in clause 9.1.

Details means the details and recitals set out above.

Government Body includes a body politic, a government (federal, state or local), a governmental, judicial or administrative body, a tribunal, a commission, a department or agency of any government, and a statutory authority or instrumentality.

Grant means the grant paid, or to be paid, by the Grantor to the Recipient pursuant to clause 2.1.

Grantor means the person or entity named above as Grantor and, where the context requires, includes the employees, authorised contractors and agents of that person. If the Grantor is a Minister of the Crown, a reference to the Grantor includes that Minister's predecessors and successors in office (as applicable).

GST means any goods and services tax or similar tax imposed by the Commonwealth of Australia (but excluding any penalty, fine, interest or similar payment).

GST Laws means applicable Laws relating to GST.

Information Table means the table titled 'Information Table' set out above.

Item means an item in the Information Table.

Law means:

- (c) principles of law or equity established by decisions of courts;

- (d) legislation and subordinate legislation; and
- (e) requirements, approvals (including conditions) and guidelines of any Government Body that have force of law.

month means calendar month.

Recipient means the person named above as the Recipient and, where the context requires, includes the officers and employees of the Recipient.

Relevant Matter means any matter or thing related to any of the following:

- (f) the performance by the Recipient of its obligations under this Deed;
- (g) the receipt, use or expenditure of the Grant;
- (h) the carrying out of the Approved Purpose (including the effectiveness of the Recipient's carrying out of the Approved Purpose);
- (i) any report provided, or to be provided, by the Recipient to the Grantor in accordance with this Deed;
- (j) any information provided by the Recipient to the Grantor in connection with any application for the Grant;
- (k) any breach of this Deed by the Recipient;
- (l) the occurrence, or possible occurrence, of any Default Event.

Right includes a right, a power, a remedy, a discretion or an authority.

1.2 Interpretation

In this Deed, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words importing a gender include all genders;
- (c) other parts of speech and grammatical forms of a word or phrase defined in this Deed have a corresponding meaning;
- (d) a reference to a thing (including property or an amount) is a reference to the whole and each part of that thing;
- (e) a reference to a group of persons includes a reference to any one or more of those persons;
- (f) a reference to an annexure, an appendix, an attachment, a schedule, a party, a clause or a part is a reference to an annexure, an appendix, an attachment, a schedule or a party to, or a clause or a part of, this Deed;
- (g) a reference to any legislation or legislative provision includes subordinate legislation made under it and any amendment to, or replacement for, any of them;
- (h) writing includes marks, figures, symbols, images or perforations having a meaning for persons qualified to interpret them;
- (i) a reference to a document includes:
 - (i) any thing on which there is writing;

- (ii) any thing from which sounds, images or writings can be reproduced with or without the aid of any thing else;
- (iii) an amendment or supplement to, or replacement or novation of, that document; or
- (iv) a map, plan, drawing or photograph;
- (j) a reference to an agreement includes an undertaking, deed, agreement or legally enforceable arrangement or understanding, whether or not in writing;
- (k) a reference to a 'person' includes a natural person, a partnership, a body corporate, a corporation sole, an association, a Government Body, or any other entity;
- (l) a reference to a party includes that party's executors, administrators, successors and permitted assigns and substitutes;
- (m) a reference to a Minister includes, as applicable, that Minister's predecessors and successors in office;
- (n) a reference to a Government Body or other body or organisation that has ceased to exist, or that has been renamed, reconstituted or replaced, or the powers or functions of which have been substantially transferred, is taken to refer respectively to the Government Body or other body or organisation as renamed or reconstituted, or established or formed in its place, or to which its powers or functions have been substantially transferred;
- (o) a reference to an office in a Government Body or other body or organisation includes any person acting in that office, and if the office is vacant, the person who for the time being is substantially responsible for the exercise of the duties, functions or powers of that office;
- (p) mentioning any thing after the words 'includes', 'included' or 'including' does not limit the meaning of any thing mentioned before those words;
- (q) a reference to a day is to be interpreted as the period of time in Tasmania commencing at midnight and ending 24 hours later;
- (r) reference to a time or date in connection with the performance of an obligation by a party is a reference to the time or date in Hobart, Tasmania, even if the obligation is to be performed elsewhere; and
- (s) references to '\$' and 'dollars' are to Australian dollars.

1.3 Headings

Headings are included for convenience only and do not affect the interpretation of this Deed.

1.4 No rule of construction applies to disadvantage party

In relation to the interpretation of this Deed, no rule of construction is to apply to the disadvantage of a party because that party was responsible for the preparation of this Deed or any part of it.

1.5 Information Table

- (a) An Item that has not been completed will be taken to be 'not applicable'.
- (b) Unless the context otherwise requires, expressions defined in the Information Table have the same meanings when used in other parts of this Deed.

2 Grant

2.1 Agreement to provide Grant

Subject to the terms of this Deed, the Grantor will provide to the Recipient the monetary grant set out in Item 2 for use by the Recipient for the Approved Purpose in accordance with this Deed.

2.2 Acknowledgments

The Recipient acknowledges and agrees that:

- (a) the Grantor's financial assistance to the Recipient in respect of the Approved Purpose is limited to the Grant;
- (b) nothing in this Deed requires the Grantor to provide any further financial assistance to the Recipient in respect of the Approved Purpose; and
- (c) the Grantor is not responsible for any liabilities incurred by the Recipient, or any obligations entered into by the Recipient, as a result of or arising out of, the Recipient's obligations under this Deed or in respect of the Approved Purpose.

3 Payment of Grant to Recipient

3.1 Method of Grant payment

Subject to clause 3.2, the Grantor will pay the Grant to the Recipient in the manner specified in Item 3. If no method of payment is specified in Item 3, the method of payment will be as determined by the Grantor.

3.2 Conditions affecting Grant payment

- (a) **(Conditions precedent):** If Item 4 includes any conditions precedent to the payment of the Grant, then the obligation of the Grantor to pay the Grant or part of the Grant is subject to the prior and continuing satisfaction of those conditions precedent (except for any of those conditions precedent waived in writing by the Grantor).
- (b) **(Default Events):** The Grantor is not required to pay the Grant (or if the Grant is payable by instalments, any instalment of the Grant) to the Recipient if a Default Event has occurred and has not been remedied to the satisfaction of the Grantor.
- (c) **(Requirement for tax invoice):** If the Grant, or any instalment of the Grant, is subject to GST, the Grantor is not required to pay the Grant (or the relevant instalment) until the Grantor has received from the Recipient a correctly rendered tax invoice in accordance with clause 11.

4 Application of Grant and related matters

4.1 Application of Grant for Approved Purpose

- (a) The Recipient must only use the Grant to undertake the Approved Purpose.
- (b) The Recipient must not change the Approved Purpose without the prior written approval of the Grantor, which approval may be given or withheld in the Grantor's absolute discretion.

- (c) The Recipient must undertake the Approved Purpose exercising reasonable skill, care and attention.

4.2 Commencement of Approved Purpose

The Recipient must substantially commence (to the Grantor's satisfaction) the Approved Purpose by the date shown in Item 5 or such later date, if any, approved in writing by the Grantor.

4.3 Completion of Approved Purpose

The Recipient must complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor.

4.4 Compliance with Law

The Recipient must comply with all applicable Laws in expending the Grant and in carrying out the Approved Purpose.

4.5 Financial records

- (a) The Recipient must keep and maintain proper accounts, records and financial statements showing, the receipt, use and expenditure of the Grant and the carrying out of the Approved Purpose.
- (b) The Recipient's financial statements must show, as separate items, the receipt, use and expenditure of the Grant.
- (c) The Recipient must allow the Auditor-General of Tasmania (or his or her nominee) to audit, inspect, and to take copies of, the Recipient's accounts, records and financial statements relating to the receipt, use and expenditure of the Grant.

4.6 Notice by Recipient of adverse matters

The Recipient must immediately notify the Grantor in writing of:

- (a) the occurrence of any matter, event or thing, occurring after the date of this Deed, that adversely affects or materially delays the Recipient carrying out the Approved Purpose in accordance with, or the performance by the Recipient of its obligations under, this Deed;
- (b) any breach of this Deed by the Recipient; or
- (c) the occurrence of any Default Event.

5 Publicity concerning Grant and Approved Purpose

The Recipient must include in any correspondence, promotional material, public (including media) announcement, advertising material, or other publication concerning the Approved Purpose, an acknowledgement that the Approved Purpose is assisted by a grant from the Grantor. The acknowledgement must be in a form and substance approved in writing by the Grantor.

6 Repayment of Grant by Recipient

6.1 Repayment obligation

The Recipient must repay to the Grantor on demand in writing by the Grantor:

- (a) any part of the Grant that is not required by the Recipient to carry out the Approved Purpose;
- (b) any part of the Grant that is used by the Recipient for a purpose that is not an Approved Purpose; and
- (c) the Grant (or such part of the Grant as may be determined by the Grantor in its absolute discretion) if:
 - (i) the Recipient does not complete the Approved Purpose by the date shown in Item 6 or such later date, if any, approved in writing by the Grantor;
 - (ii) this Deed is terminated by the Grantor in accordance with clause 9; or
 - (iii) a Default Event occurs.

7 Review, monitoring, audit, reports and related matters

7.1 Review, monitoring or audit of Relevant Matters

The Grantor may from time to time review, monitor or audit any Relevant Matter. The Recipient must in connection with any such review, monitoring or audit by the Grantor comply with any reasonable directions of the Grantor.

7.2 Reporting

- (a) The Recipient must provide to the Grantor the reports and other documents (if any) specified in Item 7.
- (b) The Recipient must provide to the Grantor such other reports and documents as required by the Grantor from time to time in connection with any Relevant Matter. Unless otherwise stated in Item 7, nothing in that Item limits the reports or frequency of reports that the Grantor may require under this clause 7.2(b).

8 Representations and warranties

8.1 Warranties

The Recipient represents and warrants to the Grantor that all information given, and each statement made, to the Grantor by the Recipient or its agents concerning any application for the Grant, is true, correct and not misleading in any way.

8.2 No reliance by the Recipient

The Recipient acknowledges that it has not entered into this Deed in reliance on any representation, warranty, promise, statement or undertaking made by the Grantor or any person on behalf of the Grantor.

9 Default Events and termination

9.1 Default Events

Each of the following events is a Default Event for the purposes of this Deed:

- (a) **(Breach not capable of being remedied)**: If the Recipient breaches any of its obligations under this Deed and the breach is not capable of being remedied.
- (b) **(Failure to remedy breach)**: If:
 - (i) the Recipient breaches any of its obligations under this Deed;
 - (ii) the breach is capable of being remedied; and
 - (iii) the Recipient fails to remedy the breach within the period (being a period of not less than five Business Days) specified by the Grantor in a notice given to the Recipient detailing the breach.
- (c) **(Repudiation)**: If the Recipient repudiates this Deed.
- (d) **(Natural person)**: If the Recipient is a natural person, at any time before the Recipient has performed all of its obligations under this Deed, the Recipient:
 - (i) dies;
 - (ii) becomes an insolvent under administration (as defined in section 9 of the *Corporations Act 2001* (Cwlth)), or any action is taken which could result in that event; or
 - (iii) ceases to be of full legal capacity.
- (e) **(Body corporate related events)**: If the Recipient is a body corporate, at any time before the Recipient has performed all of its obligations under this Deed:
 - (i) the Recipient becomes an externally administered body corporate (as defined in section 9 of the *Corporations Act 2001* (Cwlth));
 - (ii) the Recipient is dissolved, wound-up or its registration is cancelled;
 - (iii) any process or action is commenced or taken which could lead to an event mentioned in clause 9.1(e)(ii); or
 - (iv) in the opinion of an Authorised Officer for the Grantor, the corporate governance or administration of the Recipient is materially deficient or unsatisfactory.
- (f) **(Representation)**: If any representation or warranty by the Recipient in this Deed is untrue, false or misleading when made or repeated.

9.2 Termination - Default Events

In addition to any other Rights, if a Default Event occurs, the Grantor may terminate this Deed by notice in writing to the Recipient. The termination takes effect when the Grantor's notice is taken to have been received by the Recipient in accordance with clause 12.3 (or any later date specified in the notice).

10 Special terms and conditions

- (a) The special terms and conditions (if any) in Item 8 form part of this Deed.

- (b) If there is any inconsistency between the special terms and conditions in Item 8 and another provision of this Deed, the special terms and conditions override the other provision to the extent of the inconsistency.
- (c) A special term or condition in Item 8 is taken not to be inconsistent with another provision of this Deed if the special term or condition and the other provision of this Deed are both capable of being complied with.
- (d) To avoid doubt and without limiting the operation of clause 13.14, any Right contained in Item 8 is in addition to any other Rights provided for in this Deed or at Law.

11 GST

- (a) Unless otherwise stated in this Deed, all amounts payable by one party to another party are exclusive of GST.
- (b) If GST is imposed or payable on any supply made by a party under this Deed, the recipient of the supply must pay to the supplier, in addition to the GST exclusive consideration for that supply, an additional amount equal to the GST exclusive consideration multiplied by the prevailing GST rate. The additional amount is payable at the same time and in the same manner as the consideration for the supply.
- (c) A party that makes a taxable supply under this Deed must provide a valid tax invoice to the recipient of the supply.
- (d) A party's right to payment under clause 11(b) is subject to a valid tax invoice being delivered to the party liable to pay for the taxable supply.
- (e) If the consideration for a supply under this Deed is a payment or reimbursement for, or contribution to, any expense or liability incurred by the supplier to a third party, the amount to be paid, reimbursed or contributed in respect of the expense or liability will be the amount of the expense or liability net of any input tax credit to which the supplier is entitled in respect of the expense or liability.
- (f) Where any amount payable under this Deed is paid by being set-off against another amount, each amount must be calculated in accordance with this clause 11 as if it were an actual payment made pursuant to this Deed.
- (g) Unless the context otherwise requires, expressions used in this clause 11 that are defined in the GST Laws have the meanings given to those expressions in the GST Laws.

12 Notices

12.1 Notice requirements

- (a) A notice, certificate, consent, application, waiver or other communication (each a **Notice**) under this Deed must be:
 - (i) in legible writing in the English language;
 - (ii) subject to clauses 12.1(b) and 12.1(c), signed by or on behalf of the sender or by a lawyer for the sender;

- (iii) marked for the attention of the person or position (if any) specified in the Details applicable to the intended recipient of the Notice or, if the intended recipient has notified otherwise, marked for attention in the way last notified; and
 - (iv) left or sent in accordance with clause 12.2.
- (b) A printed or copy signature is sufficient for the purposes of sending any Notice by facsimile.
- (c) A Notice sent by email is taken to have been signed by the sender.
- (d) A Notice must not be given orally.

12.2 Method and address for delivery

- (a) Subject to clause 12.2(b), a Notice must be:
 - (i) left at the intended recipient's address set out in the Details;
 - (ii) sent by prepaid ordinary mail (or prepaid airmail, if from one country to another country) to the intended recipient's address set out in the Details;
 - (iii) sent by facsimile to the intended recipient's facsimile number (if any) set out in the Details; or
 - (iv) sent by email to the intended recipient's email address (if any) set out in the Details.
- (b) If the intended recipient of a Notice has notified the sender of another address, facsimile number or email address for the purposes of receiving Notices, then subsequent Notices to that intended recipient must be left at or sent to the address, facsimile number or email address (as applicable) last notified by that intended recipient.

12.3 Time of receipt

- (a) Subject to clause 12.3(b), a Notice is taken to have been received by the intended recipient:
 - (i) if left at the intended recipient's address, at the time of delivery;
 - (ii) if sent by prepaid ordinary mail, on the third Business Day after the day of posting, or if sent by prepaid airmail from one country to another country, on the tenth Business Day after the day of posting;
 - (iii) if sent by facsimile, at the time shown in the transmission report as the time when the whole Notice was sent; and
 - (iv) if sent by email, four hours after the time the email was sent (as recorded by the device from which the email was sent) provided that the sender has not received an automated message that the email has not been delivered.
- (b) If a Notice is received by a recipient on a day that is not a Business Day or after 4.00pm on a Business Day, the Notice is taken to be received at 9.00am on the next Business Day.

- (c) A Notice is effective from the time it is taken to have been received in accordance with clauses 12.3(a) and 12.3(b) (unless a later time is specified in the Notice, in which case the notice takes effect from that time).

13 Miscellaneous

13.1 Governing law

This Deed is governed by the Laws applying in Tasmania.

13.2 Dispute jurisdiction

The parties submit to the non-exclusive jurisdiction of courts with jurisdiction in Tasmania, and any courts that may hear appeals from those courts, in respect of any proceedings in connection with this Deed.

13.3 Entire agreement clause

- (a) This Deed forms the entire agreement of the parties in respect of its subject matter. The only enforceable obligations of the parties in relation to the subject matter of this Deed are those that arise out of the provisions contained in this Deed. All prior agreements in relation to the subject matter of this Deed are merged in and superseded by this Deed unless expressly incorporated in this Deed as an annexure, an appendix, an attachment or by reference.
- (b) Nothing in clause 13.3(a) affects the Grantor's Rights in connection with this Deed in relation to any information given, or statement made, to the Grantor by the Recipient, its employees or agents concerning any application for the Grant.

13.4 Liability

An obligation of, or a representation, a warranty or an indemnity by, two or more parties (including where two or more persons are included in the same defined term) under or in respect of this Deed, binds them jointly and each of them severally.

13.5 Benefit

An obligation, a representation, a warranty or an indemnity in favour of two or more parties (including where two or more persons are included in the same defined term) is for the benefit of them jointly and each of them severally.

13.6 Severance

If a provision of this Deed is or at any time becomes illegal, prohibited, void or unenforceable for any reason, that provision is severed from this Deed and the remaining provisions of this Deed:

- (a) continue to be enforceable; and
- (b) are to be construed with such additions, deletions and modifications of language as are necessary to give effect to the remaining provisions of this Deed.

13.7 Counterparts

- (a) This Deed may be entered into in any number of counterparts.
- (b) A party may execute this Deed by signing any counterpart.
- (c) All counterparts, taken together, constitute one instrument.

13.8 Further assurance

The parties agree to do or cause to be done all such acts, matters and things (including, as applicable, passing resolutions and executing documents) as are necessary or reasonably required to give full force and effect to this Deed.

13.9 No partnership or agency

(a) Nothing contained or implied in this Deed will:

- (i) constitute, or be taken to constitute, a party to be the partner, agent or legal representative of another party for any purpose;
- (ii) create, or be taken to create, a partnership or joint venture; or
- (iii) create, or be taken to create, an agency or trust.

(b) The Recipient must not represent or hold itself out to be a partner, joint venturer, agent or representative of the Grantor.

13.10 Legal costs

Each party must bear their own costs in preparing and negotiating this Deed.

13.11 Amendment

This Deed may only be amended or supplemented in writing signed by the parties.

13.12 Waiver

- (a) A failure or delay in exercising a Right does not operate as a waiver of that Right.
- (b) A single or partial exercise of a Right does not preclude any other exercise of that Right or the exercise of any other Right.
- (c) A Right may only be waived in writing, signed by the party to be bound by the waiver. Unless expressly stated otherwise, a waiver of a Right is effective only in the specific instance and for the specific purpose for which it was given.

13.13 Successors and assigns

This Deed is binding on and benefits each party and, unless repugnant to the sense or context, their respective administrators, personal representatives, successors and permitted assigns.

13.14 Rights cumulative

Each Right of the Grantor provided for in this Deed:

- (a) operates independently of any other Right of the Grantor provided for in this Deed; and
- (b) is cumulative with, and does not exclude or limit, any other Right of the Grantor, whether at Law or pursuant to any other agreement, deed or document.

13.15 Set-off

The Grantor may set-off against any moneys payable by the Grantor to the Recipient under this Deed any debt or other moneys from time to time due and owing by the Recipient to the Grantor. This right of set-off does not limit or affect any other right of set-off available to the Grantor.

13.16 No assignment

The Recipient must not assign any of its Rights and obligations under this Deed except with the prior written consent of the Grantor.

13.17 Disclosure

- (a) Despite any confidentiality or intellectual property right subsisting in this Deed, a party may publish all or any part of this Deed without reference to another party.
- (b) Nothing in this clause derogates from a party's obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1988* (Cwlth).

13.18 Determination

Where the Grantor is required or entitled to form or hold an opinion or view under or in relation to this Deed, that opinion or view may be formed or held by an Authorised Officer for the Grantor. This clause does not limit any other way in which the Grantor may otherwise form or hold an opinion or view under or in relation to this Deed.

13.19 Consent and approvals

- (a) This clause applies to any consent or approval which the Recipient must obtain from the Grantor in accordance with this Deed. For the avoidance of doubt, this clause does not apply to any consent or approval to be given under any legislation.
- (b) A request for consent or approval must be made in writing.
- (c) A consent or approval for the purposes of this Deed is not effective unless given in writing.
- (d) A consent or approval may be given subject to reasonable conditions.
- (e) A Recipient must comply with any conditions subject to which the consent or approval is given. To the extent that the Recipient fails to comply with the condition, that failure is taken to be a breach of this Deed.

13.20 Doctrine of merger

The doctrine or principle of merger does not apply to this Deed or to anything done under or in connection with this Deed. Accordingly, no Right or obligation of a party is merged in any thing done pursuant to this Deed.

13.21 No interference with executive duties or powers

Nothing in this Deed is intended to prevent, is to be taken to prevent, or prevents, the free exercise by the Governor, by any member of the Executive Council, or by any Minister of the Crown, of any duties or authorities of his or her office. Any provision of this Deed that is inconsistent with this clause is of no legal effect to the extent of the inconsistency.

13.22 Surviving provisions and termination

- (a) The termination of this Deed does not affect or limit the operation or effect of clauses or parts of this Deed:
 - (i) that are expressed to survive the termination of this Deed;
 - (ii) that, at Law, survive the termination of this Deed; or
 - (iii) that are necessary to survive the termination of this Deed:

- (A) to give full force and effect to the parties' respective Rights, obligations and liabilities on or after the termination of this Deed;
 - (B) to enable a party to make, enforce or defend any claims related to this Deed; or
 - (C) to give full force and effect to the operation of clause 13.22(b) or clause 13.22(c).
- (b) The termination of this Deed does not affect any claims related to, or any Rights, releases, obligations or liabilities accrued or incurred under, this Deed before the date on which this Deed is terminated.
- (c) Nothing in this clause 13.22 affects or limits the operation of another provision of this Deed which gives a party Rights, or imposes obligations on a party, on or after the termination of this Deed.

Executed as a deed

Signing

Execution by the Grantor

Executed as a deed on behalf of **The Crown in Right of Tasmania** by the person named below in the presence of the witness named below:

Signature:
→

Being a person who has authority to sign this Deed on behalf of the Grantor

*Print name and position:

Witness' signature:
→

*Witness print name and position:

Public Servant

*Use BLOCK LETTERS

*Witness print address:

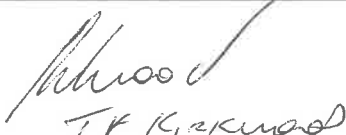
4 Salamanca Place
Hobart Tas 7000

Date - to be inserted at the point of execution by the Grantor

Signing by the Recipient

The common seal of **Southern Midlands Council** has been hereunto affixed this *9th* day of *September 2024* pursuant to a resolution of Council delegating authority to the General Manager to affix the Corporation's Seal:

General Manager's signature:
→


T F Kirkwood

Print Name*

CIR A. E. BISDEE OAM

Seal:
→



*Use BLOCK LETTERS

Anthony Ebrada

KAREN LEANNE DUDGEON
DEPUTY MAYOR

K. Dudgeon



Agreement for sale of Crown land

(DNRET Ref: 22/8540)

Dated

2024

The Honourable Nicholas John Henry Duigan MP

(being and as the Minister for the time being for the
State of Tasmania administering the *Crown Lands
Act 1976* (Tas))

(Minister)

and

Southern Midlands Council

(Purchaser)

The Crown Solicitor of Tasmania

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Southern Midlands Council.docx

Agreement for sale of Crown land

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Details

Parties	Minister, Purchaser	
Minister	Name	The Crown in Right of Tasmania represented by the Honourable Nicholas John Henry Duigan MP the Minister for the time being of the State of Tasmania administering the the <i>Crown Lands Act 1976</i> .
	Short Form Name	Minister
	Address	C/- Department of Natural Resources and Environment Tasmania GPO Box 44, Hobart in Tasmania 7001
	Telephone	(03) 6169 9015
	Attention	Roy Sklenica
Purchaser	Name	Southern Midlands Council
	Short Form Name	Purchaser
	ABN	68 653 459 589
	Address	71 High Street, Oatlands, Tasmania 7120
	Address for Notices	Abetz Curtis, 83 Davey Street, Hobart, Tasmania 7000
	Telephone	(03) 6223 8955
	Email	asingles@abetzcurtis.com.au
Date of agreement	See Signing page	

Land	All that area of Crown land comprising approximately 2922m ² situated at 1315 Woodsdale Road, Levendale in Tasmania (comprised in PART of folio of the Register Volume 169535 Folio 1) and subject to survey as shown in red on the plan attached to this Agreement and marked "A" which plan is attached for illustration purposes only.
Chattels	Description of Chattels: Nil.
Purchase Price	The amount of Thirty Thousand Dollars (\$30,000.00) (exclusive of GST).
Deposit	The amount of Three Thousand Dollars (\$3,000.00) (exclusive of GST).
Minister's Costs	Crown Solicitor Fee: \$630.00 Valuation Fee: \$1,568.40 Survey Administration Fee: \$1,500.00 Plan Drafting Fee: \$6,400.00 (exclusive of GST)
Date for Completion	Completion and possession within 30 days from the date the Recorder of Titles registers the survey plan.
Asbestos	Clause 12.4 does not apply.
Conservation Covenant	Clause 12.5 does not apply.

General terms

1 Definitions and Interpretation

1.1 Definitions

In this Agreement, unless the context otherwise requires:

Act means the *Crown Lands Act 1976* (Tas);

Agreement or **this Agreement** means this Agreement including all schedules and attachments;

Business Day means a day on which authorised deposit-taking institutions (as defined in the *Banking Act 1959* (Cwlth)) in Hobart are open for general banking business excluding Saturdays, Sundays and public holidays.

Contamination means a solid, liquid, gas, odour, heat, sound, vibration, radiation or substance of any kind that:

- (a) makes, or may make, the Land unsafe, unfit or harmful for habitation, use or occupation by any person or animal; or
- (b) is such that the Land does not satisfy all applicable laws or the criteria, standards or guidelines published or adopted by any regulatory agency that has jurisdiction over the Land;

Date of Completion means the date completion of this Agreement actually occurs;

Details means the details section of this Agreement;

Minister means the Minister as set out in the Details and where the context requires, all persons acting on behalf of the Minister;

Purchaser means the person or entity as set out in the Details;

Special Provisions means the special provisions as set out in the Schedule.

The expressions defined in the Details above also apply to this Agreement.

1.2 Interpretation

In this Agreement, unless the context otherwise requires:

- (a) a reference to this Agreement includes its schedules, appendices, annexures and attachments and any variation or replacement of any of it;
- (b) a reference to a statute, ordinance, code or other legislative instrument includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (c) the singular includes the plural and conversely;
- (d) a reference to a gender includes reference to each other gender;
- (e) a reference to a person includes:

- (i) an individual, a firm, a body corporate, an unincorporated association or a statutory or responsible authority or other authority, as constituted from time to time; and
- (ii) the person's executors, administrators, successors and permitted assigns;
- (f) an agreement, representation or warranty by, or for, two or more persons binds them, or is for their benefit, together and separately;
- (g) a covenant forbidding a person from doing something, also forbids that person from authorising or allowing another person to do it;
- (h) a reference to anything (including an amount) is a reference to all or any part of it, and a reference to a group of persons is a reference to any one or more of them;
- (i) a reference to a clause, paragraph, schedule, annexure or appendix, is a reference to a clause, paragraph, schedule, annexure or appendix in or to it;
- (j) a reference to "writing" includes a reference to printing, typing, lithography, photography and other methods of representing or reproducing words, figures, diagrams and symbols in a tangible and visible form;
- (k) a reference to a day is to be interpreted as the period of time starting at midnight and ending 24 hours later;
- (l) a reference to a month or a year means a calendar month or a calendar year respectively;
- (m) words or phrases derived from a defined word have a corresponding meaning to the defined word;
- (n) a term of inclusion is not to be interpreted to be a term of limitation;
- (o) all references to monetary sums in it are to Australian currency;
- (p) a reference to the payment of money within a specified time, means the full clearance of any cheque into the payee's account within that time;
- (q) a reference to a time or date in connection with the performance of an obligation by a party is a reference to the time or date in Hobart, Tasmania even if the obligation is to be performed elsewhere;
- (r) if the day on or by which an act, matter or thing is to be done under it is not a Business Day, then that act, matter or thing must be done no later than the next Business Day;
- (s) an uncertainty or ambiguity in the meaning of a provision is not to be interpreted against a party only because that party prepared the provision; and
- (t) headings are included for convenience only, do not form part of it, and are not to be used in its interpretation.

2 Agreement to buy and sell

The Minister agrees to sell, and the Purchaser agrees to buy, free from encumbrances, the Land and the Chattels on the terms herein contained in this Agreement.

3 Purchase price and Costs

3.1 Purchase Price

The Purchase Price is payable by the Purchaser to the Minister as follows:

- (a) the Deposit payable in cash or by cheque drawn on a bank on signing this Agreement; and
- (b) the balance payable either in cash or cheque drawn by a bank on the Date of Completion.

3.2 Minister's Costs

In addition to the Purchase Price, the Purchaser must pay the Minister's Costs as directed by the Office of the Crown Solicitor on signing this Agreement.

4 Goods and Services Tax and Withholding Treatment

4.1 GST

The Purchase Price together with all fees or other sums payable or any other consideration provided or to be provided under or in connection with this Agreement for Sale excludes GST.

4.2 Tax invoice

The Minister will recover from the Purchaser and the Purchaser must pay the amount of GST payable under the GST Act on account of the taxable supply under this Agreement, subject to the Minister issuing a valid tax invoice for the taxable supply.

4.3 Definition

Terms and expressions used in this clause which are defined in the GST Act have the same meanings given to those terms and expressions in that Act. "GST Act" means the *A New Tax System (Goods and Services Tax) Act 1999* (Cwlth) including all amendments made to the GST Act and any other regulations and other instruments made under the GST Act.

5 Completion

5.1 Completion

This Agreement is to be completed on the Date for Completion.

5.2 Minister's obligations

On the Date of Completion, the Minister must ensure that the Purchaser obtains:

- (a) vacant possession of the Land; and
- (b) possession of the Chattels.

5.3 Purchaser's obligations on the Date of Completion

On the Date of Completion, the Purchaser must:

- (a) pay all money payable under this Agreement;
- (b) authorise the release of the Deposit; and
- (c) satisfy all of the Purchaser's obligations under this Agreement due to be performed on or before the Date of Completion.

6 Easements and covenants

The Land is sold:

- (a) together with all easements and covenants benefiting it; and
- (b) subject to all easements and covenants that are:
 - (i) registered on the title; or
 - (ii) apparent from an inspection of the Land; or
 - (iii) existing, but unknown to the Minister and not apparent from an inspection of the Land; and
- (c) subject to all other easements and covenants disclosed in, or created under, this Agreement.

7 Good marketable title

The Minister warrants to the Purchaser that at the Date of Completion:

- (a) the Minister will provide a good marketable documentary title to the Land;
- (b) the Land and Chattels will be free from encumbrances;
- (c) either:
 - (i) the Land and the Chattels will be the absolute property of the Minister, or
 - (ii) the Minister will effectively exercise a valid power to require a transfer of the title to the Purchaser; and
- (d) the Land will be free from charges payable to any authority at the date of this Agreement for anything which has occurred before the date of this Agreement.

8 Payment and apportionment of charges

8.1 Minister to pay rates and taxes

The Minister must pay all land tax, rates, water, sewerage, charges and assessments charged or to be charged against the Land for the period ending on the 30th of June next.

8.2 Apportionment

All payments made by the Minister under clause 8.1 may be apportioned as at the earlier of:

- (a) the date of possession; and
- (b) the Date of Completion.

8.3 Reassessment

The Purchaser must pay any increased rates, water, sewerage, taxes, charges, assessments or other outgoings charged against the Land because of reassessment following the Date of Completion.

9 Identity of Land

9.1 Purchaser admits identity of Land

The Purchaser admits the identity of the Land described in the Details and no error, miscalculation or omission in the location of boundaries of the Land on the plan to those on the ground will invalidate the sale or be made the subject of action for compensation by either party.

9.2 Minister not required to reconcile

The Purchaser is not entitled to require the Minister to explain or reconcile differences or discrepancies in the description of the Land or in names, dimensions, areas or boundaries that affect the Land.

10 Boundaries and fences

10.1 Minister not required to fence

Despite anything to the contrary in the *Boundary Fences Act 1908*, the Purchaser cannot require the Minister to contribute to the construction or repair of a boundary fence or dividing wall between the Land and any adjoining land.

10.2 Fences and walls taken to be on title boundaries

All fences and walls purporting to be on the boundaries of the Land are taken to be on the documented title boundaries.

10.3 No claim

The Purchaser indemnifies the Minister and has no claim against the Minister for rectification or compensation if a fence or wall is found to be either inside or outside the documentary title boundary.

10.4 Minister not obliged to identify the boundaries

Under no circumstances is the Minister obliged to identify the boundaries of the Land on the ground surface, or to relocate any boundary fencing.

11 Crown Lands Act 1976

The Land is sold subject to the provisions of the *Crown Lands Act 1976*.

12 Condition of Land

12.1 Condition of Land

The Purchaser acknowledges and accepts that the Land is sold:

- (a) in its current state of repair and condition as at the date of this Agreement; and
- (b) without any representation or warranty as to its:
 - (i) compliance with any laws, by-laws, regulations or ordinances that apply to it;
 - (ii) suitability for any particular use or purpose; or
 - (iii) environmental condition including the presence of a threatened species, a threatened vegetation community or vulnerable Land currently or in the future subject to State or Commonwealth law; and
- (c) without any representation or warranty as to any Contamination of the Land.

12.2 Condition of Chattels

The Chattels are sold in their state of repair and condition as at the date of this Agreement.

12.3 No claim against Minister

No claim relating to either the Land or the Chattels lies against the Minister for:

- (a) a latent or patent defect in design or construction;
- (b) a breach of statute or regulation;
- (c) the state of repair and condition of the Land or the Chattels;
- (d) the existence, condition or quality of the water supply, electricity service, gas pipes, drains, sewers or other services connected to or servicing the Land or any adjoining land;

- (e) an encroachment
 - (i) upon the Land by another property; or
 - (ii) by the Land upon another property or street; or
- (f) the absence of an easement or other right in relation to an encroachment; and
- (g) any Contamination of the Land including but not limited to any existing or future Contamination of the Land;

regardless of how or by whom those circumstances or conditions were caused. This clause does not merge on the transfer of the Land to the Purchaser.

12.4 Asbestos

The Purchaser:

- (a) hereby acknowledges that:
 - (i) the Purchaser is aware that the Land may contain materials that are made from asbestos or may contain asbestos;
 - (ii) for the avoidance of doubt, the requirements in clause 12.1, clause 12.2 and clause 12.3(c) include accepting the Land in its current state and repair as it relates to any asbestos present on the Land;
 - (iii) if asbestos is present on the Land, then such asbestos must be dealt with by the Purchaser at the Purchaser's cost and in accordance with all relevant statutory requirements; and
 - (iv) there is no requirement on the Minister to remove or take any other action in respect of any asbestos on the Land;
- (b) hereby releases and indemnifies the Minister and the Crown in Right of Tasmania and agrees to keep the Minister and the Crown in Right of Tasmania indemnified against any claim or demand of any nature whatsoever arising in respect of any asbestos on the Land from the date of the Agreement, whether or not such asbestos is identified in the asbestos register; and
- (c) hereby acknowledges that the release and indemnity contained in clause 12.4(b) is a continuing release and indemnity and will survive the completion of this Agreement and the transfer of the Land to the Purchaser and may be used by the Minister as a bar to any proceedings associated with asbestos.

This clause 12.4 applies if Asbestos in the Details states that this clause is applicable. For the avoidance of doubt, this clause 12.4 is not applicable if Asbestos in the Details states that clause 12.4 is not applicable.

12.5 Conservation covenant

The Purchaser:

- (a) hereby acknowledges that:

- (i) the Land contains natural features of conservation significance that the Minister wishes to protect; and
- (ii) it is a condition subsequent to the purchase of the Land that the Purchaser enters into the Conservation Covenant, as defined in Part 5 of the *Nature Conservation Act 2002*, with the Minister administering that Act;
- (iii) the Conservation Covenant:
 - (A) must be in a form satisfactory to the Minister and contain the covenants and conditions set out in the Special Provisions; and
 - (B) must run with the part of the Land specified in the Conservation Covenant; and
 - (C) must be lodged at the Land Titles Office by the Purchaser contemporaneously with and for registration immediately following the memorandum of transfer of the Land.
- (iv) the Purchaser has read and understood the Conservation Covenant; and
- (v) for the avoidance of doubt, the requirements in clause 12.1, clause 12.2 and clause 12.3(c) include accepting the Land in its current state and repair as it relates to the requirement for the Conservation Covenant;
- (b) hereby releases and indemnifies the Minister and the Crown in Right of Tasmania and agrees to keep the Minister and the Crown in Right of Tasmania indemnified against any claim or demand of any nature whatsoever arising in respect of the conservation covenant; and
- (c) the Purchaser hereby acknowledges that the release and indemnity contained in clause 12.5(b) is a continuing release and indemnity and will survive the completion of this Agreement and the transfer of the Land to the Purchaser and may be used by the Minister as a bar to any proceedings associated with the Conservation Covenant.

This clause 12.5 applies if the Conservation Covenant in the Details states that this clause is applicable. For the avoidance of doubt, this clause 12.5 is not applicable if the Conservation Covenant in the Details states that clause 12.5 is not applicable.

13 General conditions

13.1 Additional costs

The Purchaser is responsible for the payment of all additional costs incurred by the Minister to issue in the Purchaser's name, including but not limited to:

- (a) stamp duty;
- (b) registration fees;
- (c) the departmental fee; and

the Purchaser must pay all additional costs referred to the Office of the Crown Solicitor within 14 days of notification from the Office of the Crown Solicitor that such amounts are required in order to proceed to completion.

13.2 Transfer of Title

- (a) The Minister will arrange to register a transfer of the title to the Land into the Purchaser's name, as it is shown in this Agreement.
- (b) The Purchaser acknowledges that the transfer of the title will not be registered until the payment of costs under clause 13.1 of this Agreement has been made.

14 Objections and requisitions

14.1 Right for Minister to rescind

If the Purchaser makes an objection or requisition about the title to, or condition of, the Land that:

- (a) the Minister is not able to answer or remove; or
- (b) the Minister does not think fit to incur the expense of answering or removing,

then the Minister may rescind this sale by written notice to the Purchaser or the Purchaser's solicitor.

14.2 Purchaser may withdraw objection

The Purchaser may withdraw an objection or requisition in writing within seven (7) days after receiving notice of rescission under clause 14.1. If the Purchaser withdraws the objection or requisition upon which the notice is founded then the notice of rescission is taken to be withdrawn.

14.3 Objection not withdrawn

If the Minister rescinds under clause 14.1 and the rescission is not withdrawn, then the Purchaser:

- (a) is entitled to a refund of the Deposit without interest; and
- (b) has no claim on the Minister for the expense of investigating the title, for compensation, or for any other loss or expense.

15 No representation by the Minister

The Purchaser acknowledges that, in entering into this Agreement, the Purchaser has not relied on any information, representation, letter, document, arrangement or other conduct, including, but not limited to, reports prepared by the Crown in Right of the State of Tasmania ("the Crown").

16 Purchaser's default

16.1 Purchaser's default

If:

- (a) the Purchaser breaches a term of this Agreement, including the payment of any interest due; or
- (b) the Minister serves on the Purchaser a notice relating to default under a term of this Agreement;

then the Purchaser is taken not to have cured the default until the Purchaser:

- (c) pays the Minister's solicitor's reasonable and proper costs, on a solicitor and own client basis, of and incidental to the default and notice; and
- (d) remedies the default.

16.2 Failure to observe terms

If the Purchaser fails to observe the terms of this Agreement, then the Minister may declare that the Land is forfeited to the Crown under section 23 of the *Crown Lands Act 1976*.

16.3 Forfeiture of costs

If the Purchaser fails to complete the purchase, the Minister will be entitled to retain the following moneys previously paid by the Purchaser in respect of the anticipated purchase under this Agreement:

- (a) application fee; and
- (b) the Minister's Costs.

16.4 Minister to refund

If the Purchaser fails to complete the purchase, the Office of the Crown Solicitor will return to the Purchaser the following moneys previously paid by the Purchaser in respect of the anticipated purchase under this Agreement:

- (a) Deposit;
- (b) GST on Purchase Price (if applicable);
- (c) registration fee; and
- (d) stamp duty.

The Purchaser acknowledges that the Purchaser is not entitled to any further refund of any other costs paid as a result of the Purchaser failing to complete this Agreement.

16.5 Failure to complete

If the Purchaser fails to complete the purchase, then unless the failure is due to the Minister's wilful default:

- (a) the costs referred to in clause 16.3 are forfeited to the Minister;

- (b) in addition to any other remedies available to the Minister, the Minister may:
 - (i) resell the Land and the Chattels in any manner and on any terms the Minister chooses; and
 - (ii) claim any loss on resale from the Purchaser as liquidated damages.

16.6 Profit on resale

Any profit on resale will belong to the Minister.

17 Interest

17.1 Purchaser to pay interest

If the Purchaser breaches this Agreement by failing to settle the purchase on the Date for Completion, then the Purchaser must pay interest to the Minister from that date until either:

- (a) the Date of Completion; or
- (b) this Agreement is effectively terminated by either party or by law.

17.2 Interest rate

Interest accrues daily at the rate prescribed for the purposes of section 15 of the *Crown Lands Act 1976* plus two percent (2%) on all money which should have been paid by the Purchaser on the Date for Completion but which has not been either received or applied for the exclusive benefit of the Minister.

17.3 Payment of interest is a condition precedent

Payment of all interest on the Date of Completion of this Agreement is a condition precedent to the Minister's obligation to complete.

17.4 Minister's right to interest

The Minister's right to recover interest under this clause 17 is intended:

- (a) to survive the termination of other contractual obligations between the parties under this Agreement; and
- (b) to be in addition to any right to forfeit the Deposit.

17.5 No interest payable

No interest is payable under this clause 17 if the Purchaser's failure to settle the purchase is due to the Minister's wilful default.

18 Time essential

The Minister is entitled to make time essential for the performance of any of the Purchaser's obligations in this Agreement, by giving seven (7) days notice in writing in one of the ways provided for in clause 30, that time is of the essence and the Purchaser accepts such time period in lieu of any other period of notice to which the Purchaser may be entitled under this Agreement, at law or in equity.

19 Risk and ownership

19.1 Risk

From the date of this Agreement:

- (a) the Land, all improvements and the Chattels are at the Purchaser's risk; and
- (b) all insurances are the sole responsibility of the Purchaser.

19.2 Ownership

Ownership of the Land and the Chattels passes to the Purchaser on the Date of Completion.

20 Joint and several liability

All liability of a party under this Agreement attaches jointly and severally to each person or corporation named as comprising that party.

21 Purchaser's indemnity

21.1 Purchaser's indemnity

The Purchaser hereby releases and indemnifies the Minister and the Crown in Right of Tasmania and agrees to keep the Minister and the Crown in Right of Tasmania indemnified against all claims, demands, proceedings, judgments, damages, costs and losses of any nature that the Minister suffers, sustains or incurs in connection with any liability, claim, action, demand, suit or proceedings arising in respect of the Land:

- (a) incurred or made after the Date of Completion; or
- (b) arising from events that happen after the Date of Completion, out of or about the Land; or
- (c) because of an act, omission, matter or thing that occurs on the Land after the Date of Completion; or
- (d) by which the Minister becomes liable in any way.

21.2 Continuing release

The Purchaser hereby acknowledges that the release and indemnity contained in clause 21.1 is a continuing release and indemnity and will survive the completion of this Agreement and the transfer of the Land to the Purchaser and may be used by the Minister as a bar to any proceedings associated with the Land.

21.3 Indemnity not to merge on completion

This clause 21 does not merge on the transfer of the Land to the Purchaser.

22 Nominee

22.1 Purchaser may nominate

The Purchaser may nominate other persons or corporations in writing to complete the sale.

22.2 Purchaser remains personally liable

If the Purchaser nominates other persons or corporations to complete the sale, then the Purchaser remains personally liable to the Minister for the performance of all of the Purchaser's obligations under this Agreement.

23 No warranties as to use

The Minister gives no warranty, express or implied, as to any purpose for which the Land, or any buildings, installations or Chattels on it, can be used.

24 Exercise of powers

The Minister may exercise any or all of the Minister's powers, authorities and discretions under this Agreement through one or more of his permanent officers (as his agent or delegate) or any other person or persons or corporations whom the Minister appoints in writing for that purpose.

25 Proper law

25.1 Laws of Tasmania apply

This Agreement is taken to be made in Tasmania and is to be construed under the laws of the State of Tasmania.

25.2 Parties submit to jurisdiction of Tasmanian Courts

The Minister and the Purchaser expressly submit to the jurisdiction of the Courts of Tasmania.

26 Entire agreement

26.1 Entire agreement

The covenants, warranties, agreements and provisions contained in this Agreement comprise the whole of the terms of the agreement between the parties.

26.2 Nothing to be implied

No other covenants, warranties, agreements or provisions are to be implied into this Agreement or to arise between the parties as a collateral or other agreement because of a promise, representation, warranty or undertaking given or made by or on behalf of one party to another party on, or before, signing the Agreement. The existence of any such implication or collateral or other agreement is expressly negated and disclaimed by all parties.

27 Non merger

When it is intended that an obligation of a party will survive completion of the sale, then that obligation will not merge on transfer or completion of this Agreement.

28 Disclosure

28.1 Minister may disclose

Despite any confidentiality or intellectual property right subsisting in this Agreement or a schedule appendix annexure or attachment to it, the Minister may publish all or any part of it without reference to the Purchaser.

28.2 Privacy obligations preserved

Nothing in this clause derogates from the Minister obligations under the *Personal Information Protection Act 2004* (Tas) or the *Privacy Act 1988* (Cwlth).

29 Special Provisions

The Special Provisions are part of this Agreement and bind the parties according to their tenor.

30 Notices

30.1 How to give a notice

A notice, claim, consent or other communication to be given or made under this Agreement is taken to have been duly given or made when:

- (a) hand delivered in writing; or
- (b) sent by prepaid post; or
- (c) sent by facsimile transmission from a facsimile machine that produces a print out of the time, date and uninterrupted transmission record of sending the notice (to the listed facsimile number);

to the party to which the notice, claim or consent is required or permitted to be given or made under this Agreement, at the address as given in the Details section of this Agreement or such other addresses as are notified to each other party from time to time.

30.2 How to serve a notice

A notice, claim, consent or other communication is taken to have been duly served:

- (a) if hand delivered, - when delivered;
- (b) if sent by prepaid post, - on the third Business Day after the date of posting;
or
- (c) if sent by facsimile transmission (if the sending facsimile machine produces a print out of the time, date and uninterrupted transmission record of sending

the notice), - upon completion of sending, if completion is within ordinary business hours in the place where the recipient's facsimile machine is located, but if not, then at 9.00 am. on the next Business Day in that place.

30.3 Who can sign a notice

A notice, claim, consent or other communication given or made under this Agreement is sufficient if:

- (a) in the case of the Minister, it is under the hand of the Minister, his authorised agent or the Crown Solicitor; or
- (b) in the case of the Purchaser, it is under the hand of the Purchaser or its agent or solicitor.

30.4 Signatures

A printed or copied signature is sufficient for the purposes of sending a notice, demand, consent or other communication by facsimile machine.

Executed as an Agreement.

Signing page

Dated:

2024

Signing by Minister

Executed as an agreement for **The Crown in Right of Tasmania** (acting through the Minister administering the *Crown Lands Act 1976* (Tas)) by the person named below in the presence of the witness named below:

Signature:
→

*Print
name:

Witness'
signature:
→

*Position
and
Position
Number:

*Witness
print
name and
position:

Please
complete:

Acting pursuant to an Instrument of


dated

*Use BLOCK LETTERS

*Witness
print address:

Signing by Purchaser

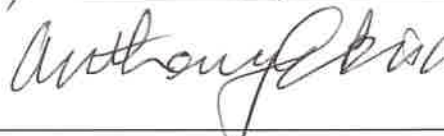
The common seal of **Southern Midlands Council** was affixed pursuant to a Resolution of the said Council in the presence of:


Andrew Thomas BENSON
Acting General Manager

Common seal: →



Signature: →



Signature: →



*Print name and position held:

A. E. BISDEE OAM
COUNCILLOR

*Print name and position held:

KAREN DUDGEON
DEPUTY MAYOR

*Use BLOCK LETTERS

Schedule

Special Provisions

1. Additional survey costs

In the event that the costs of the survey exceed the Plan Drafting Fee recovered on behalf of the Minister from the Purchaser on signing the Agreement, then the Purchaser must pay the additional costs of the survey to the Minister within thirty (30) days of the Minister notifying the Purchaser of the additional cost. The Purchaser acknowledges that the Minister is not required to complete this Agreement until the additional costs under this clause have been paid in full.

2. Refund of survey costs

In the event that the costs of the survey are less than the Plan Drafting Fee recovered by the Minister from the Purchaser on signing the Agreement, then the Minister will refund to the Purchaser the balance amount overpaid. The Minister will provide the refund to the Purchaser by cheque drawn on the Department of Justice's operating account on the Date of Completion.

Annexure "A"

1315 Woodsdale Road Levendale



**PLAN IS FOR ILLUSTRATION
PURPOSES ONLY**

 Lot 1 Subject land

 Locality point

File: 22/8540

PID: 1481598

Area: 2457+ 465 m² ±

Amended total area: 2922m²

Locality Plan

