

**Northern Midlands Council**  
**Account Management Report**  
**for year to August 2015**

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
<b>Total Capital Expenditure - Works Department</b>	<b>\$10,677,900</b>	<b>\$1,778,830</b>	<b>\$752,089</b>	<b>\$9,925,811</b>	<b>7%</b>
<b>Grand Total</b>	<b>\$10,677,900</b>	<b>\$1,778,830</b>	<b>\$752,089</b>	<b>\$9,925,811</b>	<b>7%</b>

1-102  
NORTHERN MIDLANDS COUNCIL



## COUNCIL POLICIES

Policy Name:	<b>CONTRACTUAL INSURANCES</b>
Originated Date:	Adopted 28 July 2003 – Min. No: 271/03 (as Policy 37)
Amended Date/s:	21 September 2015 – Min. No. /15
Applicable Legislation:	<i>Local Government Act 1993</i>
Dataworks Reference:	44/001/001
Objective	To provide criteria for use by Council officers in specifying the type and value of <i>insurances</i> required by <i>contractors</i> when providing works, goods and/or services to the Council.

### 1. DEFINITIONS

**1.1 Contractor** – a person or company entering into a *contract* with the Council to use their labour; or their labour and goods; or their labour, ~~and~~ goods and/or equipment to provide works, goods and/or services to the Council and where their appointment does not constitute an employee as determined by the Australian Taxation Office.

Classes of contractors are:

- 1.1.1 Civil Engineering Works Construction Contractor – contractors constructing roads; bridges; stormwater drainage; ~~water mains; sewerage mains;~~ like civil works; and ancillary items.
- 1.1.2 Building Construction Contractors – contractors constructing or modifying public and Council-controlled buildings.
- 1.1.3 Professional Consultants – consultants providing advice, professional judgment, interpretations, designs or reports to assist Council in arriving at a decision or to commission a project on behalf of Council.
- 1.1.4 Project Managers – consultants acting as the principal's representative in construction contracts and does not undertake any form of discretion in the design or modification of the works.
- 1.1.5 Service Provider Contractor – contractors providing non-technical services that generally are discrete and separate elements (examples: cleaner, cartage contractor (if separate from Civil Engineering Works Construction Contractor), painters, roadside slashing/spraying contractor, waste management collectors/attendants).
- 1.1.6 Tradesman Contractor – tradesmen who provide technical services generally associated with public or building utilities (examples: plumber, electrician, carpenter).



## 1.2 Insurance

### 1.2.1 Professional Indemnity Insurance

This is insurance indemnifying the insured against claims for breach of 'Professional Duty' arising out of any negligent act, error or omission whenever or wherever the same was or may have been committed or alleged to have been committed by the Insured in the conduct of the Insured's professional activities (their profession/business).

### 1.2.2 Public Liability Insurance

This is insurance indemnifying the Insured against legal liability for personal injury and/or property damage claims made by third parties as a result of an accident occurring in connection with the Insured's (Contractor's) business.

### 1.2.3 Workers Compensation and/or Personal Accident Insurance

This is insurance of the employer's liability to employees under the *Workers Compensation Act of Tasmania* and at common law.

All contractors who are self employed will be required to submit an appropriate personal accident insurance policy and/or ~~some form of~~ Income protection policy.

### 1.2.4 Works & Goods Insurance

This is insurance of works and goods under construction or stored on-site by the contractor and to be possessed by the Council after practicable completion of the works. The insurance shall replace the works and goods in the event of damage or thereof.

**1.3 Contract** – a legally-binding agreement between the Council and another party.

**1.4 Indemnity** - In respect to an Insurance Policy, this term means that the insurance covers the Insured against any loss or compensation for which the Insured may be legally liable up to the amount of the sum insured (indemnity limit).

In respect to a Contractual Agreement, this term means that one party (the Contractor) agrees to pay/compensate the other party (the Principal) for costs that they (the Principal) would otherwise have to pay.

## 2. APPLICATION

**2.1** The following and value of *insurances* shall apply to the class of *contractors* as specified in Schedule 1.



## Schedule 1

Contractor Class	Insurance				Indemnity *2
	Professional Indemnity Insurance	Public Liability Insurance	Workers Compensation/ Personal Accident Insurance	Works and Goods Insurance	
Civil Engineering Works Construction Contractor	x	✓ <del>\$5/10/20</del> m *1	✓ employee	✓ value	✓ *3
Building Construction Contractor	x	✓ <del>\$5/10/20</del> m *1	✓ employee	✓ value	✓ *3
Professional Consultant	✓ \$5/10m *1	✓ \$5/10m *1	✓ employee	x	✓
Project Manager	✓ \$5/10m *1	✓ \$5/10m *1	✓ employee	x	✓
Service Provider Contractor	x	✓ \$5m *1	✓ employee	x	
Tradesman Contractor	x	✓ \$5m *1	✓ employee	x	

Legend:

~~✓ \$5m~~ - minimum value of insurance required.

x - does not apply.

✓ value - minimum value of insurance to be value of contract.

✓ employee - as required by State legislation – not required if self-employed. Self Employed Contractors will be required to produce appropriate personal accident and/or Loss of Income Insurance in lieu of Workers Compensation Premium Policy

Notes:

\*1 Can be reduced to \$5m if value of *contract* is less than \$100,000; or for *Professional Consultant* or *Project Manager* if the project under their control or providing advice on is likely to be valued at less than \$100,000. The values for Professional Indemnity and Public Liability Insurances are minimum values and each contractor shall be considered on a case-by-case basis. The higher values will generally be used if any ramifications (from wrongful decisions) could arise in the medium or long-term due to the nature of the works or likely claim period by third parties.

\*2 Indemnity – applies to *Public Indemnity Insurance* and *Public Liability*



*Insurance*

\*3 Not required if value of *contract* is less than \$100,000.

**2.2** The *insurances* and value that are specified in Schedule 1 shall apply for the whole term of the contract period. *Contractors* who renew *insurances* during the contract period shall provide certified copies of the renewed *insurances* to the Council contract manager before the expiry date or terminated date of the previous *insurances*.

**2.3** All contractors ~~will need~~ are required to supply copies of appropriate insurance policies and sign the Contractor's Agreement in relation to insurances and occupational health and safety requirements prior to commencement of the contract.

**3.** REVIEW

The Council will review this policy at least every four years.

# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES



<b>Policy Name:</b>	<b>INVESTMENT OF COUNCIL FUNDS</b>
<b>Originated Date:</b>	Adopted 15 December 2008 – Min. No. 310/08 (as Policy 55)
<b>Amended Date/s:</b>	Reviewed 21 September 2015 – Min. No. /15
<b>Applicable Legislation:</b>	Section 75 of the Local Government Act
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To provide guidelines for the investment of Council Investment funds.

### 1 DEFINITIONS

*Investment Funds* – are funds that are not required to be expended in the course of normal operations in the short term.

*Authorised Deposit-taking Institution (ADI)* – a body corporate in relation to which an authority under subsection 9 (3) of the Banking Act (No. 6 of 1959 as amended) is in force.

*Investment arrangement* – an arrangement that relates to acquiring, consolidating, dealing with, or disposing of certificates of deposit, debentures, stocks, shares, bonds or notes issued or proposed to be issued, bill of exchange and promissory notes.

### 2 OBJECTIVE

The objective of this policy is to ensure that the best possible rate of return is achieved from the investment of surplus Council funds whilst, at the same time, ensuring the security of those funds.

### 3 POLICY

3.1 The level of Council funds available for investment is to be reviewed at least fortnightly. During the review process likely cash inflows and outflows for the immediate future will be assessed to establish either the availability of investment funds or the need to redeem existing investments.

3.2 Where investment funds are available the following procedure will apply:

a) Not less than two (2) quotations shall be obtained from authorised deposit-taking institutions whenever an investment arrangement is proposed. The best quote of the day will be successful after allowing for security ~~including the Federal Government guarantee of cash deposits of \$1m per ADI until 28 November 2011,~~ and administration and banking fees.

b) An 'Investment Lodgement Form' is to be completed which will include the following information:

- ◆ Name of ADI

## NORTHERN MIDLANDS COUNCIL

### COUNCIL POLICIES

- ◆ Amount of Investment
- ◆ Duration of Investment
- ◆ Details of Product including security (i.e. S&P rating, State or Commonwealth)
- ◆ Interest Rate offered
- ◆ Endorsement of the selection by the Accountant or the Corporate Services Manager

3.3 Council may support investments in local community banks/financial institutions up to an amount of \$1 million or 10% of investment funds at any one time, whichever is the greater.

#### 4 RESPONSIBILITY

Any two of three following incumbents shall be jointly responsible for the application of this policy:

- ◆ Corporate Services Manager;
- ◆ Financial Accountant; and
- ◆ General Manager.





<b>Policy Name:</b>	<b>RURAL REFUSE COLLECTION SERVICE</b>
<b>Originated Date:</b>	Adopted 6 May 2002 – Min. No. 175/02 (as Policy 48)
<b>Amended Date/s:</b>	Amended 21 September 2015 – Min. No.
<b>Applicable Legislation:</b>	
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	Extend the current refuse collection and recyclable service to the proposed routes shown on the Rural Waste Collection area map with all property owners (316 in total) on the route charged for the new service and the costs spread evenly over all properties serviced within the scheme (rural & residential).

## 1 INTRODUCTION

At the Council Meeting held on 6 August 2001, Council agreed to seek public response on a proposal to extend the Refuse Collection Service to some rural areas of the municipality.

On the 17 September 2001, the General Manager circulated a report which analysed feedback received from residents and considered options on the proposal to extend the refuse collection service to the rural parts of the Council area.

The major issues raised by residents to the Rural Refuse Collection Discussion Paper were:

- ◆ The inclusion of the Devon Hills area in the rural classification.
- ◆ Proposed changes to the current recyclable service area.
- ◆ The compulsory participation of the rural service.
- ◆ Exclusion of a rural recyclable service if the new scheme was implemented.

## 2 PURPOSE

Extend the current refuse collection and recyclable service to the proposed routes shown on the Rural Waste Collection area map with all property owners (316 in total) on the route charged for the new service and the costs spread evenly over all properties serviced within the scheme (rural & residential).

## 3 WASTE MANAGEMENT CHARGES

The increase for property owners currently serviced was estimated to increase from \$42 to \$45 for refuse collection and from \$13 to \$15 for a recyclable collection service. Under this option, all property owners would pay \$45 for the refuse collection service and \$15 for the recyclable collection.

A waste minimisation incentive based on the capacity of the larger mobile garbage bin to the smaller mobile garbage bin (i.e. 1.7 ratio), resulting in an increase for the \$45 Refuse Collection fee to \$76.50 for the 240 litre bin.

# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES

### 4 EXEMPTIONS

No exemptions apply for rural users on the designated collection route, except as follows: -

- (i) Exempt the charge in rural areas when a doctor has provided evidence that none of the property owner/tenants are capable of wheeling the mobile garbage bin from the property boundary (2 metres inside the entrance) to the roadside for collection.
- (ii) Exempt the waste collection service charge where houses are vacant and the service is not used, and an annual application has been provided.

### 5 EXTENSIONS

Any extensions to the service must consider the magnitude of any subsidy to collect a particular property. The Council stated that the waste management service becomes compulsory if a property containing a house is located on the extended designated route.

As a result any extension to the designated route must satisfy two essential criteria - these being:

1. that any Council subsidy is limited to 50% of the additional collection cost, and;
2. that every property (with a dwelling) located on the proposed extended route agree to the waste management service.

#### 5.1 Procedure

5.1.1 The Kerbside Collection Administration Officer assesses the degree of subsidy for a request to include a new route. The calculation is as follows:

#### Garbage

Length of road to gate & back again = .....km ('L')

Number of occupied properties along proposed route = ..... ('No')

Formula 1 =  $L \times \$1.50 + No \times \$1.53$

\_\_\_\_\_ = \$.....

Formula 2 =  $No \times \$1.53$

\_\_\_\_\_ = \$.....

Subsidy Ratio =  $\frac{\text{Formula 1}}{\text{Formula 2}}$

\_\_\_\_\_ = .....

\_\_\_\_\_ = .....

If Subsidy Ratio > 2, then subsidy too great to provide service.

#### Recycling

Length of road to gate & back again = .....km ('L')

Number of occupied properties along proposed route = ..... ('No')

# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES

$$\begin{aligned} \text{Formula 1} &= L \times \$1.50 + N_o \times \$1.71 \\ &= \$\dots \end{aligned}$$

$$\begin{aligned} \text{Formula 2} &= N_o \times \$1.71 \\ &= \$\dots \end{aligned}$$

$$\begin{aligned} \text{Subsidy Ratio} &= \frac{\text{Formula 1}}{\text{Formula 2}} \\ &= \dots \end{aligned}$$

If Subsidy Ratio > 2, then subsidy too great to provide service.

5.1.2. If both subsidy ratio less than or equal to 2, then seek an accurate cost to collect services along proposed route from Waste Management Contractor and Recycling Contractor then recalculate subsidy ratio as shown below:

$$\begin{aligned} \text{Formula 1} &= \text{Collection cost provided by contractor} + N_o \times \$1.50 \\ &= \$\dots \end{aligned}$$

$$\begin{aligned} \text{Formula 2} &= N_o \times \$1.50 \\ &= \$\dots \end{aligned}$$

$$\begin{aligned} \text{Subsidy Ratio} &= \frac{\text{Formula 1}}{\text{Formula 2}} \\ &= \dots \end{aligned}$$

5.1.3 If Subsidy Ratio confirms to be less than or equal to 2, then write to every property (containing a dwelling) along the proposed new route seeking their comments on being included within the waste management area.

5.1.4 Upon the return of all questionnaires, then extend waste management service to new area only if 100% support.

5.1.5 Advise rate collector of extended area to amend rate records and prepare invoices for part year services.

5.1.6 Send invoices and information brochures to properties.

5.1.7 Arrange for waste and recycling contractor to deliver wheelie bins and begin service.

## 6 REVIEW

The Council will review this policy at least every four years.

~~Undertake a further review of the waste collection service following a 12 month period.~~



1-111  
**NORTHERN MIDLANDS COUNCIL**  
**COUNCIL POLICIES**



<b>Policy Name:</b>	<b>MANAGEMENT OF DONATED GOODS AFTER A DISASTER</b>
<b>Originated Date:</b>	Adopted 19 July 2010, Min. No. 173/10 (as Policy 60)
<b>Amended Date/s:</b>	Amended 21 September 2015 – Min. No.
<b>Applicable Legislation:</b>	
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	<ol style="list-style-type: none"><li>1) To ensure best practice methods are employed to manage donated goods after a disaster</li><li>2) To inform Northern Midlands residents on Council's policy with regard to managing donated goods after a disaster.</li></ol>

#### **BACKGROUND:**

The Australian Government released the report *"Management of Donated Goods after a disaster"* in February 2010. The report investigated the phenomenon of unsolicited donations following recent disasters across Australia. The researchers found that the management of unsolicited donated goods creates major problems after a disaster. A large proportion of what is donated is unusable but recovery managers are still required to put significant efforts into administration of the goods eg. unpacking, sorting, storing and distribution. Disposal at the end of the disaster also required major effort.

The 2009 Victorian bushfires illustrate this well.

*"The Victorian bushfires resulted in the donation of in excess of 40,000 pallets of goods from across Australia that took up more than 50,000 square metres of storage space. The costs for managing these donations i.e. 3 central warehouses, 5 regional distribution points, approximately 35 paid staff, material handling equipment and transport costs to distribute the material aid, has amounted to over 8 million dollars. In addition, volunteer numbers reached 1,500 during the first 3 months provided through over 40 shop fronts. Resources in the fire affected areas immediately after the event were severely stretched as a result of the material aid arriving without warning and without adequate resources to sort, store, handle and distribute."*

Experience from this and other disasters indicates that a large proportion of what was donated may be either unwanted or unusable and eventually have to be disposed of, causing further expenditure and possible outrage from the public.

The report contains the viewpoints of community recovery personnel as well as the recipients of donated goods. It concludes with recommendations for the improved management of donated goods in the future.

One of the key recommendations for managing the communities desire to donate is to establish a Hotline phone/website and registry. Council has resolved to implement this recommendation.

1-112

# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES

### POLICY

Council has a Hotline phone/website that local community members and businesses can access after a disaster to register their offers of assistance.

At this point of contact very clear scripts are used that include the following key messages:

- ◆ Thanking people for their concern and offer of assistance;
- ◆ The best way to assist is to provide cash donations;
- ◆ Advice about what is not required e.g. individual donations of food, second-hand clothing and furniture, tents etc.;
- ◆ If people register their contact details and offer of donation, they will be contacted if there is an identified need for the offer they have made;
- ◆ Other community options for the donation of second hand goods, such as local charities.

Information on this policy is included in the New Residents Kit and is publicised regularly in the local community newspapers: ~~The Country Courier, and in the Northern Midlands News section of the Examiner newspaper.~~





<b>Policy Name:</b>	<b>FENCING RESERVES - CONTRIBUTION</b>
<b>Originated Date:</b>	Adopted 23 August 1999 – Minute No 354/99 (as Policy 5)
<b>Amended Date/s:</b>	Revised 20 January 2003 – Min. No.019/03 Revised 18 September 2006 – Min. No. 332/06 Revised 21 September 2009 – Min. No. 255/09 Revised 21 September 2015 – Min. No. /15
<b>Applicable Legislation:</b>	Boundary Fences Act 1908.
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To clearly define Council's position in relation to boundary fence contributions.

### CONTRIBUTION TO FENCING RESERVES

That Council make an ex-gratia contribution to the construction of boundary fences that abut Council owned or managed land.

The following conditions apply to this policy:

1. The Council own the land or have accepted responsibility for the management of the "reserve". However, no contribution shall be made to "reserves" or land predominantly used by motor vehicles.
2. The initial fencing of land provided following subdivision shall be the total responsibility of the property owner.
3. The owner of the land is to obtain three (3) quotes from recognised fencing contractors. The rate of contribution by Council shall be:
  - ♦ 50% of the accepted quotation with a maximum contribution of between \$45 per metre (based on a 1.8m height fence constructed using "C" section posts 3 75mm x 50mm rails, overlapped 150mm palings and using galvanised nails) for a paling fence, or
  - ♦ \$15.00 per metre for a post and wire fence.

Where the landowner constructs the fence, Council may shall pay for the cost of materials up to a maximum contribution of \$45.00 per metre subject to the height and type of fence.

4. The ex-gratia contribution shall be made after the work is completed to a standard and in a workmanship like manner satisfactory to the Manager, Infrastructure & Works. The replacement fence shall be the standard of fencing predominant in the area. Any higher standard shall be the sole responsibility of the person making the request.
5. The total limit of payments in one financial year shall be as allowed in the budget allowance for that year.



**NORTHERN MIDLANDS COUNCIL****COUNCIL POLICIES**

6. The ex-gratia payment will be on a "first in-first served" basis and must be by written agreement prior to any work starting.
7. The policy ~~takes effect 1 July 2000 and~~ shall not be retrospective.
8. Any special case which does not comply with this policy may be raised with the Council for decision on a case by case basis.
9. Residents shall be advised of this policy on a regular basis.



**Policy Name:** ACCESS TO UNITS POLICY  
**Originated Date:** Adopted 13 June 2000 – Min No. 264/00 (as Policy 25)  
**Amended Date/s:** Reviewed 21 September 2009 – Min No. 255/09  
 Reviewed 21 September 2015 – Min No. .../15

**Applicable Legislation:****Dataworks Reference:** 44/001/001**Objective**

To ensure that the:

- i) Consumer's access to a unit is determined according to his/her level of assessed need
- ii) Consumer's access to a unit is decided on a non-discriminatory basis
- iii) Consumer's refusal of a unit is respected and does not prejudice any future attempt in access
- iv) Consumers are made aware of and obtain private insurance, a requirement to cover contents/possession.

### **1. UNITS – WILLIAMS STREET, CAMPBELL TOWN & 2-4 MURRAY STREET, EVANDALE**

Units located at Campbell Town and Evandale are owned by Northern Midlands Council (NMC). Campbell Town Health Centre advise the NMC on management of the Campbell Town units.

Campbell Town Health Centre will recommend to the NMC in relation to Older Persons in the community who wish to rent/reside in Council units – William Street, Campbell Town.

### **2. NON-DISCRIMINATION**

Services are available to all people within the target population without discrimination. People cannot be excluded from access on the grounds of their gender, marital status, religious or cultural beliefs, political affiliation, particular disability, ethnic background, sexual preference, or geographical location.

No consumer will be judged, denied or given preferential access to services based on any of the above.

Campbell Town Health Centre will conduct the initial interview/assessment and make recommendations in writing, to the NMC which will be the final arbiters.

### **3. CONSUMERS HAVE A RIGHT TO**

- a) Dispute the outcome, they have a right to challenge or complain to the NMC.
- b) Consumers will be assisted to seek and access an advocate of their choice without fear of retribution through Campbell Town Health Centre.

**COUNCIL POLICIES**

- c) Consumers have a right to expect privacy as well as respect for their individual human worth and dignity.

**4. CONSUMERS HAVE A RESPONSIBILITY**

- a) Consumers are to abide by NMC lease agreement.  
b) Consumers are to have their own personal contents insurance.

**5. ACCESS TO UNITS**

- a) Consumers to be notified of the date when NMC's decision will be determined.  
b) Consumers to be notified in writing, within two weeks of decision being made by NMC of their application's success or failure.  
c) If unsuccessful a reason in writing should be provided by NMC.  
d) The person should be made aware of the complaints policy and procedure.

**6. ASSESSED NEEDS/PRIORITY OF ACCESS**

- a) Common indicators of higher level needs for frail elderly people residing within the NMC.
- ◆ Lives alone or with a carer who is frail, ill, stressed or has a disability
  - ◆ Social contacts are limited or non-existent
  - ◆ Home environment is physically unsafe
  - ◆ Socially or geographically isolated
  - ◆ Financially disadvantaged/pensioner
  - ◆ Family support structure is at risk of breaking down
- b) Priority will be given to persons whose circumstances meet one or more of the above factors.



## NORTHERN MIDLANDS COUNCIL

### COUNCIL POLICIES



<b>Policy Name:</b>	<b>RATES &amp; CHARGES POLICY</b>
<b>Originated Date:</b>	Adopted 9 July 2012 – Min. No. 172/12 (as Policy 65)
<b>Amended Date/s:</b>	Revision 23 June 2014 – Min. No. 155/14 Revision 22 June 2015 – Min. No. 168/15 Revision 21 September 2015 – Min. No.
<b>Applicable Legislation:</b>	Part 9 of the <i>Local Government Act 1993</i>
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To establish a policy for the setting and collecting Rates and Charges from the Northern Midlands community.

#### 1 INTRODUCTION

This policy sets out the parameters of the Northern Midlands Council for setting and collecting Rates and Charges within its area. The purpose of the policy is to outline Council's approach towards rating its community and to meet the requirements of section 86B of the *Local Government Act 1993* which requires Council to have a Rates and Charges policy by 31 August 2012. The policy is reviewable at least every four years or upon adjustment of rates and charges levied, and it must be made available to the public.

#### 2 STRATEGIC PRINCIPLES

In making the policy Council has taken into account the principles that

- a) rates constitute taxation for local government purposes rather than a fee for service
- b) the value of rateable land being an indicator of the capacity of the ratepayer in respect of that land to pay rates.

In setting its Rates and Charges, Council considers the following:

- ◆ Northern Midlands Strategic Plan 2007-2017 – “Mapping our Direction”
- ◆ Long Term Financial and Asset Management Plans
- ◆ The 2015~~4~~-16~~5~~ Annual Plan & Budget
- ◆ Current economic climate and external influences such as legislative reform, grant funding programs, inflation factors and interest rates.
- ◆ Specific issues faced by this community, including:
  - ◆ the need to maintain and update its large road network and other essential infrastructure
  - ◆ maintenance and improvement of community assets to enable the municipal area to be promoted as an attractive place to live, work, invest and visit.
- ◆ The impact of Rates & Charges on the community, including:

## NORTHERN MIDLANDS COUNCIL

### COUNCIL POLICIES



- ◆ residential, commercial, industrial and primary producers
- ◆ minimising the rate levels by adopting a 'user pay' principle where possible
- ◆ new services being funded from new rates raised
- ◆ government grant levels and the need to expend on specific areas
- ◆ provision of concessions to those in the community unable to meet full cost of services.

Council raises revenue for governance and administration, which deliver goods and services to the community. These services are generally not provided by the private sector and may include, amongst others, road, recreation and stormwater infrastructure, waste management, planning, development and health regulatory and compliance activities, economic development and community services.

Council conducts public consultation on a broad range of issues relating to specific programs and future directions of the municipal area. These opportunities are advertised in the local newspapers, put to Local District Committees and other interested groups, and residents are welcome to attend Council meetings. The Council also encourages feedback at anytime and this can be done by visiting [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au) or sending comments to the General Manager.

Northern Midlands Council has adopted land use as a differentiating factor to be used when setting rates and continues to set a minimum payment for general rates. Service charges are applied for waste management services provided within the municipal area. All properties throughout the municipal area are levied for a Volunteer or General Fire Service contribution which is collected on behalf of the State Fire Service Commission. (Further details of Rates and Charges are provided later in this document).

### 3 RATING STRATEGIES

The following key strategies have been developed consistent with Council's rating objectives:

- ◆ valuation methodology based on Assessed Annual value
- ◆ different rates for different land use categories
- ◆ contribution methodology based on percentage of total revenue required from each category (adjusted for growth)
- ◆ incorporating minimum charges as a component of the general rate
- ◆ service and separate rates and charges
- ◆ rate rebates
- ◆ rate remissions
- ◆ rate incentives
- ◆ rate payments.

#### 3.1 Valuation Method

Councils may adopt one of three valuation methods to value the properties within its municipal area, namely:

## NORTHERN MIDLANDS COUNCIL COUNCIL POLICIES



- ◆ *Land value* – the value of the land excluding the value of buildings and other improvements,
- ◆ *Capital value* – the value of the land and all of the improvements on the land, and
- ◆ *Assessed Annual value* – a valuation of the rental potential of the property.

Council has decided to continue to use Assessed Annual value as the basis for valuing land within the municipal area as it considers that this method provides the fairest method of distributing the rate burden across all ratepayers because property rental value is a relatively good indicator of capacity to pay (or wealth). It is noted that Assessed Annual value has a minimum of 4% of Capital Value which generally applies to the majority of rural properties and highly valued residential properties.

The property revaluation for the Northern Midlands area was completed under contract by LG Valuation Services on behalf of the Valuer-General in 2013, and was used for the rating periods 1 July 2015<sup>4</sup> to 30 June 2016<sup>5</sup> with only general supplementary adjustments. Assessed Annual Value discount adjustment factors are provided by the Valuer-General on a bi-annual basis, and supplementary valuation adjustments are provided on an ongoing basis. Valuation adjustments are rated pursuant to Section 89 of the *Local Government Act*.

Council rates and charges apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

### 3.2 Differential General Rates

All land within the Northern Midlands area is rateable, except for land specifically exempt under the *Local Government Act* namely:

- ◆ land owned and occupied exclusively by the Commonwealth
- ◆ land held or owned by the Crown
- ◆ land owned by the Hydro-Electric Corporation
- ◆ land or part land owned and occupied exclusively for charitable purposes
- ◆ aboriginal land
- ◆ land or part of land owned and occupied exclusively by a Council.

The Local Government Act provides for raising of revenue for the broad purposes of the Council through a General Rate which applies to all properties, or through differential General Rates which apply within the municipal area according to any or all of the following factors:

- ◆ the use or predominant use of the land
- ◆ the non-use of the land
- ◆ the locality of the land



## NORTHERN MIDLANDS COUNCIL COUNCIL POLICIES



- ◆ any planning zone
- ◆ any other prescribed factor.

Northern Midlands Council has decided to apply differential rates in its area according to the following land use categories as determined by the Valuer General and planning zones as determined by the municipal planning scheme:

- ◆ Industrial use
- ◆ Public Purpose use
- ◆ Commercial use
- ◆ Residential use
- ◆ Quarries and mining use
- ◆ Residential use located within the Rural General planning zone
- ◆ Residential Low Density planning zone
- ◆ Sport & Recreation use
- ◆ Primary Purpose use
- ◆ ~~Forestry use~~
- ◆ Vacant land within the Industrial planning zone
- ◆ Vacant land use.

A General Rate must be set every year under section 90 of the Local Government Act by 31st August each year.

### 3.4 Contribution Methodology

The contribution methodology is an integral component of the overall rating strategy to improve equity in rate distribution across the community, to prevent inequitable shifts in rate responsibility, to minimise the impact of property valuation movements, raise an equitable level of contribution from each land use sector, maintain the relativity within differing communities and between communities, recognising communities where there is a greater consumption of services and resources, and to rank highly against the principles of taxation.

Historically Council modelled its differential rates around the percentage of the 2007 residential rate contribution, and continuing on this basis the following differentials have been determined for the 2015-16 rating year.

Differential Rate	Cents in \$AAV	% Total Rates	% from Residential
<del>Forestry</del>	<del>11.49</del>	<del>1.0%</del>	<del>67</del>

## NORTHERN MIDLANDS COUNCIL COUNCIL POLICIES



Differential Rate	Cents in \$AAV	% Total Rates	% from Residential
Industrial	9.3650	13.228%	386
Public Purpose	8.1322	1.78%	1820
Commercial	7.376	10.9%	7
Quarries or mining	7.376	0.2%	7
Residential	6.898	38.3%	
Residential Rural	6.5447	4.9%	-56
Residential Low Density	6.5447	4.9%	-56
Sport & Recreation	6.2019	0.3%	-10
Primary Production	4.3768	23.85%	-36.52
Vacant Land	4.68	1.67%	-32

### 3.5 Minimum General Rate

A minimum General Rate provides a mechanism by which lower valued properties pay not less than a minimum amount, and it can only apply if there has been no fixed charge applied. The minimum rate must not apply to more than 35 percent of properties in 20154-165.

The reasons for imposing a minimum rate is that Council considers it appropriate that all rateable properties make a base level contribution to the cost of administering council activities, and the cost of creating and maintaining the physical infrastructure that supports each property.

In determining the minimum rates applicable for 20154-165 Council has reviewed the adequacy of the minimum rate level and has set a minimum amount of \$43221, and varies the minimum rate to \$21106 for properties with land use of public purposes, quarries & mining, sport & recreation, primary production, and vacant land.

The minimum rate applies to approximately 14.5% of properties within the municipal area.

### 3.6 Service Rates & Charges

#### 3.6.1 Fire Levy

Council is required to collect a mandatory state government service rate for the State Fire Levy.

The rate applicable in 20154-165 for

- ◆ Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Fire Brigade rating districts will be 0.3515 cents in the dollar of assessed

## NORTHERN MIDLANDS COUNCIL COUNCIL POLICIES



annual value of each property,

- ◆ other general land the levy will be 0.345 cents in the dollar of assessed annual value of each property,
- ◆ a minimum amount payable in respect of the fire levy will be \$387.

Council is required to remit revenue raised to the State Fire Commission, and does not determine how the revenue is to be spent. A commission of 4 percent of revenue is provided by the State Fire Commission for collection of the levy.

### 3.6.2 Waste Management

A service charge applies to all properties provided with the provision of a kerbside/roadside refuse collection and recycling service.

The waste management service charge for the refuse collection in 20154-165 will be:

- ◆ \$1052.50 for one 140 litre mobile garbage bin and 240 litre mobile recycling bin
- ◆ \$1560 for one 240 litre mobile garbage bin and 240 litre mobile recycling bin
- ◆ \$775 for each additional recycling service.

A service charge for waste management applies to properties identified in the valuation list prepared under the Valuation of Land Act 2001, namely Rossarden, Kalangadoo, Lake Leake and/or Story's Creek for making available by Council of waste transfer facilities for use by the owners/occupiers of land in those areas.

The waste management service charge in 20154-165 will be \$498.

### 3.6.3 On-site Waste Disposal

A service charge for on-site disposal systems applies to properties where Council provides management of on-site wastewater systems installed on private properties.

The on-site disposal system service charge in 20154-165 will be \$612597.

### 3.6.4 Lake River Riverworks

Pursuant to Section 201 of the Water Management Act 1999 and the Local Government Act 1993 Council, as the responsible water entity for the Lake River Water District determines and levies a service rate in order to provide for the costs necessarily incurred in the administration of the Lake River Water Works District and in constructing and operating works necessary for the purpose for which the district was appointed a rate equivalent to \$0.00200 per kilometre of river frontage in 20154-165 (Note that this is



## NORTHERN MIDLANDS COUNCIL COUNCIL POLICIES



achieved using a special rate and the remittance provisions for each individual property under of the act).

### ~~3.7~~ ~~Separate Rates~~

~~Council has rated for two separate rates for the purpose of funding the construction costs of the flood levee at Longford from 2004-05, however has deleted this rate in 2014/15.~~

### ~~3.78~~ Rate Rebates

#### ~~3.8.1 Pensioner Rebate~~

Eligible pensioners as at 1 July each year are entitled to a State Government rate rebate of 30 percent up to a maximum in 2015~~4~~-16~~5~~ of \$425~~4~~, or a reduced maximum of \$288~~6~~ if they are also a Tasmanian Water customer.

This rebate applies only to pensioner's principle place of residence, provided they satisfy the requirements of the State Government and hold a

- ◆ Pensioner Concession Card (PCC),
- ◆ Veterans Affairs Gold Card (TPP), or
- ◆ Health Care Card (HCC), but excludes a Senior Health Card.

Council deducts the rebate for previously eligible Pensioner Remissions from rates prior to issuing notices, but require new pensioners, pensioners who have recently relocated to this municipal area, or any pensioner who believes he/she should have been eligible for a Rate Remission, to complete an application form and lodge with Council.

The State Government verifies and approves the rebate applications each year, and if any rebate application is found to be ineligible the rebate amount will be revoked and payable by the ratepayer.

#### ~~3.8.2 Urban Farm Land~~

Council has declared property within its area as Urban Farm Land pursuant to Division 8 of the *Local Government Act* whereby the Valuer-General determines an adjusted (reduced) valuation because of the land use.

This applies for example, to land with an agricultural use, providing the principle livelihood for its owner, but the value is increased because of either

- ◆ its proximity to land being used or developed for residential uses, or
- ◆ a substantial demand for the land as rural residential land.

### ~~3.89~~ Rate Remissions

Under section 129 of the *Local Government Act*, Council may remit part or all of rates payable by a ratepayer or class of ratepayers.

## NORTHERN MIDLANDS COUNCIL

### COUNCIL POLICIES



Council has had a long standing ~~remission policy practice~~ to remit General Rates and Fire Levy on

- ◆ church properties used for religious or charitable purposes - including church buildings, church halls, and cemeteries
- ◆ youth halls used for advancement of education – including Scouts, Cubs, Police Boys, Girl Guides, and Brownies
- ◆ aged care facilities – including Ainslie House, Eskleigh Hospital, Toosey Aged Care, Glenrowan Homes, and Elizabeth-Macquarie Homes
- ◆ Lake Leake and Tooms Lake shack and camping sites, but charge an annual licence fee for these properties
- ◆ privately owned and commercially leased properties within the Poatina Village 50 percent of the General Rate.

A remission of the refuse collection service charge is provided for ancillary units occupied by pensioner or disabled invalid persons subject to

- ◆ the property being deemed as an 'ancillary unit' under the *Northern Midlands Planning Scheme 1995*
- ◆ ancillary unit not having a separate waste collection or reciprocals
- ◆ annual application being made providing proof of occupancy, with:-

i) Council officers sighting a relevant pension card

ii) occupant being enrolled on electoral roll at that address

1- iii) a statutory declaration made by owner of ancillary unit stating that the 'granny flat' meets all relevant criteria and is eligible for remission.

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As an incentive for new development, Council provide a remission to Industrial/Commercial development as follows:

- ◆ If the General Rate increase is greater than ~~\$20~~10,000 then
  - ◆ for a 3 year period, 75 percent of the general rate increase paid and 25 percent of the general rate increase reserved for use on off-site works nominated by the ratepayer (provided the works agreed to by the Council)
  - ◆ reserved funds remain for 5 years, after which the balance shall be absorbed into general revenue, or
- ◆ If the General Rate increase is greater than ~~\$5~~2,000 but less than \$10,000, then 75% of the rate increase paid for a 3 year period.

2- Note: There is currently no rate remission for new residential development nor subdivision of land.

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### 3.910 Payment of Rates

## NORTHERN MIDLANDS COUNCIL

### COUNCIL POLICIES



Payment of rates may be made in one payment by 31 August 2014 to attract a discount of 1.5 percent (on current rates and charges), or by three equal instalment payments on 31 August 201~~4~~<sup>5</sup>, 30 November 201~~4~~<sup>5</sup> and 29~~8~~<sup>8</sup> February 201~~6~~<sup>5</sup>.

A notice will be sent to each ratepayer 30 days prior to each instalment being due.

Ratepayers may choose to pay rates by the following methods (detailed on the back of each rate notice):

- ◆ Australia Post (at any Post Office, or go to [postbillpay.com.au](http://postbillpay.com.au))
- ◆ Bpay & BpayView
- ◆ Council internet site – [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)
- ◆ Phone - by credit card on 1300886451 or 1300729859
- ◆ Service Tasmania at Campbell Town – present notice to cashier between 10.00am to 4.00pm
- ◆ Direct Debit
- ◆ In person at Council Offices, Longford
- ◆ By mail post cheques and money orders to Northern Midlands Council, PO Box 156, Longford, Tasmania 7301

Note that all Northern Midlands Council Rates & Charges included on the annual rate notice are GST exempt.

#### **3.10~~1~~ Late Payment Penalty and Interest**

Council has determined that interest and penalty for late payments will be imposed in accordance with section 128 of the *Local Government Act*, if any rate or instalment is not paid on or before the date it falls due.

There is payable a penalty of:

- ◆ 5% of the unpaid rate or instalment imposed on 1 April each year
- ◆ 7.5% daily interest in respect of unpaid rate or instalment for the period which it is unpaid.

#### **3.1~~2~~<sup>1</sup> Recovery of Rates**

Any ratepayer who is experiencing difficulty with meeting the standard payment arrangements is invited to contract the Customer Service Team to discuss alternative payment arrangements.

Should any rate instalment not be paid by the due date, Council may require payment of the total annual Rates & Charges.

Rates which remain in arrears for a period exceeding 30 days will be subject to debt recovery action, and debt collection agency charges and court fees are recoverable from the ratepayer.

Council may sell any property where any rates have been in arrears for three years or more. Council is required to notify the owner of the land of its intention to sell the



## NORTHERN MIDLANDS COUNCIL

### COUNCIL POLICIES



land if payment of the outstanding amount is not received within 90 days. Except for extraordinary circumstances, Council will enforce the sale of land for arrears of rates.

#### 4 OBJECTIONS

##### 4.1 Rates Notice

A person may object to a rates notice on the grounds that

- a) the land specified in the rates notice is exempt,
- b) the amount of rates is not correctly calculated,
- c) the basis on which that rates are calculated does not apply,
- d) he/she is not liable for payment for the rates specified in the notice, or
- e) he/she is not liable to pay those rates for the period specified in the rates notice.

Any objection must be in writing to the General Manager, and made within 28 days after receipt of the rates notice.

A person may appeal to the Magistrates Court for a review if the General Manager

- a) fails to amend the rates notice within 30 days after lodging the objection
- b) refuses to amend the rates notice.

It is important to note that the lodgement of any objection does not change the due date for payment of rates. Rates must be paid in accordance with the Rates Notice until otherwise notified by Council.

##### 4.2 Valuation or Land Use

If a property owner believes that a particular property has been incorrectly valued or wrongly classified as to its land use, then an objection may be made to the Valuer-General within 60 days of being notified of the land valuation or land use classification.

#### 5 DISCLAIMER

A rate cannot be challenged on the basis of non-compliance with this policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the Council has failed to properly apply this policy it should raise the matter with the General Manager.

#### 6 AVAILABILITY OF POLICY

This policy is available for inspection at the Council Offices during ordinary working hours at no charge.

Copies of this policy will be available from Council's website [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au), or in paper form at the Council Offices, 13 Smith Street, Longford, at the cost of a small administration charge.

**NORTHERN MIDLANDS COUNCIL**  
**COUNCIL POLICIES**



**7 REFERENCES**

General Manager  
Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301  
Phone: 03 63977303

Valuer-General  
Valuer-General's Office  
GPO Box 44  
HOBART TAS 7001  
Phone: ~~023 6165 4446~~ **2333844**

Rate Enquiries  
Customer Service Team  
Northern Midlands Council  
Phone: 03 63977303

**NORTHERN MIDLANDS COUNCIL****COUNCIL POLICIES**

Policy Name:	<b>AUDIT COMMITTEE</b>
Originated Date:	Adopted 21 September 2015 – Min. No. /15 (Replacing previous Audit Committee Policy adopted 18 February 2013 – Min. No. 43/13 (as Policy 68) and last reviewed 9 December 2013 – Min. No. 354/13)
Amended Date/s:	
Applicable Legislation:	<i>Local Government Act 1993 &amp; Local Government (Meeting Procedures) 2005, Audit Act 2008</i>
Dataworks Reference:	44/001/001
Objective	To establish the role, responsibility, structure and process of the Audit Committee.

**1. PURPOSE**

To set out the objectives, authority, composition, tenure, functions, reporting and administrative arrangements of the Audit Committee.

**2. OBJECTIVE**

The objective of the Audit Committee is to review the council's performance under section 85A of the Act and report to the council its conclusions and recommendations.

**3. AUTHORITY**

The Council authorises the audit panel, within its responsibilities, to:

- obtain any information it requires from any employee or external party (subject to any legal obligation to protect information);
- discuss any matters with the Tasmanian Audit Office (TAO), or other external parties (subject to confidentiality considerations);
- request the attendance of any employee, including members of the Council, at audit panel meetings; and
- obtain legal or other professional advice, as considered necessary to meet its responsibilities, to a pre-approved limit set in the annual budget.

**5. COMPOSITION AND TENURE**

The audit panel comprises two councillors and two independent members, appointed by the council.

The Council will appoint an independent member as the chairperson of the panel.

Audit panel members are appointed for a period of not less than one year, and not exceeding four years.

Audit panel members may be re-appointed at the approval of the Council.





## 6. FUNCTIONS

To comply with the Audit Panels Order, when reviewing the Council's performance the audit panel is to consider:

- the Council's financial system, financial governance arrangements and financial management;
- whether the annual financial statements of the Council accurately represent the state of affairs of the council;
- whether and how the strategic plan, annual plan, long-term financial management plan and long-term strategic asset management plans of the Council are integrated and the processes by which, and assumptions under which, those plans were prepared;
- the accounting, internal control, anti-fraud, anti-corruption and risk management policies, systems and controls that the Council has in relation to safeguarding its long-term financial position;
- whether the Council is complying with the provisions of the Act and any other relevant legislation; and whether the Council has taken any action in relation to previous recommendations provided by the audit panel to the Council and, if it has so taken action, what that action was and its effectiveness.

### 6.1 Key Areas

In fulfilling its functions, the audit panel should consider the following key areas:

- corporate governance;
- human resource management, including policies, procedures and enterprise agreements;
- information and communications technology governance;
- management and governance of the use of data, information and knowledge; and
- internal and external reporting requirements.

## 7. RESPONSIBILITIES OF PANEL MEMBERS

Members of the audit panel are expected to understand and observe the legal requirements of the Act and the Audit panels Order. Members are also expected to:

- act in the best interests of the council;
- apply sound analytical skills, objectivity and judgment;
- express opinions constructively and openly, raise issues that relate to the audit panel's functions and pursue independent lines of enquiry; and
- contribute the time required to review the papers provided.

## **8. REPORTING**

The audit panel is to provide a copy of its meeting minutes to the Council as soon as practicable after each audit panel meeting.

If the audit panel has conducted a review under section 85A of the Act, the audit panel must provide a written report of its conclusions and recommendations to the Council as soon as practicable after the review is completed.

## **9. ADMINISTRATIVE ARRANGEMENTS**

### **9.1 Meetings**

The audit panel will meet at least four times per year.

The audit panel is to regulate its own proceedings in accordance with this charter.

The chairperson may determine that a meeting is to be held in private.

The general manager and financial manager, or their delegates, are to attend audit panel meetings unless the chairperson determines a meeting is to be held in private.

The audit panel may invite any councillor and/or employee of the Council and/or representative of the TAO to attend meetings of the audit panel.

### **9.2 Quorum**

A quorum of an audit panel meeting is two members, including an independent member.

### **9.3 Work Plan**

The audit panel is to develop an annual work plan that includes, but is not limited to, a schedule of meetings and the known objectives for each meeting.

The forward meeting schedule should include the dates, location, and proposed agenda items for each meeting.

### **9.4 Secretariat**

The Council, in consultation with the audit panel, will appoint a person to provide secretariat support to the audit panel. The secretariat will:

- ensure the agenda for each meeting is approved by the chairperson;
- ensure the agenda and supporting papers are circulated at least one week prior to the meeting; and
- ensure the minutes of the meetings are prepared and submitted to the Council as soon as practicable after each meeting.

### **9.5 Interests**

## COUNCIL POLICIES

Audit panel members must declare to the chairperson any pecuniary or non-pecuniary interests that may affect them carrying out their functions. Details of any pecuniary or non-pecuniary interests declared by members will be appropriately minuted.

Independent members are to consider past employment, consultancy arrangements and related party issues in making these declarations.

At the beginning of each audit panel meeting, members are required to declare any potential or actual pecuniary or non-pecuniary interest that may apply to specific matters on the meeting agenda. Where required by the chairperson, the member will be excused from the meeting or from the audit panel's consideration of the relevant agenda item(s). Details of potential or actual pecuniary or non-pecuniary interests declared by members will be appropriately minuted.

### **9.6 Induction**

The Council will provide new audit panel members with relevant information and briefings on their appointment to assist them to meet their audit panel responsibilities.

### **9.7 Remuneration**

Independent members of the audit panel shall be paid an annual sitting fee per meeting attended.

The chairperson of the audit panel shall be paid a sitting fee of per meeting attended.

## **10. REVIEW**

The Council will review this charter at least every four years.



# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES



<b>Policy Name:</b>	<b>RATE INCENTIVE FOR NEW DEVELOPMENT</b>
<b>Originated Date:</b>	Adopted 14 December 1998 Min. No. 514/98 (as Policy 17)
<b>Amended Date/s:</b>	Amended 2 June 2003 Min. No. 206/03 Amended 21 September 2009 – Min. No. 255/09
<b>Applicable Legislation:</b>	Section 129 (4) of the Local Government Act 1993
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To provide a rate incentive for new developments.

That the Council in accordance with section 129(4) of the Local Government Act 1993 adopt the following policy on 'Rate Incentives for New Developments'.

### 1. Residential Development

That no rate subsidy apply.

### 2. Subdivision of Land

That no rate subsidy apply.

### 3. Industrial/Commercial Development

A rates subsidy applies to new industrial or commercial developments provided that:

- i) If the general rate increase is greater than \$10,000 then:
  - ◆ For a 3 year period, 75% of the general rate increase paid and 25% of the general rate increase reserved for use on off-site works nominated by the ratepayer (provided works agreed to by the Council);
  - ◆ Reserved funds remain for 5 years, after which the balance shall be absorbed into general revenue; or
- ii) If the general rate increase is greater than \$2,000 but less than \$10,000, then 75% of the general rates increase paid for a 3 year period; or
- iii) If the general rate increase is less than \$2,000 then no rate subsidy applies.

# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES



<b>Policy Name:</b>	<b>RATES REMISSION</b>
<b>Originated Date:</b>	Adopted 20 September 1993-Min. No. 431/93 (as Policy 18)
<b>Amended Date/s:</b>	Amended 19 December 1994-Min. No. 448/94 Amended 18 December 1995-Min. No. 433/95 Amended 9 April 2001 – Min. No. 149/01 Amended 21 September 2009 – Min. No. 255/09 Amended 15 September 2014 – Min. No. 235/14
<b>Applicable Legislation:</b>	Sections 87 & 129 of the Local Government Act 1993
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To establish a policy relating to the granting of rate remissions on church, charitable and non-profit organisation's properties.

### (a) EXEMPTIONS FROM RATES AND CHARGES

#### (i) General

No rates and charges to be raised on properties defined as being "Exempt" in the *Local Government Act, 1993*.

#### (ii) Church Properties

The following rates and charges to be raised on church properties that are used for charitable purposes, (i.e. church buildings, church halls, and cemeteries).

General Rate	Fire Levy	MGB Charge
No	No	Yes*

\* = Not compulsory charged if service required

#### (iii) Youth Halls

The following rates and charges to be raised on youth halls that are used for advancement of education (i.e. Scouts/Cubs/Police Boys Club/ Guides/Brownies etc. halls).

General Rate	Fire Levy	MGB Charge
No	No	Yes*

\* = Not compulsory charged if service required

#### (iv) Other Charitable and Non-Profit Organisations

Where an organisation seeks to have its land, other than a church building, exempted from rates and charges on the basis of use for charitable or non-profit purposes then if:

- (1) the land is occupied and used for either the advancement of religion, advancement of education, a purpose directed towards alleviating poverty, or for some other



# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES



charitable purpose; or

- (2) the land is used exclusively for a purpose to advantage a class or section of the community and the Council is satisfied that the purpose has some positive public benefit - the Council raise full Service Rates and Charges only, (i.e. Eskleigh Hospital, Toosey Hospital, Aldersgate Homes, Elizabeth-Macquarie Homes, Catholic Church homes, Toosey Residential Homes and Agricultural Show Grounds).

General Rate	Fire Levy	MGB Charge
No	No	Yes*

\* = Not compulsory charged if service required

### (v) Council Owned/Leased Properties

Raise full Service Charges for all Council owned properties where a service is actually used.

General Rate	Fire Levy	MGB Charge
No	No	Yes*

\* = Not compulsory - charged if service required

### (vi) Other Properties

Grant full exemption to Lake Leake and Tooms Lake Shack and Camp Sites but raise annual licence fees for these properties.

### (vii) Poatina Village (Min Ref 433/95)

Privately owned and commercially leased properties within Poatina Village be rated in the following manner.

General Rate	Fire Levy	MGB Charge
50%	100%	N/a

N/a = Not available

### (b) ADMINISTRATION

Ratepayers requesting remission of rates and charges shall be informed of Council policy (where applicable). A list of remissions approved in accordance with the policy shall be circulated on the 10th September each year for Councillors information.

If a request does not accord with Council policy the ratepayer shall be advised that their request is not approved and that they have the right to put their application before a meeting of Council for consideration on its individual merits.



# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES



<b>Policy Name:</b>	<b>RATING FOR "GRANNY FLATS"</b>
<b>Originated Date:</b>	Adopted 11 March 1996-Min. No. 85/96 (as Policy 19)
<b>Amended Date/s:</b>	Reviewed 21 September 2009 – Min. No. 255/09
<b>Applicable Legislation:</b>	Section 129 of the Local Government Act 1993
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To establish a policy for the remission of rates for "granny flats" ancillary units occupied by immediate family or disabled/invalid relatives.

That Council remit garbage collection charges for ancillary units occupied by pensioner or disabled invalid persons, subject to:

- (a) property being deemed as an "ancillary unit" under the Northern Midlands Council Planning Scheme 1995
- (b) ancillary unit not having a separate garbage collection
- (c) annual application being made providing proof of occupancy, with:
  - i) Council officers sighting a relevant pension card (aged/disabled)
  - ii) occupant being enrolled on electoral roll at that address
  - iii) a statutory declaration made by owner of ancillary unit stating that the "granny flat" meets all relevant criteria and is eligible for remission.

Policy Name: INFORMATION MANAGEMENT POLICY

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Originated Date: Adopted ..... 2015

Amended Date/s:

Applicable Legislation:

Dataworks Reference: 44/001/001

**Objective**

The objective of this policy is to provide guidance and direction on the creation and management of information and records and to clarify staff responsibilities. Northern Midlands Council is committed to establishing and maintaining information and records management practices that meet its business needs, accountability requirements and stakeholder expectations.

The benefits of compliance with this policy will be trusted information and records that are well described, stored in known locations and accessible to staff and clients when needed.

This policy is written within the context of *Northern Midlands Council* information and records management framework which is attached as **Appendix A**. This policy is supported by complementary policies and additional guidelines and procedures which include **Appendix B**.

## Policy statement

Northern Midlands Council's information and records are a corporate asset, vital both for ongoing operations and also in providing valuable evidence of business decisions, activities and transactions.

All agency records must be managed and maintained regardless of their format in an authorised information management system.

All Council staff are required to create and maintain authentic, reliable and useable information, documents and records, and protect their integrity for as long as they are required through:

- Ensuring that full and accurate records are created and maintained for each business process followed in the Council
- Preserving records, whether hard copy or electronic, safely and securely
- Ensuring that electronic records are saved and stored in the Council's recordkeeping system, or other approved system, with appropriate metadata captured and naming conventions used to enable their efficient retrieval and use
- Ensuring records are accessible over time to support the conduct of business, and that they are only retained for as long as required by the Council and relevant legislation
- Assigning responsibilities for recordkeeping in the Council.

The agency aspires to proactively implement systems and processes which will enable records and information to be stored in an electronic format wherever possible.

This Policy is to be read in conjunction with the Information Management Framework and Records Management Manual. All practices and procedures concerning records management within the Council must be in accordance with this Policy.



## Scope

This policy applies to the management and maintenance of records through their life cycle from creation, receipt or capture, to preservation and disposal under the provision of the *Archives Act 1983*. It includes records in any format held in the Council's information systems. This policy covers the work practices of staff and consultants who:

- Create information
- Access information
- Have responsibility for information including storage, retrieval, dissemination and disposal
- Have management responsibilities for officers engaged in any of these activities
- Manage or have design input into information technology infrastructure.

The key distinction between Council records and other types of information is that records provide evidence of business activities.

Records exist in a variety of formats including, but not limited to paper documents, electronic messages, word processed letters, web-pages, information in databases, photographs, film, maps etc.

Regardless of format, records must be created, captured, maintained, secured and disposed of in accordance with the requirements of this Policy.

## Goals

The goals of this Policy are

- to ensure effective Council records management, covering the creation and maintenance of authentic, reliable and useable records.
- to ensure the Council's records support the accountability and transparency of its business functions and activities for as long as those records are required.
- to provide evidence of the Council's commitment to best practice records management.
- to set out the responsibilities of staff, clarifying their accountability for records and information management.
- to ensure that records and information management is done in accordance with our business and legislative requirements.

## Rationale

The Council records are our corporate memory, providing evidence of actions and decisions and representing a vital asset to support our daily functions and operations. Records support policy formulation, decision-making and protect the interests of Council.

In addition to this records help us to make good use of precedents and organisational experience. They support consistency, continuity, efficiency and productivity in program delivery, management and administration.

State legislation and Australian Standards have been adopted as a requirement and code of best practice for the management of information and records within the agency.

They provide details of the conditions and standards by which information management and recordkeeping practices at the agency will be guided.

The following information provides an overview of key standards and legislation applicable to Council.

**Archives Act 1983** establishes the requirement for Tasmanian government agencies to create and keep State records.

**AS:ISO-15489.1 – Information and Documentation – Records Management** provides clear guidelines for the establishment and application of records management practices, procedures and systems that have been incorporated into the agency's information management program.

**Corporations Act 2001** defines the agency's responsibilities for keeping financial records which correctly record and explain its transactions and financial position and performance; and that enable true and fair financial statements to be prepared and audited.

**Crimes Act 1924** covers criminal activity including fraud.

**Electronic Transactions Act 2000** facilitates and promotes business and community confidence in the use of electronic transactions. It recognises the legal validity of transactions carried out electronically, and so permits the "recording and retention of information and documents in electronic form". Recordkeeping practices should be applied to all records regardless of the format of those records. Where records are created electronically they should be managed appropriately.

**Evidence Act 2001** describes the ways in which documents may be admitted as evidence into court. The Act describes the more acceptable formats and the features that would give more value or "weight" to records. Recordkeeping practices must ensure that the more appropriate format of the record is preserved.

**Financial Management Act 1990 and Audit Act 2008** cover accounting and auditing requirements. The 1990 Act has since been amended to strengthen the powers of the Auditor-General. (*these Acts are not relevant to Councils*).

**Financial Transaction Reports Act 1988** provides for the reporting of certain transactions and monetary transfers to the Australian Transaction Reports and Analysis Centre (AUSTRAC) and specifies minimum retention periods for account and signatory information.

**Income Tax Assessment Act 1997** requires the agency to keep records of income tax returns and assessments, and any related accounting documentation such as calculations, income and expenditure records.

**Limitations Act 1974** Sets out time periods in which legal action can be taken in various instances. The Act imposes a number of limitations on specific types of actions.



**Local Government Act 1993** – Imposes a duty on Councils to create a wide variety of records.

**Personal Information Protection Act 2004** sets out rules about information handling, including how the agency may collect, use, store and disclose personal information.

**Right to Information Act 2009** provides for greater access to information held by Tasmanian government bodies and encourages proactive disclosure of information held by the agency as well as giving the public access to information upon request.

**State Service Act 2000** provides a legislative framework that has been designed to support a contemporary workforce and to provide the best possible services to the Government, the Parliament and the community (*not relevant to Councils*).

**Tasmanian Government Information Security Policy** is based upon the following information security policy principles:

- **Availability:** information is accessible and usable to authorised entities.
- **Integrity:** the accuracy and completeness of information is protected.
- **Confidentiality:** information is not made available or disclosed to unauthorised individuals, entities or processes.
- **Proportionality:** measures to protect information are relative to the risk of loss or failure of availability, integrity and confidentiality.

## Definitions

### **Business Classification Scheme**

A hierarchical model of the relationship between the Council's functions, activities and transactions. It provides the core foundation for the development of the Council's recordkeeping tools including a retention and disposal schedule.

### **Destruction Authority**

A once-off authorisation from the State Archivist that permits destruction for a defined set of records.

### **Disposal**

Involves either the destruction of records; their transfer to the Tasmanian Archive & Heritage Office for retention as part of the State archives; their transfer to another custodian; or some other process approved by the State Archivist which removes them from the custody of the agency.

### **Metadata**

Data that describes the context, content and structure of records and their management through time.

### **Record**

Information created, received and maintained as evidence and information by an organisation or person, in the pursuance of legal obligations or in the transaction of business. (Source: *International Standard ISO 15489 – 2002, Records Management, Part 1: General, Clause 3.15*)

### **Retention and Disposal Schedule**

An ongoing authorisation from the State Archivist that specifies minimum retention periods and consequent disposal actions for a defined set of records.

### **State archive**

State record or any other record which is deposited and preserved permanently in the Tasmanian Archive & Heritage Office.

### **State records**

Records of State government agencies/departments, State authorities, or local authorities. These public bodies are defined in Section 3 of the *Archives Act 1983*.

## Requirements

### Creation and maintenance of records

Business records must be created and captured by everyone subject to this policy. Business records should provide a reliable and accurate account of business decisions and actions. Therefore it is necessary to include all necessary information to support business needs including the names, dates and time, and other key information needed to capture the business context.

Records can be folders, documents or data created, received or maintained as evidence and information of work done for or on behalf of the Council. Records may be either hard copy or electronic.

Examples of the Council's records include (but are not limited to):

- Agendas, minutes and papers
- Case files
- Complaint correspondence
- Contracts and agreements
- Correspondence received from members of the public, private and public sector organisations that require action
- Documents related to events organised with or for external organisations, students etc.
- Facilities hire forms and documentation
- Media releases and articles
- Personnel recruitment and appointment documentation
- Policies and guidelines
- Reports and submissions
- Risk management registers and documentation
- Training program documentation
- WorkCover documents and files

Ultimately, if the record contains a business transaction or evidence of any decision that has been made on behalf of the Council it must be kept for the required time as per an approved Retention and Disposal Schedule authorised by the State Archivist.

Where no Retention and Disposal Schedule exists for the records they must be retained until such a time as they can be either destroyed according to a Destruction Authority authorised by the State Archivist, or transferred to the Tasmanian Archive & Heritage Office as State archives.



## Records that do not have to be kept

Some records do not belong in the Council's recordkeeping system, including:

- External advertising material
- Externally published newsletters that do not contain material created by or referencing the Council
- Internal e-mails received by “carbon copy” (cc) or “blind carbon copy” (bcc)
- Junk e-mail
- Personal items including e-mail
- Rough notes, working papers and calculations used solely to assist in the preparation of other records such as correspondence, non-auditable reports and statistical tabulations
- Copies of any documents, preserved solely for reference
- Published material preserved solely for reference
- Electronic revisions of documents in the Council's recordkeeping system which can be purged/deleted when finalising documents

Documents of this nature may be destroyed, as defined by the Tasmanian Archive & Heritage Office *Retention and Disposal Schedule for short-term value records (DA2158)*

## Systems used to maintain records

Records generated within the Council in the course of normal business practice or received from an external source are to be registered and captured in the agency's recordkeeping system.

The following business and administrative databases and software applications are endorsed for the capture and storage of specific information and records. These include:

- Information and records management system – Technology One
- Business system – Outlook, Various Registers & User Drive
- Finance system – Open Office
- Payroll - Payroll.net

A full register of endorsed systems used to create or manage information and records can be found at **Appendix C**. These endorsed systems appropriately support information and records management processes such as creation and capture, storage, protection of integrity and authenticity, security, access and retention, destruction and transfer.

Corporate records must not be maintained in email folders, shared folders, personal drives or external storage media as these lack the necessary functionality to protect business information and records over time.

Records created when using social media applications or mobile devices may need to be captured into an endorsed system.

## **Access to records: sharing corporate information within Council**

Information is a corporate resource to which all staff may have access, except where the nature of the information requires restriction. Access restrictions should not be imposed unnecessarily but should protect:

- individual staff, or client privacy
- sensitive material such as security classified or material with dissemination limiting markings, for example any records information security classified ‘Cabinet in Confidence’ or above.

When handling information, staff are reminded of their [obligations outlined in their statements of duties and under the Employee Code of Conduct](#).

## **Release of publicly available information**

In accordance with our obligations under the Right to Information Act 2009 access to publicly available information will be provided on our website and social media. This is the responsibility of Records Officer.

The public have legislative rights to apply for access to information held by our organisation under the Right to Information Act 2009. This applies to all information held by the agency, whether in officially endorsed records management systems or in personal stores such as email folders or shared and personal drives. Responses to applications for access under Right to Information legislation are the responsibility of the General Manager.

## **Retention or destruction of records**

Council records are destroyed when they reach the end of their required retention period set out in Records Retention and Disposal Schedules issued by the Tasmanian Archive and Heritage Office (TAHO). Retention periods in disposal schedules take into account all business, legal and government requirements for the records.

Records cannot be disposed of other than in accordance with all relevant Retention and Disposal Schedules and Destruction Authorities authorised by the State Archivist. In addition to this, records cannot be disposed of without the approval of the Records Management Officer and the Corporate Services Manager of the business unit that is the owner or is responsible for the records.

Some records can be destroyed in the normal course of business. These are records of a short-term, facilitative or transitory value that are destroyed as short term value records. Examples of such records include rough working notes, drafts not needed for future use or copies of records held for reference. See the TAHO website for the Retention and Disposal Schedule for Short Term Value Records. To discuss Business Units needs contact Council’s Records Manager Officer.

Central to the Council’s accountability process is the requirement it maintains a Register of Records Destroyed. This is the agency’s formal evidential record of destruction and must be retained permanently by Council. The Register must be clearly identified as the Register of Records Destroyed under Section 20(2)(b) of the Archives Act 1983.

## **Transfer of records**

At times certain records may be required to be transferred out of the custody of Council. This occurs when records of archival value are no longer being actively used and/or are 25 years or older. In this instance Council transfers them to TAHO. We are still able to access records if a subsequent need arises to consult records in TAHO's custody.

Another instance where records may be transferred is when records are affected by administrative change and are transferred to an inheriting Council or to a private body. In either case, permission must be sort from TAHO before the records are transferred.

Contact our Council's Records Manager Officer to discuss the procedures for transferring records.

## **Monitoring the Records Management program**

The records management program will be monitored for breaches of this Policy by the Records Management Officer and Information Technology Officer who will facilitate training as required.

Day-to-day records management audit activities will be coordinated by the Records Management Officer.



## Responsibilities

All Council staff, consultants, and contractors employed or engaged by the Council are responsible for the management of all records created in the course of their work. This includes complying with this Policy at all times.

Staff must always be mindful that all records created in the course of their employment are the property of Council.

Specific responsibilities and accountabilities for information and records management at the agency include:

### General Manager

The General Manager is responsible for:

- Ensuring that the Council's records management program satisfies operational and legislative requirements and obligations
- Implementing and continually improving the Council's information management program
- Defining the Council's requirements for information, records and document management
- Ensuring that staff are aware of their roles and responsibilities relating to the management of information
- Maintaining and reviewing this Policy and relevant documentation as required

### Department Managers of Council

Department Managers are responsible for:

- including records management training in induction programs
- arranging for refresher training sessions as required
- Ensuring their staff have an appropriate awareness of information management systems and requirements
- Ensuring that staff attend training in information management systems or procedures relevant to their work area where necessary

### Records Management Officer

The Records Management Officer is responsible for the efficient management of Council's recordkeeping system, ensuring that sound recordkeeping principles and records management best practice guidelines are followed and adhered to.

This involves initiating and maintaining control over daily records management activities and services in accordance with the document and records management procedures, including providing support to staff in the use of Council's recordkeeping system.

The Records Management Officer is also responsible for:

- Arranging training sessions for staff in the use of the Council's recordkeeping system

- Ensuring records are captured uniformly across the Council and stored in approved corporate systems
- Maintaining the integrity and authenticity of records
- Managing the storage of hardcopy records located onsite and offsite
- Managing the disposal of records under approved disposal schedules and maintaining the register of destroyed records
- Making and documenting configuration changes to the system as deemed necessary and via change control processes
- Ongoing review and amendment of Retention and Disposal Schedules
- Ensuring the system is accessible and performing appropriately on a day to day basis
- Responding to user requests for assistance with the Council's recordkeeping system or other records management issues

### **Human Resources / Payroll Staff**

Human Resources / Payroll Staff of Council are responsible for:

- Administration and management of employee records
- Administration and management of records within Payroll.net
- Requesting the creation of personnel files

### **Information Technology Staff**

Information Technology staff are responsible for:

- Ensuring new users are added to the Council's recordkeeping system as part of the new user induction program
- Providing technical support for the ongoing operation and maintenance of Council's systems
- Providing technical support to all staff on the use of Council's systems/applications
- Publishing and updating information onto the intranet and internet in consultation with the content owners
- Undertaking system backups
- Developing, maintaining and testing the Council's disaster recovery plan

### **Departmental Employees**

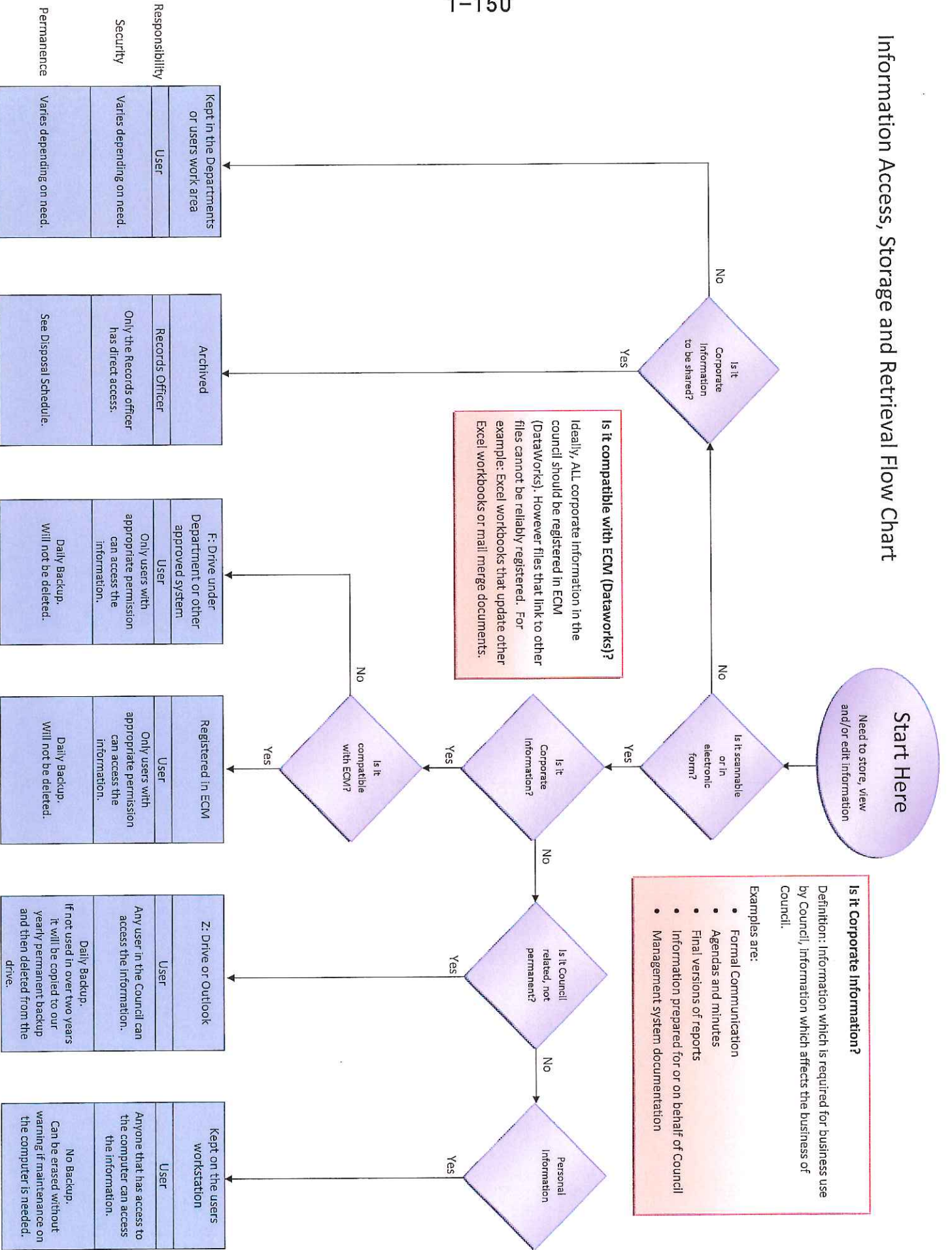
Staff members should take care to handle records sensibly, with care and respect to avoid damage to them and to prolong their lifespan. Staff must not damage, alter or destroy information and records of the Council, without authorisation.

Staff members are responsible for using, maintaining and managing records in accordance with this Policy and the document and records management procedures.

This includes complying with these policies at all times by:

- Creating records that document their activities and decisions and saving them into Council's recordkeeping system or other approved systems (see Appendix C)
- Undertaking electronic document management activities within Council's recordkeeping system to ensure revision and version controls are captured
- Ensuring e-mail records are saved in Council's recordkeeping system
- Ensuring paper records are scanned to electronic format and saved in Council's recordkeeping system
- Recording folder movement for hard copy records in the Council's recordkeeping system
- Storing hard copy folders securely
- Ensuring hard copy records are not hoarded in work areas and are captured in a corporate system in a timely fashion
- Learning how and where records are kept within Council
- Not destroying records without authorisation and adhering to Council's disposal requirements
- Not losing records
- Being aware of and following records management procedures as outlined in this document.

# Information Access, Storage and Retrieval Flow Chart





## Register of Endorsed Systems

For the purposes of Northern Midlands Council's Information Management Policy, the only systems that are endorsed for the storage of council records and information are:

- Technology One ECM<sup>1</sup>
- Outlook<sup>2</sup>
- User Drive (F Drive)<sup>2</sup>
- SharePoint (for councillor data specifically – data also must be in ECM)
- OpenOffice software (for example, Payroll.NET for payroll data, Finesse for financial data, Procure.Gov for creditors data, Collect for debtors data, Property.Gov for property and rating data)
- IntraMaps (GIS data)
- OpenOffice web modules (planning/building/health/customer service)
- Registers (eg Contractors Register, Asbestos Register, Risk Register, etc)
- ApproveTAS (planning/building/plumbing Applications)
- ProMaster Key Manager (electronic key management system)

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<sup>1</sup> ECM is the primary storage of electronic records for council. All council data should be stored here wherever possible, regardless of whether the data is also stored elsewhere.

<sup>2</sup> Storage in these systems is only permitted for the purposes of ease of access/communication, and **only if the data is also registered in ECM.**

# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES



### Policy 11 NON-CONFORMING SIGNS

<b>POLICY NUMBER</b>	11
<b>OBJECTIVE</b>	To bring non-conforming signs into conformity with the <i>Northern Midlands Planning Scheme 1995</i>
<b>STATUTORY AUTHORITY</b>	Sections 48, 51 and 64 <i>Land Use Planning and Approvals Act 1993</i>
<b>POLICY</b>	Adopted 8 April 1999 – Minute No 155/99 Amended 10 December 2012 – Minute No. 356/12

### POLICY

The Planning & Development Department shall be guided by the following procedures:

#### 1. SIGNS THAT ARE PROHIBITED UNDER THE PLANNING SCHEME

- Step 1 Write to the owner(s) of the property advising that signs are controlled by the Northern Midlands Planning Scheme 1995 and request that the non-conforming sign be removed. Allow fourteen (14) days.
- Step 2 Write to the owner(s) of the property requiring action to be undertaken in seven (7) days.
- Step 3 Refer the matter to the Council's Solicitor to forward a letter seeking immediate action.
- Step 4 Council Solicitor to seek enforcement order from the Resource Management and Planning Appeals Tribunal. If successful, then apply for cost.

#### 2. SIGNS THAT REQUIRE A PERMIT UNDER THE PLANNING SCHEME

##### *Standard Operating Procedure – removal of illegal signs*

Where the new erection or display of a sign comes to the attention of Council or its staff, it shall be reported to the person dealing with Planning compliance, currently the Planning Officer, who shall confirm its status as exempt, requiring a permit or prohibited. The following process shall then apply.

***Signs on Council property, erected without the permission of the General Manager, will be removed immediately.***

##### **A - Exempt**

- Step 1 Planning Officer to advise the complainant if applicable (Signs Notice 1)
- Step 2 No further action required

##### **B - Permit required and issued:**

- Step 1 Planning Officer to advise the complainant if applicable (Signs Notice 2)
- Step 2 No further action required



**C - Permit required and not issued:**

- Step 1 Planning Officer to advise the complainant if applicable (Signs Notice 3)
- Step 2 Serve notice to property owner (and sign owner if known) to remove the sign within 14 days (Signs Notice 4); or
- Step 3 Send email – remove and don't display again. If displayed again will be removed.
- Step 4 Advise that planning approval may be sought and supply an application form
- Step 5 If the sign is removed within 14 days, no further action is required
- Step 6 If the sign is not removed within 14 days, but a permit is applied for follow normal planning permit application process.
- Step 7 If the sign is not removed within 14 days and a permit is not applied for and it is not practicable to remove the sign:
- 7.1 Refer the matter to Council's solicitor to commence proceedings (Signs Notice 5); and
- 7.2 Advise the property owner (and sign owner if known) (Signs Notice 6)
- Step 8 If the sign is not removed within 14 days and a permit is not applied for and it is practicable to remove it:
- 8.1 The sign shall be removed by not less than two (2) Council staff (normally the Senior Planner and Planning Officer); and
- 8.2 The sign shall be stored at the Council Office or depot; and
- 8.3 Advise the property owner (and sign owner if known) that the sign has been removed and may be collected on payment of costs – include demand for costs (Signs Notice 7)
- Step 9 If the costs have not been paid within two (2) months:
- 9.1 Refer to normal debt collection procedure; and
- 9.2 Dispose of sign, by sale if practicable
- Step 10 If costs are paid within two (2) months, the owner may collect the sign
- Step 11 If the sign is not collected within two (2) months of service of Notice 7, it shall be disposed of, by sale if practicable.



**Planning Permit P10-271**

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

**ADDRESS OF LAND:**

7A WELLINGTON STREET, LONGFORD

P/N: 113600.051

**THIS PERMIT ALLOWS FOR:**

The land at 7A Wellington Street, Longford to be developed and used for *supermarket signage (pole sign & 6 vertical banner signs)*, in accordance with application P10-271, and subject to the following conditions:

**1 Endorsed plans**

**1.1 Layout not altered**

The location and details of signs and signwriting shall be generally in accordance with the endorsed document **P1**, **except as required below**.

**1.2 Amended plans required**

Prior to the application for a building permit for the signs, amended plans to the satisfaction of the Planning & Development Manager shall be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans shall be drawn to scale with dimensions and two copies provided. The plans shall be generally in accordance with the endorsed plans but modified to show:

- *The pole sign drawn to scale with a maximum height of 7m, a maximum width of 2.5m and a minimum clearance of 2.7m.*
- *The banner signs drawn to scale.*

**1.3 Amended plans if internal illumination of pole sign required**

If internal illumination of the pole sign is required, amended plans to the satisfaction of the Planning & Development Manager shall be submitted prior to the application for a building permit for the signs. When approved, the plans will be endorsed and will then form part of the permit. The plans shall be drawn to scale with dimensions and two copies provided. The plans shall be generally in accordance with the endorsed plans but modified to show:

- *The wording 'Supa IGA' as illuminated, rather than the whole sign.*
- *The wording 'Longford Village Plaza' with illuminated wording or the letters cut out from the illuminated background.*



## **2 Signage details**

The signs shall:

- not contain any flashing light.
- be located wholly within the boundary of the land.
- be constructed and maintained to the satisfaction of the Planning & Development Manager.
- not be illuminated by external lights except with the written consent of the Planning & Development Manager. External sign lighting shall be designed, baffled and located to the satisfaction of the Planning & Development Manager to prevent any adverse effect on adjoining land.

## **3 Pole sign**

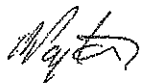
Only retailers and services available on site shall be advertised on the pole sign.

## **4 Vertical banner signs**

Only events of a community nature shall be advertised on the vertical banner signs. The supermarket, commercial advertising and specials are not permitted. Signs are not to be displayed until the permit operator has sought and gained the written approval of the Council's Planning and Development Manager for the wording and design of each sign. Such approval is required prior to any new display of signs.

## **5 Other approvals**

The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation. An application for a building permit will be required from Council prior to any works, under the *Building Act 2000*.



DUNCAN PAYTON  
**PLANNING & DEVELOPMENT MANAGER**  
18-Oct-2010

***THIS IS NOT A BUILDING PERMIT***







**Northern Midlands Planning Scheme 1995**



**NORTHERN  
MIDLANDS  
COUNCIL**

**Planning Permit P11-049**

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

**ADDRESS OF LAND:**

13 MARLBOROUGH STREET, LONGFORD

P/N: 109300.08  
CT 46352/1

**THIS PERMIT ALLOWS FOR:**

The land at 13 Marlborough Street, Longford to be developed and used for a Sign, in accordance with application P11-049, and subject to the following conditions:

**1 Signs not altered**

The location and details of signs and signwriting shall be in accordance with the endorsed documents numbered P1 – P2. The sign shall:

- not contain any flashing light.
- not flash, chase or continually change (other than daily).
- be located wholly within the boundary of the land.
- be constructed and maintained to the satisfaction of the Planning & Development Manager.
- The sign is not to face Wellington Street.

**2 Colours & finishes**

The font of the sign shall be Bookman Old Style, and the final form and style of the sign, frame and structure to be approved in writing prior to erection by the Planning & Development Manager in consultation with Council's Heritage Adviser.

A handwritten signature in black ink, appearing to read 'Duncan Payton', is written over the typed name.

DUNCAN PAYTON  
**PLANNING & DEVELOPMENT MANAGER**  
21-Feb-2012

Proposed LED sign for Rural Supplies.

LED alpha/numeric sign

Black background, amber content

Sign size 1750mm x 600mm approx

Font styles similar to: Bookman Old Style or Times New Roman

Fixed to steel bracket

Sign writing to advise goods/services/information relevant to client base – messages to have minimum 2 day duration

Not to flash or chase

**NORTHERN MIDLANDS COUNCIL**  
THIS PLAN FORMS PART OF  
PERMIT NUMBER P11-049  
ISSUED ON 20-FEB-2012  
AND SHOULD BE READ IN  
CONJUNCTION WITH THAT PERMIT



.....  
Planning & Development Manager



Picture 318.jpg - Windows Picture and Fax Viewer

FONT STYLES:  
BOOKMAN OLD STYLE  
TIMES NEW ROMAN

Approx. size of proposed sign



Sign, writing example

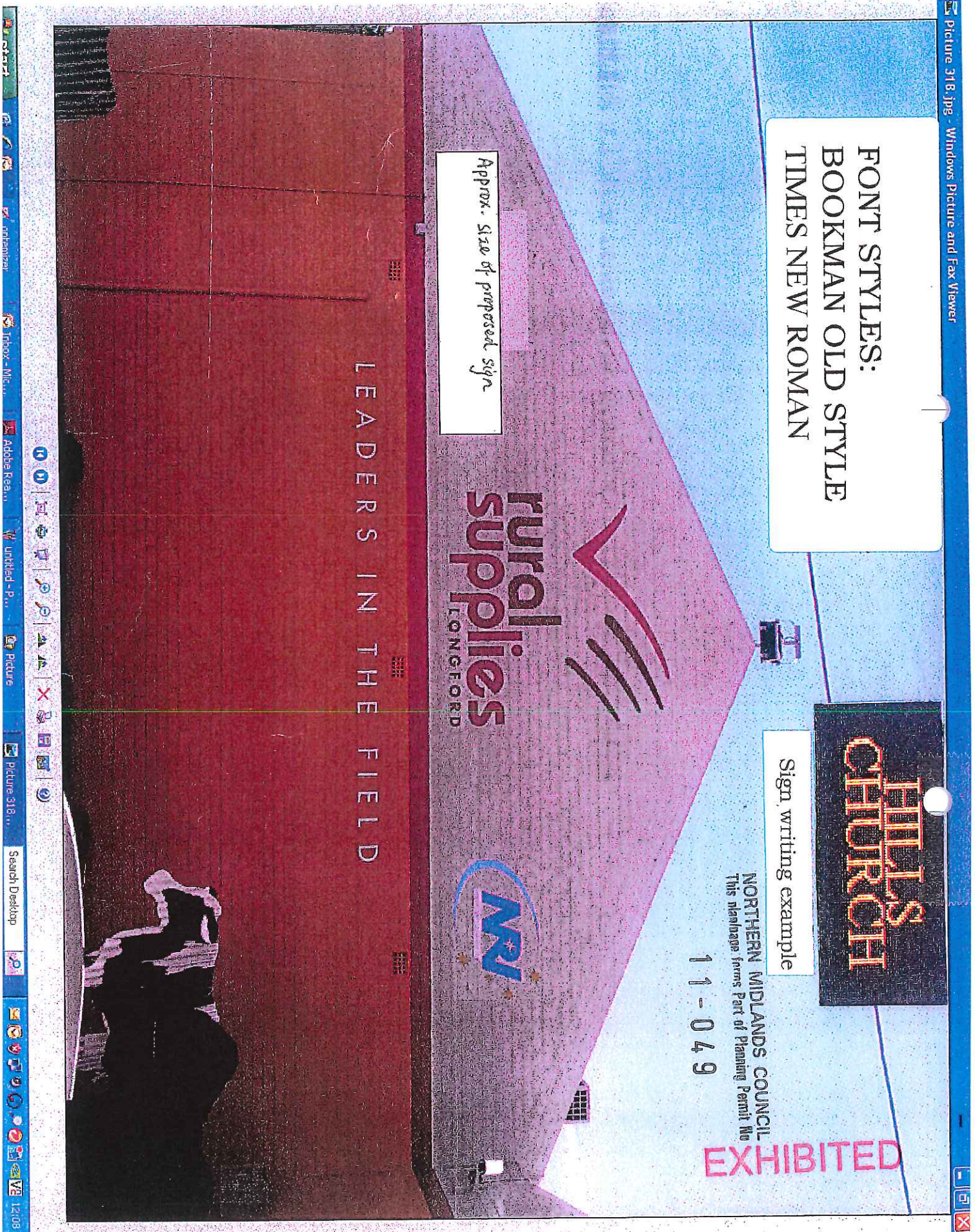
NORTHERN MIDLANDS COUNCIL  
This interchange forms Part of Planning Permit No  
11 - 049

EXHIBITED

rural  
supplies  
LONGFORD



LEADERS IN THE FIELD





**Northern Midlands Interim  
Planning Scheme 2013**



**NORTHERN  
MIDLANDS  
COUNCIL**

**Planning Permit P15-108**

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

**ADDRESS OF LAND:**

18A MARLBOROUGH STREET, LONGFORD

P/N: 109301.35  
CT 28645/6

**THIS PERMIT ALLOWS FOR:**

The land at 18A Marlborough Street, Longford to be developed and used for a sign, in accordance with application P15-108, and subject to the following condition:

**1 Layout not altered**

The use and development shall be in accordance with the endorsed plans numbered **P1 – P2** (*Dimensioned Signage Elevation by Fingerprint Signs Pty Ltd & Site Plan by applicant, dated 15/04/2015*).

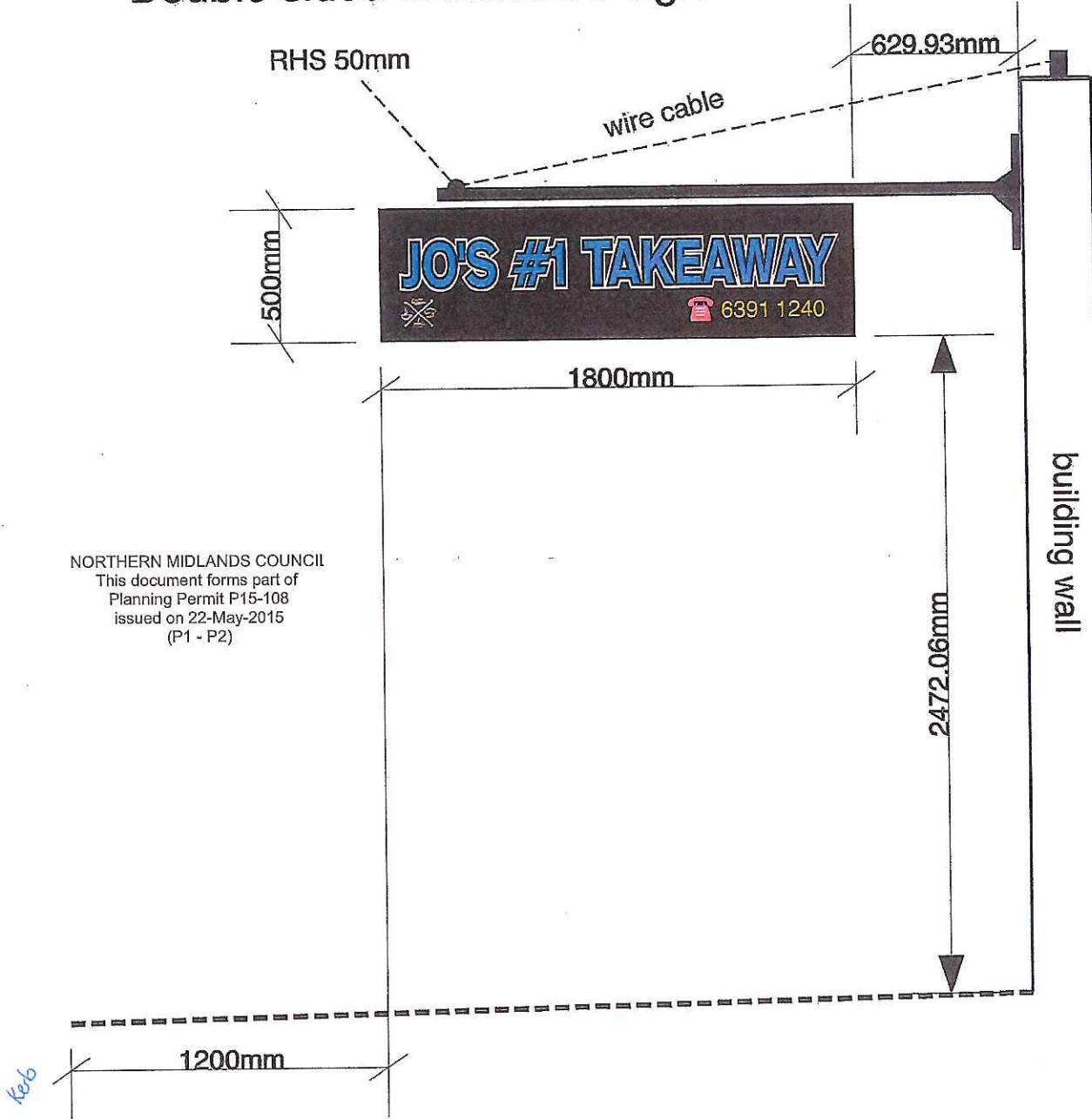
PAUL GODIER  
**SENIOR PLANNER**  
22-May-2015

Notes:

- A The use allowed by this permit is a *discretionary* use within the *General Business zone and the Heritage precinct*, and, under the Northern Midlands Interim Planning Scheme 2013, is defined as *Horizontal Projecting Wall Sign*.
- B Attention is directed to Sections 61 and 62 of the *Land Use Planning and Approvals Act 1993* (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:
- A planning appeal may be instituted by lodging a notice of appeal with the Resource Management & Planning Appeal Tribunal (phone 6165 6794 or see the Tribunal's website at [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au)).
  - A planning appeal shall be instituted within 14 days of the date the Council serves notice of the decision on the applicant.
- C This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.
- D A copy of the Council report prepared in relation to this application is available upon request.
- E This permit does not imply that any other approval required under any other by-law or legislation has been granted.

# Jo's #1 Takeaway 18a Marlborough Street Longford Tasmania 7301

## Double sided Illuminated sign



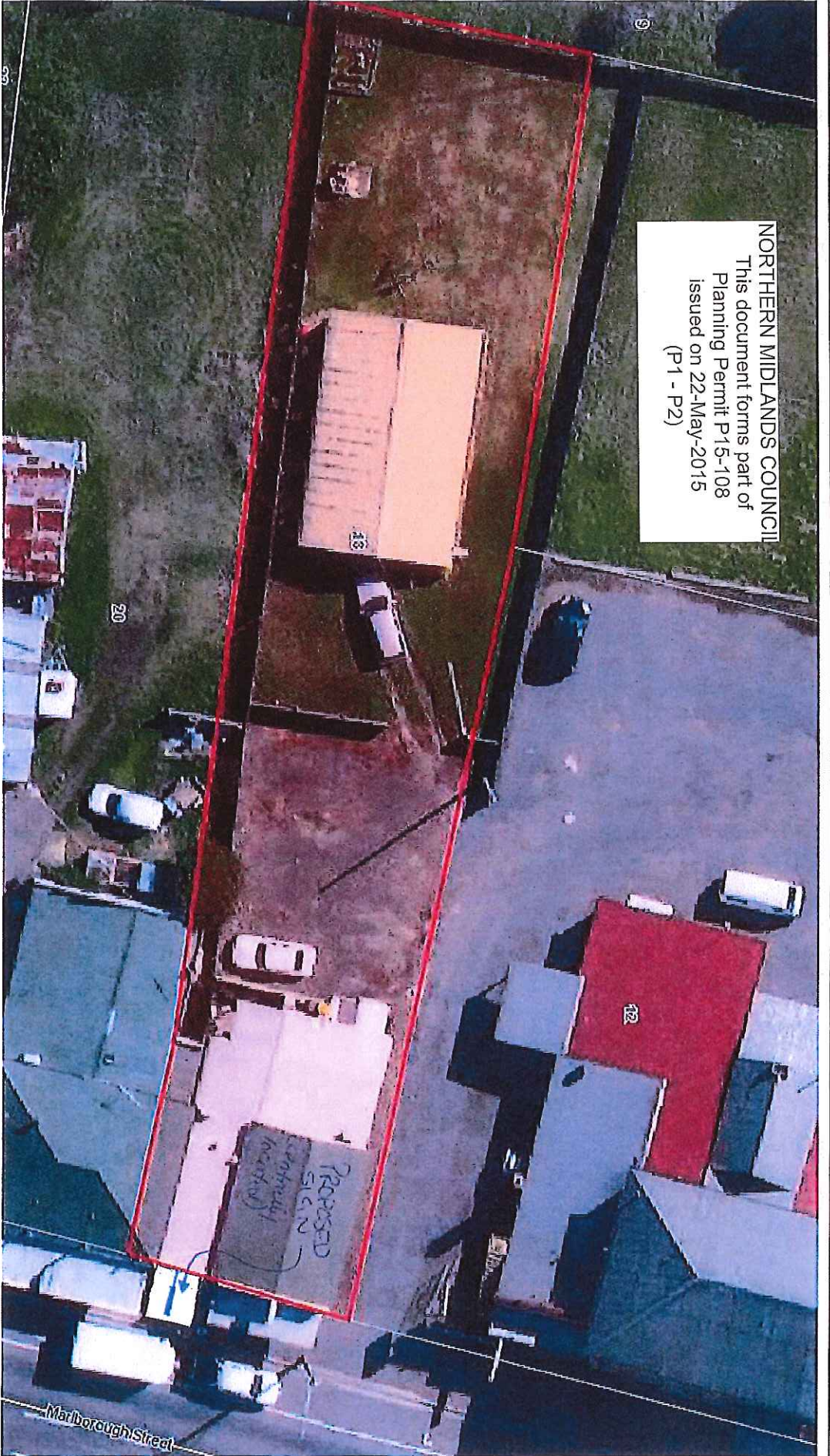
NORTHERN MIDLANDS COUNCIL  
This document forms part of  
Planning Permit P15-108  
issued on 22-May-2015  
(P1 - P2)

	Professional Vinyl Applications	23 Goya Road Newnham
	Wide format digital printing & Lettering	Launceston
	All types of Signs	7248
	Vehicle wraps and Installations	Mobile 0418132338
Car Park Line Marking		

EXHIBITED



NORTHERN MIDLANDS COUNCIL  
This document forms part of  
Planning Permit P15-108  
issued on 22-May-2015  
(P1 - P2)



PO Box 156  
13 Smith Street  
Longford TAS 7301  
Email: council@nmc.tas.gov.au  
Web: www.northernmidlands.tas.gov.au

PH: 03 6397 7303  
FAX: 03 6397 7331

Base data from theIST, © State of Tasmania. For actual boundaries refer Title Plan.  
Base image by TASMAP, © State of Tasmania  
Where shown, aerial photography is indicative only and should not be used as an accurate comparison of the boundaries.  
Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

18a Marlborough Street, Longford - proposed signage

15/04/2015

1:300



EXHIBITED



**PLAN 1**

**PLANNING APPLICATION P15-230  
MIDLAND HIGHWAY, BREADALBANE**

**ATTACHMENTS**

- A** Application & plans
- B** Responses from referral agencies
- C** Representations and applicant's response
- D** Assessment against planning scheme provisions

# PLANNING APPLICATION Proposal

Description of proposal: Duplication of Midland Highway  
between Perth and Breadalbane.

- construction of divided dual lane carriage west of current highway alignment
- grade separated interchanges with Evandale Rd & Devon Hills Rd. (via service road)
- Convert existing highway to service road.
- Demolition of house and shed
- relocation of fences, access and sunflower installation.

(attach additional sheets if necessary)

Site address: Midland Highway - Perth to  
Breadalbane. 390 Illawarra Road, 16267 Midland Hwy,  
16457 Midland Highway, 16523 Midland Hwy, 16525 Midland Hwy,  
16619 Midland Highway,

ID no: ..... and for Council's property no: .....  
and/or .

Area of land: ..... ha/m<sup>2</sup> and/or CT no: .....

Estimated cost of project \$ 41,767,950 (include cost of landscaping,  
car parks etc for commercial/industrial uses)

Are there any existing buildings on this property?  Yes / No

If yes - main building is used as Rural shed, house both to  
demolished

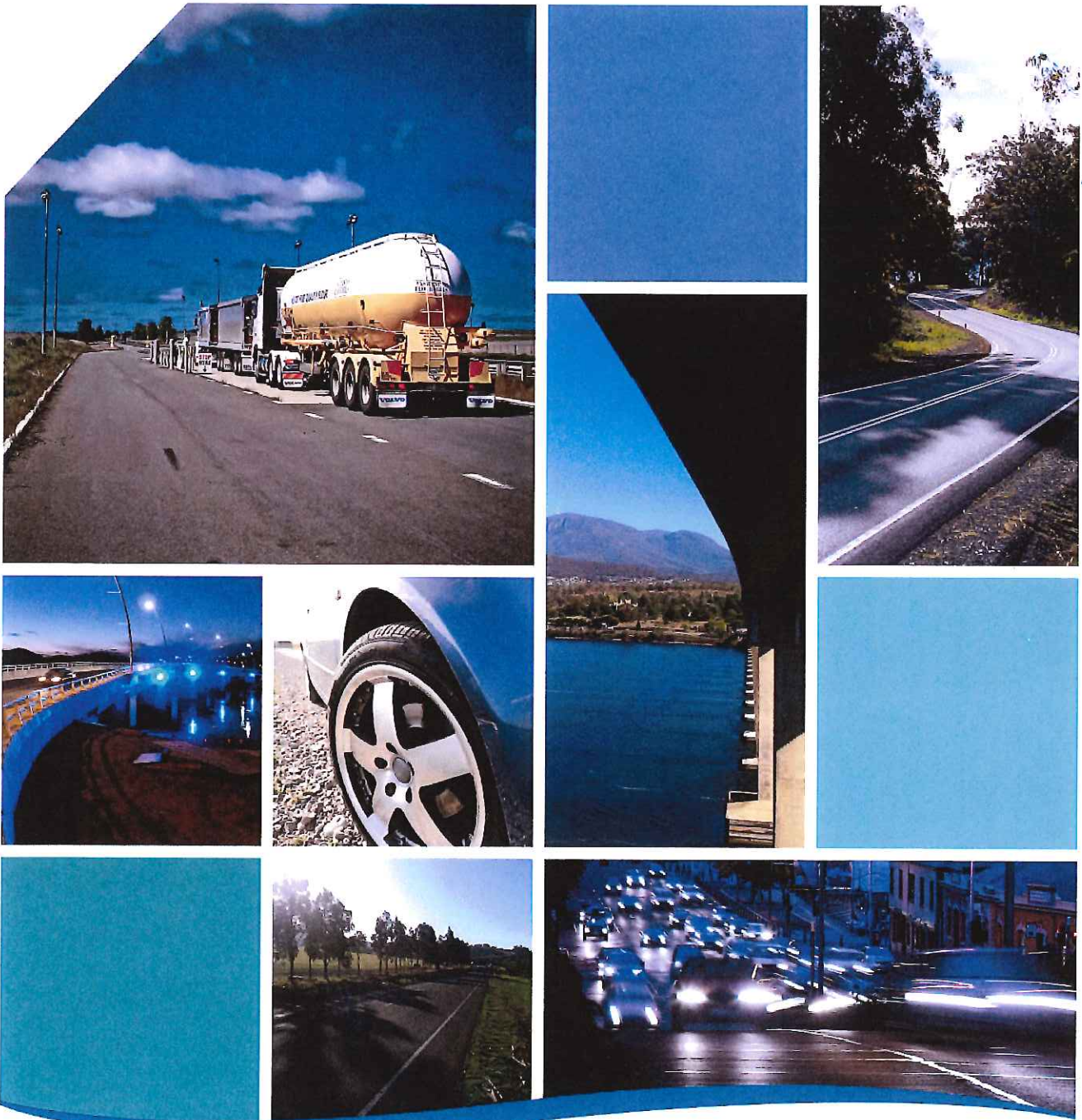
Is any signage required? yes - (exempt road signage)

(if yes, provide details)

# Midland Highway Perth to Breadalbane Duplication

Development Application Supporting Report

August 2015





## Table of Contents

1.	INTRODUCTION .....	1
2.	BACKGROUND .....	1
3.	STRATEGIC RATIONALE .....	1
4.	PROJECT OBJECTIVES .....	1
5.	OPTIONS ANALYSIS .....	2
6.	PROPOSAL .....	2
7.	SITE DESCRIPTION .....	3
7.1	LOCATION .....	3
7.2	DESCRIPTION .....	3
7.3	LAND TITLES .....	5
7.4	SITE CHARACTERISTICS .....	5
7.5	SITE CONTEXT .....	8
8.	SITE PHOTOGRAPHS .....	9
9.	STAKEHOLDER ENGAGEMENT .....	12
10.	PLANNING SCHEME .....	12
10.1	USE CATEGORISATION .....	12
10.2	ZONING .....	13
10.3	APPROVAL STATUS .....	13
10.4	ZONE PURPOSE, LOCAL AREA OBJECTIVES AND DESIRED FUTURE CHARACTER STATEMENT .....	15
10.5	USE TABLE AND USE AND DEVELOPMENT STANDARDS – UTILITIES ZONE .....	16
10.6	USE TABLE AND USE AND DEVELOPMENT STANDARDS – RURAL RESOURCE ZONE .....	16
10.7	CODES .....	18
11.	STATE POLICIES .....	27
12.	CONCLUSION .....	28

## Figure Index

Figure 1	Proposed Road Authority responsibilities .....	4
Figure 2	Proposed devon hills road junction looking north .....	9
Figure 3	Proposed service road intersection looking south towards Youl Road & perth .....	10
Figure 4	Looking south towards proposed underpass .....	10
Figure 5	Proposed Breadalbane interchange looking south .....	11
Figure 6	looking west from existing roundabout to proposed Breadalbane interchange .....	11
Figure 7	Zoning Map .....	14

## Table Index

Table 1	Affected Land Titles .....	5
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## 1. Introduction

This report supports a development application by the Department of State Growth (State Growth) to the Northern Midlands Council (the Council) for the proposed duplication of the Midland Highway between Perth and Breadalbane, including grade-separated interchanges with Evandale Road and Devon Hills Road. The project involves the construction of a divided dual lane carriageway west of the current highway alignment between Perth and Breadalbane, increasing the number of dedicated through lanes in this section to four lanes.

The purpose of this report is to address the *Northern Midlands Interim Planning Scheme 2013* and to consider issues of traffic flow and safety, accesses, natural and cultural values, water quality, land capability, amenity, cycling routes, and accommodation works for any impacted properties.

## 2. Background

The Midland Highway is a key part of Tasmania's National Transport Network and is the major transport link for the movement of people and freight between the northern and southern regions of Tasmania, and links two of Tasmania's major cities, Hobart and Launceston.

The section of the Midland Highway between Perth and Breadalbane carries approximately 13,500 vehicles per day (AADT 2014) and does not currently meet contemporary design standards. This section of the Highway is both a critical freight connection facilitating access from the southern region to Bell Bay port and is the major passenger transport link between the northern and southern region. It fulfils an important role as the major access route to the TRANSlink industrial precinct and Launceston Airport, and provides a commuter link for Perth and Longford residents to and from Launceston.

The duplication of the Midland Highway from Perth to Breadalbane forms part of the Midland Highway Upgrade Program 2014 to improve the safety and efficiency of the National Transport corridor. Completion of the project will provide unimpeded overtaking opportunity and improve safety and reliability.

The project will also link with the likely ultimate arrangement required to provide both the southern and western stages of the Perth Link Roads project. The Perth to Breadalbane duplication will be constructed to compliment the future stages and minimise rework required to connect to Perth Western Link.

## 3. Strategic Rationale

Upgrading of the Midland Highway is identified as a priority by all levels of government to improve freight efficiency, connectivity, and safety. The project is a key component of the *Midlands Highway Upgrade Program 2014* and *Tasmanian Infrastructure Strategy* and is identified as a priority project in the *Northern Integrated Transport Plan 2013* and the *Midland Highway Partnership Agreement 2009*. The need for improvement of the Highway between Perth and Breadalbane including the need for an additional carriageway is highlighted in reports and studies dating as far back as the *Midland Highway – Perth Bypass Justification 1996*, *Perth Planning Study – Value Management Study Report 2000*, and *Perth Planning Study – Road Improvement Report 2002*.

## 4. Project Objectives

The objectives of the project are to:

- Address capacity constraints and provide for additional capacity for projected traffic volumes through to 2030;
- Provide a National Transport Network standard 110 km/h speed environment;
- Provide a minimum 3 star AusRAP rating for this section of the Midland Highway;
- Improve freight transport efficiency;
- Improve intersection safety and efficiency.

## 5. Options Analysis

As part of the design development a number of carriageway alignment options were considered to minimise environmental, traffic and construction impacts and overall project costs. Options considered differed principally with regard to the extent to which the existing road formation was utilised for the new south bound carriageway. In all options the north bound carriageway is constructed on a new alignment.

In addition a number of options were developed for access to the Devon Hills low density residential area, including at-grade or partial grade-separation for the new Midland Highway/Devon Hills Road junction and other access arrangements off the Midland Highway. The recommended option is for a partial utilisation of the existing road for the south bound carriageway and an at-grade Devons Hills Road junction onto a service road (current highway section).

## 6. Proposal

The proposed development is illustrated in the attached plans (drawing no.s A0087.026 Sheets 0000-0002, 0010-0012, 0040-0057, 0060-0068, 0071, 0073-0078, 0079-0084, 0300, 0320), and consists of:

- Two traffic lanes in each direction from Perth to interface with existing highway north of the existing Breadalbane roundabout . This carriageway will be built to the west of the existing highway. For the majority of the route both north and south bound traffic will use new pavements; a short section will utilise the existing highway for south bound traffic;
- Grade-separated interchanges with the existing roundabout and Devon Hills Road (via a service road);
- Existing highway access to adjacent private properties along the existing Midland Highway reconfigured to either service roads or via the new interchanges;
- Existing highway to be converted to a new service road to facilitate local traffic movements from Devon Hills Road and Gibbet Hill, (including Gibbet Hill Rise) back to Perth, property accesses, and pedestrian and cyclist movements;
- Earthworks provision for future extension of the highway to join with the future Perth Western Link; and
- Associated earthworks with the proposed alignment requiring moderate to significant cutting or embankments in some sections due to the nature of terrain and road gradient (see typical section dwgs A0087.026 Sheets 010-012).

Acquisition of private properties (or part thereof) adjacent to the highway is required to facilitate the proposed construction works (see Table 1 and Property Impact Plans A0087.026-0900-0906).

All services road associated with the new Highway are intended to be transferred to Council following the completion of the project as illustrated in Figure 1.

### 6.1.1 Construction

Construction of the project is planned to commence in late 2015, with an 18 month construction period expected possibly up to 27 months.

State Growth requires all contractors to submit a Construction Environmental Management Plan (CEMP) that demonstrates compliance with best practice guidelines and relevant legislation and regulation. The CEMP must be compliant with the Department's G10 Environmental Specification. CEMPs are reviewed and approved by the Department's Environmental Officers who are certified Environmental Management System (EMS) Auditors, prior to site award to ensure the contractor has effectively identified and attributed construction related environmental risks, and has the systems and processes in place to effectively mitigate risk and respond to and report environmental incidents and



emergency scenarios. All construction contractors must have ISO 14001 certification. A copy of the State Growth-approved CEMP and final Weed Management Plan can be provided to Council during construction, for information purposes.

## 7. Site Description

### 7.1 Location

The development site comprises a 5.4 kilometre section of the Midland Highway between Youl Main Road in Perth to just north of the Breadalbane roundabout (Trips reference Link 90 Chainage 5.55 – 10.06 and Link 96 Ch 0.0-1.12) as illustrated in Drawing No. A0087.026 Sheet No. 0040.

### 7.2 Description

The existing Highway section comprises a two lane single carriageway with a speed limit of 100 km/h. The existing road surface has a nominally 9m wide seal, which includes sealed shoulders. Traffic lanes are generally 3.5m wide with variable width sealed shoulders. Within the development site are the following intersections:

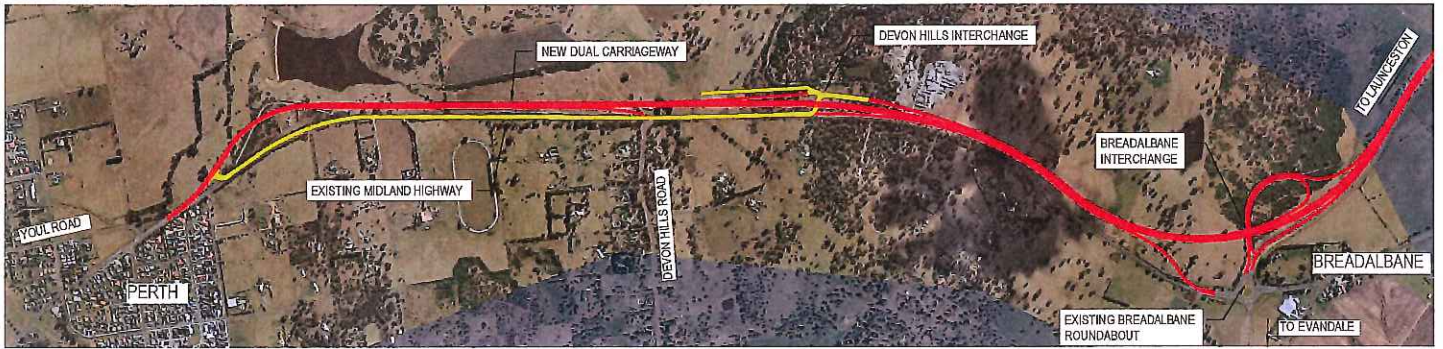
- Breadalbane roundabout,
- Two local road junctions:
  - Link 90 / 6.56 - Gibbet Hill Rise is a no through Crown Reserve Road providing licensed access to 7 rural residential properties.
  - Link 90 / 7.61 - Devon Hills Road is a no through road serving approximately 160 rural residential lots.
- Twelve private accesses

The Breadalbane roundabout consists of two lanes in the segment connecting the Midland Highway south-bound leg (from Launceston) with Evandale Road, and a single lane for the remainder. The Midland Highway north bound leg has a dedicated slip lane that bypasses the roundabout for traffic travelling to Launceston.

The junction with Gibbet Hill Rise has no formal turning facilities. This access is not a public road and the licenced accesses to the Midland Highway are intended to be temporary until local road connections are constructed with future residential subdivision.

The existing highway will be converted to an eastern service road and a new service road will be constructed to the west of the new highway. These service roads will allow for existing private accesses to either be maintained or reconnected such that there is easy access on to the highway, without the safety issues associated with direct access on to the limited access, high-speed road. An underpass connects the two sections of service road to facilitate local traffic movements and connection to the relevant on/off ramps.





**LEGEND**

- PROPOSED LOCAL GOVERNMENT ROAD
- PROPOSED STATE GOVERNMENT ROAD

**FIGURE 1**

### 7.3 Land Titles

The proposed works are predominately located within the existing road reserve, which includes the following land titles: F/R 19766/1; 211919/1; 12193/1; 12193/2; 12193/4; 132591/3; 151264/7; 9527/2; 151392/1; 151264/6; 28136/191; 151264/1; 151264/5; 23719/1; 23213/1; 23152/1; 23153/4; 30143/1.

The proposed alignment also requires the acquisition of land adjacent to the road reserve to State Growth (Table 1).

There are two other impacted properties through access realignment (F/R: 9527/1; and 50827/1).

Copies of the affected land titles are attached.

**TABLE 1 AFFECTED LAND TITLES**

Title Ref (Volume/Folio)	Address	Current Use
164456/1	390 Illawarra Road	Rural
203489/1		
38721/3		
38721/2		
161869/1		
19724/2	16267 Midland Highway	Residence (to be demolished)
19724/1		
35430/1	Midland Highway	Rural (Shed to be demolished)
132591/2	Midland Highway	Rural (Shearing shed to be demolished)
32591/1	16457 Midland Highway	Residence (access to be modified)
13242/1	16523 Midland Highway	Digga Excavations
141442/1	16525 Midland Highway	Commercial (Island Block & Paving Pty Ltd)
141443/1	16619 Midland Highway	Rural (access to be modified)
109746/2		
124975/2	Midland Highway	Rural

### 7.4 Site Characteristics

#### 7.4.1 Traffic

Traffic volumes provided for this section of highway indicate an Average Daily Traffic volume of 13,500 vehicles per day (GHD, September 2014) with approximately 10% of these vehicles being commercial.

There have been 35 recorded crashes on this section of highway (including junctions). The crash history indicates that the majority of the crashes reported are rear end, vehicles losing control, or failure to give way.

The proposal will assist traffic safety by removing northbound traffic from the Breadalbane roundabout reducing the potential collisions, and removing the existing left turn slip lane which has been the location for a number of accidents. The proposal also removes the need for cross traffic movement from the highway carriageway at the Devon Hills Road junction, with all traffic to enter and exit the highway via entry and exit ramps. Currently on this section, high traffic volumes combined with high percentage (80%) of right turns from Devon Hills towards Launceston, limited gap opportunity to enter the Midland Highway. This situation is a major safety risk for local residents. The safety improvements are achieved by removing the majority of the traffic from the existing highway, thus creating ample gap opportunity and low risk to local residents. See also sight distance assessment at Section 10.7.4 of this Report.



#### 7.4.2 Topography

The site topography varies across the development site, from relatively flat, undulated to low height terrain, with occasional roadside cuttings up to 8 m in height (in the vicinity of Breadalbane).

#### 7.4.3 Geology

A geotechnical investigation was undertaken which identified that the development site predominately comprises dolerite geology as follows:

- Topsoil SILT (ML): brown, yellow brown with rootlets, ranging from 0.05 to 0.35 m thick, with firm to stiff consistency.
- Overlying CLAY (CI-CH): yellow brown, pale yellow brown, grey mottled yellow red, dry to moist, extending to a depth ranging from 0.35 to 2.6 m with consistency stiff to very stiff. Cobble and boulders from ranges 60 to 1000 mm were occasional encountered in the soil horizon.
- Overlying DOLERITE (XW-FR), pale grey, yellow mottled dark red occasional iron staining with extremely low strength. Predominately test pits were refusal within cobble/boulder and weathered dolerite.

#### 7.4.4 Flora

Vegetation adjacent to the highway between Perth and Breadalbane is dominated by agricultural land with scattered occurrences of eucalypt species. Most of the agricultural land is dominated by introduced pasture species and primarily used for grazing sheep, cattle and horses. In dryer sections, particularly around Gibbet Hill there is a higher representation of native grass species. There are no impacts to listed threatened vegetation communities as per Schedule 3A of the *Nature Conservation Act 2002*.

A flora surveys identified eleven flora species listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA 1995) around the project area. The road design is informed by the survey results to avoid or minimise impact on identified values as far as practical, resulting in limited impacts on these flora species. In accordance with Regulation 4 of the *Threatened Species Protection Regulations 2006*, a permit to take is currently being sought from DPIPWE to regulate these impacts. Once obtained, the permit to take can be provided to Council for information purposes.

The flora assessment also identified a number of weeds in the study area including various declared and environmental weeds. A draft weed management plan has been developed for the project (attached) and will be finalised prior to construction.

#### 7.4.5 Fauna

A fauna assessment of the project area identified potential habitat for threatened fauna within 5km of the highway. Further investigations, including advice from qualified ecologists and DPIPWE, have determined that the project will not result in any significant or adverse impacts to these species in accordance with state and federal legislative requirements. The Department is applying best practice environmental management in relation to threatened fauna including fauna-friendly culvert design to facilitate the passage of fauna at identified key crossing points. The Department will continue to engage with environmental regulators to ensure ongoing compliance is maintained within all statutory frameworks and regulations.

#### 7.4.6 Land Capability

A land capability assessment has been undertaken, which identified that the land use classification as Class 4w+4s (Grose and Moreton 1996b, pp. 51 and 52). As such there is no Prime Agricultural Land located within the development site.



#### 7.4.7 Natural Hazards

There are no natural hazards mapped under the Interim Planning Scheme as being within the development site.

#### 7.4.8 Historic Heritage

An historic heritage assessment was undertaken which identified one state and locally listed property within the development site. Haggerston House (c. 1834) is located at 16457 Midland Highway and comprises a single storey house in Old Colonial Georgian style. The eastern boundary of the historic Haggerston property will be impacted by the proposed development. Heritage Tasmania has confirmed the Central Plan Register identifies that only part of the Haggerston House property is included on the Tasmanian Heritage Register. The proposed works will fall outside of the registered site and therefore further consideration under the *Historic Cultural Heritage Act 1995* will not be required.

Haggerston is also listed in the Local Historic Heritage Code in the Northern Midlands Interim Planning Scheme and will be subject to consideration under the relevant provisions.

The assessment also identified 5 unlisted sites of potential historic value comprising 3 possible building foundations likely to be part of a single site complex, an old track and a planting of *Macrocarpa* trees with associated buildings. The foundation features were subject to subsurface investigations to determine the extent of the sites and to retrieve a representative sample of artefacts to further inform interpretation of the site. The investigation concluded that the historical building debris was suggestive of an old Inn, a barn and a domestic dwelling that date to the 1830s period. Heritage Tasmania is satisfied that sufficient knowledge has been gained from the investigation and that no further investigations are required.

#### 7.4.9 Aboriginal Heritage

An Aboriginal Heritage assessment was undertaken and identified one Aboriginal site within the study area corridor. The site (TASI 11897) is classified as an isolated artefact that is situated on a graded vehicle track, approximately 1km north of the township of Perth and 100m west of the Midland Highway. The artefact is outside of the proposed construction zone and will be protected during the course of construction.

In addition to site TASI 11897, one Potential Archaeological Deposit (PAD) was identified within the study area corridor (PAD1). The PAD area which measures 100m x 90m encompasses the lower section of the spine of a small spur line that runs in a north-east to south-west direction down from the south-west side slopes of Gibbet Hill. The spur overlooks low lying flood plains to the south-west, and terminates 40m north-east of an ephemeral creek line that drains these flood plains. Based on the fact that only a small part of the PAD will be impacted and there were few Aboriginal values present in the study area, Aboriginal Heritage Tasmania (AHT) has advised that further investigation this site was not required. AHT also advised that an Unanticipated Discovery Plan (UDP) be implemented during the construction phase in the event that Aboriginal relics are identified. The UDP will be a requirement included in contractor specifications.

#### 7.4.10 Noise

The area comprises an existing highway. The proposal will improve the existing safety and efficiency of the network and will not increase traffic generation. The development footprint is located to the west of the existing alignment, resulting in the highway being further away from the Devon Hills/Gibbet Hill residential area.

Traffic noise assessments were conducted in February 2015. Traffic noise measurements were taken at a number of properties adjacent to the proposed duplication corridor. The noise assessment is

being extended to model impact at the northern end of the project site due to increased project scope to include the Breadalbane roundabout bypass.

The *Tasmanian State Road Traffic Noise Management Guidelines* were applied to the project at preliminary design where it was determined the project was an 'eligible' scenario as per the *Guidelines*. The *Guidelines* are endorsed by the Environmental Protection Authority (EPA) Tasmania

Application of the *Guidelines* based on the noise modelling identified 4 houses as being eligible for consideration of noise mitigation. Engineering controls to mitigate identified impacts within the road reservation were considered, however given the low number of eligible houses, it is determined to be more cost effective and practical for the Department to enter into private agreements with the owners of eligible dwellings as per standard departmental practice. It is anticipated that these will comprise individual building treatments that are exempt from requiring planning approval.

Noise levels for 11 residences have been modelled as decreasing by up to 7dB when comparing the no build and build scenarios to the year 2025.

#### 7.4.11 Services

Affected utility services have been identified and initial contact has been made with relevant authorities. Preliminary design plans have been provided to these authorities and the affected services inspected on site. Relocation of TasWater water and sewer assets is not required, however some works may be required to relocate Telstra fibre-optic conduits and TasNetworks overhead power lines and poles.

#### 7.4.12 Drainage

Existing stormwater along the Highway is directed via a number of existing culverts of various sizes. A review of the existing drainage arrangements was undertaken to determine if the existing culverts were hydraulically adequate. An additional assessment of the drainage requirements of the proposed new carriageway was also undertaken to determine the drainage requirements of the table drains.

Under the State Growth road hierarchy, the Midland Highway is a category 1 road, Table T8.1 of technical specification T8 of the Standard Brief for Professional Services gives the design requirement for drainage of a category 1 road as a 1 in 100 year flood flow plus a 0.5 metre freeboard.

The proposed table drains beside the new carriageway have been sized to be adequate to cope with the runoff from the road in a 1 in 100 year flood event. The water will need to be drained at the low points in the road. Suitable water quality improvement facilities will be included to ensure that stormwater runoff from the new highway is managed in accordance with the State Stormwater Strategy (See Assessment against Water Quality Code under Section 10.7.9 of this Report).

Stormwater drainage from surrounding areas will predominately be continued through existing drainage channels including table drains and culverts under the existing highway. Where the new highway will impact on the existing drainage channels there will be new culverts designed in accordance with State Growth's *Green and Golden Frog Management Guideline 2015*.

The new carriageway will increase the impervious area in the overall catchment by less than 1% and the catchment generally drains to the existing storage dam on MacKinnon's property at 390 Illawara Road. Accordingly, the risk of exacerbating local drainage or flooding issues is considered low.

### 7.5 Site Context

Adjacent land use along this section of the Highway comprises low density residential areas at Devon Hills and Gibbet Hill, agricultural properties, local businesses (Island Block & Paving and Digga Excavation). Agricultural land use includes grazing, including a number of dams.



Devon Hills/Gibbet Hill residential area comprises more than 160 properties on low density residential lots comprising single dwellings predominately single storey. There is no direct access to the Highway for the majority of these properties, with vehicular access via Devons Hill Road and Gibbet Hill Rise. A number of these lots have building restrictions on title to provide for adequate setback to the existing highway.

In the vicinity of the development site is the township of Perth to the south, the Launceston Airport and TRANSlink industrial precinct to the east, and agricultural properties and vegetated hillsides to the west.

## 8. Site Photographs



FIGURE 2 PROPOSED DEVON HILLS ROAD JUNCTION LOOKING NORTH





**FIGURE 3** PROPOSED SERVICE ROAD INTERSECTION LOOKING SOUTH TOWARDS YOUL ROAD & PERTH



**FIGURE 4** LOOKING SOUTH TOWARDS PROPOSED UNDERPASS





**FIGURE 5** PROPOSED BREADALBANE INTERCHANGE LOOKING SOUTH



**FIGURE 6** LOOKING WEST FROM EXISTING ROUNDABOUT TO PROPOSED BREADALBANE INTERCHANGE



## 9. Stakeholder Engagement

State Growth has undertaken active engagement with stakeholders, including the Council, Devon Hills Residents Committee, Perth Local District Committee and Community Reference Group and identified affected landowners.

Planning for stakeholder engagement began during the concept phase of this project with the development of a strategic Stakeholder Engagement Plan (SEP). Stakeholders were identified through a rigorous analysis process and *Action Plans* were developed for each key stakeholder - identifying appropriate timing and level of engagement for each stakeholder.

To assist with communication, key messages and display material have been developed. This information has been uploaded to the Department of State Growth project-specific website at <http://www.midlandhighway.tas.gov.au>

A link has been set up to the website from the Council website. The website address is included on all promotional material and in correspondence with stakeholders. The website is regularly updated and will be an important site for information about the construction programming and traffic management.

A report from the public display held in Perth on the 2<sup>nd</sup> May 2015 is attached.

A Perth Roads Reference Group has been established and held its first meeting on 17 February 2015. The role of the Reference Group is to consider the impact of the suite of projects on the road network around Perth on the future development of the town and land use planning; make recommendations on land use and urban boundaries defined by the new road alignments; identify issues of community concern; and provide a forum to facilitate the flow of information to the project team. Its membership comprises representatives from State Growth, Northern Midlands Council, Perth Local Districts Committee and a Government Observer.

## 10. Planning Scheme

The site is located within the Northern Midlands Council planning area and is subject to the Northern Midlands Interim Planning Scheme 2013 (the Scheme). The following local principle and strategy under Clause 2.2.2.7 of the Scheme relevantly states the following in relation to transport:

*b) Recognise the regional importance of, and protect the viability of, State Highways for the movement of goods, services and people, and the role of rail to augment the road transport system*

### 10.1 Use Categorisation

The use classification for the proposed use and development is 'Utilities' which is defined in Table 8.2 of the Scheme as follows:

"Utilities: Use of land for utilities and infrastructure including:

- a) telecommunications;
- b) electricity generation;
- c) transmitting or distributing gas, oil or power;
- d) transport networks;
- e) collecting, treating, transmitting, storing or distributing water; or
- f) collecting, treating, or disposing of storm or floodwater, sewage or sullage.

Examples include an electrical sub-station or power line, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir."



## 10.2 Zoning

The existing Highway is zoned Utilities Zone (see Figure 7). Land acquired for the road widening is zoned Rural Resource.

## 10.3 Approval Status

'Utilities' use class (not comprising minor utilities) is specified in the Use Table at Clause 28.2 of the Scheme as being a use which is permitted in the Utilities Zone; and at Clause 26.2 of the Scheme as discretionary(not comprising an existing agricultural uses) in the Rural Resource Zone.

The proposal also requires discretion under the Codes to approve vegetation clearance within the priority habitat overlay (Biodiversity Code), stormwater discharge (Water Quality Code), local heritage (Local Historic Heritage Code), and traffic impacts (Road and Railway Assets Code).

In determining a permitted application Council must have regard to (Clause 8.10.1):

- (a) all applicable standards and requirements in this planning scheme; and
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act,

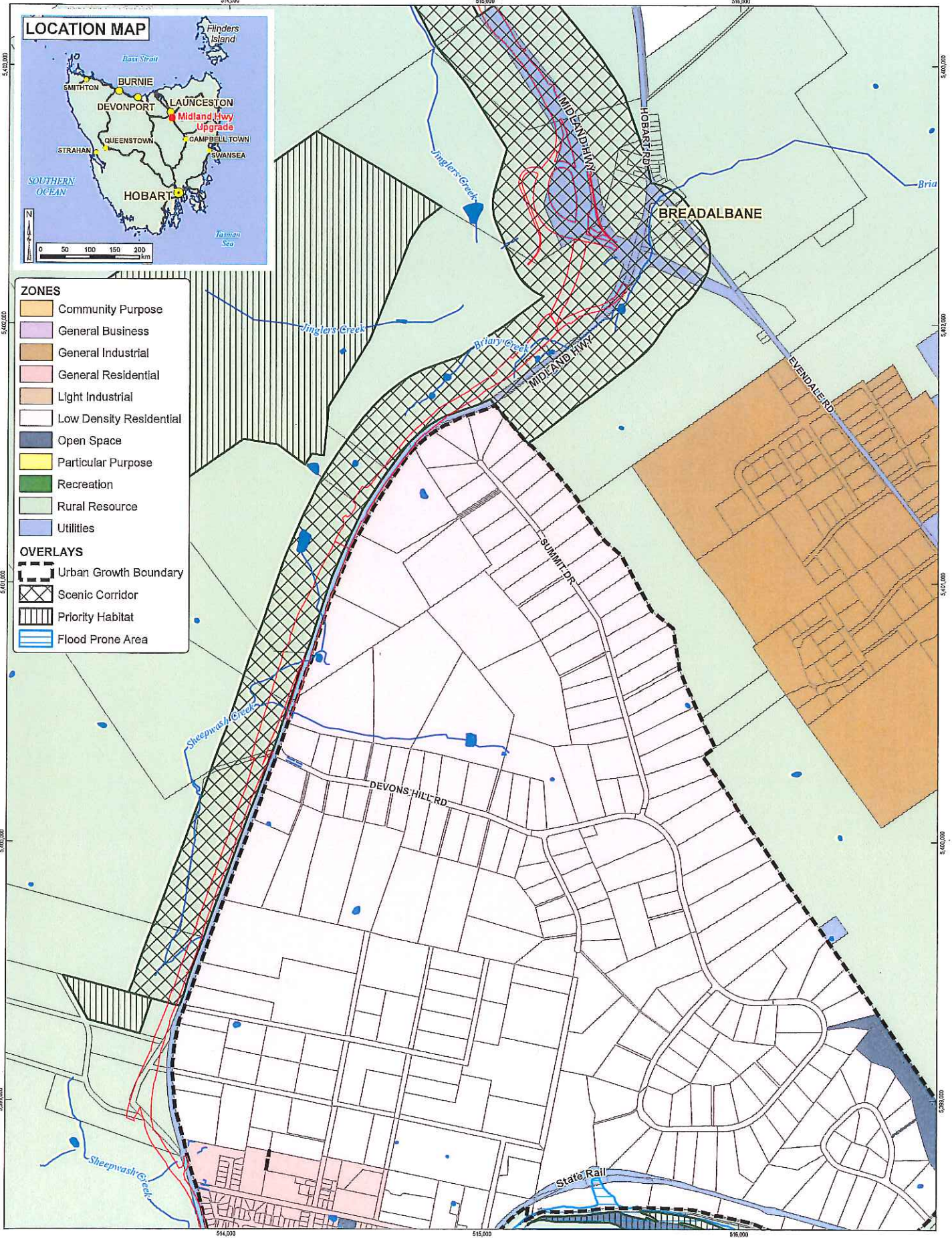
In determining any discretionary aspects of the proposal Council must, in addition, have regard to (Clause 8.10.2):

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement for the applicable zone;
- (c) the purpose of any applicable code; and
- (d) the purpose of any applicable specific area plan.

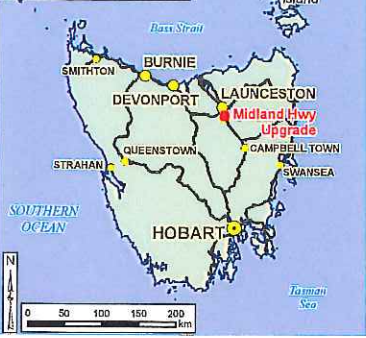
but only insofar as each such purpose is relevant to the particular discretion being exercised.

An assessment in accordance with Clause 8.10.2 of the Scheme is provided below.





**LOCATION MAP**

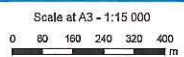


**ZONES**

- Community Purpose
- General Business
- General Industrial
- General Residential
- Light Industrial
- Low Density Residential
- Open Space
- Particular Purpose
- Recreation
- Rural Resource
- Utilities

**OVERLAYS**

- Urban Growth Boundary
- Scenic Corridor
- Priority Habitat
- Flood Prone Area



- Highway Upgrade (concept April 2015)
- Watercourse
- Waterbody
- Cadastre



Department of State Growth  
Midland Hwy - Perth to Breadalbane

Job Number 32-17526  
Revision D  
Date 21 Apr 2015

**Town Planning Zones & Overlays**

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## 10.4 Zone Purpose, Local Area Objectives and Desired Future Character Statement

### 10.4.1 Utilities Zone

The Utilities Zone Purpose is:

*28.1.1.1 To provide land for major utilities installations and corridors.*

*28.1.1.2 To provide for other compatible uses where they do not adversely impact on the utility.*

There are no desired local area objectives or Desired Future Character Statements.

#### **Complies.**

The proposed upgrades within the existing Midland Highway directly further Zone Purpose 28.1.1.1.

### 10.4.2 Rural Resource Zone

The Rural Resource Zone Purpose is:

*26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*

*26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.*

*26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.*

*26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.*

The Local Area Objectives relevantly provides for:

#### *a) Primary Industries:*

*Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.*

*The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context ...*

The Desired Future Character Statement is:

*The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.*

#### **Consistent**

The proposal requires acquisition of the land outside the current Highway to accommodate the proposed road works. This land is currently used for rural, residential (Peart, Haggerston House) and business/rural processing purposes (Digga Excavations and Island Block & Paving).

Instead of a direct access from the Highway, properties will now utilise the Devon Hills underpass and then utilise a short service road. These arrangements have been discussed as part of the Department's stakeholder engagement (see Section 9 of this Report).

#### *Agricultural*

In accordance with the Land Capability Report, the land affected is Class 4w+4s land as mapped under the LIST using the Class Definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania and therefore does not fall within the definition of prime agricultural land.



In terms of other agricultural potential it is noted that the development site is not mapped as being within an Irrigation District, will not impact on existing dams, and does not involve any stock underpasses.

The proposal will result in the whole acquisition of 2 properties, as the acquisition required would result in an unviable balance lot. To mitigate these impacts, State Growth does consider through the separate land acquisition process potential options for adherence of land not required for road purposes to adjacent agricultural properties.

For partial acquisitions the impacts associated with the acquisitions include demolition of 2 sheds, one which will be relocated subject to further agreement with the affected landowner. Relocation and/or rebuilding of the shed is not part of this application. Partial acquisition will result in the reduction of agricultural land, but will only be sought where the reduction in land size is not significant as to constrain or conflict with the ongoing operation of these properties for agricultural purposes.

#### *Resource Processing*

The proposal will require partial acquisition from two local businesses, Digga Excavations and Island Block & Paving to accommodate the proposed new carriageway and service road.

These businesses share an existing access, which comprises a channelized right turn lane as well as a short deceleration land for the left turn into the site. Both businesses use heavy vehicles to conduct business and transport heavy materials. Island Block & Paving also has retail sales to the public.

The proposed design will alter the existing access arrangement whereby there will no longer be direct access off the highway for safety reasons. These properties will now be accessed via a new service road which will provide a much safer access arrangement.

#### *Visual Impacts*

The proposed road design will require vegetation clearance adjacent to the road which will impact on the existing landscape character and visibility which along the western side of the highway comprises a mix of agricultural land and vegetated hillsides. The design development has sought to avoid areas of natural or heritage significance and minimise vegetation clearance as far as possible. The project will also require relocation of the sunflower installation on the Haggerston House property subject to agreement with the landowner on their new location.

### **10.5 Use Table and Use and Development Standards – Utilities Zone**

The proposed road works are identified as Permitted within the Utilities Zone. The proposal complies with the Utilities Zone Use Standards, acceptable solution 28.3 A1, as the use is classified as permitted.

The building design and development standards do not apply to this development.

### **10.6 Use Table and Use and Development Standards – Rural Resource Zone**

The proposed works are identified as Discretionary within the Rural Resources Zone. Where works extend beyond the existing road reserve to the Rural Resources Zone assessment against the Rural Resource Use Performance Criteria is required.

#### **10.6.1 Use Standards**

The proposal meets the Rural Resources Use Standards objectives by providing for an overriding benefit to the region through a safer and more efficient highway network. The impacts through conversion of the adjacent agricultural land to road use and associated visual impacts on the rural landscape are minimised to that necessary to accommodate the proposed road works.

The proposal also complies with the specific Performance criteria 26.3, Discretionary Uses if not a single dwelling, which requires:

Performance Criteria	Compliance Statement
<p>P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non- primary industry uses in the zone, if applicable;</p>	<p>Complies. See assessment in Section 10.4 of this Report.</p>
<p>P3 The conversion of non-prime agricultural to non- agricultural use must demonstrate that:</p> <ul style="list-style-type: none"> <li>a) the amount of land converted is minimised having regard to: <ul style="list-style-type: none"> <li>i. existing use and development on the land; and</li> <li>ii. surrounding use and development; and</li> <li>iii. topographical constraints; or</li> </ul> </li> <li>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: <ul style="list-style-type: none"> <li>i. limitations created by any existing use and/or development surrounding the site; and</li> <li>ii. topographical features; and</li> <li>iii. poor capability of the land for primary industry; or</li> </ul> </li> <li>c) the location of the use on the site is reasonably required for operational efficiency.</li> </ul>	<p>Complies. The amount of acquisition required is minimised to that necessary to accommodate the required road design; and the road is required to provide for operational efficiency and safety of the highway network consistent with subclause a) and c).</p>
<p>P4 It must demonstrated that:</p> <ul style="list-style-type: none"> <li>a) emissions are not likely to cause an environmental nuisance; and</li> <li>b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</li> <li>c) the capacity of the local road network can accommodate the traffic generated by the use.</li> </ul>	<p>Complies.</p> <p>The proposal will be constructed in accordance with a Construction Environmental Management Plan (CEMP) to minimise any environmental impacts associated with the construction of the road such as dust and noise in accordance with subclause a). The proposed design is not likely to cause environmental nuisance and also accords with the recommendation of the noise impact assessment to ensure that any noise impacts are mitigated in accordance with <i>State Growth Tasmanian State Road Traffic Noise Management Guidelines</i>.</p> <p>The existing access points will be maintained to allow for the continuation of use of the adjacent properties and shearing shed relocated so as to mitigate any potential impacts on adjoining primary industry uses consistent with the subclause b).</p> <p>The proposal is a road project, and is designed to improve the existing road safety and efficiency outcomes at existing road junctions between the highway and local road network</p>

Performance Criteria	Compliance Statement
	consistent with subclause c).
<p>P5 It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</p> <ul style="list-style-type: none"> <li>a) the impacts on skylines and ridgelines; and</li> <li>b) visibility from public roads; and</li> <li>c) the visual impacts of storage of materials or equipment; and</li> <li>d) the visual impacts of vegetation clearance or retention; and</li> <li>e) the desired future character statements.</li> </ul>	<p>Complies.</p> <p>The key impacts relate to the associated earthworks with the proposed alignment requiring moderate to significant cutting or embankments in some sections due to the nature of terrain and road gradient (see typical section dwgs A0087.026 Sheets 010-012 and site photographs).</p> <p>The road has been designed to minimise the visual impact on the adjoining rural landscape by:</p> <ul style="list-style-type: none"> <li>• Minimising extent of vegetation clearance.</li> <li>• avoid areas of natural or heritage</li> <li>• Minimising land acquisition.</li> <li>• Materials and equipment will be required to be stored adjacent to the highway for the construction phase and will be managed in accordance with a CEMP so as to minimise visual impacts during construction.</li> </ul>

The site is not within an irrigation district and therefore complies with Clause 26.3.3 irrigation Districts Acceptable Solution 1.

### 10.6.2 Development Standards

#### 26.4.1 Building Location and Appearance

The building design and development standards do not apply to this development.

#### 26.4.2 Subdivision

The Department's position is that any acquisition required does not constitute subdivision for the purposes of the Interim Scheme. In any event the proposal meets the requirements of the Subdivision, acceptable solution 26.4.2 A1a), as the lots are for the provision of a public highway by the Department.

## 10.7 Codes

### 10.7.1 Bushfire Hazard Code

Code does not apply.

### 10.7.2 Potentially Contaminated Land Code

Code does not apply.

### 10.7.3 Landslip Code

Code does not apply.



#### 10.7.4 Road and Railway Assets Code

This Code applies because the proposal will require relocated accesses and new junctions.

The road works (i.e. highway duplication) have been designed by a consultant engineer (GHD) on behalf of State Growth to improve the traffic safety and efficiency of the Midland Highway in accordance with subclause a). The attached plans reference the relevant Australian Standard requirements demonstrating compliance with Clause E4.5.2.

The proposal complies with the use standards under Clause E4.6.1, Acceptable Solution 3 as the proposed road itself will not increase the annual average daily traffic movements at the existing access or junction by more than 10%.

The proposed development will result in new road works and earthworks within 50m from a category 1 road in an area subject to a speed limit of more than 60km/hr. Accordingly, assessment is required against Clause E4.7.1 of the Scheme, Development on and adjacent to Existing and Future Arterial Roads and Railways, Performance Criteria 1.

Performance Criteria	Compliance Statement
<p>Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:</p> <p>a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and</p> <p>b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and</p> <p>c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and</p> <p>d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.</p>	<p>Complies.</p> <p>The proposed works are sited, design and landscaped to improve the safety and efficiency of the Midland Highway consistent with subclause a) (see Section 3 and 4 of this Report).</p> <p>In compliance with Subclause b) State Growth requires all contractors to submit a Construction Environmental Management Plan (CEMP) that demonstrates compliance with best practice guidelines and relevant legislation and regulation. The CEMP must be compliant with the Department's G10 Environmental Specification. CEMPs are reviewed and approved by the Department's Environmental Officers who are certified Environmental Management System (EMS) Auditors, prior to site award to ensure the contractor has effectively identified and attributed construction related environmental risks, and has the systems and processes in place to effectively mitigate risk and respond to and report environmental incidents and emergency scenarios. All construction contractors must have ISO 14001 certification. A copy of the State Growth-approved CEMP and final Weed Management Plan can be provided for to Council during construction, for information purpose.</p> <p>No existing buildings will be located within the 3m setback requirements for the Utilities Zone as a consequence of the proposed new road alignment consistent with subclause c).</p> <p>The proposal will accord with subclause d) in relation to temporary structures required during the construction phase.</p>

	Given that State Growth is the applicant, this assessment is considered to satisfy the requirements in Clause E4.5.2 and E4.5.3 of the Scheme.
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The proposal includes relocated accesses requiring assessment against E4.7.2 Management of Road Accesses and Junctions, Performance Criteria 2:

Performance Criteria	Compliance Statement
<p>P2 For limited access roads and roads with a speed limit of more than 60km/h:</p> <p>a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</p> <p>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</p> <p>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>	<p>Existing accesses to the highway will be relocated to proposed service roads. Rationalisation of entry and exit onto the proposed highway is required to provide safe access for neighbouring properties including the Devon Hills residential area and local businesses while meeting the desired safety and efficiency outcomes of the upgrade. The proposal will provide for significant social and economic benefit to the State and region by providing for a state highway that complies with the safety requirements for a national highway consistent with subclause a).</p> <p>The proposed highway includes junctions to provide safe access to the local roads and highway. The proposal is not anticipated to increase the use of the existing access or junctions proposed to be upgraded consistent with subclause b)</p> <p>In accordance with subclause c) the road has been designed to meet the AusRAP system with a minimum 3 star rating. This represents an improvement to the existing road safety environment. The modifications to the road network will improve transport efficiency by providing improved access points, highway grades, and junction details.</p>

Clause E4.7.3 'Management of Rail Level Crossings' does not apply as the proposal does not include a level crossing.

The proposed new access and junctions comply with the Safe Intersection Sight Distance shown in Table E4.7.4 Clause E4.7.4 'Sight Distance at Accesses, Junctions and Level Crossings'.

Junctions	Design Speed (km/h)	Required S.I.S.D. (m)	Min. S.I.S.D. Achieved (m)
New Highway and existing Midland Highway at Perth	80	175	175
Devon Hills northbound off-ramp and western service road northbound lane	35*	62	73

Devon Hills northbound off-ramp and western service road southbound lane	80	175	280
Devon Hills southbound off-ramp and Eastern service road northbound lane	80	175	300
Devon Hills southbound off-ramp and Eastern service road southbound lane	35*	62	62
Breadalbane northbound off-ramp and Breadalbane southbound off-ramp	80	175	300
<b>Accesses</b>			
FR 203489/1 (ch.5900)	80	175	175
FR 124975/2 & FR 132591/1 (ch.8240)	80	175	175
FR 13242/1 (ch.8560)	80	175	175
FR 141442/1 (ch.8680)	80	175	175
FR 50827/1 (ch.9820)	80	175	175
FR 141443/1 (ch.10280)	60	105	105

\* Design speed through underpass is restricted by road geometry

#### 10.7.5 Flood Prone Areas Code

Code does not apply.

#### 10.7.6 Car Parking and Sustainable Transport Code

This Code applies to all use and development, with no exemptions. A shared pathway is proposed (chainage 7640 to Chainage 9000) to the east of the existing highway alignment near Devon Hills. This shared pathway is consistent with the Code Purpose b) to “ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas ...” There is however no requirements set for Utilities use for parking. No car parking, bicycle parking, or pedestrian walkways for car/bicycle parking are proposed. The proposal does not therefore require assessment against any of the standards. Provision of a lower speed limit for the service road is also consistent for mixed vehicle/cycleway as well as narrower travel lanes and wider shoulders.

#### 10.7.7 Scenic Management Code

The Code applies as the development site is within the scenic management – tourist road corridor, comprising 200 metres from each frontage for the Midland Highway ().

The Code seeks to control development adjacent and viewed from the road so as to maintain the visual amenity. The Code applies to those works outside of the road reserve, on land being acquired. Once constructed this road will form the new Midland Highway road frontage. The Code will then no longer apply as the scenic management – tourist road corridor starts from the Highway frontage). Accordingly it is considered that the proposed objectives and development standards are no applicable to the proposal.

Notwithstanding, the proposal is consistent with the objectives (outlined below) as alignment has been informed by the flora fauna assessment and heritage assessments and sought to minimise the impact on identified values and clearance to that necessary to accommodate the proposed works.

The Code objectives relevant state:

- a) To enhance the visual amenity of the identified tourist road corridors through appropriate:



- i. setbacks of development to the road to provide for views that are significant to the traveller experience and to mitigate the bulk of development; and
- ii. location of development to avoid obtrusive visual impacts on skylines, ridgelines and prominent locations within the corridor; and
- iii. design and/or treatment of the form of buildings and earthworks to minimise the visual impact of development in its surroundings; and
- iv. retention or establishment of vegetation (native or exotic) that mitigates the bulk or form of use or development; and
- v. retention of vegetation (native or exotic) that provides amenity value to the road corridor due to being in a natural condition, such as native forest, or of cultural interest such as hedgerows and significant, exotic feature trees; and

**10.7.8 Biodiversity Code**

This Code applies as the development site requires development of land within the area identified as priority habitat on the planning scheme maps; and native vegetation removal. Discretion is required as the development does not comply with Acceptable Solution A1 as it involves native vegetation clearance within areas identified as priority habitat. Assessment is therefore required against the following Performance Criteria under Clause E8.6.1 Habitat and Vegetation Management:

Performance Criteria/Acceptable Solution	Compliance Statement
<p>P1 Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:</p> <ul style="list-style-type: none"> <li>a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and</li> <li>b) means of removal; and</li> <li>c) values of riparian vegetation in protecting habitat values; and</li> <li>d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations in proximity to habitat or vegetation; and</li> <li>e) need for and adequacy of proposed vegetation or habitat management; and</li> <li>f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.</li> </ul>	<p>Complies.</p> <p>A flora and fauna assessment and Biodiversity Code compliance statement by a suitability qualified ecologist are attached.</p>
<p>P2 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:</p>	<p>Complies.</p> <p>A flora and fauna assessment and Biodiversity Code compliance statement by a suitability qualified ecologist are</p>

<p>a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and</p> <p>b) means of removal; and</p> <p>c) value of riparian vegetation in protecting habitat values; and</p> <p>d) impacts if siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and</p> <p>e) need for and adequacy of proposed vegetation or habitat management; and</p> <p>f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.</p>	attached.
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#### 10.7.9 Water Quality Code

Code applies as the works are mapped as being within 50 metres of a waterway.

The cross drainage waterways intersected by the Perth to Breadalbane upgrade are classified as Class 1 waterways which are unnamed waterways with intermittent flow following rain events only. These waterways have little or no defined drainage channel, little or no flow or free standing water or pools after rain events (e.g. dry gullies or shallow floodplain depressions with no permanent aquatic flora present). The road alignment does not intersect any wetlands designated under the Conservation of Freshwater Ecological Values (CFEV) database.

The proposal will result in some riparian vegetation clearance within 40 metres of these watercourses.

Performance Criteria/Acceptable Solution	Compliance Statement
E9.6.1 Development and Construction Practices and Riparian Vegetation	
<p>P1 Native vegetation removal must submit a soil and water management plan to demonstrate:</p> <p>a) revegetation and weed control of areas of bare soil; and</p> <p>b) the management of runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and</p> <p>c) that disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions.</p>	<p>The successful contractor will be required to implement the approved Construction Environmental Management Plan (CEMP) in accordance with State Growth's Standard Specification G10, which includes requirements for soil and water management and a weed management plan consistent within subclause a). A draft weed management plan is attached and will be finalised prior to construction.</p> <p>The proposed table drains beside the new carriageway have been sized to be adequate to cope with the runoff from the road in a 1 in 100 year flood event consistent with subclause b)</p>

	Site assessments indicate that vegetation and ecological values of riparian vegetation will be affected the hydrological features and functions consistent with subclause c) (See assessment against Performance Criteria P2.1).
A2 A wetland must not be filled, drained, piped or channelled.	Complies. There are no wetlands in the development site.
P3 A watercourse may be filled, piped, or channelled: a) within an urban environment for the extension of an existing reticulated stormwater network; or b) for the construction of a new road where retention of the watercourse is not feasible.	Complies. The current tributary will be piped for the construction of a new road. The retention of the watercourse is not feasible. Indeed the existing water course is currently channelled via a culvert and the proposed works will extend the existing culvert.
E9.6.2 Water Quality Management	
A1 All stormwater must be: a) connected to a reticulated stormwater system; or b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or c) diverted to an on-site system that contains stormwater within the site.	Complies The stormwater will be collected and discharged into artificial wetland or vegetated table drain consistent with sub clause c).
P2.1 New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge: a) do not give rise to pollution as defined under the Environmental Management and Pollution Control Act 1994; and b) are reduced to the maximum extent that is reasonable and practical having regard to: i) best practice environmental management; and	Complies Table drains and culverts are proposed for the highway upgrade. These will be located adjacent the proposed alignment which is separated from the existing road. As such, the table drains will discharge to waterways in different locations to the existing road. In addition portions of the water ways will flow through culverts along the existing route of the waterways.  It is proposed to provide treatment through vegetative swales and other passive water sensitive urban design features where



<p>ii) accepted modern technology; and  c) meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the State Policy for Water Quality Management 1997.</p> <p>P2.2 Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.</p>	<p>required (for example, sediment basins, bioretention basins, etc.). The treatment will be such that there is no increase in Total Suspended Solids, Total Nitrogen, nor Total Phosphorus discharged to the water courses. Due to the relatively small highway catchment, no delay of peak flows (detention) is proposed along the highway. Table drains, local road drainage, and culverts shall be design to cater for climate change over the design life of the asset.</p> <p>No irrigation of the vegetative swales or revegetation is proposed. As such, there are no water reuse or recycling opportunities within the highway. In addition, water reuse at any specific point along the highway would be unsustainable given the pumping and piping infrastructure and ongoing costs required.</p>
<p>E9.6.3 Construction of Roads</p>	
<p>P1 Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossings.</p>	<p>Complies.</p> <p>The guidelines require for the 'Siting and design of stream crossings: bridges, culverts, fords, causeways &amp; stock-crossings':</p> <ul style="list-style-type: none"> <li>• Explore all alternatives to the construction of a new crossing. Use existing crossings wherever possible.</li> <li>• When selecting structure type, use the following order of preference to minimise environmental impacts – bridge, arch culvert, open-bottom box culvert, closed bottom box culvert, pipe culvert.</li> <li>• Maintain the natural flow regime by avoiding or minimising changes to channel form and flow volume.</li> <li>• Avoid 'perched culverts' which have an outlet more than 10 cm above the level of downstream waters.</li> <li>• Minimise disturbance to stream bank soil and vegetation.</li> <li>• Ensure adequate erosion control on approach roads.</li> <li>• Regulate stock access to waterways</li> </ul> <p>The proposal will maintain the existing watercourse by extending the existing culverts alignment to the new carriage way so that no new piping of waterways will occur. The structure type has been</p>

	<p>designed to have regard to the fauna values in the area and in particular State Growth's Green and Golden Frog Management Guidelines 2015. The levels of discharge will be minimized by directing flows to table drains. The construction works will be undertaken in accordance with a CEMP which will include sedimentation and erosion control measures to ensure that adequate controls such as sediment traps are incorporated to minimize the disturbance to the existing water courses.</p>
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#### 10.7.10 Recreation and Open Space Code

Code does not apply.

#### 10.7.11 Environmental Impacts and Attenuation Code

Code does not apply.

#### 10.7.12 Airports Impact Management Code

Code does not apply.

#### 10.7.13 Local Historic Heritage Code

This Code applies as the proposal will involve works on a local heritage listed site, Haggerston House. The site is listed on the Tasmanian Heritage Register however the Central Plan Register identifies that only part of the Haggerston House property is included on the Tasmanian Heritage Register. The proposed works will fall outside of the registered site and therefore consideration under the *Historic Cultural Heritage Act 1995* will not be required.

The proposal will involve the following works to the property:

- Replaced access
- Drainage modifications
- Relocating the sunflower structures
- New fence line

The proposed fencing will involve replacement of the existing fencing and gate. Discussions with the landowner are continuing with intent that the existing fence be reinstated in similar style.

The proposal does not affect the existing buildings on the property, no subdivision is proposed, and no buildings or structures, vegetation clearance are proposed.

Performance Criteria	Compliance Statement
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	There are no criteria for fence type relevant to the site, however the proposed fencing will match existing.

#### 10.7.14 Coastal Code

Code does not apply.

### 10.7.15 Signs Code

Any regulatory signs required do not require a permit under this Code under Clause 15.4.1 of the Scheme.

### 10.7.16 Specific Area Plans

There are no specific area plans affecting the site.

## 11. State Policies

### 11.1.1 State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land provides a framework for planning decisions involving agricultural land. Its purpose is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. Its provisions are reflected in the Scheme; however they are also addressed below.

In terms of agricultural use on the development site, it is identified that:

- The development site does not comprise prime agricultural land.
- The existing adjacent agricultural land use comprises grazing and cropping.

Principle 3 of the Policy relevantly states in relation to the development of utilities, such as roads, that:

"The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:

- (a) minimising the amount of land alienated;
- (b) minimising negative impacts on the surrounding environment; and
- (c) ensuring the particular location is reasonably required for operational efficiency".

The proposal is assessed to be consistent with the above requirements in that the proposed works are designed to minimise the amount of the land acquired to that necessary to accommodate the necessary road design. The impacts on the surrounding environmental are also minimised by limiting vegetation clearance .

Further, the proposed works are required to ensure the operational efficiency including safety of this section of the Highway as part of the National Highway network.

### 11.1.2 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management provides a framework for the development of ambient water quality objectives and the management and regulation of sources of emissions to surface waters (including coastal waters) and groundwater. In terms of water quality, investigations have identified that:

- The proposal will not result in new point source discharge into a waterway, and will not increase the existing point source discharges into unnamed tributary crossing the highway by more than 10%.
- Stormwater will be directed to table drains.
- Culverts for the new lanes are to match existing.
- Construction of the road will be carried out in accordance with an environmental management plan consistent with the relevant State Growth specifications to prevent erosion and the pollution of streams and waterways by runoff from sites of road construction and maintenance.
- The cross drainage of the Class 1 waterways, has also been specifically designed to provide passage corridors for fauna, including the Green and Golden Frog (*Litoria raniformis*) which



are known to occur within the local area. 1.5 x 1.2 m 'frog friendly' box culverts will be installed with attractant ponds at the opening of each culvert end to encourage frogs (and other fauna) to use the underpass culverts rather than cross the highway. This approach has been successfully adopted by other jurisdictions around the country as 'best practice' to minimise road kill of threatened species and facilitate fauna movement across the landscape.

The proposal is therefore assessed to be consistent with the State Policy.

#### **11.1.3 State Coastal Policy 1996**

Not applicable as the site not within the coastal zone.

## **12. Conclusion**

This report has identified the proposed road works are a permitted use within the Utilities Zone. Discretion is required in relation to the development in Rural Resources Zone and under the Biodiversity Code (clearance of native vegetation within priority habitat), Road and Rail Asset Code (development on and adjacent to existing and future arterial roads and railways), Water Quality Code (Development and Construction Practices and Riparian Vegetation and Construction of Roads) and Local Historic Heritage Code (fences). The proposal is assessed to be consistent with the relevant performance criteria under these Codes. The proposal is therefore assessed to comply with the requirements of the Interim Planning Scheme.

The proposed works are also considered to comply with applicable State Policies subject to implementation of a Construction Environmental Management Plan to minimise potential water quality impacts. Preparation of a satisfactory CEMP will be a State Growth requirement for the successful contractor responsible for the construction works.



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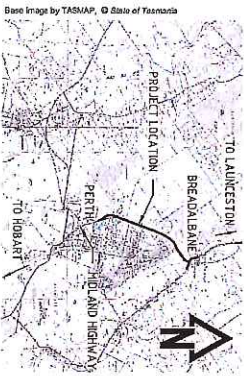
Web: [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)





# MIDLAND HIGHWAY (A0087) PERTH TO BREADALBANE DUPLICATION

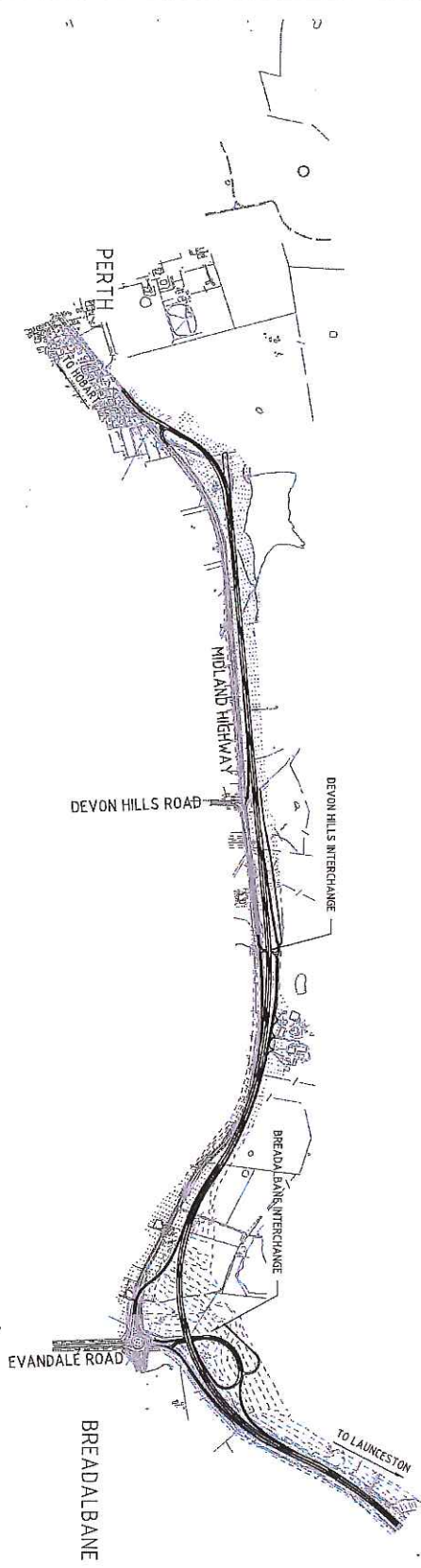
## DESIGN



SETOUT REVIEW	DESIGNED	THESE DRAWINGS HAVE BEEN CHECKED, TAKEN TO SITE AND VERIFIED THAT THEY COMPLY WITH ALL THE CONDITIONS AND CONSTRAINTS. THE DRAWINGS ARE RECOMMENDED FOR ACCEPTANCE.		DESIGN MANAGER (DESIGN ORGANISATION)	PRINCIPAL (DESIGN ORGANISATION)	I CERTIFY THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FINAL DESIGN REPORT.		Department of State Growth		CONTRACT NO.	DRAWING	PRINTED DATE	NO. of SHEETS
NAME	NAME, COMPANY	SIGNED	SIGNED	SIGNED	SIGNED	THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE DESIGN NUMBER AND PROJECT SCOPE. THE DRAWINGS ARE RECOMMENDED FOR ACCEPTANCE.		REGISTRATION NUMBER	32-1728-CHD-000	07-Aug-15, 5:08 PM	0000		
STRUCTURAL REVIEW	DESIGN REVIEW	DATE	DATE	DATE	DATE	PROJECT MANAGER	MANAGER	ACCEPTED					SHEET No.
NAME	NAME	SIGNED	SIGNED	SIGNED	SIGNED	SIGNED	SIGNED	DATE	DATE	DATE	DATE	DATE	0000
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	REVISION B

ROAD LINK No.	START: 90/5.50 (APPROX)	FINISH: 90/10.00 (APPROX)
A0087.026		





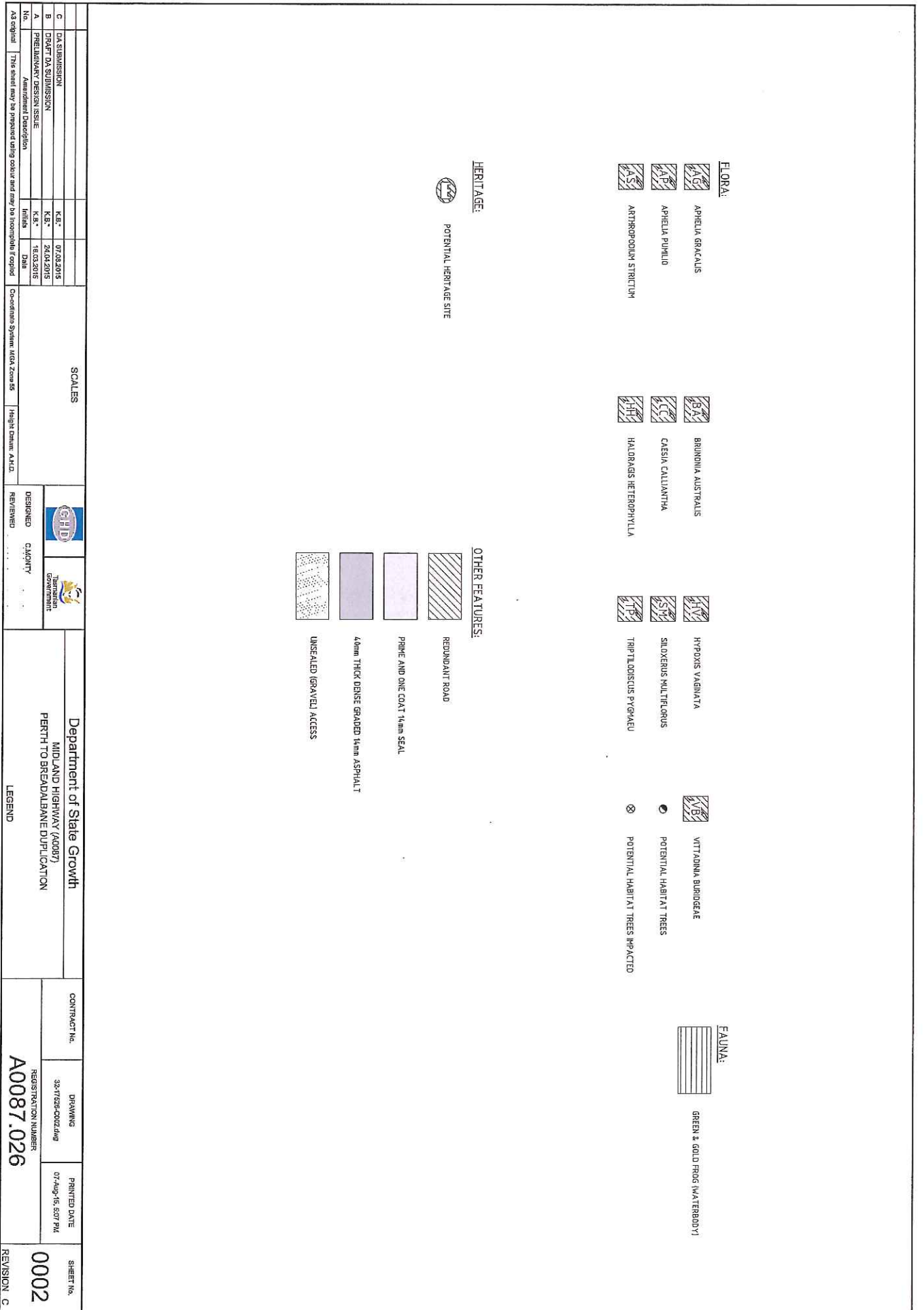
**SHEET INDEX**

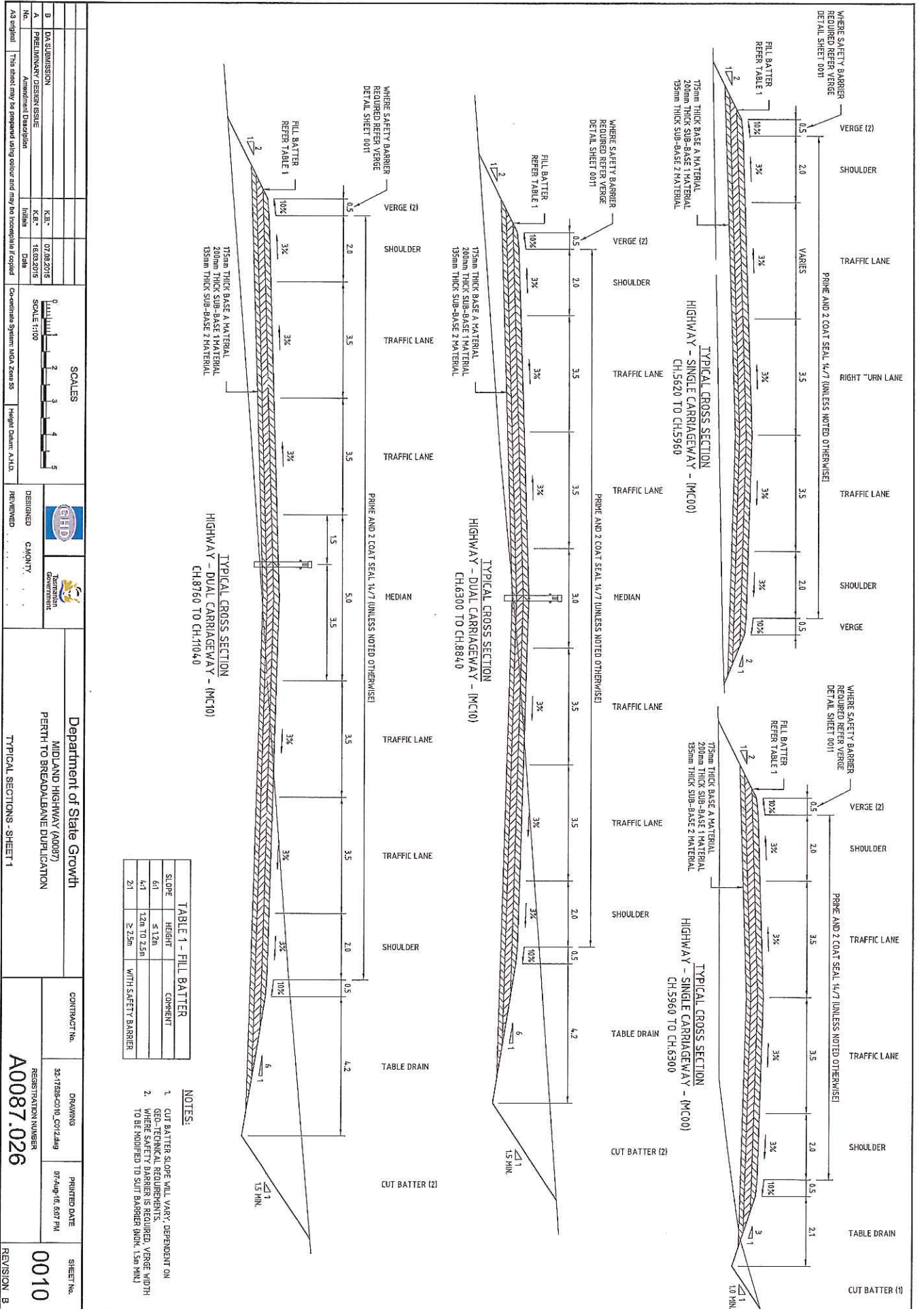
SHEET No.	REV No.	SHEET TITLE
0000	B	COVER SHEET
0001	B	INDEX SHEET
0002	C	LEGEND
0010	B	TYPICAL SECTIONS - SHEET 1
0011	B	TYPICAL SECTIONS - SHEET 2
0012	B	TYPICAL SECTIONS - SHEET 3
0040	C	OVERALL PLAN
0041	C	GENERAL ARRANGEMENT PLAN - SHEET 1
0042	C	GENERAL ARRANGEMENT PLAN - SHEET 2
0043	C	GENERAL ARRANGEMENT PLAN - SHEET 3
0044	C	GENERAL ARRANGEMENT PLAN - SHEET 4
0045	C	GENERAL ARRANGEMENT PLAN - SHEET 5
0046	C	GENERAL ARRANGEMENT PLAN - SHEET 6
0047	C	GENERAL ARRANGEMENT PLAN - SHEET 7
0048	C	GENERAL ARRANGEMENT PLAN - SHEET 8
0049	C	GENERAL ARRANGEMENT PLAN - SHEET 9
0050	C	GENERAL ARRANGEMENT PLAN - SHEET 10
0051	C	GENERAL ARRANGEMENT PLAN - SHEET 11
0052	C	GENERAL ARRANGEMENT PLAN - SHEET 12
0053	C	GENERAL ARRANGEMENT PLAN - SHEET 13
0054	C	GENERAL ARRANGEMENT PLAN - SHEET 14
0055	C	GENERAL ARRANGEMENT PLAN - SHEET 15
0056	C	GENERAL ARRANGEMENT PLAN - SHEET 16
0057	C	GENERAL ARRANGEMENT PLAN - SHEET 17
0058	C	GENERAL ARRANGEMENT PLAN - SHEET 18
0059	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD0) - CH.5600 TO CH.6300
0060	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD1) - CH.6300 TO CH.6700
0061	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD2) - CH.6700 TO CH.6700
0062	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD3) - CH.6700 TO CH.7320

**SHEET INDEX**

SHEET No.	REV No.	SHEET TITLE
0063	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD4) - CH.7320 TO CH.7940
0064	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD5) - CH.7940 TO CH.8560
0065	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD6) - CH.8560 TO CH.9180
0066	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD7) - CH.9180 TO CH.9800
0067	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD8) - CH.9800 TO CH.10420
0068	B	LONGITUDINAL SECTION - NEW HIGHWAY DUPLICATION (KCD9) - CH.10420 TO CH.11040
0070	B	LONGITUDINAL SECTION - JUNCTION TO EXISTING MIDLAND HIGHWAY (KCF0)
0071	B	LONGITUDINAL SECTION - DEVON HILLS INTERCHANGE - NORTHBOUND OFF-RAMP (KCE0)
0072	B	LONGITUDINAL SECTION - SERVICE ROAD & NORTHBOUND ON-RAMP (KCE1) - SHEET 1
0073	B	LONGITUDINAL SECTION - SERVICE ROAD & NORTHBOUND ON-RAMP (KCE1) - SHEET 2
0074	B	LONGITUDINAL SECTION - SOUTHBOUND OFF-RAMP (KCE2)
0075	B	LONGITUDINAL SECTION - WESTERN ACCESS TRACK (KCE3)
0076	B	LONGITUDINAL SECTION - DEVON HILLS INTERCHANGE - SOUTHBOUND OFF-RAMP (KCE4)
0077	B	LONGITUDINAL SECTION - DEVON HILLS INTERCHANGE - SOUTHBOUND OFF-RAMP (KCE4)
0078	B	LONGITUDINAL SECTION - BREADALBANE INTERCHANGE - UNDERPASS ROAD & NORTHBOUND ON-RAMP (KCA0) - SHEET 1
0079	B	LONGITUDINAL SECTION - BREADALBANE INTERCHANGE - UNDERPASS ROAD & NORTHBOUND ON-RAMP (KCA0) - SHEET 2
0080	B	LONGITUDINAL SECTION - BREADALBANE INTERCHANGE - UNDERPASS ROAD & NORTHBOUND ON-RAMP (KCA0) - SHEET 3
0081	B	LONGITUDINAL SECTION - BREADALBANE INTERCHANGE - UNDERPASS ROAD & NORTHBOUND OFF-RAMP (KCB0) - SHEET 1
0082	B	LONGITUDINAL SECTION - BREADALBANE INTERCHANGE - UNDERPASS ROAD & NORTHBOUND OFF-RAMP (KCB0) - SHEET 2
0083	B	LONGITUDINAL SECTION - BREADALBANE INTERCHANGE - SOUTHBOUND OFF-RAMP (KCD0)
0084	B	LONGITUDINAL SECTION - BREADALBANE INTERCHANGE - SOUTHBOUND ON-RAMP (KCD1)
0085	C	DEVON HILLS UNDERPASS - GENERAL ARRANGEMENT
0086	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0087	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0088	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0089	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0090	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0091	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0092	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0093	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0094	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0095	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0096	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0097	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0098	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0099	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT
0100	C	BREADALBANE UNDERPASS - GENERAL ARRANGEMENT

<p><b>Department of State Growth</b></p> <p>MIDLAND HIGHWAY (A0087)</p> <p>PERTH TO BREADALBANE DUPLICATION</p>		<p>CONTRACT No.</p> <p>DRAWING</p> <p>35-1728-C01.DWG</p>		<p>PRINTED DATE</p> <p>07-Aug-15, 5:01 PM</p>		<p>SHEET No.</p> <p>0001</p>	
<p>INDEX SHEET</p>		<p>REGISTRATION NUMBER</p> <p>A0087.026</p>		<p>REVISION B</p>		<p>REVISION B</p>	
<p>DESIGNED</p> <p>C.MONTY</p>		<p>REVIEWED</p>		<p>SCALES</p>		<p>AD original</p> <p>This sheet may be prepared using colour and may be reproduced if copied</p>	
<p>NO.</p> <p>Amendment Description</p>		<p>K.B.</p> <p>07.09.2015</p>		<p>Initials</p> <p>Date</p>		<p>Co-ordinate System: MGA Zone 55</p> <p>Height Datum: A.M.D.</p>	
<p>A</p> <p>PRELIMINARY DESIGN ISSUE</p>		<p>K.B.</p> <p>16.03.2015</p>		<p>Initials</p> <p>Date</p>		<p>SCALES</p>	
<p>B</p> <p>DA SUBMISSION</p>		<p>K.B.</p> <p>07.09.2015</p>		<p>Initials</p> <p>Date</p>		<p>SCALES</p>	





**TABLE 1 - FILL BATTER**

SLOPE	HEIGHT	COMMENT
6:1	≤ 1.2m	
4:1	1.2m TO 2.5m	
2:1	≥ 2.5m	WITH SAFETY BARRIER

- NOTES:**
- CUT BATTER SLOPE WILL VARY, DEPENDENT ON GEO. PROFILE, FILL BATTERS TO BE CONSIDERED WHERE VERGE WIDTH TO BE MODIFIED TO SUIT BARRIER (MIN. 1.5m MIN)
  - WHERE SAFETY BARRIERS ARE REQUIRED REFER VERGE DETAIL SHEET 0011

**Department of State Growth**  
 MIDLAND HIGHWAY (A0087)  
 PERTH TO BREADALBANE DUPLICATION

**CONTRACT NO.** 32-17628-CO10-CO12A&B  
**DRAWING** 07-AUG16, 6:07 PM  
**REGISTRATION NUMBER** A0087.026  
**PRINTED DATE** 07-AUG16, 6:07 PM  
**SHEET NO.** 0010  
**REVISION** B

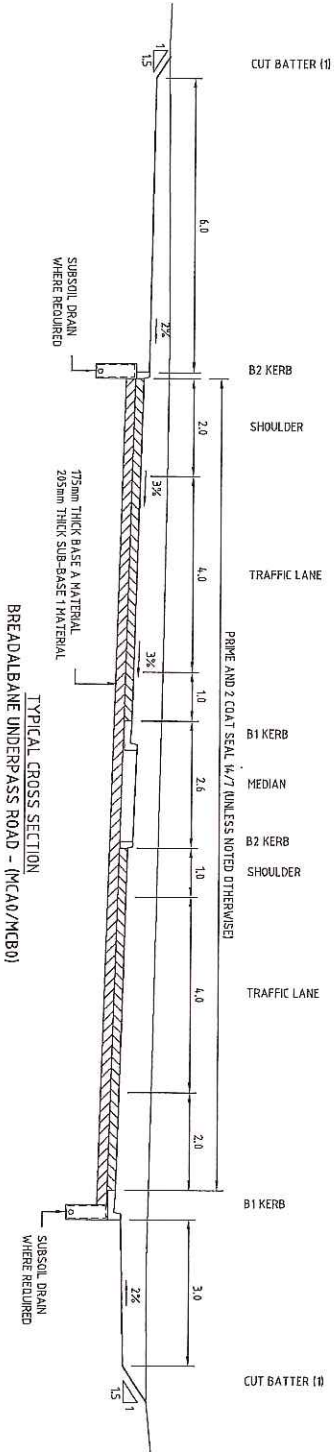
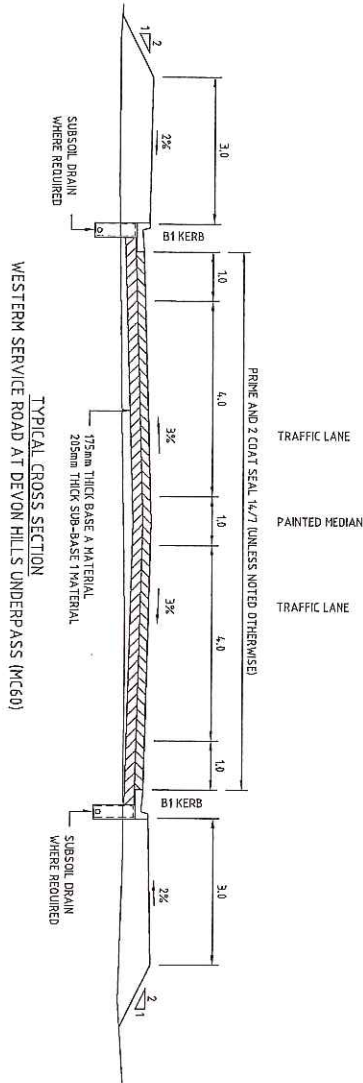
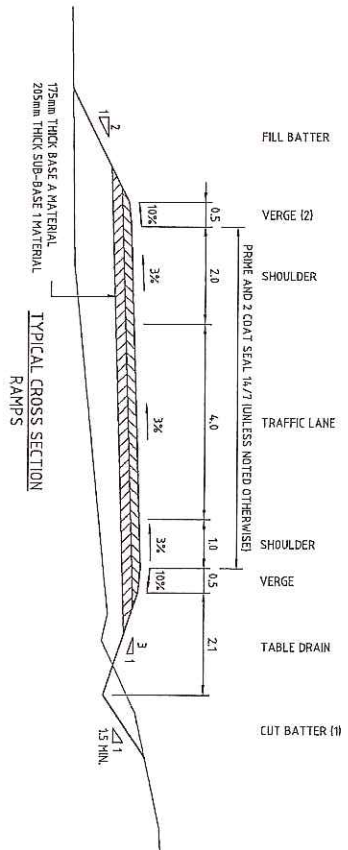
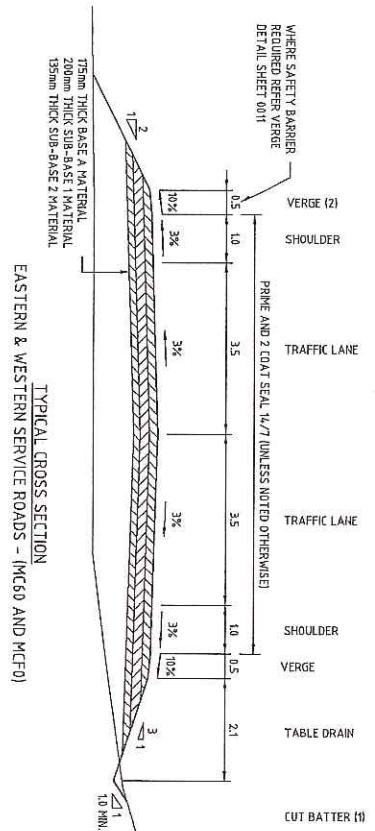
**DESIGNED** CAJUNY  
**REVIEWED**

**SCALES**  
 SCALE 1:100  
 0 1 2 3 4 5

**Amendment Description**  
 K.E.P. 07/08/2016  
 K.E.P. 16/03/2016  
 Initials Date  
 Co-ordinate System: MGA Zone 55  
 Height Datum: A.M.D.

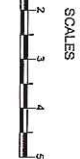
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- NOTES:**
1. CUT BATTER SLOPE WILL VARY DEPENDENT ON GEO-TECHNICAL REQUIREMENTS.
  2. WHERE SAFETY BARRIER IS REQUIRED, VERGE WIDTH TO BE MODIFIED TO SUIT BARRIER INCH, 1.5m MIN.

<p>Department of State Growth MIDLAND HIGHWAY (A0087) PERTH TO BREADALBANE DUPLICATION</p>		<p>CONTRACT No. 32.17926-CON1, CONTRACTING</p>		<p>DRAWING PRINTED DATE 07-Aug-16, 5:07 PM</p>		<p>SHEET No. 00111</p>	
<p>TYPICAL SECTIONS - SHEET 2</p>		<p>DESIGNED GHD</p>		<p>REGISTERED NUMBER A0087.026</p>		<p>REVISION B</p>	
<p>Department of State Growth MIDLAND HIGHWAY (A0087) PERTH TO BREADALBANE DUPLICATION</p>		<p>DESIGNED GHD</p>		<p>REGISTERED NUMBER A0087.026</p>		<p>REVISION B</p>	
<p>Department of State Growth MIDLAND HIGHWAY (A0087) PERTH TO BREADALBANE DUPLICATION</p>		<p>DESIGNED GHD</p>		<p>REGISTERED NUMBER A0087.026</p>		<p>REVISION B</p>	



Department of State Growth  
MIDLAND HIGHWAY (A0087)  
PERTH TO BREADALBANE DUPLICATION

CONTRACT No.  
32.17926-CON1, CONTRACTING

DRAWING  
PRINTED DATE  
07-Aug-16, 5:07 PM

SHEET No.  
00111

REGISTERED NUMBER  
A0087.026

REVISION B