

Campbell Town Football Club AGM

Meeting Opened 2pm , 12th October 2014

Attendance: Jane Douce, Michelle Nichols, Gordon Laycock, Paul Jones, Keiren Davey, Michelle Cashion, Brett Cashion, Jane Hazell, Glenn Laycock, Tim Hall, Clinton Burn, Laura Burn, Noel Wynwood, Craig Mayne, Matthew Smith, Greg Laycock, Ron Evans, Warren Clark, Jodi Ashman, Lachlan Groves, David Bean, Kellie Johnson, Kiwi?

Apologies; Joanne Price, Kade Lowe, Kaide Baker, Joeseeph Burn, Craig Baldwin

Presidents Report; New Coaches welcomed, Clinton Burn and Tim Hall. A thank-you to Jane Douce and Ladies committee for their work throughout the season. Thank the outgoing coach Craig Baldwin for he's services for the season 2014

Campbell Town Football Club is playing in the Oatlands District Football Association 2015

Treasurers Report

General Account: \$19,911.53

War Memorial Account: \$8986.62

Moved 1st Brett Cashion 2nd Greg Laycock

The Committee was congratulated for their supported and hard work throughout the season 2014.

Paul Jones taking the chair for the committee voting

Nominations for president

Craig Mayne – 9

David Bean – 10 Both Accepted

David Bean- New President 2015

Nominations for Vice President

Craig Mayne – 7

Gordon Laycock – 8 All Accepted there nominations

Kellie Johnson – 2

Treasurer – Michelle Nichols – Accepted unanimously

Secretary – Kellie Johnson – Accepted unanimously

Public Officer – Jane Douce

O.D.F.A Delegates- Kellie Johnson, Gorgon Laycock, Craig Mayne, Matthew Smith

Liquor Permit: To be held by Brett Cashion, Kellie Johnson to be held until existing Liquor permit expire.

Food prep / canteen supervisor; Jane Douce.

Coaches- Clinton Burn and Tim Hall

Bench coach,-Adrian Carpenter

Boundry Runner- Bailey McCarthy

Match Manager- Ron Evans and Craig Mayne.

Trainer- Greg Laycock (David Bean to check with Roxy about training and possible first aid)

The committee members and football players congratulated Paul Jones on his dedication, support of 5 years as Public Officer for the Campbell Town football Club.

The possible use of the Footy Vouchers to be discussed by the committee at a later date.

David Bean Takes over chair as being president for 2015.

Committee agreed that "Campbell Town Football Club" run under the AFL constitution – Rules and regulations updated 2014 constitution now current.

Membership Financial member's \$30.00 playing members possibly too costly;
\$20.00 social members

The player's membership fee will be deducted from the players 1st Match Payment.

Audit; It was unanimously agreed Audit Exemption under Association Incorporation Act 1964.

Change of Authority to operate Bank Accounts;

Members elected at AGM shall be authorised to administer the affairs of the Club and the commonwealth Bank Accounts for Campbell Town Football Club and War Memorial Oval Management Account. Elected to sign and obtain - Kellie Johnson, Gordon Laycock and Michelle Nichols.

Tim Hall spoke about match payments to be paid on Saturday after home games.

AGM Closed 3:20pm.

Notice is hereby given that a meeting of the **Devon Hills Neighbourhood Watch** and the **Devon Hills Residents Committee** will be held on **Tuesday 14th October**; Neighbourhood Watch to commence at 7.30pm followed by the Residents Committee meeting commencing at 8.00pm, at the Devon Hills Fire Station.

Minutes

MEETING OPENED

Meeting declared open at 7.55pm

IN ATTENDANCE: Cr. J Lambert, P & C Canning, G Stebbings, L Lucas, I Rixon & NMC General Manager, D Jennings.

APOLOGIES: Cr I Goninon, J Buckby & J Stewart.

CONFIRMATION OF MINUTES

Recommendation

That the minutes of the previous meeting of the Devon Hills Residents Committee held on 8th August 2014, be confirmed as a true and correct record of proceedings. Moved, G Stebbings, seconded L Lucas. Passed.

DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

** It should be noted that any person declaring an interest is required to notify the general manager, in writing, of the details of any interest declared within 7 days of the declaration. **NIL***

BUSINESS ARISING

1. The committee requests Tas Water to conduct a safety audit on all hydrants/stop tap pipes within the Devon Hills area. Customer request No 295
2. The committee requests Telstra to repair the broken Telstra pit – near 57 Devon Hills road as it is a trip hazard. Customer request No 296

3. Discuss with Infrastructure Manager Mr Chellis about the possibility of getting some new Hydro poles or similar to replace the decaying ones at both entrances to the fire station. J Lambert to action. **Ongoing**
4. The Garage Sale Trail was discussed and it was decided to encourage people to have their own sale and if requested we could have a sale at the fire station. The committee would be happy to put an ad in the Examiner advertising on behalf of all who wished to have a garage sale. Signs to be put up on the highway. It was thought each participant could provide a small amount of money to fund the ad. Hospice group were unable to have a stall this year, but hope to have on in 2015.

Dot point 1, 2 & 3 are still under investigation and Janet will get an update to the committee as soon as there is anything to report.

CORRESPONDENCE IN

- Reserve gate key register
- GST refund from Northern Midlands council
- Garage Sale information
- Council emails

CORRESPONDENCE OUT

Nil - Correspondence accepted I Rixon.

TREASURERS REPORT

- Tabled: current funds \$1648.58

Accepted unanimously

General Business

- Garage sale day – October 25th - Lisa Lucas and Jamie Buckby to use fire station, others welcome to use this site too.
- J Lambert to contact Examiner regarding possible garage sale article.
- Contact I Goninon to put ad in The Examiner.
- L. Lucas put forward a motion asking for the Devon Hills Residents committee to fund a bus to safely take Halloween revellers around the community. Jack's bus company has been contacted and is available if the motion is passed. Passed unanimously.
- Courtney Johnson organised the Halloween event last year and is once again organising the event for this year. The committee wished her luck for the night and commended her on her enthusiasm for her community.

- The new General Manager, Mr Des Jennings was welcomed to the meeting. Mr Jennings gave his vision for the Northern Midlands and discussed news to date regarding the Perth bypass. Mr Jennings answered general questions from the group.
- **CLOSURE**

The meeting closed at 8.30pm

NEXT MEETING

The next meeting is to be held at the Devon Hills Fire Station, Devon Hills on **Tuesday 9th December 2014** starting with the Neighbourhood Watch meeting at 7.30pm, followed by the Residents Committee meeting at 8.00pm.

MINUTES OF THE MEETING OF THE AVOCA, ROYAL GEORGE & ROSSARDEN LOCAL DISTRICT COMMITTEE HELD AT THE AVOCA COMMUNITY CENTRE ON THURSDAY, 27 NOVEMBER 2014 COMMENCING AT 6.00PM

1 IN ATTENDANCE

Mrs C Freeman, Mrs S Freeman, Mrs H Reynolds, Mr T Gee, Ms J Allen, Mrs D Wells, Cr Knowles, Mr D Jennings – General Manager, Mrs G Eacher – Executive Assistant

2 APOLOGIES

Mrs S Squires

3 CONFIRMATION OF PRIOR MINUTES

Mrs S Freeman/ Mrs H Reynolds

That the notes of the meeting of the Avoca, Royal George and Rossarden Local District Committee held on Thursday, 27 March 2014 be confirmed as a true and correct record of proceedings.

Carried

Cr M Knowles/Mrs H Reynolds

That the notes of the meeting of the Avoca, Royal George and Rossarden Local District Committee held on Thursday, 29 May 2014 be received.

Carried

Mrs H Reynolds/ Cr M Knowles

That the notes of the meeting of the Avoca, Royal George and Rossarden Local District Committee held on Thursday, 28 August 2014 be received.

Carried

4 COMMITTEE MEETING: 25 SEPTEMBER 2014

The Committee noted that as there was no quorum, the scheduled the meeting of the Avoca, Royal George and Rossarden Local District Committee to be held on Thursday, 25 September 2014 was not held.

5 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL.

In accordance with the provisions of the *Local Government Act 1993*, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
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6 BUSINESS ARISING FROM THE MINUTES**i) Monitoring Water Quality / Water Consumption**

Noted that

- TasWater has previously advised that its preferred option for provision of water is via the construction of a pipeline connecting Avoca to the water treatment plant currently under construction in Fingal. Further information on the project will be provided on the project as it is available.
- Noted also that TasWater had advised
...the board has approved a business case and more work is being undertaken by the capital works committee. Our Community Engagement Manager is meeting with the Project Manager on Monday to discuss progress regarding the community. ...
- Consultation in relation to the provision of water / tanks to the dialysis patient is progressing.

Further matters raised by the Committee:

- a. Concerns re the low level of water in the St Pauls River and the hardships likely to be faced by domestic and agricultural users of this water source in the summer months. The Committee expressed the need for the water authority to monitor water levels and demands on supply in relation to irrigation.
- b. Requested that a shelter be provided at the water tanks to offer protection to users filling water containers.
- c. Requested that a tap extension (hose) be provided to make it easier to fill containers.
- d. Noted that water pressure of the tank at the fire station was very low. Requested that water levels in the tank be maintained in order to facilitate adequate water pressure.

Action

Council to make enquiries in relation to the matters raised.

ii) Esk Highway:

The Committee noted the detail of the following email received from State Growth in relation to the Esk Highway issues raised:

The aim of the Esk Main Road Shoulder Sealing project is to provide a consistent road standard between Conara and Avoca with the provision of sealed shoulders to enable edge lines to be installed. This type of road treatment is very effective in reducing off-road crashes and this mass action approach is considered the best way to address the reported crash history.

It is noted that for 4.4 kilometres west of Avoca sealed shoulders and edge lines already exist, albeit the existing sealed shoulders are narrow. During the scoping phase it was noted that there had been no reported crashes over the last ten years on the section of road adjacent to the Benham property; however a number of crashes had occurred on the curve immediately to the east of the level railway crossing. The majority of these crashes occurred when the road surface was wet, and since resealing of this section in 2012, no crash has occurred at this location.

In addition to the planned shoulder works, warning signage on the tightest curves between Conara and Avoca will be reviewed, including the possible installation of more Chevron Alignment Markers to assist delineating the curves.

a) Roadworks/Safety - vicinity of Avoca

Noted at 31 January 2013 meeting that a letter had been forwarded to DIER re the section of road (approx. 1km from town for 1km in the vicinity of the Benham property) believed to constitute a danger as the road was raised from the natural ground level to alleviate water damage to the road surface and the shoulders fell away sharply, with a number of follow up letters forwarded to DIER/State Growth between July 2013 and November 2014.

Response received from State Growth on 27 November 2014 above refers.

b) Upcoming Shoulder Sealing Works

The Committee noted the details of correspondence received from the Department of State Growth in relation to shoulder sealing works along Esk Main Road, to the west of Avoca starting from Blanchards Creek Culvert to Stynes Creek Bridge. The road works being a continuation of the shoulder sealing from the Midland Highway junction up to Blanchards Creek, which was undertaken in the 2012/13 construction season.

c) Line Markings: vicinity Milford Dam

The Committee raised concerns relating to inappropriate line markings in the vicinity of Milford Dam; appears that line markings provide for overtaking where the sight distance is inadequate due to the undulating nature of the road (appears that vehicles are unable to be seen in the dip in the road, however, line markings on the approach to the dip provide for overtaking).

d) Verge maintenance

The committee raised the following issues in relation to the growth/encroachment of trees on the road verge:

- Pine trees on the embankment on the northern side of the western entrance to Avoca;
- Trees encroaching onto the road:
 - in the vicinity of Llewellyn;
 - Story's Creek Road onto Esk Highway.

Noted that State Growth was in the process of slashing the road verges and that works had already been undertaken on the Esk Highway in the Break O'Day Council area.

Action

- *State Growth to be requested to assess line marking and verge maintenance concerns.*
- *Cr Knowles to follow up with State Growth in relation to trees at Llewellyn.*

iii) Rossarden sculpture

Noted that that the tree outside the museum in Rossarden had been felled and that the Progress Association had expressed the wish that that the stump be used as a plinth on which a carving/statue of a miner could be installed.

Action

Design concepts for the carving to be considered and the Local District Committee to include their proposal in the 2015/16 budget requests.

iv) Policing

Information re the laws governing the discharge of firearms to be provided to Council for inclusion in a future news item.

Publication of news item re the laws governing the discharge of firearms, pending provision of information. Information requested.

Information not provided to date.

Action

No action.

v) No's 1 and 3 Schell Street, Rossarden

Noted that Council had contacted the owners of the property re the repair/maintenance thereof, in particular:

- the septic tank cover broken (property next door to the Museum – 1 Schell Street)
- loose corrugated iron roof sheets, repairs and general maintenance to house, garage and garden (3 Schell Street).

Department of Education property – maintenance of the property pursued with Department, who advised have advised that the properties are the subject of long term lease agreements with Tas Fire Services and the Rossarden Progress Association and, in terms of the lease agreements, the lessees are responsible for the maintenance of the properties.

Action

No further action.

vi) Nomenclature

The Nomenclature Board advised previously that neither St Pauls Place nor Street were officially named. Council requested that official naming of the streets be progressed; advice now received that the road names had been assigned under Section 20E and were deemed to be official, the naming to be included for the December Nomenclature Board meeting for noting only.

Action

No further action.

vii) Country Courier Article

Council to prepare items for the Country Courier re the membership and achievements of each Committee. The membership to consider achievements to be included and consider the inclusion of membership details in the article.

Agreed that a photo of the membership be taken at the AGM in March 2015 for the Country Courier article.

Action

On hold to March 2015.

7 PENDING ITEMS**i) Rossarden – Walks and Attractions**

The Committee have previously requested that access be provided through Crown land to the Rossarden waterfall. GPS coordinates for the waterfall and access have been established by Council's Engineering Assistant.

Action

Matter on hold. Cr Knowles to investigate further options.

ii) Road Closures/Improvements

At previous meetings the deterioration of those roads previously managed by Forestry Tasmania and Gunns had been noted and discussed. The Committee requested Council consider liaising with Break O'Day Council in order to improve "forestry" roads so that tourist attractions, such as waterfalls, could be accessed.

Council had sent a letter to the Break O'Day Council providing in principle support for the upgrading of gravel forestry roads to waterfalls project as tabled at that meeting.

At 29 May meeting noted that Cr Knowles had been in contact with the State Government re this matter and, at 28 August 2014 meeting, the Committee were advised by Cr Knowles that at the recent meeting with the Premier at Council's Chambers, the matter had been discussed.

Action

Placed on hold pending funding opportunities/ ownership issues

8 CUSTOMER REQUESTS

The following requests have been issued – update to be provided:

Meeting Date	Customer Request	Detail	Status
30/01/14	Unsafe Building – Arthur/ Falmouth Street	Evident that the shed at 22 Falmouth Street (on Arthur Street) was in a poor state of repair and that roof sheets were loose and that there was a possibility of asbestos present at the building. Building is in close proximity to the Ash Centre, which houses a Childcare Centre.	Repairs completed October 2014. Further query raised re the broken asbestos wall – matter to be investigated.

Meeting Date	Customer Request	Detail	Status
29/05/14	Avoca Hall	Lights are working, however, appears to be issue with the plugs (heating) not being operable – may be related to the lifting of the floor boards	Complete.
29/05/14	Rossarden	request that a water tap be installed in the park near the BBQ.	Complete.
28/08/14	Royal George	Vehicle with Victorian licence plates entered property, occupant of vehicle had made claim that he was working for Council.	Council contractor undertaking asset evaluation. Complete.
28/08/14	Avoca / Rossarden	List of meeting dates to be placed at the Post Offices at Avoca and Rossarden.	Notices provided. To be updated in January 2015.
28/08/14	Rossarden	Remains of 2 houses at Rossarden which had been burned down, request that Council follow up with property owners and pursue the removal of the houses and the tidy up of the property.	Council monitoring. Complete.
09/2014	Felling of large tree at Rossarden museum	Felling of large tree at Rossarden museum/Rossarden sculpture Noted that due to the danger posed by the tree, the Progress Association had agreed that the tree to be cut down and that the use of the stump as a plinth on which a carving/statue of a miner could be installed to be investigated.	Tree felled October. Complete.
09/2014	Computer and internet access	Avoca Museum & Information Centre - Council to consider provision of an upgraded computer and internet access to the Centre, and possibly provide online services to the public	Provision of internet access to be pursued.
11/2014	Avoca Hall	Hall requires painting – especially the stage.	
11/2014	Storys Creek Road at River	High embankment (on river side) used as 4WD track, becoming eroded – barrier requires to be extended.	
11/2014	Garden fences	Request for information on permitted heights for garden fences.	
11/2014	“Street” furniture at river reserve	Furniture at river reserve needs attention/replacement; possibly install additional free standing seats.	
11/2014	“Street” furniture - Avoca	Request to install free standing seats/benches within the township of Avoca.	
11/2014	Street Trees	Previously street trees removed, request that street trees be planted within the township of Avoca.	
11/2014	Cat Management	Request that Council investigate a cat management program, including feral cats.	

9 ASSOCIATION REPORTS

i) AMIC Report

The following report was provided by Cr Knowles for AMIC

- The AMIC Committee appreciate the work Council have been doing in preparation to installing the Historic Plaques and the new piece of gym equipment.
- The 'Feel Good' Workshop went very well.
- AMIC's application to ANZA funding for small plaques commemorating each soldier who was born at Avoca and enlisted in the First World War; they are to go in front of each new tree at the back of the park.
- Justin and Mary attended a 'Social Media for Small Museums' workshop - very useful for when the Council organise for AMIC to come on-line. We are going to start a facebook page, Twitter account and a website.
- Plaques installed – some issues with colour and spelling errors.
- Tree plaques - difficulties encountered with research of enlisted soldiers, as place of enlistment recorded not place of residence, not all trees allocated as yet. Erection of plaques still to be determined.
- Hosting Tasmanian Women in Agriculture luncheon on 29 November.

ii) Rossarden issues

The following information/report was provided by Cr Knowles:

- e. Thanks to Council for the work undertaken to fell the tree next to the Rossarden Museum
- f. The Rossarden Fire Brigade had another training session on 22 September, now almost completed their training. Further training to be held on 3 December.
- g. Working bee held to start dealing with the 'broom' weed issues.
- h. House ruins
 - Two burnt out houses in Rossarden in Walter Street and Coronation Street
 - The demolished house ruins is in Schell St and needs cleaning up so a request for Council to issue a "Please clean up" request to each owner.
- i. 20 plus wrecked vehicles at the back of Baker Street houses and on the nature strip on the street frontage in Baker Street. Council Tip contractor has agreed he can remove at a cost.

Action

- c. *Quotes being sourced to eradicate broom (NRM Officer / Cr Knowles).*
- d. *Noted that Council is continuing to liaise with property owners re the issues raised.*
- e. *Noted that no action can be taken in relation to vehicles on private property. Council to investigate options to have other vehicles removed.*

10 NEW BUSINESS**i) 2015 Meeting Calendar**

The Committee noted the following dates for the 2015 monthly meetings of the Committee. The meetings to be held on the last Thursday of alternate months at 6.00pm, as follows:

- 29 January
- 26 March
- 28 May
- 30 July
- 24 September
- 26 November

ii) Christmas Social Function

The Committee noted that a Christmas Social Function would be held at 6.00pm on 9 December 2014 at the Bowls Club in Campbell Town.

iii) Appointment of Council Representatives to Special Committees, Advisory Committees & Outside Bodies

The Committee noted the following appointments made to special committees within the Avoca, Royal George & Rossarden area at the 10 November Council meeting:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Name of Council Representative
Avoca, Royal George & Rossarden Local District Committee	Cr Knowles
Avoca Community Centre & Memorial Hall Management Committee	Cr Knowles
Avoca Museum & Tourist Centre	Cr Knowles

iv) Gap Analysis: Northern Midlands Interim Planning Scheme 2013

The Committee noted the content of the *Gap Analysis: Northern Midlands Interim Planning Scheme 2013* report, relative to the Avoca, Royal George & Rossarden area, which was tabled at the 13 October Council meeting.

v) Membership

Noted that the term of membership expires in March 2015. Nominations for membership to be advertised in January/February 2015.

vi) Noise issues

Noted that with the onset of summer, lawnmowers, chainsaws, etc were being utilised contrary to regulations, the regulations being as follows:

The Regulations include the following permissible times for using various types of machinery on residential premises, including residential construction sites:

Lawnmowers and other power garden maintenance equipment –

Monday to Friday: 7am to 8pm

Saturday: 9am to 8pm

Sunday and Public Holidays: 10am to 8pm

Chainsaws (Note: May be used for domestic garden maintenance on only one day in any 7 consecutive days)

Monday to Friday: 7am to 6pm
Saturday: 9am to 6pm
Sunday and Public Holidays: 10am to 6pm

Action

Regulations to be published in Country Courier.

vii) Slashing Royal George Road

The Committee congratulated Council on a job well done in relation to slashing on Royal George Road, and pointed out the inadequacies of the slashing program on Royal George Road in the 2013/14 season.

viii) NBN

Anecdotal information provided that, once the NBN is installed and telephone connections are via the NBN, telephone connections will fail in the event of a power failure.

The Committee raised concerns as many areas rely on the "landline systems" as mobile coverage is limited in the area, and the effect that such a failure would have on alert systems.

Action

Committee members attending to progress.

ix) Fire Awareness

Suggested that at the next fire meeting the matter of fire safety, including fuel and hazard reduction, and fire plans to be raised as well as the possibility of the production of information flyers for distribution.

Action

Committee members attending to progress.

x) 10 Year Plan

Council's General Manager suggested that the committee consider formulating a 10 Year Plan for the future of the town. Maps of the towns to be circulated with suggestions to be considered and prioritised at future meetings.

Action

Committee to consider improvements to be included in the 10 year plan.

11 CLOSURE & NEXT MEETING

The Chairperson closed the meeting at 7.25pm.

The next meeting to be held on Thursday, 29 January 2015 at the Avoca Community Centre commencing at 6.00pm.

Gov 4(2)(iv)

**MINUTES OF MEETING OF THE NMC AUDIT COMMITTEE HELD AT THE COUNCIL CHAMBERS,
LONGFORD AT 3.50PM ON MONDAY, 1 DECEMBER 2014**

Present:

Ben Coull (Chair), Carol Scholes-Robertson (left meeting 4:55pm), Cr Dick Adams, Cr Ian Goninon.

In Attendance:

Des Jennings (General Manager), Maree Bricknell (Corporate Services Manager), Martin Maddox (Accountant).

Apologies:

Nil

The Chair welcomed the Committee's new member Councillor Dick Adams.

Declaration of interests:

No interests declared.

Minutes of previous meeting:

It was resolved to accept the minutes of the meeting held on the 1st of September 2014.

Matters arising from minutes:

Matters arising from the minutes of the previous meeting to be covered in agenda items of current meeting.

External Financial Reporting and Audit

1.2 Financial statement preparation and adoption

The Committee reviewed the Financial Statements audited by the Tasmanian Audit Office and Council's Annual Report.

Following discussion of a large outstanding receivable shown in the accounts and the accumulating risk this presents to Council, it was resolved to recommend to Council that it should continue to pursue a strategy to ensure recovery of this debt.

Following discussion of losses incurred on disposal of asset in circumstances where it was being demolished as part of a renewal or replacement, the Committee recommended that Council officers give consideration to improving budgeting for such losses and review their disclosure in financial statements, so that the reasons for these losses on disposal could be more clearly identified by end users. Following discussion of the disclosure and processes for impairment assessment of assets, it was agreed that Council officers should consider further and give consideration to inviting a representative of the Tasmanian Audit Office to attend a future meeting of the Committee to discuss.

Upon confirming that one of the roles of the Committee was to assess the financial statements of Council, the Committee resolved that it was of the opinion that the statements were in accordance with financial standards and accurately represented the affairs of Council for the year ended 30th of June 2014 and agreed to recommend acceptance by Council at the 2014 Annual General Meeting.

The Committee considered the audit recommendations and management responses provided by the Tasmanian Audit Office and also considered the commentary provided for inclusion in the Auditor General's Report scheduled to be tabled in Parliament in the first quarter of 2015. It was agreed that the Council Officers should respond to the Auditor General, suggesting wording changes to the "Snapshot" section of the report so it more clearly explained the Council performance and financial position.

1.1 Accounting Policies and Plans

Accounting Policy No. 1 to be updated at the next council meeting was reviewed and it was agreed it was appropriate.

The key assumptions from the Long Term Financial Plan were discussed and it was agreed that they were reasonable, but that Councils Officers would need to present sensitivity analysis of key variables to Council as part of the consideration of this document as part of the Budgeting process in 2015.

Integrity and fraud prevention

4.1 Pecuniary Interest

The South Australian Local Government Act and its associated regulations on registering Interests of Council Members and Officers was discussed with regard to implementing such a procedure for Council, the options identified being:

- Continuing with the Status quo until required under Tasmanian Legislation or regulation
- Use of the existing South Australian Model
- Simplifying the South Australian Model for use by Council

It was agreed that the Committee recommend that the existing South Australian Model be put to Council for consideration for them to recommend modification within the general principles of the South Australian document, and that Council Officers should check any possible implications of Privacy Legislation on its implementation in Tasmania.

General Business:

Items for consideration at next meeting:

Due to time constraints the following agenda items:

- Internal Reporting and Financial Management
- Risk Management and Internal Control

are to be carried forward to the next meeting.

Cr Adams requested that the procurement policies of Council also be discussed at the next meeting. It was noted that this topic had also been scheduled for discussion at an upcoming Council workshop, and that the audit committee's discussion would be influenced by the outcomes of the workshop.

Next meeting to be held:

As a schedule for 2015 meetings had not previously been issued it was agreed that the next meeting should be held in February/March on the same date as the Councillors workshop commencing at 3pm, with a draft schedule of meeting dates for the whole year to be circulated (attached).

Closure:

The Chair closed the meeting at 5:15pm.

2015 Audit Committee Meeting Schedule

Monday	2 nd March 2015	3pm
Monday	1 st June 2015	3pm
Monday	7 th September 2015	3pm
Monday	30 th November 2015	3pm

MINUTES OF THE MEETING OF THE PERTH LOCAL DISTRICT COMMITTEE HELD AT THE COMMUNITY CENTRE, PERTH ON TUESDAY, 2 DECEMBER 2014 COMMENCING AT 5:30PM

1 IN ATTENDANCE

Mr Michael Geeves (Chair), Mr Phillip Dell, Mrs Christine Beswick, Mr John Stagg, Mr Graham Eberhardt, Cr Janet Lambert, Mr Des Jennings (General Manager), Mr Wayne Chellis (Works & Infrastructure Manager), Mrs Gail Eacher (Secretary)

2 APOLOGIES

Nil

3 CONFIRMATION OF MINUTES

G Eberhardt/J Stagg

That the minutes of the meeting of the Perth Local District Committee held on Tuesday, 4 November 2014, be confirmed as a true and correct record of proceedings.

Carried

4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

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A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

**. It should be noted that any person declaring an interest is required to notify the general manager, in writing, of the details of any interest declared within 7 days of the declaration.*

5 BUSINESS ARISING FROM THE MINUTES

i) William Street Reserve

Noted that

- Removal of box hawthorn is on Works schedule for completion.
- Bollards installed on William Street, Perth – no parking signs inset.
- Repairs to the unsealed roadway complete.

The request to install a rubbish bin at the corner of the reserve, near Elizabeth Street, was withdrawn as it was noted that the reason that the previous bin at that location had been removed was due to the dumping of household waste in the bin.

The Committee requested that Council write to TasWater to remind them of their commitment to attend to the substantial water leakage/seepage from the ground below the Pump Station at the William Street Reserve once warmer weather prevailed.

Action

Letter to be sent to TasWater.

ii) Website

Noted that in the interim, the website address reflects that the site is under construction.

Matter has been on hold pending finalisation of the Perth Tourism Town Map and receipt of artwork.

Website production to commence: Colour palette received from ThinkBig. Awaiting provision of the artwork of the town map.

Previously agreed to proceed with the website design with minor amendments, the following to be included on the website:

Tabs to include:

1. History walk – extracted from “*the path of History: a walk through Perth*” brochure – with map and all historical info.
2. Places of Interest – William Street Reserve, Punt, Cairn, train park, etc. – also with map
3. Monuments, Memorials and Artworks
4. Recreation & Sporting Activities – sporting venues, etc.
5. Public facilities
6. School & Child Care facilities
7. Business & Community directory
8. Perth Local District Committee

Screen shot of the website to date available. The Committee to provide any additional information required.

Action

Committee to visit the websites of other towns in Northern Midlands, with a view to providing input re Perth's website to the February 2015 meeting.

iii) Perth Bypass

Noted:

- In late 2013 Council wrote to DIER to establish the timeframe for the bypass; advise of the interest of the Committee in the project; and that the Committee wishes to have input into any plans formulated in relation to the bypass of Perth. Council's and the Committee's interest was acknowledged.
- The bypass was included in Council's Priority Projects list to be circulated to candidates contesting the seat of Lyons in the 2014 state elections.
- On 24 May the Examiner newspaper reported to a \$400million, over 10 years, commitment of the Commonwealth government to the upgrade of the Midland Highway; the article further quotes DIER spokesperson as confirming Perth to Breadalbane section and a south-western bypass of Perth as key priorities.
- At 1 July meeting that correspondence to DIER had been prepared endorsing the previous request of the Committee that the PLDC be kept informed re the Bypass.
- 5 August, the Committee noted that a date had been set to meet with Minister Hidding to discuss the proposed upgrade of the Midland Highway and, in particular, the Perth By-pass.
- 2 September, noted that Council had written to Minister Rene Hidding and requested that a Steering Committee be established (the committee to include representatives from Council, NMBA, Dept of State Growth and Perth Local District Committee).
- 4 November, reported that State Growth were approaching affected property owners. Council to receive presentation from State Growth in the coming month. A steering committee appointed to focus on the master planning of the area affected by the bypass. Noted that PLDC had requested to have two representatives on the Steering Committee,

this request will be taken to the first meeting of the Steering Committee (which will be late 2014/early 2015) and a decision made. The Steering Committee is to ensure Perth is informed on progress.

- The Hon. Rene Hidding MP; Minister for Police and Emergency Management, Minister for Infrastructure, to meet with Council in the new year re the establishment of the Steering Committee.

The Committee agreed to the inclusion of representation from the Perth Local District Committee and requested consideration be given to the inclusion of 2 representatives. Agreed that representative/s:

- would need to be committed to the project;
- advocate for the continued growth of Perth;
- promote the best entry and exit vantage points to Perth;
- dependant on the alignment of the bypass, that the significance of Gibbet Hill and John McKay whom (in 1837) is believed to be the last person in the British Empire to be gibbeted after being hanged in Hobart be recognised.

J Stagg/G Eberhardt

Nominated Mr Michael Geeves and Mr Philip Dell as the Perth Local District Committee representatives to the Perth Bypass Steering Committee.

Carried

Action

Committee to be kept informed.

iv) ANZAC Day – Feedback on Traffic Management

At the 2 September meeting, Cr Lambert reiterated the information previously provided re the meeting of the ANZAC Day Traffic Management Sub-Committee: that following the meeting DIER (State Growth) were considering the possibility of diverting the ANZAC traffic via Arthur and Clarence Streets.

Tender for Traffic Management closes on 9 December. Next meeting of the Committee on 11 December.

Action

Committee to be kept informed.

v) Country Courier Article

Previously, the Committee noted that Council is preparing news items re the membership and achievements of each Committee.

The Committee noted their input into the following projects:

- Bypass
- William Street Reserve improvements
- Footpaths, kerb and gutter
- Beautification of Perth project, including street trees;
- Relocation of the school bus stop;
- The Town Tourism Map; and
- Agreed to the inclusion of membership in the article.

Action

To be progressed once Bypass Steering Committee established.

6 MATTERS PENDING**i) Roadworks, Intersection Upgrades and associated projects**

The Committee agreed to list the following items as pending, to be considered in conjunction with information/planning for the Perth Bypass.

- Connectivity of Streets – North Perth/Devon Hills
- Midland Highway/Drummond Street Intersection
- Elizabeth Street Intersection with the Midland Highway
- Perth Bypass (NMBA) - consideration be given to the implications, prepare and plan for the bypass of the township of Perth; that a working group be formed to prepare and have input into the process. Importance of pre-planning was noted.
- Significance of Gibbet Hill and John McKay whom (in 1837) is believed to be the last person in the British Empire to be gibbeted after being hanged in Hobart.
- Eskleigh Intersection

Noted that:

- Black Spot funding application had been submitted (August 2014) to address the issues related to parking and vehicle movements in Fore Street, Perth.
- Elizabeth Street and Talisker Street – scheduled for early 2015, plans being progressed.
- Eskleigh intersection proceeding – slip lane being installed.
- Black Spot funding announcement awaited.

ii) Beautification of Perth

Entrances to Perth require upgrading, in particular, the improvement of the northern entrance to Perth (any improvements may be limited by land ownership, however, may be possible to plant low lying shrubs and gardens at the entrance to Youl Main Road)

Programmed to plant more trees in the main street, with plans to continue tree plantings to the north of the Honey Company.

Noted that, as required, additional trees would be planted in the Main Street in June/July 2015.

Matter pending – awaiting provision of concept design details for the Perth Bypass.

8 NEW BUSINESS**i) 2015 Calendar – Committee Meeting Dates**

That the Committee agree on the following dates for the 2015 monthly meetings.

That the meetings be held on the first Tuesday of the month at 5.30pm as follows:

- 3 February
- 3 March
- 31 March
- 5 May
- 2 June
- 7 July
- 4 August
- 1 September
- 6 October
- 3 November
- 1 December

ii) Appointment of Councillors to Committees of Council and Outside Bodies

Noted that the following Councillor appointments were made in respect of the membership of Committees of Council and Outside Bodies within the Perth area for the 2014-2018 term:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Name of Council Representative
Devon Hills Resident's Committee	Cr Goninon / Cr Lambert
Perth Bypass Committee	Mayor Downie / Cr Calvert / Cr Goss / Cr Lambert / Cr Polley
Perth Local District Committee	Cr Lambert
Perth Recreation Ground Management Committee	Cr Goninon
Perth Community Centre Management Committee	Cr Lambert

iii) Playground equipment – colour palette

The Committee was consulted on a possible colour palette for the installation of playground equipment in Seccombe Street (Mulgrave Street).

Action

The Committee RESOLVED

- to maintain the traditional colours of heritage green and maroon; and
- to request Council officer's to ascertain if grant funding was available for rubber soft fall of the playground.
- that Mr Chellis determine the appropriate location for the playground equipment, however, agreed that Mr Chellis would consult with the Committee.

iv) Australia Day 2017

Noted that a future Australia Day event would be held at Perth in 2017. Agreed that the committee would participate in the facilitation and assist with communications with the various service groups in the community.

8 CLOSURE

The meeting closed at 6.05pm.

The next meeting is scheduled to be held at the **Community Centre Perth** on **Tuesday, 3 February 2014**.

MINUTES OF THE EVANDALE ADVISORY COMMITTEE MEETING HELD AT 6.40PM AT THE PRINCE OF WALES HOTEL, EVANDALE ON TUESDAY, 2 DECEMBER 2014

1 IN ATTENDANCE

Mr J Lewis (Chairperson), Mr R von Bibra, Mr T Terhorst, Mrs C Brown, Mr P Page, Mr J Hewlett, Mrs H Houghton, Cr J Lambert, Cr M Polley, Mr D Jennings (General Manager), Mr W Chellis (Works & Infrastructure Manager), Mrs G Eacher (Secretary)

Guests: Mrs K Polley, Mr J Carins, Mr L Harwood

2 APOLOGIES

Mr A Jobson, Cr M Knowles

3 CONFIRMATION OF MINUTES

J Hewlett/P Page

That the minutes of the meeting of the Evandale Advisory Committee held on Tuesday, 4 November 2014, subject to the following amendments:

iii) Beautification of Evandale

A first draft of a **partially complete** "Wish List" detailing improvements to the overall amenity of Evandale was ~~tabled for consideration by Council officers~~ **was circulated for consideration by Committee members.**

v) Planning Applications – clarification re

It was noted that **Mr A. Jobson**, a member of the committee, was **bitterly** disappointed that no provision for the restriction of numbers or density of units is made in the planning scheme.

be confirmed as a true and correct record of proceedings.

Carried

4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

* *It should be noted that any person declaring an interest is required to notify the general manager, in writing, of the details of any interest declared within 7 days of the declaration.*

5 BUSINESS ARISING FROM THE MINUTES

i) Honeysuckle Banks

At the November meeting, the Committee requested that

- a) they be involved in the design of signage for the reserve;
- b) 2 signs be erected – one on the footpath and the other at the carpark; and

- b) consideration be given to the erection of a plaque (tourist signage), similar in design to the one erected for the viaduct on Mill Road, Perth.

Signage proposals were circulated for future consideration by the Committee.

Action

Signage options to be considered.

ii) Heritage Brick Walls

The Committee noted that a planning application had been received for the removal of the tree and associated works at Russell Street had been received.

iii) Beautification of Evandale

At the November 2014 a first draft of the partially completed "Wish List" detailing improvements to the overall amenity of Evandale was circulated for consideration by Committee members.

iv) Style Guide

The General Manager noted that consideration should be given to individual style guides for street furniture, signage etc. for each township, with the style to be documented for future reference.

6 CUSTOMER REQUESTS/ACTION ITEMS

i) Task List

Date	Item	Description	Comment/ Action Taken
02/09/14	BMX Track	Council investigate the establishment of a BMX track at Honeysuckle Banks.	Consultation undertaken in conjunction with Evandale Primary School.
05/08/14	Cambock Lane to Primary School	Footpath within Morven Park from Cambock Lane to Primary School requires repair.	Issue with tree root. Matter to be considered further by W&I Manager.
1/04/14 & 5/08/14	Evandale Main Road - reconstruction	Council requested to liaise with DIER re reconstruction of Evandale Main Road.	On hold - Pending attendance of Pitt & Sherry at future meeting. Noted that DIER to further consider speed limits on completion of airport upgrade. Pitt & Sherry undertaking a study on Evandale Main Road for Dept. of State Growth.
3/06/14	Evandale Main Road – airport round about	With regard to the new round about at the Airport, that DIER consider the installation of a slip-lane to allow through traffic from Evandale to proceed unhindered on Evandale Main Road.	On hold - Pending attendance of Pitt & Sherry at future meeting. Noted that DIER advised: <i>This roundabout is a 4 leg roundabout, therefore it is not possible to create a slip lane for through traffic. It is unlikely that traffic volumes will be so great that efficiencies for Evandale MR traffic will be an issue.</i> Noted traffic counts conducted on Evandale Main Road.
1/07/14	Evandale Main Road - Breadalbane roundabout	Additional road markings on accesses to Breadalbane round-about from Old Hobart Road and Launceston (Midland Highway)	On hold - Pending attendance of Pitt & Sherry at future meeting. Committee requested further consideration be given to installation of

Date	Item	Description	Comment/ Action Taken
			line markings to provide a left turn lane on Old Hobart Road AND that arrows be included to define the two lanes at the entrance to the roundabout from the Launceston aspect of the Midland Highway.
02/09/14	Evandale Memorial Hall works	Timeframe for completion of the works listed	Priority works identified. Works to commence in due course.
3/6/14	Morven Park: Relocation of Dump Station	The Committee referred to the budget allocation of \$3,000 in the 2013/14 budget. Decision of Committee: <i>That Council retain the dump site in Morven Park and provide appropriate screening.</i> Matter referred to Morven Park Management Committee.	Matter referred to Morven Park. Noted that Morven Park Committee had recommended to Council that the dump site be relocated.
07/10/14	Request installation of No Parking signage	Consideration to be given to the installation of a No Parking area at entrance to Evandale, adjacent to new footpath, opposite water tower.	Consideration being given to various options, i.e. bollards, yellow painted lines, etc.
07/10/14	Clarendon Hotel – loose guttering over POS	Loose guttering/spouting on Clarendon Hotel, overhanging public space, possible compliance issue.	Matter investigated, building inspected not considered to be a compliance issue. Letter sent.
07/10/14	Signage – Memorial Hall / Medical centre	Consideration to be given to the location of the Memorial Hall / Medical Centre signage and visibility thereof.	Review of signage being considered.
04/11/14	Car Park	The committee noted that the carpark directional sign was in the process of being relocated, and requested that the footpath be reinstated where the sign had been removed.	Noted that the footpath requires reinstatement where the sign had been removed.
04/11/14	Honeysuckle Banks	Works required on the carpark, the surface of which remains uneven.	
04/11/14	Footpath	Consideration to be given to a possible trip hazard at the transition from the old to the new section of footpath located on High Street, which was nearing completion.	

7 COMMUNITY GROUP REPORTS

i) Rotary Club

- Attended Evandale Primary School - 2/12.
- Catering to be undertaken for Von Stieglitz / Fairbrother's functions.

ii) Community Centre/ Memorial Hall

- Combined barbeque with History Society to be held for volunteers.
- Wifi installed.
- Working B to be held on Saturday 6/12.
- Campbell Town Military Meet & Rendezvous event held.

iii) Primary School

- No report received.

iv) Neighbourhood Watch

- Meeting to be held Tuesday, 9/12.

J Hewlett/P Page

That the reports from community group representatives be received.

Carried

8 NEW BUSINESS**i) 2015 Calendar – Committee Meeting Dates**

That the Committee agree on the following dates for the 2015 monthly meetings.

That the meetings be held on the first Tuesday of the month at **7.30pm** as follows:

- 3 February
- 3 March
- 31 March (Public Holiday – Tuesday 7 April)
- 5 May
- 2 June
- 7 July
- 4 August
- 1 September
- 6 October
- 3 November
- 1 December

Action

The Committee RESOLVED to meet twice in March and not in April, due to the first Tuesday in April being a public holiday.

ii) Appointment of Councillors to Committees of Council and Outside Bodies

That the Committee note the following Councillor appointments made in respect of the membership of Committees of Council and Outside Bodies within Evandale for the 2014-2018 term:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	Name of Council Representative
Evandale Advisory Committee	Cr Lambert / Cr Knowles
Evandale Community Centre/Evandale Memorial Hall Committee of Management	Cr Goninon
Morven Park Management & Development Association	Cr Goss

Action

The Committee noted the appointments.

iii) Disposal of Fill at Waste Transfer Stations

The Committee queried why rubble was not accepted at the Waste Transfer Station.

Noted that

- site is not a tip site, but a waste transfer station;
- clean fill site currently being sought;
- Waste Transfer Sites not able to accept any fill which is required to be relocated.

iv Interim Planning Scheme

The Committee noted that a Planning Commission directions hearing was scheduled to be held at the West Tamar Council Chambers at Riverside on 9 December at 9am.

v) Customer requests

Following requests made:

- Cracks in footpath in Cambock Lane (near Glover Court) expanding.
- Replacement of shadecloth at barbecue shelter at Pioneer Park required.
- Overgrown vegetation on property at Cambock Lane (at end, bordering farming property). Property address to be provided in order that matter can be investigated.
- Removal of lichen growth on shelter at "Time Traveller" park to be considered.

9 CLOSURE & NEXT MEETING

Chairman closed meeting at 7.10pm.

MINUTES OF THE MEETING OF THE LONGFORD LOCAL DISTRICT COMMITTEE HELD AT THE HAPPY CHEF, WILLIAM STREET, LONGFORD ON WEDNESDAY, 3 DECEMBER 2014, COMMENCING AT 6:30 PM

1. PRESENT

Mr Hugh Mackinnon (Chair), Mr John Cauchi, Mr Robert Henley, Mrs Margaret Stebbings, Ms Dee Alty, Mr Linus Grant (7:05pm)

2. IN ATTENDANCE

Cr Mary Knowles, Cr Michael Polley, Cr Dick Adams, Mrs Kim Polley, Mr Des Jennings (General Manager), Miss Amanda Mason (secretary)

3. APOLOGIES

Mrs Vanessa Thirkel-Johnston, Mr Harry Galea and Mr Robert Thomas who send their well wishes to the Committee for the festive season

4. CONFIRMATION OF MINUTES

Ms Dee Alty/Mr John Cauchi

That the Minutes of the Longford Local District Committee Meeting held at the Council Chambers, Longford on 1 October 2014 be confirmed as a true record of proceedings.

Carried

5. DECLARATION OF PECUNIARY INTEREST

Nil

6. BUSINESS ARISING FROM MINUTES

6.1 Longford signage review

Mr Henley reported that he had met with Miss Mason to discuss the signage review and recommendations therein. It is recommended that consistency and uniformity of the signage within Longford be encouraged, with street signs returning to the standard white with black print and information signs be blue with yellow print. Further, in future when signs are replaced they be consolidated onto one or two signs (eg. at the entrance to Longford).

Mr Robert Henley/Ms Dee Alty

That the Longford Local District Committee agrees with the principles of simplification of the signage system within Longford and that the standard white signs with black print be maintained outside of the heritage precinct area, and the heritage street signs be kept within the heritage area.

Carried

The Committee resolved that Ms Dee Alty or Mr Robert Henley would liaise with Council until the new committee is appointed.

6.2 Visitor Information Hut

The Committee resolved that Ms Dee Alty, Mrs Margaret Stebbings and Mr Robert Henley act as a liaison with Council until the new committee is appointed.

6.3 Longford Motor Sport Legacy Working Group

It was resolved that the incoming Committee decide whether they wish to be part of the Motor Sport Legacy Working Group.

6.4 Matters pending

See attached list of motions from the Longford Local District Committee to Council and their status.

6.5 Tourism

Local businesses have been visited to seek their interest in a tear off map for Longford. Works at the Memorial Hall are looking good.

Mr Robert Henley/Mr John Cauchi

The Longford Local District Committee recommends to the incoming committee that a Tourism Committee and a standalone Visitor Information Centre are of critical importance to Longford.

Carried

7. GENERAL BUSINESS

7.1 Infrastructure Sub-Committee Report

Key projects of the sub-committee were pushing a traffic study in Longford, in addition to promoting walkways in the town. Sub-committee is also looking at other projects such as a sculpture trail.

7.2 Tourism Heritage & Culture Sub-Committee Report

The sub-committee has worked closely to achieve the Longford Blooms weekend in November which was a success. The group has also promoted uniform signage in Longford and the installation of street trees. It was noted by the Committee the increase in the village atmosphere in Longford.

7.3 Economic Development Sub-Committee Report

There has not been a significant amount achieved in respect to economic development. A number of good ideas have been raised, however, in order for progression, a strong working relationship needs to be able to be built with businesses in the area.

It was noted the 200 Year Celebration and "The Cleaner" celebrations were very successful.

7.4 Longford Planning Applications

Nil.

8. OTHER BUSINESS

8.1 Art in Action Weekend – Feb 27 – March 1 2015

Information provided for the Art in Action weekend next year. It was resolved the Committee supports the event.

8.2 Guests to address Longford Local District Committee

Cr Knowles, Cr Polley, Cr Adams and Mrs Polley were invited to address the committee:

- Enthusiasm of the committee is positive;

- Longford Blooms was a credit to those who worked on it;
- The Committee was congratulated on the achievements it has made and progressing forward over the past two years;
- Focus was recognised to link health, tourism and the local community.

8.3 Other items

- It was recognised by the committee that a number of buildings have been painted in the main street and resolved that a letter of commendation be sent to those businesses from the Longford Local District Committee.
- It was suggested that a relationship be established between the Economic Development Committee and the Longford Local District Committee.
- Nominations for the new committee are now open.
- A concept has been identified to move the powerlines in the main street underground. It was resolved to pass this project to the new committee.

9. NEXT MEETING:

Next meeting to be held at the Council Chambers, Longford on **2 February 2015**, following the **Annual General Meeting**.

10. CLOSURE

The Chairman thanked the Committee, Council and staff and wished everyone a merry Christmas, and closed the meeting at 7:18 pm.

MATTERS PENDING		
Date Moved	Motion	Status
3 September 2014 H Galea/D Alty	That Council staff prepare a draft terms of reference for a Longford Traffic Study for consideration by the Committee	Will be considered by Council in the new year.
3 September 2014 D Alty / J Cauchi	That the Committee support Council with regard to the free Wifi proposal	Council proceeding with Wifi hotspot trial in Longford, awaiting planning approval.
6 August 2014 D Alty/R Henley	That the Committee refer the matter of traffic counts, load limits and other traffic issues to Council's traffic engineer to report back at the next meeting.	To be considered through the Traffic Study Committee Council decision on whether study will proceed pending outcome December Council meeting
2 July 2014 R Henley / M Stebbings	The Longford Local District Committee recommends to Council that Lorraine Green & Fiona Dewar formally host a meeting of interested people with the view of establishing a Longford Tourism/Promotions Group. This could be done using the First Impressions Report as a basis for the meeting, along with an extension of the current Tourism Information Centre.	To occur as part of the Longford Visitor Appeal Study. Committee welcome to organise meeting independently of this.
4 June 2014 D Alty/J Cauchi	The Committee recommends to Council that the system of signage in Longford be simplified and made coherent by: <ul style="list-style-type: none"> a) Being in sympathy with the entrance to the town b) Being in sympathy with the historic precinct and social viability of the town c) Removing outdated signs d) Signs be grouped in like colour and font according to the category of the sign. 	Signage review conducted July 2014. Committee have been given opportunity to review and endorse recommendations. Review to go to Council to be considered.
4 June 2014 D Alty/V Thirkel- Johnston	The Committee recommends to Council that they identify funding, location and implementation of a standalone visitor information centre as a matter or priority.	To be considered as part of the Longford Visitor Appeal Study.

MINUTES OF THE MEETING OF THE CAMPBELL TOWN DISTRICT FORUM HELD IN THE
DOWNSTAIRS MEETING ROOM AT THE TOWN HALL, CAMPBELL TOWN ON TUESDAY, 9
DECEMBER 2014 COMMENCING AT 4:30PM

1 PRESENT

Mrs Jill Clarke (Chair), Mr Owen Diefenbach, Ms Sally Hills, Mr Michael Roach, Mrs Jill Davis, Mr Bevis Perkins, Mr John Ashman, Mrs Judith Lyne

2 IN ATTENDANCE

Cr Leisa Gordon, Miss Amanda Mason (Secretary), Mayor David Downie (5:11pm)

3 APOLOGIES

Mrs Debbie Thomas, Mr Des Jennings

4 CONFIRMATION OF MINUTES

Mr John Ashman/Mr Michael Roach

That the minutes of the meeting of the Campbell Town District Forum held on Tuesday, 11 November 2014 be confirmed as a true and correct record of proceedings.

Carried

5 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL.

In accordance with the provisions of the *Local Government Act 1993*, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

Nil

6 BUSINESS ARISING FROM THE MINUTES

i) Valentines Park Sign

The Forum discussed the comments provided by Mr Ray Pethick in respect to the design of the sign for Valentines Park.

Action

It was resolved that Miss Mason would seek quotes from Mr Pethick to design the sign.

ii) Pump Shed

Pump shed upgrade is on the works schedule for completion.

Action

Miss Mason to follow up with Mr Chellis re when this is scheduled to occur.

iii) Campbell Town War Memorial Oval

At the Council meeting of 8 December 2014 the report prepared by Mr Jeff McClintock was accepted in principle. The report was tabled for the Forum members to review.

Action

Forum to review the report and make notes and comments for discussion at the next meeting.

iv) Traffic Management Strategy

Forum to discuss preparation of a traffic management and car parking strategy for High Street, Campbell Town.

Action

Committee to meet in January to form ideas and consolidate for presentation at next meeting.

v) Campbell Town Strategic Plan

Forum to discuss projects for inclusion in a 10 year, 4 year and 1 year plan for Campbell Town and the surrounding region.

Action

Committee to meet on 20 January 2015 at the Town Hall at 9:30am to form ideas and consolidate for presentation at next meeting.

vi) Customer Requests/Outstanding issues

Item	Status	Action
Flower boxes / low maintenance garden beds	Individuals have expressed interest in donating plants, planting the beds and maintaining on the proviso that Council also contribute plants to the project. Miss Mason to make enquiries with Works Department.	Cr Gordon/Miss Mason.
Traffic Management – Commonwealth Lane /High Street	Concern re visibility when exiting Commonwealth Lane onto High Street, 20m yellow line along High Street required and removal of 2-3 car spaces.	Plan provided to State Growth for approval.
Window in ladies toilet in Town Hall needs fixing	Works done.	Complete
Elizabeth Court car park exit sign needs replacing	New sign erected.	Complete
60km/hr sign relocated to front of Town Hall	On inspection sign missing, enquiries made with State Growth	In progress
“No Parking” at Blackburn Park, covered by trees	Willows cut back.	Complete
Bin in river	Has been cleaned up.	Complete.

Stormwater outlet – rubbish	Is being investigated.	In progress.
Sign at chain bridge	Referred to engineer for sign to be considered	In progress
Driving through river	Police matter, however, Miss Mason to follow up with works department on the enquiry as may have been miscommunication about location of bollards.	In progress.

7 GENERAL BUSINESS

7.1 Esplanade

A request was made that a street sign be placed on the Esplanade.

7.2 Rubbish Collection

The Forum noted the work of the rubbish collector Mr Ray Webb and requested a thank you be passed on to him for his work.

Action

Miss Mason to prepare thank you.

7.3 Bauxite Mine

Concern was raised re the heavy flow of trucks through Conara impacting on the safety of school children getting on and off the school buses. It was noted that meetings have been held with concerned residents and plans are in progress to ensure trucks proceed through Conara safely.

Mrs Jill Davis/Mr John Ashman

That a risk assessment be conducted on the Conara bus shelter and assessment be made on whether it requires relocation.

Carried

7.4 Mayor Downie address

Mayor Downie reported that the Annual Report was tabled at the Annual General Meeting on 8 December 2014. In summary of achievements over the past year, Council was part of the creation of a statewide water authority and is pushing to decrease water prices for consumers. The Council established the Northern Midlands Economic Development Committee. Financially, Council is in a strong position.

8 CLOSURE

Chairperson closed meeting at 5:11pm.

Next meeting to be held on **Tuesday, 10 February 2015 commencing at 9.30am** at the Town Hall, Campbell Town downstairs meeting room.

Notice is hereby given that a meeting of the Devon Hills Neighbourhood Watch and the Devon Hills Residents Committee will be held on Tuesday 9TH DECEMBER; Neighbourhood Watch to commence at 7.30pm followed by the Residents Committee meeting commencing at 8.00pm, at the Devon Hills Fire Station.

MINUTES

MEETING OPENED

Meeting declared open at 8.00pm

IN ATTENDANCE: J Lambert, P & C Canning, J Stewart, G Stebbings & G Gliddon.

APOLOGIES: M Webster, L Lucas, I Goninon & J Buckby.

CONFIRMATION OF MINUTES

Recommendation

That the minutes of the meeting of the Devon Hills Residents Committee held on 14th October 2014, be confirmed as a true and correct record of proceedings. Moved, G Stebbings, seconded, P Canning. Passed.

DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

* *It should be noted that any person declaring an interest is required to notify the general manager, in writing, of the details of any interest declared within 7 days of the declaration. **NIL***

BUSINESS ARISING

1. The committee requests Tas Water to conduct a safety audit on all hydrants/stop tap pipes within the Devon Hills area. Customer request No 295
2. The committee requests Telstra to repair the broken Telstra pit – near 57 Devon Hills road as it is a trip hazard. Customer request No 296

3. Discuss with Infrastructure Manager Mr Chellis about the possibility of getting some new Hydro poles or similar to replace the decaying ones at both entrances to the fire station. J Lambert to action. **Ongoing**

Dot point 1, 2 & 3 are still under investigation and Janet will get an update to the committee as soon as there is anything to report.

CORRESPONDENCE IN

- Bank Statement
- Letter from State Growth – Perth Bypass – Tabled by J Lambert

CORRESPONDENCE OUT

TREASURERS REPORT

- Tabled: current funds \$1438.85
- Approved payment of \$62.00 for fire trailer

Accepted

General Business

- Perth Bypass update –
 - J Lambert gave a general update stating the council would be asking members of the Bypass Steering Committee to meet at their earliest convenience (late December-early January) to begin discussing the Bypass as it was felt that State Growth was not adequately communicating with the major stakeholders at this point in time.
 - J Lambert tabled a letter received from State Growth seeking permission to access her property to conduct further investigations relating to the Bypass development. A general discussion of the Bypass followed. The key point raised was the necessity of having representatives from the Devon Hills Residents Committee represented on the steering committee. J Lambert & I Goninon has been appointed to the steering committee.
- J Lambert to submit the cheque for the fire trailer to council.
- It has been discovered three of the cameras have been stolen. After a general discussion it was decided to review the camera situation. To be discussed further at the next meeting.
- J Lambert asked all committee members to begin thinking about items for inclusion in the 2015 budget.
- G Gliddon expressed his dissatisfaction at the format of this year's garage sale. He believed it was unsuccessful in comparison to previous years. The committee was not in favour of using this format next year. It was resolved to review the format of the garage sale for 2015

and perhaps to revert back to the old format of a community style garage sale to be held at the Fire Station.

- J Stewart suggested a fire prevention demonstration to be held at the Fire Station as soon as practicable. J Stewart to organise.
- G Gliddon & P Canning to clean out the gutters of the fire Station as they are overflowing.

NEXT MEETING

The next meeting is to be held at the Devon Hills Fire Station, Devon Hills on **Tuesday 10th February 2015** starting with the Neighbourhood Watch meeting at 7.30pm, followed by the Residents Committee meeting at 8.00pm.

MEETING CLOSED: 8.45pm

Resource Sharing Summary 1/7/14 to 30/6/15 As at 31/12/14	Units Billed	Amount Billed GST Exclusive \$	Rate inclusive of Oncosts and Admin \$
George Town Council			
Service Provided by NMC to GTC			
- Nil	-	-	
Total Services Provided by NMC to George Town	-	-	
Service Provided by GTC to NMC			
Wages and Oncosts			59.00
Environmental Health Officer Services	390.00	23,010.00	
Total Service Provided by GTC to NMC	390.00	23,010.00	
Net Income Flow		- 23,010.00	
Brighton Council			
Service Provided by NMC to BC			
- Nil	-	-	
Total Services Provided by NMC to Brighton Council	-	-	
Service Provided by Brighton Council to NMC			
Wages and Oncosts			86.39
Plumbing Permit Authority and Inspection Services Hours	364.00	31,445.60	
Plumbing Permit Authority and Inspection Services - Plant Hire KM	12,152.00	7,291.20	0.60
Total Service Provided by BC to NMC		38,736.80	
Net Income Flow		- 38,736.80	
Total Net		- 61,746.80	
Private Works and Council Funded Works for External Organisations			
	Hours		
Economic & Community Development Department			
Northern Midlands Business Association			
Promotion Centre Expenditure		Not Charged to Association Funded	
- Tourism Officer	44.00	from Council Budget A/c 519035	
Administration and Development		Not Charged to Association Funded	
- Economic and Community Development Manager	195.00	from Council Budget A/c 500400	
Works Department Private Works Carried Out	86.00		
	<u>325.00</u>		



NORTHERN MIDLANDS COUNCIL				
Council				
File No.				
Property				
Attachments				
REC'D 4 DEC 2014				
GM	<input checked="" type="checkbox"/>	NAVE	<input checked="" type="checkbox"/>	A
P&DM	<input checked="" type="checkbox"/>	CRS	<input checked="" type="checkbox"/>	
CSM	<input checked="" type="checkbox"/>	RYAN	<input checked="" type="checkbox"/>	
E&DM	<input checked="" type="checkbox"/>	BLD	<input checked="" type="checkbox"/>	
WM	<input checked="" type="checkbox"/>	HLT	<input checked="" type="checkbox"/>	
HR	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

SENATOR THE HON SCOTT RYAN
PARLIAMENTARY SECRETARY TO THE MINISTER FOR EDUCATION

Our Ref MC14-011766

Mr Des Jennings
 General Manager
 Northern Midlands Council
 PO Box 156
 LONGFORD TAS 7301

Dear Mr Jennings,

Thank you for your letter of 29 October 2014 to the Hon Christopher Pyne MP, Minister for Education, concerning Partnership Brokers and Youth Connections. Your letter was referred to me for response.

The Youth Connections and Partnership Brokers programmes were left unfunded by the previous Labor Government and no funding was provided for the programmes to continue beyond 2014. These programmes will be ending as scheduled on 31 December 2014.

Young people are best supported by having access to a quality education that provides them with the best opportunities to find meaningful employment. Under the Australian Government's *Students First* approach to education, the Government will work with the states and territories by focussing on four key areas that will benefit students: teacher quality; school autonomy; parental engagement and strengthening the curriculum.

About 74 percent of Youth Connections participants are of school age. As you would be aware, state and territory authorities and individual school principals are responsible for ensuring school age children are engaged in education. All jurisdictions have a participation requirement that young people must be in schools (or training or work) until they are 17 years old. It is important that there are clear lines of responsibility between the Government and state and territory governments.

The Government will be investing a record \$64.5 billion in government and non-government schools over the next four years. Nationally, we want to help schools work with parents and their communities to make local decisions and respond to issues that affect the learning outcomes of their students.

The 2014-15 Budget also delivers funding for a number of new initiatives to provide more opportunities for young Australians to participate in education or employment.

Trade Support Loans provide substantial support to eligible apprentices to assist them with the costs of living and learning. The loans are structured to provide these young people with access to the greatest financial support in the early years when they need it the most and as an incentive to complete their training.

New Work for the Dole arrangements will also help more young job seekers to improve their chances of getting a job while giving something back to the community that supports them.

From 2016, for the first time ever, the Commonwealth will provide direct financial support to all students studying higher education diplomas, advanced diplomas and associate degree courses. This will provide pathways for more students to their chosen career. HELP loans will continue to be available to students to ensure they don't pay a dollar upfront.

The Government has also announced a series of reforms to the VET Sector. These changes will improve options and outcomes for young people by better skilling them for the workforce. The new Youth Employment Pathways programme will assist disengaged young people in regional areas to get back into school, move into the workforce or start a vocational education pathway. From 1 March 2015, community organisations will be able to apply for funding to deliver support services to a person aged 15-18 who is not in school. As a new initiative, 3000 pathways will be piloted in regional areas where school completion rates are low.

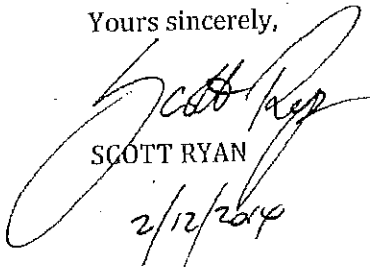
Training for Employment Scholarships will also assist employers in regional areas access job specific training for their new starters. From 1 March 2015, small to medium businesses who hire an unemployed person aged 18-24 will be eligible to receive funding to pay for up to 26 weeks of training. 7500 scholarships will be piloted in specific regional areas where youth unemployment is high.

The Government's investment will assist young Australians to be able to participate in training or employment.

As you would be aware, the Government has inherited a substantial budget deficit. The 2014-15 Budget reflects our commitment to budget repair and establishing a clear path back to surplus. Not increasing the debt and deficit burden that Australians will need to service through higher taxes or reduced services in future years is an important part of our commitment to young Australians.

If my office can be of assistance, please do not hesitate to contact my Adviser for Youth Affairs, Ms Gemma Sandlant, on (03) 9326 1088 or gemma.sandlant@education.gov.au.

Yours sincerely,



SCOTT RYAN
2/12/2014

Deputy Premier
Minister for Education and Training
Minister for Primary Industries and Water
Minister for Racing

Level 10 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7754
Email: Jeremy.Rockliff@dpac.tas.gov.au



Mr Des Jennings
General Manager
Northern Midlands Council
P O Box 156
LONGFORD TAS 7301

22 DEC 2014

Dear Mr Jennings

Thank you for your letter of 29 October 2014 written on behalf of Northern Midlands Council.

Thank you also for taking the time to provide Council's advice on the Government's decision to close the Guaranteeing Futures program. I value Council's opinion on the matter of supporting young people in the region to realise their career aspirations.

As you note in your letter, the Guaranteeing Futures program has been successful in supporting young people make the transition from Year 10 to Year 11. I also value the program's achievements and the individual contribution made by each of the team members.

The new My Education program will build on these successes by embedding the functions currently undertaken by the team into the curriculum taught in schools. It will also increase the scope of the work undertaken to encompass students throughout their schooling from Kindergarten to Year 12.

I am confident the implementation of the new My Education program will further improve the capability of schools to support their students explore various career options and learning pathways.

Thank you again for raising with me the interest Northern Midlands Council has in this important matter.

Yours sincerely


Jeremy Rockliff MP

**Deputy Premier
Minister for Education and Training**



Local Government Association Tasmania

Gov 7

Our Ref: CAVCA
File No.:

23 December 2014

Mr Des Jennings
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

NORTHERN MIDLANDS COUNCIL			
Legation			
File No.			
Property			
Attachments			
REC'D 1 JAN 2015			
GM		A	
PRDM		MYR	
CSM		CBS	
E&DM		PLAN	
WM		BLD	
HR		HLT	

Dear Des

National Plan to Reduce Violence Against Women and their Children

The LGAT has been requested to put forward nominations for a representative to support the Tasmanian Government's commitment to the National Plan to Reduce Violence against Women and their Children 2010-2022 (the National Plan) and the implementation of its Second Action Plan - Moving Ahead 2013-2016.

The National Plan focuses on stopping violence before it happens in the first place, supporting women who have experienced violence, stopping men from committing violence and building the evidence base so that we learn more about 'what works' in reducing domestic and family violence and sexual assault. The Second Action plan builds on the First Action Plan to channel efforts towards ongoing and new priorities and broaden communication and consultation mechanisms to engage a more diverse range of sectors, groups and communities. An integral part of focusing efforts in the right direction is ensuring that the Tasmanian community has a voice in the implementation of the National Plan.

Membership of the Consultative Group is reviewed annually to ensure members expertise aligns with the priorities of the current three-year Action Plan, with Membership of the Consultative Group undertaken on a voluntary basis.

The Consultative Group comprises both government and non government members and meets up to three times each year and some out of session work may be required by Members.

Nominations, together with a completed Statement in Support of Nomination form and a current Curriculum Vitae, should reach this office by Friday 6 February 2015. The Association understands that nominations from either elected members or officers are welcome.

Yours sincerely

Allan Garcia
Chief Executive Officer



Local Government Association Tasmania

Local Government Representation Statement in Support of Nomination

Name of Nominee _____

Council _____

Name of Body _____

Qualifications Relevant to the Role

Experience Relevant to the Role

Please tick ✓

- Government Policy Generally
- Management
- Administration
- Economics
- Finance
- Planning
- Legal
- Public Health
- Environment
- Building
- Community Development
- Economic Development
- Other

Address _____ Phone _____

Email _____

More overleaf.....

Please provide a paragraph in support of your nomination which describes your interest in the role and your capacity to meet the requirements of the role as specified in the terms of reference and/or criteria supplied.

If insufficient room is provided, please use a separate sheet and attach.

Signature

Date

**Do you currently hold other positions as a representative of Local Government?
Please detail.**

This form will be submitted to the Local Government Association of Tasmania General Management Committee and a copy will be kept in the Association records system.
Authorised LGAT officers will have access to information provided.
Support staff for General Management Committee members may have access to the details in this form.



WOOLCOTT SURVEYS



Our Ref: 2014-213

November 18, 2014

The Mayor and Councillors
Northern Midlands Council
P.O. Box 156
Longford TAS 7301

To Whom IT May Concern,

**WESTERN PERTH STORMWATER DRAINAGE WORKS AND FUTURE
SUBDIVISION OF PROPERTY OFF EDWARD STREET, OWNERS: HOLLIEJETT
INVESTMENTS PTY. LTD., C.T. 165639-301**

In 2009, Holliejet Investments Pty. Ltd. purchased two parcels of land located in Western Perth bounded by Youll Road, Cromwell and Edward Streets. Holliejet Investments entered into a Conditional Contract of Sale with the then owners to purchase the Land conditional on the land being rezoned from Rural Land to Residential Serviced Land. The application to rezone with the RPDC was initiated by council. The land remains zoned General Residential under the new Northern Midlands Council interim planning scheme 2013. Land that is zoned General Residential is meant to be land which is or can be fully serviced by existing service infrastructure. The Northern Midlands Council, General Residential Zone Purpose point 10.1.1 states: *"To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided."* At the time of purchase Holliejett Investments spoke on multiple occasions with the Northern Midlands Council and it was made very clear that the intention was to fully subdivide the blocks to their full developmental potential as allowed under the planning scheme. At that time Holliejett Investments was advised that future subdivision was possible but that the land would need to be filled to a level of 160.9m Australian Height Datum 1983 due to localised flooding in the area.

In early 2010, Woolcott Surveys on behalf of Holliejett Investments submitted a proposed development plan for the site as part of the first stage of subdivision which showed that the intention was to further develop the land to its full potential. In May 2011 the West Perth Drainage Study was tabled at the May Council meeting. This Study outlined the works that were required to the existing council stormwater

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EAST COAST SURVEYING

Ph: (03) 6376 1972
Avery House Level 1
48 Cecilia Street, St Helens, TAS, 7216
PO Box 480, St Helens, TAS, 7216
Email: admin@ecosurv.com.au



WOOLCOTT SURVEYS



infrastructure which would mitigate the impacts of flooding in the area. No stated restrictions to development or subdivision were stated in this report other than the need to fill the land to the 160.9m AHD Contour. At the same May 2011 Council meeting a multiple Lot Subdivision at Thames Court was approved by the council. The approved subdivision at Thames Court included filling of land within 10 metres of the existing stormwater drainage channel. This Subdivision Application was lodged by the same company that completed the Western Perth Drainage Study on behalf of council.

In early 2012 our clients completed their subdivision along Cromwell Street and were told at that time by Council Contract Engineer, Terry Eaton that it was highly unlikely that future subdivision would be allowed until the Drainage Upgrade works listed in council Western Perth Drainage Study were completed.

In 2013, after realising that an upgrade to the Council Stormwater Drainage System was not forthcoming, Holliejet Investments Pty. Ltd. employed Bullock Consulting to complete an assessment on the Drainage System to see if any further subdivision could be allowed. Mark Walters of Bullock Consulting advised that a further three lots could be allowed to be subdivided from the balance title but that no more filling of the land could be allowed after this point until the Stormwater Drainage Upgrade works are completed.

Over three years has now passed since the Western Perth Drainage Study was tabled and from our knowledge we appear to be no closer to an upgrade to the Drainage System.

Our clients are the owners of two large vacant General Residentially Zoned parcels of land which they are told cannot be developed until the drainage works are complete. Many other parcels of land in the Western Perth area are also affected by the delay in the upgrades to the Council Stormwater system. It is Holliejet Investments desire that council make these upgrade works priority considering the length of time since the Western Perth Drainage Study was tabled and accepted. Council have a responsibility to the community to see that these drainage upgrades are completed in a timely manner considering this is General Residential Zoned land.

We hope that Council can now see the need for urgency on this matter considering the history of events. Holliejet Investments is willing to work with Council to ensure that there is a positive outcome for the community.

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WOOLCOTT SURVEYS



**EAST COAST
SURVEYING**

Please contact us should you wish to discuss the matter.

Kind regards

Woolcott Surveys (Agent for Holliejet Investments Pty. Ltd.)

Colin Smith

Registered Land Surveyor

WOOLCOTT SURVEYS

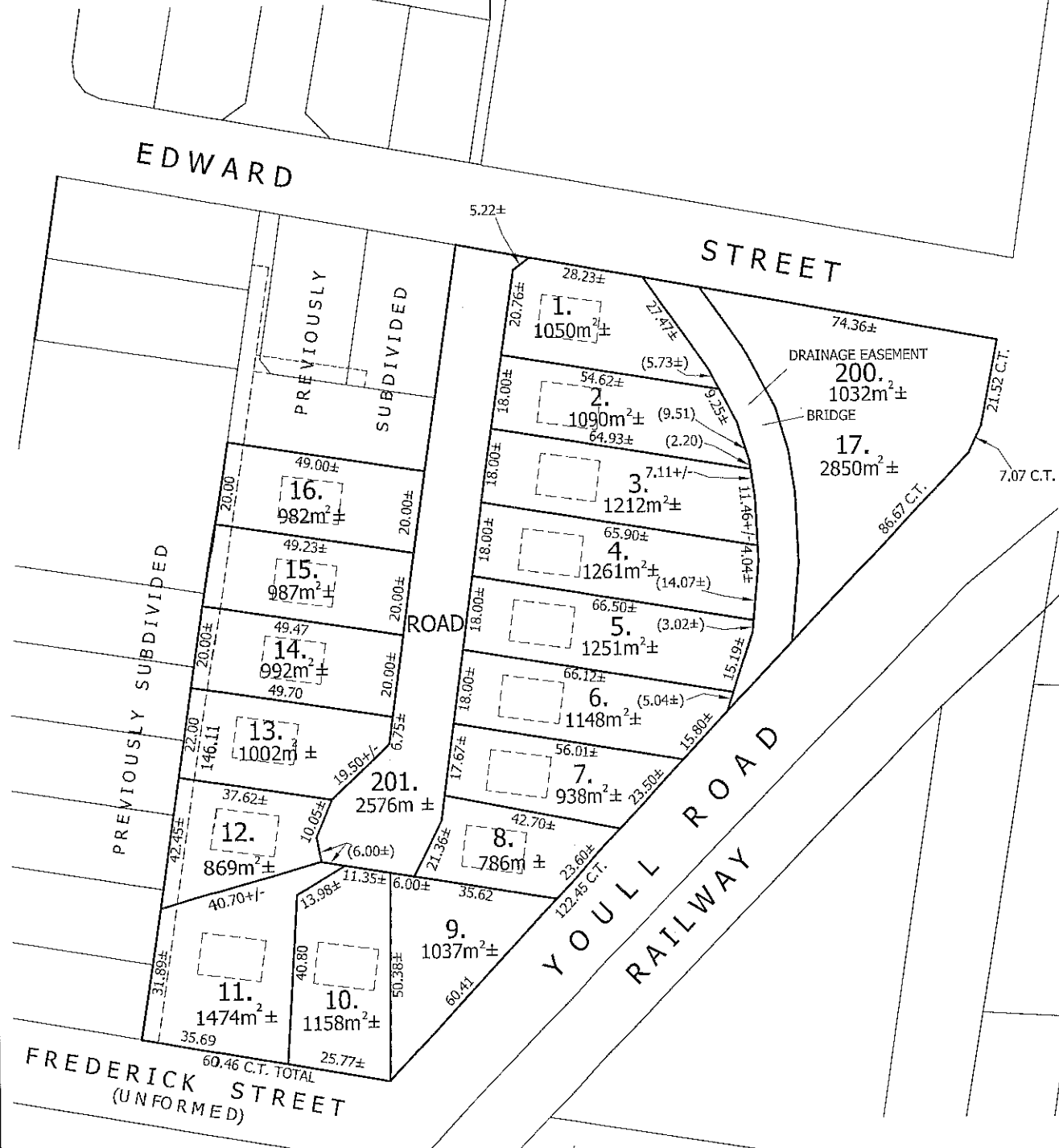
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PO Box 430, St Helens, TAS, 7216
Email: admin@ecosurv.com.au

PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.




LEGEND
 SAMPLE BUILDING ENVELOPE
 AS PER. 10.4.4.1, A1, a), i)
 OF THE PLANNING SCHEME



NOTES:
 1. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.
 2. CONTOUR INTERVAL IS 10.00 METRES.

PROPOSED 2 STAGED SUBDIVISION
 (17 LOTS, 1 ROAD LOT)
 EDWARD STREET, PERTH
 (C.T. ????)

 WOOLCOTT SURVEYS		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: admin@woolcottsurveys.com.au		Job Number 2014-213	
Drawn CSS	File Name 2014-213_Proposal_Plan_280914	Date 28/09/2014	Scale 1:1000@A3	Edition 1	Sheet 1



6th January 2014

Des Jennings
The General Manager
Northern Midlands Council
P.O. Box 156
Longford, TAS
7301

Dear Des,

RE: PERTH STORMWATER ISSUES – ENCOURAGING DEVELOPMENT

We make this submission on behalf of Holliejett Investments Pty. Ltd. as the owner of land in Edward St. Perth (C.T.168360-301 & C.T.128769-1).

Other land owners in this area have acknowledged the issues of stormwater management being a limiting factor on development in this area of Perth. The Council Stormwater Upgrades required are further outlined in "The Western Perth Drainage Study, 2011".

Two documents are attached to this submission:

1. A plan showing the area we have used to demonstrate the issue of stormwater management limiting development opportunities.
2. A plan showing areas of potential

We are drawn to the study completed by **Pitt & Sherry** into the development potential of Perth.

A key finding of this report was:

There is ample supply of zoned land within the study area to cater for future demand. However the biggest hurdle to residential expansion in Perth is an over worked waste water treatment plant. The second issue is the number of low lying areas in Perth where flooding or ponding could be a barrier to development.

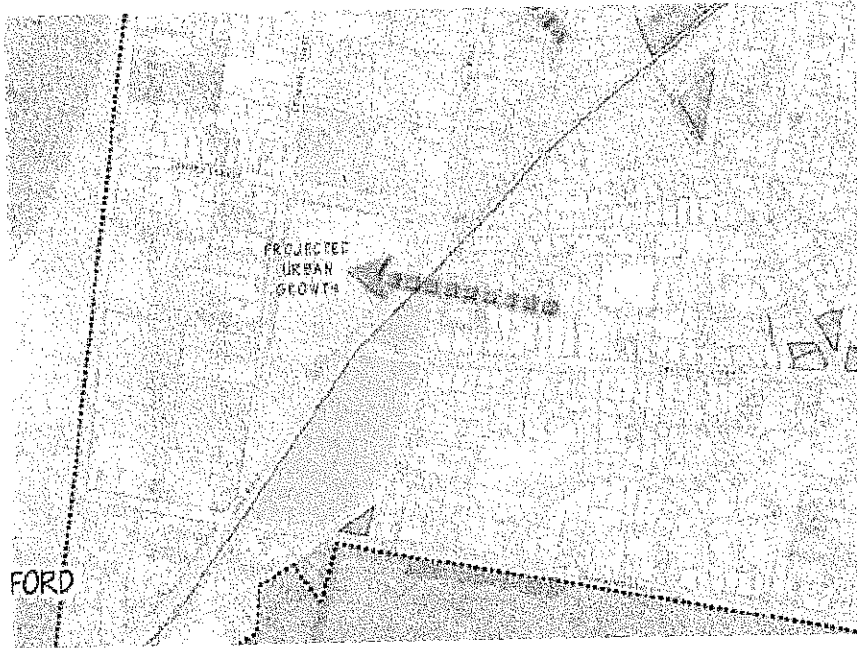
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PH 08 6322 1111
WWW.WOOLCOTT.SURVEYS.COM.AU

EAST COAST SURVEYING

100/102 STATION STREET
LONGFORD TAS 7301
PH 08 6322 1111
WWW.EASTCOASTSURVEYING.COM.AU

The issue of addressing the flooding/ponding issue (stormwater management) is a high priority recommendation coming out of this report.

The area identified in attachment 1 is seen in the Perth Study as being an urban growth area:



Source – Pitt & Sherry – Perth Development Plan Report (Attached).

The plan above clearly identifies the subject land as “Projected Urban Growth” area. This status is carried through to the zoning of all the land within the Northern Midlands Interim Planning Scheme 2013 – General Residential use. The subject site is also covered by an overlay control within the Planning Scheme as Urban Growth Area (see hatched area below):

WOODCOTT SURVEYS

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4. The bypass (if it ever happens) will take through traffic out of the township and create a very pleasant country town environment which should appeal to many commuters.
5. There has already been completed a study into the drainage/stormwater issues in this area of Perth.

We request that Council considers this submission and takes action to develop a stormwater management scheme to allow land in this area to be opened up for residential development in line with the strategic direction approved by Council.

Regards,



Colin Smith

Registered Land Surveyor and Planning Officer

On behalf of Holliejett Investments Pty. Ltd.

Perth Development Plan

Prepared for: Northern Midlands Council

Prepared by: Ian Abernethy
May 2012 (Rev02)

transport infrastructure | community infrastructure | industrial infrastructure | climate change



pitt&sherry


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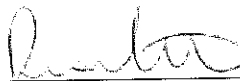
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Prepared by:  Date: 30 May 2012
Ian Abernethy

Reviewed by:  Date: 30 May 2012
Dion Lester

Authorised by:  Date: 30 May 2012
Dion Lester

Report Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Perth Development Plan	I Abernethy	D Lester	D Lester	29/09/11
01	Perth Development Plan	I Abernethy	D Lester	D Lester	06/03/12
02	Perth Development Plan	I Abernethy	D Lester	D Lester	30/05/12

Executive Summary

Perth is a town of considerable historic interest. Perth was chosen as a future township by Governor Lachlan Macquarie when he passed through the area in 1821. It was proclaimed a township in 1836 and consequently has a considerable number of interesting and important historic buildings dating from both the Georgian and Victorian periods of colonial architecture.

Perth has the beautiful setting of the South Esk River and one of the major opportunities for the town is to capitalise on this unique feature. A further key feature will be the need to mitigate the constraints imposed upon the town by the fragmentation that occurs both from the Midland Highway and from the railway line which impacts on the town.

Perth's location close to Launceston and the airport are its key strengths - residents can easily access a good range of community services and can work in a semi-industrial environment (at the airport) whilst enjoying a rural township type lifestyle.

The town has a current population of 2239 people (based on the 2006 Census) which represents a steady growth from 1229 people in 1981. The target population for the purposes of this plan will be 2600 people which should be easily achievable in the life of this plan.

Current demand for housing in Perth is 25-35 dwellings per annum. There is ample supply of zoned land within the study area to cater for future demand. However the biggest hurdle to residential expansion in Perth is an over worked waste water treatment plant. The second issue is the number of low lying areas in Perth where flooding or ponding could be a barrier to development.

The priority should be to work with Ben Lomond Water to resolve any sewer/waste water treatment plant capacity issues.

When this matter is resolved the priority sites are those with minimal flooding issues to consider - site 7 - Drummond and Fredrick St., Drummond Cres., Illawarra/Drummond St., and the two Secombe St. sites. Refer to section 18 in this report for full details of the sites for selection. Other sites will take on a lesser priority until the flooding matters have been looked at in detail.

The draft plans were placed on public exhibition for one month and a number of constructive comments were received. These were presented to a Council workshop in May 2012 and the final plan was adopted by Northern Midlands Council at its general meeting of the 28th May 2012.

1. Background

The objective of this plan is to provide a broad development framework to guide Council when it considers subdivision and development proposals for Perth.

The plan will have regard to:

- The demographics of the town in the Northern Midlands context
- The existing land use character of the town
- The adequacy of the town's parks and recreation space and playgrounds
- The overall stormwater drainage network of watercourses; floodways and piping to cater for the ultimate development capability of the catchment area
- The location and capacity of existing services
- Location of local and neighbourhood level services and facilities
- Street pattern, hierarchy and traffic flows
- Pedestrian movement and safety

This development plan will provide a description and analysis of the current environment, including the key parameters important to the community. The development plan then outlines the direction for future development in Perth.

A number of priority sites will be highlighted. In broad terms the plan will highlight issues relevant to each priority development site. It will not give a definitive assessment of each site - there will still be the need for detailed submissions from landowners in order to justify their proposals in terms of good planning.

This plan will however be a reference document for those needing to comply with the provisions of the current planning scheme and in particular clause 14.10 as it relates to the provision of development plans.

Reference will be made to the current Regional Planning process and the resultant Northern Midland Planning Scheme.

The brief relates to the Reserved Residential and the Residential Serviced area of Perth within the urban growth boundary as defined by section 15.14 of the *Northern Midlands Planning Scheme 1995*.

2. Perth

Perth is a town of considerable historic interest. Perth was chosen as a future township by Governor Lachlan Macquarie when he passed through the area in 1821. It was proclaimed a township in 1836 and consequently has a considerable number of interesting and important historic buildings dating from both the Georgian and Victorian periods of colonial architecture.

Prior to European settlement the area was used by the Panninher Aboriginal people. The area was first explored by Europeans as early as 1806 shortly after the establishment of Launceston and it was passed through by Governor Macquarie on his first exploration of 1811. Ten years later, on 30 May, 1821 he stood near where the Perth Bridge stands today and subsequently a ferry across the South Esk River, a military post and an inn were erected.

The first settler in the area was Thomas Massey, the Chief Constable of Launceston, who established a farm in the district in 1814. Famously the farm was raided, and the barn was burnt down, by the bushranger Matthew Brady in 1824. The town was laid out in 1833 and a bridge across the South Esk River was constructed by convict labour three years later.

Today, although a historic village, Perth has largely been by-passed by the tourism trade which has turned many of Tasmania's other historic villages into centres full of gift shops and antiques retailers.¹ There are nevertheless opportunities for Perth to capitalise and protect this heritage from this day forward.

Perth has the beautiful setting of the South Esk River and one of the major opportunities for the town is to capitalise on this unique feature. A further key feature will be the need to mitigate the constraints imposed upon the town by the fragmentation that occurs both from the Midlands Highway and from the railway line which impacts on the town.

Key features of the town including:

- Is a key route to the North and North West passing directly through the town
- Is close to key employment opportunities including, Western Junction, Longford, and Launceston
- Some historic buildings
- Some fragmentation, impacts caused by Midland Highway and the railway line
- An attractive river setting

3. Previous Studies

A number of studies have been completed referencing Perth. These studies have been reviewed and their views taken into consideration in the preparation of this development plan.

In summary these plans consider:

- The communities views on a bypass
- Economic and social impacts of a bypass
- Safety concerns regarding road networks

The studies included the:

- Perth Planning Study - Road Improvement Report - 2002 JMG Pty Ltd
- North Perth Water Supply Servicing Strategy, 2009, Hunter Water Australia
- Perth Planning Study2000. Department of Infrastructure, Energy and Resources

Perth Planning Study – Road Improvement Report – 2002 JMG Pty Ltd

This report considers the deficiencies in the road network in the Perth area and proposes solutions to overcome these constraints. The key areas considered were the Main Road through Perth, and the Midland Highway between Perth and Breadalbane.

The report considered a full bypass option as a possible long term improvement of the National Highway, although it noted that this was not justifiable on social or economic terms at the time of writing the report.

¹ The Age Newspaper, February, 2004

North Perth Water Supply Servicing Strategy, 2009, Hunter Water Australia

This report outlines a water supply servicing strategy for potential development areas to the north of Perth. The strategy involves the establishment of three water supply zones to ensure adequate water pressure is available with the increase in height to the north of Secombe Street.

Perth Planning Study, 2000 Department of Infrastructure, Energy and Resources

The object of this study was to consult with the Perth community regarding the impacts of road infrastructure on local residents and further to understand the improvements required to mitigate any identified impacts. The critical issues identified were:

- The need for planning scheme certainty
- Road safety
- Economic viability of properties affected by the eastern bypass
- The social and economic implications if Perth was bypassed
- The identification of practical and affordable options
- The identification of cultural and heritage values endangered by the eastern bypass

4. Northern Midlands Council Strategic Plan – 2007–2017

As part of the development of their Strategic Plan the Northern Midlands Council took the innovative step of including a section relative to the views and aspirations of each of their key townships in the final document.

The section relative to Perth notes:

Perth is the most strategically located settlement in Northern Midlands. It has development potential based on investment attracted by its logistical advantages and the interactive character of the 3 towns (with Longford and Evandale) located in the arc south of Launceston. These factors will tend to direct sub-regional commercial and community service developments into Perth, if the site opportunities are available. Perth can evolve as the primary 'growth centre' in Northern Midlands as sub-regional centre for residents of the area, reducing dependence on commuting to Launceston for basic goods and routine services.

During the strategic review process the community identified the following priorities:

First Priority

- *First stage upgrade of the highway through Perth as essential pending the bypass*
- *Emergency access to Devon Hills needs upgrade*

Second Priority

- *Solve the land use conflicts and don't create more*
- *Main Street speed / safety and policing*
- *Get the bypass implemented / stage 1 to be carried out / safe exit for Devon Hills*
- *River edge*
- *Council performance / getting it right / communication*
- *Youth*
- *Need a newsletter - communication every 2 or 3 months*

Council understands that the agenda of the Perth community is -

- *Traffic Management*
- *State to do the proposed upgrade of the main road through Perth (bypass stage 1)*
- *Take the traffic / pedestrian safety / amenity problems of Main Road seriously*
- *Reduce speeds through the village centre to 50 kph*
- *Provide at least one controlled pedestrian crossing in the village centre*
- *Provide a safer highway exit for Devon Hills*
- *Get a programmed commitment from the state for action on the bypass*
- *Ensure bypass route and linkages are as beneficial to business as is feasible*
- *Community Facilities*
- *Improve access and facilities at the river edge (under-developed asset)*
- *Need a parks and recreation strategy to guide provision of facilities*
- *Campaign for a full time police presence at the station*
- *Upgrade the emergency access to Devon Hills*
- *Planning & Development Control*
- *Provide a conflict-free location for industry*
- *Sort out the existing industrial/residential zoning conflicts in west Perth*
- *Heritage is under-valued by Council, assets and opportunities are at risk*
- *Council Communication*
- *More effort by Council to communicate with the community, and 'get it right'*
- *Provide a quarterly newsletter to keep community informed of relevant issues*
- *Encourage formation of a local group to assist Council in driving the agenda, provide a local focus for community pride and cooperation*

5. Regional Planning Process

Like all other councils across the State Northern Midlands Council has taken part in a Regional planning initiative during 2009-2011. Sections of the draft Regional Land Use Strategy relevant to this study are reproduced below:

Northern Tasmania is experiencing declining household size with smaller families and increases in single person households. The population is ageing, with the greater proportion of the elderly being single or widowed. This will lead to a falling demand for traditional three to four bedroom family homes and increased demand for smaller, more manageable dwellings, as well as retirement accommodation and aged care facilities. There is likely to be a future increased demand for alternative forms of housing such as multiple units, smaller houses, supported housing, and affordable housing such as granny flats and other ancillary accommodation.

In formulating the Regional Strategy document a Settlement Strategy was undertaken for the whole region. This Strategy looked at towns and settlements from the innovative way of their primary role or function:-

- *Economic engines - concentration of economic activity that is scale significant on a regional basis; source of external income; higher productivity; able to generate multiplier effect, attracts workers from outside*

- *Suburban/dormitory - convenience settlements, close proximity to services and employment, comprise both inner and outer suburbs and townships*
- *Economic enablers - sub regional centres within a production zone; provide a mix of business and production services to support this; provide a mix of mid level services to community; majority of workers employed locally*
- *Amenity Centres - based on natural and/or built amenity and heritage. Attractive based on lifestyle, with some in close proximity of Launceston and others remote; limited range of basic to mid level services; generally made transition to amenity from an earlier foundation.*
- *Rural Service Centres - generally a historical location reflecting primary production or mining; continuing to provide limited range of local services, small population; location on route may ensure traveller services.*

The importance in defining settlements within a functional taxonomy is that it provides the basis for a policy debate between settlements and between settlements and the surrounding land.

The classification structure can be utilised in conjunction with standard settlement hierarchies such as those based on scale, indeed within greater Launceston, the area can be disaggregated to reflect most of the classification categories.

A key reason for developing this classification structure is to define the function of settlements; or with further information parts of larger settlements, in a way that establishes a strong linkage between broad policy development, the regional development plan and specific area land-use plans.

Applying the above function based taxonomy to Perth gives us a suburban/dormitory centre. Perth does not possess a large enough industry to be classed as an economic enabler. Its close proximity to Launceston reduces Perth's impact as a rural centre. In looking at supply of residential land the Settlement Strategy came to the conclusion that Perth had a good supply of land suitable for development.

The Settlement Strategy then goes on set a policy position in regard to each of the centres and how they sit within their respective functions. The following is relevant to Perth:

Settlement Policy Position

Major population growth source based on utilisation of existing education, health and local community services and capacity to support incremental utilities and access improvement;

Intensification of settlement within them;

Consider new commercial centres within the associated catchment and hierarchy framework.

It is clear then that the development of this strategy is in line with current Regional Planning thinking. Development plans are recognised as a method of successfully influencing the growth of a particular area, in accordance with an overall regional vision.

6. Study Area

The following map was prepared to assist with the process of community and council consultation.

It depicts the important South Esk River which forms an eastern boarder for the town, displays the open space and sporting fields. It also illustrates the Midland Highway and the railway line along with the current planning scheme zones and projected growth areas.

6.1 Purpose of the Development Plan

The preparation of Development Plans is one of the first steps in progressing proposals for the development of urban areas. Development Plans are a method of indicating the way in which an area is proposed for development as well as providing a broad framework to guide Council when it considers subdivision and development proposals.

Development plans are mentioned in clause 14.10.1 of the *Northern Midlands Planning Scheme 1995* as being required when a development or use is deemed to be significant within a local context. It is not the purpose of this development plan to remove the need for detailed analysis of each site at the time of planning a development - more it is about giving a broad indication of the matters that are important to each site and the degree of further investigation required for a formal proposal to develop.

6.2 Community Consultation

To ensure a sound collaborative and transparent process, numerous opportunities were provided for the community to participate in the project, including:

- A traders drop in
- A walk the beat
- A drop in session
- A planning session with the subcommittee of the Northern Midlands Council
- A planning By Design Workshop
- On site visitations took place with various interested members of the community
- Survey questions were placed on the NMC website and stakeholders were able to electronically lodge responses to the survey questions or to provide additional information
- Workshops were held with the NMC and their involvement and interest in the project has been vital.

A series of questions were posed to the community and some of the responses are listed below:

What is it about your town that you like?

- The heritage buildings
- The town's close proximity to Launceston and the airport
- A diversity of housing options
- The fact that there is no industrial area in the town
- Its good junior school
- Proximity to river and fishing access
- The quietness and rural outlooks
- The compact shopping strip

What are the important values for the town

- Heritage buildings
- Eskleigh house
- The river and reserve
- The railway bridge

What are the constraints of the town?

- Potable water delivery
- Constrained by Devon Hills
- Private ownership of the river's edge in some locations
- The railway line and the Midland Highway effectively cut the town in two
- Some dangerous and busy intersections
- Some flood prone land
- Pedestrian safety in some locations
- Storm water problems in some locations
- Heavy vehicles through the main streets
- Relatively low community participation rates in community events

What are the opportunities for the town?

- To develop a town square
- Bypass the trucks
- Improved links and pedestrian/cycle access providing a greater level of safety
- Improve the two dangerous major road junctions
- Improved tree planting and beautification process
- Provide paths and access for bikes
- Connect the towns in the NMC area
- Provide access and walking tracks along the route of the river (uninterrupted by land titles to the river's edge if possible)
- Make more public open space - especially space where the community could hold events and create more of a sense of community

6.3 Demographics

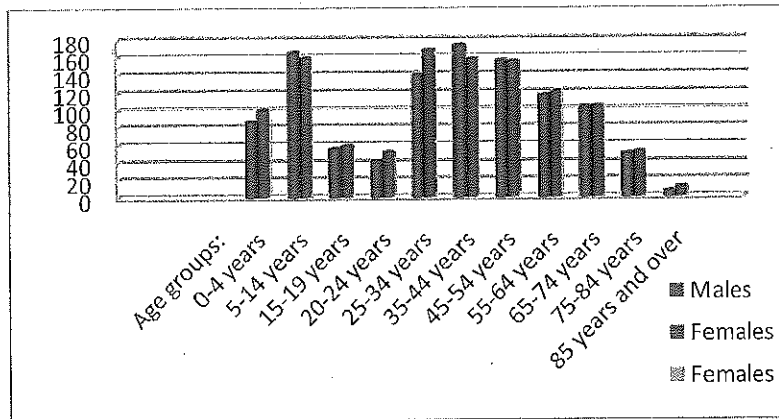
The following information has been obtained from the Australian Bureau of Statistics, 2006 Census Data.

Population

Perth has a current population of 2239 persons

Census data shows that between the years 1981 to 2006 the population of Perth increased from 1229 persons to 2239 persons.

There are 1,100 males and 1,139 females. 1210 people are aged 35 years or over. 512 people are aged less than 14 years, leaving 517 people between the age 15 years and 35 years.

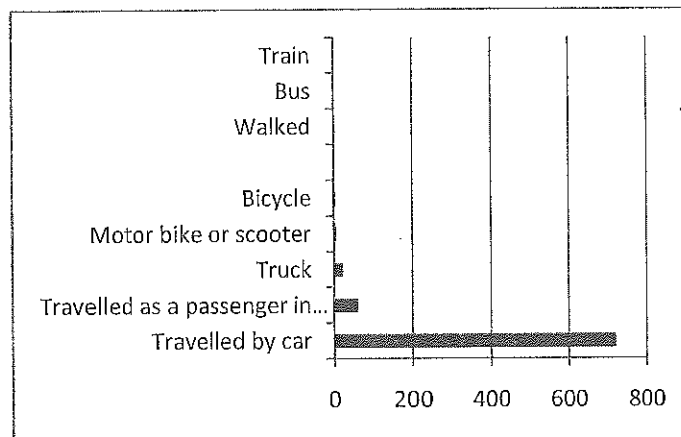


Employment

The 1009 people who stated they were working on census night indicated their employment as per the figure below.

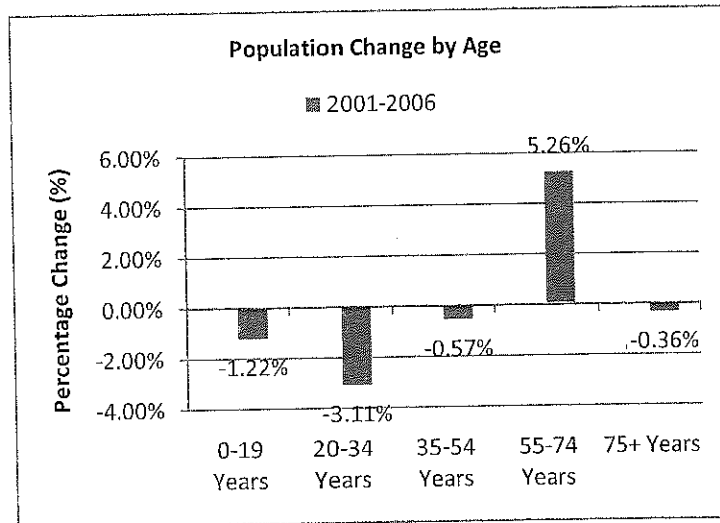
Method of travel to work

The predominant method of transport to work is by private car with a small proportion of workers travelling to work with someone else in a private vehicle. There was also a small use of motorcycles and four people walked and four people cycle to work according to the 2006 census data.



Demographic change

The population change by age over the 2000 - 2006 period for Perth indicates that there has been an increase of 5.26% in the number of people in the 55 - 74 age group.

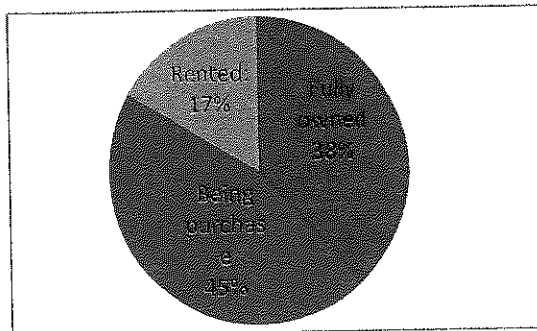


The median age is 37 years (the state average is 38 years) with the highest proportion of people, 325, in the 5 - 14 year age bracket. There are also 187 children under 5 years, taking a total of 512 persons under 14 years, representing 22% of the population of Perth. 1189 people are aged between 25 and 64 or 53% of the population; 14% or 329 person are over the age of 64.

The average household size is 2.5 persons per dwelling.

Home ownership

Of the 843 homes in Perth 83% are owned or being purchased, the breakdown of home ownership in Perth is shown below.



Median Family Income in Perth

The median family income at Perth is \$1,054 per week which is higher than the average for the five towns within this study, as depicted in the table below. It is also higher than both the Launceston and state averages.

Town	Median family income (per week)
Cressy	\$919
Evandale	\$1,048
Perth	\$1,054
Campbell Town	\$677
Longford	\$887
Launceston	\$1,013
Tasmania	\$1,032

Summary

Perth has a strong population spread across all age groups. As the existing 25-34 years, 35-44 years and 55-64 years cohorts age the profile of the town will change dramatically. Whilst there is a current strong presence in the 5-14 years cohort the challenge for Perth is to maintain those young people in the town when they get into the next age group.

7. Target Population

With a current population of 2239 persons Perth has experienced a growth of 1010 persons in 25 years or 40 persons per annum. Using this averaging method and projecting over the life of this plan (estimated to be ten years) will give a population of around 2600 persons. Using an alternative residential occupancy method - with occupancy of 2.5 persons per house and an approval of around 30 dwellings per annum over the last five years Perth is adding 45 persons per annum to its population. Over the life of the plan that would give an extra 450 persons.

Given the above it is reasonable to assume that a target population for Perth of 2600 to 2700 people in the next ten years is achievable on the basis of historical growth rates.

8. Existing Land Use Pattern of Town

Perth has a street pattern heavily influenced by three factors - the Macquarie River to the east of the town; the rail line and the Midland Highway which bisect the town. The street pattern is basically grid iron - but influenced and altered by the factors above. More modern residential areas follow the pattern of cul de sacs - which are not considered desirable in terms of connectivity and maintaining urban character.

Commercial development is centred on the Highway, with residential development spreading out in all directions from the central area. Perth has minimal industrial development, mainly due to the close proximity to Launceston.

9. Residential Density

Perth has a total population of 2239 persons as at the 2006 Census and a land area of approximately 245 hectares.

According to the 2006 census there are 843 dwellings in Perth, (density ratio 3.48 dwellings to a hectare).

While development approvals figures are not available for the years 2007 - 2009; there were 21 house approvals in 2010-2011 and 15 grouped housing approvals. Compared to 24 houses in Longford and 8 grouped housing applications; these figures indicate there is a trend for higher density developments in the towns of Longford and Perth compared to other population centres in Northern Midlands Municipality.

The minimum lot size under the NMC Planning Scheme is 450m². There appears no reason to modify this minimum lot size.

A desk top review was conducted to establish the density ratio on two 'typical' land areas within the town; this study indicates that the density ratio is mixed depending on the location in Perth.

Normally density is characterised by the number of dwellings per hectare. Often development in Tasmania is around 10 - 12 dwellings per hectare. Net density is portrayed in the examples below (the examples do not include roads or non residential land). The example suggests that residential development in and around the central trading district is comparable with the state averages. Lands on the edges of the central business district tend to be lower density which is also consistent with expectations.

Higher density is appropriate around the town centre, providing residents with access to services within walking distance. This is consistent with older residents requiring more frequent access to such services.

Example One

Description	Land bounded by Secombe, Arthur, Fairtlough and Mulgrave Streets
Land Area	6.7 hectares
Dwellings	32
Dwelling density	4.7 dwellings per hectare
Analysis	This density is low compared with state average

Example Two

Description	Land bounded by Frederick, Clarence, William and Talisker Streets
Land Area	3.3 hectares
Dwellings	35
Dwelling density	10.6 dwellings per hectare
Analysis	This density is consistent with state average

10. Supply and Demand for Housing

An established way of calculating if there is an over or under supply of land use in any one location is the assessment of supply and demand of a particular land type. In discussions with council planning officers it has been established that there is a pattern of creating lots by subdivision which sees ten to fifteen housing lots per annum added to the land bank. At the same time there is a recent take up of building blocks of around 20 new dwellings and 15 group dwellings being completed each year in the township. Over recent years the difference between the new lots and the house starts has seen a take up in older subdivisions or infill lots.

11. Possible Drivers for Change

It is expected that Perth will continue to grow at a steady rate for the duration of the plan. There is nothing to suggest that this trend will not continue. Things that could change this growth, either positively or negatively are listed below.

Possible drivers for change include:

- A growth in the desire of people to move out of Launceston to a close by location
- A decline in the desire of people to locate out of Launceston due to high fuel prices
- A growing employee base at the Launceston Airport TRANSlink business, transport and industrial precinct means people wanting to live close to their work
- The Perth bypass results in a pleasant town centre with an improved streetscape, and thus is seen as a desirable residential area
- A strategic network of open spaces and river walks helps promote Perth as a desirable place to retire
- Lack of investment in basic infrastructure could limit development

12. Parks and Facilities

Perth has a number of open spaces and being relatively flat terrain has the possibility for increasing active transport options, including walking and cycling.

Perth has approximately 17.5 hectares of current open space; however a high proportion of this space is largely made up of the extensive river corridor.

Healthy and sustainable communities are those that are well designed and safe, with local facilities. Open spaces are places where community gatherings can occur. Open spaces provide the places for activities and places for people of all ages and ability to be active.

Good street design ensures the provision for active transport options and ensures that walking and cycling are options for safe, accessible and legible travel. Parks and public spaces for people to meet and interact are available and there are places for people to experience art and culture.²

Open space is defined as parks and recreational space, children's playgrounds, community meeting space, playgroup facilities, walking tracks, playgrounds and visitor parks, spaces for animals including, off leash areas for pets, toilets and rest rooms.

² PIA, 2011, Our Cities Discussion Paper p:1

Physical activity reduces the risk of heart disease and being engaged in physical or community activities and social connectedness creates a sense of community safety, lowers the risk of depression and anxiety and also helps to reduce climate change by reducing the dependency on private motor vehicles'. Alarmingly, the Heart Foundation's research also indicates that 71.7% of Tasmanians aged 15 years and older are not sufficiently physically active³.

Most people need open space, for example:

- Parents and small children - to access play equipment and other open space areas
- Younger people - for passive and active recreational needs
- Visitors - for toilet breaks, rest and relaxation and for physical activity opportunities
- The elderly - passive recreational needs
- Walkers including pet owners - requiring safe routes of interest
- Cyclists - requiring safe, connected transport routes to destinations
- Residents - for sporting opportunities such as swimming, tennis, football, soccer and lawn bowls
- Community groups - venues for activities such as festivals, art and culture activities and markets

This plan considers the current availability of open space and its ability to meet the needs of residents.

13. Utility Services and Infrastructure

Drainage and Watercourses

Stormwater in Perth drains to the South Esk River in the east and an unnamed creek in the west. Generally the watershed is at Main Road.

Perth has an underground piped drainage system that appears to be of adequate capacity in some parts, but not so in others. Some major trunk mains drop in size in the downstream direction and go up in size again further downstream. Apart from the capacity restriction at the smaller diameter sections, such chokes are also considered substandard because they are prone to blockage by debris. Further, there are excessive lengths of 225mm and 300mm mains where the area of catchment they are servicing suggests a larger diameter would be required for adequate drainage (for 10 year Average Recurrence Interval (ARI) stormwater capacity).

Some of the potential development sites in the town drain towards pipelines that may not have adequate capacity. These should be upgraded before these infill developments proceed.

The height of the eastern half of the town above the South Esk River keeps it well clear of major floods. However, in the western half of the town there are a number of barriers to flow and relatively low lying properties that create a high likelihood of flooding of residential properties and roads.

The railway embankment is the major barrier to flow along the flood plain of the western creek. While there are several major culverts through the embankment these are small compared to the width of the flood plain that the embankment crosses. There are also several locations where development has been allowed to fill in the flood plain, confining major floods to a smaller area.

³ Heart Foundation, 2010, Healthy by Design, a Guide to Planning environment for active living in Tasmania p:11

Residential properties and potential development land upstream of the railway line appear vulnerable to floods substantially more frequent than the recommended 100 year ARI storm event. No further development should be permitted in this flood plain until an analysis of the probable extent and height of the 100 year ARI flood event has been established through hydraulic modelling.

The potential development sites to the north of Phillip Street appear to be suitable for effective major and minor drainage systems at the western end. However, the property at the eastern end is crossed by the western creek and some of it is low lying and therefore flood prone. That area would be ideal for a detention basin that would assist in reducing peak flows downstream of that site where residential properties are in the flood plain. The higher land around the western fringe of this property may be suitable for housing development.

Potential development sites in Cromwell Street and Youl Road should not be zoned for development if they are not above the estimated 100 year flood level. Further, dedicated floodways will need to be established within this area to ensure adequate control and prevention of obstructions to flow.

The land bounded by Drummond Street, Norfolk Street and the railway line is crossed by the creek and is low lying. This site appears suitable for passive open space, containing a wetland.

Water Supply

Perth is serviced by the Northern Midlands Water Supply, which supplies Cressy, Longford, Perth, Western Junction and Evandale from the Longford Water Treatment Plant. Ben Lomond Water is the water supply provider.

The supply to Perth is gravity fed from the Mackinnons Hill Reservoir (TWL 219.5m, capacity 7.5ML). A report by Hunter Water Australia (HWA) in June 2009 recommended a zoned water supply for the northern end of Perth, with land above the 175m contour being fed from the Devon Hills Reservoir. This link has not yet been installed, but given the height of the supply reservoir it would be reasonable to assume that land up to at least the 175 m contour could be fed with acceptable supply pressure until the new zone is established. HWA also recommended that reflux valves be installed to allow supply above the 175m contour in the event of failure of the Devon Hill Supply link.

Recent subdivision approvals by the Council support this assumption.

Sewerage

Ben Lomond Water has a reticulated sewerage system in Perth with treatment plant just south of the town. The Perth Wastewater Treatment Plant has a licensed flow limit of 450 kL/day Average Daily Water Flow. Current inflow at WWTP is estimated to be of the order of 730 kL/day ADWF. The WWTP is hydraulically overloaded - Ben Lomond Water is continuing to monitor treatment plant performance.

Ben Lomond Water is currently investigating performance and capacity of the network. It is understood that the majority of the pump stations within the system are undersized and will need to be upgraded in the short to medium term.

There is no sewer infrastructure north of Secombe Street. The William Street Sewage Pump Station will require investigating and flow monitoring to determine current utilisation as any development in the north of the township will ultimately drain into this pump station.

There is no sewer infrastructure on the western end of Phillip Street.

The Drummond Street Sewer Pump Station will require investigating and flow monitoring to determine current utilisation as any development in the west of the township will ultimately drain into this pump station.

There is likely to be substantial upgrading of the sewerage system required before additional housing areas are developed. Until the required upgrades are planned there is little benefit in encouraging greater levels of development or zoning more land.

Developer charges are yet to be calculated for the Perth Wastewater System, but it appears from the above that these will be substantial.

13.1 Other Services – Power, Telecommunications, Gas

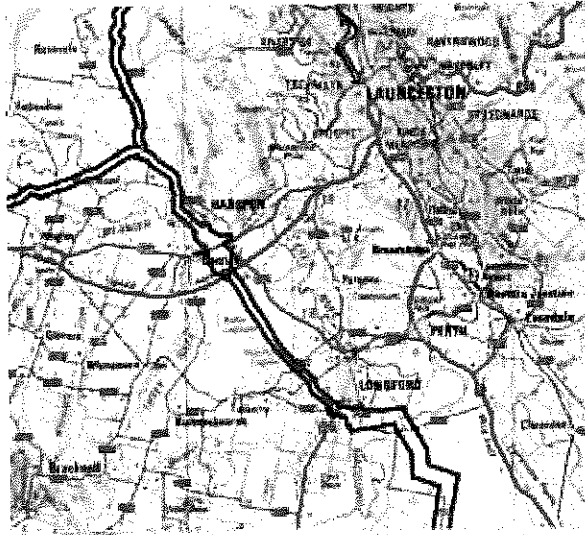
Power & Telecommunications

It is not expected that the town will grow at a rate at which the providers of telecommunications and electricity capacity in the town cannot cope with the expanded demand.

Natural Gas

The north - south Tas Gas pipeline is located approximately 10 kilometres west of Perth. Natural gas to the community would improve the quality and standard of living in Perth, by reducing the carbon footprint of dwellings in the town as well; reduce the cost of heating and cooling. However it appears unlikely that natural gas would be made available in the foreseeable future as the distance from the gas main to the town as depicted on this page may prove cost prohibitive in the short term.

Based on 2011 rates the cost of putting gas to Perth is estimated to be between \$2.4 and \$3 million, Final costings can be developed if this project becomes a priority.



The route of the Gas Pipe Line relative to Perth

14. Community and Neighbourhood Facilities

Perth Primary School has a current occupancy of 242 and an overall capacity of 346 students. The trend over the past 16 years has been sporadic highs and lows. The low was 2000 with 205 students - numbers grew slowly to 250 students in 2006. The Department of Education predicts despite the growing population student numbers will drop to around 231 students in 2016. This is indicative of an ageing population and the impact of private schools.

The Perth primary school has sufficient capacity to deal with any new students as a result of developments alluded to in this plan.

Perth does not have a strong range of community and health services. There is a strip shopping centre based around the Highway and a range of services and industries to support the local community. Perth has a five days per week Long Day Care Centre and the Midlands Kids Club Before/After School and Vacation Care Service.

A major employment centre (recently developed) is the Launceston Airport TRANSLink business, transport and industrial precinct. Another large employer is Eskleigh Home.

Launceston's close proximity to Perth will always limit the range of services which are available in the town.

15. Heritage Values

There are important connections to European, Indigenous and convict histories in Perth.

Much of the indigenous history of this area has still to be interpreted. This is a project well outside the scope of this commission. It is felt nothing in this plan should severely compromise the future interpretation of the indigenous history of the area.

The European pastoral history depicts the settlement of Perth as an important route to the North and North West.

Heritage values include the historic dwellings and buildings, important or heritage trees, early water infrastructure, many of which are documented in the Tasmanian Heritage Register. However there are other buildings and places which may in time be also heritage listed.

Heritage and history in Tasmania is important as an economic driver; people will travel to Tasmanian towns to view and to understand its early history. Preserving this heritage is therefore important to the town of Perth for a variety of reasons. This plan is conscious of the need to expand urban development in sympathy and with consideration of these heritage values.

16. Roads, Traffic and Pedestrian Movement

The condition of road surfaces in Perth is moderate to poor. The provision of road infrastructure in the older areas of the town is generally of a low standard. Except for Main Road there are few streets with footpaths, many residential streets have no kerb and channel and drainage provisions are poor.

New streets created in recent years have kerb and channel, a footpath on one side and a good standard of pavement surface. However, the road pavement widths are very narrow in some cases given the number of houses served.

Perth has a mixture of road patterns, including cul-de-sac development, crescent, converging streets and irregular intersections. As a result there is no particular character to emulate.

There are problems with the existing street network because of the irregular and acute intersection angles of some streets. This has resulted in difficult manoeuvres and complex right of way arrangements that are unsafe and inconvenient.

A 2002 traffic management report by Johnstone McGee and Gandy Ltd Pty recommended improvements to three of these intersections along Main Road. However, there are several other acute intersections in the town which need further attention.

Generally the street network in Perth is poorly planned and creates safety and amenity problems. The major considerations in the layout of new streets should be safety, access and connectivity, solar exposure and community integration.

In new developments, dead end streets such as cul de sacs should be avoided where possible to improve connectivity and community integration.

17. Recommendations

New areas for zoning

- Council should resist the temptation to rezone any further land in Perth for residential use until such time as there has been a significant take up in the land already zoned for residential purposes and until infrastructure issues are resolved.

Working with landowners

- Council should adopt a positive strategy of working with willing landowners to open up areas of Perth for future development. Council will need to identify owners of land currently zoned for residential serviced use and develop scenarios for development which respect the current land use pattern. This strategy will be particularly important in areas where Council, through this plan, is trying to instil a change in housing density or introduce a new product - like retirement living areas. This strategy will only work if Ben Lomond Water is included in these discussions.

Priority servicing

- Having identified priority residential areas council needs to work with agencies like Ben Lomond Water to make sure the promised upgrades to services occur - otherwise development will be restricted in the township.

Respecting Heritage

- Undertake a heritage study of the area ensuring heritage areas; places, trees and infrastructure are appropriately recognised and protected
- Protect important areas that surround heritage places as appropriate
- Ensure development near heritage places is sympathetic to the needs of the place
- Develop design guidelines to ensure materials used for town infrastructure is sympathetic to Perth heritage and is consistently applied, with colours and materials and styles of construction
- Encourage the uptake of digital tourism interpretation. The Northern Midlands Business Association in collaboration with the Heritage Highway Tourism Region Association is currently developing a Heritage Highway Application that is expected to be launched mid-2012.

Developing and linking open spaces

- Recognise that Perth has sufficient open space areas at present
- Set a strategic objective of linking open spaces in Perth to create circuit walks and trails
- Develop an open space development policy for the town so that cash in lieu of land for subdivision can be spent on local facilities
- Develop an interpretative signage policy for the Perth walking tracks
- Link open spaces with road reserve tree planting to create attractive walking corridors

Domestic Water use

- Develop planning provisions that require water sensitive urban design (WSUD) in developments and subdivisions
- Develop an education program to encourage residents to incorporate WSUD in the re-development of their established gardens

Flooding

- Define and map the 100 year ARI flood area and level
- Restrict development to land that can sustain development with a suitable clearance above this flood level
- Restrict developments that obstruct existing flood ways
- Progressively upgrade the minor drainage system to a standard that provides at least 10 year ARI protection in accordance with Engineers Australia's Australian Rain fall and Runoff
- Delineate the major drainage system paths for the town and ensure these are protected from further encroachment by development

Working with Ben Lomond Water

- Council to work with Ben Lomond Water (BLW) to define its supply standards with regard to maximum water supply level in the town and then exclude land above that level from the residential zoning
- Council to encourage BLW to upgrade the size of all water mains so that adequate fire fighting coverage can be provided to residential areas in the town boundary
- Council to consult BLW before amending development controls to ensure proper coordination between provision of necessary upgrades of head works with the growth of the town
- That the Council encourage Ben Lomond Water to complete its analysis of the adequacy of the existing sewerage system and to upgrade the elements that are currently substandard

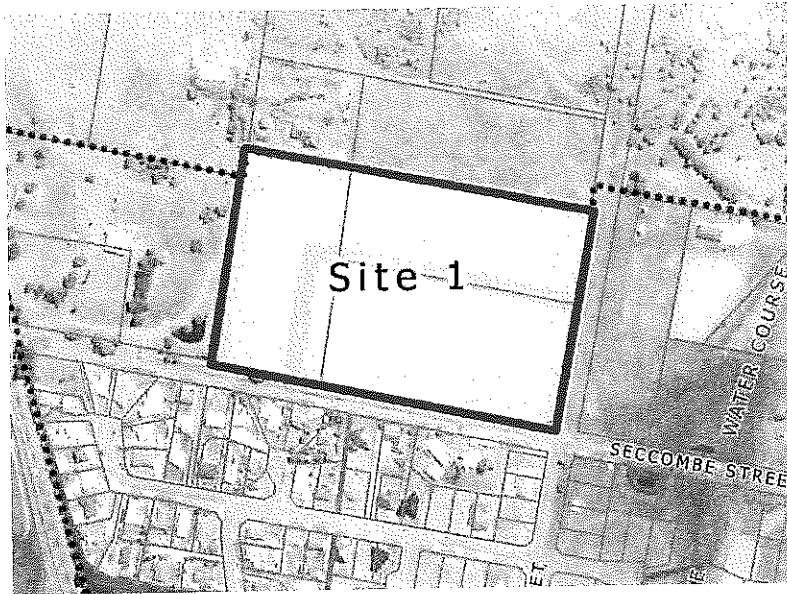
18. Site Selection

The following are list of sites which through application of the factors listed in the report and a site visit have been deemed as suitable for development.

Each site will be looked at as a single entity although there might be more than one land owner. Opportunities for consolidated developments will be explored.

Comments will be made around a range of factors - these comments will not negate the need for more detailed examination at the time of subdivision. The degree of detail needed will depend on the level of development proposed. A single house on an existing lot will require less detail than say a multi- lot subdivision covering a number of owners.

The primary restriction on new development in Perth will be an overworked sewerage system. Until that issue is resolved there is little benefit in opening up new areas of Perth for residential development.

SITE 1 – Secombe St (north)

AREA - 4.9 ha

ZONING - Reserved Residential

NUMBER OF OWNERS - 2 owners

LAND USE - Predominantly vacant land - buildings to the east of the site.

BUILT AND SPATIAL FORM - A block of land on the urban/rural interface. Urban type blocks to the south. Larger lots to the west. Rural land to the north.

TOPOGRAPHY - Generally flat

SOILS - Class 4 land

LANDFORMS - None

SLOPE - Gentle slope east

STABILITY OF LAND - No evidence of land slip

DRAINAGE - Drainage will need further assessment

DEGREE OF ERODABILITY - No erosion evident

VIEWS - To the north

SOLAR ORIENTATION - Opportunities to consider solar orientation into layout

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

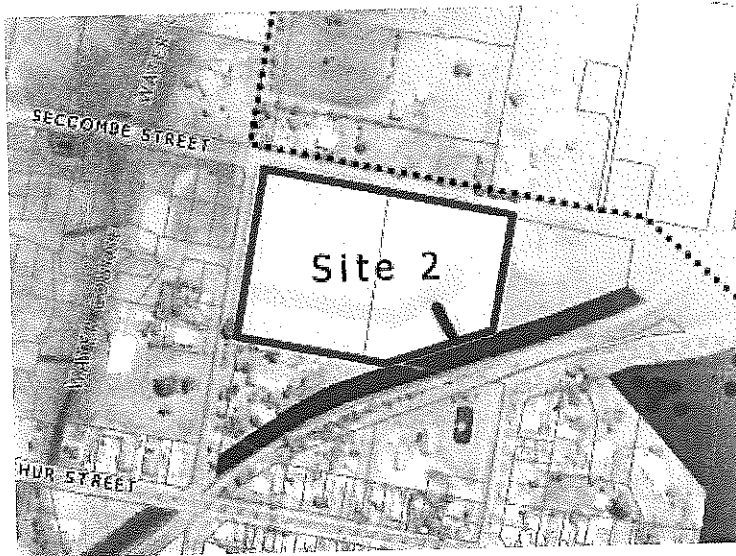
NATIVE AND EXOTIC FLORA - None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None evident

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - Approx 700 m to highway and public transport

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - Approx 700 m from town centre

SUMMARY - This is a good site for development. It is however limited in potential until such time as the matters around sewer capacity is resolved. A realistic yield for this site would be around 30 lots. Discussion is needed with Ben Lomond Water before Perth can develop further.

SITE 2 – Secombe St (south)

AREA - 3.1 ha

ZONING - Reserved Residential

NUMBER OF OWNERS - 2 owners

LAND USE - Vacant

BUILT AND SPATIAL FORM - Major road and railway reserve to the south east. No exceptional features.

TOPOGRAPHY - Flat

SOILS - Class 4 soils

LANDFORMS - None

SLOPE - Gentle west

STABILITY OF LAND - No evidence of erosion

DRAINAGE - Low lying - needs more investigation

DEGREE OF ERODABILITY - no evidence of erosion

VEWS - No significant views

SOLAR ORIENTATION - Some opportunity to introduce solar design

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

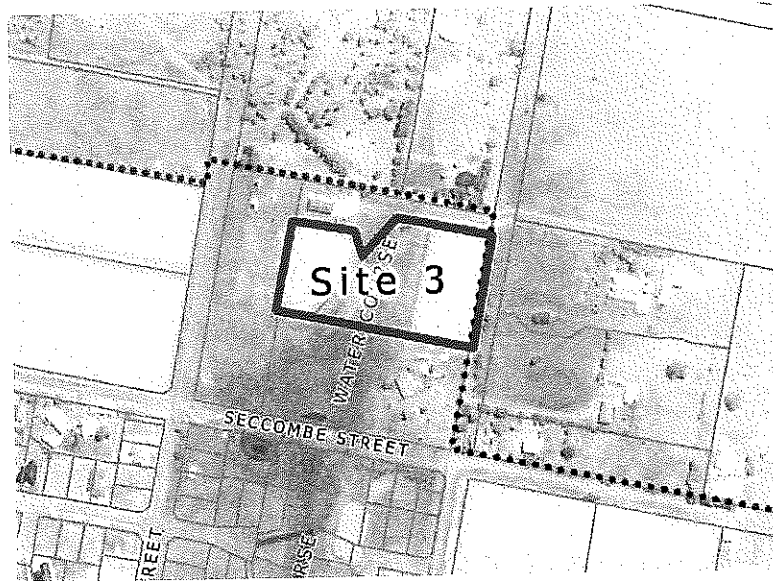
NATIVE AND EXOTIC FLORA - None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - Approx 500 m from Highway and public transport route

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - Approx 500 m from the town centre

SUMMARY - A good development site in a single ownership. The sewer issues referenced in this report are the main factor limiting this site being developed. Yield from this site could be 15-20 lots, given the limiting factors of the railway and the road.

SITE 3 – Fairtlough Street (a)

AREA - 1.8 ha

ZONING - Residential Serviced

NUMBER OF OWNERS - 2 owners

LAND USE - No obvious use

BUILT AND SPATIAL FORM - None evident

TOPOGRAPHY - Sloping to centre

SOILS - Class 4

LANDFORMS - None

SLOPE - Sloping to centre of site and low lying drainage area

STABILITY OF LAND - No evidence of land slip

DRAINAGE - Low lying and subject to ponding in places

DEGREE OF ERODABILITY - No evidence of erosion

VIEWS - Views to the north

SOLAR ORIENTATION - Limited opportunity to introduce solar orientation into this layout.

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

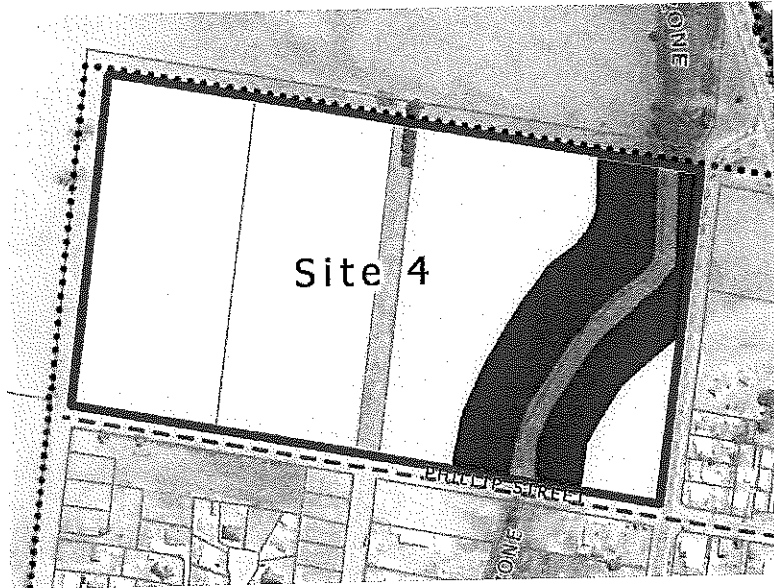
NATIVE AND EXOTIC FLORA - None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None evident

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - 400m from Highway and public transport

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - 400m from town centre and local services

SUMMARY - The development opportunities of this site is severely limited by the low lying area and possible flooding. Once this issue is resolved then this would be a good development site due to its location. The yield will be low due to the flooding issue - the expected number of lots will be 4-6 lots. The limitations around flooding would make this a low priority site until those matters are resolved.

SITE 4 – Phillip Street

AREA - 13.7 ha

ZONING - Reserved Residential

NUMBER OF OWNERS - 3 owners

LAND USE - Grazing

BUILT AND SPATIAL FORM - Site on the rural/urban interface. Urban development to the south

TOPOGRAPHY - The only dominant feature of this site is a low lying area to the east. This feature will limit the development of the site in the eastern section.

SOILS - Class 4 land

LANDFORMS - None

SLOPE - Gentle slopes to the east to the low lying area.

STABILITY OF LAND - No evidence of erosions

DRAINAGE - Low lying land to east - poor drainage

DEGREE OF ERODABILITY - No evidence of erosion

VEWS - To west and north

SOLAR ORIENTATION - Good opportunities to introduce solar design into the layout

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

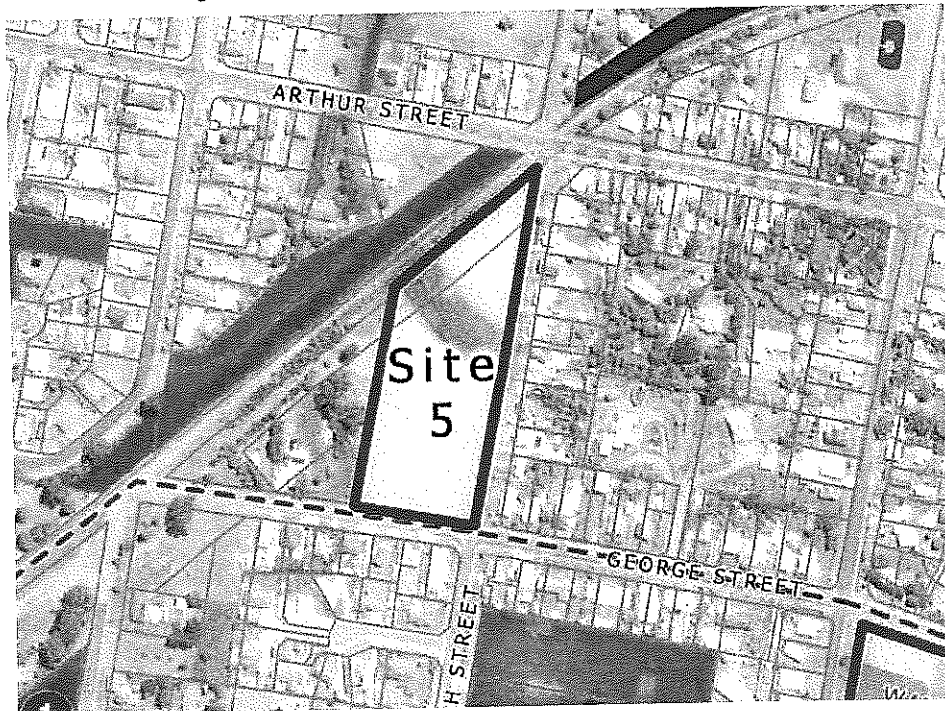
NATIVE AND EXOTIC FLORA - None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None evident

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - The site is 300m north of the Highway and access to public transport

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - The site is 300m north of the town centre and access to the range of community services

SUMMARY - This site will need to be examined for flooding and availability of services prior to any consideration of development. Breaking the site up into landownership will assist with the above issues, however the site should be considered as a whole in developing an overall plan and the issues above resolved before development can take place. The yield from this site could be in the region of 60 lots once the flooding and servicing issues are resolved. Until the servicing and flooding matters are resolved this will be a low priority site.

SITE 5 - Fairtlough Street (b)

AREA - 1.2 ha

ZONING - Residential Serviced

NUMBER OF OWNERS - 1 owner

LAND USE - Vacant land

BUILT AND SPATIAL FORM - There are two factors which could limit the development of this site - the railway and a low lying possible flood way.

TOPOGRAPHY - Generally flat

SOILS - Class 4

LANDFORMS - None

SLOPE - Sloping north and south to low lying area

STABILITY OF LAND - No evidence of erosion

DRAINAGE - A limiting factor in regard to the development of this site

DEGREE OF ERODABILITY - No evidence of erosion

VIEWS - None

SOLAR ORIENTATION - Some opportunity to consider solar design in the layout (given the flooding matters to be resolved)

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

NATIVE AND EXOTIC FLORA - None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None evident

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - Approx 100m east of the highway and public transport

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - Approx 100m east of the highway and community services.

SUMMARY - Before development can be considered the issues of low lying land, flooding and servicing needs further investigation. Realistically, this site could yield 10 lots. There is a good case with this site for council to encourage an overall design to be developed, including house styles and locations - and then design any subdivision around the built form. This will be a low priority site until the flooding and servicing issues are addressed.

SITE 6 – Clarence Street

AREA - 1.9 ha

ZONING - Reserved Residential

NUMBER OF OWNERS - 1 owner

LAND USE - Vacant land

BUILT AND SPATIAL FORM - Smaller lots to east and west of site and a major recreation reserve to the west

TOPOGRAPHY - Generally flat with low lying area to the north.

SOILS - Class 4 land

LANDFORMS - None

SLOPE - Gentle slope to the north

STABILITY OF LAND - No evidence of land slip

DRAINAGE - A low lying wet area to the north will have to be further investigated before development can occur.

DEGREE OF ERODABILITY - No evidence of erosion

VIEWS - Obscured views to west

SOLAR ORIENTATION - Some limited opportunities to introduce solar design

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

NATIVE AND EXOTIC FLORA - None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None evident

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - 500 m east of the Main St and access to the public transport route. 50 m east of a major recreation reserve.

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - 500m to shopping strip and other community services. South of school. West of river recreation areas.

SUMMARY - The issues around the low lying area to the north of the site have to be examined in detail before this site can be fully considered for development. Taking that low lying area into account could leave this site with a narrow frontage to the public road to George St. Yield from this site could be around 15 to 20 lots - taking the low area into account.

SITE 7 – Drummond and Fredrick Street

AREA - 4.7 ha

ZONING - Reserved Residential

NUMBER OF OWNERS - 5 owners

LAND USE - Casual grazing and vacant land

BUILT AND SPATIAL FORM - Larger lots on the fringe of the township

TOPOGRAPHY - Flat with no features - low lying in places and a dam in the centre

SOILS - No evidence of land slip

LANDFORMS - None

SLOPE - Flat with rising land to west

STABILITY OF LAND - No evidence of erosion

DRAINAGE - Low lying land (around dam) where the design of stormwater drainage could be a fundamental issue to address in developing this land.

DEGREE OF ERODABILITY - No evidence of erosion

VIEWS - To south and west

SOLAR ORIENTATION - Ample opportunities to introduce solar design into layout

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - Some vegetation on site (perimeter) which will need recording and taken into account before development is considered. A layout should attempt to retain as much mature vegetation as possible.

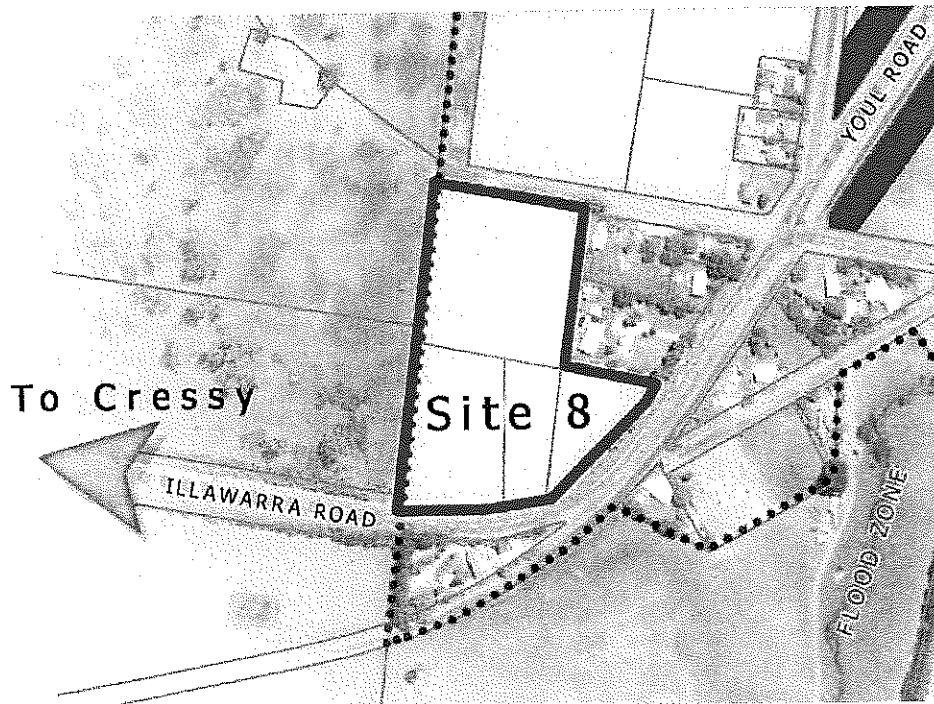
NATIVE AND EXOTIC FLORA - None evident. Past grazing uses may have eroded any traces of any significant habitats from this site. A fully assessment should be made prior to development

AREA OF HIGH ENVIRONMENTAL VALUE - None evident

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - 800 m west of the Main St and adjacent to the Longford Rd (Illawarra road) and bus service routes

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - 800m west of the shopping strip and other community services.

SUMMARY - Good road frontages will allow a flexible layout to be developed. The railway will influence layout design to some extent. Consideration should be given to smaller lots to the east and centre of the site, with larger lots to the west where they will act as a good interface between the rural and urban area. Infrastructure issues will need careful design and consideration before this site can be developed. Working with Ben Lomond Water to overcome any sewer capacity issues is essential. This site has the potential to yield around 30/40 lots once the development constraints are overcome.

SITE 8 – Illawarra Road and Drummond Street

AREA - 2.6 ha

ZONING - Reserved Residential

NUMBER OF OWNERS - 3 owners

LAND USE - Casual grazing /vacant land

BUILT AND SPATIAL FORM - There is a small group of dwellings on larger lots to the east of the site. Other than those there is no significant built form to consider due to the site's location on the urban fringe.

TOPOGRAPHY - No significant features

SOILS - Class 4

LANDFORMS - None

SLOPE - The site is flat except for rising land to the west of the site.

STABILITY OF LAND - No evidence of landslip

DRAINAGE - A low lying site in places

DEGREE OF ERODABILITY - No evidence of erosion

VIEWS - To west and south

SOLAR ORIENTATION - Some opportunities to introduce solar design into layout

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

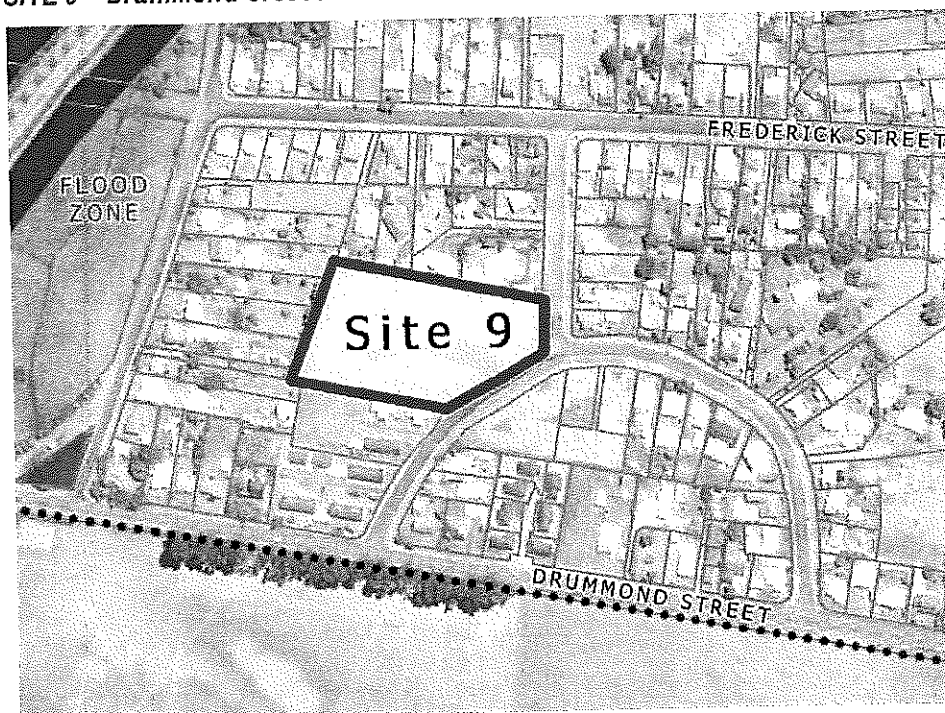
NATIVE AND EXOTIC FLORA - None evident. Prolonged grazing may have eroded any significant habitat.

AREA OF HIGH ENVIRONMENTAL VALUE - None

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - Approx 800 m west of Main Street and direct access to Longford Road (Illawarra Road) and public transport.

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - Approx 800 m west of shopping strip and other community services

SUMMARY - The railway will play a role in how this site is developed. It acts as the southern boundary of the site, along with Illawarra Road. This site has a potential to yield around 20 lots with a range of sizes. In this case the larger lots should be to the south of the site to minimise the impact of the railway and road. This would allow some landscaping to be introduced into the development to screen the dwellings from the railway and road. The servicing issues still exist for this site. Discussion with Ben Lomond Water will be required to address servicing issues.

SITE 9 – Drummond Crescent

AREA - 1.2ha

ZONING - Residential Serviced

NUMBER OF OWNERS - 1 owner

LAND USE - Vacant land

BUILT AND SPATIAL FORM - Built around a Crescent, there are single dwellings surrounding this site with frontages to other roads

TOPOGRAPHY - Generally flat

SOILS - Class 4

LANDFORMS - None

SLOPE - Gentle slope west

STABILITY OF LAND - No evidence of erosion

DRAINAGE - Appears well drained

DEGREE OF ERODABILITY - No evidence of erosion

VIEWS - No significant views

SOLAR ORIENTATION - With careful design this site could be considered as a showcase for solar design

PREVAILING WINDS - North Westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

NATIVE AND EXOTIC FLORA - None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - this site is 500m west of the Main Street and the bus routes.

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - the site is 500m west of the shopping centre and other community services.

SUMMARY - This is a good development site for council to take a proactive role in achieving a good design outcome working with the landowner to create an overall residential development. The yield from this site could be in the region of 10/12 lots. Servicing issue still need addressing with Ben Lomond Water. Despite the comments in the report about cul de sacs, this site will more than likely have a cul de sac type layout as connections with other roads other than Drummond Cres is limited.

SITE 10 – Cromwell and Edward Street

AREA - 1.2ha

ZONING - Residential Serviced

NUMBER OF OWNERS - 1 owner

LAND USE - Vacant land

BUILT AND SPATIAL FORM - A cul de sac development is located to the north of the site and residential type lots to the west

TOPOGRAPHY - No specific features

SOILS - Class 4

LANDFORMS - None

SLOPE - Gentle slope to east and low lying area

STABILITY OF LAND - No evidence of land slip

DRAINAGE - Issues with draining to the low lying land will need full investigation

DEGREE OF ERODABILITY - No evidence of erosion

VIEWS - No significant views other than open space to south

SOLAR ORIENTATION - Opportunities to introduce solar design into layout

PREVAILING WINDS - North westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None

NATIVE AND EXOTIC FLORA - None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None evident

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES - The site is 550m from the Main Street and the bus route

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY - The site is 550m west of the shopping strip and other community services

SUMMARY - The drainage issue will need detailed consideration prior to development of this site. This is a good central site for residential development - maybe using water sensitive urban design to deal with the low lying area and create an integrated wetland. The site could yield around 10 lots, with the low lying area excluded.

19. Yield and Supply

Given that there are ten sites discussed above with a total area of 36.3 ha there would appear to be an ample supply of Residential Serviced and Reserved Residential land within the township. Applying the minimum lot size to this area represents some 800 lots - or 70-80 years supply of land.

Applying the comments discussed in this study this excessive figure of lots can be cut down to around 220 lots - which represents a more reasonable 22 years supply of land. Take into account the limitations on sewer capacity and this supply drops even further to around 2 years supply (even with the sewer operating at above capacity).

Selecting sites based around some priority is then important:

- No servicing requirements or sites which are easy to service
- Willing landowners
- Sealed roads
- Create range of lots sizes
- Closer to town centre
- Demand for specialist development (like retirement village)

These are all things that could influence the setting of priorities for development sites. The priority should be to work with Ben Lomond Water to resolve any sewer/waste water treatment plant capacity issues.

When this matter is resolved the priority sites are those with minimal flooding issues to consider - site 7 Drummond and Fredrick St, Drummond Cres, Illawarra/Drummond, and the two Secombe Street sites. Other sites will take on a lesser priority until the flooding matters have been looked at in detail.

20. Site Development Consideration

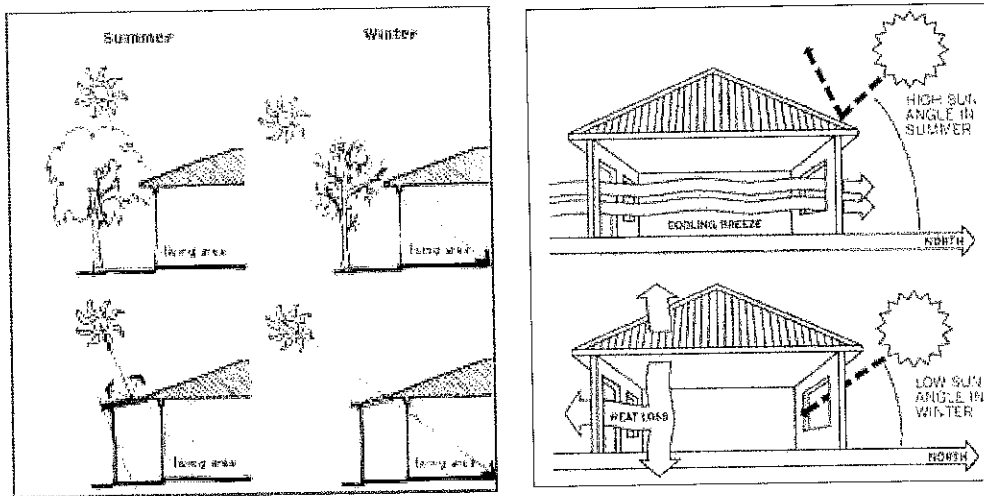
Energy efficient subdivision principles – (solar orientation)

Good solar orientation increases the energy efficiency of a home, making it more comfortable to live in and cheaper to heat and/or cool.

Solar orientation can be achieved by facing a dwelling north. When living areas face north, these areas can be flooded with warming winter sun. During summer, when the sun sits higher in the sky, correctly designed eave-overhangs, and the use of vegetation will ensure north-facing windows are less exposed to direct sunlight and are therefore cooler.

Information on energy efficient principles is freely and readily available from many sources. It is also noted that amendments to the Building Code of Australia now require a higher level of energy efficiency for residential dwellings.

However, it remains desirable for Council to promote these principles during the design phase of any residential development.



Passive Solar Orientation: Energy Rant - showing solar benefits
<http://www.energyrant.com/passive-solar-systems/>

Solar Principles

- Lot subdivisions should provide for the maximum number of dwellings to be orientated north
- Provide appropriate information to consumers on passive heating and cooling of homes, including;
 - The benefit of smaller - smarter homes, smaller homes provide larger areas for outdoor activities including the opportunities for gardens, trees and or urban agriculture
 - The siting of living rooms to the north with larger windows and smaller windows to the south for the bedrooms windows provide maximum opportunities for passive heat control
 - Insulation to prevent heat entry in summer and heat loss in winter
 - Incorporate designs with windows and doors that allow important cross ventilations opportunities passively cooling the home
 - Double glazing to control heat entry and loss through windows

Summary and Conclusions

- Layout of roads, footpaths, walking tracks, cycle ways - road layouts should follow the grid iron pattern of the town. Curved, flowing road design should be avoided. For sites off the Main St a footpath should be provided along one side of the public road. Walking tracks should link open space areas - unused road reserves with no obvious future use for development should be used as walkways to link other streets. Due to the low traffic volumes there is no need to plan for cycleways off the Main Rd.
- Road plantings - street trees should be used to link open space areas and to present a preferred walking route into town from residential areas of Perth. Either an existing town committee or a new committee should be examined with a view to advancing the street tree programme.