

Minutes of the meeting of the Ross Community Sports Club Inc.

held on Tuesday September 13th 2016 Clubrooms 7.00 p.m.

Gov 4(2)(i)

PRESENT-: Karen Donlon, Owen & Sue Kay, Dennis Rule, Pete & Pat Kirk, Molly Jones and Sally Langridge.

APOLOGIES-: Rose & Eddie Goss and Ricky Hebbard.

MINUTES -: 'Moved by Sue Kay and seconded by Pat Kirk that the minutes be accepted.'
CARRIED

FINANCIAL REPORTS -: 'Moved by Sally Langridge and seconded by Dennis Rule that the Treasurer's Report be accepted and that accounts be passed for payment.'
CARRIED

CORRESPONDENCE -:

- IN-: 1. NMC – Power account
 2. Riley Donlon – Thankyou.
 3. NMC – Food Reg. Certificate
 4. Dept. Treasury & Finance – Changes in liquor laws.
- OUT-: 1. Candy & Brian Hurran - Thankyou

'Moved by Pete Kirk and seconded by Molly Jones that the correspondence be accepted.'
CARRIED

GENERAL BUSINESS -:

'Sally Langridge moved and Pat Kirk seconded that Dennis Rule purchase a new Santa suit for him to use for the Ross Christmas Tree and we will reimburse him.'
CARRIED

'Committee resolved to purchase paint and brushes to paint shed behind Clubrooms.'
Action Pete Kirk.

Sue Kay reported on meeting for Bridge - 180 years on our behalf and said we would donate tea, coffee etc. if needed when decision made on what to have.

Owen Kay to contact Council re pool fence as we really need to get shade put back up over paddling pool for this season.

'Committee resolved to have security system overhauled.' Action Pete & Pat Kirk.

Committee also discussed to all get together one Sunday afternoon to decide on kitchen layout so we can get dishwasher installed.

Meeting closed at 7.30p.m.

Next meeting will be at 7.00 p.m. at Clubrooms Wednesday 12th October 2016.

MORVEN PARK MANAGEMENT & DEVELOPMENT ASSOC. INC

MINUTES OF MEETING 14TH SEPTEMBER 2016

Meeting Opened: 19.40

Present: Brendon Crosswell (Chair), Carmel Oates (Secretary), Ian Pease (Skate Park), Peter Johnstone (ECC), Graham Houston (ELRSS), Patrick Davey (EFC), Scott Hill (EPS), David Houghton (Rotary), John Hughes (Treasurer)

APOLOGIES: Brendan Chapman (Skate Park), Di Guilbert (Primary School), Deputy Mayor Richard Goss. Jeremy Cunningham (EFC)

MINUTES OF PREVIOUS MEETING 10 AUGUST 2016

Moved Carmel Oates seconded Ian Pease that minutes circulated is accepted as true and correct. CARRIED.

BUSINESS ARISING FROM PREVIOUS MINUTES.

- Floor resurfacing- rubber matting has been repaired.
- Dog Control –notice been placed in “Examiner” newspaper and local NHW newsletter. No extra bags dispenser will not be installed. Existing dispenser to stay in current location.
- Grandstand/Ground Lighting –Gen. Mgr. Des Jennings will attend October meeeting to discuss.
- Weed control/spraying – NMC advised spraying is scheduled for Aug/Sept 2016.
- Aurora account payment – Review costs of electricity payments for Light Rail, Cricket Club and Rotary. Chairman to contact Carol at PO for key into Rotary pavillion. **Still pending.**
- Rubbish Bins- Amanda NMC has submitted customer request form. Will not be replaced due to proximity of other bins to nets.
- Sealing/Parking NE corner Morven Park- some patch up work completed. Waiting on response from Leigh McCulloch after talks with our Chairman and school.
- Upgrading of cricket pitch – Cricket Tas. been advised unable to proceed this season. Need further planning ie. obtaining small grants
- Ground maintenance- interim work done to improve ground, quotes to be sought for drainage improvements. No drainage to be completed until pitch upgraded.
- Graffiti at skate park – customer request submitted to works dept. to complete. **Still pending**

CORRESPONDENCE

IN: NMC- Facility Safety & Risk checklist due.
 NHW Evandale – Future of group.
 NMC - Response to minutes for August meeting.
 NMC - Ground drainage, top dressing.
 Telstra Account/NBN.
 Veolia Account.
 Supagas Account.

OUT:
 NMC - Minutes of August meeting.

Moved Carmel Oates seconded Patrick Davey that all correspondence IN/OUT is accepted. CARRIED

TREASURERS REPORT.

Opening Balance @ 1/9/16		\$3,648-47
Less payments	Chq. 715 Veolia	\$177.05
	Chq 716 Supagas	\$155-72
	Chq 717 Telstra	\$36.72
Closing Balance @ 13/9/16		\$3,278-98

Moved John Hughes seconded Ian Pease that Treasurers' Report is accepted as true and correct. CARRIED.

REPORTS.Football Club:

- When will repairs to walls/showers in changerooms be completed also drainage issue in changerooms.

Moved Patrick Davey seconded Brendon Crosswell that Council inspect, complete and advise committee when repairs to plaster walls and drainage issues with showers in both changerooms and cracked toilet bowl in middle cubicle in changeroom next to bar area will be completed. CARRIED

- Tabled letter to NMC re areas of concern.
- Would like endorsement from all user groups

- Moved David Houghton seconded Ian Pease that Morven Park committee endorse Evandale Football Club letter to Northern Midlands Council. CARRIED
- Youth Girls play at ground on Sat 17 Sept @12.30pm
- Masters play at ground Sunday 18 September.
- Clean up roster being drawn up for changeover.
- Lights purchased to replace lights in far end changeroom need electrical contractor appointed to install.
- Pat Davey to collect keys from coaches/trainers/kiosk etc and hand to MPC secretary in readiness for changeover.

Tennis Club:

- No report.

Penny Farthing:

- No Report.

Light Rail:

- Toilets much cleaner.

School:

- End of year leavers' dinner will be 20 Dec 2016 at Morven Park.
- Secretary please note date for calendar/key/forms.

Cricket Club:

- Changeover will be as soon as football club are ready but no later than Friday 30 September 2016.
- 1st game of roster 8 October 2016.
- Have Ares & C Grade team
- Roster not available due to some clubs having not finalised teams.
- Season launch date Thursday 6 October at clubrooms.
- Saturday 17 Sept will be working bee at nets. Start 9am.
- Ordered new matting for nets. (Will be using grant funds)
- Minor costs may be reimbursed by Morven Park Committee funds.
- When applying for POS and changing phone line to NBN you must advise about security alarm at facility.

Rotary:

- All good.

Skate Park:

- Could NMC please address and remove graffiti from ramp area.
Request form has been submitted to works dept.

Ground:

- Chair still to liase with NMC Leigh McC.
- Roydon Peters(NMC) & Pat Davey have viewed ground together.
- Royden Peters have taken photos of ground.
- Spraying of Ground – Pat Davey to contact Nick Talbot. Nick needs to register with NMC as contractor if not already done.

NMC:

- As per correspondence.

GENERAL BUSINESS

- Tree planting with Primary school children has started.
- Letter to be completed endorsing Football club in regards to areas of concern in relation to Morven Park precinct.

Next meeting 12 October, 2016

Meeting closed 21.00.

Brendon Crosswell
CHAIRMAN

Carmel Oates
SECRETARY

MINUTES

Cov 4(2)(ii)

MEETING OF THE CRESSY LOCAL DISTRICT COMMITTEE HELD AT THE CRESSY MEMORIAL HALL ON WEDNESDAY, 28 SEPTEMBER 2016 COMMENCING AT 7:00 PM

1 PRESENT

Mrs Fae Cox (Chairperson), Mrs Helen Howard, Mrs Helen Williams, Mr Daniel Rowbottom, Mrs Ann Green

2 IN ATTENDANCE

Mrs Amanda Bond (Governance & Community Development Officer), Mr Andrew Turnham, Councillor Richard Goss (Deputy Mayor) (7:06pm)

3 CONDOLENCES

Mrs Cox, on behalf of the committee recorded her condolences to Mrs Jenkins and her family.

4 APOLOGIES

Mr Des Jennings (General Manager), Mrs Maurita Taylor, Mr Peter Goss, Mrs Angela Jenkins

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

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

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

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

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

Nil declared.

6 CONFIRMATION OF MINUTES

Mrs Helen Williams/Mrs Ann Green

That the minutes of the Cressy Local District Committee meeting held on Wednesday, 25 May 2016 be confirmed as a true and correct record of proceedings.

Carried unanimously

Mrs Helen Williams/Mrs Ann Green

That the minutes of the Cressy Local District Committee meeting held on Wednesday, 27 July 2016 be confirmed as a true and correct record of proceedings.

Carried unanimously

7 BUSINESS ARISING FROM THE MINUTES

7.1 Entrance statements

Awaiting outcome of the planning application. Construction of the statements has commenced. Enquiry was made as to whether or not the signs will be installed at an angle.

7.2 AED Units

Request for AED unit to be placed publicly in Cressy has been discussed with Council's Work Health & Safety Officer. Given there is already one Council owned AED Unit in the town and one at the Bowls Club, and due to vandalism risk, it is not considered a priority to place a public unit in Cressy.

Sign to be placed in the noticeboard at the pool and on the BBQ shelter, once installed.

7.3 Traffic movements in Cressy

Request has been submitted to Department of State Growth for traffic movement data as per motion of meeting of 25 May 2016. Update to be provided if available.

7.4 Tree plantings

Enquiry was made by Councillor Goss at the last meeting in respect to the specific allocation for tree planting in Cressy. The budget allocation made was for the entire municipality. Enquiry has been made to the Works Department in respect to what plantings have been listed for Cressy. Update to be provided when available.

7.5 Cressy Road

Motion to request the Department of State Growth inspect the condition of Cressy Road was endorsed at the August Council meeting. Response received from the Department of State Growth was that a number of deformations have been identified which will be recommended for works, along with drainage works also.

7.6 Council support for Local District Committees

Committee to discuss whether it accepts the offer of Council to provide \$2,500 for projects in lieu of secretarial work provided by Mrs Bond.

Action

Committee resolved to retain the assistance of Mrs Bond in lieu of the \$2,500 to provide own secretarial assistance and dedicate toward other projects.

8 MATTERS IN PROGRESS

8.1 Telstra Pits

Remaining pits for repair by Telstra are:

- Opposite the park in Church Street.

8.2 Cressy History Project

8.2.1 Information Brochure

Mrs Cox and Mrs Bond consolidating information for brochure.

Action

Mrs Bond to circulate information to the Committee for approval.

Mrs Bond to source photographs for brochure from Council database. Committee members welcome to provide photos.

9 NEW BUSINESS

9.1 Animal Management By-Law

Committee to discuss **draft** Animal Management By-Law and provide feedback to Council.

Action

The Committee generally expressed support for the plan, with the comment that pigeons should also be included.

9.2 Evening swimming

Mrs Bond has received a request that the Cressy War Memorial Swimming Pool provide evening swimming two days per week until 7:00pm, for lap swimming.

The Committee supported the suggestion.

Action

Mrs Bond to refer to the Cressy War Memorial Swimming Pool Committee.

9.3 End of Year Function

Committee noted the end of year function for the northern Local District Committees will be held in Evandale, on 6 December 2016 with a time to be confirmed.

9.4 \$60 million state government loan

Committee discussed the recent announcement of the State Government to offer interest free loans to northern councils. Opportunity to bring forward infrastructure projects.

Action

Advice to be provided as discussed further by Council.

9.5 CMCA

Cr Goss reported that Council officers are investigating areas in the Northern Midlands municipality for the installation of a CMCA Camping Ground. It was also noted that there are two significant camping rallies in Tasmania in 2017, Solo Rally in Campbell Town and a large rally in Pontville. This could have spinoff benefit to Cressy as vehicles are passing through.

9.6 Trout Expo

Cr Goss reported the Trout Expo was once again very successful. Cr Goss thanked the Cressy community for its support during the event.

9.7 Weeds

Concern had been raised about the weeds growing up in the gravel next to the footpaths, particularly in the Main Street. It was noted spraying of kerbside weeds had occurred in the town in the past week.

9.8 Cressy Town Hall

It was reported the mural on the Town Hall is beginning to deteriorate. It was also noted the video requires resetting.

Action

Mrs Cox to inspect the mural and report back to Mrs Bond.

Mrs Bond to request Council's IT Officer reset the video.

9.9 Council website

It was raised that the Cressy page on the Council website is outdated.

Action

Mrs Howard to provide updated information to Mrs Bond to update.

9.10 Christ Church, Longford

The Cressy Local District Committee endorsed the recent article in the Country Courier newspaper requesting Council not mow the wildflowers in the Christ Church yard.

Mrs Bond advised Council receives this request annually and previous discussions with the Works Department have indicated Council leaves the flowers during bloom.

9.11 Road surfaces

Concern raised with member of the Committee regarding the condition of Elphinstone Road, and Powranna Road from the Cressy Road turnoff to the Westmoor Bridge. Cr Goss requested an inspection be arranged by Council.

Action

Mrs Bond to request inspection.

9.12 Capeweed

Discussion was had in respect to the ongoing capeweed concerns in Cressy. It was requested that Council advertise in April each year advising that is the month to spray capeweed.

Action

Mrs Bond to list for future advertisements in April.

9.13 Rustic Bakehouse

The Committee commended the recent success of Rustic Bakehouse winning the Chilli FM Best Bakery/Café competition and requested Council write to Rustic congratulating them on their success.

Action

Mrs Bond to prepare letter from the Mayor.

10 CLOSURE & NEXT MEETING

The Chairperson closed the meeting at 7:55 pm.

The next meeting to be held on 30th of November 2016 at 7:00pm.

Gov 4(2)(v)

NORTHERN MIDLANDS ECONOMIC DEVELOPMENT COMMITTEE MEETING HELD MONDAY OCTOBER 3rd 2016 IN THE COUNCIL CHAMBERS
 LONGFORD STARTING AT 2PM

MINUTES

PRESENT: Kevin Turner (Chair), Des Jennings, Councillor Mary Knowles, Councillor Ian Goninon, Russell Fyfe, Paul Godier
 APOLOGIES: Kate Sutherland
 IN ATTENDANCE: Lorraine Green

1. Priority initiatives for the 2016-2017 committee as listed below were reviewed and updated

PRIORITY INITIATIVES	STATUS	THE WAY FORWARD
<p>1.1. Launceston Gateway Master Plan</p> <p>1.2. Translink Precinct</p>	<p>Freight Demand Study: The Launceston Gateway working group commissioned SGS Economics and Planning to complete a Freight Demand Study. To fully unlock the potential of the Precinct there is a need to understand the current and future freight task to identify the need of further infrastructure and servicing of the precinct. The \$48,000 study will primarily establish an evidence base to support development of a master plan for the precinct. And secondary -- to inform decision-making by public or private entities about whether to proceed to full business case development for potential infrastructure, enterprise or other investments either at the precinct or at locations that might feed freight into or receive freight from it. Release date for study to be confirmed.</p> <p>Tas Rail Spur -- estimated cost \$8 million. Tas Gas --; D Jennings reported the cost of bringing gas to Translink from a Youngtown connection is estimated as \$2 million.</p> <p>City of Launceston's preferred options for releasing commercial land for residential development. Des Jennings to liaise with Robert Dobrzyński</p>	<p>D Jennings advised Council resolved at the September 19th 2016 meeting to the preparation of a brief for the Gateway Master Plan. It was noted the Freight Demand Analysis Report has been uploaded to Council's website.</p> <p>D Jennings advised Council is seeking to secure external grants for these projects.</p>
<p>1.2. Promotion</p>	<p>Co-ordinator General's prospectus Due late April 2016</p> <p>Roadside signage Location for signs to be confirmed</p>	<p>D Jennings/L Green reported having reviewed the draft prospectus and reported the Coordinator-General's Office has advised the prospectus will potentially be launched later this month.</p> <p>L Green to contact C-6 Office to ask who else reviewed the draft prospectus and to seek opportunity for NIMBA to review it.</p> <p>P Godier reported that one land owner had the northern end of the precinct had expressed interested in hosting the sign – he awaits response from the other 2 land owners.</p>

		D Jennings is to discuss the possibility with the preferred southern end land owner. P Godier reported a 100 space public car park has been approved behind Thrifty/opposite the entrance to the airport, and a tourist facility has been approved at 832 Hobart Road Breadalbane
1.2. Development pipeline	Committed: Tyremax: under construction 360 space car park. Potential: Targeting city-based businesses with the potential to relocate to Translink which could include a Translink Open day to showcase the precinct to potential relocators	L Green to arrange meeting with D Jennings and J Rowlings to start dialogue on relocation of city based businesses to Translink through use of the new Translink prospectus. K Turner to discuss with NTD Chair/CEO the broader picture opportunities for relocation associated with the UTAS move. Outcome of funding application awaited
2. Agriculture and agri-business	STATUS Stormwater project -- result of National Stronger Regions Fund application should have been known in July 2016. 2.1. Burlington Road and Powranna It was agreed to hold a workshop for the businesses in the precinct (as per the recommendations of the SGS report) that will raise/discuss issues. These include energy reliability and itinerant workers' accommodation (the issue of demountable units was noted). Preparation of a draft amendment to the planning scheme to place a specific plan over the two precincts	THE WAY FORWARD K Turner to seek an update on the LGAT/DPIPWE taskforce being set up to address issues relating to accommodation of seasonal workers. It was noted the issue is included in the draft economic development strategy Pending
3. Tourism	STATUS	THE WAY FORWARD
3.1. Events	Symmons Plain: Committee has had a long standing intention to engage with Tas Motor Sports to discuss future plans / vision for Symmons Plains Raceway.	L Green to progress a Tas Motor Sports representative being invited to present at a forthcoming Council Workshop, with committee members to be invited to join the workshop for this presentation.
4. Economic Development Strategy	STATUS	THE WAY FORWARD
4.1. Background to the Strategy	Noted that at the February 16 th 2015 Council Meeting, Council passed motion: "That Council obtain costings to conduct an Economic Development and Tourism Strategy in 2015/16 budget deliberations"	A draft of the strategy populated with relevant initiatives already underway/planned was circulated prior to the meeting and discussed.

		D Jennings advised preference is to develop the strategy internally and for the Economic Development Committee to lead engagement with local businesses and Industry groups. Maree Tetlow, Executive Officer, Northern Tasmania Development, joined the July 18 th 2016 meeting to discuss the <i>Northern Regional Futures Framework</i> . The committee members present were supportive of aligning the NM economic development strategy with the <i>Regional Futures Framework</i>	K Turner and L Green to develop an survey for use as the first consultation tool with northern midlands businesses. Proposed that the second stage of community consultation will involve an independent facilitator.
4.2. Itinerant workers' accommodation	Recommendations made to Council at the October 2015 meeting has been noted and will be investigated: <i>1) That Council undertake an assessment of itinerant workers' accommodation in the Northern Midlands</i> K Sutherland at the 5 Sept committee meeting outlined the difficulties businesses wanting to provide 'temporary' accommodation for itinerant workers experienced with regard to Council planning regulations eg. what is the definition of temporary, the need to meet access for all requirements when workers with limited mobility would be unable to perform the tasks required etc...	Noted as an issue to be addressed during the development of the economic development strategy. Recommendation to Council: Meeting Sept 19 2016: That Council prepare an information sheet that provides rural businesses wanting to provide accommodation for itinerant workers with an understanding of the planning requirements/ regulations involved	Noted that this issue maybe addressed by the LGAT/DPIPWE taskforce: matter to be monitored
4.3. Proposed Open Door program for privately owned heritage properties.	Floated that Council collaborate with Tourism Northern Tasmania to develop a business case to identify the best way to deliver an Open Doors Program. Noted this venture requires a champion to drive it forward. This proposal is to be included in the community consultation for the economic development strategy.		K Turner provided information on 'Open House Hobart' being held Nov 1&2 and 5&6 2016 and managed by the Aust. Institute of Architects (Tas). Further info at openhousehobart.org Through the consultation for the economic development strategy, L Green to explore interest for auspice body for this proposal. Council could potentially provide information (eg. Frequently asked questions) on its website on 'Open Doors' to enable property owners to take the lead on this initiative
5. Other Strategic Plans	STATUS		THE WAY FORWARD
5.1. Land Use and Development Opportunities Strategy			Noted that the draft brief for the Council's Land Use and Development Strategy will go to Council's November 2016 Meeting. D Jennings to forward brief to Committee for feedback.
5.2. Perth Structure Plan			D Jennings reported this plan will be going out on public exhibition and the opportunity to provide feedback will be broadly promoted.
6. Other	STATUS		THE WAY FORWARD
6.1. Seizing the Moment	The Tasmanian Opportunity (TTO) has prepared a proposal to trial the supported settlement of selected communities of Safe Haven Enterprise Visa holders in rural regions of Tasmania (document provided to committee members), Michael Cleary, a member of TTO, met with several council staff to discuss the proposal and float the possibility of the Northern Midlands Council being one of the two Councils to trial the proposal. Given the proposals potential to		L Green tabled response from Migrant Resource Centre CEO indicating that the Centre anticipates being the coordinating/organising agency in the north and awaits details including funding from the State Government.

6.2. Council's Strategic Plan 2017-2027	yield economic benefits for the Northern Midlands, the proposal has been referred to this committee for consideration and advice to council as appropriate. <u>Recommendation to September Council Meeting:</u> That Council seek clarification of the role the Migrant Resource Centre would/could play in the management/support of the Seizing the Moment proposal.	L Green to prepare letter to MRC acknowledging the anticipated role and requesting council be provided with updates and clarification of the role of local government - as the matter is progressed. Item to be moved to pending list. D Jennings advised this plan will soon be released for community consultation and will be forwarded to committee members for their review and feedback.
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2. Review of Pending and Completed Projects

Pending projects

Translink:	Agriculture:	Tourism:	Other:
Translink stormwater infrastructure upgrade – July 2016 funding announcement Translink boundary signage. Co-ordinator General's Prospectus. Translink technical guide and interactive mapping (an NTD project). Launceston Gateway Freight Demand Analysis. Translink gas infrastructure – business case to go to Council	Panshanger Road/ Woolmers Lane precinct. Truck Wash Powrana. Dairy industry in the state – suggestion that Simon Burgess, 'Vauduse' be invited to present to the committee	Briefing from Tas Motor Sports regarding Symmons Plain, V8 Major Event and ongoing contribution to economy. Longford Motor Racing museum – Council to liaise with John Talbot	Business Database – Translink and Perth completed. NBN Rollout. Development Officer (akin to Meander Valley Council), Beacon Foundation Northern Midlands Business Partnership Group. Consultation with NIM businesses. Perth Bypass. Equestrian opportunities.

Completed Projects:

Translink:	Agriculture:	Tourism:	Other:
Translink Prospectus. Translink YouTube Video (Neville Hayes). Developer's technical guides: See attachment and for interactive map visit http://www.ssgsep.com.au/maps/NDTIndustrialLand/translink.html	Northern Midlands Rural Processing Centre report and recommendations. Burlington Rd landowners contacted regarding commercial development sub-division.	Ben Lomond Feasibility Study. Longford Visitor Appeal Study. Longford Place Activation Report and appointment of Project Champion. Submission to Legislative Council Inquiry into Built Heritage Tourism regarding 'Open Doors'. National Trust contacted regarding support for 'Open Doors'.	Business health checks. Campbell Town War Memorial Oval Precinct Development Plan. Perth Recreation Ground Masterplan. Tyre stockpiling.

Governance items:

Council's allocation in 2016/17 budget for the committee: L Green reported at the 5 September 2016 committee meeting that the carry forward into 2016/17 for the committee was \$14,338.

Committee membership - Recruitment of Tourism and Commercial Representatives: Likely candidates to be sought through the consultation processes for the economic development strategy.

Meeting closed 3.30pm

Next meeting: Monday November 28th 2016 1.30pm start in the Council Chambers

MINUTES

Gov 4(3)(v)

MEETING OF THE CAMPBELL TOWN DISTRICT FORUM HELD IN THE UPSTAIRS MEETING ROOM AT THE TOWN HALL, CAMPBELL TOWN ON TUESDAY, 4 OCTOBER 2016 COMMENCING AT 9:30AM

1 PRESENT

Mrs Jill Clarke (Chairperson), Mr Owen Diefenbach, Mr Michael Roach, Ms Sally Hills, Mr John Ashman, Mr Bevis Perkins

2 IN ATTENDANCE

Cr Leisa Gordon, Mrs Amanda Bond (Governance & Community Development Officer), Mrs Kerin Smith-Harvey, Mrs Rosemary Robinson

3 APOLOGIES

Mrs Judith Lyne, Mrs Debbie Thomas, Mrs Jill Davis

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

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

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

Nil declared.

5 CONFIRMATION OF MINUTES

Mr John Ashman/Mr Michael Roach

That the minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 6 September 2016** be confirmed as a true and correct record of proceedings.

Carried unanimously

6 BUSINESS ARISING FROM THE MINUTES**6.1 Campbell Town War Memorial Oval**

Consultant to be appointed at October Council meeting. Funding application being submitted for improvements to the ground, scoreboard and players benches. The cost of lighting was too expensive for that funding round, however, other funding sources being investigated for lighting opportunities.

6.2 Campbell Town CBD Urban Design Strategy

Awaiting final concept after closing of the community survey. Once approved by Council will be released for public comment.

6.3 Paddle safe program

Council officers have booked a paddle safe program to run two sessions on 12 January 2017, one session at the river in Ross, the other session at the pool in Campbell Town. Times are yet to be finalised and publicity will occur once details confirmed.

6.4 Development applications

Forum to note Council has approved the draft amendment to the Interim Planning Scheme and the development application in respect to P16-129, 171-183 High Street, Campbell Town. The application is before the Planning Commission for final decision.

6.5 Christmas lights

Council Works & Infrastructure Manager investigating options.

6.6 Conara Park

Motion from the meeting of 6 September 2016:

Recommend Council approach State Growth requesting an improvement to or removal of the camping area at Conara Park to prevent campers from driving down in front of Conara residents and using the area as a public toilet.

Noted for investigation by Council at its meeting of 19 September 2016 and referred to the Department of State Growth for comment. Awaiting response.

6.7 Motions to Council

<p>Meeting of 19 October 2015: Min Ref 287/15</p>	<p>Northern Midlands Council note and investigate the following recommendations of the Campbell Town District Forum</p>	<p>That the signs for the museum are re-hung so they are more visible for passing cars. Issue being finalised with the Museum directly. Remove from future agenda.</p>
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7 GENERAL BUSINESS

7.1 Animal Management By-Law

Forum to discuss **draft** Animal Management By-Law and provide feedback to Council.

The following questions/issues were raised:

- What is the definition of “Urban Growth Area”? Does it include Campbell Town?
- Suggested all towns in the municipality should be exempt, except for Longford and Perth.
- Enquiry was made as to whether or not the development of the by-law had arisen out of a complaint, it was confirmed it had. Suggested that a By-Law for the entire municipality may not be the answer to an issue in one area.
- Concern was raised regarding the distance of 12 metres between a stable and building.
- Question was asked about who would manage/enforce the by-law.

7.2 End of Year Function

Event to be held on 29th of November with the Forum suggesting the event be held in Ross.

Action

Mrs Bond to discuss with Ross Local District Committee re suitable location.

7.3 Solo Campers Rally 2017

Mrs Clarke introduced Ms Rosemary Robinson who is the Rally Manager for the CMCA Solo Campers meet to be held at the Campbell Town Showgrounds in late February, early March 2017. Ms Robinson gave a report to the Forum on the progress of the planning for the Rally. Ms Robinson advised she is organising a personal safety seminar for women during the event and hopes to make the course available for all females in the community to attend.

The Forum thanked Rosemary for her time and for choosing Campbell Town.

7.4 Customer requests

Mrs Clarke read the following:

In respect to members of the Campbell Town District Forum in regards to Customer Requests.

We are all individual residents of Campbell Town and Conara.

It is an open chance to view works that need to be considered by Northern Midlands Council without doubling up on paperwork. Campbell Town District Forum are a committee committed to make sure Campbell Town and Conara standards are met.

More information to Campbell Town District Forum from Northern Midlands Council about for instance Airport Rates and Developments in our area need to be delivered.

Our duty of care is for Campbell Town and Conara.

As we are at the bottom of the municipality and the headquarters are at Longford we, the members of the Campbell Town District Forum need to make Northern Midlands Council aware of problems in our area.

Following discussion, the Forum agreed that the submission of Customer Requests should be done via telephone, online or by filling in a hard copy form, copies of which were left with the Chairperson.

It was noted that large infrastructure projects, such as new footpaths etc should still be brought through the Forum.

7.5 Public toilets

The Forum discussed the recent article in the Country Courier regarding the state of the Campbell Town Public Toilet. It was noted the public toilet in Valentine Park is cleaned twice daily, however, due to the high traffic volume, this may not be enough.

Mr Michael Roach/Mr Bevis Perkins

That Council review the cleaning schedule of the Campbell Town toilets given the high volume of usage, with the view to increase the daily cleaning.

Carried unanimously

7.6 Tourist information board

Mrs Kerin Smith-Harvey reported she has been investigating a tourist information board for installation in the Valentine Park car park.

The Forum noted their support for the project.

7.7 Condolences

It was noted two former Campbell Town Councillors, Mr Gary Bishop and Mr Gerald Blackwell passed away recently.

7.8 Flag at Hospital

The Forum noted the new Australian Flag flying at the Campbell Town Health & Community Service Centre, as arranged by the ANZAC Committee.

7.9 Heritage Council

The Forum noted the Heritage Council spent the day in Campbell Town recently.

7.10 Volunteer Handbook

Mrs Bond reminded members of the committee that the Volunteer Handbook covers the roles and responsibilities of committee members and Councils. The Handbook is available on Council's website.

7.11 Launceston Airport

Mrs Bond reported Council continues to lobby the Federal Government to honour its election promise to resolve the dispute.

8 CLOSURE

Chairperson closed meeting at 10:48 am.

Next meeting to be held on **1 November 2016** at the Town Hall, upstairs meeting room.

Minutes of the special meeting of the Committee held at the Community Centre on Tuesday, 4 October 2016 commencing at 5.30pm.

1 IN ATTENDANCE

Ms Jan Davis, Mr Tony Purse, Mr Graeme Eberhardt, Mr John Stagg, Mrs Christine Beswick, Mr Phillip Dell (from 5.35pm)

In Attendance:

Cr Janet Lambert, Mr Des Jennings (General Manager), Mrs Gail Eacher (Secretary)

2 APOLOGIES

Cr Mary Knowles, Cr Leisa Gordon

3 CONFIRMATION OF MINUTES

G Eberhardt/J Stagg

That the minutes of the meeting of the Perth Local District Committee held on Tuesday, 6 September 2016, be confirmed as a true and correct record of proceedings.

Carried

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

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

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

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

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

No declarations received.

5 BUSINESS ARISING FROM THE MINUTES

i) Perth-Breadalbane Dual Carriageway and Link Roads

Noted that

Perth-Breadalbane Dual Carriageway - works are well underway.

Western and Southern Link Roads - no further information has been received in relation to the link road projects. Early planning of Stage 2 (southern link) has commenced. Understood that Stages 2 and 3 are to be designed concurrently.

Perth Roads Reference Group (PRRG) – last met in August 2015, no advice received re any further meetings. PRRG is a Dept. of State Growth (DSG) committee. Committee in recess, when DSG convene the next meeting Council will advise of representation changes relating to Council staff and PLDC Committee members.

No further information available.

ii) Perth Structure Plan and 10 Year Plan

Perth Structure Plan

Report tabled at 19 September meeting (minute attached), draft plan to be advertised.

Perth Structure Plan will provide structure for planning decisions.

Hard copies of the report which are subject to an embargo to be sent to committee members for consideration at a special meeting to be held on Tuesday 1 November. It is expected that the plan will be made available to the general public and advertised for comment on 22 October.

10 Year Plan

The Committee has raised concerns previously relating to the difficulty of preparing a 10 year plan as future land use would be impacted by the location of the Perth Bypass. Matter to be discussed further once

1-22
additional information is made available; however, future planning should include provision for cycleways/ bikeways, footpaths and the creation of corridors and linkages to the various areas of the town.

Action

Hard copies of the Perth Structure Plan, subject to embargo, to be sent to committee members.

iii) Perth Community Centre

Matter to be considered at the Council workshop prior to the 17 October Council meeting.

Perth Recreation Ground and Perth Community Centre projects, as well as the Perth Primary School project, are separate, however, projects are being coordinated/integrated.

iv) Perth Recreation Ground Master Plan

Consultants presented to Council Workshop on 1 August. Council to consider further before being made available to the public.

The Committee made comment in relation to the perceived deficiencies and extravagant provisions of the plan and noted the required changes to current infrastructure due to the limitations of the site.

Noted that the plan is a conceptual plan and implementation would occur in stages and review of the plan on implementation of each stage would be undertaken.

The master plan is in final stages of development, prior to being presented to a Council workshop (either in October or November) for consideration.

v) Footbridge at William Street Reserve

To be considered in conjunction with and forming part of the Perth Structure Plan – further information to be provided in due course.

Decision of the Committee at the 6 September meeting considered by Council at the 19 September Council meeting at which time the following was the decision of Council:

Cr Knowles/Cr Lambert

That Council note and investigate the following recommendation/s of the Perth Local District Committee

Footbridge at William Street Reserve:

That Council reconsider the proposed design of the footbridge at William Street Reserve in light of the new information.

Carried unanimously

Culvert proposal tabled for comment, the committee was supportive of further investigation of the proposal as a cost effective alternate.

vi) Australia Day 2017

Planning has commenced, meeting held on 5 August, number of suggestions put forward. Committee supported the proposal to screen an outdoor movie.

Application made for Australia Day 2017 Great Ideas funding.

Next meeting to be held 10 October.

vii) Flood Damage

The committee previously queried the progress on the clean-up following the recent floods.

Noted that the clean-up had commenced with priorities having been set. Following the floods William Street Reserve had been closed to vehicles and the gazebo structure is to be assessed.

The committee requested that Council consider rebuilding the gazebo with table and seats included. Query raised as to the allocation of \$14,000 in the 2013/14 budget for the refurbishment of the gazebo.

Noted that Dept. of State Growth had been notified re the considerable debris which had collected around the bridge which requires removal.

Concerns were raised in relation to the considerable willow debris in the river and river's edge in the William Street Reserve area known as the 'swimming hole'.

Action

Jurisdiction of the area to be established.

viii) MAST's Paddle Safe Program

Educational program for recreational paddlers – information circulated.

Two sessions of the Paddle Safe Program have been booked to be held in the Northern Midlands, on Thursday, 12 January 2017 at (Ross/Campbell Town) and Friday, 13 January 2017 (Longford/Cressy).

Once the promotional material has been received, the sessions will be promoted through the weekly adverts in the Community News section of the Examiner, the Country Courier, and also on our webpage and Facebook sites.

Information sought on the duration of the sessions and approximate numbers of persons which can be accommodated. Information to be provided when available.

ix) Defibrillators

Noted that

- it is possible to register defibrillators with the Tasmania Ambulance Service;
- a number of defibrillators are located in public buildings and held by private organisations in the area, however, 24/7 access is not available,
- deficiencies exist in relation to the Defibrillator Locater Apps and websites.

In an emergency it is always best to dial 000.

No further action to be taken.

x) Berryman Street Reserve Toilets

Concern was raised that signage indicates that the amenities are closed at 5.30pm, however, on occasion the amenities had been closed earlier.

Noted that the facilities are closed after cleaning, this may occur at times occur when it is dark prior to 5.30pm in winter.

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

The Committee agreed to list the following items as pending, to be considered in conjunction with information in relation to the Midland Highway Safety Upgrades for Perth:

- Connectivity of Streets – North Perth/Devon Hills
- Significance of Gibbet Hill and John McKay whom (in 1837) is believed to be the last person in the British Empire to be gibbeted after being hanged in Hobart.
- Midland Highway/Drummond Street Intersection – part of Midland Highway upgrade.

ii) Beautification of Perth / Town Entrance Statements

The Committee agreed to list the following item as pending, to be considered in conjunction with the 10 year plan.

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

iii) Website

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

Previously discussed the future direction of the website project and RESOLVED to progress with a web page linked to Council's website. Website notes and town website links circulated with minutes of 2 August meeting.

Status of work already undertaken not able to be determined.

Council is going to commence a review of the current Council website, consideration to be given to the development and/or review of current local district committee sites in conjunction with this project.

The Committee agreed to list this item as pending until works are planned to commence on the local district committee websites.

i) Animal Management By-Law

The:

- draft Animal Management By-law; and
- paper *Making By-laws (2)* which details the steps Council must follow when making a by-law were circulated to members.

The committee noted that:

- as part of the initial process, Council is inviting comment from Key Stakeholders;
- the by-law will then be amended to reflect comments received prior to being tabled at a Council meeting;
- this is just the first step to making a by-law and public consultation will follow later.

The following issues in relation to the proposed by-law were identified by the Committee at the meeting:

- there is no interpretation/definition for 'farmed';
- how is the by-law to be policed;
- recent changes in the ways bees are dealt with in urban areas, e.g. Hobart – no consistency, does not reflect the ethos of sustainable living;
- viewed as a *sledgehammer* approach to a problem
- regulations should be designed to police people doing the wrong thing and protection of animals (i.e. closing gates, etc.);
- annual licensing

Agreed the Chair would provide a detailed list for consideration by the Committee prior to submission.

ii) Strategic Plan

The committee noted that Council's draft Strategic Plan would, in the near future, be forwarded to Committee members for their consideration and comment.

Agreed that Strategic Plan be considered at the special meeting to be held on Tuesday, 1 November.

iii) Christmas Function

The committee were advised that the Northern Christmas function would be hosted by Evandale in 2016. Function to be held on 6 December at 7pm at the Prince of Wales Hotel, RSVP's required by mid-November. Further information to be provided.

8 CLOSURE & NEXT MEETING

The meeting closed at 6.22pm.

To discuss Perth Structure Plan and Strategic Plan, a **special meeting is to be held at 5.30pm on Tuesday, 1 November 2016** at the Community Centre Perth.

The next **scheduled meeting to be held at 5.30pm on Tuesday, 6 December 2016** at the Community Centre Perth.

EVANDALE ADVISORY COMMITTEE

Minutes of the ordinary meeting of the Committee held at the Community Centre on Tuesday, 4 October 2016 commencing at 7.00pm.

1 ATTENDANCE

Mr J Lewis, Mr A Jobson, Mr R von Bibra, Mr C Plaisted, Mrs H Houghton, Mrs C Brown, Mrs K Heathcote, Mrs A Harvey, Mr B Lawson (from 7.05pm), Mr S Baldock (from 7.40pm)

Guest:

Mrs R Falkiner

In Attendance:

Mr D Jennings (General Manager), Mrs G Eacher (Secretary)

2 APOLOGIES

Nil

3 WELCOME TO NEW MEMBERS

The Chair welcomed the following new members:

- Annie Harvey
- Barry Lawson

4 CONFIRMATION OF MINUTES***A Jobson/C Plaisted***

That the minutes of the meeting of the Evandale Advisory Committee held on Tuesday, 6 September 2016, be confirmed as a true and correct record of proceedings.

Carried

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

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

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

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

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

6 BUSINESS ARISING FROM THE MINUTES**i) Concerns with Hawthorn Hedge & Infrastructure – Falls Park, Evandale**

Feedback was requested in relation to traffic management provisions at the frontage of Falls Park, the Committee noted that

- the NO PARKING sign at the frontage Falls Park had been relocated to the vicinity of the proposed new entrance to Falls Park;
- existing yellow lines had been repainted earlier in the year; and
- no new lines were proposed.

The committee noted that at the 19 September Council meeting, planning had been approved for the works to be undertaken at Falls Park, the following was the decision of Council in relation to the Planning application:

Cr Goss/Cr Lambert

That land at Falls Park, 2-14 Logan Road, Evandale be approved to be developed and used for new pedestrian entrances & gates to Falls Park, in accordance with application P16-139, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered P1 – P3. (Drawings DRGNO Rev A Sheet 1 Dated: April 16).

2 Amended plans required

2.1 *Before the gates are installed, plans of the gates, to the approval of Council's Heritage Adviser, must be submitted.*

2.2 *When approved, the plans will be endorsed and will then form part of the permit.*

2.3 *The plans must be drawn to scale with dimensions and show the gate being a simple steel frame with cross bracing in flat steel, backed with square mesh, either black or dark charcoal.*

3 Permit expiry

Stage 2 must be completed within 12 months of the completion of Stage 1, or the permit expires.

Carried unanimously

ii) MAST's Paddle Safe Program

Educational program for recreational paddlers – information circulated.

Two sessions of the Paddle Safe Program have been booked to be held in the Northern Midlands, on Thursday, 12 January 2017 at (Ross/Campbell Town) and Friday, 13 January 2017 (Longford/Cressy).

Once the promotional material has been received, the sessions will be promoted through the weekly adverts in the Community News section of the Examiner, the Country Courier, and also on our webpage and Facebook sites.

Information sought on the duration of the sessions and approximate numbers of persons which can be accommodated. Information to be provided when available.

iii) Animal Management By-Law

The:

- draft Animal Management By-law; and
- paper *Making By-laws (2)* which details the steps Council must follow when making a by-law

were circulated to members.

The committee noted that:

- as part of the initial process, Council is inviting comment from Key Stakeholders;
- the by-law will then be amended to reflect comments received prior to being tabled at a Council meeting;
- this is just the first step to making a by-law and public consultation will follow later;
- the management of dogs falls under the *Dog Control Act 2000*.

The committee raised the following matters in relation to the proposed by-law at the meeting:

- Stakeholder consultation should include Big Ears Animal Sanctuary and the Animal Crematorium
- Administration costs to Council
- Premises is defined, however, place / property is not
- In regard to licensing, is the licence only to relate to the property, what if animals are grazed elsewhere, transfer of licence
- Advertising – needs to be more specific as to where to be advertised, adverts are sometimes edited by the newspaper; perhaps rather provide a form to be completed to be distributed to neighbours (within 200m of the premises for which a licence is sought).
- How is this to be policed
- Roosters – definition between chick and adult
- The community is a farming community.

Individual committee members to review further and provide comment direct to Council.

7 PENDING ITEMS

i) Honeysuckle Banks

The Committee noted that the community consultation information had been collated; discussed at a recent Council workshop and that a report would be prepared for Council's decision to be tabled at a future meeting of Council.

The Committee made comment that in view of the area being flood prone it should be easy to maintain, and

that appropriate furniture be installed.

Suggested that Council may wish to consider furniture that is able to be removed when the area is likely to flood.

Currently establishing

- base guidelines to go with the Plan - needs to be flood resistant, i.e. carpark, furniture, paths; and
- costings.

Council hopes to finalise before year end.

8 COMMUNITY GROUP REPORTS

i) Rotary Club

- Catered for 2 cattle sales
- 15/10 Trivia night to be held

ii) Community Centre/ Memorial Hall

- AGM held
- 2 new members appointed

iii) Neighbourhood Watch

- Meetings to be held quarterly – next meeting 27/11
- Next newsletter to be circulated beginning of November
- Met with the Police Minister, The Hon. Rene Hidding MP re flooding on Leighlands Road and road closure measures during flood events
- Flights over Evandale at present due to weather conditions – to be reviewed in January.

R von Bibra/A Jobson

That the reports from community group representatives be received.

Carried

9 NEW BUSINESS

i) Christmas Function

The committee were advised that the Northern Christmas function would be hosted by Evandale in 2016. Function to be held on 6 December at 7pm at the Prince of Wales Hotel, RSVP's required by mid-November. Further information to be provided. December meeting to be held at 6pm at the Community Centre prior to the function.

ii) Heritage Code

The committee noted at the 19 September Council meeting, that Council, under section 39 (2) of the *Land Use Planning & Approvals Act 1993*, was to recommend to the Tasmanian Planning Commission modifications to Draft Amendment 02/15 (amend the Heritage Code and the Heritage Precincts Specific Area Plan).

iii) Strategic Plan

The committee noted that Council's draft Strategic Plan would, in the near future, be forwarded to Committee members for their consideration and comment.

Agreed that Strategic Plan be considered at the meeting to be held on Tuesday, 1 November.

iv) Plantings at Evandale Entrance

Mrs Falkiner was invited to comment on the objection to the nature of the replacement plantings at the entrance to Evandale. Mrs Falkiner advised that she felt that the plantings were drab, not appropriate for Evandale and that the plantings should better reflect the character of Evandale.

The committee was advised that the plants selected had been done so due to their suitability and the low level of maintenance required. Suggested that Mrs Falkiner submit a proposal to Council for consideration. Noting that any proposal would need to detail plants, costings and how the area was to be maintained; and that Council would not take on any additional maintenance.

Mrs Falkiner received support from some members, others suggested that the existing new plantings remain for a 12-month period at which time the plantings be reassessed.

v) Other matters

a) Trees

The Committee queried

- whether Council holds a tree register/plan, information to be provided.
- what permissions are required by Aurora to lop trees, advised that Council works with Aurora to ensure the best outcomes.

b) Footpaths

The Committee queried when the ironstone gravel footpaths in High Street had last been topped-up and when it was programmed to be undertaken again. Suggested that consideration may be given to an alternate more permanent treatment which looked the same, such as was proposed to be used in other heritage precincts.

c) Arborists

Enquiries made:

- the expected date of the next visit of the Arborist
- why Council does not employ local Arborists to undertake inoculations/treatments.

d) Airport Rates signage

Suggested that if the campaign is to continue that the signage be changed/upgraded and that Council consider provision of bumper stickers to ratepayers.

The Committee was advised that the campaign is ongoing and that existing signage would be maintained pending the outcome of the current process.

e) Road Signs

- Suggested that Council, the community and Department of State Growth work together to improve and modernise signage that, from a tourism perspective, would attract more visitors to Evandale. Also to ensure that signage that is erected is good signage.
- Requested that 'No Air Brakes' signage be installed at the entrances to Evandale

10 CLOSURE & NEXT MEETING

The Chairperson closed meeting at 8.22pm.

The next meeting to be held Tuesday, **8 November 2016**, commencing at **7.00pm**.

MINUTES

Gov 4(2)(viii)

MEETING OF THE ROSS LOCAL DISTRICT COMMITTEE HELD AT THE READING ROOM, ROSS ON WEDNESDAY, 5 OCTOBER 2016 COMMENCING AT 3:00PM

1 PRESENT

Mrs Christine Robinson, Mr Arthur Thorpe, Mrs Margaret Langridge, Mr Tony Thorogood, Mrs Jill Bennett, Mr Tim Johnson, Mrs Debra Cadogan-Cowper (3:03pm)

2 IN ATTENDANCE

Cr Andrew Calvert, Mrs Amanda Bond (Governance & Community Development Officer), Mr Herbert Johnson (Guest)

3 APOLOGIES

Mr Keith Draper, Mr Allan Cameron, Mrs Helen Davies, Cr Leisa Gordon

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

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

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

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

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

Nil declared.

5 CONFIRMATION OF MINUTES

Mr Arthur Thorpe/Mrs Jill Bennett

That the minutes of the meeting of the Ross Local District Committee held on Wednesday, 7 September 2016 be confirmed as a true and correct record of proceedings.

Carried unanimously

6 BUSINESS ARISING FROM THE MINUTES

6.1 Ross Town Square Master Plan

Draft concepts presented to Council workshop, Monday, 3 October 2016. Concepts will go on public exhibition in two weeks, which will include a display at the Ross Market. It was confirmed the concepts are not the final plans.

7 MATTERS IN PROGRESS

7.1 Motions to Council

Motion (17/02/2015): *The Ross Local District Committee request the Northern Midlands Council to have all cats registered* is being investigated by Council officers.

Update:

Awaiting outcome of Final Cat Management Plan.

Motion (05/05/2015): *That the Ross Cannon be included on the heritage listing in the Northern Midlands Council Planning Scheme* was noted by Council at its meeting of 18 May 2015 for investigation by Council and has been referred to the Planning Department to be included in next amendment to the Northern Midlands Planning Scheme.

Update:

Approved at the Council meeting of 19 September 2016. Awaiting outcome of Planning Commission decision.

Motion (02/12/2015): *That Council pay for an acoustics engineer to assess the Ross Town Hall.*

Update:

An allocation of 50% of the cost of the acoustics work has been allocated in the 2016/17 Council budget. The Northern Midlands Film Society have committed \$1,000 to the works. Letters have been sent to the Ross Progress Association (meeting in November to discuss) and the Ross Community Sports Club, seeking contribution.

Investigation of the Tasmanian Community Fund grants will be made and suggestion was made to contact Ross Rodeo.

Action

Mrs Bond to investigate grant funding and send request to Ross Rodeo Assoc.

7.2 Ross Cannon

Awaiting quotes for restoration. Liaising with Ross RSL and Tasmanian Wool Centre re progress.

7.3 Ross Entrance Statement

On works program to be constructed.

7.4 Road Safety

Motion to investigate the installation of a broken white line on Roseneath Road from the highway to the 50km/hr sign, and on Chiswick Road, from the highway to the 50km/hr sign was noted for investigation by Council at its meeting of 19 September 2016.

Update to be provided when available.

7.5 TasWater

A summary of the response received from TasWater in respect to the enquiry from the September meeting as to whether or not the booster pump has back up power is provided below:

There is capacity to operate the booster pump with a generator, therefore if there was a scenario where the booster pump was without power for an extended period of time, this could occur.

TasWater does not size its system with bushfire fighting capacity, nor are they required to do so. Firefighters may need to access hydrants outside the boosted pressure zone in order to fill trucks in the event the hydrants within the boosted pressure zone did not have heavy enough flow.

The Committee noted their concern with this response. It was advised that the hydrant at the Fire Station has pressure, even during a power outage and the truck should always be full when put away. It was suggested discussion be had with the local fire brigade regarding the concern.

Action

Mrs Bond to raise concern with local fire brigade.

7.6 Geophysical investigation

Mrs Cadogan-Cowper reported the Green Army recently visited Ross and cleared some gorse. There is a geophysical team in the Green Army group, if there is interest in doing a geophysical investigation this can be investigated.

Action

Mrs Cadogan-Cowper to investigate further.

7.7 Paddle Safe Program

Council officers have booked a paddle safe program to run two sessions on 12 January 2017, one session at the river in Ross, the other session at the pool in Campbell Town. Times are yet to be finalised and publicity will occur once details confirmed.

7.8 ANZAC Funding

A funding application has been submitted for an event and the production of a brochure to commemorate Sergeant Lewis McGee VC. Update to be provided on outcome when available.

8 NEW BUSINESS

8.1 Animal Management By-Law

Committee provided the following feedback on the **draft** Animal Management By-Law:

- Concern re the cost of implementation and enforcement, will it be reactive rather than proactive in enforcement?
- Keeping of farm animal - has to be fenced, can't be within 2m of street boundary or neighbouring property. This will be difficult to control in a place like Ross.
- Provision for sheep, particularly in Ross, where it's been traditional for them to be kept within the town.
- Need to be substantial community consultation.
- Concern re the provisions for chooks and bees, this is very limiting.

Action

Mrs Bond to refer comments to Council's Animal Control Officer.

8.2 End of Year Function

Committee to note the end of year function will be held on 29 November 2016. It has been suggested for the event to be held in Ross.

Action

Council officers to discuss with Avoca, Royal George & Rossarden Local District Committee and make determination.

8.3 Concern with Ross River

The Committee noted concern with the amount of logs and trees washing down the river at present, and particularly the damage to the bridge.

Action

Mrs Bond to write letter to DPIPWE expressing concern and requesting that when flood waters recede and inspection and clearing of the river occur to prevent future events.

8.4 Resident concerns

It was reported from a resident concern with the maintenance of the car park near the Ross Bridge, however, specific examples of particular concern were not available. Mrs Bond confirmed that Council does maintain the area. Any specific concerns can be raised directly with Council for attention.

8.5 Spraying program

Enquiry was made as to whether or not Council has a spraying program for broadleaf weeds, in addition to the verge spraying that occurs.

Action

Mrs Bond to enquire with Works Department and discuss with NRM Officer.

8.6 Library

Concern was raised regarding the Ross Library and the need for wall cracks to be repaired, wallpaper removed and a coat of paint. It was noted the Ross Community Sports Club have indicated they would be willing to contribute.

Action

Mrs Bond to arrange Building & Maintenance Officer to inspect and liaise with Ross Community Sports Club.

8.7 Planning & Development

The Committee discussed recent development applications in Ross.

8.8 Volunteer handbook

The Volunteer Handbook will be distributed with the Minutes. The handbook outlines the roles and responsibilities of the Council and its volunteers.

8.9 Stormwater assessment

Enquiry was made in respect to the progress of the Northern Midlands Stormwater assessment and when the inspection in Ross will occur.

Action

Mrs Bond to seek timeline from Works & Infrastructure Department.

8.10 Boundary between Ross Oval and School

Enquiry was made in respect to whether or not the boundary between the Ross School and the Oval will be fenced.

It was advised this is a matter between the Council and the property owner to discuss.

8.11 Customer request opportunities

It was reported the Launceston City Council have an App which enables a person to take a photograph of an issue and submit it electronically to the Launceston City Council. Reports are that the App works well and responses are given in a very timely manner.

Action

Mrs Bond to discuss with IT Officer and report back.

8.12 Tacky Bridge

It was noted funds were not allocated in the 2016/17 Budget for improvements to Tacky Bridge.

Action

Mrs Bond to refer back to minutes and advise of last update.

Mr Johnson left the meeting at 3:57pm.

8.13 Customer requests

It was noted several customer request items were raised by Mr Johnson, it was suggested the Committee compile a list of customer requests for consideration and then the Committee meet with the Works Manager and/or Supervisor to prioritise and action.

9 NEXT MEETING/CLOSURE

Next meeting to be held **2 November 2016 at 3:00pm.**

The Chair closed the meeting at 4:04 pm.

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**WORKS PROGRESS REPORT
 CAPITAL**

6/10/2016

MAINTENANCE FUNCTION	LOCATION	COST	PROGRESS														
			COST		JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
SEALED ROADS SOUTH	Southern Region	6-Oct	Monthly														
	Total Expenditure Sep 5	Expend	Expend														
Digging out failed sections		\$142	\$0	IP	IP	IP											
Edging and potholing		\$1,870	\$3,799	IP	IP	IP											
Shoulder (Main tractor & blade)		\$23,061	\$55,761	IP	IP	IP											
Emergency maintenance		\$5,994	\$8,367	IP	IP	IP											
Footpaths		\$982	\$1,285	IP	IP	IP											
Kerbs driveways & crossovers		\$357	\$18,413	IP	IP	IP											
Guideposts & safety railing		\$953	\$1,723	IP	IP	IP											
Roadside drainage		\$13,747	\$26,993	IP	IP	IP											
Cleaning culverts		\$5,318	\$10,175	IP	IP	IP											
Slashing roadsides		\$0	\$0	IP	IP	IP											
Spraying roadsides & Streets		\$4,525	\$0	IP	IP	IP											
Tree Trimming		\$2,122	\$3,200	IP	IP	IP											
Signs / Mobile and fixed		\$4,634	\$10,209	IP	IP	IP											
GRAVEL ROADS SOUTH	Total Expenditure Sep 5	6-Oct	Monthly														
		Expend	Expend														
Grading		\$21,345	\$54,078	IP	IP	IP											
Guide posts		\$1,622	\$1,741	IP	IP	IP											
Potholing		\$2,529	\$2,745	IP	IP	IP											
Roadside drainage		\$6,591	\$22,381	IP	IP	IP											
Cleaning culverts		\$14,223	\$14,223	IP	IP	IP											
Emergency maintenance		\$40,927	\$104,476	IP	IP	IP											
Slashing roadsides		\$0	\$0	IP	IP	IP											
Spraying roadsides		\$0	\$0	IP	IP	IP											
Tree trimming		\$918	\$1,368	IP	IP	IP											
Signs / Mobile and fixed		\$2,768	\$3,911	IP	IP	IP											
All Sealed Road Maintenance	Total Expenditure Unril 6 October		Budget														
		\$336,102	\$1,548,249														
All Gravel Road Maintenance		\$215,903	\$567,822														
Emergency Maintenance, all roads		\$252,204	\$100,000														

Resource Sharing Summary 1/7/16 to 30/6/17 As at 30/9/16	Units Billed	Amount Billed GST Exclusive \$	Rate inclusive of Oncosts and Admin \$
Launceston City Council Service Provided by NMC to LCC	-	-	
Total Services Provided by NMC to Launceston City Council	-	-	
Service Provided by Launceston City Council to NMC Wages and Oncosts	-	-	
Total Service Provided by LCC to NMC		-	
Net Income Flow		-	
Meander Valley Council Service Provided by NMC to MVC Wages and Oncosts	-	-	
Total Services Provided by NMC to Meander Valley Council	-	-	
Service Provided by Meander Valley Council to NMC Wages and Oncosts			
Plumbing Inspector	252.80	11,613.00	45.94
Total Service Provided by MVC to NMC		11,613.00	
Net Income Flow		- 11,613.00	
Total Net		- 11,613.00	
Private Works and Council Funded Works for External Organisations			
Economic & Community Development Department Northern Midlands Business Association Promotion Centre Expenditure - Tourism Officer			Not Charged to Association Funded from Council Budget A/c 519035
	24.00		
Works Department Private Works Carried Out	0.00		
	<u>24.00</u>		

Longford Strategic Plan



Forward

This study came about through an agreement, a Memorandum of Understanding, between the Longford Local District Committee (LLDC) and the Longford Business and Tourism Association (LBTA) in order to answer some questions raised at a meeting of the LLDC earlier in the year that related to setting budget priorities for Longford. It appeared to participants in this process that there was no overall strategy being developed for the Longford Community and these two organisations had a number of parallel ideas, which it was felt would be better served if a study was undertaken to have a critical look at Longford.

Michael Salhani had already undertaken some excellent work with the Council's Economic Development Committee and offered to undertake the work on agreement from these two committees. A joint meeting was held that included ordinary members of both committees and terms of reference were decided and the work was commenced.

Linus Grant
Chair, Longford Local District Committee

Dee Alty
Chair, Longford Business and Tourism Association

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1-45

1. Introduction

The purpose of this report is twofold. Firstly, to address the main issues of community concern which have affected residential, commercial and community development in Longford. Secondly, to provide an alternative and coherent framework of recommendations, policies and projects that can influence the strategic decisions Council and the community can implement in the development of Longford, all of which can be reflected in the Northern Midlands Planning Scheme and which address the following problems in particular:

- i. The lack of development of basic tourism infrastructure and support in Longford
- ii. Unequal distribution of tourism investment by local, state and federal government at the expense of other opportunities in Longford
- iii. Impact of planning decisions that have resulted in a separate and non-connected business district
- iv. Haphazard residential development
- v. Significant vehicular traffic issues in the main retail precinct and truck traffic and illegal parking in residential and other areas
- vi. The development threat to, and decline in the character of, the Longford Heritage Precinct.

In 2012 the "Pitt and Sherry Development Plan for Longford" also identified many of the issues referred to above and made many recommendations that have neither been implemented in the interim planning scheme, nor have they initiated a comprehensive outline development plan for Longford that addresses infrastructure requirements and appropriate guidelines for commercial and residential growth.

In compiling this report, I have attempted to avoid repeating previous report recommendations that have been submitted to council on Longford. However, where appropriate, some of these previous recommendations are referred to, with the benefit of updated research and data, and local on-ground knowledge.

2. The Study Area

2.1 Location & Context

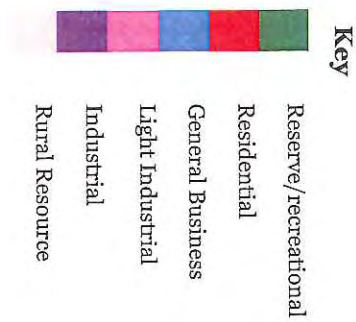
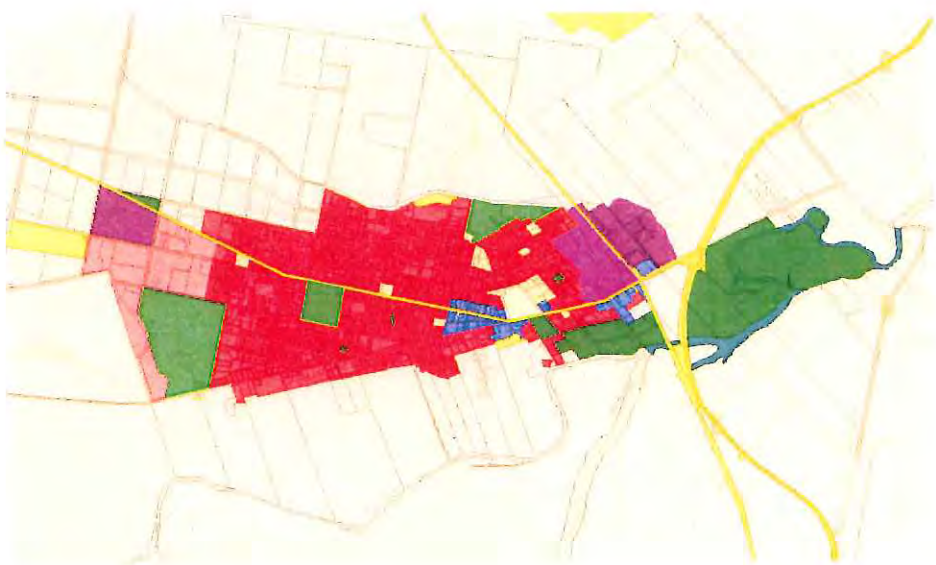
The study area is the existing township of Longford and its immediate surrounds as shown in Figure 1.



Longford has approximately 3,030 residents and is 24 kilometres southwest of Launceston, at the convergence of South Esk and Macquarie rivers. Longford is classified as a District Centre with a wide range of retail, tourism, government and banking businesses – for not only the townspeople, but the wider agricultural community of the Northern Midlands also.

2.2 Existing Land Use Character of Longford

The current zoning map of the Northern Midlands interim Planning Scheme 2015 reflects the zoning and spatial distribution of the land use within the Longford township as shown in Figure 2 below.



2.3 Residential

The residential development in Longford is contained within a linear grid pattern and covers approximately 330 hectares with 1150 dwellings. Undeveloped residential zoned land is 30.2 hectares and low-density zoned residential land in South Longford is 42.5 hectares.

Pitt and Sherry have identified four possible options for future town residential growth however at the current growth rate of 12 dwellings per year there is enough capacity in Longford to meet medium term requirements for 20 years. Expected population growth per household unit will decrease. However as elsewhere in regional and rural Tasmania, the demand for multiple residential units (MRU) will increase.

Furthermore, infill residential subdivision development within the town has not been quantified or considered as factor in the potential housing supply, but which could greatly impact the supply of new housing in the future. Also Pitt and Sherry have identified specific examples of infill potential in Longford which are more suitable for medium-density residential because of their strategic location. Critical factors Longford's future housing land supply are:

1. To adequately meet the demand for at least 20 years without further rezoning of land
2. The extent of new urban growth areas in Perth
3. Infill residential growth potential equivalent to undeveloped residential areas
4. Potential of limitations imposed by drainage and watercourses issues especially within infill residential areas.

2.4 Business & Industrial

Longford has 1.7 hectares of light industrial zoned land concentrated within the railway corridor zone and bounded by Union, Goderich and Gay streets. There are 11.9 hectares of Industrial zoned land in south Longford, primarily around the brickworks and 16.77 hectares of industrial zoned land in north Longford following the edge of the flood levee to the railway corridor zone and Tannery road south.

A total of 13.83 hectares of Business zoned land stretches from Tannery Road through to Marlborough Street and the east side of Wellington Street to High Street. Within this elongated area three distinct zones of business activity have emerged. The primary retail centre of Longford is now the Browns IGA complex North Longford whilst from Heritage Corner to High Street via Marlborough Street, is a mixture of residential, business services, and retail.

In this area commercial activity has declined in recent years. A number of premises are vacant, the streetscape in the heritage precinct has significantly deteriorated and is a major concern affecting future commercial development of the town precinct.

This situation is due to a number of factors:

- Inconsistent commercial usage by a number of businesses, (as defined by the Interim Planning Scheme), as being in conflict with permitted usage in the general business zone within a heritage precinct
- Legacy planning decisions by Council
- Low-density development ratio in the main thoroughfare in Marlborough Street

- The existence and in some cases co-location of residential properties with previous usage rights within business zoned land thereby complicating future commercial development
- Shared vehicular access rights and easements between a number of commercial properties and businesses in Marlborough Street.

Whilst many believe this part of the town also suffered because of the relocation of many essential businesses to the IGA complex in fact new opportunities have been created for future development. Nearly 8,000 square metres of land in this area is proposed for re-development for food, accommodation and government services in the next 2-3 years by property owners.

2.5 Recreational

Council has commissioned the *Longford Township CBD Urban Design Strategy* to develop a master plan for all open spaces designated by council which primarily focus on the entrance of the town. The Pitt Sherry report highlights that future residential development is more likely to be infill and in south Longford and that “there is limited open space available to residents in the southern part of Longford with most of the open space being located in the northern sections of the town.”

The Pitt and Sherry recommendations on this subject which should be considered in the Urban Design Strategy are:

- A further activity based playground area to be located in southern end of the town
- A new designated off the leash dog run with amenities be established
- Landscaping of roads and reserves with native plantings to develop environmental statement and to integrate “new developments into the existing environment and help maintain the aesthetics of the village”

2.6 Rural

There are no obvious issues or threats to the Rural zoned land in Wellington Street that is immediate to and contiguous to areas zone residential in the street.

2.7 Mill Dam Reserve

Mill Dam Reserve (Figure 3 below) is approximately 40 hectares located on the west side of Illawarra Road beside the South Esk River.

The reserve land is privately owned land; the brown area of the reserve, shown in figure 3, is owned by Hydro-Electric Commission and is managed under long-term lease to NMC. The turquoise area is owned by Swift Australia (Southern) Pty Ltd. An area of land contiguous to Mill Dam reserve (no public access) is located between Newry Road and Fenwick’s Ford may be regarded as part of a greater Mill Dam reserve area and is owned by Murfett Investments Pty Ltd, and of course the western bank of South Esk river in that area is bounded by the Mountford estate.

Other stakeholder jurisdictions are Tas Rail – Rail easement, State Growth - Bridge easement and the Parks and Wildlife Services is the relevant authority for the river (on shore water body).



The map also highlights both main areas conservation status under the Nature Conservation Act 2002 Schedule 1. The brown area is classified under the Act as a **conservation area** “that is predominantly in a natural state and the protection and maintenance of the natural and cultural values of the area of land and the sustainable use of the natural resources of that area”. The turquoise area is classified under the Act as a **private sanctuary** which is “an area of land that has significant natural or cultural values or both, while permitting the carrying out of agricultural or other activities on that land consistent with conserving those values”.

The Interim Planning scheme classifies Mill Dam reserve as a recreational area and the picnic area around the Mill Dam is registered with the National Trust and listed in Tasmanian Heritage register.

There are two picnic spots along the river's edge including composting toilets, BBQs, picnic tables built in 1988, a multi purpose trail throughout the reserve – Mill Dam reserve trail and vehicular access in summer. From November to April the reserve provides agistment for sheep, which has become the main method of controlling willow and gorse growth during spring and summer in the reserve. These facilities all predate the construction of the Longford flood levee and now our outmoded.

Mill Dam reserve has unlimited potential as a significant asset benefiting Longford but requires a new vision that emphasizes passive recreation rather than active recreational activities and the preservation of native species of flora and fauna. There is no current and comprehensive plan for Mill Dam that is relevant to a new vision or the overall management of the area.

A major recommendation of this report then is to seek agreement from all Mill Dam stakeholders to establish a single Nature Conservation principle over Mill Dam reserve and to develop the Mill Dam reserve as a nature conservancy, similar to Tamar Island Wetland Reserve obviously with a development and management approach to achieve this objective.

2.8 Other Land Use Considerations

NMC has passed a resolution to support the development of the Longford Horse trail as a major tourism attraction for recreational horse riders in Northern Tasmania and as a boost to local economic development in Longford. Whilst the trail can be established and co-exist on verges in peri-urban areas of Longford a more comprehensive study needs to be done. The Longford Equestrian Association has considered changes to the horse trail concept and believes that following can be achieved:

- Stage 1: Woolmers along Point Road to north Longford – 4 km circuit
- Stage 2: Woolmers to Panshanger, Powrana and Cressy roads – 15 km circuit
- Stage 3: Longford Racecourse Road to Brumbly, Hazelwood, Marlborough, Western Streets – 12 km circuit & 1 trail head

3. Northern Tasmania Regional Land Use Strategy 2013

The main recommendations of this report are in line with *The Northern Tasmania Land Use Strategy 2013* ("NRLUS") assessment of the town of Longford as a district centre specifically in these areas:

- Regional Settlement Network
- Regional Activity Centres Network
- Regional Economic Development Network.

3.1 Northern Midland Council Strategic Vision 2017

This report is supports the vision, mission and goals and council's strategic priorities for Longford as stated in the Northern Midland Council 2007-2017 Strategic Plan.

4. Longford Economic Development Opportunities

A. Rezoning of Light Industrial Land in North Longford

In addition to the specific recommendations made in this report I have identified several options for council to consider that would have a significant impact on the future economic growth of Longford and of Longford's physical identity. These changes if implemented will have a profound effect on future land use patterns at the major entrance to the town precinct of Longford and create new opportunities for a variety of businesses to relocate to Longford.

At this stage these are ideas and are not part of the strategies listed in paragraph 4 of this report. However further review by LDC, LB&T, council and council's Economic Development Committee should be conducted to determine the feasibility of these options. They are:

- Rezoning industrial zoned land in north Longford to dual zone light industrial and industrial zoned land.
- Rezoning of residential zoned on the west side of Union Street before the railway line to light industrial land use.
- Feasibility study of relocating council depot to Translink.
- Encourage a more intensive land use of light industrial zoned land bounded by Union, Carins, George and Gay Streets by supporting the establishment of new renewable energy sources, gas and fibre NBN that can service all this area.

B. Wellbeing Hub

Longford has a number of health and aged care facilities; Longford medical centre, Toosey aged care and community care centre and the Longford community health centre located in Smith and Goderich streets which provide substantial medical and aged care services to Longford and to the wider district. Toosey provides 50 assisted aged care beds and also six aged self care units. The UTAS Health and Wellbeing Needs Assessment report identified a significant opportunity for Longford to expand these services and there is immediate demand for at least 100 assisted aged care beds and 30 aged self-care units. Longford could become a major provider of aged care services if the town could meet this capacity, and if infrastructure and experienced labour existed to meet this demand.

Therefore, the physical expansion of the above is needed to meet the demands of a local ageing population for self-care and aged-care facilities. Therefore, it is suggested that council consider:

- Support growth and access in aged care services by recommending to the State Government of the relocation police station to the main street in Longford
- Develop a dual zoning/usage strategy supporting the development of both residential and community-based facilities in Goderich Street.

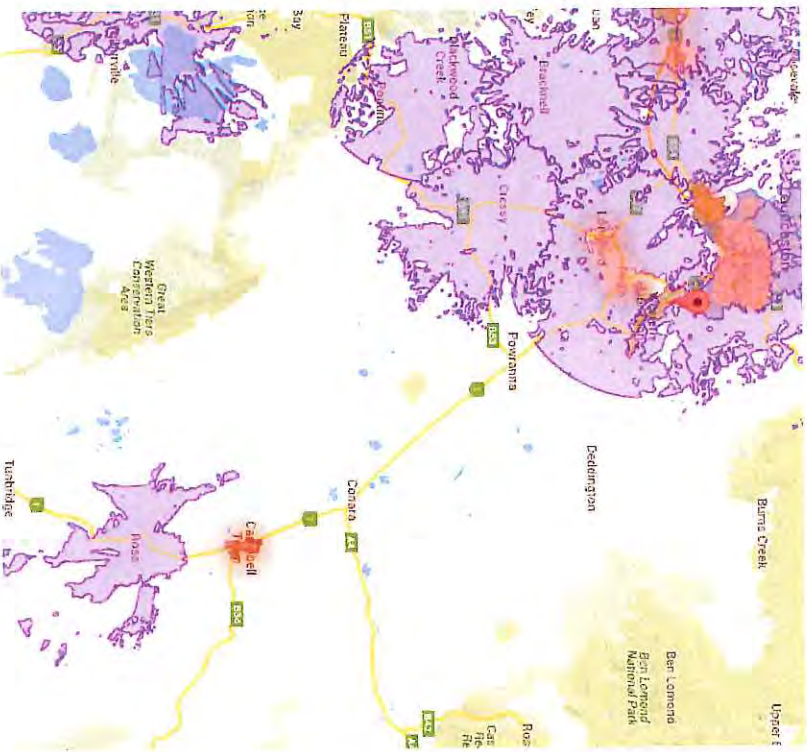
C. NBN

Figure 4 below indicates currently proposed NBN coverage area in Northern Midlands.

No areas of NMC are currently slated to get NBN Fibre to the Premises

Rural areas outside the townships of Ewandale, Perth & Longford are currently served by NBN Fixed Wireless. Cressy, Ross and their surrounding areas have Fixed Wireless, which is probably acceptable for the size and location of these communities.

Longford, Perth, CampBell Town will probably have Fibre-to-the-node (FTTN) and a copper connection to the home.



Longford has approximately 1100 homes and 100 businesses and as a district centre demands a full fibre-to-the-home (FTTH) and business (FTTB) connection. NBN claims that this would be a cost upgrade of \$2100 per household and business. However recent published independent and technical assessment states that whilst CPEX is higher OPEX is lower with NBN FTTH and FTTB connections the actual increase in cost is approximately \$400 per connection. This being so the incremental cost for a full fibre to the home and business connection for all of Longford would be \$650,000.

If FTTH and FTTB NBN were implemented the economic stimulus to Longford, as a district centre and a 'Smart Community' in Northern Tasmania, would be unique and unlimited. Council should negotiate with NBN to upgrade their plans for Longford or consider this idea as a separate priority project to be pursued by council outside of NBN.

5. Northern Midlands Council Interim Planning Scheme

A. Outline Development Plan

As a matter of priority council needs to develop a comprehensive outline development plan for the residential and commercial development of Longford based on the following recommendations in the Pitt & Sherry report dated 2012. It should also include the relevant recommendations in the Regional Land Use Strategy of Northern Tasmania 2013, development guidelines yet to be proposed in council's 'Longford Urban Design Strategy' and any appropriate recommendations made in this report and adopted by the community. Also the framework for the outline development plan for Longford should be included in the Northern Midlands Council Interim Planning scheme.

1. Review and accept rezoning recommendations made in this report
2. Identify areas and update statistical information of in-fill residential capacity in Longford
3. Establish guidelines for in-fill residential development that include the following:
 - Discourage the development of cul-de-sacs which prevent the access by pedestrians.
 - Discourage residential layouts that include battle-axe blocks that isolate community integration.
 - Suspend cash in-hen scheme for open space developments within subdivisions and encourage more integrated and broad open space areas within subdivision developments.
 - Develop guidelines that are sympathetic to the heritage identity and values of the town.
 - Adopt the building envelope recommendations in Pitt & Sherry.
 - Mandate 'green management' recycling principles for storm water for all residential subdivision developments

B. Expansion & Protection of the Heritage Zone

The Longford Heritage precinct is unique because it is the core of an intact 19th Century townscape and is recommended for consideration of expansion to include other traditional streetscapes and localities outside the main street commercial area. The Precinct Character Statement is focused principally on the

centre of trade and commercial area of the township, whilst the Precinct should also be focused on the significance of the village atmosphere and the built fabric, similar to the Evandale Heritage Precinct Character Statement.

There are a number of period residential buildings, including their streetscapes that contribute to the context of the town and should hence be included within the precinct. Areas including Tasmanian Heritage Register and the National Trust recognized residential buildings such as Paekemham, Lewis, Howick, Goderich and Anstey Streets should be considered for inclusion.

The Longford Precinct should not just focus on the significant structures but consider the area as a whole of the intact 19th Century townscape and each street scape contributes to this townscape.

The Management Objectives considers streetscape, and further consideration of additional streetscapes outside the Main Street and immediate vicinity must be considered.

Afferall, a Heritage Precinct is defined by:

“means an area described in Table E13.1 Local Heritage Precincts to this code as an area of special aesthetic, historic, scientific (including archaeological), spiritual or social value in which it is desirable to preserve or enhance the streetscape, townscape and/or notable character and significant features of the area.”

The definition deals with the area, not just the one streetscape primarily. It also considers social value. The Precinct does not consider this enough. Particularly noting the Longford Showground and racecourse that are not located in the Precinct, and inclusion would further the definition of the Precinct.

The development standards contained with E13, deal primarily with development and/use within the Precincts and is deficient in controlling heritage impacts on heritage places. Hence the need to further include as many heritage places as possible with the Precinct.

Council should also support the amendments in the Interim Planning Scheme that remove the conflict of codes-signage, with particular concern of its application within the Heritage precinct contained within Northern Midlands Interim Planning Scheme as per the amendment proposal by Michael Salhani made to Council on May 13th 2016.

C. Local Government Reform

The State Government has encouraged local government reform of councils in Tasmania and where applicable merge with other councils. As an initial step reform in local government administration is seen as a major opportunity to achieve significant improvement in the provision of council services, particularly the opportunity to resource share with other councils. To date NMC has only a very limited resource sharing program. The administration of planning services is one area where reform should be considered and implemented with a merger of Northern Midland Council's planning department with Meander Valley Council's planning department. Obviously both municipalities would benefit especially in the development of their respective townships.

6. Other Issues

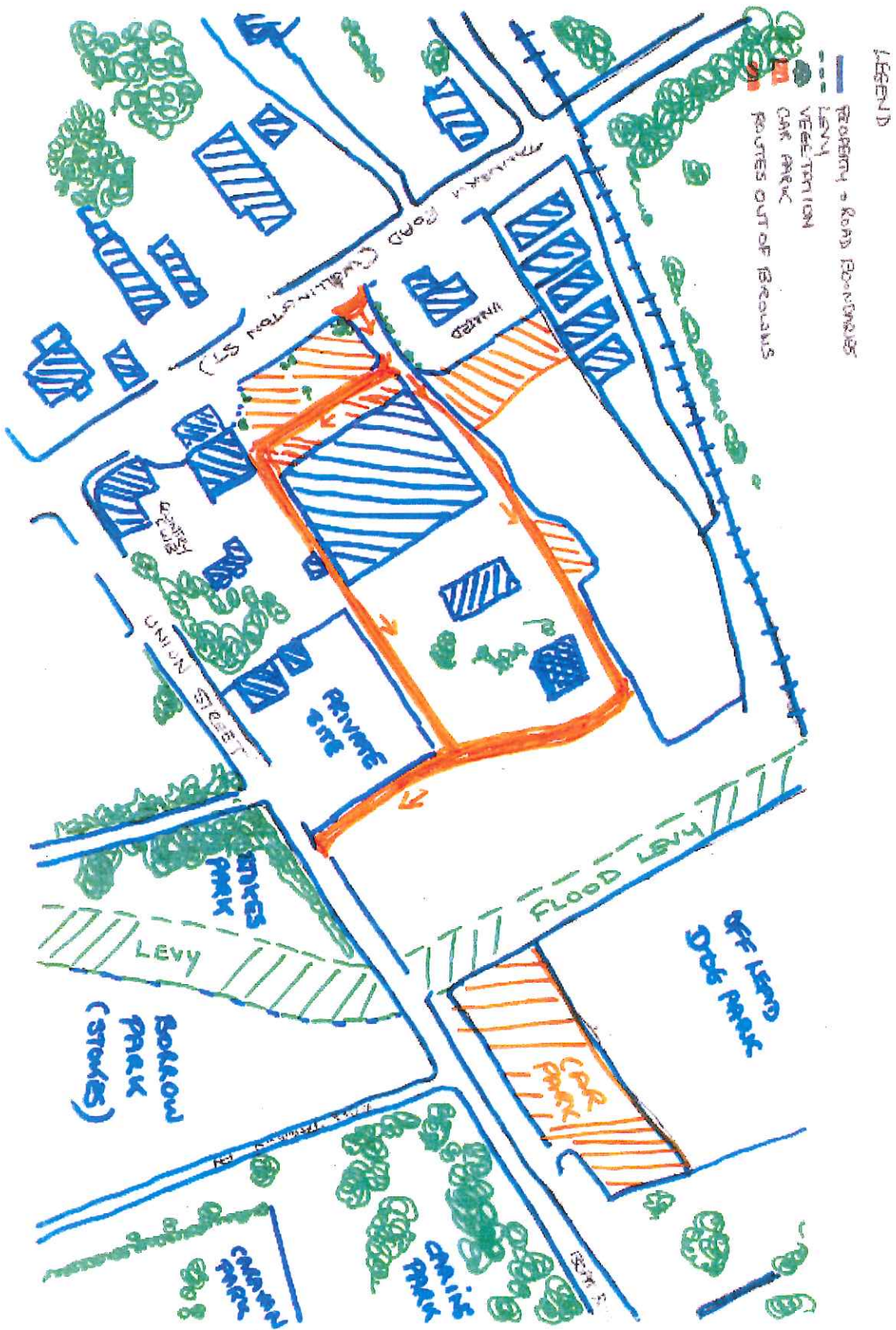
1) Vehicular Traffic & Parking

- a) There are community concerns about vehicular access to IGA complex from Tannery Road. "There is conflict for right turners out of Browns and left turners out of the service station." (MRC Cagney report).

The IGA complex has parking space for 67 cars in the front of the supermarket and car parking for employees of about 25 car spaces in the delivery car park area. Between 9am to 5.00pm the car parking space is approximately 80% occupied. The entry to the Browns/IGA complex off Tannery road is 10 metres wide and provides undivided entry and exit for 3 lanes of traffic to both side and main parking areas. The main parking exit and entry is 7 metres wide.

Since the original development approval of the carpark as part of relocation of the major retail businesses in Longford to this site there have been three further development applications which have resulted in a significant increase in onsite traffic and parking. Consequently, there is a need to now provide a separate entry and exit to Browns as per the attached schematic proposal indicated in Figure 5 below:

- b) Another traffic issue is the illegal overnight and long term parking of trucks and their tandem trailers in residential side streets in Longford and off the Illawarra highway at the entrance to the town. The relevant legislation regarding of trucks **Road Rule 2009 #200. Stopping on roads: heavy and long vehicles** is not enforced by the State Government. Council can provide a solution to this problem by developing its piece of land on the corner of Weston and Marlborough Street, north of the transfer station, as a user-pay heavy vehicle car parking facility, as indicated in Figure 6 below. This land is zoned Utilities and would require a planning scheme amendment to allow 'vehicle parking'.





2) Longford Tourism Infrastructure

Up until now the Heritage Highway tourism platform has been the main avenue of interest and investment in tourism in Longford. The main recipients of public and private investment have been the World Heritage sites of Woolmers and Brickendon. However, there is a real need to develop the 'Longford Brand' not only based on the existence of these rural estates and the concept of the Heritage Highway.

This involves the protection and explanation of Longford's rich history that includes its indigenous, early settlement, natural and environmental, military and contemporary history, which has been virtually ignored. Other opportunities should now be considered, which will require new investment in the development of local tourism infrastructure. Consequently, the following two ideas are presented:

- a) To build four historical stone markers to promote Longford's motor racing history that would identify the Longford motor racing circuit at Newry corner, Tannery corner, The Flying Mile and Pub corner.
- b) To build a low footprint at the entrance to Longford that would provide 360 degree vistas of the Longford Motor Racing circuit Mill Dam Conservancy/ Reserve, Great Western Tiers and the township. An example of what this structure may look like and its materials of construction are indicated in Figures 7 & 8 below. The lookout could also facilitate the display of interpretation panels of the Longford motor racing circuit, the natural flora and fauna features of Mill Dam Conservancy/reserve and a perspective of the architecture and history of Longford. The ideal location for such a structure is the land on the south side of Mountford's water tower. If this cannot be obtained other sites should be explored.



3) Community Infrastructure Development

The main community facilities in Longford are the Library, Leisure and Sports centre, and The Mens' Shed. However, there are approximately 78 community associations in Longford and most do not have the access to or the environment by which their organizations can regularly meet and prosper.

Longford also lacks a modern all-purpose community facility that could be the centre for most of these community activities and provide a range of services that Longford as a district centre requires. A new community centre would be the home to a new library, a digital theater seating 100 people, large spaces for exhibition and a history museum, community radio and TV broadcasting, offices and parking etc.

Three sites have been identified as being suitable and they are in order of preference; 8 Lytleton Street, underutilized PCYC land on Marlborough Street and the site on the corner of Wellington Street, Laycock Street and Malcombe Street the last being recommended to council in the Pitt and Sherry report as site that should be acquired to improve the amenity of community open space in Longford.

This project would not only be a important part in local community development but also evolve as an investment in the future tourism potential of Longford.

7. Table of Strategic Recommendations

Strategy	Actions	Responsibility	Est. Cost	Priority
Theme 1 – Community, Social & Recreational Facilities				
1. Establish a different objective (non NRM) for Mill Dam Reserve that sees the establishment of this area as a nature conservancy for only local flora and fauna species.	<ul style="list-style-type: none"> Develop a feasibility study to convert Mill Dam to nature conservancy similar to Tamar Island Wetland Reserve Cooperate with private land owners to expand nature reserve management and footprint to contiguous private owned land Approve only low impact recreational activities on riparian edge Cease agistment practices Develop active willow and gorse eradication programs 	Council, Swift, Mountford, Tas Rail State Growth, UTAS & DPWIE	\$15k	Immediate
2. Establish the Longford Horse trail.	<ul style="list-style-type: none"> Develop a comprehensive study with support from LEA to establish horse trail on verges in peri-urban areas Stage 1: From Woolmers to Point Road to North Longford – 4km circuit Stage 2: From Woolmers to Panshanger, Powrana & Cressy Roads – 15km circuit Stage 3: From Longford Racecourse Road to Brunby, Hazelwood, Marlborough, Western Streets-12km circuit & 1 trail head 	Council, Longford Equestrian Association (LEA) and TAS Tacing	Council operational budget	Immediate

<p>3. Improve the amenity of community and recreational open spaces in South Longford.</p>	<ul style="list-style-type: none"> • Adopt the Open Spaces Objectives 1-2 recommendations in the Pitt & Sherry report 2012 • Specifically acquire the triangle shaped block on corner of wellington, Laycock & Malcombe Streets for future community use 	Council	TBD	Medium
<p>Theme 2 – Business Development & Tourism</p>				
<p>4. Encourage more intensive use & development of light industrial and industrial zoned land in North Longford</p>	<ul style="list-style-type: none"> • Prepare a planning amendment to rezone industrial land in North Longford to dual zones light/industrial use • Prepare a planning amendment to rezone residential zoned land on the west side of Union Street before the railway line to light industrial use • Promote a more intensive land use of light industrial zoned land on Union, Carins, George & Day Streets by supporting the implementation of alternative energy sources and NBN to brownfield areas. 	Council	n/c	Medium
<p>5. NBN</p>	<ul style="list-style-type: none"> • Develop feasibility study, workshop and presentation materials supporting the implementation of NBN FTTH & FTTB in Longford 	Council, Michael Salhani, Paul Budde from Budde Communications, Digital Tasmania & TASNNetworks	\$10K	Immediate
<p>6. Longford motor racing circuit historical markers</p>	<ul style="list-style-type: none"> • Build & locate historical markers in stone that identify the 4 corners of the Longford Motor racing circuit at Newry corner, Tannery corner, The Flying Mile & Pub corner 	Council & Mountford	\$15k	Immediate
<p>7. Promotion of Longford Motor racing history as a tourism activity</p>	<ul style="list-style-type: none"> • LB&T & LDC develop a relationship with TARGA Tasmania to preserve and promote Longford Motor racing history • LB&T & LDC develop a relationship with CAMS to preserve and promote Longford Motor racing history 	LB&T, LDC, TARGA Tasmania, & CAMS	n/c	Immediate
<p>8. Longford Lookout</p>	<ul style="list-style-type: none"> • Develop a low foot print lookout & interpretation centre in North Longford ideally at Mountford water tower overlooking town, western thers and Mill Dam Reserve 	Council, Mountford & Cumulus studio	\$200k	Medium
<p>9. History centre</p>	<ul style="list-style-type: none"> • Return the Longford collection to Longford 	National Trust & Council		Immediate

Theme 3 – Planning Scheme Amendments & Restructure				
10. Develop an Outline Development plan for Longford	<ul style="list-style-type: none"> Upgrade the terms of reference for the commissioned 'Urban Design Strategy' to a complete Outline Development Plan for Longford to also include all the recommendations stated in section 5B 1-3 of this report and to be included in the Interim Planning scheme 	Council	TBD	Immediate
11. Expansion & Protection of the Heritage zone	<ul style="list-style-type: none"> Adopt the recommendation to expand the Heritage precinct in Longford as per the recommendation stated in section 5B of this report Support the amendment to the planning scheme to remove 'conflict of codes' within the Heritage precinct as indicated in email request to council in May 2016 Develop a Heritage plan and fact sheet as represented in the Kingborough council E.13 fact sheet Implement a Heritage building preservation fund program that matches private ownership contributions to preserve and maintain buildings within the Heritage precinct 	Council	n/c	Immediate
12. Pursue the opportunity for local government reform	<ul style="list-style-type: none"> Implement plan to merge NMC planning with Meander Valley council planning department 	Councillors, GM and Meander Valley council	Savings TBD	Immediate
Theme 4 – Community Amenity and Development				
13. Improvement of Vehicular traffic flow in Browns	<ul style="list-style-type: none"> Develop feasibility study for alternate exit route from Browns as per recommendation 6.1a in this report and which may require land acquisition 	Council	TBD	Immediate
14. Illegal parking of trucks and tandem trailers in and around residential streets in Longford	<ul style="list-style-type: none"> Seek enforcement of Road rule regulation #209 by state government Establish user pay truck parking facility in south Longford on council owned land as per recommendation 6.1b in this report 	Council & police Council	n/c Council operatin g budget	Immediate Immediate
15. New multipurpose community, cultural & education centre	<ul style="list-style-type: none"> Develop feasibility study of 3 sites referred to in section 6.3 of this report 	Council	\$2.5m	Medium

8. Implementation

The main objective of this plan is to identify specific strategies and actions which can be pursued over a period of time by both community and council and be successfully implemented. The table of strategic recommendations lists these recommendations, strategies to achieve them, responsible parties, and estimate costs. It should be noted that this is a fluid document and is by no means the final word in stating priority of these initiatives and may change as community expectations and priorities shift.

There are no any land acquisition costs forecasted in the estimates of costs associated with the relevant individual recommendations, however all cost estimates only provide a guide upon which further assessment of costs can be determined.

It is advocated that council and the relevant community bodies adopt a progressive approach to financing these projects as a means of accelerating outcomes. There are a number of ways this can be done and whilst that assessment is beyond the scope of this work they should be investigated as part of the process of endorsing the recommendations in this report.

Finally, it is important that LB&T and LDC take an active role in presenting this report to the community to seek their input and support. The timetable for these recommendations are defined as: *Immediate term* (up to 2 years), *Medium term* (2-4 years), *Long term* (over 4 years).

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9. Appendices

1. Longford Demographics

The key economic performance indicators and demographics data for Longford are important factors in indicating future economic trends and population growth forecasts. This information has been sourced from the 2011 census, Regional Population Growth, ABS CAT NO 32180 and Saul Eslake correspondence to the writer and assessed by the writer.

- The major industry sector of employment in Longford are 12.2 % manufacturing, 11.8% health care and social assistance, 11.1% retail, 8.7% agriculture, forestry and fishing, 7.5% transport, postal and warehousing, 7.5% construction, 6.4% accommodation & food service, 6.1% public administration and safety, 6.1% wholesale trade, 5.5% education and training.
- Main occupations of employment are 14.7% laborers, 13.7 managers, 11.7 clerical & administration, 11.0% professionals, 10.3% community & personal service, 9.8% sales, 8.45 machinery operators and drivers.
- Between 2011-2015 there has been significant drift of labour employment to Luncaston.
As of 2015, 2265 people living in Longford and district were employed of which 62% were full time and 38% part-time. At this time the unemployment rate was 7.3%.
- The average age of people living in Longford is 44 years of age and the 2011 census shows the population comprises 51.3% females and 48.7% males.

Interestingly recent key date indicates there has been a marginal decline in population numbers in Longford of 0.2%. This may indicate a trend of an ageing population also supported by a demand growth in multi-residential units.

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FACT SHEET:
EARLY YEARS EDUCATION
IN TASMANIA

WHAT WILL HAPPEN NOW AND WHY?

The Government proposal to lower the school starting age for Prep by six months, to four years and six months, will no longer be compulsory. This decision has been made in response to the wide range of views across the community. The Government has listened and adjusted its proposal accordingly.

Further, the government has committed additional resources of up to \$22 million per year from 2020 into the early years, and up to \$18 Million in infrastructure funding. This will ensure more teachers, teacher assistants in the Prep year, other support staff and infrastructure upgrades where required are available from 2020 to support this change.

In recognition that parents and carers are best placed to decide when their child should start school, the Government has agreed that, although the age at which a child can commence in Prep will be lowered to four and a half, the compulsory school starting age will remain at five. This will provide access to quality early learning sooner for all children in Tasmania and at the same time, provides parents with choice.

This is not just about lowering the starting age. It's about a new approach to the early years of education – building on what we already have in Kindergartens, Child and Family Centres and the *Launching into Learning* and *Learning in Families Together* (LIFT) programs.

WHY IS THIS CHANGE IMPORTANT?

Evidence shows that quality early learning has significant benefits for our children that flow throughout their schooling years and later life.

While the research is clear that all children benefit from quality early learning experiences, this is especially so for those from a low socio-economic background. Providing more options for families in rural and remote areas who currently may have limited or no access to early learning or education is also important.

Simply – this change is about equity in education and creating more options and choice for families by offering every Tasmanian child access to quality early learning sooner.

WHAT CHOICES WILL BE AVAILABLE FOR MY CHILD IN THE YEAR BEFORE PREP?

Changes to the school starting age will provide you with greater choice for early learning options for your children. You may choose for your child to be enrolled in Kindergarten or remain in an education and care setting/service or remain at home, or a combination. These changes result in an optional Kindergarten starting age of 3 years and 6 months, but you can decide on what suits your child best. Many families find that participating in Kindergarten helps their child with the transition to school.

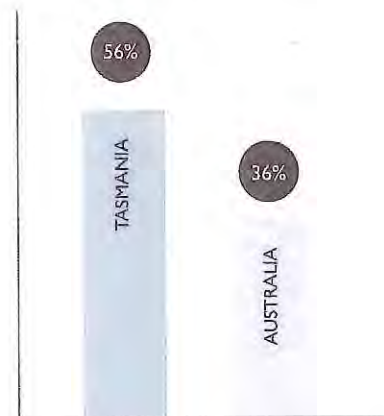
The Early Years Learning Framework is the main approved framework used across the nation in both education and care (child care) and early learning settings in Kindergarten for this age group.

“Inequality in early childhood experiences and learning produces inequality in ability, achievement, health, and adult success.”

Heckman, Spring 2011, *American Educator*; *The Economics of Inequality: The Value of Early Childhood Education*

WHAT IS TASMANIA'S LEVEL OF DISADVANTAGE COMPARED TO AUSTRALIA?

Tasmania has the highest levels of disadvantage among pre-school aged children in Australia.

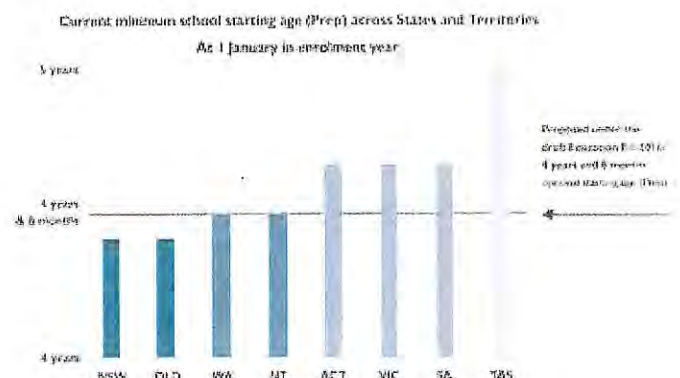


Percentage of children in most disadvantaged cohorts
(Source: ABS, *Preschool Australia*, Table 8, 2015).

WHAT DO OTHER STATES AND TERRITORIES DO?

We know that the minimum age in which a child can be enrolled in Prep across Australia ranges from 4 years and 5 months to 5 years.

Tasmanian children should have the same opportunities to participate as children in other States and Territories. Lowering the minimum school starting age will bring Tasmania closer to the average of other States and Territories.




Current minimum school starting age (Prep) across States and Territories
As 1 January in enrolment year

5 years

4 years 6 months

4 years

Disadvantaged children (most disadvantaged 20%) 4 years and 6 months optional starting age (Prep)



“Research shows that children benefit from participating in sustained, quality, early education in the two years before formal schooling, establishing a strong basis for further policy development in this area.”

Australian Institute of Health and Welfare (AIHW), 2015

“All children benefit from attending an early learning program from age three, if it is a quality program.”

State of Early Learning in Australia Report, 2016



WHAT IS KINDERGARTEN?

Pre-school arrangements are different across Australia. In 1968, a decision was made to attach pre-schools to schools in Tasmania and these were called Kindergartens.

Kindergartens today use play-based learning. They are dynamic, interesting and fun places for children to discover the world around them. We know that it's really important for very young minds to learn through play and play-based experiences, not through formal instruction.

Children are born ready to learn. In the first 5 years of life the brain develops more and faster than at any other time.

ARE SCHOOLS ABLE TO PROVIDE FOR CHILDREN UP TO 6 MONTHS YOUNGER?

Schools already have a range of early learning experiences for children from birth to four years with teachers supporting children at different points in their learning and development. *Launching into Learning* (LiL) provides an opportunity for children and families to begin interacting with school from birth and facilitates a positive transition into Kindergarten.

The Department will continue working with schools to ensure they are able to support all children in Kindergarten and Prep. For example, continuing working with schools to assist any teachers who may need to upgrade their early childhood qualifications, or to allow for any facility modifications. If Tasmania lowers the minimum prep starting age, we have until 2020, when the first group of children will be eligible for Kindergarten, to make sure schools and families are ready for the change.

WILL TEACHERS BE ABLE TO SUPPORT MY CHILD AND THEIR SPECIFIC NEEDS?

Teachers are highly qualified and are equipped to support and nurture children throughout their many, and varied, levels of development. They will continue to be well supported with teacher assistant/s in Kindergarten. Children learn and develop at different rates and teachers and other staff will continue working with families to make sure all children are cared for and supported. This includes providing assistance with going to the toilet, comforting a child who is sick or upset and ensuring children get a rest should they need it.

The National Quality Standards will continue to be our guide. A commitment that, from 2020, all government Kindergartens will be formally assessed against the standards has been made. The Department will immediately commence working with regulatory bodies to give effect to this commitment.

In addition to this, the Government will commit an additional \$4.9 million per year to provide additional teacher assistants to support Prep teachers across the government and non-government sectors.

WHY AREN'T WE DOING WHAT FINLAND DOES AND START SCHOOL LATER?

Most Finnish children attend early learning programs between the ages of 1-5 prior to starting formal schooling.

While some countries with a later starting age do better than Australia in high stakes testing, such as Finland and Estonia, other countries with a later starting age do less well than Australia, such as Sweden, Hungary and Bulgaria.

There are many things to learn from other places in the world, including Finland. However it is not always beneficial to look at communities which do not have the same base community make-up and assume what works there will work here. For instance, the Finnish education system, and Finnish society more broadly, is very different to Tasmania. We need to promote ideas which will work best for children growing up in Tasmania.

HOW ARE WE WORKING WITH THE CHILD CARE SECTOR ON THESE CHANGES?

Lowering the minimum Prep starting age will have an impact on the child care sector in Tasmania. We are working with the sector to firstly understand the impact, then to ensure the impact is minimised in this important change for families.

CAN A CHILD CARE BUSINESS PROVIDE KINDERGARTEN?

Yes. Long day care centres can seek registration as a non-government school (through the Schools Registration Board, which registers non-government schools) in order to deliver Kindergarten.

A for-profit Long Day Care (LDC) that is approved to deliver Kindergarten as a non-government school would be eligible for funding under the National Partnership Agreement on Universal Access to Early Childhood Education (NP UAECE). It would not be eligible for State Government funding as funding is provided to not-for-profit schools only (as per the Education Act).

A non-for-profit LDC that is approved to deliver Kindergarten as a non-government school would be eligible for State Government funding and for funding under the NP UAECE.

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

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19 August 2016

Mr Des Jennings
Northern Midlands Council

council@nmc.tas.gov.au

Dear Mr Jennings

I am writing to provide you with an update on the progress of the new Education Act, particularly as it relates to lowering the school starting age.

As I have previously stated, I am committed to providing every Tasmanian child, regardless of where they live or of their family circumstances, with the opportunity to engage with quality early learning. This is an objective I know that I share with each of you.

The evidence is clear; investing in a child's early years is by far the most effective way of ensuring that he or she will lead a happy, healthy and productive life.

Tasmania has a proud history of being at the forefront of early childhood education. In 1968 Tasmania introduced universal access to publicly funded Kindergarten. We have since introduced a compulsory Prep year, innovative programs like Launching into Learning and Learning in Families Together, and we continue to develop our world-leading Child and Family Centres.

Tasmania also has a long history of providing quality education and care services, and has been very effective in implementing the National Quality Standards across the system.

Despite this, Tasmanians are still not achieving the educational outcomes that they deserve. Saying that we have done enough in the early years is, therefore, not an option.

That is why I have continued to champion lowering the school starting age from five years to four years and six months. I believe that we are at a point in time where, unless we make some significant structural changes to education in Tasmania, we will never bring about the improvement in educational outcomes that we all desire.

There are a range of individuals and groups that have voiced their strong support for this move, recognising the once in a generation opportunity it provides.

There are also those who are opposed to the proposed change, the reasons for which are varied. Having listened intently to these arguments, the Government has now made commitments to address a number of these concerns.

The first is that, in recognition that parents and carers are best placed to decide when their child should start school the Government has agreed that, although the age at which a child can commence in Prep will be lowered to four and half, the compulsory school starting age will remain at five. This still provides access to quality early learning sooner for all children in Tasmania and, at the same time, provides parents with choice.

The second is that, in recognition of the additional learning support that children of a younger age may require, the Government will commit an additional \$4.9 million per year to provide more staffing support in Prep across the government and non-government sectors. This is in addition to the \$17 million a year the Government has committed to supporting the change to the starting and leaving requirements. This includes funding to support students with disability and to provide extra professional staff such as speech therapists and school psychologists as the additional students move through the system in the implementation phase. The Government has always said it would resource the change and I want to assure you that will be the case.

The National Quality Standards will continue to be our guide. I have also committed that from 2020 all government kindergartens will be formally assessed against the Standards. The Department will immediately commence working with regulatory bodies to give effect to this commitment.

Finally, the Government will continue to build on the fantastic work being undertaken by our early childhood educators, to ensure that all Tasmanian students, from kindergarten to grade two, have access to appropriate, innovative, quality early learning. We will work with educators and support staff, with parents and carers, child care services, and the community, to ensure that every Tasmanian child has access to innovative early learning in environments that foster curiosity and wonder.

The Government will work with the child care sector to minimise the impact as we make the transition to the new arrangements.

An updated Early Years Fact Sheet which explains the proposed changes is available online, on the Department of Education Website:
<http://www.education.tas.gov.au/documentcentre/Documents/Early-Years-Education-In-Tasmania-Fact-Sheet.pdf>

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jeremy Rockliff', written in a cursive style.

Hon Jeremy Rockliff MP
Deputy Premier
Minister for Education and Training

EARLY CHILDHOOD SECTOR MEETING – LAUNCESTON 7.30PM 29 SEPTEMBER 2016

Brief Notes:

- Education Act being reviewed by Government after some 20 years which needs to be done and is a positive thing, however the change for lowering the school age is not appropriate.
- Could provide kindergarten for children at risk in long day care, but it would cost.
- Say proposed dates are optional, parents can choose to send
- Lack of communication with childcare sector because say that childcare has an invested interest, but have communicated with schools supporting changes and they certainly also have a vested interest.
- Think that parents will take up option due to peer pressure when other children start attending schools. Also working parents will send children to school as \$100 per day at childcare, \$100 per year at kindergarten.
- Small children are already now under pressure more as both parents work more, or study etc.
- 3.5 year olds will go to after school care with older children up to 13 years old which will cause ratio problems.
- Routines in childcare are based on individual children, and they are cared for individually.
- School routines are based on the clock not children.
- Kindergartens – some are great some not so great.
- UK and USA reduced school age then put it back up.
- Childcare is assessed by independent third party and in Tasmania reaching very high standards
- Schools assessed in house by principles.
- Early Childcare Services Aust concerned with lowering of school age.
- There is trusted relationships built in childcare, but at schools children are dropped at the gate.
- Children will miss out on support (example of a child not accepted at school because he had a broken leg), example of childcare service purchasing clothes and other essentials for children in need in low socio areas.
- Jeremy Rockcliffe social media site has videos and comments from childcare sector on it which should be read by people involved.

Economic Consequences from 2020 considerations:

- 25 – 28% reduction in childcare services is the expected impact based on analysis of 10% of population area.
- Fees will need to increase, ratios will need to be reviewed.
- High risk of closure especially in rural and remote areas across the state.
- Community support funding also discontinued from 2017 which has even further impact on sector.
- With closure in remote areas the impact could be up to 39 – 47% reduction.
- Estimated 500 carers could loose jobs across Tasmania.
- Fee capping from Govt will also impact charge amounts.
- Government says Early Childcare Services are incorrect that there will be only an 11% reduction in childcare participation. However, they have failed to take into account all factors such as loss of 5 year olds. Saying childcare workers can work in school etc

- Lady Gowrie analysis validated the Early Learning Services data.
- Family day carers also effected on top of the above reductions.
- Family day care ratios and business plans will be shot to pieces with proposed change to lower school age.

Other Issues

- 3.5 year olds on buses, seat belts, falling asleep etc.
- 3.5 year olds waiting at bus stops, walking on roads etc.
- What will the children do before 9am and after school 3pm – was at childcare?
- Lower amount of production required for services to the current childcare centres – flow on effect.
- Why not use the childcare services skills with some days free services to all 3.5 year olds so none are missing out.
- Generally principals of schools do not want younger children.
- Will After School Care ratios change from 15:1 if 3.5 year olds are accepted?
- Parent requirement for choice childcare is common nationally with high requirement including: friendly and flexible staff, clean and modern facilities, quality staff, close to home.
- Schools do not have as much flexibility – no flexible hours.
- Labour Party and Greens do not support lowering the school age.
- Upper House to debate issue from 11 October to 18 October
- Only way to assist with not supporting change is to lobby local MLC's about the concerns of individual services.
- Children born this year 2016 will be effected by change.
- Some people not objecting as it does not affect them immediately.
- If you are not worried about your business, your children – then don't worry about childcare either as it childcare services may not be around.
- On a positive note the Government has put up \$22m for childcare services new business plan assistance, some capital works funding for catering for even younger children in the future.

Motion put and passed at the meeting.

Moved Joes ?? / Paula O'Connell

To leave the school starting age at 5 in Tasmanian Schools. Carried.



NORTHERN
MIDLANDS
COUNCIL

Perth Recreation Ground

2030 Master Plan



LANGE

design

landscape architecture

Reviewed July 2016

Client

Northern Midlands Council
13 Smith Street
Longford Tasmania

Consultant

Lange Design
PO Box 5017
Launceston Tasmania

Disclaimer

This report has been prepared in accordance with the scope of services described in the contract between Lange Design and Northern Midlands Council. The report relies upon data, surveys and other information specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the client. Furthermore, the report has been prepared solely for the use by Northern Midlands Council, and Lange Design accepts no responsibility for its use by others.

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1 Background

Northern Midlands Council has identified the redevelopment of the Perth Recreational Ground as a significant project within the open space and recreational fabric of the municipality.

This Master Plan will provide Council with information for the future planning and detailed design and construction of internal traffic infrastructure, the combined AFL and cricket playing field, maintenance facilities and additional community recreational activities.

The information contained within this report is a collaborative effort between the author, Northern Midlands Council and the key stakeholders from each of the interest groups that utilise the recreation grounds. Information has been sourced from Council documents and reports, stakeholder consultations, community surveys, site investigations, site survey data and aerial photography.

Perth Recreation Ground is home to a number of current users including:

- Perth Football Club
- Perth Cricket Club
- Perth Athletics Club
- Perth Scout Group
- Perth Primary School

The oval is largely used by the Perth 'Magpies' Football Club (Division 2), and junior football club for games and training during the winter season. During the summer months, the Perth 'Demons' Cricket Club use the grounds for training and games.

The grounds are currently 'rested' for approximately six weeks between the ending of the football season and the beginning of the cricket season. This timeframe is however, weather dependent.

Results from the recent community survey indicated that the predominant use for the grounds is leisurely walking and dog walking. This survey also found that the majority of users of the grounds live between 500 metres and one kilometre from the facility with most users walking to the grounds. Further results of the user survey are detailed within this document.

The recreation ground also has a local skate park facility, which is open to the public at all times.

2 Context

The Perth Recreation Ground is located within the northern Tasmanian township of Perth, which is approximately six kilometres from Longford and approximately seventeen kilometres from Launceston.

Perth is centrally located between Evandale and Longford, which is the main business centre of the municipality (refer figure 1). The Perth Recreation Ground is easily accessible from both towns as well as Launceston to the north.



Figure 1 – Contextual Map of Perth.

The Perth Recreation Ground covers an area of approximately 3.8 hectares, and is bound by Fairtlough Street to the west and Elizabeth Street to the south. Residential properties border the ground to the north and east.

The grounds are centrally located within the township of Perth, and is easily accessible from all areas within the township, by either driving, riding or walking.



Figure 2 – Contextual Map of the Perth Recreation Ground (PRG).

Current built forms within the recreation ground are focused in the north-western corner of the site, with the oval taking up the south-western portion. The existing skate park is positioned in the middle of the north eastern corner, with a larger open space area forming the eastern boundary.

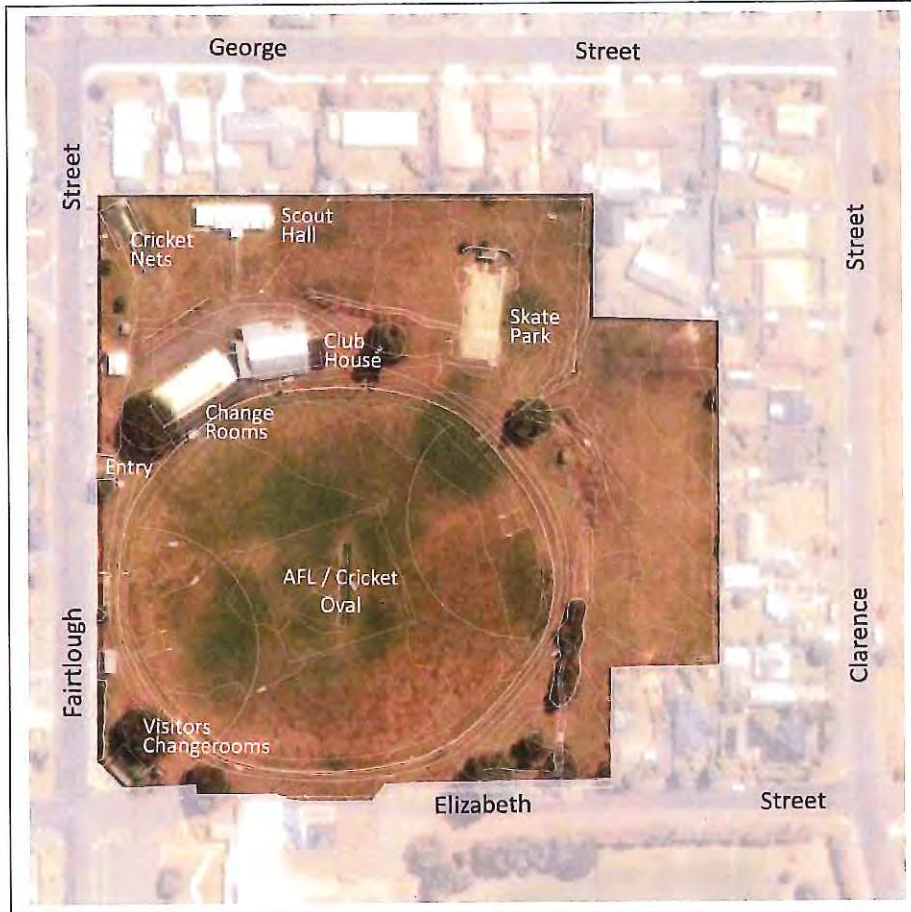


Figure 3 – Site Map of the Perth Recreation Ground.

3 A Plan for the Future

The primary purpose of this master plan is to redevelop the existing sporting facilities of the grounds and to forge a central recreational and sporting precinct for Perth.

As a result of detailed consultations with Northern Midland Council representatives, Perth Recreation Ground Committee members and survey responses from the community, the following items have been raised as key issues to be addressed and included within this Master Plan.

1. Remove skate park.
2. Upgrade access and car parking.
3. Upgrade oval size and surface.
4. Relocate and upgrade cricket practice nets.
5. Provide an alternative area for children and youth.
6. Refurbish the surface finish in the change rooms.
7. Upgrade the scoreboard.
8. Upgrade maintenance and storage facilities.
9. Potential for tennis courts.
10. Additional trees and vegetation buffers.
11. Upgrade oval lighting.
12. Additional shade and seating.
13. Usability of all open space areas.

Other items that were raised during the consultation process included:

- a. Site drainage.
- b. Tree removal and replacement.
- c. Maintain car based spectator areas.
- d. Upgrade coach and player boxes.
- e. Provision of all-weather access around clubhouse and change rooms.
- f. Upgrade fencing to street frontages.
- g. Provision of ball screen fence at Fairtlough Street end of oval.
- h. Upgrade of pedestrian access from Community Centre and school.

Each item from these two lists are explained in greater detail within the following pages of this report.

4 Background Research

To gain a thorough understanding of the Perth Recreation Ground (PRG) and the importance of the ground to the Perth Community and the municipality of the Northern Midlands Council, a detailed investigation into the demographics, use, and features of the grounds was performed.

The primary method of gaining this information, other than consultation with Council and the PRG Committee, was in the form of a user survey. This survey (refer appendix 3), was distributed to the local community via a letterbox drop as well as made available on Council’s website. The survey asked respondents a series of questions regarding their use, visitation, opinions and expectations of the recreation grounds. These findings are as follows.

Demographic Results

Results from the community survey found that the majority of users of the Perth Recreation Ground live less than one kilometre from the grounds (refer figure 4), with the majority of users being adults from 25 to 64 years of age as detailed in figure 5.

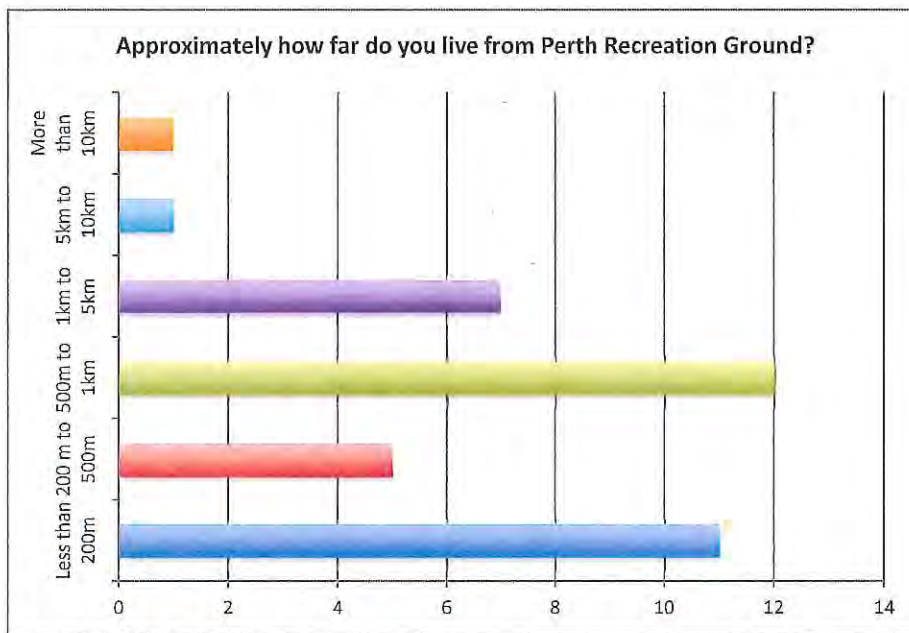


Figure 4 – Distance Users Reside from PRG

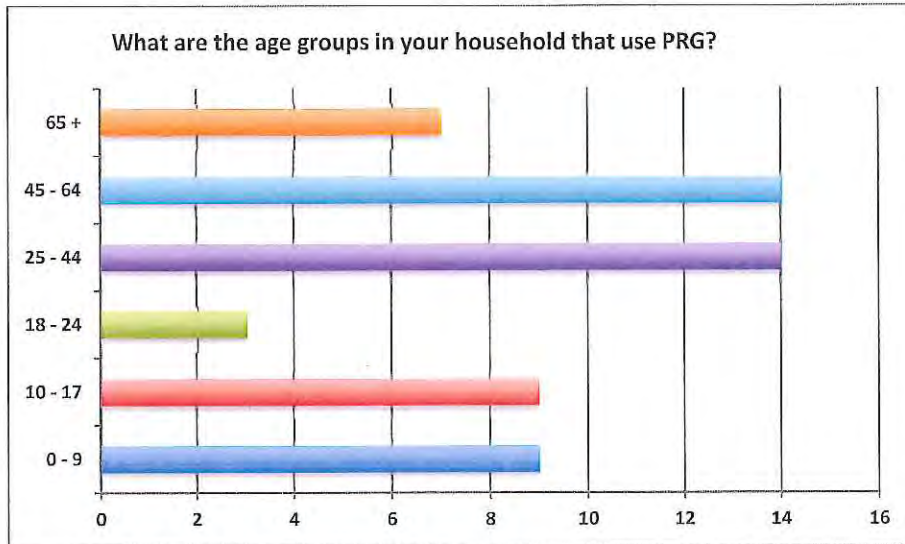


Figure 5 – Age Groups that Utilise PRG

Although community usage of the grounds varied, most visitors to the grounds utilised the area for walking. This also included the walking of dogs. AFL and cricket were the next main usage areas as shown in figure 6. The results represented by 'other' include private functions, social activities, running and hockey.

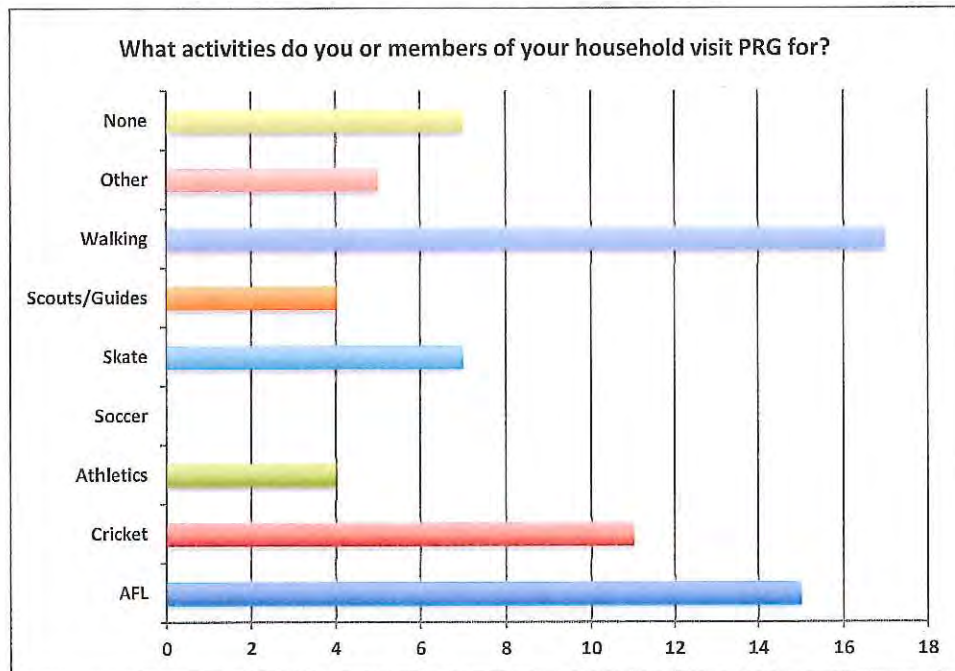


Figure 6 – User Activities at PRG

When asked by what transport means users reach PRG, most responded with walking. This is not unexpected as walking is the main usage of the grounds, with visitors residing only a short distance from the grounds. The results represented by 'other' include scooters and running.

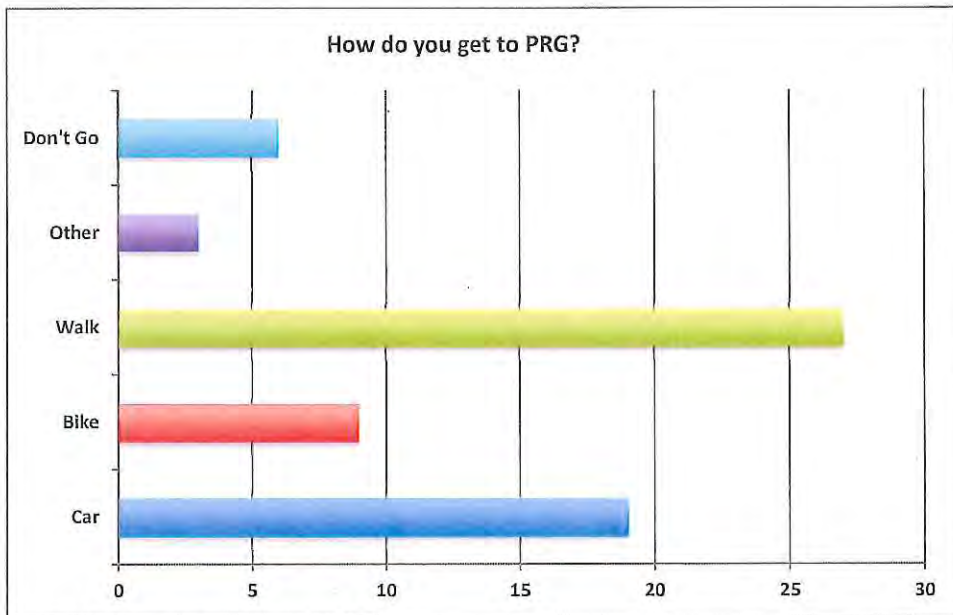


Figure 7 – Mode of Transport to PRG

Of those surveyed that visit PRG, they are regular, consistent users with most visiting the grounds on a weekly basis as shown in figure 8.

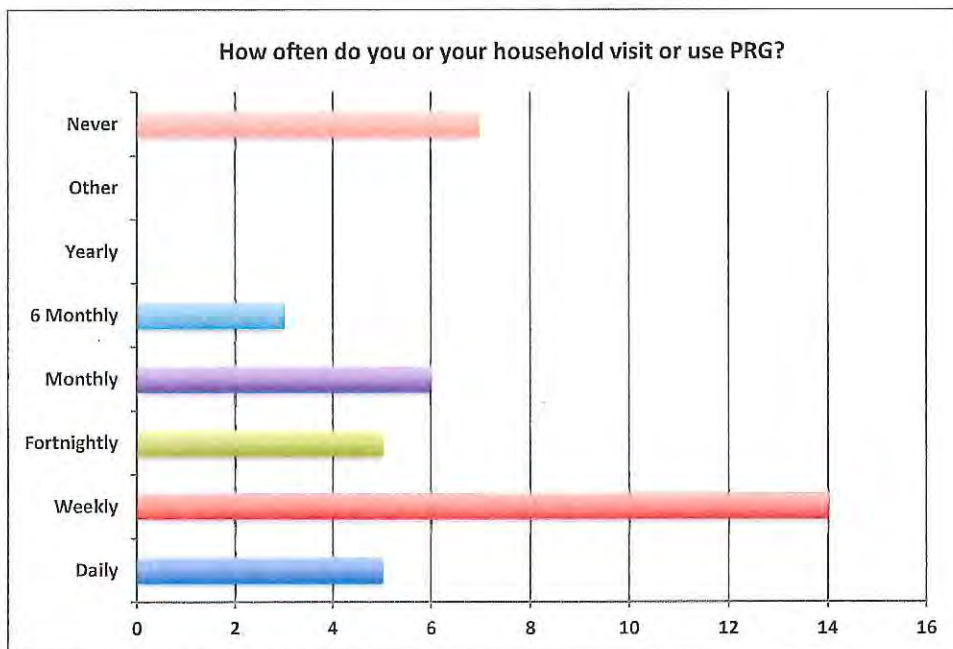


Figure 8 – Frequency of Visits to PRG

Site Assessment Results

Respondents were asked about their likes and dislikes of the current grounds and facilities at PRG. Results in figures 9 and 10, show that the oval and the open space were the drawcards for the grounds. The results represented by 'other' included the sounds of footy enthusiasm on the weekends.

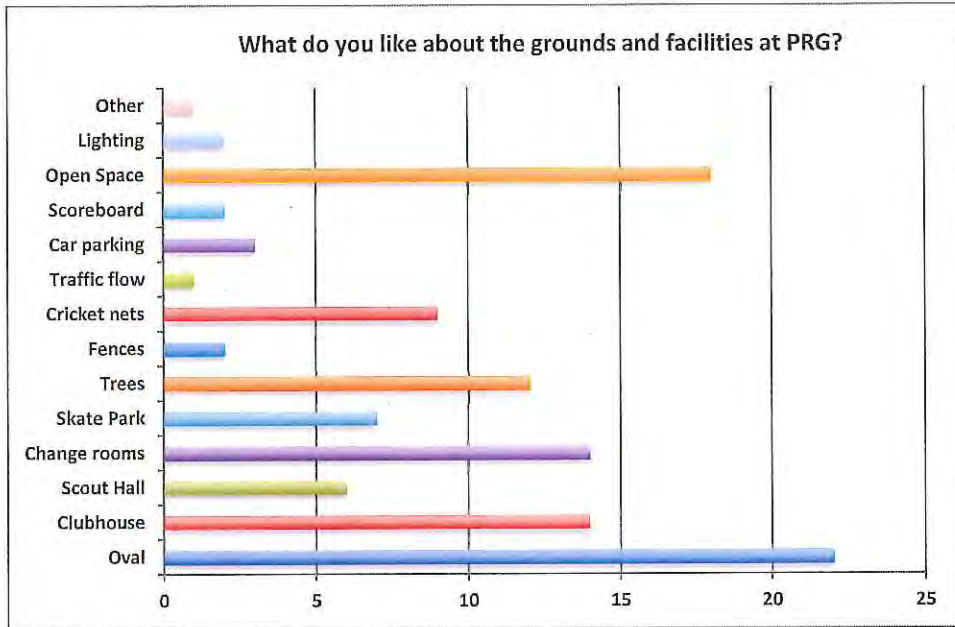


Figure 9 – Most Liked Features of PRG

Fencing, the skate park, poor drainage and car parking facilities were highly disliked as all of these aspects had been previously discussed as items of concern with the PRG representative committee. The results represented by 'other' included maintenance of open space, lack of walkways and too few rubbish bins.

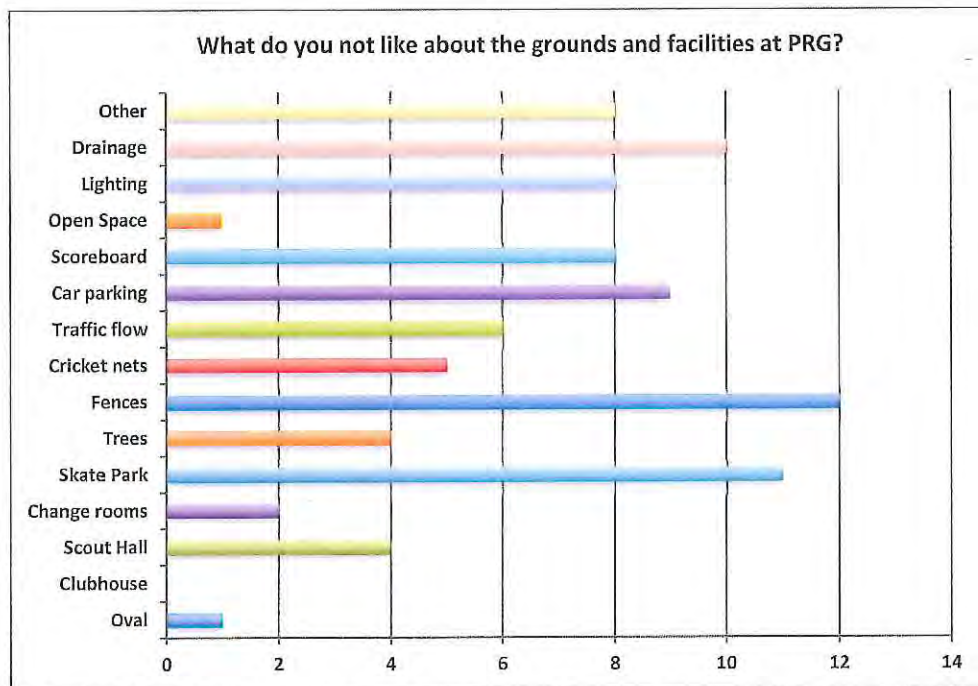


Figure 10 – Most Disliked Features of PRG

Additional comments made by survey respondents with regard to disliked features included:

- Open space is not mowed frequently enough.
- Long grass around skate park.
- Dumping of grass over back fences.
- Football going on to road and adjoining properties.
- No walkways.
- Too much gravel.
- Too muddy.
- Not enough rubbish bins.
- Bad language, especially in skate park.
- People are at the skate park too late.
- Too many hoons after hours.
- Skate park is poorly lit.
- Gates should be locked at 7:30pm.
- Require more police presence as only a matter of time before someone is hurt.
- Outdoor kiosk.
- Road surface.
- Guide/Scout hall needs major upgrading. Is funding available?
- Tree over change rooms.

When respondents were asked what they would like to see added to PRG, responses were quite varied. Many users had no response or felt that nothing further was needed. Other responses included:

- Small children's playground.
- Existing cricket nets and surrounding area needs major upgrading.
- Playground and seating.
- Children's playground, sealed driveway and car parking area.
- Undercover area for shade outside.
- Playground suited to smaller children.
- Mowing of open area to allow additional play space.
- Speed humps at Elizabeth and Fairtlough Streets intersection to reduce irresponsible speeding drivers entering and leaving grounds.
- Upgrade old change room for more usage and activities for Perth area.
- Seating around the skate park.
- Seal around clubrooms.
- Open space at back leveled for further usage.
- Regular mowing.
- Use of clear space on Clarence Street side of ground
- Improved seating.
- BBQ facility.
- Pump track for bikes.
- Nicer entrance to grounds with tarmac roadway.
- Replace the ugly paling fence with something classier.

- Sealed entrance and beyond.
- BMX track and kids playground.
- BBQ's with undercover area.
- More parking.
- Parking and elevated seating.
- Lighting.
- Upgrade to scout/guide hall.
- Better car parking, perhaps out back.
- Better lights.
- Larger grounds.
- A senior citizen hall entrance off Elizabeth Street. The ground was donated to Council for a bowling green but has not been put into use. A senior citizen hall for carpet bowling, a kitchen, dining room, etc as we have to share with the childcare people who do not like it when we have to have full use of the community centre. It upsets their routine and we have been told they are worried with the little ones around the older men. We need our own space.

Responses regarding items to be removed from PRG were much more unified with 52% of respondents requesting the removal of the existing skate park. Comments regarding the skate park centred on the anti-social behaviour, vandalism, excessive late noise and rubbish.

Additional comments regarding removal of items from PRG included:

- Big old tree next to the changerooms.
- Nothing to be removed, but all to be upgraded.
- Remove wall and roof from skate park.
- Trees very messy and require tidying up.
- Old timber building.
- Trees that were identified for removal many years ago (1999-2000).
- Removing of timber fences to assist with visual access.
- Large pine trees.
- Just needs tidying up. Look at Evandale grounds and copy it.
- Gunns advertising on back of the scoreboard.
- Trees.
- Very old signage.
- Old building behind goals.

Users were asked to prioritise the importance of possible changes to PRG. Analysed responses indicated the following priority list in order from most important to least important.

1. Removal of skate park or relocation to a more visual and accessible position.
1. Improvements to car park layout.
1. Improvements to traffic flow and road surface.

2. Installation of a small playground with close proximity to Fairtlough Street.
2. Upgrade of fence along Fairtlough Street to a 1.5 metre high chain link fence.
2. Include a 4 metre high safety fence section along Fairtlough Street immediately behind the goal posts.

3. Increase size of oval to meet division standards.
3. Relocation of cricket nets and provision of an additional cricket practice net.

4. Upgrade existing flooring in change rooms to non-slip.

5. Upgrade scoreboard to an electronic, remote controlled scoreboard.
5. Remove existing storage sheds and build one shed with separate storage bays for each user group.
5. Provision for additional sports and activities.

6. Repair existing cricket nets.
6. Create a vegetation buffer along the fence line of adjoining properties.

7. Upgrade of oval lighting for training and potential night games.

8. Provision of shade sails off existing club house and change rooms.

5 Proposed 2030 Plan

The consultation process with Council and the user groups concluded with a list of objectives for future works that would enable the current usability of the grounds to be advanced to accommodate the local community beyond the year 2030.

The thirteen key elements of the 2030 plan, in order of priority, include:

- Removal of skate park.
- Sealed entry drive and formalised car parking.
- Football and cricket oval upgrade.
- Relocate and upgrade cricket practice nets.
- Multi-purpose concrete loop track.
- Change room flooring.
- Scoreboard upgrade.
- Maintenance facility for all user groups.
- Tennis courts.
- Additional trees and vegetation buffer.
- Oval lighting upgrade.
- Additional seating and shade.
- Usability of all areas.

Additional elements that are included in the redevelopment of the grounds include:

- Site drainage.
- Tree removal and replacement.
- Maintain car based spectator areas.
- Upgrade coach and player boxes.
- Provision of all-weather access around clubhouse and change rooms.
- Upgrade fencing to street frontages.
- Provision of ball screen fence at Fairtlough Street end of oval.
- Upgrade of pedestrian access from Community Centre and school.

The key elements above are described in detail below, including their placement within the overall program of works. Refer to the Master Plan (appendix 1) for the graphic illustration of the proposed upgrade works.

5.1 Removal of Skate Park

The skate park in its current location poses a significant issue with the recreational ground committee and the adjoining residences. The location of the skate park encourages anti-social behavior as it is hidden from Fairtlough Street by the clubhouse and change rooms, and is obscured by residential boundary fences to the north and east.

To allow for future proposed works, the skate park must be removed from the recreational grounds, and therefore requires full demolition. It is proposed however, that an alternative concrete loop track is provided adjoining Fairtlough Street that will cater for all age groups and a variety of activities including skateboarding, scooters, bicycles, roller-blades and wheel-chairs.

The removal of the skate park will also provide an area to accommodate the proposed tennis courts and cricket practice nets.

5.2 Sealed Entry Drive and Formalised Car Parking

The master plan addresses vehicular access and car parking which arose as a high priority for the recreational ground future works. Existing access consists of uneven compacted gravel pavement with pot holes and a variance in materials ranging from loose blue metal gravel to earth.

The general alignment of the existing driveway has been retained as illustrated on the master plan, with the width formalised to comfortably accommodate two way traffic.

In addition to the sealed driveway, a thirty-eight bay sealed parking area is proposed to be located centrally to the clubrooms, scout hall, tennis courts and concrete loop track area. In addition to these bays, five more have been allocated near the change rooms for staff and dignitaries.

The formalised car parking allows for all weather access to the adjoining buildings. Furthermore, the car park closest to the scout hall can be utilised as a hardstand area during scouting events.

The finish of the car park and driveway shall be asphalt pavement. This pavement consists of an engineered sub-base, associated drainage (above and below), and a 30 millimeter thick wear layer of rolled asphalt. Line marking, including disabled parking bays, will provide formality and distinguishable parking.

5.3 Football and Cricket Oval Upgrade

The primary objective of the Perth Recreation Ground is to upgrade the existing oval in size, playing surface and fencing. With the redevelopment of the football oval, the existing cricket wicket will also be upgraded due to earthmoving requirements.

The proposed upgrade of the oval will include extending the playing surface to 155 metres along the east/west axis, and 120 metres long on the north/south axis. The larger oval will also include a 5 metre wide run-out space between the extent of the playing surface and the new 900 millimetre high galvanized post and rail chainmesh perimeter fence.

Demolition of existing stormwater gully pits, existing lighting, fencing, and vegetation within the extent of the new oval, is required to allow for the new works. In essence, the works program for this upgrade will have to be coordinated with the cricket and football club regarding the use of another field due to optimal construction periods coinciding with both playing seasons.

As part of the upgrade, Council will be required to engage a specialist sports field engineer to design and document the project to ensure all aspects of the oval are included and designed specifically for this site.

Although the oval upgrade is the primary objective of this master plan, lighting for the oval must also be considered during the design and construction phase with regarding the placement of electrical conduits. The initial allowance of these elements will ensure the installation process of future lighting would not cause unnecessary disruptions to the adjoining building and new playing field areas.

5.4 Relocate and Upgrade Cricket Practice Nets

The Perth Cricket Club requested as a priority, that the existing cricket nets be upgraded with the possibility of adding another pitch. The proposed master plan illustrates not only three practice nets, but also a new location.

The proposed location would comfortably accommodate three full size nets, and also allow for a larger run-up space for pace bowlers. The new location allows for the area where the existing nets are, to be utilised for the new formalised car park and the multi-purpose concrete loop track.

The proposed cricket practice area will consists of three 3.6 metre wide nets with 20 metre long side panels, and a chainmesh roof to cover a 6 metre long area over the batting crease. The two middle nets must be a minimum of 21 metres long to provide additional safety for adjoining net users.

For durability and longevity, the new cricket practice nets would incorporate galvanised steel posts, top and bottom rails, and heavy-duty chainmesh netting with a black PVC coating. The playing surface within the nets would consist of a concrete base slab with two grades of synthetic turf cover, one for the pitch and the other for the adjoining surface leading out to the 21 metre mark.

Ideally, two nets would be gated for club use, with the third net allocated for club and public use.

5.5 Multi-Purpose Concrete Loop Track

As the skate park only provided one form of activity, the master plan illustrates an alternative and multi-purpose area for wheeled play. With a safety fence along the Fairtlough Street boundary, the proposed area is contained within the recreational ground, but remains fully accessible to the public.

This new location provides greater visual surveillance from the street, which therefore significantly reduces anti-social behavior.

With the creation of a concrete loop track of varying widths, turns, low berms, humps and the inclusion of skate park elements such as a fun box and grind rails, the space will offer users a choice of activity that they can participate in. Such activities would accommodate skateboards, scooters, inline-skates, bicycles and wheel-chairs either separately or all at the same time.

With the addition of grassed mounding, shade trees and informal seating, the area can also be used as a hang-out space for any age group at any time of the year. It is envisaged that the area would be highly utilised during games days and weekends.

5.6 Change Room Flooring

Although the change rooms are a recent addition to the recreational ground, the existing surface of the floors pose a safety risk due to players slipping prior to, during and after games. It is proposed as part of future works, to re-surface these areas to ensure player safety is maintained.

The type of floor finish would provide stability for players during their change room pre-game warm-up, half-time break, and full-time activities. Hosing down the floors is also a primary objective for the non-slip finish, due to mud and grass that can be brought into the room during games.

The preferred finish would consist of a rubber matting that is applied over the top of existing concrete flooring. The rubber matting would be seamless and secured to the concrete floor to prevent lifting, tearing and bubbling. This flooring finish is a sound attenuator, and can easily be cleaned off and maintained.

5.7 Scoreboard Upgrade

The current scoreboard is insufficient in showing the complete method of score keeping for AFL games. The proposed scoreboard would be positioned in close proximity to the location as the existing scoreboard, as this location can be seen from the change rooms and inside the clubhouse.

The proposed scoreboard will be a remote controlled electronic scoreboard suitable for AFL and cricket games, with letters/numbers up to 200mm high.

5.8 Maintenance Facility for All User Groups

Currently, there are four separate buildings on the grounds for storage of equipment and maintenance materials for all user groups. As most of these buildings are either too small or are quickly deteriorating, the master plan proposes that they are demolished and one large shed facility for all user groups is provided.

It is envisaged that the large, architecturally designed or pre-fabricated shed with a maximum height of 6 metres, would consist of three or four bays separated by steel mesh. This would allow each club to access their own storage space at any time.

The grounds maintenance section should be the larger portion of the shed to cater for the maintenance equipment (tractor, mower, etc), as well as storage of tools, chemicals and fuels. This section would also include a workbench, and work-safe safety area consisting of a shower and eye-wash station.

As illustrated on the master plan, the maintenance shed would also have a large concrete hardstand area to the front for vehicle wash-down and parking. Concrete pavement access to the side and rear of the facility would be secured with a 2 metre high man-proof fence.

5.9 Tennis Courts

There is an opportunity within the recreation grounds to accommodate two traditional, competition size tennis courts and a shelter. As illustrated on the master plan, this opportunity occurs between the proposed cricket nets and the maintenance shed.

The tennis courts would be hard surface (asphalt), with acrylic surfacing and court lines applied in accordance with Australian Industry Standards. Dimensions for each court would be 33.5 metres (minimum), by 16.4 metres (minimum). Fencing shall fully envelop the courts in accordance with the Sports Contractors Association Limited "Guide Specifications for Tennis Court Construction".

5.10 Additional Trees and Vegetation Buffers

Trees within a recreational area provide shade during summer and some protection during wet weather, but they also establish a parkland atmosphere through scale, form, colour and texture. With the proposed works illustrated on the master plan, there are a few existing trees that require removal, however, there are far more trees proposed than that being removed.

The trees illustrated on the master plan that line the driveway and envelop the oval, would ideally be specimen trees that do not increase the requirement of seasonal maintenance. For example, deciduous trees are satisfactory, however, large leaf varieties will cause more leaf litter.

Also, the seed and fruit from trees must be considered as large seeds can pose problems for park users and maintenance machinery, and abundant fruits may cause insect and bird issues.

Longevity of proposed trees is another aspect to consider when selecting specimen trees as most trees take thirty to forty years to reach maturity, and may live longer than eighty to one hundred years.

The other trees throughout the park add depth to the parkland atmosphere, as well as shade to car parking areas and screening from neighbouring homes. Trees selected should be a mix of ornamental and Australian native to provide variance in seasonal change, colour, form and texture.

Vegetation buffers are proposed along the northern and eastern boundaries of the site. The buffer along the northern residential boundary would consist of small to medium sized columnar trees planted close together, to provide screening from adjoining residences whilst providing a green backdrop for those residents.

The vegetation buffer along the eastern boundary would generally consist of small to medium size open trees with a rounded or oval shaped habit. Such trees would also provide screening from adjoining residences whilst providing a green backdrop for those residents.

5.11 Oval Lighting Upgrade

With the expansion and upgrade of the oval, the lighting will also require replacement. It is preferred that the lighting be upgraded to training purpose lighting for local club level, which in accordance with Australian Standard 2560.2.3 – 2007 Sports Lighting, is 50 LUX (maintained average horizontal illuminance).

The lighting must be designed by a lighting engineer to ensure the visual tasks can be comfortably performed by the club players. Consideration must also be made to ensure any spill lighting does not affect neighbouring homes. The lighting locations as illustrated on the master plan are diagrammatic only and are not considered final locations.

5.12 Additional Seating and Shade

The existing clubhouse and change rooms face the oval with the surface in between consisting of asphalt pavement and grass. It is proposed to extend the asphalt to finish in front of the clubhouse and to install permanent shade structures. The structures will provide shade during the summer months and some protection from wet weather during winter.

The structures would be made from durable materials and be resilient to vandalism. Materials would include steel posts and beams in forms that are sympathetic to the current architecture, with the shading material consisting of metal sheeting and steel battens. The structures should be designed to allow unrestricted views from within the clubhouse to the full extent of the oval including the scoreboard.

Permanent seating between the oval and the clubhouse is also proposed. This seating will be in the form of aluminum bench seating directly behind the perimeter fence of the oval, and picnic style seating adjoining the clubhouse.

5.13 Usability of All Areas

There are areas within the recreational grounds that do not have a specific purpose or are merely transition spaces between functional areas. These areas are important regarding the usability and navigation of the whole site.

By maintaining these areas, the overall atmosphere of the grounds is heightened and made more user friendly. It is therefore envisaged that all transition areas and other areas with no specific purpose, are useable in the form of consistent grades with no unnecessary undulations, and are regularly mown to keep a parkland atmosphere.

5.14 Site Drainage

Currently, site drainage poses an issue during the winter months of the year and in particular, the AFL season. During inclement weather, water pools around the perimeter of the existing oval, resulting in water logged and muddy areas.

Site drainage is also an issue elsewhere in the site including around the scout hall, and existing cricket nets. The eastern area of the site has an open swale drain and undulations.

It is proposed as part of the redevelopment of the Perth Recreation Grounds that site drainage be upgraded to ensure the site is free draining, and offers continued use and ease of maintenance.

Improving site drainage will incorporate an upgrade of the current underground stormwater infrastructure, overland diversion swales and additional gully pits. With the upgrading of the driveway, the new compacted road-base road-way linking Elizabeth Street, the sealed car park and full redevelopment of the oval, site drainage must be considered holistically from the outset.

The complete drainage network for the site must be designed with consideration to neighbouring street drainage systems. It is possible, however, that the total drainage system across the site can be staged, with the primary infrastructure incorporating the road-way and car park areas, and the redevelopment of the oval.

5.15 Tree Removal and Replacement

The trees that require removal include the large Oak tree that adjoins the new change rooms, the Oak tree to the north-east of the existing oval, and several other trees near the south-eastern corner of the site.

The large Oak tree that adjoins the recently constructed change rooms may cause maintenance and structural problems in the future. Although the Oak tree is mature, the size and spread of the tree will continue, and therefore may interfere with footings and underground services in the future.

The decision must be made as part of the redevelopment of the grounds whether to retain the tree or remove it now before future issues arise. With the removal of this tree, there are approximately 50 new trees proposed. With the planning of this master plan, these proposed trees would be able to reach maturity without interfering with any existing or proposed structures or activities.

5.16 Maintain Car Based Spectator Area

As illustrated on the master plan, a new compacted road-base roadway is proposed to connect the driveway with the proposed exit to Elizabeth Street. The alignment of this new road-way also accommodates car based spectator parking from the eastern side of the clubhouse around to the south-eastern area of the oval.

The car parking area will be grassed and of a width to comfortably allow vehicles to nose up to the oval perimeter fence and watch the game. Open grassed areas to the east of the proposed roadway also allow additional parking between the proposed avenue trees.

5.17 Upgrade Coach and Player Boxes

The existing coach and player boxes are deemed insufficient by the AFL and cricket committee members, due to their size and comfort. New structures with better seating and protection from the elements are proposed in the redevelopment, with their locations roughly the same as where they are now positioned. The new structures would consist of steel frames with metal roof and side paneling.

5.18 Provision of All-Weather Access Around Clubhouse and Change Rooms

All-weather access to and around the existing buildings is considered a standard requirement for the redevelopment of this site. It is proposed that concrete pavement is provided between the new driveway and car parking area and the area between the clubhouse and the change rooms.

This pavement area would be separated from traffic by bollards, to ensure pedestrian safety is maintained at all times.

5.19 Upgrade Fencing to Street Frontages

The existing timber paling fencing fronting Fairtlough Street and Elizabeth Street restricts visual surveillance into the grounds. It is understood, however, that this current fencing also prevents the non-paying public from watching games from the street.

The proposed removal of the timber paling fencing is considered a minor inconvenience when compared with lost revenue of spectator entry fees and the overall safety and security of the grounds all year round.

It is proposed that any new boundary fencing would be in the form of a 1.2m high galvanised post and rail fence with galvanised chainmesh netting. This style and height of fencing provides ample security for young children from entering the roads during game days and sporting events, but also controls pedestrian access to designated points.

5.20 Provision of Ball Screen Fence at Fairtlough Street End of Oval

As part of the oval upgrade, a tall screen fence is proposed to prevent footballs from entering Fairtlough Street and adjoining residences at the western end of the oval. Currently, it is not uncommon for footballs kicked through the goal posts to go over the existing fence and onto the street.

A new 6 metre high ball screen fence structure shall be specifically designed and engineered to ensure stability and strength to allow specialist netting to remain in place throughout the year.

Netting shall be light weight and consist of polypropylene webbing stretched between upright posts, with stainless steel wire rope guides to hold the netting in place.

The extent of the ball screen fence shall ensure that any ball kicked from anywhere along the 50 metre line within the field, is adequately captured.

5.21 Upgrade of Pedestrian Access from Community Centre and School

There is currently one pedestrian access gate adjoining Elizabeth Street. It is proposed that this entry be repositioned along the fence line to be in alignment with the access behind the community centre and the school.

This realignment will allow easier access to the recreational grounds from the school and the community centre.

6 Costings

As an integral component of this master plan, Core Construction Management (quantity surveyors), were engaged to provide a cost estimate for the proposed works. The estimates, (refer appendix 3), are based upon each item and their associated quantities as shown on the master plan.

Below is a schedule of each key element of the 2030 master plan, illustrating the estimated construction cost of each element, including the associated works required to achieve the completion of that element. The estimates include a 20% contingency which is a standard percentage for master planning works. GST is not included in these prices.

Proposed Works	Estimated Cost
Removal of skate park (Including fence and shelter)	\$ 45,960.00
Sealed entry drive, car parking, and road-base roadway (Including cricket net removal, removal of Oak tree, topsoil striping, cricket storage shed, and installing bollards, ticket booth and stormwater works)	\$ 331,440.00
Oval upgrade (Including removal of Oak tree, perimeter fencing and lighting, and installing oval, posts, lighting, line marking, perimeter fence, ball screen fence, boxes, and stormwater)	\$ 927,030.00
Relocate and upgrade cricket nets	\$ 108,000.00
Multi-purpose concrete loop track (Including, mounding and grassing)	\$ 163,800.00
Clubhouse and change room upgrades (Including, flooring, pavement, shade, seating and grassing)	\$ 100,440.00
Scoreboard upgrade	\$ 12,000.00
Maintenance facility (Including demolition of existing sheds, and installing pavement and fencing)	\$ 117,660.00
Tennis courts and shelter	\$ 131,400.00
Trees and vegetation buffers	\$ 21,504.00
Boundary fencing (including demolition of existing fences)	\$ 30,648.00
Usability of all areas (Including regrading, grassing and stormwater)	\$ 137,940.00
Other (Services location)	\$ 6,000.00
Total	\$ 2,133,822.00

7 Implementation Strategy

Each of the thirteen key elements of the 2030 master plan are integral components of the overall redevelopment of the Perth Recreation Ground. The implementation of each component requires detailed planning, funding, project management and finally construction.

The priority of the thirteen key elements as listed in the previous section, establishes an order of construction that will ensure each element is possible, as long as the construction staging of that element is funded and scheduled in advance. For example, the skate park must be removed to allow for the extension of the oval, and the construction of the new cricket nets and tennis courts. Furthermore, the removal of the existing cricket nets will allow for the construction of the sealed driveway and car parking area.

This implementation strategy outlines the potential staging program for works identified from 2017 through to 2030. This, however, is dependent on the sourcing of funds. If all funding is achieved at once, then the proposed staging of works below would be modified to fit a tighter construction period.

If funding is achieved over the next thirteen years, then the staging program below is the preferred option. The figures associated with each stage is determined by the scope of works required to construct that specific stage. Costing across all elements may be manipulated due to the progression of works required to achieve the construction of a particular stage.

The Proposed staging of works from 2017 through to 2030 is as follows;

Stage: One
Time frame: 2017 - 2019
Estimated Cost: \$ 849,590.00

Associated Works:

1. Ensure player safety within the change rooms by upgrading the flooring surface as the number one priority.
2. Demolish skate park to allow for all future works associated with its current area.
3. Strip, stockpile, re-spread site topsoil and grass seed associated areas to stage one works
4. Demolish existing cricket nets and construct three new practice nets.
5. Rectify site drainage around redeveloped areas.
6. Re-grade and seal entry drive and associated works including ticket booth, Oak tree removal and formalised car parking.
7. Construct multi-purpose loop track.
8. Concrete pavement to existing clubhouse and change rooms.
9. Reconstruct perimeter fencing.

Stage: Two
Time frame: 2020 - 2022
Estimated Cost: \$ 869,590.00

Associated Works:

1. Demolish existing sheds and construct new maintenance facility including hard stand area and security fencing.
2. Strip, stockpile, re-spread site topsoil and grass seed associated areas to stage two works.
3. Rectify drainage across the remaining site.
4. Redevelop oval including perimeter fencing, scoreboard and lighting.
5. Construction of coach and player boxes.

Stage: Three
Time frame: 2023 - 2025
Estimated Cost: \$ 160,104.00

Associated Works:

1. Establish trees and vegetation buffers.
2. Construct new tennis courts and associated shelter.

Stage: Four
Time frame: 2026 - 2028
Estimated Cost: \$ 60,000.00

Associated Works:

1. Construct additional shade and seating areas fronting the clubhouse and change rooms.

Stage: Five
Time frame: 2029 - 2030
Estimated Cost: \$ 194,538.00

Associated Works:

1. Finalise remaining usable areas throughout the site, including creating usable grassed surfaces.