

CORP 1

Northern Midlands Council Account Management Report

Income & Expenditure Summary for the Period Ended 31 October 2015 (33% of Year Completed)

Line Item Summary Totals	Operating Statement		Corporate Services		Economic & Community Dev		Planning & Development		Works		Total Operating Statement		% of Budget
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	
	2015/16	2015/16	2015/16	2015/16	2015/16	2015/16	2015/16	2015/16	2015/16	2015/16	2015/16	2015/16	
Wages	274,159	107,042	546,051	205,640	475,658	142,828	585,054	187,974	1,420,045	472,012	3,300,967.00	1,115,486.00	33.79%
Material & Services Expenditure	407,873	206,783	387,410	163,489	198,908	87,768	503,178	109,811	3,175,294	879,264	4,672,663.00	1,447,115.00	30.97%
Depreciation Expenditure	47,360	15,840	53,040	17,680	69,030	22,950	16,520	5,500	4,507,580	1,501,980	4,693,650.00	1,563,950.00	33.32%
Government Levies & Charges	7,360	1,119	565,650	141,268	10,020	2,175	0	0	79,590	21,585	662,620.00	165,147.00	24.92%
Councillors Expenditure	187,332	51,257	0	0	0	0	0	0	0	0	187,332.00	51,257.00	27.36%
Other Expenditure	132,087	68,056	408,336	419,922	128,659	70,137	19,988	4,236	112,295	44,606	801,365.00	606,959.00	75.74%
Oncost	118,218	46,347	234,471	80,759	77,827	28,766	245,256	74,586	519,548	186,266	1,195,320.00	416,744.00	34.86%
Internal Plant Hire/Rental	19,290	5,580	17,810	7,213	18,760	8,694	67,320	17,881	829,490	336,381	952,670.00	375,749.00	39.44%
Internal Rental/Rates	300	0	590	0	20	0	0	0	11,250	0	12,160.00	0.00	0.00%
Other Internal Transfers Expenditure	0	4,233	6,479,598	2,148,998	18,000	6,603	0	0	26,550	8,950	6,524,148.00	2,168,784.00	33.24%
Oncosts Paid - Payroll	52,459	6,530	106,498	23,774	81,210	40,597	120,462	50,155	294,930	79,360	655,559.00	200,416.00	30.57%
Oncost Paid - Non Payroll	84,756	27,824	147,666	46,385	129,549	35,529	168,581	56,504	436,033	134,917	966,585.00	301,159.00	31.16%
Plant Expenditure Paid	11,150	5,101	4,920	1,756	20,560	6,584	25,620	7,966	596,090	181,675	658,420.00	203,082.00	30.84%
	1,342,344	544,714	8,952,040	3,256,884	1,228,291	452,651	1,752,079	514,613	12,008,685	3,846,996	25,283,439	8,615,858	34.08%
Rate Revenue	0	0	(8,749,507)	(8,562,307)	0	0	(22,531)	(22,644)	(674,013)	(668,360)	(9,446,051.00)	(9,253,311.00)	97.96%
Recycling Grant Revenue	(2,000)	0	(1,811,916)	(511,205)	(252,166)	(107,286)	0	0	(2,303,320)	(289,664)	(4,369,402.00)	(908,155.00)	20.78%
Fees and Charges Revenue	0	0	(200,362)	(69,000)	(352,523)	(113,037)	(751,671)	(437,067)	(401,758)	(186,150)	(1,706,334.00)	(805,274.00)	47.19%
Interest Revenue	(227,000)	(2,628)	(45,000)	(24,692)	0	0	0	0	0	0	(272,000.00)	(27,320.00)	10.04%
Reimbursements Revenue	(2,600)	(928)	(39,018)	(8,520)	(7,926)	(12,205)	(26,440)	(16,000)	(12,914)	(23,853)	(88,898.00)	(61,506.00)	69.19%
Oncost Recoveries - Internal Tier	(118,217)	(45,691)	(234,141)	(80,861)	(77,285)	(25,550)	(258,453)	(74,488)	(690,387)	(225,655)	(1,378,483.00)	(452,245.00)	32.81%
Oncost Recoveries - Internal Tier	(17,500)	(8,460)	(15,035)	(4,860)	(15,110)	(4,950)	(50,980)	(17,831)	(1,049,510)	(397,411)	(1,148,140.00)	(433,512.00)	37.76%
Other Internal Transfers Income	(33,641)	(11,241)	(100,725)	290	(541,687)	(180,887)	(854,296)	(223,602)	(5,233,799)	(1,732,418)	(6,564,148.00)	(2,147,658.00)	32.72%
Other Revenue	(707,923)	(90,988)	(7,701)	(481)	0	(9,929)	(2,298)	(15,000)	(63,767)	(44,701)	(781,689.00)	(161,099.00)	20.61%
	(1,108,881)	(159,936)	(11,203,420)	(9,261,636)	(1,246,697)	(453,844)	(1,766,679)	(806,652)	(10,429,498)	(3,568,212)	(25,755,145)	(14,250,280)	55.33%
Underlying (Surplus) / Deficit Before	233,463	384,778	(2,251,380)	(6,004,752)	(18,406)	(1,193)	(14,600)	(292,039)	1,579,217	278,784	(471,706)	(5,634,422)	
Gain on Sale of Fixed Assets	0	(60,001)	0	0	0	0	0	0	0	0	0	(60,001)	
Loss on Sale of Fixed Assets	0	0	0	0	0	0	0	0	450,000	0	450,000	0	
Net Loss On Disposal of Fixed Assets	0	(60,001)	0	0	0	0	0	0	450,000	0	450,000	(60,001)	
Underlying (Surplus) / Deficit	233,463	324,777	(2,251,380)	(6,004,752)	(18,406)	(1,193)	(14,600)	(292,039)	2,029,217	278,784	(21,706)	(5,694,423)	
Capital Grant Revenue	0	0	0	0	0	0	0	0	(2,352,000)	(92,050)	(2,352,000)	(92,050)	
Subdivider Contributions	0	0	0	0	0	0	0	0	(350,000)	0	(350,000)	0	
	0	0	0	0	0	0	0	0	(2,702,000)	(92,050)	(2,702,000)	(92,050)	
Operating (Surplus) / Deficit	233,463	324,777	(2,251,380)	(6,004,752)	(18,406)	(1,193)	(14,600)	(292,039)	(672,783)	186,734	(2,723,706)	(5,786,473)	

	Gov	Corp	Ec	P&D	Works	Tot
Wages	39%	38%	30%	32%	33%	34%
Material & Services Expenditure	51%	42%	44%	22%	28%	31%
Depreciation Expenditure	33%	33%	33%	33%	33%	33%
Government Levies & Charges	2%	29%	22%	0%	27%	25%
Councilors Expenditure	27%	0%	0%	0%	0%	27%
Other Expenditure	62%	103%	55%	21%	40%	76%
Oncost	39%	34%	37%	30%	36%	35%
Internal Plant Hire/Rental	29%	40%	46%	27%	41%	39%
Internal Rental/Rates	0%	0%	0%	0%	0%	0%
Other Internal Transfers Expenditure	0%	33%	37%	0%	34%	33%
Oncosts Paid - Payroll	12%	22%	50%	42%	27%	31%
Oncost Paid - Non Payroll	33%	31%	27%	34%	31%	31%
Plant Expenditure Paid	46%	36%	32%	31%	30%	31%
Loss on Sale of Fixed Assets	0%	0%	0%	0%	0%	0%
Rate Revenue	41%	38%	37%	29%	32%	34%
Recurrent Grant Revenue	0%	98%	0%	101%	99%	98%
Fees and Charges Revenue	0%	29%	43%	0%	13%	21%
Interest Revenue	0%	34%	32%	58%	46%	47%
Reimbursements Revenue	1%	55%	0%	0%	0%	10%
Oncost Recoveries - Internal Trer	36%	22%	154%	61%	185%	69%
Plant Hire Income - Internal Trer	39%	35%	33%	29%	33%	33%
Other Internal Transfers Income	48%	32%	33%	35%	38%	38%
Other Revenue	33%	0%	33%	34%	33%	33%
Wages + Oncosts Paid Payroll	13%	6%	0%	653%	79%	21%
Wages + Oncosts Paid Payroll & Non Payroll	14%	83%	36%	46%	34%	55%
	35%	35%	33%	34%	32%	33%
	34%	34%	32%	34%	32%	33%

Capital Works By Department	Budget	Actual
Governance	2,000	6,494
Corporate Services	240,000	59,128
Economic & Community Development	37,000	-
Planning and Development	35,000	-
Search_7% in Finesse	11,209,852	1,621,280
Variance	11,209,852	1,621,865
Represented by	-	685
Ledger Jnl Post end of month to capital		-236
Jnl 72 account 720200		-348
Jnl 76 account 707899		-684
Breakdown	Budget	Actual
R100	5,303,435	521,093
R75N25	1,543,000	56,158
R50N50	2,919,432	534,035
R25N75	115,000	67,998
N100	1,331,985	442,581
Variance	11,209,852	1,621,865



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Northern Midlands Council Account Management Report for year to October 2015

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Governance					
Fleet, Plant & Equipment					
780006 Gov - Office Equipment Purchases	\$2,000	\$640	\$864	\$1,136	43%
780029 Gov - Council Chambers Additional Flag pole	\$0	\$0	\$5,631	-\$5,631	0%
Total Fleet, Plant & Equipment	\$2,000	\$640	\$6,494	-\$4,494	325%
Total Capital Expenditure - Governance	\$2,000	\$640	\$6,494	-\$4,494	325%
Grand Total	\$2,000	\$640	\$6,494	-\$4,494	325%

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	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Corporate Services					
Equipment & Buildings - Corporate Services					
700007 Fleet - F7 Pool Vehicle	\$15,000	\$5,000	\$0	\$15,000	0%
715300 Corp - Computer System Upgrade	\$173,000	\$57,640	\$56,158	\$116,842	32%
715310 Corp - Purchase Office Equipment	\$2,000	\$540	\$0	\$2,000	0%
720113 Corp - Office / Council Chambers Improvements	\$50,000	\$16,640	\$2,971	\$47,029	6%
Total Equipment & Buildings - Corporate Services	\$240,000	\$79,920	\$59,128	\$180,872	25%
Total Capital Expenditure - Corporate Services	\$240,000	\$79,920	\$59,128	\$180,872	25%
Grand Total	\$240,000	\$79,920	\$59,128	\$180,872	25%

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Northern Midlands Council Account Management Report for year to October 2015

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Capital Expenditure - Economic & Community Develop					
Equipment & Buildings					
707929 Evan - Aged Care Units Carpet Replacement	\$5,000	\$1,640	\$0	\$5,000	0%
750202 Ec & Comm Dev - Sports Centre Equipment Purchases /Improvements	\$10,000	\$3,360	\$0	\$10,000	0%
780025 Ec & Comm Dev - Purchase of Office Equipment	\$2,000	\$640	\$0	\$2,000	0%
Total Equipment & Buildings	\$17,000	\$5,640	\$0	\$17,000	0%
Tourism/Economic Development					
780028 Tourism - Public WiFi, Touchscreens	\$20,000	\$6,640	\$0	\$20,000	0%
Total Tourism/Economic Development	\$20,000	\$6,640	\$0	\$20,000	0%
Total Capital Expenditure - Economic & Communit	\$37,000	\$12,280	\$0	\$37,000	0%
Grand Total	\$37,000	\$12,280	\$0	\$37,000	0%

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	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Annual Budget %
Capital Expenditure - Planning & Development					
Fleet, Plant & Equipment					
700027 Fleet - F27 Animal Control	\$18,000	\$6,000	\$0	\$18,000	0%
700182 Fleet - F182 Planner	\$15,000	\$5,000	\$0	\$15,000	0%
715330 Plan & Dev - Purchase of Office Equipment	\$2,000	\$640	\$0	\$2,000	0%
Total Fleet, Plant & Equipment	\$35,000	\$11,640	\$0	\$35,000	0%
Total Capital Expenditure - Planning & Development	\$35,000	\$11,640	\$0	\$35,000	0%
Grand Total	\$35,000	\$11,640	\$0	\$35,000	0%

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Capital Expenditure - Works Department Fleet, Plant & Depot

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
700001 Fleet - F1 Works Managers Vehicle	\$20,000	\$6,640	\$0	\$20,000	0%
700005 Fleet - F5 Works Supervisors Vehicle	\$15,000	\$5,000	\$0	\$15,000	0%
700011 Fleet - F11 Light Truck	\$30,000	\$10,000	\$0	\$30,000	0%
700023 Fleet - F23 Utility Litter & Garbage Collection	\$20,000	\$6,640	\$10,043	\$9,957	50%
700025 Fleet - F25 Utility Vehicle	\$21,000	\$7,000	\$0	\$21,000	0%
700030 Fleet - F30 Flocon	\$200,000	\$66,640	\$0	\$200,000	0%
700035 Fleet - F35 Street Sweeper	\$350,000	\$116,640	\$0	\$350,000	0%
700047 Fleet - F47 Grader & Roller	\$300,000	\$100,000	\$464	\$299,536	0%
700059 Fleet - F59 Forklift	\$38,000	\$12,640	\$120	\$37,880	0%
700063 Fleet - F63 Mower Reserves South	\$40,000	\$13,336	\$50,478	-\$10,478	126%
700064 Fleet - F64 Tractor	\$66,000	\$22,664	\$0	\$66,000	0%
700179 Fleet - F179 Building Management and Maintenance	\$38,000	\$12,664	\$0	\$38,002	100%
715320 Works - Purchase Small Plant	\$20,000	\$6,640	\$4,530	\$15,470	23%
715337 Works - CCTV Installation	\$15,000	\$5,000	\$0	\$15,000	0%
715338 Works - Office Equipment Purchases	\$2,000	\$640	\$0	\$2,000	0%
720200 Works - Longford Depot Improvements	\$15,000	\$5,000	\$1,258	\$13,742	8%
720201 Works - Clown Depot Improvements	\$15,000	\$5,000	\$10,592	\$4,408	71%
Total Fleet, Plant & Depot	\$1,205,000	\$401,480	\$115,486	\$1,089,514	10%

Recreation

707752 Lfd - Sports Centre Landscaping	\$20,000	\$6,640	\$0	\$20,000	0%
707774 Lfd - Lamp Posts Main Street	\$25,000	\$8,360	\$0	\$25,000	0%
707792 Lfd - Recreation Ground Raw Water Watering System	\$5,000	\$1,640	\$8,118	-\$3,118	162%
707801 Rec - Private Power Poles All Areas	\$15,000	\$5,000	\$3,000	\$12,000	20%
707805 Clown - War Memorial Oval Amenities Upgrade	\$600,000	\$200,000	\$0	\$600,000	0%
707814 Rec - Street Tree Program All Areas	\$80,000	\$26,640	\$0	\$80,000	0%
707835 Lfd - Recreation Ground Topdressing	\$10,000	\$3,360	\$10,979	-\$979	110%
707855 Lfd - Town Entrance Landscaping/Beautification	\$50,000	\$16,640	\$225	\$49,775	0%
707887 Lfd - St Georges Square Bike Park Redevelopment	\$0	\$0	\$33	-\$33	0%
707899 Various - Signage Projects	\$45,000	\$15,000	\$12,422	\$32,578	28%
707913 Crv - Recreation Ground Sewer Dump Point	\$8,000	\$2,640	\$0	\$8,000	0%
707923 Crv - Recreation Ground Building Improvements	\$25,000	\$8,360	\$0	\$25,000	0%
707924 Crv - Pool Roller cover and Signage	\$5,000	\$1,640	\$0	\$5,000	0%
707935 Crv - Main Road Reserve Childcare Turning Head	\$2,000	\$640	\$0	\$2,000	0%
707936 Evan - Falls Park Fence	\$20,000	\$6,640	\$0	\$20,000	0%
707937 Lfd - Rec Ground Scoreboard and Entrance Improve	\$20,000	\$6,640	\$0	\$20,000	0%
707938 Pth - Rec Ground Interchange Shed	\$10,000	\$3,360	\$0	\$10,000	0%
707939 Lfd - War Memorial Hall Room Soundproofing	\$11,000	\$3,664	\$0	\$11,000	0%
715255 Rec - Street Furniture & Playground Equip All Area	\$50,000	\$16,640	\$7,419	\$42,581	15%
Lfd - Village Green to Mill Dam Project	\$80,000	\$26,640	\$57	\$79,943	0%
Lfd - Village Green to Mill Dam Project	\$80,000	\$26,640	\$57	\$79,943	0%
Total Lfd - Village Green to Mill Dam Project	\$1,081,000	\$360,144	\$42,253	\$1,038,747	4%
Total Recreation	\$1,081,000	\$360,144	\$42,253	\$1,038,747	4%

Northern Midlands Council

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for year to October 2015

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Annual Budget %
Buildings					
707871.1	Evan - War Memorial Hall Improvements - Carpark	\$0	\$0	\$0	0%
707877	All Areas - Bus Shelters / Playground Shade Structures	\$40,000	\$13,360	\$1,885	5%
707882	Clown - Valentine Park Garden Beds	\$0	\$0	\$2,022	0%
707902	Clown - Pump House Restoration	\$30,000	\$10,000	\$27,704	8%
707920	Rec - Public Buildings Asbestos Removal	\$20,000	\$6,640	\$20,000	0%
707921	Avoca - Hall Exterior Painting	\$20,000	\$6,640	\$20,000	0%
707922	Cry - Hall Exterior Painting	\$15,000	\$5,000	\$15,000	0%
707925	Clown - Hall Supper Room Improvements	\$20,000	\$6,640	\$20,000	0%
707926	Clown - Library Improvements	\$10,000	\$3,360	\$10,000	0%
707927	Epping - Hall Weatherboard Replacements	\$15,000	\$5,000	\$15,000	0%
707928	Evan - War Memorial Hall Improvements	\$20,000	\$6,640	\$18,455	8%
707930	Lfd - Town Hall Exterior Painting	\$25,000	\$8,360	\$25,000	0%
707931	Lfd - War Memorial Hall Floor Improvements	\$39,000	\$13,000	\$39,000	0%
707932	Lfd - Town Hall Acoustic Improvements	\$15,000	\$5,000	\$15,000	0%
707933	Rossarden - Public Toilet Replacements	\$3,000	\$1,000	\$3,000	0%
709934	Ross - Public Toilet Replacement	\$150,000	\$50,000	\$144,993	3%
709350	Rec - Public Building Improvements	\$120,000	\$40,000	\$120,000	0%
Total Buildings	\$542,000	\$180,640	\$12,756	\$529,244	2%

Waste Management					
712952	Waste - MGB Purchases	\$25,000	\$8,360	\$0	0%
728755	Waste - WTS Improvements	\$30,000	\$10,000	\$2,977	10%
Total Waste Management	\$55,000	\$18,360	\$2,977	\$52,023	5%

Roads					
Clown - Bond St Grant to High Reconstruction					
750156	Clown - Bond St Grant to High Reconstruction K&G	\$115,000	\$38,360	\$6,166	5%
750156.1	Clown - Bond St Grant to High Reconstruction	\$0	\$0	\$13,721	0%
750156.2	Excavation	\$0	\$0	\$10,158	0%
750156.3	Excavation	\$0	\$0	\$11,096	0%
750156.7	Clown - Bond St Grant to High Reconstruction	\$0	\$0	\$1,274	0%
750156.8	Naturesrips	\$0	\$0	\$367	0%
750156.9	Clown - Bond St Grant to High Reconstruction	\$0	\$0	\$4,918	0%
750156.91	Clown - Bond St Grant to High Reconstruction Storm Water	\$0	\$0	\$20,299	0%
Total Clown - Bond St Grant to High Reconstruction	\$115,000	\$38,360	\$67,998	\$47,002	59%
Clown - Glenelg St Ch 0.285 to Ch 0.640					
750493	Clown - Glenelg St Ch 0.285 to Ch 0.640 K&G	\$350,000	\$116,640	\$3,708	1%
750493.1	Clown - Glenelg St Ch 0.285 to Ch 0.640 Excavation	\$0	\$0	\$4,611	0%
750493.9	Clown - Glenelg St Ch 0.285 to Ch 0.640 Other	\$0	\$0	\$15	0%

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	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
750493.91 Clown - Glenelg St Ch 0.285 to Ch 0.640 Stormwater					
Total Clown - Glenelg St Ch 0.285 to Ch 0.640	\$350,000	\$116,640	\$3,743	-\$3,743	0%
Cry - Macquarie St, Main to Gatenby					
750460.5 Cry - Gatenby St Macquarie to Spencers Lane Seal	\$60,000	\$0	\$0	\$0	0%
750784 Cry - Macquarie St, Main to Gatenby K & G	\$0	\$20,000	\$1,005	\$58,995	2%
750784.1 Cry - Macquarie St, Main to Gatenby Excavation	\$0	\$0	\$12,748	-\$12,748	0%
750784.2 Cry - Macquarie St, Main to Gatenby Subbase	\$0	\$0	\$5,382	-\$5,382	0%
750784.3 Cry - Macquarie St, Main to Gatenby Base	\$0	\$0	\$10,097	-\$10,097	0%
750784.4 Cry - Macquarie St, Main to Gatenby Prep for Seal	\$0	\$0	\$2,726	-\$2,726	0%
750784.6 Cry - Macquarie St, Main to Gatenby Footpath	\$0	\$0	\$0	\$0	0%
750784.7 Cry - Macquarie St, Main to Gatenby Nature Strip	\$0	\$0	\$1,440	-\$1,440	0%
750784.9 Cry - Macquarie St, Main to Gatenby Other	\$0	\$0	\$1,600	-\$1,600	0%
750784.91 Cry - Macquarie St, Main to Gatenby stormwater	\$0	\$0	\$793	-\$793	0%
Total Cry - Macquarie St, Main to Gatenby	\$60,000	\$20,000	\$35,790	\$24,210	60%
Evan - Relbia Rd Ch 1.375 to 2.530					
75050.901 Edale - Relbia Rd Reconstruction Chn 1.375 to 2.530	\$0	\$0	\$0	\$0	0%
Other	\$0	\$0	\$0	\$0	0%
Total Evan - Relbia Rd Ch 1.375 to 2.530	\$0	\$0	\$0	\$0	0%
Ross Streetscape Improvements					
714846 Ross - Streetscape Improvements	\$60,000	\$20,000	\$9,330	\$50,670	16%
714846.24 Ross - Main St Project Footpath Female Factory to Old Pump Shed	\$0	\$0	\$8,271	-\$8,271	0%
Total Ross Streetscape Improvements	\$60,000	\$20,000	\$17,601	\$42,399	29%
Resealing Program					
715005 Roads - Resealing All Areas	\$700,000	\$233,360	\$0	\$700,000	0%
Total Resealing Program	\$700,000	\$233,360	\$0	\$700,000	0%
Resheeting Program					
715125 Southern - Resheeting	\$215,000	\$71,640	\$29,625	\$185,375	14%
715460 Roads Northern - Resheeting	\$215,000	\$71,640	\$97,868	\$117,132	46%
Total Resheeting Program	\$430,000	\$143,280	\$127,493	\$302,507	30%
Black Spot Projects					
750401 Pth - Elizabeth / Main Street Intersection	\$51,432	\$17,144	\$76,959	-\$25,527	150%
Total Black Spot Projects	\$51,432	\$17,144	\$76,959	-\$25,527	150%
Footpath Construction Program					
750037.6 Pth - Arthur St Fairlough to Clarence Footpath	\$110,000	\$36,640	\$254	\$109,746	0%
750088.6 Pth - Banksia Grove Phillip to End Footpath	\$20,000	\$6,640	\$0	\$20,000	0%
750176.6 Clown - Bridge St Espianade to King St Footpath	\$70,000	\$23,360	\$0	\$70,000	0%
750234.6 Pth - Callistemon Court Arthur to End of Bowl Footpath	\$22,000	\$7,360	\$0	\$22,000	0%
750433.6 Pth - Fairlough St Highway to Doctors	\$24,000	\$8,000	\$20,014	-\$3,986	83%
750460.6 Cry - Gatenby St No. 10 to Spencers Lane	\$23,000	\$7,640	\$0	\$23,000	0%
750460.8 Cry - Gatenby St Macquarie to Spencers Lane	\$0	\$0	\$0	\$0	0%

Northern Midlands Council

Account Management Report

for year to October 2015

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Annual Budget %
Driveways					
750460.9	Cry - Gatenby St Macquarie to Spencers Lane Other	\$0	\$0	\$868	0%
750460.91	Cry - Gatenby St to Spencers Lane Stormwater	\$0	\$0	\$0	0%
750473.6	Pth - George St Fairlough to Clarence Footpath	\$24,000	\$8,000	\$24,000	0%
750517.6	Lfd - Goose Green Place Footpath Reconstruction	\$0	\$0	\$8,405	0%
750549.6	Evan - High St Caribook to Barclay Footpath	\$42,000	\$14,000	-\$8,405	0%
751017.6	Evan - Ploughmans Court Footpath	\$9,000	\$3,000	\$42,000	0%
751133.6	Evan - Shearers Court Stockrans to End Footpath	\$11,000	\$3,640	\$9,000	0%
751150.6	Cry - Spencers Lane Cressy Rd to Gatenby St Footpath	\$18,000	\$6,000	\$11,000	0%
751169.6	Evan - Stockmans Road Footpath	\$55,000	\$18,360	\$18,000	49%
751346.6	Lfd - Wellington Bakery to Archer St Footpath	\$30,000	\$10,000	\$26,900	0%
751351.6	Lfd - Wellington St No 74 to High St Footpath	\$25,000	\$8,360	\$30,000	0%
751352.6	Lfd - Wellington St High to Swan Footpath	\$31,500	\$10,460	\$25,000	45%
751353.6	Lfd - Wellington St Swan Ave to Pulney Footpath	\$0	\$0	\$17,177	0%
751568.6	Lfd - St Georges Square Smith to Tasman Footpath	\$50,000	\$16,640	-\$14,323	0%
751571.6	Pth - Callistemon Ct to Bankia Grove Walkway	\$17,000	\$5,640	\$50,000	201%
75999.6	Evan - War Memorial Hall Reserve Footpath	\$0	\$0	-\$1,756	0%
	Total Footpath Construction Program	\$581,500	\$193,740	\$121,069	21%
3 Pth - Cromwell St Ch 0.073 to North					
750329	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North K&G	\$50,000	\$16,640	\$251	1%
750329.1	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North Excavation	\$0	\$0	\$7,169	0%
750329.2	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North Subbase	\$0	\$0	\$8,356	0%
750329.3	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North Base	\$0	\$0	\$8,380	0%
750329.4	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North Prep for Seal	\$0	\$0	\$1,787	0%
750329.5	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North Seal	\$0	\$0	\$0	0%
750329.7	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North Nature Strips	\$0	\$0	\$0	0%
750329.8	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North Driveways	\$0	\$0	-\$1,716	0%
750329.9	Pth Cromwell St Ch 0.073 (End of Kerb Southern End) to North Other	\$0	\$0	\$1,200	0%
	Total Pth - Cromwell St Ch 0.073 to North	\$50,000	\$16,640	\$25,426	51%
Lfd - Wilmores Lane Ch 1.295 to 4.280					
751400	Lfd - Wilmores Lane Reconstruction Ch 1.295 to 2.690	\$300,000	\$100,000	\$60	0%
751400.1	Lfd - Wilmores Lane Reconstruction Ch 1.295 to 2.690 Excavation	\$0	\$0	\$67	0%
751400.9	Lfd - Wilmores Lane Reconstruction Ch 1.295 to 2.690 Other	\$0	\$0	\$891	0%
751400.91	Lfd - Wilmores Lane Reconstruction Ch 1.295 to 2.690 Other	\$0	\$0	\$2,200	0%

Northern Midlands Council Account Management Report for year to October 2015

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Annual Budget %
Stormwater					
Lfd - Wilmores Lane Reconstruction Ch 2.690 to 4.280	\$342,000	\$114,000	\$0	\$342,000	0%
Total Lfd - Wilmores Lane Ch 1,295 to 4,280	\$642,000	\$214,000	\$3,218	\$638,782	1%
Other Road Projects					
Roads - Replacement of Crossovers All Areas					
Cry - Delmont Rd Reconstruction Ch 1,800 to 2,485	\$160,000	\$53,360	\$0	\$160,000	0%
Cry - Delmont Rd Reconstruction Ch 1,800 to 2,485		\$0	\$0	\$0	0%
Other					
Cry - Delmont Rd Reconstruction Ch 3,910 to 4,920	\$230,000	\$76,640	\$0	\$230,000	0%
Pth - Fairlough St Kerb Extension Arthur to Subdivision	\$0	\$0	\$11,379	-\$11,379	0%
Pth - Fore St Construct Turning Head	\$56,000	\$18,640	\$4,007	\$51,993	7%
Pth - Fore St Construct Turning Head Other	\$0	\$0	\$233	-\$233	0%
Cry - Gatenby St Macquarie to Spencers Lane K&G	\$20,000	\$6,640	\$1,937	\$18,063	10%
Cry - Gatenby St Macquarie to Spencers Lane	\$0	\$0	\$5,409	-\$5,409	0%
Excavation					
Cry - Gatenby St Macquarie to Spencers Lane Subbase	\$0	\$0	\$1,081	-\$1,081	0%
Cry - Gatenby St Macquarie to Spencers Lane	\$0	\$0	\$1,643	-\$1,643	0%
Excavation					
Cry - Gatenby St Macquarie to Spencers Lane Prep for Seal	\$0	\$0	\$0	\$0	0%
3					
4					
750572 Pth - Hobart Road (from Relbia Rd to Strathroy Bridge)	\$0	\$0	\$2,169	-\$2,169	0%
750715 Evan - Logan Rd Traffic Islands outside Falls Park	\$81,000	\$27,000	\$0	\$81,000	0%
750718 Evan - Logan Road Verge Reconstruction No 48 to 58	\$200,000	\$66,640	\$306	\$80,694	0%
750774 Town - Macquarie Rd Ch 32,940 to 33,865 Reconstruct	\$42,000	\$14,000	\$0	\$200,000	0%
751050,9 Evan - Relbia Road Guard Rail Installation Ch 1,450 to 1,730			\$33,286	\$8,714	79%
751197 Pth - Talisker St Midlands Hway Junction	\$63,035	\$21,011	\$69,045	-\$6,010	110%
751548 Town - Macquarie Rd Ch 33,865 to Ch 34,215 Reconstruct	\$75,000	\$25,000	\$0	\$75,000	0%
Total Other Road Projects	\$927,035	\$308,931	\$130,494	\$796,541	14%
Total Roads	\$3,966,967	\$1,322,095	\$618,125	\$3,348,842	16%
Bridges					
742030 Cry - Bridge 2030, Powranna Rd Macquarie River	\$1,922,000	\$640,632	\$303,309	\$1,618,691	16%
743177 Cry - Bridge 3177, Powranna Rd Macquarie River	\$150,000	\$50,000	\$89,905	\$60,095	60%
743259 Cry - Bridge 3259, Lake River Rd Dabooi Rivulet	\$140,400	\$46,800	\$145,828	-\$5,428	104%
743767 Avoca - Bridge 3767, Royal George Rd, Unnamed Crk	\$100,000	\$33,360	\$0	\$100,000	0%
747350 Cry - Bridge 7350, Cressy Rd, Lake River	\$1,250,000	\$416,640	\$0	\$1,250,000	0%
Total Bridges	\$3,562,400	\$1,187,432	\$539,041	\$3,023,359	15%
Urban Stormwater Drainage					
738565 Pth - Stormwater West Perth Catchment Survey	\$0	\$0	\$10,243	-\$10,243	0%
788676 Lfd - Stormwater Detention Basin Paton Street	\$73,485	\$24,493	\$74,553	-\$1,068	101%
788688 Town - Stormwater Gleneig Street	\$0	\$0	\$0	\$0	0%

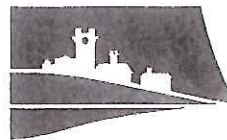
Northern Midlands Council
Account Management Report
for year to October 2015

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
788594 Lfd - Flood Levee Pump Testing Site South Esk	\$10,000	\$3,360	\$7,933	\$2,067	79%
788597 Pth - Frederick St Stormwater	\$150,000	\$50,000	\$6,857	\$143,143	5%
788601 Evain - Stormwater Translink Upgrade	\$200,000	\$66,672	\$125,435	\$74,565	63%
788605 Storm Water Management Plans	\$50,000	\$16,640	\$0	\$50,000	0%
Total Urban Stormwater Drainage	\$483,485	\$161,165	\$225,021	\$258,464	47%
Total Capital Expenditure - Works Department	\$10,895,852	\$3,631,316	\$1,555,658	\$9,340,194	14%
Grand Total	\$10,895,852	\$3,631,316	\$1,555,658	\$9,340,194	14%

1-312

Account Reference	Account Description	Budget	Actual	% YTD	Status	Adjustment
506500	Events - Blessing of the Harvest	\$1,500.00	\$0.00	0.00%		
506502	Events - Longford Revival Festival	\$0.00	\$0.00			1500
506650	Events - Evandale Village Fair	\$1,500.00	\$0.00	0.00%		
506710	Events - Longford Cup	\$1,000.00	\$0.00	0.00%		
506711	Events - Camp Quality , Rock & Rod Fundraiser	\$550.00	\$247.62	45.02%		-250
506712	Events - Ross Marathon	\$1,500.00	\$208.04	13.87%		-1250
506739	Events - Longford Show	\$1,000.00	\$1,396.33	139.63%		400
506740	Events - Australia Day Celebrations	\$1,500.00	\$463.33	30.89%		
506742	Events - Volunteer Recognition Event	\$1,000.00	\$0.00	0.00%		
506748	Events - RSL Lford-Nat Servicemen's Reunion	\$500.00	\$0.00	0.00%		
506750	Other Events (Round 2)	\$5,300.00	\$0.00	0.00%		-5300
506754	Events - Longford Fun Run	\$0.00	\$0.00			200
506758	Events - John Glover Society Arts Festival	\$1,500.00	\$0.00	0.00%		
506771	Events - Fusion Australia Day Family Festival	\$500.00	\$0.00	0.00%		
506780	Events - Tas Trout Fishing Expo (Cressy)	\$1,500.00	\$1,511.57	100.77%		
506785	Events - Campbell Town Show	\$1,000.00	\$0.00	0.00%		
506790	Events - P E Green memorial Cycling Road Race	\$350.00	\$0.00	0.00%		
506792	Events - Oceania Orienteering Championship	\$1,500.00	\$0.00	0.00%		
506797	Events - Remembrance Day	\$300.00	\$0.00	0.00%		
506804	Events - Woolmers Festival of Roses	\$1,000.00	\$0.00	0.00%		
506812	Events - ANZAC Day	\$15,000.00	\$184.50	1.23%		
506814	Events - Evandale Mud Run September and April	\$800.00	\$0.00	0.00%		
506816	Events - Tas Municipal Bowls Championships Longford	\$500.00	\$0.00	0.00%		
506824	Events - Rossarden Isolated Childrens Christmas Trip	\$700.00	\$0.00	0.00%		
506826	Events - Waste Bin Provision Non Profit Community Events	\$0.00	\$0.00			
506831	Events - Norfolk Plains Jazz Festival	\$1,000.00	\$573.64	57.36%		
506832	Events - Tour of Tasmania	\$2,000.00	\$0.00	0.00%		-2000
506833	Events - Avoca Spring Festival	\$0.00	\$300.45			300
506835	Events - Longford Velodrome Turbomeet	\$0.00	\$709.25			700
506836	Events - The Cleaner racehorse - Key to the Town	\$0.00	\$172.73			500
	Events - Longford Criterium					3000
	Events - Perth Carols by Candlelight					100
	Events - Longford Blooms Open Day					100
	Events - Pop Up Swap Meet Tas (Campbell Town)					100
	Round 2 unallocated					1695
506834	Events - Promotion Board Longford Town Entrance	\$0.00	\$168.09			168
506829	Events - Yard Dog Trials	\$0.00	\$37.40			37
	Events - Longford Folk Festival	\$0.00	\$0.00			0
		<u>\$43,000.00</u>	<u>\$5,767.46</u>			<u>\$0.00</u>

Application for Council Assistance - Major Festivals, Events & Promotions



NORTHERN
MIDLANDS
COUNCIL

Round 2 - 2015 / 2016

NO	NORTHERN MIDLANDS
Loc	ION
File	No.
Pro	erty
Att	chments
RE	D 26 OCT 2015
GA	Community groups, organisations and clubs considering applying for assistance, are advised to read the guidelines attached prior to completing this form.
P2	ICBS
CS	BLD
E2	HLT
W	WLF

SECTION A: APPLICATION SUMMARY

- Name of the event: Tasmanian Municipal Bowls Championships
- Date of the event: 29 Feb 2016
- Brief description of the event:
(venue, program outline, anticipated attendance numbers, target audience etc.)
This will be the 44th Staging of Tas Municipal Bowls which is competed for by all Tas Councils and State Govt Depts. It was originally started at Longford by Local
- Name of the organisation applying for the assistance: Longford Bowls & Community Club
- Organisation address: Archer St Longford
- Contact person: Telephone number: Home 0363981098/0448981982 Doug Smith
- Do you want the above information displayed on the Council's event database on the internet? Yes No
- Name and position of the person in the organisation applying for the assistance:
Name: Douglas Smith
Position: Vice President
Signature:

SECTION B: FINANCIAL INFORMATION

- Please tick the box below that describes the financial outcome sought for your event/festival/ promotion:
 - The event aims to be break even (that is, income = expenditure)
 - The event aims to generate a profit

If you ticked the latter box, please indicate the extent of the profit anticipated and provide information on the purpose to which the profit will be applied:

.....

.....

SECTION C: BENEFIT OF THE EVENT TO THE NORTHERN MIDLANDS

For each of the following questions, please provide a 1-2 line response:

- 1. What will Northern Midlands residents gain from this event?
It will generate business for Leightonford with the anticipated number of visitors
- 2. What will Northern Midlands businesses gain from this event?
Visitors will visit local shops etc.
- 3. How will you acknowledge the assistance provided by Council for this event?
The G.M. will be invited to open the carnival and present trophies and through the media.

SECTION D: ASSISTANCE SOUGHT FROM COUNCIL

Please outline the nature and extent of in-kind support requested from Council:

e.g. 10 wheelie bins delivered to the Village Green the morning of the event and collected/ disposed of after the event, plus photocopying - 400 posters on A4 coloured paper

Request the Council to do Flyers and advertising to all state councils.

Please outline the funds, if any, you are requesting from Council, and the purpose to which the funds will be applied:

Request a grant of \$500-00 to assist with the running of events eg. Trophies and expenses for the day.

ACKNOWLEDGEMENT OF APPLICATION FOR NORTHERN MIDLANDS COUNCIL ASSISTANCE
Major Festivals, Events & Promotions - 2015/2016

Event

Your application for assistance has been received and you will be notified of the outcome of your application during December 2015.

Natalie Horne
Administration Officer

Date:

SECTION C: BENEFIT OF THE EVENT TO THE NORTHERN MIDLANDS

For each of the following questions, please provide a 1-2 line response:

- 1. What will Northern Midlands residents gain from this event?

It will generate business for Leightonford with the anticipated number of visitors

- 2. What will Northern Midlands businesses gain from this event?

Visitors will visit local shops etc.

- 3. How will you acknowledge the assistance provided by Council for this event?

The G.M. will be invited to open the carnival and present trophies and through The Media.

SECTION D: ASSISTANCE SOUGHT FROM COUNCIL

Please outline the nature and extent of in-kind support requested from Council:

e.g. 10 wheelie bins delivered to the Village Green the morning of the event and collected/ disposed of after the event, plus photocopying - 400 posters on A4 coloured paper

Request the Council to do Flyers and advertising to all state councils.

Please outline the funds, if any, you are requesting from Council, and the purpose to which the funds will be applied:

Request a grant of \$500.00 to assist with the running of events eg. Trophies and expenses for the day.

ACKNOWLEDGEMENT OF APPLICATION FOR NORTHERN MIDLANDS COUNCIL ASSISTANCE

Major Festivals, Events & Promotions - 2015/2016

Event

Your application for assistance has been received and you will be notified of the outcome of your application during December 2015.

Natalie Horne
Administration Officer

Date:

Application for Council Assistance - Major Festivals, Events & Promotions Assistance Guidelines



ELIGIBLE EVENTS:

The Council will consider requests for assistance by community, sporting and non-profit organisations holding major festivals, events or promotions in the Northern Midlands.

Major festivals, events and promotions are defined as significant events that are the only one of their kind in the Northern Midlands in any one year, and attract significant numbers of people to the event (generally in excess of 2,000) and/or attract significant media coverage for the Northern Midlands.

ELIGIBLE ORGANISATIONS:

Any community group, organisation or club that is legally incorporated or operating under the auspices of an incorporated body. The organisation must hold and produce evidence of public liability cover for the event.

ELIGIBLE ASSISTANCE:

In-kind support includes provision of such items as wheelie-bins, barricades, photocopying paper and provision of services such as preparation of fliers, delivery and collection of bins, erection of barricades and advertising of street closures. The cost to Council of any in-kind assistance approved will be calculated and costed against the application.

Requests for direct financial assistance may be considered eg. by an organisation in the south of the municipal area where it is impractical for photocopying to be done at the Council Chambers in Longford and therefore application is made for funds to cover photocopying expenses incurred locally.

The maximum allocation to an event is \$1,650, except in the case of a major new event which can be eligible for a one-off seeding grant of up to \$3,300. Major events that are held annually are eligible for up to \$1,650 in-kind support each year.

Assistance will not be provided for money already spent on events previously held.

PRIORITIES:

The funding available is limited. Priority will be given to events that:

- Have a significant benefit for a wide range of Northern Midlands residents and businesses
- Are unique within the Northern Midlands
- If profit making, put the funds back into the community, preferably through community projects that will benefit a wide cross-section of the community.

APPLICATIONS:

Applicants are requested to complete the application form in its entirety, and return the completed form by Tuesday 3 November 2015 to:

The General Manager
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Organisations seeking clarification when completing the form are welcome to contact Council's Customer Services Team on 63977303.

ASSESSMENT OF APPLICATIONS:

All applications received will be referred to Council who will determine which event, festival or promotion will be assisted, and to what extent.

Applicants will be notified in July/August of the outcome of Council's deliberations.

POST EVALUATION

An evaluation of the project must be submitted to Council by the Organising Committee within 30 days of the event being held.

Application for Council Assistance - Major Festivals, Events & Promotions Round 2 - 2015 / 2016



NORTHERN
MIDLANDS
COUNCIL

Community groups, organisations and clubs considering applying for assistance, are advised to read the guidelines attached prior to completing this form.

SECTION A: APPLICATION SUMMARY

- Name of the event: Evandale Village Fair & National Penny Farthing Championships
- Date of the event: February 20th 2016
- Brief description of the event:
(venue, program outline, anticipated attendance numbers, target audience etc.)
Penny farthing races in the streets of the village, complimented by
skulls, displays, and entertainments. Estimated 50 participants,
5000 spectators. Target audience is adventure tourists, families,
cycling enthusiasts, interstate and overseas visitors.
- Name of the organisation applying for the assistance: Evandale Village Fair Inc.
- Organisation address: 29 Murray St. Evandale, Tas. 7212
- Contact person: Telephone number: Home () 03 63 918223
- Do you want the above information displayed on the Council's event database on the internet? Yes No
- Name and position of the person in the organisation applying for the assistance:

Name: Di Sullivan
Position: Secretary
Signature: Di Sullivan

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 21 OCT 2015					
	I	A		I	A
GM			MYR		
P&DM			CRS		
CSM			PLAN		
E&DM			BLD		
WM			HLT		

SECTION B: FINANCIAL INFORMATION

- Please tick the box below that describes the financial outcome sought for your event/
festival/ promotion:
 The event aims to be break even (that is, income = expenditure)
 The event aims to generate a profit

If you ticked the latter box, please indicate the extent of the profit anticipated and provide information on the purpose to which the profit will be applied:

.....
.....

SECTION C: BENEFIT OF THE EVENT TO THE NORTHERN MIDLANDS

For each of the following questions, please provide a 1-2 line response:

1. What will Northern Midlands residents gain from this event?

Opportunity to participate. Fund raising for community groups.

2. What will Northern Midlands businesses gain from this event?

Revenue from visitors. National and international publicity

3. How will you acknowledge the assistance provided by Council for this event?

logo on programme and web page. Acknowledgement through public address

SECTION D: ASSISTANCE SOUGHT FROM COUNCIL

Please outline the nature and extent of in-kind support requested from Council:

e.g. 10 wheelie bins delivered to the Village Green the morning of the event and collected/ disposed of after the event, plus photocopying – 400 posters on A4 coloured paper

Advertising road closure and road race, cleaning toilets, 'No Parking' signs in Coleridge St & Husbands lane, remove map, pole and bollard.

Please outline the funds, if any, you are requesting from Council, and the purpose to which the funds will be applied:

.....
.....

ACKNOWLEDGEMENT OF APPLICATION FOR NORTHERN MIDLANDS COUNCIL ASSISTANCE

Major Festivals, Events & Promotions – 2015/2016

Event

Your application for assistance has been received and you will be notified of the outcome of your application during December 2015.

Natalie Horne
Administration Officer

Date:

Application for Council Assistance - Major Festivals, Events & Promotions Round 2 - 2015 / 2016



NORTHERN
MIDLANDS
COUNCIL

Community groups, organisations and clubs considering applying for assistance, are advised to read the guidelines attached prior to completing this form.

SECTION A: APPLICATION SUMMARY



1. Name of the event:

Carols by Candlelight

BY: 2. Date of the

event

Sunday 6th December 2015

3. Brief description of the event:

(venue, program outline, anticipated attendance numbers, target audience etc.)

Carols held @ Perth Rec grounds.

Band to perform xmas songs, Santa.

could expect up to 500 ppl. target audience is to the whole perth community young children, families.

4. Name of the organisation applying for the assistance:

Perth Cricket club & Perth Footy club.

5. Organisation address:

Perth Rec ground, Fairbairn St, Perth

6. Contact person: Telephone number: Home ()

0438536366

7. Do you want the above information displayed on the Council's event database on the internet? Yes No

8. Name and position of the person in the organisation applying for the assistance:

Name:

Brooke Quinn

Position:

PCC secretary / treasurer

Signature:

Brooke Quinn

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D		3 NOV 2015			
	I	A		I	A
GM			MYR		
P&DM			CRS		
CSM			PLAN		
LWM			HLI		
LID			PH		

SECTION B: FINANCIAL INFORMATION

1. Please tick the box below that describes the financial outcome sought for your event/ festival/ promotion:

The event aims to be break even (that is, income

 expenditure)

The event aims to generate a profit

If you ticked the latter box, please indicate the extent of the profit anticipated and provide information on the purpose to which the profit will be applied:

We intend on making a profit from the event, to support local organisations. money is donated to Eskleish, guides and *also primary school. Scouts, as well as FCC & PFC.

SECTION C: BENEFIT OF THE EVENT TO THE NORTHERN MIDLANDS

For each of the following questions, please provide a 1-2 line response:

1. What will Northern Midlands residents gain from this event?

Everyone gains the chance to attend a family friendly 'local' carols.

2. What will Northern Midlands businesses gain from this event?

local business's support the carols and receive advertising.

3. How will you acknowledge the assistance provided by Council for this event?

All business's and such who help out with costs are noted and thanked in the carols program.

SECTION D: ASSISTANCE SOUGHT FROM COUNCIL

Please outline the nature and extent of in-kind support requested from Council:

e.g. 10 wheelie bins delivered to the Village Green the morning of the event and collected/ disposed of after the event, plus photocopying - 400 posters on A4 coloured paper

We currently have in-kind support from local business's for many things. extra bins has already been organised with council.

.....
 Please outline the funds, if any, you are requesting from Council, and the purpose to which the funds will be applied:

Funds given will go towards cost of band, candles, safety items which are needed, to run the evening, lollies for Santa

ACKNOWLEDGEMENT OF APPLICATION FOR NORTHERN MIDLANDS COUNCIL ASSISTANCE

Major Festivals, Events & Promotions – 2015/2016

Event Perth Carols by Candlelight

Your application for assistance has been received and you will be notified of the outcome of your application during December 2015.

Natalie Horne
Administration Officer

Date:

**Application for Council Assistance -
 Major Festivals, Events & Promotions
 Assistance Guidelines**



ELIGIBLE EVENTS:

The Council will consider requests for assistance by community, sporting and non-profit organisations holding major festivals, events or promotions in the Northern Midlands.

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ELIGIBLE ASSISTANCE:

In-kind support includes provision of such items as wheelie-bins, barricades, photocopying paper and provision of services such as preparation of fliers, delivery and collection of bins, erection of barricades and advertising of street closures. The cost to Council of any in-kind assistance approved will be calculated and costed against the application

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Assistance will not be provided for money already spent on events previously held.

PRIORITIES:

The funding available is limited. Priority will be given to events that:

Have a significant benefit for a wide range of Northern Midlands residents and businesses Are unique within the Northern Midlands

If profit making, put the funds back into the community, preferably through community projects that will benefit a wide cross-section of the community.

APPLICATIONS:

Applicants are requested to complete the application form in its entirety, and return the completed form by Tuesday 3 November 2015 to:

The General Manager
Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Organisations seeking clarification when completing the form are welcome to contact Council's Customer Services Team on 63977303.

ASSESSMENT OF APPLICATIONS:

All applications received will be referred to Council who will determine which event, festival or promotion will be assisted, and to what extent.

Applicants will be notified in July/August of the outcome of Council's deliberations.

POST EVALUATION

An evaluation of the project must be submitted to Council by the Organising Committee within 30 days of the event being held.

Application for Council Assistance - Major Festivals, Events & Promotions Round 2 - 2015 / 2016



SCANNED

Community groups, organisations and clubs considering applying for assistance, are advised to read the guidelines attached prior to completing this form.

SECTION A: APPLICATION SUMMARY

- Name of the event: Longford Blooms Open Gardens
- Date of the event: November 2016 Sunday 13th + 20th
- Brief description of the event:
(venue, program outline, anticipated attendance numbers, target audience etc.)
AS part of Longford Blooms Festival, we intend to have 5-10 private gardens open for public viewing. Longford Blooms covers the local garden clubs Spring Flower Show and Woolmen's Festival of Doves
- Name of the organisation applying for the assistance: Open Gardens Committee
- Organisation address: 51 Marebrough St. Longford
- Contact person: Telephone number: Home () 63912368
- Do you want the above information displayed on the Council's event database on the internet? Yes No
- Name and position of the person in the organisation applying for the assistance:
Name: Paula Smith
Position: Organiser
Signature: [Signature]

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Property					
Attachments					
REC'D 28 OCT 2015					
GM					
P&DM			MYR		
CSM			CRS		
DM			PLAN		
HR			BLD		
			for your event		
			INVT		

SECTION B: FINANCIAL INFORMATION

- Please tick the box below that describes the financial outcome sought for your festival/ promotion:
 The event aims to be break even (that is, income = expenditure)
 The event aims to generate a profit

If you ticked the latter box, please indicate the extent of the profit anticipated and provide information on the purpose to which the profit will be applied:
.....
.....

SECTION C: BENEFIT OF THE EVENT TO THE NORTHERN MIDLANDS

For each of the following questions, please provide a 1-2 line response:

1. What will Northern Midlands residents gain from this event?

participate in viewing 5-10 gardens not generally open to the public + participating in a range of gardening related activities

2. What will Northern Midlands businesses gain from this event?

increase in numbers of visitors to the town
Have a follow on effect for businesses in the town

3. How will you acknowledge the assistance provided by Council for this event?

council logo will be displayed on all the advertising material + on list of sponsors

SECTION D: ASSISTANCE SOUGHT FROM COUNCIL

Please outline the nature and extent of in-kind support requested from Council:

e.g. 10 wheelie bins delivered to the Village Green the morning of the event and collected/ disposed of after the event, plus photocopying - 400 posters on A4 coloured paper

\$1,600 - \$1000 to purchase banners + poles
+ have them printed with open gardens logo

Please outline the funds, if any, you are requesting from Council, and the purpose to which the funds will be applied:

land council logo \$600 - assist with print media advertising

**ACKNOWLEDGEMENT OF APPLICATION FOR
NORTHERN MIDLANDS COUNCIL ASSISTANCE
Major Festivals, Events & Promotions - 2015/2016**

Event

Your application for assistance has been received and you will be notified of the outcome of your application during December 2015.

Natalie Horne
Administration Officer

Date:

Application for Council Assistance - Major Festivals, Events & Promotions Round 2 - 2015 / 2016



SCANNED

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NORTHERN MIDLANDS COUNCIL	
Location	
File No.	
Property	
Attachments	
REC'D 23 Oct 2015	
GM	MYR
P&DM	ICRS
CSM	PLAN
E&DM	BLD
WM	HLT
HR	MK

SECTION A: APPLICATION SUMMARY

1. Name of the event: Pop up Swap meet TAS
2. Date of the event: LATE FEB 2016
3. Brief description of the event:
(venue, program outline, anticipated attendance numbers, target audience etc.)
Not for profit group -
Swap meet aims to help the community gain needed good
items that would normally go to landfill, teach upcycle
and provide for the low income households etc
Will be held at Campbelltown Town Hall. Well over 100 attendees
from the networks cited.
4. Name of the organisation applying for the assistance: Swap meet TAS
5. Organisation address: PO Box 98 SCOTTSDALE
6. Contact person: Telephone number: Home () 0439 224 138 0-14
7. Do you want the above information displayed on the Council's event database on the internet? Yes No
8. Name and position of the person in the organisation applying for the assistance:
Name: STEVE COLLIER
Position: FACILITATOR
Signature: SC

SECTION B: FINANCIAL INFORMATION

1. Please tick the box below that describes the financial outcome sought for your event/festival/ promotion:
 - The event aims to be break even (that is, income = expenditure)
 - The event aims to generate a profit

If you ticked the latter box, please indicate the extent of the profit anticipated and provide information on the purpose to which the profit will be applied:

.....

.....

SECTION C: BENEFIT OF THE EVENT TO THE NORTHERN MIDLANDS

For each of the following questions, please provide a 1-2 line response:

1. What will Northern Midlands residents gain from this event?

As above, it will be a huge one of a kind event for all to come
Shop Items for others they need or can use, a unique needed
event for all midlanders!

2. What will Northern Midlands businesses gain from this event?

Large publicity through Radio/ media plus you can also
be involved - Would love the market Council to kick it off

3. How will you acknowledge the assistance provided by Council for this event?

AS above - as well as fair logo on posters that will
be in shop windows. From Perth to Tunstall etc.....

SECTION D: ASSISTANCE SOUGHT FROM COUNCIL

Please outline the nature and extent of in-kind support requested from Council:

e.g. 10 wheelie bins delivered to the Village Green the morning of the event and collected/
disposed of after the event, plus photocopying - 400 posters on A4 coloured paper

Donation only of \$600 as a one off event help.....

Please outline the funds, if any, you are requesting from Council, and the purpose to which the funds will be applied:

AS above, to help purchase items to kick off and distribute,
advertising, Hall Hire, insurance etc. 12%.....

My events are not for profit and no \$ involved from attendees.

**ACKNOWLEDGEMENT OF APPLICATION FOR
NORTHERN MIDLANDS COUNCIL ASSISTANCE
Major Festivals, Events & Promotions - 2015/2016**

Event

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Natalie Horne
Administration Officer

Date:

Application for Council Assistance - Major Festivals, Events & Promotions Assistance Guidelines



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ELIGIBLE ASSISTANCE:

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PRIORITIES:

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ASSESSMENT OF APPLICATIONS:

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Applicants will be notified in July/August of the outcome of Council's deliberations.

POST EVALUATION

An evaluation of the project must be submitted to Council by the Organising Committee within 30 days of the event being held.

WEDNESDAY, FEBRUARY 11, 2015

Pop up swap meet a success

THE first of the Pop Up Swap Meets has proven to be a great success if the squeals and laughter were any indications.

Organiser Steve Colwell said "we have had a great response to the first one, and all the ladies are having a great time and finding some great new-to-them clothes.

"This concept has started because we didn't want so much good quality clothing and other items going to landfill - that would be such a waste.

"Our next event in a fortnight will focus on kids clothing, and if this turn out is any indication it will be fantastic."



• Comparing finds are Debbie Searle, Trish Nichol and Ev Herman at the first Pop Up Swap Meet.

Pop up swap meet a growing thing



• Steve Colwell with the many packets of donated seeds from Peter Coxhead at Derby.

PEOPLE on the lookout for a bargain thronged to the latest Pop Up Swap Meet in Scottsdale.

People came from as far as Welborough and Launceston and according to organiser Steve Colwell all left with a few goodies and smiles on their faces.

"One local lady scored a brand new garden spade still in its packaging and she was so happy as she had been in need of one for ages but couldn't afford the price of a newbie" said Mr Colwell.

"That's the whole concept at work, this particular lady came with a glut of rhubarb from her garden that would of run to seed and been wasted and went home with a useful much needed item that cost her nothing, its just one on many win-win situations on the day!"

Peter Coxhead's seeds were an instant hit amongst the swappers with more than half the seeds going to gardeners within the first half hour.

Items at this swap included, potplants, books, fresh fruit and vegetables, mens and ladies clothing, jewellery, herbs, games, garden tools, old collectable stamps, antique crockery and more.

The next swap meet will be Monday, April 13th, and run from 2pm to 4pm at the Scottsdale library.

Organiser Steve Colwell can be contacted on 0439 204 138 for any queries.

POP up Swap Meet wins acclaim



• Steve Colwell (centre) is presented with his trophy for his Waste NoT Award by Dorset Mayor Barry Jarvis and Northern Tasmanian Management Group manager Regan East.

LEGERWOOD artist Steve Colwell was awarded the trophy for the second annual Waste NoT awards at the Scottsdale LINC this week.

The regular pop up swap meet in Scottsdale won Steve Colwell a Waste NoT Award for his innovative community-based event.

"The Pop Up Swap Meet is a space where members of the community can come together to learn from each other some practical ways to recycle, re-home and reuse accumulated items from around the home.

Northern Tasmanian Waste Management Group manager Regan East said that Steve's award was in recognition of "a wonderful initiative, and we encourage that kind of committed activity throughout the region.

"Steve's great concept will no doubt take off in other parts of the northern region."

The Northern Tasmanian Waste Management Group is made up of the eight northern councils who pay a voluntary levy to improve the service of waste management and for the people using it.

Dorset Mayor Barry Jarvis was on hand to present the award and observed that these types of community activities are exactly what Council likes

"Dorset Council congratulates Steve on his award, and recognises not just his great idea, but also his commitment to community activities in general."

The award will be on permanent display at the Scottsdale LINC.

Steve said "I'd like to thank all the LINC staff for their help in getting this off the ground and to the group who have helped me along the way.

"The next swap meet will include a ladies and mens winter wardrobe swap, where people can bring in their unwanted winter items and swap with others.

"The swapping is free save for a gold coin donation on entry and will be held on June 22 at 2pm in the Scottsdale LINC.



Scottsdale LINC will host a swap meet on Monday at which people are invited to recycle unwanted items.

Sort out belongings and swap your trash for treasures at Scottsdale

STEVE Colwell's fascination with recycling and bartering has been a lifelong passion.

To this end, the artist and keen recycler has organised a fourth swap meet at Scottsdale's LINC for Monday, April 13, from 2pm to 4pm.

"The \$1 entry fee will go towards covering the costs of hiring the venue," Mr Colwell said.

"The first swap was advertised as a ladies' day clothing and accessories swap where all ladies could come together and swap unwanted clothing etc for free.

"It was a great afternoon with about 25 people attending. The second swap included kids' toys.

"The last swap was a general household swap meet and it was

simply fantastic — the trade tables were brimming with unwanted items from people's sheds and cupboards, and all who attended took home great newbies.

"On offer were seeds, plants, books, CDs, jewellery, clothing, shoes and accessories and lots more unwanted or preloved items, and next week's swap will continue along this vein."

Mr Colwell said that the swap meet philosophy was simple — just bring an item and swap it for something else of use to you, for free.

"The old days of throw-out nights, where you put stuff out on the nature strip for collection, have long gone — now you have to ring the council to come and

collect it and if you're actually caught taking anything from someone's nature strip it's called stealing.

"Moving to Tasmania 15 years ago I took up art and sculpture and became successful in selling my wares and also promoting recycling and reuse among other artists.

"But it wasn't until one day I took a load of unwanted items to the local tip that I stood back and thought 'Why am I paying to have these items put into landfill when someone else may like them for free?'"

"That was when the pop-up swap meet was born."

Application for Council Assistance - Major Festivals, Events & Promotions Round 2 - 2015 / 2016



Community groups, organisations and clubs considering applying for assistance, are advised to read the guidelines attached prior to completing this form.

SECTION A: APPLICATION SUMMARY

1. Name of the event:.....
2. Date of the event.....
3. Brief description of the event:
(venue, program outline, anticipated attendance numbers, target audience etc.)
.....
.....
.....
.....
4. Name of the organisation applying for the assistance:.....
5. Organisation address:.....
6. Contact person: Telephone number: Home ()
7. Do you want the above information displayed on the Council's event database on the internet? Yes No
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- Position:
- Signature:

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.....
.....

SECTION C: BENEFIT OF THE EVENT TO THE NORTHERN MIDLANDS

For each of the following questions, please provide a 1-2 line response:

1. What will Northern Midlands residents gain from this event?

.....
.....

2. What will Northern Midlands businesses gain from this event?

.....
.....

3. How will you acknowledge the assistance provided by Council for this event?

.....
.....

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.....

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**ACKNOWLEDGEMENT OF APPLICATION FOR
NORTHERN MIDLANDS COUNCIL ASSISTANCE**

Major Festivals, Events & Promotions – 2015/2016

Event

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Natalie Horne
Administration Officer

Date:

Application for Council Assistance - Major Festivals, Events & Promotions Assistance Guidelines



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NORTHERN
MIDLANDS
COUNCIL

Perth Structure Plan Brief

1. Introduction:

Work on Stage 1 (Perth to Breadalbane duplication) will start in 2015 and Stages 2 (southern Perth Link road - Illawarra Road to the bridge) and Stage 3 (the Western Link road) will follow contiguously.

This proposed by-pass will define some forty hectares of flat green field land south of Drummond Street and an additional twenty hectares of land on the western edge of Perth.

Notwithstanding the 2012 Perth Development Plan prepared by Pitt & Sherry which identified several preferred development nodes with appropriate current zoning, the attractiveness and likely future pressure to develop the south Drummond Street site, with potential to yield some 350 to 400 residential lots, cannot be ignored.

The 2012 Pitt & Sherry Perth Development Plan report listed the results of their community consultation as:

What is it about your town that you like?

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

What are the constraints of the town?

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

What are the opportunities for the town?

- To develop a town square
- By-pass the trucks
- Improved links and pedestrian/cycle access providing a greater level of safety
- Improve the two dangerous major road junctions
- Improved tree planting and beautification process
- Provide paths and access for bikes
- Connect the towns in the NMC area
- Provide access and walking tracks along the route of the river
- Make more public open space - especially where the community could hold events and create more of a sense of community
- Create and highlight the historic centre of Perth and use it as a focal point to introduce traffic calming measures around the busiest intersection whilst at the same time seeking to provide a pedestrian friendly area to attract visitors to stop and browse the town centre.

The by-pass will impact upon many of these community values, constraints and opportunities.

2. Purpose:

The primary purpose is to establish a preferred pattern for the staged residential development and urban consolidation of the Perth township acknowledging the constraints associated with the newly aligned Midland Highway and the potential for it to function as an urban growth boundary.

The secondary purpose is to establish a framework for the development and revitalisation of the Perth town centre acknowledging its historic values and relationship to nearby activity centres.

3. Key Components of the Perth Structure Plan:

- Introduction
 - Provide an introduction that clearly expands on the primary and secondary purpose statements and describes the role of the structure plan.
- The Study Area
 - Depict and describe the Study area including concept design of the Perth to Breadalbane duplication and southern and western Perth Link roads (in consultation with State Roads – Department of State Growth)

- Previous and Concurrent Studies
 - Identity and discuss key findings from previous and relevant plans and strategies (previous Perth Structure Plan, Gateway study, Northern Tasmania Housing Study, Launceston Gateway Precinct Master Plan, Northern Tasmania Industrial Land Use Study and the broad range of studies undertaken for the Perth to Breadalbane duplication Project that were submitted as part of the recent Development Application (this will avoid duplication of existing and recent work).
- Strategic Context
 - Reference Northern Regional Land Use Strategy and the Greater Launceston Plan and identify the role Perth plays in the Northern Midlands and the wider northern region and opportunities and strategies to strengthen this.
 - Identify potential inputs into future reviews that will be part of the planning reform process.
- Residential development Analysis
 - Address current supply and future demand and land availability and potential dwelling yield, including historical and predicted development rate by type.
 - Indicative residential lay out addressing diversity in density and accommodation types. High density development should be located close to existing local transport networks (Main Road) and the development form should focus on a compact form.
- Commercial, Industrial and Retail Analysis
 - Address current supply and future demand and land availability with particular reference to the historic town centre and existing industries within the Perth environs and the likely impacts and required strategies in regard to the by-pass.
- Infrastructure Analysis
 - Undertake an audit of all infrastructure including roads, access, pedestrian and shared pathways, sewer, water - including flood - and describe and address capacity issues.
 - Provide recommendations and action program.
- Review open space, shared pathways, landscape and linkages between existing and future development
 - Linkages and pathway networks (including shared pathways) need to be well connected and provide direct connections to the town centre and riverside access.
- Environment
 - Address key environmental constraints in residential and infrastructure design processes. State Roads has made a significant investment in fauna friendly

culvert design to facilitate the passage of threatened fauna and minimising environmental impacts.

- Implementation Strategies

The objectives that are developed via the consultation process will be supported by strategies and actions.

4. Methodology:

- Articulate analytical approach, with reference to supply and demand influences and the likely impact of the proposed Southern and Western Perth Link roads and the Perth to Breadalbane duplication. It is intended that all of these roads will be limited access with no direct property access and freeway style.
- Consultation and Community Engagement
 - Ensure State Roads is identified as a key stakeholder among other Government departments, relevant industries, business operators and the public.
 - Provide consultation plan, identifying the proposed process (e.g. direct contact, workshop, public meeting, exhibition, survey etc.) and clarify expected roles of consultant and council.
- Articulate assumptions and other limitations.
- Describe data and collection modes (e.g. research, semi-structured interviews).
- Conduct sensitivity analysis (e.g. low-medium-high growth scenarios).

5. Outputs:

- Audit of the current residential, commercial and industrial land demand and supply; Assessment of additional land supply encompassed inside of the Southern and Western Perth Link roads
- Analysis of potential dwelling yield
- Assessment of projected demand for residential, commercial and industrial land at different growth scenarios
- Outline development plan (plan and description) incorporating:
 - indicative residential lay out addressing diversity in density and accommodation types
 - existing and proposed roads and pathways (including shared pathways)
 - open space network
 - streams and dedicated major overland flowpaths
 - commercial and retail space
 - industrial land provision
 - linkages between existing town centre and new areas and river side access

- rationale for all of the above
- Record of consultation
- Implementation Strategies
- Preferred staging and release.

6. Project Management :

The project will be managed by the project team, comprising of representatives from the steering committee and they will meet as required.

7. Deliverables:

The consultancy should deliver in two stages:

- Stage One – Draft Structure Plan for Council endorsement and exhibition in accordance with consultation plan.
- Stage Two – Final Structure Plan

All reports are to be presented in:

- Hard copy form; and
- Electronic form.

8. Timeframes:

The required timeframes for the project is:

- Stage One – not more than 10 weeks after the consultant is engaged
- Stage Two – not more than 4 weeks after draft and exhibition comments are returned

9. Budget and Payment Schedule:

A formal contract will be signed with the consultant.

The payment schedule will be:

- First payment (20% of total) upon commencement of the project
- Second payment (40% of total) on the satisfactory completion of stage one
- Final payment (40% of total) upon satisfactory completion of stage two

10. Intellectual Property Ownership and Research/Investigation Documentation:

Any intellectual property rights associated with this project will be assigned to the Council. On completion of the study all materials produced in the course of the project will be delivered to the Council.

11. Selection Criteria:

Proposals will be assessed by the Project Team on the basis of:

- Appreciation of the work required:

- Details of the methodology and scope of works to be conducted. The consultant's understanding of the nature and scope of the project and the need to appreciate and manage stakeholder interests and expectations
- Experience on similar projects:
 - Description of similar projects undertaken by the consultant
- Capacity to undertake the work:
 - Qualifications and availability of consultants to be assigned to the task and qualifications and availability of planned sub-consultants
- Management systems:
 - Outline of systems to manage costs, time and quality associated with the task
- Financial:
 - The proposed budget for the consultancy

12. Expressions of Interest:

Expressions of interest will be publicly called from consultants who have done work or have an interest in work of this nature.

Expressions of interest are to be submitted by email to planning@nmc.tas.gov.au by 5.00pm on Monday 16 November 2015.

13. Further Information:

Further information can be obtained from Duncan Payton of Northern Midlands Council on 03 6397 7303 or by emailing planning@nmc.tas.gov.au.

PLAN 1

**PLANNING APPLICATION P14-213
18 LOGAN ROAD, EVANDALE**

ATTACHMENTS

- A** Application & plans
- B** Representations
- C** Responses from referral agencies
- D** Planning scheme assessment

PLANNING APPLICATION Proposal

Description of proposal: Fill OR LAND USE
..... FOR STORAGE OR BUILDING MATERIALS
..... CAR PARKING FOR BUSINESS MATERIALS

(attach additional sheets if necessary)

Site address: 15 Logan Road
..... Examples

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

Area of land: ha/m² and/or CT no:

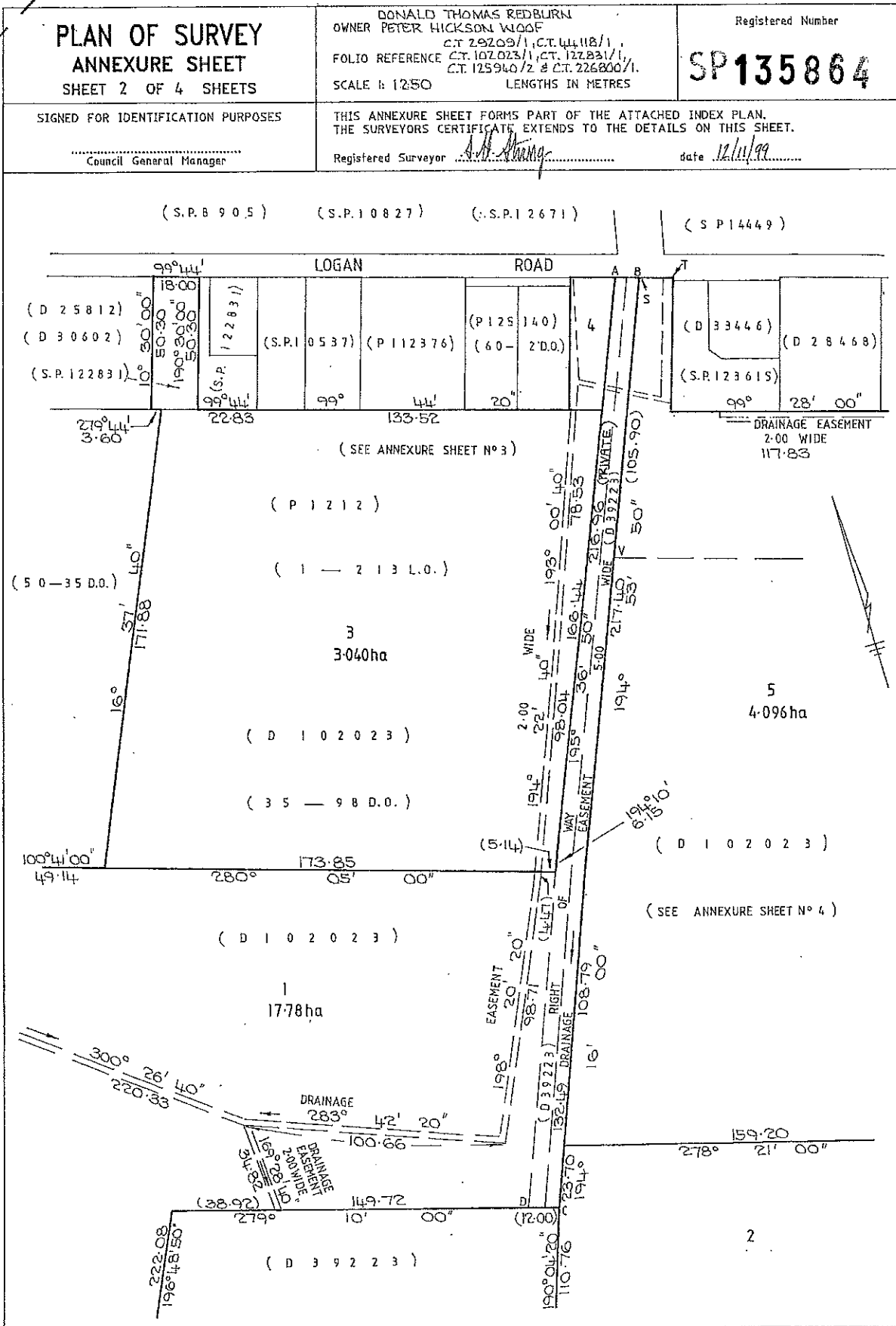
Estimated cost of project \$ 7,000 (include cost of landscaping,
car parks etc for commercial/industrial uses)

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

If yes - main building is used as STORAGE

Is any signage required? No

(if yes, provide details)



LEGEND
PAGE 1# NATURAL SITE CONTOUR PLAN
PAGE 2# CURRENT SITE CONTOUR PLAN
PAGE 3# PROPOSED SITE CONTOUR PLAN
COUNCIL - NORTHERN MIDLANDS COUNCIL
ZONE - RURAL RESOURCE

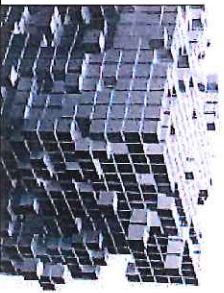
TITLE REF. = 135864/3

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES SHOWN THEN THESE MUST BE CONFIRMED ONSITE BY A SURVEYOR PRIOR TO SETOUT

THE BUILDING IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH BUILDING REGULATIONS

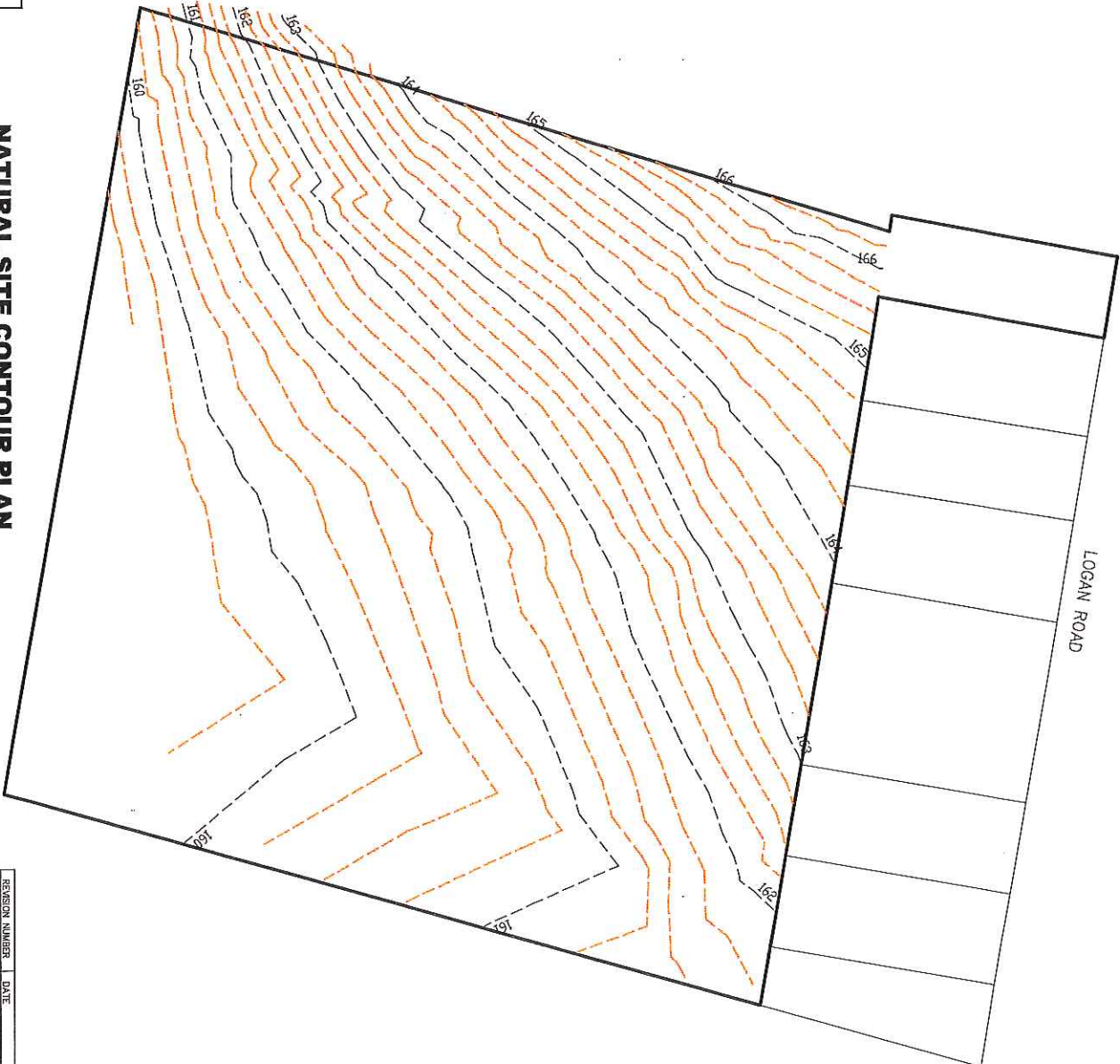
DOCUMENTATION OF EARTH WORKS FOR P WOOF AT 18 LOGAN ROAD EVANDALE 7212



FOR ALL YOUR DESIGN, DRAFTING
AND ENGINEERING NEEDS
ACCREDITATION CC365SH
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NATURAL SITE CONTOUR PLAN
1:1000

REVISION NUMBER	DATE
REVISION 1	27 / 06 / 2014

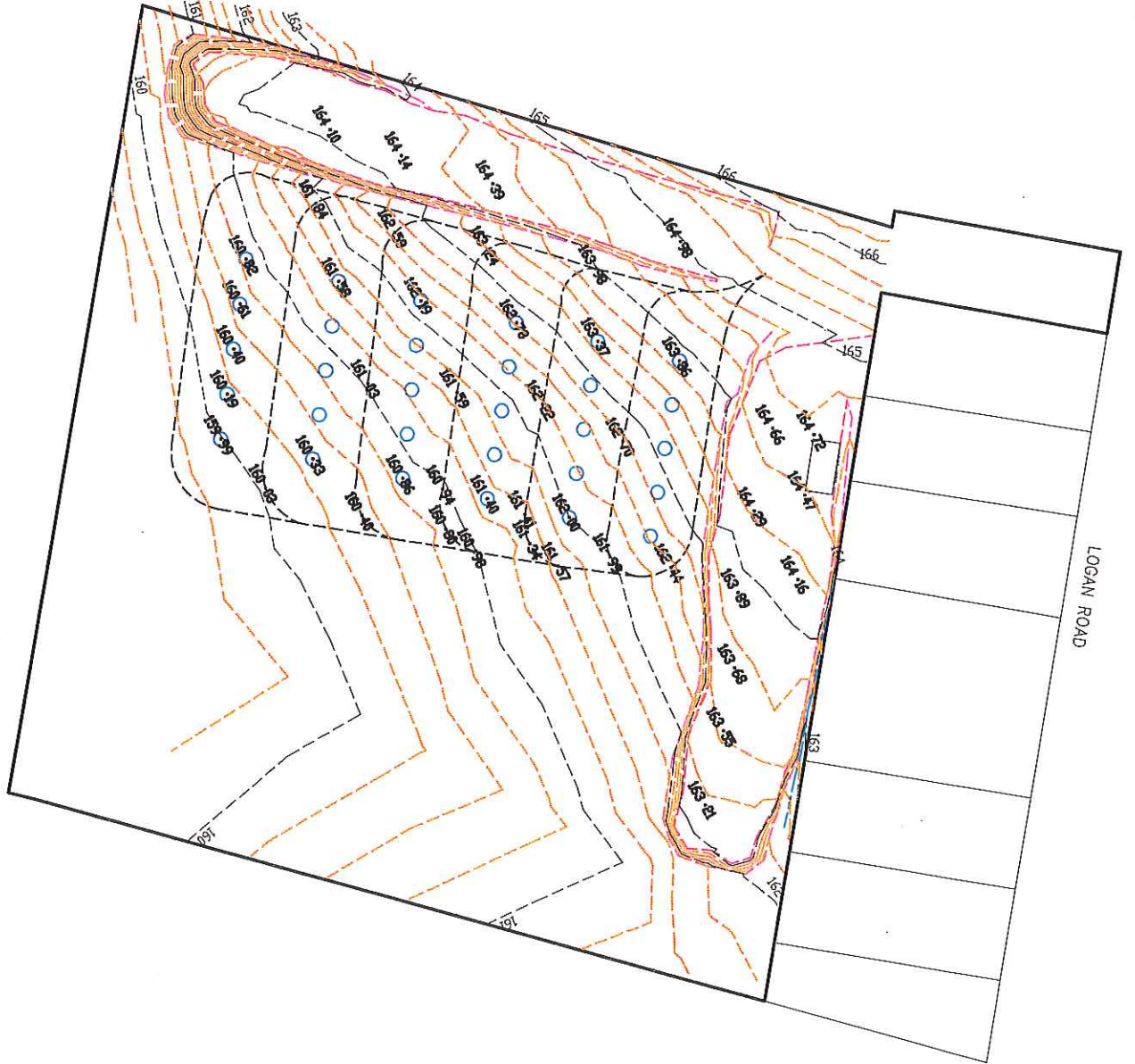
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PROJECT: DOCUMENTATION OF EARTH WORKS
 FOR P WOOF
 AT 18 LOGAN ROAD
 EVANDALE 7212

DRAWING: NATURAL SITE CONTOUR PLAN

DESIGNED: M. v. d. M.	APPROVED:
DRAWN: M. v. d. M.	DATE: 27 / 06 / 14
SCALE: AS SHOWN	DRAWING No.: W00F0614 - 1/3
A3.	

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CURRENT SITE CONTOUR PLAN
1:1000

REVISION NUMBER	DATE
REVISION 1	27 / 06 / 2014

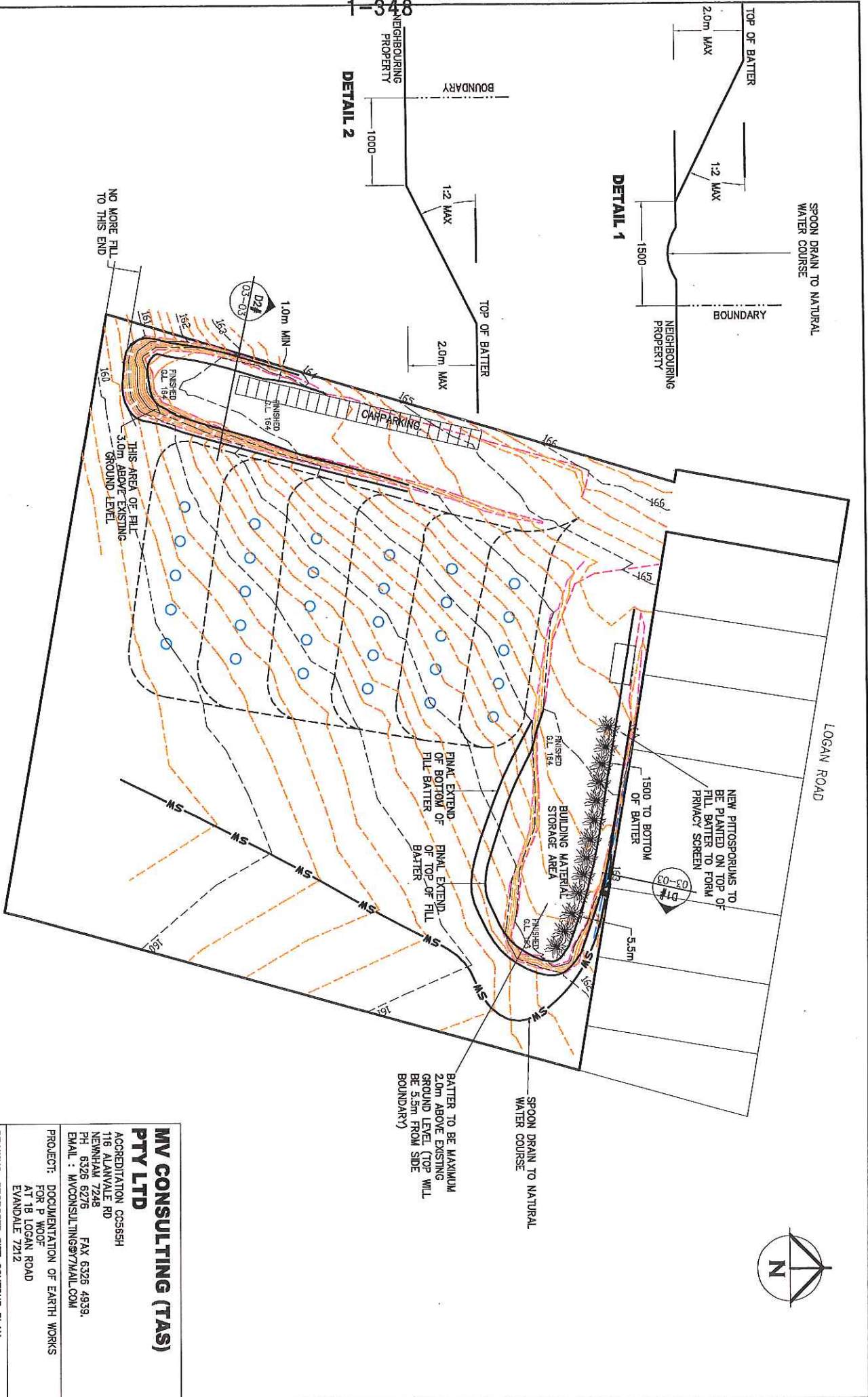
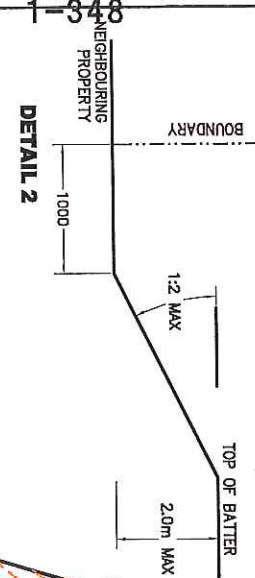
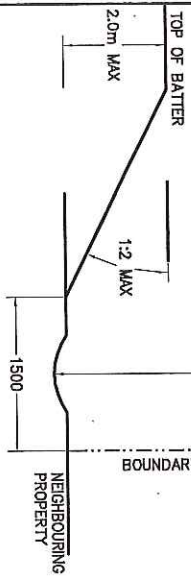
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PROJECT: DOCUMENTATION OF EARTH WORKS
 FOR P WOOD
 AT 18 LOGAN ROAD
 EVANDALE 7212

DRAWING: CURRENT SITE CONTOUR PLAN

DESIGNED: M. v. d. M.	APPROVED:
DRAWN: M. v. d. M.	DATE: 27 / 06 / 14
SCALE: AS SHOWN	DRAWING No.: WOOD0614 - 2/3

SPOON DRAIN TO NATURAL WATER COURSE



NO MORE FILL TO THIS END

THIS AREA OF FILL 3.0m ABOVE EXISTING GROUND LEVEL

NEW PITTOSPORUMS TO BE PLANTED ON TOP OF FILL BATTER TO FORM PRIVACY SCREEN

1500 TO BOTTOM OF BATTER

SPOON DRAIN TO NATURAL WATER COURSE

BATTER TO BE MAXIMUM 2.0m ABOVE EXISTING GROUND LEVEL (TOP WILL BE 3.5m FROM SIDE BOUNDARY)



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PROPOSED SITE CONTOUR PLAN
1:1000

REVISION NUMBER	DATE	DESIGNED:	APPROVED:
1	27 / 06 / 2014	M. v. d. M.	M. v. d. M.
		M. v. d. M.	

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PROJECT: DOCUMENTATION OF EARTH WORKS FOR P WOOD
 AT 18 LOGAN ROAD
 EVANDALE 7212

DRAWING: PROPOSED SITE CONTOUR PLAN

SCALE: AS SHOWN
 DRAWING No.: WOOD014 - 3/3

B

From: Sophie Krushka [sophie.krushka@gmail.com] 349
Sent: Monday, July 07, 2014 7:50:26 PM
To: Jan Cunningham
Subject: Representation to P14-213 - 18 Logan Road, Evandale

Att: General Manager, Northern Midlands Council.

Please read the attached document regarding objection to DA 18 Logan Road, Evandale and respond as requested.

Kind Regards,
Sophie

7 July 2014

Attention: the General Manager, Northern Midlands Council

I am writing in response to the notification I received from the Northern Midlands Council (herein 'the Council') on 4 July 2014 (dated 5 July 2014) regarding the retrospective Development Application for Car Parking and materials storage for 18 Logan Road (the 'Application').

I have a number of concerns in relation to this retrospective Application, each of which is outlined below.

Using Retrospective Approval to Circumvent Council Decisions

During the past 18 months, as well as through the construction period of my home, I raised the issue of the un-approved raising of the ground level in the Applicant's property. I and/or my father, acting on my behalf as a builder, and/or on his own volition as the owner of 34A Logan Road, formally raised our concerns with the following Council representatives of the Northern Midlands Council:

- Duncan Paton, Senior Planning Officer;
- Paul Godier, Senior Planning Officer;
- Melissa Cunningham, Planning Officer;
- Jonathon Galbraith, Engineer;
- Terry Eaton, Consulting Engineer; and
- Ian Goninon, Councillor.

On each of these occasions I/we were advised that the dumping of landfill, and subsequent raising of the ground level, were unauthorised works and notices to remove this fill had been sent to the owner. On subsequent follow-up with these Council representatives, we were advised that the Council had resolved the matter, deciding to have this work stopped and the ground level restored. We were further advised that to this end, the matter had been referred to Council's legal representative, Mr McElwaine, for court action to be taken against the owner to enforce this decision.

I therefore have the following questions, each of which I would appreciate receiving a written response in respect of:

- Firstly, has the Council already made a decision in respect of the subject matter of this retrospective Application (i.e. were the dumping of landfill, and subsequent raising of the ground level, determined by the Council to be unauthorised works, in respect of which the Council sent to the owner notices to remove this fill)?
- Secondly, was this decision referred to the Council's legal representative in order to pursue its enforcement in court?
 - If these questions are answered in the affirmative, what other course of action can be taken by the Council in order to enforce the original decision? Surely the entire planning scheme is undermined if people can conduct works without the appropriate permits, and then simply apply for retrospective approval if/when caught – effectively circumventing due process?
- Thirdly, can you please advise as to what actions the Council will take if valid objections are raised to this retrospective Application? Based on the actions to date, I can only presume that if the Application is rejected, the Council will serve notices on the owner, and should the owner fail to comply with such notices, the Council will refer the matter to their legal representative for enforcement - which the Applicant can once again thwart by re-applying for retrospective approval (which, as I'm sure you can appreciate, is a process that has the potential to be insidiously cyclical, and a waste of Council's rate-payer funded resources).

I look forward to receiving your written response to each of these questions, preferably within 7 (seven) days of the Council receiving this letter.

Formal Objection to the Application at 18 Logan Road

I formally object to the Application on the following grounds:

- **Car parking**
 - This work commenced approximately 2 year ago, which dates back to prior to the commencement of my home and is already negatively impacting the use and enjoyment of my home and private space.
 - The work already undertaken on this site has increased the natural ground level by approximately 1400mm. If this area is left at this height and utilised for car parking, the occupants of the cars will have direct line of sight into my kitchen/dining room, bedroom, bathroom and toilet, directly affecting the use and enjoyment of my home.
 - In addition, the car-park occupants will have direct line of vision into my private courtyard area. In the planning element of construction of my home, I was required to demonstrate to the Council that I had an area of 70 square metres of Private Open Space, accessible from a living area. If this car-park is retrospectively approved, then the amenity of this area will be destroyed, as it will cease to fall within any definition of "private".
 - Further, by raising the ground level, the earthworks have created a "dam" effect by trapping natural ground water run-off, which has the potential to undermine the foundations of my new home.

- **Storage of used materials**
 - Similarly, the storage of "used materials" commenced on the site almost a year ago.
 - The materials referred to are best generally described as second hand or used building materials, but they are by no means confined to this. Clearly visible on a daily basis from all windows on the south side of my house is green waste, scrap metal, old timber, bricks and pavers, used and burnt-out caravans and cars. I have no doubt that any reasonable person would define these not as "used materials" but as "junk" – a conclusion that is supported by the fact that these "materials":
 - have little or no identifiable intrinsic value, and are not in any way protected from the elements or theft;
 - are "stored" in piles up to 3 metres high, with complete disregard as to the damage likely to result from this precarious "storage" method;
 - are not subject to any discernable system of organisation; and
 - bear more similarities to a refuse site (or "tip") than a storage facility.
 - As stated above, the ground level on which this material is stored is already almost 1.5 metres above the natural ground level, and the further piling of these "used materials" creates a negative visual impact from the 6 south facing windows of my home. If the property at 18 Logan Road had been approved for the "storage used materials", then I would have designed my property significantly differently, in order to avoid the confronting outlook of (ever increasing) building refuse. This outlook is not only unpleasant, but has the potential to devalue my property.
 - I am additionally concerned that this type of "storage" represents both a vermin and fire hazards to my home, and detracts from the enjoyment of my home to which I feel I should be entitled.

Both uses have, and will continue to have, a direct, negative impact on the amenity of my property, as defined by the Council's own approval standards (which, unlike the Applicant at 18 Logan Road, I sought *prior* to commencing works on site). I therefore implore the Council to reject the Application,

and seek that the owner be required to remove all of the " materials stored ", and remove all land fill to restore the natural ground level.

In support of my objections, I would like to extend an open invitation to not only you personally, but any of your staff involved in the approval process for this particular Application, to visit my house and observe for yourself both the real and potential effects of the raised ground, car-parking and the storage of "used materials" at 18 Logan Road.

Kind regards,

Sophie Krushka

28A Logan Road, Evandale

22 Logan Road
Ewandale

phone 63918367

REF. NO P14-213
18 LOGAN ROAD
EUANDALE

NORTHERN MIDLANDS COUNCIL					
Location					
File No.					
Priority					
Attachments					
REC'D 17 JUL 2014					
GM					
PDM			MYR		
CSM			SPS		
EADM			PLAN		
WWM			ILD		
FF			ILT		

Dear Sir

My concern for the proposal at
18 Logan Road is this
What is to be done at the rear of my
property?

I like the idea of the pittoresque
screen but why can't it start at 18 or
20 Logan Road instead of 24
Therefore I would no longer have the
views of the used materials &
large containers on my boundary
fence which have been an eyesore for
years.

I hope you will consider my concerns
I have put up with this for many
years & have never complained

Yvonne Spinger

1-354

The General Manager
Northern Midlands Council
PO Box 156 LONGFORD 7301

NORTHERN MIDLANDS COUNCIL				
PROPERTY				
File No:				
Attachments				
REC'D 17 JUL 2014				
CH	A	MYE		A
PRDM		OPS		
PRDM		ELDN		✓
PRDM		ELD		
MM		ELT		
RE				

Mr I A & Mrs C E Barrett
30 Logan Road
EVANDALE 7212
Mob: 0417945607
15th July 2014

Reference No: P14-213

Site: 18 Logan Road EVANDALE 7212
Proposed Development: Earthworks, Storage of used materials and car parking for
Evandale Market (retrospective)

Dear Sir/Madam

We write to express concern for the above referenced 'proposed development'.

My wife and I purchased 30 Logan Road as our retirement house, at the time of purchase we were given every assurance from the Real Estate Agent our view to the paddocks from our rear garden would not be disturbed. We also asked our Settlement Solicitor to check the zoning and they advised development would be unlikely.

Since that time we have witnessed a gradual encroachment of a raised rubble filled 'batter'. Trucks dumping material at all hours during Summer and Autumn, diggers forming the 'batter' creating dust and noise disturbing our peace.

Our outlook is now one of piles of rubble, old hay bails, dead car bodies, used water tanks, sheets of black plastic a bonfire and a continual stream of caravans parking for days, washing lines erected, giving the general appearance of a UK gypsy encampment during warmer weather.

On looking at the current site contour plan and the proposed plan it would appear the 'batter' is not extending beyond its current position, affording us still some view to the rear of our garden. Which, if the area were cleaned up, would be of some consolation.

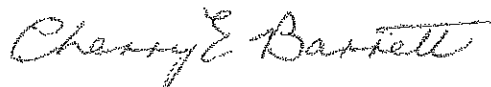
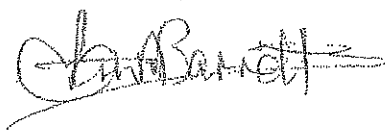
However there are a number of concerns still not addressed on the proposed plan.

There is no mention of the future use of the raised area. How much will be additional car parking. The nature and size of the stored materials. Are there any additional buildings or structures to house the 'stored materials'. Is caravan parking proposed within the scope of the development which would mean activity beyond the Sunday market parking?

Since the current works have been carried out without council approval what is to stop the owner from continuing the development of the area to a greater extent without the required approval.

Until these concerns are addressed and assurances given of no further development we have no recourse other than object to this proposed development in its current form.

Yours faithfully



**REFERRAL OF DEVELOPMENT APPLICATION P14-213
to Works & Infrastructure Department**

Property no: 202700.1

Date: 04-Jul-2014

Applicant: PH Woof

Proposal: Earthworks, storage of used materials & carparking for Evandale Market (retrospective)

Location: 18 Logan Road, Evandale

W.1 Stormwater

- Stormwater from the site shall be contained within the site and not discharged onto neighbouring properties.
- The applicant shall provide design drawings for a detention/dispersal designed by a suitably qualified engineer for assessment by Council
- Any required upgrades to the stormwater system shall be completed within 6 months??

Jonathon Galbraith (Works & Infrastructure Officer) 17/7/14

Discussed with Terry Eaton (Consultant Engineer), Date: 17/7/14

ATTACHMENT D

GENERAL RESIDENTIAL ZONE

10.3 Use Standards

10.3.1 Amenity

Objective To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.	
Acceptable Solutions	Performance Criteria
A1 <i>If for permitted or no permit required uses.</i>	P1 <i>The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.</i>
Does not comply.	Satisfies the performance criteria.
A2 <i>Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.</i>	P2 <i>Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.</i>
Condition required.	Not applicable.
A3 <i>If for permitted or no permit required uses.</i>	P3 <i>External lighting must demonstrate that:</i> a) <i>floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and</i> b) <i>all direct light will be contained within the boundaries of the site.</i>
Does not comply.	Satisfies the performance criteria – no external lighting proposed.

10.3.2 Residential Character – Discretionary Uses

Objective To ensure that discretionary uses support: a) the visual character of the area; and b) the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 <i>Commercial vehicles for discretionary uses must be parked within the boundary of the property.</i>	P1 <i>No performance criteria.</i>
Complies.	Not applicable.

<p>A2 <i>Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.</i></p>	<p>P2 <i>No performance criteria.</i></p>
<p>Complies. The General Residential zone applies to the access to the site. Goods or materials will not be stored on the access.</p>	<p>Not applicable</p>
<p>A3 <i>Waste material storage for discretionary uses must:</i> a) <i>not be visible from the road to which the lot has frontage; and</i> b) <i>use self-contained receptacles designed to ensure waste does not escape to the environment.</i></p>	<p>P3 <i>No performance criteria.</i></p>
<p>Complies. The General Residential zone applies to the access to the site. Waste materials will not be stored on the access.</p>	<p>Not applicable</p>

Clauses 10.4.1-10.4.12 only apply to development for dwellings.

Clauses 10.4.13.1 – 10.4.13.9 only apply to development within the Residential Use Class which is not a dwelling.

10.4.14 Non Residential Development

<p>Objective</p> <p>To ensure that all non-residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 <i>If for permitted or no permit required uses.</i></p>	<p>P1 <i>Development must be designed to protect the amenity of surrounding residential uses and must have regard to:</i></p> <p>a) <i>the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable</i></p>

	<p><i>room windows and private open space of adjoining dwellings; and</i></p> <p><i>b) the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and:</i></p> <p><i>c) the height of development having regard to:</i></p> <ul style="list-style-type: none"><i>i) the effect of the slope of the site on the height of the building; and</i><i>ii) the relationship between the proposed building height and the height of existing adjacent buildings; and</i><i>iii) the visual impact of the building when viewed from the road and from adjoining properties; and</i><i>iv) the degree of overshadowing and overlooking of adjoining properties; and</i> <p><i>d) the level and effectiveness of physical screening by fences or vegetation; and</i></p> <p><i>e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and</i></p> <p><i>f) the location and impacts of illumination of the site; and</i></p> <p><i>g) passive surveillance of the site; and</i></p>
--	---

	h) landscaping to integrate development with the streetscape.
Discretionary uses - does not comply.	Complies. The proposal is to use the existing access in the General Residential zone to access the carparking and storage areas. Development is not proposed in the General Residential zone.

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1	Zone Purpose Statements
26.1.1.1	<p><i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i></p> <p>The proposal does not conflict with this purpose.</p>
26.1.1.2	<p><i>To provide for other use or development that does not constrain or conflict with resource development uses.</i></p> <p>The proposal complies with this purpose. Use of the land for storage and car parking does not constrain or conflict with resource development.</p>
26.1.1.3	<p><i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i></p> <p>The proposal does not conflict with this purpose.</p>
26.1.1.4	<p><i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i></p> <p>The proposal complies with this purpose by providing additional car parking for the Evandale Market.</p>
26.1.2	Local Area Objectives
a)	<p><i>Primary Industries:</i></p> <p><i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i></p> <p><i>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.</i></p> <p><i>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.</i></p> <p>The proposal does not conflict with this objective.</p>

b)	<p><i>Tourism</i></p> <p><i>Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.</i></p> <p><i>The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.</i></p>
The proposal does not conflict with this objective.	
c)	<p><i>Rural Communities</i></p> <p><i>Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</i></p>
The proposal does not conflict with this objective.	
26.1.3	Desired Future Character Statements
<p><i>The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.</i></p>	
See comments under Clause 26.3.1 P5 below.	

USE STANDARDS	
26.3.1	<p>DISCRETIONARY USES IF NOT A SINGLE DWELLING</p> <p>a) <i>To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.</i></p> <p>b) <i>To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.</i></p> <p>c) <i>To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.</i></p> <p>d) <i>Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.</i></p> <p>e) <i>Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.</i></p>

	<i>f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.</i>
A1	<i>If for permitted or no permit required uses.</i> Does not comply.
P1.1	<i>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; and</i> As mentioned above, the proposal does not conflict with the local area objective regarding tourism and rural communities.
P1.2	<i>Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</i> Not applicable.
A2	<i>If for permitted or no permit required uses.</i> Not applicable.
P2.1	<i>Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</i> <i>i) amount of land alienated/converted is minimised; and</i> <i>ii) location is reasonably required for operational efficiency; and</i> Not applicable.
P2.2	<i>Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</i> Not applicable, the land is not prime agricultural land.
A3	<i>If for permitted or no permit required uses.</i> Not applicable.
P3	<i>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</i> <i>a) the amount of land converted is minimised having regard to:</i> <i>i) existing use and development on the land; and</i> <i>ii) surrounding use and development; and</i> <i>iii) topographical constraints; or</i> <i>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:</i> <i>i) limitations created by any existing use and/or development surrounding the site; and</i> <i>ii) topographical features; and</i> <i>iii) poor capability of the land for primary industry; or</i> <i>c) the location of the use on the site is reasonably required for operational efficiency.</i> Complies. The land is not used for agricultural purposes.
A4	<i>If for permitted or no permit required uses.</i>

	Not applicable.
P4	<p><i>It must demonstrate that:</i></p> <p>a) <i>emissions are not likely to cause an environmental nuisance; and</i> b) <i>primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</i> c) <i>the capacity of the local road network can accommodate the traffic generated by the use.</i></p> <p>Complies. The use is not likely to cause environmental nuisance, unreasonable confine or restrain primary industry operations, and local road network is able to accommodate traffic from the use.</p>
A5	<p><i>The use must:</i></p> <p>a) <i>be permitted or no permit required; or</i> b) <i>be located in an existing building.</i></p> <p>Does not comply.</p>
P5	<p><i>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</i></p> <p>a) <i>the impacts on skylines and ridgelines; and</i> b) <i>visibility from public roads; and</i> c) <i>the visual impacts of storage of materials or equipment; and</i> d) <i>the visual impacts of vegetation clearance or retention; and</i> e) <i>the desired future character statements.</i></p> <p>Comment:</p> <p>a) <i>the impacts on skylines and ridgelines</i> No impact on skylines and ridgelines.</p> <p>b) <i>visibility from public roads</i> Not readily visible from public roads.</p> <p>c) <i>the visual impacts of storage of materials or equipment</i> Materials and equipment visible from residential properties along the northern boundary of the site. Proposed pittosporum plantings, and a condition limiting the height of materials stored to 2m will reduce the visual impact.</p> <p>d) <i>the visual impacts of vegetation clearance or retention</i> No impact.</p> <p>e) <i>the desired future character statements – “The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive”.</i> Materials and equipment visible from residential properties along the northern boundary of the site. Proposed pittosporum plantings, and a condition limiting the height of materials stored to 2m will reduce the visual impact.</p>
26.3.2	DWELLINGS
	<p><i>To ensure that dwellings are:</i></p> <p>a) <i>incidental to resource development; or</i> b) <i>located on land with limited rural potential where they do not constrain surrounding agricultural operations.</i></p>
A1.1	<i>Development must be for the alteration, extension or replacement of existing dwellings; or.</i>

	Not applicable.
A1.2	<i>Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</i>
	Not applicable.
A1.3	<i>New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</i>
	Not applicable.
P1.1	<p>A dwelling may be constructed where it is demonstrated that:</p> <p>a) <i>it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to:</i></p> <ul style="list-style-type: none"> <i>i) scale; and</i> <i>ii) complexity of operation; and</i> <i>iii) requirement for personal attendance by the occupier; and</i> <i>iv) proximity to the activity; and</i> <i>v) any other matters as relevant to the particular activity; or</i> <p>b) <i>the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to:</i></p> <ul style="list-style-type: none"> <i>i) limitations created by any existing use and/or development surrounding the site; and</i> <i>ii) topographical features; and</i> <i>iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and</i>
	Not applicable.
P1.2	<i>A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and</i>
	Not applicable.
P1.3	<i>A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.</i>
	Not applicable.
26.3.3	IRRIGATION DISTRICTS <i>To ensure that land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 is not converted to uses that will compromise the utilisation of water resources.</i>
A1	<i>Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the Water Management Act 1999.</i>
	Not applicable, the site is not within an irrigation district.
P1	<p><i>Non-agricultural uses within an irrigation district proclaimed under Part 9 of the Water Management Act 1999 must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to:</i></p> <ul style="list-style-type: none"> <i>a) the location and amount of land to be used; and</i> <i>b) the operational practicalities of irrigation systems as they relate to the</i>

	land; and
	c) any management or conservation plans for the land.
	Not applicable, the site is not within an irrigation district.

DEVELOPMENT STANDARDS

26.4.1 BUILDING LOCATION AND APPEARANCE

To ensure that the:

- a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and
- b) development of buildings is unobtrusive and complements the character of the landscape.

A1 Building height must not exceed:

- a) 8m for dwellings; or
- b) 12m for other purposes.

Complies.

P1 Building height must:

- a) be unobtrusive and complement the character of the surrounding landscape; and
- b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.

Not applicable. Acceptable Solution A1 above is met.

A2 Buildings must be set back a minimum of:

- a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or
- b) 200m where a sensitive use is proposed; or
- c) the same as existing for replacement of an existing dwelling.

Complies.

P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:

- a) the topography of the land; and
- b) buffers created by natural or other features; and
- c) the location of development on adjoining lots; and
- d) the nature of existing and potential adjoining uses; and
- e) the ability to accommodate a lesser setback to the road having regard to:
 - i) the design of the development and landscaping; and
 - ii) the potential for future upgrading of the road; and
 - iii) potential traffic safety hazards; and
 - iv) appropriate noise attenuation.

Not applicable. Acceptable Solution A2 above is met.

26.4.2 SUBDIVISION

To ensure that subdivision is only to:

- a) improve the productive capacity of land for resource development and extractive industries; and
- b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; and

	<i>c) facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.</i>
A1	<p><i>Lots must be:</i></p> <p><i>a) for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or</i></p> <p><i>b) for the consolidation of a lot with another lot with no additional titles created; or</i></p> <p><i>c) to align existing titles with zone boundaries and no additional lots are created.</i></p> <p>Not applicable, the application is not for subdivision.</p>
P1	<p><i>The subdivision</i></p> <p><i>a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or</i></p> <p><i>b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.</i></p> <p>Not applicable, the application is not for subdivision.</p>

26.4.3	STRATA DIVISION
26.4.3.1	<i>In this Scheme, division of land by stratum title is prohibited in the Rural Resource Zone.</i>
	Not applicable, the application is not for strata division.

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/A -- does not involve a habitable building
E2.0	POTENTIALLY CONTAMINATED LAND	N/A
E3.0	LANDSLIP CODE	N/A
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies.
E.5.0	FLOOD PRONE AREAS CODE	N/A
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies .
E7.0	SCENIC MANAGEMENT CODE	N/A
E8.0	BIODIVERSITY CODE	N/A
E9.0	WATER QUALITY CODE	N/A
E10.0	RECREATION AND OPEN SPACE CODE	N/A
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/A
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/A
E13.0	LOCAL HISTORIC HERITAGE CODE	N/A

E14.0 COASTAL CODE	N/A
E15.0 SIGNS CODE	N/A

E4.0 Road Asset Code

E4.6.1 Use and road or rail infrastructure

<p>Objective</p> <p>To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
Acceptable Solutions	Performance Criteria
A1 Sensitive use 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 not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use 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 demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
Comment – Not applicable.	
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Comment - Does not comply, needs to address P2.	Comment - The proposal is to use the existing single access/egress point. This access is signed to prevent pedestrian usage. The proposal meets the performance criteria.

Assessment against E6.0 – Car Parking & Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Acceptable Solutions	Performance Criteria
A1 <i>The number of car parking spaces must not be less</i>	P1 <i>The number of car parking spaces provided must have regard to:</i>

<p>than the requirements of Table E6.1.</p>	<ul style="list-style-type: none"> a) the provisions of any relevant location specific car parking plan; and b) the availability of public car parking spaces within reasonable walking distance; and c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: <ul style="list-style-type: none"> i) the size of the dwelling and the number of bedrooms; and ii) the pattern of parking in the locality; and iii) any existing structure on the land.
<p>Assessment: The materials storage area is approximatley 3000m². There is sufficient room on site for the 7 required car parking spaces.</p>	<p>NA</p>

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Recycling and waste disposal	1 space per 500m ² of the site + 1 space per employee	1 space per 5 employees
Vehicle parking	No requirement set	No requirement set

E6.6.2 Bicycle Parking Numbers

Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1.	<p>P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:</p> <ul style="list-style-type: none"> a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
Assessment: There is sufficient room on site for the one required bicycle parking spaces.	NA

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions	Comment
<p>A1 All car parking, access strips manoeuvring and circulation spaces must be:</p> <ul style="list-style-type: none"> a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces. 	<p>P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</p>
Assessment: Does not comply.	Assessment: Condition required

E6.7.2 Design and Layout of Car Parking

<i>Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.</i>	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or	P1 The location of car parking and

<p><i>more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line.</i></p>	<p><i>manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</i></p> <ul style="list-style-type: none"> a) <i>the layout of the site and the location of existing buildings; and</i> b) <i>views into the site from the road and adjoining public spaces; and</i> c) <i>the ability to access the site and the rear of buildings; and</i> d) <i>the layout of car parking in the vicinity; and</i> e) <i>the level of landscaping proposed for the car parking.</i>
<p>Assessment: Complies.</p>	<p>Assessment: NA</p>
<p>A2.1 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) <i>have a gradient of 10% or less; and</i> b) <i>where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</i> c) <i>have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</i> <p>A2.2 <i>The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</i></p>	<p>P2 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) <i>be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</i> b) <i>provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</i>
<p>Assessment:</p> <ul style="list-style-type: none"> a) Complies. The gradient is less than 10%. b) Complies. Vehicles are able to enter and exit the site in a forward direction. c) Complies. The vehicle access greater than 5.5m <p>Condition required for compliance with Australian Standard – parking spaces 2.6m wide, 5.4m long, 5.8m aisle width.</p>	<p>Assessment: NA</p>

Table E6.2: Access Widths for Vehicles

Number of parking spaces served	Access width	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m
6 to 20	4.5m for initial 7m from road carriageway and 3.0m thereafter	Every 30m
21 and over	5.5m	Not applicable

E6.7.3 Car Parking Access, Safety and Security

Acceptable Solutions	Performance Criteria
<p>A1 Car parking areas with greater than 20 parking spaces must be:</p> <p>a) secured and lit so that unauthorised persons cannot enter or;</p> <p>b) visible from buildings on or adjacent to the site during the times when parking occurs.</p>	<p>P1 Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:</p> <p>a) levels of activity within the vicinity; and</p> <p>b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.</p>
Assessment: Does not comply.	Assessment: The carpark is only open during the Evandale Market. The proposal satisfies the performance criteria regarding adequate security and safety for users of the site.

E6.7.4 Parking for Persons with a Disability

Acceptable Solutions	Performance Criteria
<p>A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.</p>	<p>P1 No performance criteria.</p>
Assessment: One additional disabled parking space is required at the closest point to the market access.	Assessment: N/A

E6.8.5 Pedestrian Walkways

Acceptable Solution	Performance Criteria
<p>A1 Pedestrian access must be provided for in accordance with Table E6.5.</p>	<p>P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.</p>
Assessment: 1m wide footpath between carpark and western boundary required.	Assessment/NA:

Table E6.5: Pedestrian Access

Number of Parking Spaces Required	Pedestrian Facility
1-10	No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].
11 or more	A 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].

Notes

- a) In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.
- b) Separation is deemed to be achieved by:
- i) a horizontal distance of 2.5m between the edge of the driveway and the footpath; or
 - ii) protective devices such as bollards, guard rails or planters between the driveway and the footpath; and
 - iii) signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/A
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/A

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/A
9.2 Development for Existing Discretionary Uses	N/A
9.3 Adjustment of a Boundary	N/A
9.4 Demolition	N/A
9.5 Subdivision	N/A

STATE POLICIES
The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<i>Strategic Plan 2007-2017</i>
• <i>4.3 Development Control</i>

PLAN 2

**PLANNING APPLICATION P15-098
18 LOGAN ROAD, EVANDALE**

ATTACHMENTS

- A** Application & plans
- B** Representations
- C** Responses from referral agencies
- D** Planning scheme assessment

A

1-374

**PLANNING APPLICATION
Proposal**

Description of proposal: STORAGE SHED/ GARAGE

.....
.....
.....
.....
.....
.....
.....
.....
.....

(attach additional sheets if necessary)

Site address: 19 LOGAN ROAD

.....
.....

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

Area of land: 3.04 ha ha/m² and/or CT no:

Estimated cost of project \$..... (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 A STORAGE SHED

.....
.....

Is any signage required? No

.....
(if yes, provide details)

Exhibited

1-375

PLAN OF SURVEY

BY SURVEYOR S.H. STRONG OF COHEN & ASSOCIATES PTY. LTD
LALINCESTON

LOCATION

TOWN OF EVANDALE

SCALE 1:5000 LENGTHS IN METRES

This plan was prepared to be sealed by the Local Authority and to be registered by the Land Titles Office. As alterations beyond the control of the surveyor may be required by the Local Authority or the Land Titles Office when the original is finally presented for registration, Cohen & Associates Pty. Ltd. can accept no liability for any loss or damage whatsoever arising, to any person or corporation who may rely on this plan for any purpose.

Copies of this plan made prior to registration must not be produced without this note.

COPY

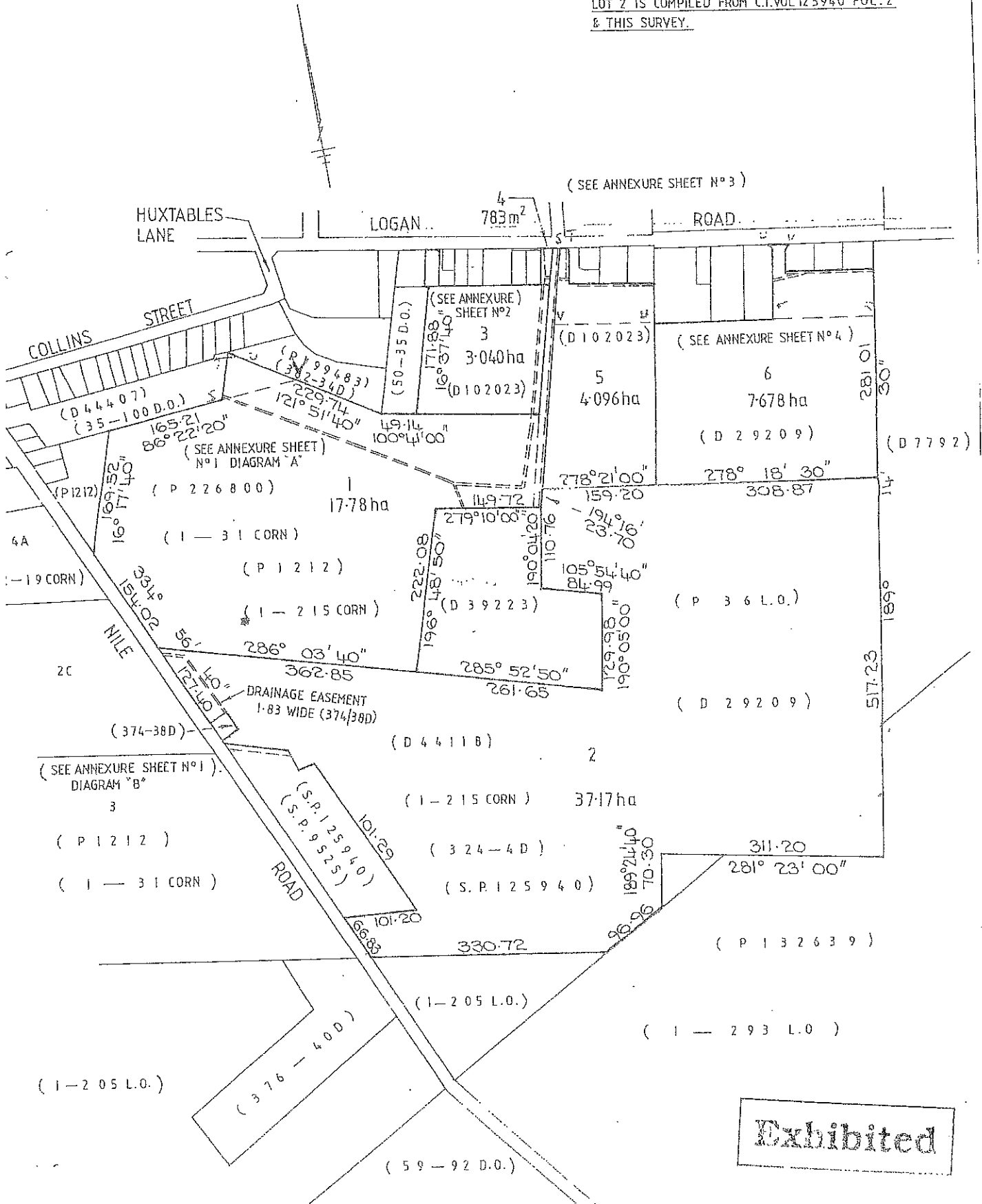
AND THOMAS REDBURN
AND R. HICKSON WOOLF

REFERENCE
109 FOL 1, C.T. VOL 44118 FOL 1,
1023 FOL 1, C.T. VOL 122831 FOL 1,
125940 FOL 2 & C.T. VOL 226800 FOL 1.

NOTE
A TOTAL OF 200 ACRES, GRANTED TO
GEORGE COLLINS, PART OF 31°3'18"
GRANTED TO HENRY JENNINGS & WILLIAM
AWSON GRUBB & PART OF 60 ACRES
LOCATED TO JOSEPH DELL.

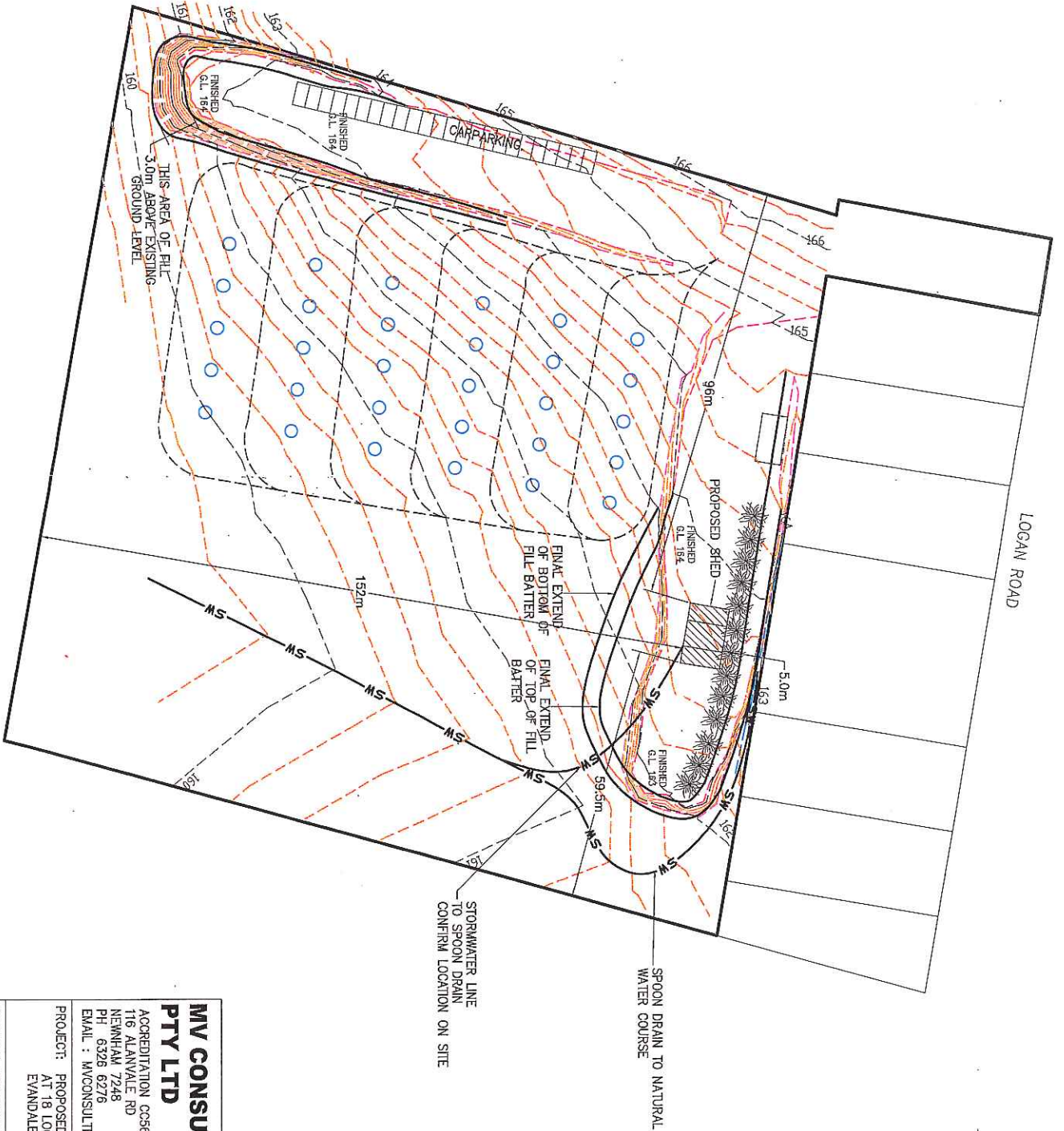
MAP SHEET MUNICIPAL PLAN No. 123	LAST UPI No.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
-------------------------------------	--------------	------------------	--

LOT 2 IS COMPILED FROM C.T. VOL 125940 FOL 2
& THIS SURVEY.



Exhibited

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 THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN
 ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY
 OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.



EXHIBITED

PROPOSED SHED SITE PLAN
1:1000

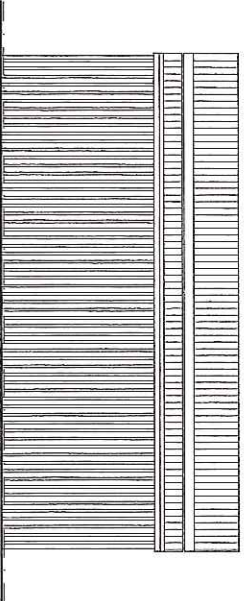
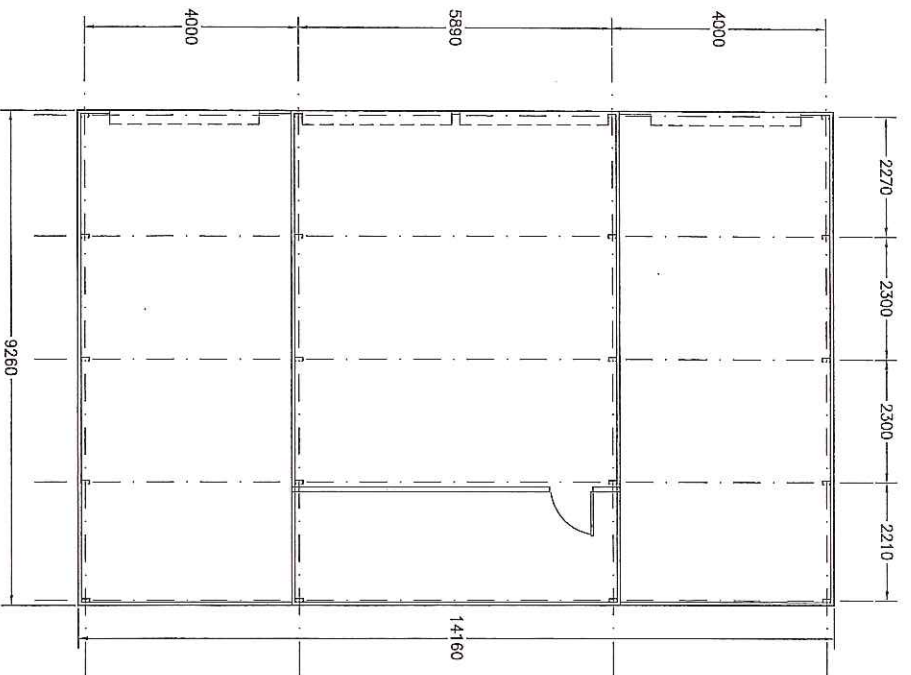
REVISION NUMBER	DATE
REVISION 1	27 / 05 / 2015
REVISION 2	07 / 04 / 2015
REVISION 3	18 / 08 / 2015

DESIGNED BY: M. v. d. M.	APPROVED BY:
DRAWN BY: M. v. d. M.	DATE: 18 / 08 / 15
SCALE: AS SHOWN	DRAWING No.: W00F0315 - 1/2

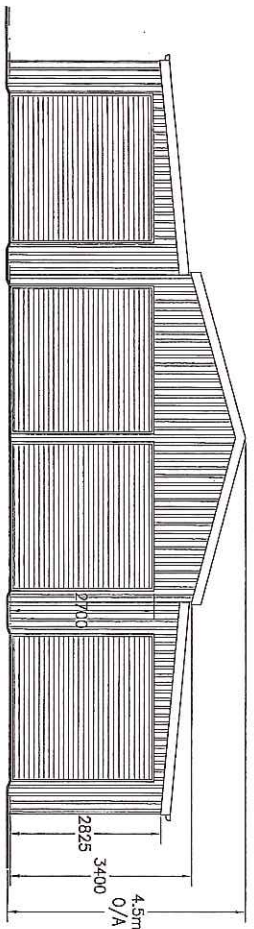
MV CONSULTING (TAS) PTY LTD
 ACCREDITATION CC366H
 116 ALANVALE RD
 NEWNHAM 7248
 PH 6326 6276 FAX 6326 4939.
 EMAIL : MVCONSULTING@7MAIL.COM

PROJECT: PROPOSED SHED FOR P WOOF
 AT 18 LOGAN ROAD
 EVANDALE 7212

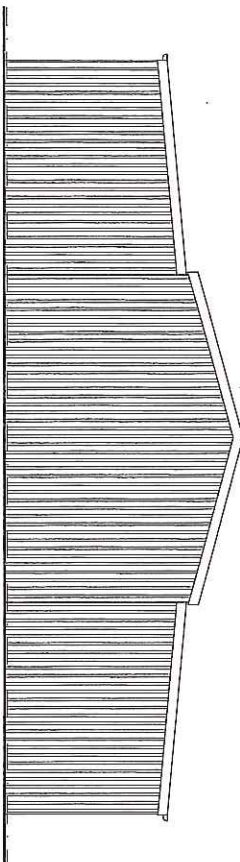
DRAWING: PROPOSED SHED SITE PLAN



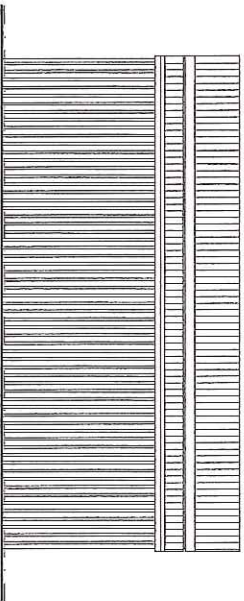
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

1-377

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EXHIBITED

REVISION NUMBER	DATE
REVISION 1	27 / 03 / 2015
REVISION 2	01 / 04 / 2015
REVISION 3	19 / 08 / 2015

MV CONSULTING (TAS) PTY LTD
 ACCREDITATION: C0585H
 116 ALANVALE RD
 NEWNHAM 7248
 PH 6526 6276 FAX 6526 4939
 EMAIL: MVCONSULTING@TMAIL.COM

PROJECT: PROPOSED SHED FOR P WOOF
 AT 18 LOGAN ROAD
 EVANDALE 7212

DRAWING: PROPOSED SHED PLAN

DESIGNED: M. v. d. M.
 DRAWN: M. v. d. M.

APPROVED: DATE: 18 / 08 / 15

SCALE: 1:100

DRAWING No.: W00F0315 - 2/2

NORTH MIDLANDS COUNCIL			
LOCATION			
File No.			
Property			
Attachments			
RECD	30	SEP	2015

The General Manager
 Northern Midlands Council
 PO Box 156 LONGFORD 7301

Mr I A & Mrs C E Barrett
 30 Logan Road
 EVANDALE 7212
 Mob: 0417945607
 29th September 2014

Reference No: P15-098
 Site: 18 Logan Road EVANDALE 7212
 Proposed Shed
 (Recycling and Waste Disposal)

Dear Sir/Madam

We write again to express concern for the above referenced 'Proposed Shed Development'.

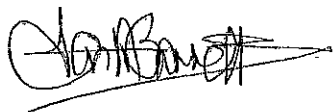
We refer to a previous communication Reference No: P14-213, 15th July 2014. For which we have never heard the outcome of. We have been very concerned since then as the rubbish dump has grown to massive proportions behind part of our property.

It is an eyesore and further development in that area will only make it worse. The area is supposed to be scenic rural or so we were led to believe when we bought here.

Evandale is a beautiful village which we are proud to live in. For which the owner of this land seems hellbent on destroying. Our outlook from our home is now spoilt by someone who seems to totally ignore council rules.

We are very concerned at this further development and have no recourse other than to strongly object.

Yours faithfully



Jan Cunningham

From: Sophie Krushka [sophie.krushka@gmail.com]
Sent: Thursday, 1 October 2015 10:24 AM
To: NMC Planning
Subject: (DWS Doc No 839655) Fwd: FW: objection to council.. Add what you want, and get it in today if you can.

Attention to the General Manager,

In response to Development Application P15-098 18 Logan Road Evandale.

I wish to object to this application.

Firstly, I want to enquire where the process is at with the previous application on this site that was advertised some 6 months ago ?. I lodged an objection to that application. I contacted Council (Jan Cunningham and Paul Godier) on a number of occasions and was guaranteed that I would be kept apprised of progress with that application. In these discussions I was informed that there was another issue arising with the Zoning of the access road currently being used, and that would need to be resolved before the former application could be addressed. I was also told that the applicant would be prevented from depositing any more land fill and/or rubbish on this site.. So far nothing has happened. I have not been informed/contacted or advised on anything to do with the previous application, and the applicant continues to dump landfill, rubbish and other debris on this site. The applicant regularly conducts burn-offs of green waste, and regularly seems to be using the site as a caravan park, in addition to almost doubling the quantity of rubbish on the site. An up-date on the progress with the previous application would be appreciated.

With regard to this application (P15-098) I wish to object.

As far as I am aware this area of land is still zoned as Rural, but is being used for everything BUT rural. My concerns raised previously are still valid regarding the elevation of the ground level, the impact on surface water run-off, the harbouring of vermin, and the loss of amenity to my home and lifestyle. In addition, I think the location of any proposed shed is inappropriate, regarding setbacks in this zoning, and the use of the site as "Waste Disposal and Recycling" is completely inappropriate on this site, given that all neighbouring properties are residential. There is already such a site less than 1 kilometre to the North of this site, owned and operated by Council. Despite any restrictions, conditions or caveats that could be attached to this application if it were to be approved, they would not be adhered to by this applicant, as his previous contempt and complete disregard for Council directives is well known and documented. I feel that this use of this site would be detrimental to the entire Village of Evandale, would definitely detract from residential values by having a "tip" sit located within the town boundary, especially adjacent to the tourist attraction of the Evandale Market, which would undoubtedly share the same access and adjoining car park. Again the raising of the ground height, surface water run-off, vermin housing and loss of amenity and lifestyle, are of great concern to me.

I ask not only, that Council not allow this application to proceed, but also please make some effort in addressing the current un-approved use of this site.

Kind regards,

Sophie Krushka

28A Logan Road, Evandale Tas 7212

Ph: 0427 186 986

Jan Cunningham

From: Dianne Heald [dianne_h26@hotmail.com]
Sent: Tuesday, 6 October 2015 1:04 PM
To: NMC Planning
Subject: (DWS Doc No 840848) planning P15-098

Dianne Heald
20A Logan Road
Evandale 7212
0417516211

To General Manager

PO Box 156,

Longford 7301.

I feel that more informative, relevant and transparent information regarding the application P15-098 submitted by Mr Peter Woof be given please.

I am unsure as what it meant by the Proposed Development Shed (recycling and Waste disposal).

Upon checking on the Assessment of an application for Use of Development a number of the sections came up.

8.1.2 Application must include

C: full description.....use or development and –

Mr Woof application - storage of heritage building materials, old horse drawn carriage, antique restoration gear

QUESTION:

Heritage building materials: Will that include materials with lead paint on it, or asbestos?

Will there be a fire risk to the adjoining properties?

Will the restoration gear include chemicals?

What happens if there was a chemical spillage?

D: a description of the manner in which the proposed use or development will operate 8.1.3

i. **Boundaries**
QUESTION:

Will the set back from residential houses boundary fences is 5 metres be sufficient for a building of the size proposed?

(iv) Natural waterways –

Storm water from 14.00 x 9.2 metre shed into spoon drain in to natural water course?

(vii) Service location – Does the area have the appropriate water and power facilities in case of fire or spillage of hazardous liquid what happens?

(viii) Vehicle access –

QUESTION:

Type of vehicles, hours of operation, now and in the future?

The road has been rezoned recently from residential to rural.

Currently the road is used by caravans, RVs which use the land around the market carpark to stay while visiting Evandale.

Cars, 4wds, motorbikes for the Sunday market as well as Mr Woof and his employees.

QUESTION:

Will there be more vehicles, trucks, large vehicle –earthmoving equipment etc. be using the road way?

The current road is gravel narrow 2way with toll booth and bollards.

Will there be a speed limit?

Who will maintain the road?

Description Table 8.2

Use Classes

Recycling and waste disposal

USE: of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.

Storage

USE: of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractor's yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.

When reading the description of the Use Classes I am concerned this proposal is a little vague.

QUESTION:

Will it become a commercial venture with lots of traffic, noise, dust and pollution now or in the future be it a couple months or years?

Will there be more planning application or will it just slowly develop into a commercial business?

Will it become a junk yard or a place for people to dump their old wares, car bodies building materials?

Hours of operations:

What are the proposed hours of operation?

How many days a week will this venture be operation?

I have been informed that Mr Woof has done and is doing a lot of work improving the Evandale village.

He needs to be congratulated for all his efforts, but I hope you can understand my concerns.

Regards

Dianne Heald

**REFERRAL OF DEVELOPMENT APPLICATION P14-213
to Works & Infrastructure Department**

Property no: 202700.1

Date: 04-Jul-2014

Applicant: PH Woof

Proposal: Earthworks, storage of used materials & carparking for Evandale Market (retrospective)

Location: 18 Logan Road, Evandale

W.1 Stormwater

- Stormwater from the site shall be contained within the site and not discharged onto neighbouring properties.
- The applicant shall provide design drawings for a detention/dispersal designed by a suitably qualified engineer for assessment by Council
- Any required upgrades to the stormwater system shall completed **within 6 months??**

Jonathon Galbraith (Works & Infrastructure Officer) 17/7/14

Discussed with Terry Eaton (Consultant Engineer), Date: 17/7/14

ATTACHMENT D

GENERAL RESIDENTIAL ZONE

10.3 Use Standards

10.3.1 Amenity

Objective To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.	
Acceptable Solutions	Performance Criteria
A1 <i>If for permitted or no permit required uses.</i>	P1 <i>The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.</i>
Does not comply.	Satisfies the performance criteria.
A2 <i>Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.</i>	P2 <i>Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.</i>
Condition required.	Not applicable.
A3 <i>If for permitted or no permit required uses.</i>	P3 <i>External lighting must demonstrate that:</i> a) <i>floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and</i> b) <i>all direct light will be contained within the boundaries of the site.</i>
Does not comply.	Satisfies the performance criteria – no external lighting proposed.

10.3.2 Residential Character – Discretionary Uses

Objective To ensure that discretionary uses support: a) the visual character of the area; and b) the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 <i>Commercial vehicles for discretionary uses must be parked within the boundary of the property.</i>	P1 <i>No performance criteria.</i>
Complies.	Not applicable.

<p>A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.</p>	<p>P2 No performance criteria.</p>
<p>Complies. The General Residential zone applies to the access to the site. Goods or materials will not be stored on the access.</p>	<p>Not applicable</p>
<p>A3 Waste material storage for discretionary uses must:</p> <ul style="list-style-type: none"> a) not be visible from the road to which the lot has frontage; and b) use self-contained receptacles designed to ensure waste does not escape to the environment. 	<p>P3 No performance criteria.</p>
<p>Complies. The General Residential zone applies to the access to the site. Waste materials will not be stored on the access.</p>	<p>Not applicable</p>

Clauses 10.4.1-10.4.12 only apply to development for dwellings.

Clauses 10.4.13.1 – 10.4.13.9 only apply to development within the Residential Use Class which is not a dwelling.

10.4.14 Non Residential Development

<p>Objective</p> <p>To ensure that all non-residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 If for permitted or no permit required uses.</p>	<p>P1 Development must be designed to protect the amenity of surrounding residential uses and must have regard to:</p> <ul style="list-style-type: none"> a) the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable

	<p>room windows and private open space of adjoining dwellings; and</p> <p>b) the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and:</p> <p>c) the height of development having regard to:</p> <ul style="list-style-type: none">i) the effect of the slope of the site on the height of the building; andii) the relationship between the proposed building height and the height of existing adjacent buildings; andiii) the visual impact of the building when viewed from the road and from adjoining properties; andiv) the degree of overshadowing and overlooking of adjoining properties; and <p>d) the level and effectiveness of physical screening by fences or vegetation; and</p> <p>e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and</p> <p>f) the location and impacts of illumination of the site; and</p> <p>g) passive surveillance of the site; and</p>
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	<i>h) landscaping to integrate development with the streetscape.</i>
Discretionary uses - does not comply.	Complies. The proposal is to use the existing access in the General Residential zone to access the shed. Development is not proposed in the General Residential zone.

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1	Zone Purpose Statements
26.1.1.1	<i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i>
	The proposal does not conflict with this purpose.
26.1.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i>
	The proposal complies with this purpose. The use does not constrain or conflict with resource development.
26.1.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i>
	The proposal does not conflict with this purpose.
26.1.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i>
	The proposal does not conflict with this purpose.
26.1.2	Local Area Objectives
a)	<p><i>Primary Industries:</i></p> <p><i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i></p> <p><i>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.</i></p> <p><i>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.</i></p>
	The proposal does not conflict with this objective.
b)	<p><i>Tourism</i></p> <p><i>Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through</i></p>

	<p>visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.</p> <p>The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.</p>
	The proposal does not conflict with this objective.
c)	<p><i>Rural Communities</i></p> <p>Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</p>
	The proposal does not conflict with this objective.
26.1.3	Desired Future Character Statements
	<p>The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.</p>
	See comments under Clause 26.3.1 P5 below.

USE STANDARDS	
26.3.1	DISCRETIONARY USES IF NOT A SINGLE DWELLING
a)	To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.
b)	To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
c)	To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
d)	Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
e)	Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
f)	The visual impacts of use are appropriately managed to

	<i>integrate with the surrounding rural landscape.</i>
A1	<i>If for permitted or no permit required uses.</i>
	Does not comply.
P1.1	<i>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; and</i>
	As mentioned above, the proposal does not conflict with the local area objective regarding tourism and rural communities.
P1.2	<i>Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</i>
	Not applicable.
A2	<i>If for permitted or no permit required uses.</i>
	Not applicable.
P2.1	<i>Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</i> i) <i>amount of land alienated/converted is minimised; and</i> ii) <i>location is reasonably required for operational efficiency; and</i>
	Not applicable.
P2.2	<i>Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</i>
	Not applicable, the land is not prime agricultural land.
A3	<i>If for permitted or no permit required uses.</i>
	Not applicable.
P3	<i>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</i> a) <i>the amount of land converted is minimised having regard to:</i> i) <i>existing use and development on the land; and</i> ii) <i>surrounding use and development; and</i> iii) <i>topographical constraints; or</i> b) <i>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:</i> i) <i>limitations created by any existing use and/or development surrounding the site; and</i> ii) <i>topographical features; and</i> iii) <i>poor capability of the land for primary industry; or</i> c) <i>the location of the use on the site is reasonably required for operational efficiency.</i>
	Complies. The land is not used for agricultural purposes.
A4	<i>If for permitted or no permit required uses.</i>
	Not applicable.

<p>P4</p>	<p><i>It must demonstrate that:</i></p> <ul style="list-style-type: none"> a) <i>emissions are not likely to cause an environmental nuisance; and</i> b) <i>primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</i> c) <i>the capacity of the local road network can accommodate the traffic generated by the use.</i> <p>Complies. The use is not likely to cause environmental nuisance, unreasonable confine or restrain primary industry operations, and local road network is able to accommodate traffic from the use.</p>
<p>A5</p>	<p><i>The use must:</i></p> <ul style="list-style-type: none"> a) <i>be permitted or no permit required; or</i> b) <i>be located in an existing building.</i> <p>Does not comply.</p>
<p>P5</p>	<p><i>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</i></p> <ul style="list-style-type: none"> a) <i>the impacts on skylines and ridgelines; and</i> b) <i>visibility from public roads; and</i> c) <i>the visual impacts of storage of materials or equipment; and</i> d) <i>the visual impacts of vegetation clearance or retention; and</i> e) <i>the desired future character statements.</i> <p>Comment:</p> <ul style="list-style-type: none"> a) <i>the impacts on skylines and ridgelines</i> <p>The proposal is not located on a skylines or ridgeline.</p> <ul style="list-style-type: none"> b) <i>visibility from public roads</i> <p>The proposal is not readily visible from public roads.</p> <ul style="list-style-type: none"> c) <i>the visual impacts of storage of materials or equipment</i> <p>Materials and equipment will be stored in the shed.</p> <ul style="list-style-type: none"> d) <i>the visual impacts of vegetation clearance or retention</i> <p>No impact.</p> <ul style="list-style-type: none"> e) <i>the desired future character statements – “The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive”.</i> <p>The proposed shed is a form consistent with the rural landscape.</p>
<p>26.3.2</p>	<p>DWELLINGS</p> <p><i>To ensure that dwellings are:</i></p> <ul style="list-style-type: none"> a) <i>incidental to resource development; or</i> b) <i>located on land with limited rural potential where they do not constrain surrounding agricultural operations.</i>
<p>A1.1</p>	<p><i>Development must be for the alteration, extension or replacement of existing dwellings; or.</i></p> <p>Not applicable.</p>
<p>A1.2</p>	<p><i>Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</i></p>

	Not applicable.
A1.3	<i>New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</i>
	Not applicable.
P1.1	<p><i>A dwelling may be constructed where it is demonstrated that:</i></p> <p>a) <i>it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to:</i></p> <ul style="list-style-type: none"> <i>i) scale; and</i> <i>ii) complexity of operation; and</i> <i>iii) requirement for personal attendance by the occupier; and</i> <i>iv) proximity to the activity; and</i> <i>v) any other matters as relevant to the particular activity; or</i> <p>b) <i>the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to:</i></p> <ul style="list-style-type: none"> <i>i) limitations created by any existing use and/or development surrounding the site; and</i> <i>ii) topographical features; and</i> <i>iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and</i>
	Not applicable.
P1.2	<i>A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and</i>
	Not applicable.
P1.3	<i>A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.</i>
	Not applicable.
26.3.3	IRRIGATION DISTRICTS
	<i>To ensure that land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 is not converted to uses that will compromise the utilisation of water resources.</i>
A1	<i>Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the Water Management Act 1999.</i>
	Not applicable, the site is not within an irrigation district.
P1	<p><i>Non-agricultural uses within an irrigation district proclaimed under Part 9 of the Water Management Act 1999 must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to:</i></p> <ul style="list-style-type: none"> <i>a) the location and amount of land to be used; and</i> <i>b) the operational practicalities of irrigation systems as they relate to the land; and</i> <i>c) any management or conservation plans for the land.</i>
	Not applicable, the site is not within an irrigation district.

DEVELOPMENT STANDARDS	
26.4.1	<p>BUILDING LOCATION AND APPEARANCE</p> <p><i>To ensure that the:</i></p> <ul style="list-style-type: none"> a) <i>ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and</i> b) <i>development of buildings is unobtrusive and complements the character of the landscape.</i>
A1	<p><i>Building height must not exceed:</i></p> <ul style="list-style-type: none"> a) <i>8m for dwellings; or</i> b) <i>12m for other purposes.</i> <p>Complies. Maximum height of 4.5m (6.5m when placed on 2m high filled area).</p>
P1	<p><i>Building height must:</i></p> <ul style="list-style-type: none"> a) <i>be unobtrusive and complement the character of the surrounding landscape; and</i> b) <i>protect the amenity of adjoining uses from adverse impacts as a result of the proposal.</i> <p>Not applicable. Acceptable Solution A1 above is met.</p>
A2	<p><i>Buildings must be set back a minimum of:</i></p> <ul style="list-style-type: none"> a) <i>50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or</i> b) <i>200m where a sensitive use is proposed; or</i> c) <i>the same as existing for replacement of an existing dwelling.</i> <p>More than 50m from western, southern and eastern boundaries. 5m from northern boundary. Does not comply.</p>
P2	<p><i>Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</i></p> <ul style="list-style-type: none"> a) <i>the topography of the land; and</i> b) <i>buffers created by natural or other features; and</i> c) <i>the location of development on adjoining lots; and</i> d) <i>the nature of existing and potential adjoining uses; and</i> e) <i>the ability to accommodate a lesser setback to the road having regard to:</i> <ul style="list-style-type: none"> i) <i>the design of the development and landscaping; and</i> ii) <i>the potential for future upgrading of the road; and</i> iii) <i>potential traffic safety hazards; and</i> iv) <i>appropriate noise attenuation.</i> <p>Complies. The reduced setback is to a boundary with residential properties. The reduced setback will not constrain adjoining primary industry operations.</p>
26.4.2	<p>SUBDIVISION</p> <p><i>To ensure that subdivision is only to:</i></p> <ul style="list-style-type: none"> a) <i>improve the productive capacity of land for resource development and extractive industries; and</i> b) <i>enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; and</i> c) <i>facilitate use and development for allowable uses by enabling</i>

	<i>subdivision subsequent to appropriate development.</i>
A1	<p>Lots must be:</p> <p>a) for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or</p> <p>b) for the consolidation of a lot with another lot with no additional titles created; or</p> <p>c) to align existing titles with zone boundaries and no additional lots are created.</p>
	Not applicable, the application is not for subdivision.
P1	<p>The subdivision</p> <p>a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or</p> <p>b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.</p>
	Not applicable, the application is not for subdivision.

26.4.3	STRATA DIVISION
26.4.3.1	<i>In this Scheme, division of land by stratum title is prohibited in the Rural Resource Zone.</i>
	Not applicable, the application is not for strata division.

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/A – does not involve a habitable building
E2.0	POTENTIALLY CONTAMINATED LAND	N/A
E3.0	LANDSLIP CODE	N/A
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies.
E.5.0	FLOOD PRONE AREAS CODE	N/A
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies.
E7.0	SCENIC MANAGEMENT CODE	N/A
E8.0	BIODIVERSITY CODE	N/A
E9.0	WATER QUALITY CODE	N/A
E10.0	RECREATION AND OPEN SPACE CODE	N/A
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/A
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/A
E13.0	LOCAL HISTORIC HERITAGE CODE	N/A
E14.0	COASTAL CODE	N/A

E15.0 SIGNS CODE	N/A
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E4.0 Road Asset Code

E4.6.1 Use and road or rail infrastructure

<p>Objective</p> <p>To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Sensitive use 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 not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</p>	<p>P1 Sensitive use 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 demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.</p>
<p>Comment – Not applicable.</p>	
<p>A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day</p>	<p>P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
<p>Comment – Complies.</p>	<p>Comment – N/A</p>

Assessment against E6.0 – Car Parking & Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Acceptable Solutions	Performance Criteria
<p>A1 <i>The number of car parking spaces must not be less than the requirements of Table E6.1.</i></p>	<p>P1 <i>The number of car parking spaces provided must have regard to:</i></p> <p>a) <i>the provisions of any relevant location specific car parking plan; and</i></p> <p>b) <i>the availability of public car parking spaces within reasonable walking distance; and</i></p>

	<ul style="list-style-type: none"> c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: <ul style="list-style-type: none"> i) the size of the dwelling and the number of bedrooms; and ii) the pattern of parking in the locality; and iii) any existing structure on the land.
Assessment: The shed is 130m ² . Sufficient room for the 1 required parking space.	NA

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Recycling and waste disposal	1 space per 500m ² of the site + 1 space per employee	1 space per 5 employees

E6.6.2 Bicycle Parking Numbers

Acceptable Solutions	Performance Criteria
<p>A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1.</p>	<p>P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:</p> <ul style="list-style-type: none"> a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
<p>Assessment: There is sufficient room on site for the one required bicycle parking space.</p>	<p>NA</p>

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions	Comment
<p>A1 All car parking, access strips manoeuvring and circulation spaces must be:</p> <ul style="list-style-type: none"> a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces. 	<p>P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</p>
<p>Assessment: Does not comply.</p>	<p>Assessment: Satisfies the performance criteria.</p>

E6.7.2 Design and Layout of Car Parking

<p><i>Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line.</p>	<p>P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p> <ul style="list-style-type: none"> a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and

	<p>c) <i>the ability to access the site and the rear of buildings; and</i></p> <p>d) <i>the layout of car parking in the vicinity; and</i></p> <p>e) <i>the level of landscaping proposed for the car parking.</i></p>
Assessment: NA.	Assessment: NA
<p>A2.1 Car parking and manoeuvring space must:</p> <p>a) <i>have a gradient of 10% or less; and</i></p> <p>b) <i>where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</i></p> <p>c) <i>have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</i></p> <p>A2.2 <i>The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</i></p>	<p>P2 Car parking and manoeuvring space must:</p> <p>a) <i>be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</i></p> <p>b) <i>provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</i></p>
Assessment: Complies.	Assessment: NA

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/A
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/A

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/A
9.2 Development for Existing Discretionary Uses	N/A
9.3 Adjustment of a Boundary	N/A
9.4 Demolition	N/A
9.5 Subdivision	N/A

STATE POLICIES	
The proposal is consistent with all State Policies.	

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

The proposal is consistent with the objectives of the *Land Use Planning & Approvals Act 1993*.

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2007-2017

- *4.3 Development Control*

PLAN 3

**PLANNING APPLICATION P15-235
12 BRIDGE STREET (CNR CHURCH ST), ROSS**

ATTACHMENTS

- A** Application & plans

- B** Responses from referral agencies
 - TasWater
 - Tasmanian Heritage Council

- C** Representation
Response from architect
Further representation concern

- D** Heritage Advisor's response