

8 Conclusion

The Perth Recreation Ground is a significant destination for the local community both today and into the future. This master plan explores the full potential of the grounds and how that potential can accommodate future generations with their open space and recreational needs.

Extensive background research and a series of consultations with Council and user group representatives were conducted in the development and planning of this master plan. As an integral part of the information gathering process, a user survey was conducted to gain a broader understanding on how the grounds are utilised by the local community and if there are other ideas and opinions that could be included within the 2030 master plan.

With the broad background research and user surveys received, every aspect of the current and potential use of the grounds were explored. The result produced thirteen key elements that will provide significant improvements in the redevelopment of the grounds.

The staging of these thirteen elements and the associated works hinged on the availability of funding, and whether that funding was a lump sum, or distributed over a thirteen year period.

The ultimate completion of all the proposed redevelopment works planned for the Perth Recreation Ground, ensure that the community of Perth will have an open space and recreational facility that will perform for at least the next sixty to seventy years.

Appendix 1 Perth Recreation Ground Master Plan

Appendix 2 Perth Recreation Ground Cost Estimate

Appendix 3 Perth Recreation Ground User Survey

Policy Name:	Public Liability Insurance requirements for use of Council Facilities
Originated Date:	Adopted – Min No.
Amended Date/s:	
Applicable Legislation:	Nil.
Dataworks Reference:	44/001/001
Objective	To establish a set of guidelines to ensure users of Council facilities are covered by public liability insurance.

Background

The Northern Midlands Council has a large number of public facilities, such as parks, recreation grounds, halls and community centres.

All of Council's facilities are available for public use / hire.

All users of Council's facilities must be covered by public liability insurance.

The purpose of this policy is to establish a set of guidelines to ensure users of Council facilities are covered by public liability insurance.

Interpretation

Public Liability insurance – insurance that protects against claims of personal injury or property damage that a third party suffers (or claims to have suffered) as a result of your activities.

Council facility/ies – any Council owned land including, parks, reserves, recreation grounds, swimming pools, halls and community centres.

Council's insurance policy – Northern Midlands Council Public Liability Insurance Policy Number: QM2367-1109, QBE Broadform Liability, Class: Casual Hirers

Requirement to insure

Any incorporated association, organisation or person holding an event at a Council facility, must be covered by Public Liability insurance for that event.

If an incorporated association, organisation or person does not have Public Liability insurance to cover their event, they can purchase cover under Council's insurance policy for a nominal fee.

Exclusions

Council's insurance policy does not extend to special events such as markets, sporting events, performances and contractors or sub-contractors.

Any third party participating in an event as entertainment, providing food or beverages, is to have their own Public Liability insurance, or, if not, ensure they are covered by the event

organisers Public Liability insurance.

Fees

Council's fee structure for purchasing insurance under Council's insurance policy is as follows:

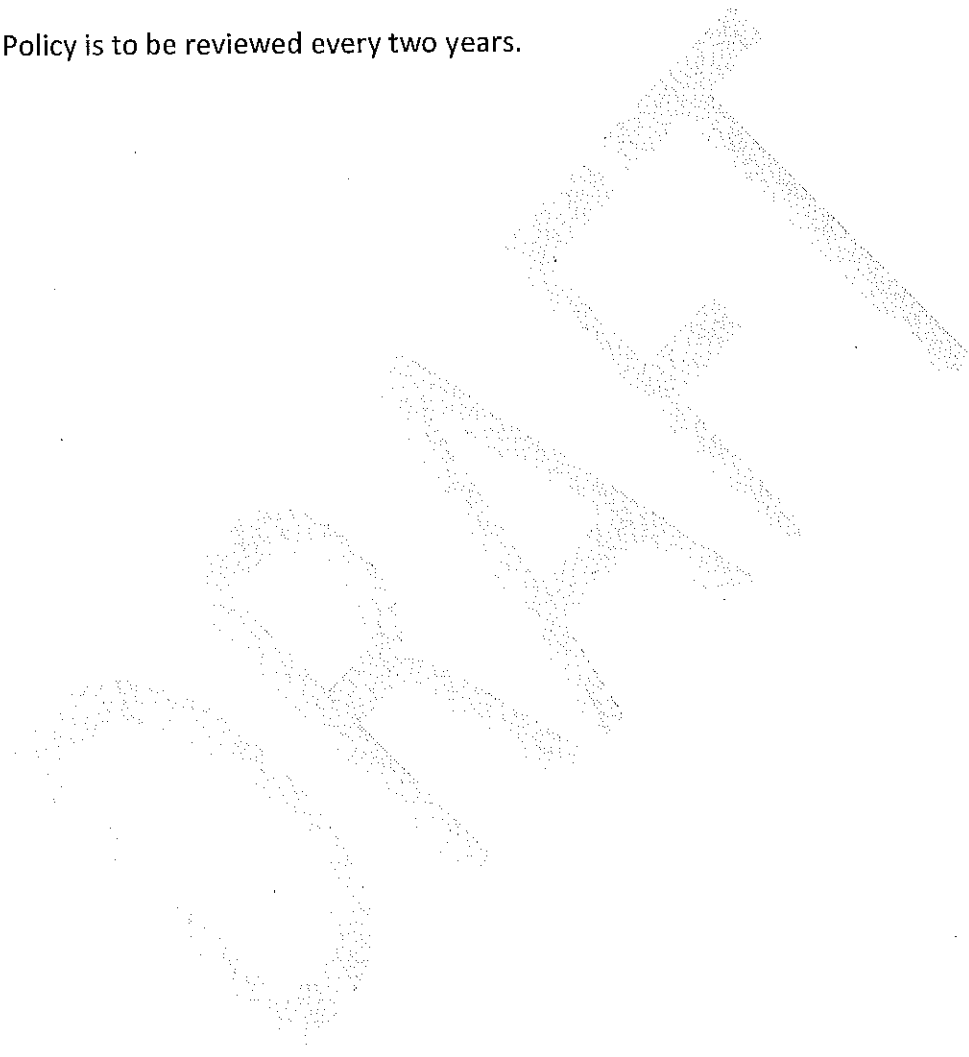
For a meeting - \$5

For an event where alcohol is not served - \$15

For an event where alcohol is served - \$50

Review

This Policy is to be reviewed every two years.



Postal: PO Box 156
Address: Longford Tas 7301
Phone: (03) 6397 7303
Fax: (03) 6397 7331



Location:
13 Smith Street
Longford Tas 7301

RESERVE HIRE AGREEMENT – OLD ROSS PRIMARY SCHOOL RESERVE

Hirer Details

Person / Club / Organisation _____

Contact Person _____ Telephone: _____

Address: _____

Hire Date: _____ Hire Times _____ am/pm to _____ am/pm

Details of Function

Type of function: (e.g. family reunion) _____

Number of people attending (if known or estimate): _____

Do you intend to construct / erect a temporary structure? Yes No

Do you require access to power? Yes No (charges may apply)

Please be aware that, *The Hirer of the Old Ross Primary School Reserve cannot reserve the facility for exclusive use.*

The Northern Midlands Council grants the hire of the *Old Ross Primary School Reserve* subject to the conditions outlined below and in accordance with the attached conditions of hire:

1. The regular hirer shall take out and keep current during the period of hire, a public liability insurance policy in a form approved by the Council, insuring for a sum not less than ten (10) million dollars against all actions, costs, claims, charges, expenses and damages whatsoever which may be brought or made or claimed against the hirer arising out of, or in relation to the hiring arrangement. **A copy of the Certificate of Currency must be attached to the signed hire agreement.**

OR

The casual hirer (i.e. "one-off" user) may access public liability insurance under Council's blanket policy for a fee in addition to the hire fee. The insured shall bear the first \$250 of each and every claim or series of claims arising out of any one occurrence.

Function where alcohol <i>is not</i> to be sold or consumed	\$15.00
Function where alcohol <i>is</i> to be sold or consumed	\$50.00
<i>(Please note if selling or consuming alcohol a copy of the liquor permit issued by the Licensing Board of Tasmania must be attached)</i>	

2. The hirer agrees to indemnify, and keep indemnified, and to hold harmless, the Council, its servants and agents, and each of them from and against all actions, costs, charges, expenses and damages whatsoever which may be brought, or made, or claimed against them, or any of them, arising out of, or in relation to the hiring engagement, unless in circumstances where Council has been negligent.
3. If the hirer commits, permits or allows any breach or default in the performance and observance of any of these conditions, the Council may terminate the permission to use the reserve and the hirer is to immediately vacate the reserve.

4. The hirer must pay the required hire fees and bond (if applicable) together with the signed section of hire agreement to the Council before the date of the function / event (unless alternative arrangements have been made). Failure to do so will result in access to the facility being denied to the hirer. This hire agreement can only be signed by an adult (e.g. a person of at least 18 years of age).

I hereby make application for reserve set out in the above Schedule to this application for the day and the times specified above. I acknowledge having received and read a copy of the **Conditions of Hire of Council Reserves** and having read and accepted the above **insurance conditions** undertake to be bound by and comply with these Conditions in every respect. I further undertake to be responsible for ensuring that all individuals or groups using the reserve in association with this application shall comply with the conditions.

I (please print full name) _____ of (please print address) _____ representing (please print name of organisation if applicable) _____ as hirer of the *Old Ross Primary School Reserve* on ___/___/___ acknowledge having read and accepted the conditions of hire.

Signed: _____

Date: ___/___/___

IMPORTANT INFORMATION:

1. The following activities **cannot** be covered by Council's blanket public liability policy:
 - Sporting Events
 - Contractors/Sub-Contractors
 - Markets/Fairs
 - Special Events (i.e. dances, shows, festivals, etc.)
2. Casual hirers are advised that Council's Casual Hire Insurance does not cover persons who are working for hire or professional persons who generate an income from the event.
3. Insurance details

Policy Number: QM2367-1109

Insurance: QBE Broadform Liability

Class: Casual Hirers

Insurance Broker: Marsh Pty Ltd

for a copy of the policy document or Certificate of Currency for Insurance contact Council on phone no. 6397 7303 or email council@nmc.tas.gov.au

CONDITIONS OF HIRE FOR COUNCIL RESERVES

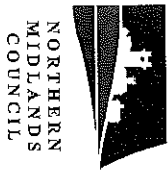
The Northern Midlands Council grants the hire of Old Ross Primary School Reserve subject to the conditions outlined below and in accordance with the attached Reserve Hire Agreement.

- i) Council reserves the right not to accept the hire application or to cancel the booking at any time.
- ii) The hirer acknowledges that they have **non-exclusive** access to the reserve. Meaning they and their participants need to fit in with others. Consideration needs to be shown at all times to the needs of other users and adjacent residents and if necessary moving activities to a different location may be appropriate. Ensure that their activities so not to dominate, monopolise and /or obstruct any equipment / structure or pathways.
- iii) A police officer or authorised Council Officer shall have access to the reserve at anytime, notwithstanding any hiring. The hirer shall conform to and obey all reasonable directions given by the authorised person in regard to the use of the reserve.
- iv) Neither the Council nor its servants shall be liable for any loss or damage sustained by the hirer or any person, firm or corporation entrusting to or supplying any article or thing to the hirer by reason of any such article or thing being lost, damaged or stolen. The hirer hereby indemnifies the Council against any claim by any such person, firm or corporation in respect of such article or thing.
- v) Any motor vehicle driven or parked on the confines of the reserve is entirely at the owners risk and no responsibility is accepted by the Council for any theft or damage. All vehicles are to be driven and parked so that no damage is caused to the reserve or the detriment of the public.
- vi) The hirer shall not write on, decorate, placard, cut, damage or pierce with nails, screws or any other contrivances to structures or any trees within the reserve without permission from an authorised Council Officer.
- vii) The hirer shall be responsible for all damage caused to the reserve arising out of, or in relation to the hiring engagement, unless in circumstances where Council has been negligent, during the period of hire and will be required to pay the costs of all repairs.
- viii) The hirer is responsible for placing all rubbish and litter resulting from its activities in bins provided. Larger items and excessive amounts are the hirers' responsibility to dispose of.
- viii) The hirer shall not bring into, be found in possession of, sell or consume intoxicating liquor in the reserve without the necessary liquor permit and Council approval.
- ix) Use of the reserve is between the hours of 9pm and 7am is not permitted unless authorised in writing by Council.
- x) The hirer shall enforce the following requirements within the reserve:
 - No excessive loud noise or rowdiness is permitted.
 - Conduct likely to cause damage is not permitted.

- There shall be no interference with equipment not belonging to the hirer and not forming part of the hire agreement.
- xi) All equipment is to be left as found and the area is to be left in a clean and tidy condition. Any cost incurred by Council in cleaning the site resulting from the condition in which the hirer left the area shall be recoverable from the hirer.
- xii) The hirer shall conform to the requirements of the *Public Health Act 1997*, *Local Government Act 1993*, local by-laws and Regulations. All other statutory rules, provisions and regulations of the Commonwealth of Australia or State of Tasmania for the time being in force must be complied with by the user and the notices given to the proper officers.
- xiii) The hirer shall comply in every respect with regulations under the Public Health Act and the Building Code of Australia with regard to Places of Assembly. Where a tent/marquee greater than 30m² is to be erected the hirer will need to obtain specific approval from Council.
- xiv) No game of chance, at which either directly or indirectly, money is passes as a prize shall take place in any part of the reserve except where authorized in writing by Council.

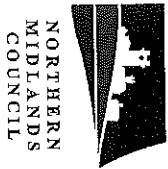
Northern Midlands Council Account Management Report Income & Expenditure Summary for the Period Ended 30 September 2016 (25% of Year Completed)

Line Item Summary Totals	Operating Statement		Corporate Services		Economic & Community Dev		Planning & Development		Works		Total Operating Statement	
	2016/17 Budget	2016/17 Actual	2016/17 Budget	2016/17 Actual	2016/17 Budget	2016/17 Actual	2016/17 Budget	2016/17 Actual	2016/17 Budget	2016/17 Actual	2016/17 Budget	2016/17 Actual
1 Wages	302,906	83,211	565,986	142,386	436,558	98,075	565,946	129,830	1,575,312	408,889	3,446,708.00	862,401.00
2 Material & Services Expenditure	403,180	141,629	375,289	138,140	176,831	51,627	555,890	120,810	3,042,779	808,197	4,553,989.00	1,280,403.00
3 Depreciation Expenditure	44,940	11,190	31,600	7,840	60,622	15,082	13,770	3,420	5,176,302	1,293,972	5,327,234.00	1,331,504.00
4 Government Levies & Charges	7,500	0	612,093	6,752	5,570	0	0	0	60,256	0	685,419.00	6,752.00
7 Councilors Expenditure	190,097	55,297	0	0	0	0	0	0	0	0	190,097.00	55,297.00
9 Other Expenditure	485,879	69,086	414,649	422,475	190,975	13,103	23,500	5,765	122,036	28,929	1,237,039.00	539,358.00
11 Oncost	133,278	36,526	248,004	62,632	59,874	11,631	233,345	51,273	591,921	162,469	1,286,422.00	324,531.00
12 Internal Plant Hire/Rental	19,650	3,562	20,150	3,655	6,230	1,447	72,920	8,618	843,008	287,233	961,958.00	304,515.00
13 Internal Rental/Rates	310	0	600	0	0	0	0	0	6,290	0	7,200.00	0.00
10 Other Internal Transfers Expenditure	0	680	6,342,463	1,568,863	18,000	4,318	0	0	27,050	7,382	6,387,513.00	1,581,243.00
14 Oncosts Paid - Payroll	67,980	5,499	121,845	18,574	76,628	64,748	119,571	179,361	315,865	186,307	701,869.00	454,490.00
15 Oncost Paid - Non Payroll	96,398	23,269	159,109	39,662	129,147	34,892	164,292	49,926	468,295	127,616	1,017,241.00	275,305.00
16 Plant Expenditure Paid	11,360	3,412	5,010	2,655	15,510	5,364	21,100	5,021	444,515	131,199	497,485.00	147,681.00
G3	1,763,478	433,361	8,896,798	2,413,614	1,175,945	300,288	1,770,334	554,024	12,673,629	3,442,193	26,280,184	7,143,480
17 Rate Revenue	0	0	(9,072,346)	(8,881,888)	0	0	(23,256)	(23,256)	(702,941)	(718,514)	(9,796,545.00)	(9,623,658.00)
18 Recurrent Grant Revenue	(1,600)	0	(1,550,981)	(680,245)	(255,220)	(62,663)	0	0	(2,272,594)	(560,221)	(4,080,395.00)	(1,323,129.00)
19 Fees and Charges Revenue	0	(153)	(205,736)	(39,231)	(342,536)	(78,783)	(754,717)	(188,123)	(428,862)	(167,962)	(1,731,851.00)	(474,252.00)
21 Interest Revenue	(330,000)	32,568	(105,842)	(13,217)	0	0	0	0	0	0	(435,842.00)	19,351.00
22 Reimbursements Revenue	(2,600)	(656)	(39,746)	(3,671)	(8,019)	(915)	(34,400)	(16,102)	(12,100)	(1,410)	(96,667.00)	(22,753.00)
Oncost Recoveries - Internal Ter	(133,278)	(35,963)	(247,062)	(62,310)	(57,410)	(9,110)	(232,476)	(50,884)	(807,198)	(176,990)	(1,477,424.00)	(335,257.00)
Plant Hire Income - Internal Ter	(17,830)	(2,400)	(15,310)	(2,430)	(9,000)	(210)	(61,940)	(3,966)	(1,138,889)	(311,219)	(1,242,969.00)	(320,227.00)
10 Other Internal Transfers Income	(50,770)	(12,970)	(463,351)	81,823	(506,794)	(124,794)	(684,474)	(160,954)	(5,072,124)	(1,268,634)	(6,787,513.00)	(1,485,529.00)
23 Other Revenue	(708,034)	(47,230)	(4,761)	(1,867)	0	(14,174)	(2,100)	(1,141)	(48,428)	(407)	(753,321.00)	(63,819.00)
	(1,244,112)	(66,803)	(11,705,139)	(9,505,039)	(1,178,979)	(290,649)	(1,803,363)	(443,426)	(10,483,134)	(3,225,357)	(26,414,727)	(13,629,273)
Underlying (Surplus) / Deficit Before	519,366	366,558	(2,808,341)	(7,189,422)	(3,034)	9,639	(33,029)	110,596	2,190,495	216,836	(134,543)	(6,485,793)
20 Gain on sale of Fixed Assets	0	0	0	0	0	0	0	0	0	0	0	0
6 Loss on Sale of Fixed Assets	0	0	0	0	0	0	0	0	300,000	0	300,000	0
Net Loss On Disposal of Fixed Assets	0	0	0	0	0	0	0	0	300,000	0	300,000	0
Underlying (Surplus) / Deficit	519,366	366,558	(2,808,341)	(7,189,422)	(3,034)	9,639	(33,029)	110,596	2,490,495	216,836	165,457	(6,485,793)
Capital Grant Revenue	0	0	0	0	0	(246)	0	0	(2,267,676)	(737,065)	(2,267,676)	(737,301)
Subdivider Contributions	0	0	0	0	0	0	0	0	(430,000)	0	(430,000)	0
	0	0	0	0	0	(246)	0	0	(2,697,676)	(737,065)	(2,697,676)	(737,301)
Operating (Surplus) / Deficit	519,366	366,558	(2,808,341)	(7,189,422)	(3,034)	9,393	(33,029)	110,596	(207,181)	(520,219)	(2,532,219)	(7,223,094)



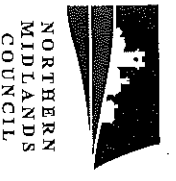
Northern Midlands Council Account Management Report for year to September 2016

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Governance					
Function Management					
Function Management					
704420 S.E.S. Equipment Purchase	\$0	\$0	\$239	-\$239	0%
780004 Gov - Council Chambers Table and Chairs	\$25,000	\$6,280	\$1,375	\$23,625	6%
780006 Gov - Office Equipment Purchases	\$2,000	\$470	\$0	\$2,000	0%
707987 Lfd - CBD Strategy Parklets	\$102,000	\$25,500	\$11	\$101,989	0%
707990 Lfd - Northern Midlands Sports Centre Redevelopment	\$504,722	\$126,182	\$0	\$504,722	0%
Total Function Management	\$633,722	\$158,432	\$1,625	\$632,097	0%
Total Function Management	\$633,722	\$158,432	\$1,625	\$632,097	0%
Total Function Management	\$633,722	\$158,432	\$1,625	\$632,097	0%
Total Governance	\$633,722	\$158,432	\$1,625	\$632,097	0%
Corporate Services					
Business Unit Management					
Business Unit Management					
Business Unit Management					
700034 Fleet - F34 Corporate Services Manager	\$18,000	\$4,500	\$0	\$18,000	0%
715300 Corp - Computer System Upgrade	\$128,750	\$32,189	\$19,266	\$109,484	15%
715310 Corp - Purchase Office Equipment	\$2,000	\$470	\$543	\$1,457	27%
707964 Lfd - Council Chambers Roof Replacement	\$80,000	\$19,970	\$0	\$80,000	0%
Total Business Unit Management	\$228,750	\$57,129	\$19,809	\$208,941	9%
Total Business Unit Management	\$228,750	\$57,129	\$19,809	\$208,941	9%
Total Business Unit Management	\$228,750	\$57,129	\$19,809	\$208,941	9%
Total Corporate Services	\$228,750	\$57,129	\$19,809	\$208,941	9%
Grand Total	\$862,472	\$215,561	\$21,434	\$841,038	2%



Northern Midlands Council Account Management Report for year to September 2016

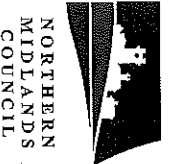
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Annual Budget %
Economic & Community Development					
Business Unit Management					
Business Unit Management					
Business Unit Management					
700010 Fleet - F10 Economic & Community Development Manager	\$0	\$0	-\$12,500	\$12,500	0%
780025 Ec & Comm Dev - Purchase of Office Equipment	\$2,000	\$470	\$0	\$2,000	0%
700002 Fleet - F2 Pool Vehicle	\$15,000	\$3,750	\$11,420	\$3,580	76%
Total Business Unit Management	\$17,000	\$4,220	-\$1,080	\$18,080	-6%
Total Business Unit Management	\$17,000	\$4,220	-\$1,080	\$18,080	-6%
Total Business Unit Management	\$17,000	\$4,220	-\$1,080	\$18,080	-6%
Community Services Management					
Childcare					
707968 Pin - Community Centre/Child Care Air Conditioning	\$6,000	\$1,500	\$0	\$6,000	0%
Total Childcare	\$6,000	\$1,500	\$0	\$6,000	0%
Total Childcare	\$6,000	\$1,500	\$0	\$6,000	0%
Total Childcare	\$6,000	\$1,500	\$0	\$6,000	0%
Total Community Services Management	\$6,000	\$1,500	\$0	\$6,000	0%
Recreation Management					
Community Buildings & Halls					
750202 Ec & Comm Dev - Sports Centre Equipment Purchases / Improvements	\$20,000	\$4,970	\$0	\$20,000	0%
Total Community Buildings & Halls	\$20,000	\$4,970	\$0	\$20,000	0%
Total Community Buildings & Halls	\$20,000	\$4,970	\$0	\$20,000	0%
Total Community Buildings & Halls	\$20,000	\$4,970	\$0	\$20,000	0%
Total Recreation Management	\$20,000	\$4,970	\$0	\$20,000	0%
Total Recreation Management	\$20,000	\$4,970	\$0	\$20,000	0%
Total Economic & Community Development	\$43,000	\$10,690	-\$1,080	\$44,080	-3%
Grand Total	\$43,000	\$10,690	-\$1,080	\$44,080	-3%



Northern Midlands Council
Account Management Report
 for year to September 2016

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Planning & Development					
Business Unit Management					
Business Unit Management					
700003 Fleet - F3 Planning Manager	\$15,000	\$3,750	\$14,784	\$216	99%
700004 Fleet - F4 Health/Planning Inspector	\$15,000	\$3,750	\$0	\$15,000	0%
715330 Plan & Dev - Purchase of Office Equipment	\$44,000	\$10,970	\$30,798	\$13,202	70%
Total Business Unit Management	\$74,000	\$18,470	\$45,583	\$28,417	62%
Total Business Unit Management	\$74,000	\$18,470	\$45,583	\$28,417	62%
Total Planning & Development	\$74,000	\$18,470	\$45,583	\$28,417	62%
Grand Total	\$74,000	\$18,470	\$45,583	\$28,417	62%

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NORTHERN
MIDLANDS
COUNCIL

Northern Midlands Council

Account Management Report

for year to September 2016

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Works					
Business Unit Management					
Business Unit Management					
Business Unit Management					
720200 Works - Longford Depot Improvements	\$21,500	\$5,372	\$16,839	\$4,661	78%
720201 Works - Crown Depot Improvements	\$11,500	\$2,860	\$1,202	\$10,298	10%
720205 Lfd - Archive Storage at Works Depot	\$0	\$0	\$215	-\$215	0%
715320 Works - Purchase Small Plant	\$20,000	\$4,970	\$72	\$19,928	0%
715337 Works - CCTV Installation	\$15,000	\$3,750	\$4,827	\$10,173	32%
700012 Fleet - F12 Light Truck Litter Collection North	\$30,000	\$7,500	\$0	\$30,000	0%
700025 Fleet - F25 Utility Vehicle	\$13,500	\$3,375	\$3,772	\$9,728	28%
700031 Fleet - F31 Utility	\$20,000	\$4,970	\$0	\$20,000	0%
700032 Fleet - F32 Truck	\$84,000	\$21,000	\$0	\$84,000	0%
700040 Fleet - F40 Floccn	\$205,000	\$51,280	\$0	\$205,000	0%
700051 Fleet - F51 Backhoe	\$95,000	\$23,720	\$0	\$95,000	0%
700060 Fleet - F60 Mobile Arrow Board	\$0	\$0	\$3,896	-\$3,896	0%
700064 Fleet - F64 Tractor	\$20,000	\$4,970	\$72,121	-\$72,121	0%
7200180 Fleet - Depot Pool Utility Vehicle	\$535,500	\$133,767	\$102,944	\$432,556	19%
Total Business Unit Management	\$535,500	\$133,767	\$102,944	\$432,556	19%
Construction Works					
Roads					
Northern Area					
715005 Roads - Resealing All Areas	\$700,000	\$175,030	\$0	\$700,000	0%
715460 Roads Northern - Resheeting	\$265,000	\$66,280	\$5,469	\$259,531	2%
715470 Roads - Replacement of Crossovers All Areas	\$0	\$0	\$0	\$0	0%
720113 Corp - Office / Council Chambers Improvements	\$117,293	\$29,327	\$61,723	\$55,570	53%
750180 Crown - Bridge St Reconstruction Highway to Church St	\$220,000	\$55,030	\$122	\$219,878	0%
750180.6 Crown - Bridge St Church St to Highway Footpath	\$29,016	\$7,236	\$0	\$29,016	0%
750333 Pth - Cromwell St Phillip to Nelson K&G East Side	\$40,000	\$10,030	\$659	\$39,341	2%
750473.6 Pth - George St Fairlough to Clarence Footpath	\$0	\$0	\$0	\$0	0%
750474.6 Pth - George St Fairlough to end of Keir Footpath	\$24,000	\$6,000	\$0	\$24,000	0%
750492.6 Crown - Glenelg St Padder to Church Footpath	\$60,000	\$15,000	\$1,171	\$58,829	2%
750507.6 Lfd - Goderich St William to Archer Footpath	\$17,000	\$4,220	\$0	\$17,000	0%
750561 Ross - High St Church to Esplanade Reconstruction	\$60,000	\$15,000	\$0	\$60,000	0%
750716.6 Eyan - Logan Rd from Stockman Footpath	\$3,000	\$750	\$0	\$3,000	0%
750744 Crown - Macquarie Rd Reconstruction Ch 32.940 to 33.865	\$230,000	\$57,470	\$0	\$230,000	0%
750794.6 Cty - Main St No 134 to Bus Parking West Side Footpath	\$60,000	\$15,000	\$0	\$60,000	0%
750823.6 Lfd - Malcombe St Laycock to Marbough Footpath	\$70,000	\$17,530	\$0	\$70,000	0%
750933 Eyan - Nile Road Reconstruction Ch 7.300 to 8.085	\$264,000	\$66,000	\$1,589	\$262,411	1%
751044.6 Crown - Queen St Bridge to Glenelg Footpath	\$40,000	\$10,030	\$0	\$40,000	0%
Total Business Unit Management	\$535,500	\$133,767	\$102,944	\$432,556	19%

Northern Midlands Council

Account Management Report

for year to September 2016

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Annual % Budget
751100.6	Evan - Cnr Scone/Russell Street Footpath	\$0	\$0	-\$4,622	0%
751131	Pth - Secombe St East Reconstruct and Seal	\$70,000	\$17,530	\$0	0%
	Fairfough to end				
751144.6	Lfd - Smith Street Howick to Hay Footpath	\$11,694	\$2,928	-\$1,097	109%
751145.6	Lfd - Smith Street Hay to Gate Footpath	\$306	\$72	-\$12,231	4097%
751150.6	Cty - Spencers Lane Cressy Rd to Gatenby St Footpath	\$0	\$0	-\$5,900	0%
751257	Clown - Torlesse St Reconstruction Leake to end	\$50,000	\$12,470	\$122	0%
751308	Pth - Secombe St West K&G and Rd Verge	\$80,000	\$19,970	-\$80,000	0%
	reconstruction Mulgrave to Milnera				
751356.6	Lfd - Weilington St Hobhouse 2047 to Bulwer 2062	\$63,360	\$15,840	\$0	0%
	Footpath				
751412	Lfd - Woolmers Lane Reconstruction Ch 3.269 to 4.490	\$250,000	\$62,530	\$0	0%
751413	Lfd - Woolmers Lane Reconstruction Ch 4.490 to 5.800	\$260,000	\$64,970	\$0	0%
751548	Clown - Macquarie Rd Ch 33.865 to Ch 34.215	\$87,000	\$21,750	\$0	0%
	Reconstruct				
751571	Evan - Nile Road Reconstruction Ch 10.490 to 10.800	\$120,000	\$30,000	\$958	1%
752000	All Areas - LED Street Lighting Program	\$700,000	\$175,030	\$0	0%
	Reconstruct				
	Total Northern Area	\$3,891,659	\$973,023	\$107,663	3%
	T Southern Area				
7515125	Southern - Resteeling	\$265,000	\$66,280	\$18,151	7%
750684	Clown - Leake St Reconstruct Mason to Torlesse	\$140,000	\$34,970	\$550	0%
750684.1	Clown - Leake St Reconstruct Mason to Torlesse	\$0	\$0	-\$1,032	0%
	Excavation				
	Total Southern Area	\$405,000	\$101,250	\$19,734	5%
	Total Roads	\$4,296,669	\$1,074,273	\$127,396	3%
	Bridges				
741130	Lfd - Bridge 1130: Woolmers Lane Macquarie River	\$2,600,000	\$649,997	\$58,310	2%
741300	Avoca - Bridge 1300: Rossarden Rd Storeys Creek	\$120,000	\$30,000	\$0	0%
742380	Avoca - Bridge 2380 Royal George Rd Lewis Hill Ck	\$0	\$0	\$0	0%
743725	Avoca - Bridge 3725: McShanes Rd Hop Pole Ck	\$300,000	\$75,000	\$0	0%
747350	Cty - Bridge 7350: Cressy Rd Lake River	\$1,430,000	\$357,470	\$1,596,751	112%
	Total Bridges	\$4,450,000	\$1,112,467	\$1,655,061	37%
	Total Bridges	\$4,450,000	\$1,112,467	\$1,655,061	37%
	Urban Stormwater				
788576	Lfd - Stormwater Detention Basin Paton Street	\$74,553	\$18,636	\$74,553	100%
788601	Evan - Stormwater Translink Upgrade	\$819,134	\$204,785	\$150,416	18%
788605	Storm Water Management Plans	\$40,000	\$10,030	\$12,611	32%
788608	Lfd - Park St Stormwater George to West South Side	\$0	\$0	-\$5,026	0%
	Total Urban Stormwater	\$933,687	\$233,451	\$242,606	26%
	Total Urban Stormwater	\$933,687	\$233,451	\$242,606	26%

Northern Midlands Council Account Management Report for year to September 2016

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Recreation					
707934 Ross - Public Toilet Replacement	\$200,000	\$50,006	\$5,067	\$194,933	3%
707940 Rec - Longford Victoria Square Destination Play Space	\$253,000	\$63,253	\$143,907	\$109,093	57%
Community Buildings & Halls					
707719 Ross - Cannon at War Memorial Restoration	\$10,000	\$2,530	\$0	\$10,000	0%
707805 Town - War Memorial Oval Amenities Upgrade	\$1,500,000	\$375,000	\$1,510	\$1,498,490	0%
707868 Cny - Town Hall Improvements	\$8,000	\$1,970	\$0	\$8,000	0%
707877 All Areas - Bus Shelters / Playground / BBQ / Shade Structures	\$80,000	\$20,006	\$22,209	\$57,791	28%
707920 Rec - Public Buildings Asbestos Removal	\$20,000	\$4,970	\$1,945	\$18,055	10%
707925 Town - Town Hall Improvements	\$50,000	\$12,470	\$5,974	\$44,127	12%
707926 Town - Library Improvements	\$10,000	\$2,530	\$0	\$10,000	0%
707927 Epping - Hall Weatherboard Replacement	\$20,000	\$4,970	\$0	\$20,000	0%
707942 Avoca - Public Buildings Program	\$34,000	\$8,530	\$0	\$34,000	0%
707943 Bishopbourne - Community Centre Laserlite Replacement	\$8,000	\$1,970	\$0	\$8,000	0%
CP					
707944 Cny - Childcare Building Improvements	\$7,000	\$1,780	\$0	\$7,000	0%
707945 Cny - Trout Park History Board Shelter	\$5,000	\$1,220	\$0	\$5,000	0%
707947 Town - Pool Improvement	\$24,500	\$6,140	\$239	\$24,261	1%
707948 Town - Renovations/Upgrades William St Units	\$20,000	\$4,970	\$0	\$20,000	0%
707949 Town - Renovations/Upgrades Guide Hall	\$5,000	\$1,220	\$0	\$5,000	0%
707950 Town - Valentine Park Log Shelter Shingle Replacement	\$7,000	\$1,780	\$0	\$7,000	0%
707951 Town - Oval Score Box Stair Replacement	\$2,000	\$470	\$0	\$2,000	0%
707953 Eyan - Town Hall Interior Painting and Repairs	\$17,000	\$4,220	\$0	\$17,000	0%
707954 Eyan - Renovations/Upgrades Murray St Units	\$20,000	\$4,970	\$0	\$20,000	0%
707955 Eyan - Community Centre Flag Pole Replacement	\$10,000	\$2,530	\$1,126	\$8,874	11%
707956 Eyan - BBQ Shelter Improvements Honeybanks Reserve	\$1,000	\$280	\$0	\$1,000	0%
707957 Lfd - Town Hall Exterior Painting	\$25,000	\$6,280	\$0	\$25,000	0%
707958 Lfd - Town Hall Acoustics Improvement	\$50,000	\$12,470	\$0	\$50,000	0%
707959 Lfd - War Memorial Hall Floor Improvements and Sound Profiling	\$61,000	\$15,280	\$0	\$61,000	0%
707961 Lfd - Library Access and Rising Damp Rectification	\$10,000	\$2,530	\$0	\$10,000	0%
707962 Lfd - Recreation Ground Building Stair Replacement	\$17,000	\$4,220	\$0	\$17,000	0%
707969 Pth - Community Centre Electrical Works Including LED Lighting	\$8,000	\$1,970	\$0	\$8,000	0%
707970 Rossarden - Public Toilet Improvements	\$2,000	\$470	\$0	\$2,000	0%
707973 Ross - Town Hall Acoustic Improvements	\$4,733	\$1,223	\$0	\$4,733	0%
707974 Ross - Town Hall Entrance Upgrade	\$2,000	\$470	\$0	\$2,000	0%
715350 Rec - Public Building Improvements	\$100,000	\$25,030	\$0	\$100,000	0%
715390 All Areas - Public Amenities Painting Program	\$30,500	\$7,640	\$0	\$30,500	0%
715400 All Areas - Building Demolitions	\$17,500	\$4,360	\$2,618	\$14,882	15%
Total Community Buildings & Halls	\$2,186,233	\$546,469	\$35,521	\$2,150,712	2%
Pools					
707927 Lfd - NMC Marquee	\$5,240	\$1,307	\$5,240	\$0	100%

Northern Midlands Council Account Management Report for year to September 2016

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
Parks & Reserves					
707854 Pth - War Memorial Main St Gun Restoration	\$5,000	\$1,220	\$0	\$5,000	0%
707855 All Areas - Town Entrance Landscaping/Beautification	\$30,000	\$7,500	\$6,126	\$23,874	20%
707924 Cny - Pool Roller Cover and Signage	\$14,000	\$3,470	\$1,536	\$12,464	11%
Total Pools	\$54,240	\$13,497	\$12,903	\$41,337	24%
707752 Lfd - Sports Centre Landscaping	\$20,000	\$4,970	\$0	\$20,000	0%
707774 Evam - Lamp Posts Main Street	\$25,000	\$6,280	\$14,253	\$10,747	57%
707789 Lfd - Victoria Square to Mill Dam Project	\$50,000	\$12,470	\$0	\$50,000	0%
707800 Rec - Special Committee Asset Purchases	\$10,000	\$0	\$0	\$0	0%
707801 Rec - Private Power Poles All Areas	\$80,000	\$19,970	\$8,106	\$10,000	10%
707814 Rec - Street Tree Program All Areas	\$4,000	\$1,030	\$0	\$4,000	0%
707883 Evam - Morven Park Dump Point Landscaping	\$35,000	\$8,720	\$586	\$34,414	2%
707899 Various - Signage Projects	\$30,000	\$7,500	\$0	\$30,000	0%
707913 Cny - Recreation Ground Sewer Dump Point	\$30,000	\$7,500	\$0	\$30,000	0%
707923 Cny - Recreation Ground Building Improvements	\$8,000	\$1,970	\$0	\$8,000	0%
707965 Lake Leake - Caretakers House and Amenities Upgrade	\$10,000	\$2,530	\$0	\$10,000	0%
707967 Pth - Train Park Pairing of Train	\$10,000	\$2,530	\$0	\$10,000	0%
120 707971 Ross - Town Square Building Removal	\$10,000	\$2,530	\$5,705	\$4,295	57%
1 707976 Ross - Caravan Park Units Floor Coverings	\$40,000	\$10,030	\$706	\$39,294	2%
1 707977 Evam - Falls Park Entrance & Gates	\$15,000	\$3,750	\$0	\$15,000	0%
707978 Evam - Morven Park Oval Top Dressing	\$20,000	\$4,970	\$0	\$20,000	0%
707979 Lfd - Rec Ground Improvements to Road Irrigation Stage 1	\$15,000	\$3,750	\$0	\$15,000	0%
707980 Lfd - Cemetery Improvements to Road Irrigation Seats	\$5,000	\$1,220	\$0	\$5,000	0%
707981 Lfd - Union St Dog Exercise Area	\$30,000	\$7,500	\$0	\$30,000	0%
707982 Longford - Victoria Square Christmas Tree Lighting	\$20,000	\$4,970	\$570	\$19,430	3%
707983 Lfd - Victoria Square Cenotaph Lighting	\$15,000	\$3,750	\$3,064	\$11,936	20%
707984 Lfd - Playground Shelter Lewis St	\$50,000	\$12,470	\$0	\$50,000	0%
707985 All Areas - Playground Soffall Replacement Program	\$15,000	\$3,750	\$0	\$15,000	0%
707986 Pth - Playground Shelter Seacombe St	\$50,000	\$12,470	\$0	\$50,000	0%
714846 Ross - Streetscape Improvements	\$0	\$0	\$4,545	-\$4,545	0%
714846.38 Ross - Town Sandstone Entrance Statements	\$33,328	\$8,335	\$48,070	-\$14,742	144%
715255 Rec - Street Furniture & Playground Equip All Area	\$140,000	\$34,997	\$7,786	\$132,214	6%
723800 Rec - Boat Ramp Improvements	\$770,328	\$192,492	\$93,391	\$676,937	12%
Total Parks & Reserves	\$3,463,801	\$865,717	\$290,789	\$3,173,012	8%
Total Recreation					
Total Construction Works	\$13,144,157	\$3,285,908	\$2,315,852	\$10,828,305	18%
Work in Progress Clearing Accounts					
790050 WIP to Asset Transfer A/c - Roads	\$0	\$0	\$0	\$0	0%
800017 Clearing Acct - Purchase F17	\$0	\$0	\$0	\$0	0%
800023 Asset Clearing - F 23	\$0	\$0	\$0	\$0	0%
800027 Clearing Acct - Pur Fleet 27	\$0	\$0	\$0	\$0	0%
800035 Clearing Acct - Fleet 35	\$0	\$0	\$0	\$0	0%
800047 Clearing Acct - Fleet 47	\$0	\$0	\$0	\$0	0%

Northern Midlands Council Account Management Report for year to September 2016

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
800063	Clearing Acct - Fleet 63	\$0	\$0	\$0	0%
800110	Clearing Account - Fleet 110	\$0	\$0	\$0	0%
800179	Clearing Acct - Fleet 179	\$0	\$0	\$0	0%
800184	Clearing Acct - Fleet 184	\$0	\$0	\$0	0%
807774	Clearing Acct - Lamp Posts Main St Evandale	\$0	\$0	\$0	0%
807792	Clearing Acct - Raw Water System	\$0	\$0	\$0	0%
807800	Clearing Account - Rec Special Committee Asset Purchases	\$0	\$0	\$0	0%
807824	Clearing Acct - Pool Chlorine Weigh System Indicator - Clown	\$0	\$0	\$0	0%
807825	Clearing Acct - Pool Chlorine Weigh System Indicator - Cressy	\$0	\$0	\$0	0%
807826	Clearing Acct - Pool Chlorine Weigh System Indicator - Ross	\$0	\$0	\$0	0%
807827	Clearing Acct - Marquees	\$0	\$0	\$0	0%
807885	Clearing Acct - Valentine Park Seats	\$0	\$0	\$0	0%
807889	Clearing Acct - Signs	\$0	\$0	\$0	0%
807921	Clearing Acct - Avoca Hall Painting	\$0	\$0	\$0	0%
807938	Clearing Acct - Perth rec ground Interchange Shed	\$0	\$0	\$0	0%
807941	Clearing Acct - Clown Town Hall Clock	\$0	\$0	\$0	0%
807954	Clearing Acct - Murray St Units 4	\$0	\$0	\$0	0%
815320	Works - Purchase of Small Plant	\$0	\$0	\$0	0%
820201	Clearing Acct - Clown Depot Imp	\$0	\$0	\$0	0%
820205	Clearing Acct - Archives Office	\$0	\$0	\$0	0%
828755	Clearing Acct - Waste Transfer Station	\$0	\$0	\$0	0%
843259	Clearing Account - Bridge 3259	\$0	\$0	\$0	0%
843767	Clearing Acct - Bridge 3767	\$0	\$0	\$0	0%
850156.91	Clearing Acct - Clown Bond St Grant to High	\$0	\$0	\$0	0%
850401	Clearing Acct - Pth Elizabeth Main St Intersection	\$0	\$0	\$0	0%
850446.91	Clearing Acct - Pth Fore St Construction	\$0	\$0	\$0	0%
850493.91	Clearing Acct - Glenelg St Stormwater	\$0	\$0	\$0	0%
850718.91	Clearing Acct - Edale Logan Road Verge Construction	\$0	\$0	\$0	0%
851197	Clearing Acct - Pth Talisker St Midlands Hwy Junction	\$0	\$0	\$0	0%
880029	Clearing Acct - Flag Pole	\$0	\$0	\$0	0%
880030	Clearing Acct - Former Police Station 15 Smith Street Lfd	\$0	\$0	\$0	0%
880031	Clearing Acct - Land 33 Church Street Lfd	\$0	\$0	\$0	0%
888607	Clearing Acct - Lfd Town Hall to Pit in Mitre 10	\$0	\$0	\$0	0%
891097	Clearing Acct - Rural & Remote Childcare Office Equipment	\$0	\$0	\$0	0%
	Total Work in Progress Clearing Accounts	\$0	\$0	\$0	0%

Waste Management

Waste Disposal Facilities

Waste Disposal Facilities

728755 Waste - WTS Improvements

\$30,000 \$7,500 \$1,415 \$28,585 5%

Northern Midlands Council Account Management Report for year to September 2016

	Annual Budget	YTD Budget	YTD Actual	Budget Variance	% Annual Budget
728763 Waste - Lfd WTS Improvements	\$0	\$0	\$808	-\$808	0%
728766 Waste - Avoca WTS Improvements	\$2,350	\$586	\$23,928	-\$21,578	1018%
Total Waste Disposal Facilities	\$32,350	\$8,086	\$26,150	\$6,200	81%
Total Waste Disposal Facilities	\$32,350	\$8,086	\$26,150	\$6,200	81%
Kerbside Refuse Collection					
712962 Waste - MGB Purchases	\$25,000	\$6,280	\$2,260	\$22,740	9%
Total Kerbside Refuse Collection	\$25,000	\$6,280	\$2,260	\$22,740	9%
Total Waste Management	\$57,350	\$14,366	\$28,410	\$28,940	50%
Infrastructure Management					
Roads					
21750796.6 Crv - Main St Newsagency to Church St Footpath	\$15,000	\$3,750	\$0	\$15,000	0%
Total Roads	\$15,000	\$3,750	\$0	\$15,000	0%
Total Infrastructure Management	\$15,000	\$3,750	\$0	\$15,000	0%
Total Works	\$13,752,007	\$3,437,791	\$2,447,206	\$11,304,801	18%
Grand Total	\$13,752,007	\$3,437,791	\$2,447,206	\$11,304,801	18%

List of Capital Works that could be brought forward for State Funding and repaid within a 5 year period.

	Est. Cost 2016/17	Est. Cost 2017/18	Fed Funding	2017/18	2018/19	2019/20	2020/21	2021/22	
Campbell Town Recreation Ground Complex	\$ 750,000	\$ 1,000,000	\$ 750,000						Building
Creevy Recreation Ground Amenities Upgrade	\$ 220,000			\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 100,000	Building *3
Pool Master Plans		\$ 150,000						\$ 150,000	Building *4
Longford Football Ground Visitors Change Rooms	\$ 550,000							\$ 550,000	Building *4
Office Carpark & Disabled access	\$ 200,000							\$ 50,000	Roads *1
Nile Road sealing	\$ 2,500,000			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000	Roads *1
Additional footpaths	\$ 250,000			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	Roads *2
Ross Square development		\$ 300,000		\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	Roads *4
Longford Community Centre Master Plan	\$ 1,000,000				\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Building *4
Perth Rec Master Plan	\$ 2,000,000				\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	Building *4
Translink Stormwater	\$ 2,000,000				\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	Stormwater *4
Ground Lighting	\$ 600,000				\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	Recreation *4
	\$ 10,070,000	\$ 1,450,000	\$ 750,000	\$ 640,000	\$ 2,340,000	\$ 2,340,000	\$ 2,340,000	\$ 3,110,000	
								\$ 11,520,000	

*1 (bring forward) reduce road works program to pay back
 *2 (bring forward) reduce next 3 year footpath programs to pay back
 *3 (bring forward as Stage 1) reduce next 5 years building programs to pay back
 *4 Grant funding sought to fund works

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Northern Economic Stimulus Package - Accelerated Local Government Capital Program

October 2016

Introduction

The purpose of the Accelerated Local Government Capital Program is to support expanded investment in infrastructure by Northern Tasmania's local government authorities, particularly in rural and regional areas, through the provision of targeted loan interest rebates.

Examples of the types of projects which may be considered under the Program include (but are not limited to):

- roads, bridges and footpaths;
- upgrading community halls and other town facilities and amenities;
- development of waste transfer stations;
- improvements to local parks;
- development of, or improvements to, recreational and sporting grounds;
- township beautification works;
- tourism infrastructure development; and
- other building works.

Councils currently eligible for the Program are:

- Northern Councils - Break O'Day, Dorset, Flinders Island, George Town, Launceston, Meander Valley, Northern Midlands, West Tamar.
- North West Councils - Burnie, Central Coast, Circular Head, Devonport, Kentish, King Island, Latrobe, Waratah/Wynyard, West Coast.

For eligible projects, the Program will provide assistance to applicable councils:

- the provision of loan interest rebates in the form of a grant for the eligible period of each loan, with a five year maximum rebate term; and
- access to borrowing to finance projects under the Program through the Tasmanian Public Finance Corporation.

Funding of a maximum \$60 million is to be made available through the Program, on a first-come first-served basis.

Eligibility Criteria

The Program will remain open until 1 February 2017, and applications will be managed on a rolling basis up until that time. It is preferable that councils make a single application for all relevant projects, rather than multiple applications.

To be eligible for assistance under the Program, local government authorities will be required to demonstrate that each nominated project:

- is in addition to the Council's approved borrowing program for the current year;
- is part of the Council's planned infrastructure investment or is a capital project with a Council matching commitment from the 2016 Federal election, and is able to be brought forward to enable construction to commence within 12 months of the Treasurer's approval;
- will provide Northern Tasmanian employment opportunities;
- is procured through appropriate processes that deliver value-for-money outcomes; and
- is to be financed through loan finance.

While applications by local government authorities will be assessed against the above eligibility criteria, it is not intended or necessary for projects to satisfy all criteria. However, priority will be given to projects which demonstrably satisfy the majority of the above criteria and where construction can commence before 1 February 2018.

It is intended that assistance will only be provided on the basis that all borrowing to finance the project is undertaken through the Tasmanian Public Finance Corporation. Any borrowings undertaken through other credit providers are not eligible for support.

As part of the application process, local government authorities are required to submit a Statement issued by the Tasmanian Public Finance Corporation that details the date and amount of interest to be paid, over the full proposed loan term, in respect of borrowings required for each nominated project.

Under the *Local Government Act 1993*, the Treasurer is required to approve all borrowings undertaken by local government authorities in each financial year, whether new borrowings or refinancing.

Applications by local government authorities for new borrowings are assessed based on benchmark ratios to ensure the ability to service new and existing debt. In general, borrowing requests that result in a Net Debt to Revenue position of below 40 per cent are considered sustainable and are recommended for approval. Borrowings that exceed 40 per cent indicate that the Council will be operating in a higher risk category and additional information justifying the borrowing request would need to be considered.

The Net Interest Cost Ratio benchmark is set at 7 per cent, which is consistent with the Net Debt to Revenue benchmark and the statutory limitation on gross borrowings as stipulated in the *Local Government Act*.

New borrowings by local government authorities, for the purpose of the Program, will be considered by the Treasurer in accordance with this assessment methodology.

Administration of the Program:

The Program will be managed and administered by the Department of Treasury and Finance. Other relevant Government agencies will be consulted as required when local government applications are assessed against the eligibility criteria.

Projects to receive assistance through the Program will be considered and approved by the Treasurer. The Program will remain open until 1 February 2017.

The Premier and Treasurer have jointly written to all councils in the North and North West to confirm that the Government will enter into a partnership with the participating councils to bring forward a total of \$60 million of infrastructure investments, which will be financed by new borrowings and supported by an interest rebate under the Program.

The provision of assistance under the Program will be determined by the Treasurer having regard to the commencement date of construction, the quantum of applications received and the contribution the projects will make to employment growth and economic activity in each region, and it therefore may not be possible to provide assistance to all projects which meet the eligibility criteria.

Applications will be assessed as they are received and, following consideration by the Treasurer, Treasury will advise each Council of the outcome of their application.

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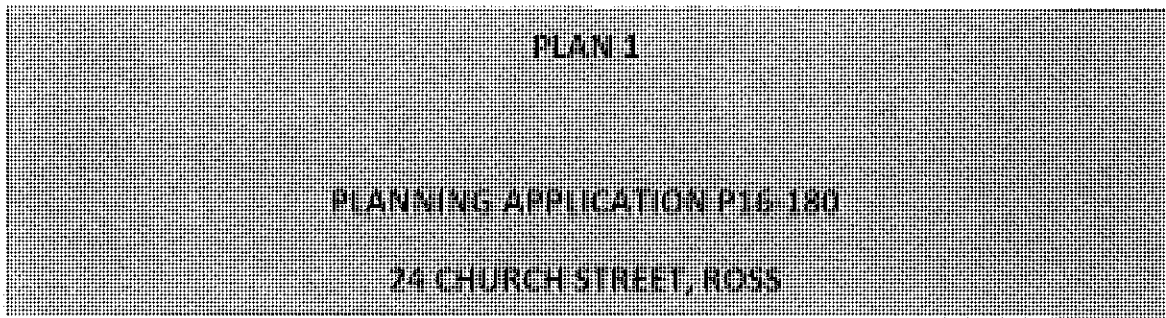
The amount of the interest rebate will be calculated based on the total amount of interest paid on the approved level of subsidised borrowings, for the period approved by the Treasurer and subject to a five year maximum rebate term. The rebate will be paid to each Council as a grant, after the loan has been drawn down, with payment generally to be made half yearly in arrears. The rebate period will be capped at five years, and will generally reflect the amount of years by which each project has been brought forward by the Council.

For approved projects with a total grant payment (interest rebate) of less than \$1 million, each Council will be advised by letter from Treasury of the approved terms and conditions and the process by which the rebate will be paid.

For approved projects with a total grant payment (interest rebate) of more than \$1 million, Crown Law will draft a Funding Deed between the Crown and the Council.

For further information, please contact:

Craig Jeffery
Director, Government Finance and Accounting
Phone: 6166 4438
Email: craig.jeffery@treasury.tas.gov.au



ATTACHMENTS

- A** Application & plans, correspondence with applicant
- B** Representation & applicant's response
- C** Heritage Adviser's review
- D** Planning Scheme Assessment

**PLANNING APPLICATION
Proposal**

Description of proposal: REPLACE PART METAL CLADDING

WITH WEATHERBOARDS AS PER ORIGINAL

ADDITIONAL WINDOWS 2: REAR DECK, REPLACE ROOFING, GUTTERS

ERECT WEATHERBOARD SHED ON LOT 2. NEW PALING

(attach additional sheets if necessary)

FENCE ON SOUTH BOUNDARY WITH METAL

REFER TO ATTACHED DRAWINGS & DETAILS

Site address:

24 CHURCH STREET, ROSS

ID no: 6830662 and/or Council's property no:

AND/OR

Area of land: ha/m² and/or CT no:

Estimated cost of project \$ 95,000 (include cost of landscaping, car parks etc for commercial/industrial uses)

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

If yes - main building is used as PRIVATE USE

If variation to Planning Scheme provisions requested, justification to be provided:

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

(attach additional sheets if necessary)

If outbuilding has a floor area of over 56m², or there will be over 56m² of outbuildings on the lot, or is over 3m at apex in residential zone, details of the use of the outbuilding to be provided:

WEATHERBOARD SHED 12 M X 9 M (108 Sq M)

External colours: TO BE AGREED WITH NMC REQUIREMENTS
(attach additional sheets if necessary)

Is any signage required? No
(if yes, provide details)

FOLIO PLAN

RECORDER OF TITLES

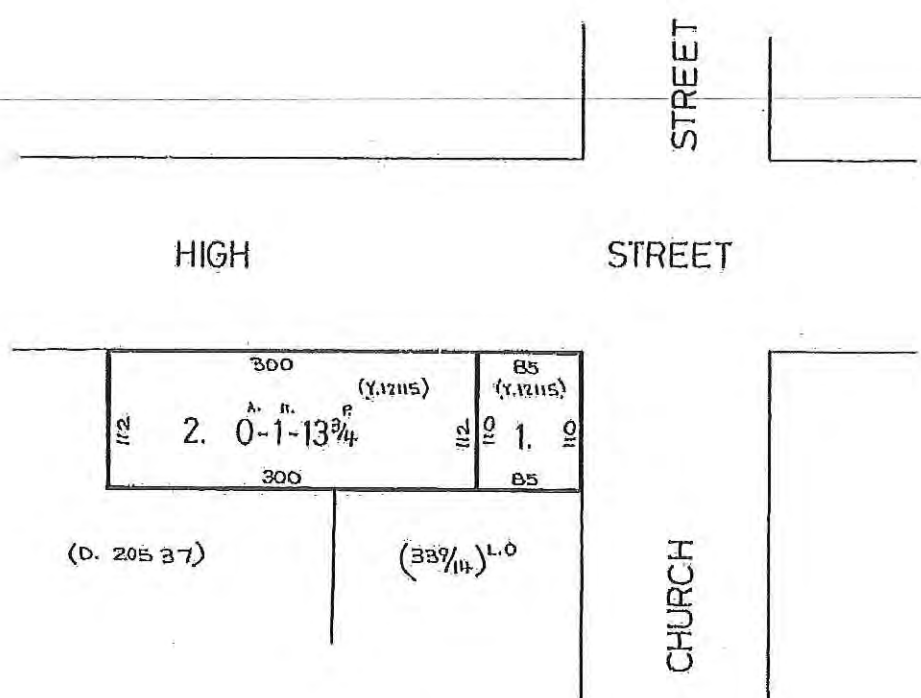
Issued Pursuant to the Land Titles Act 1980



APPROVED 2- JUL 1990 <i>M. J. ...</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 65/4796	REGISTERED NUMBER D. 44742
FILE NUMBER Y.12115	GRANTEE PART OF 3-0-8 GTD. TO GEORGE CARTWRIGHT & JOHN MARTIN.	DRAWN M 25/6/90

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF ROSS (SEC. Q)
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES, NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

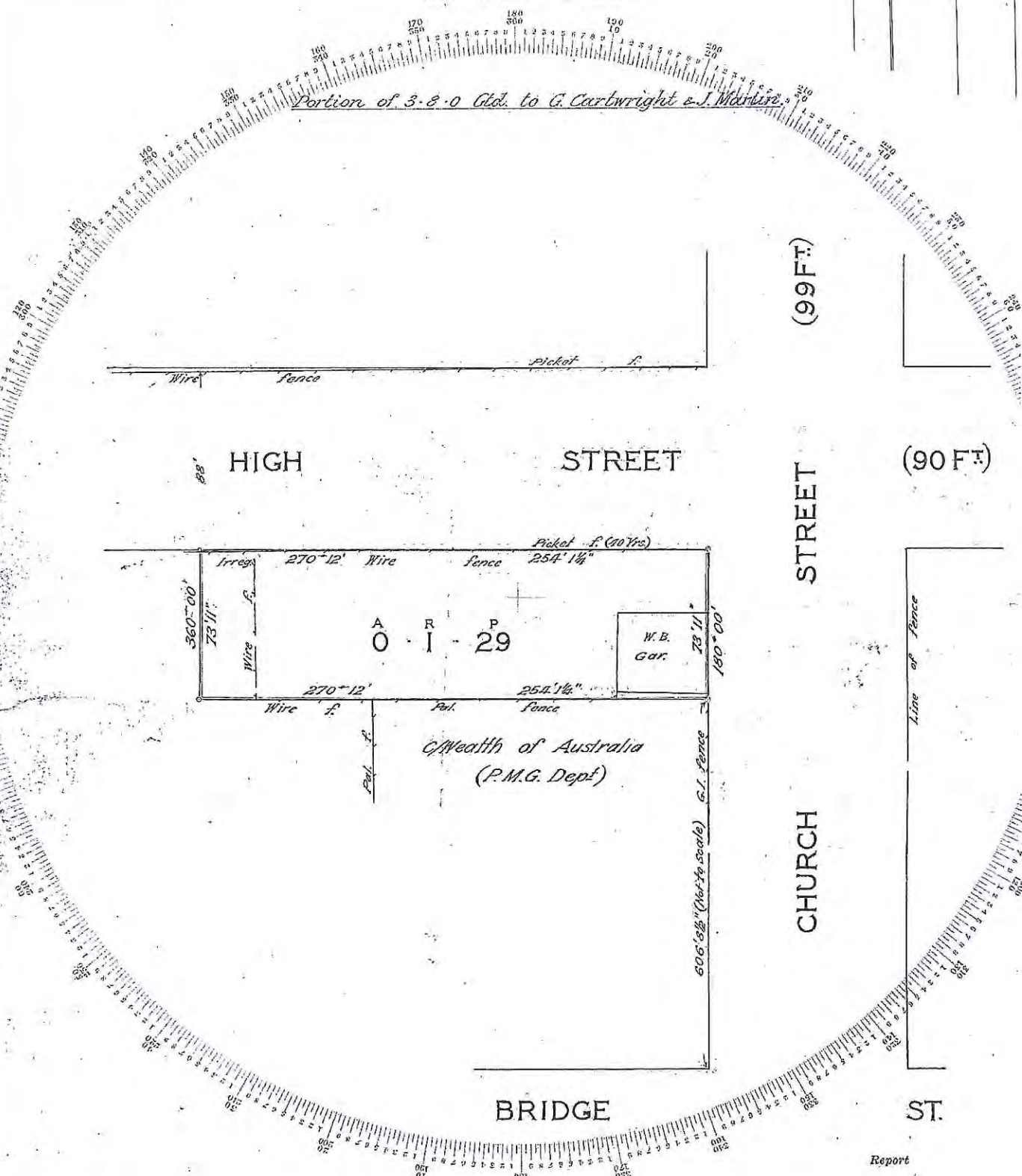


No. OF APPLICATION

Scale 50 FEET to an inch

REFERENCE TO COR

COR.	BEARING	DISTANCE IN LINKS



To be filled in
By Surveyor

Date of Instructions
Survey commenced } 9-9-54
Survey finished }
Error of close 1 in Nil

Office Examination

Regulations Checked
Computations Checked
Examination as to Boundaries
Entered on Diagrams
Entered on General Plan
State Permanent Marks
Finally examined

May be acted upon
Acted upon

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
I, Eric. Barrie Valentine, of Sandy Bay Registered Surveyor, of Tasmania, do hereby certify that this plan			
(1) Complies with all statutory provisions relating to anything appearing thereon.			
(2) It does not require the approval of the Local Authority.			
<i>E. Barrie Valentine</i> Authorised Surveyor			
Dated this <i>sixteenth</i> day of <i>September</i> 19 <i>54</i>			

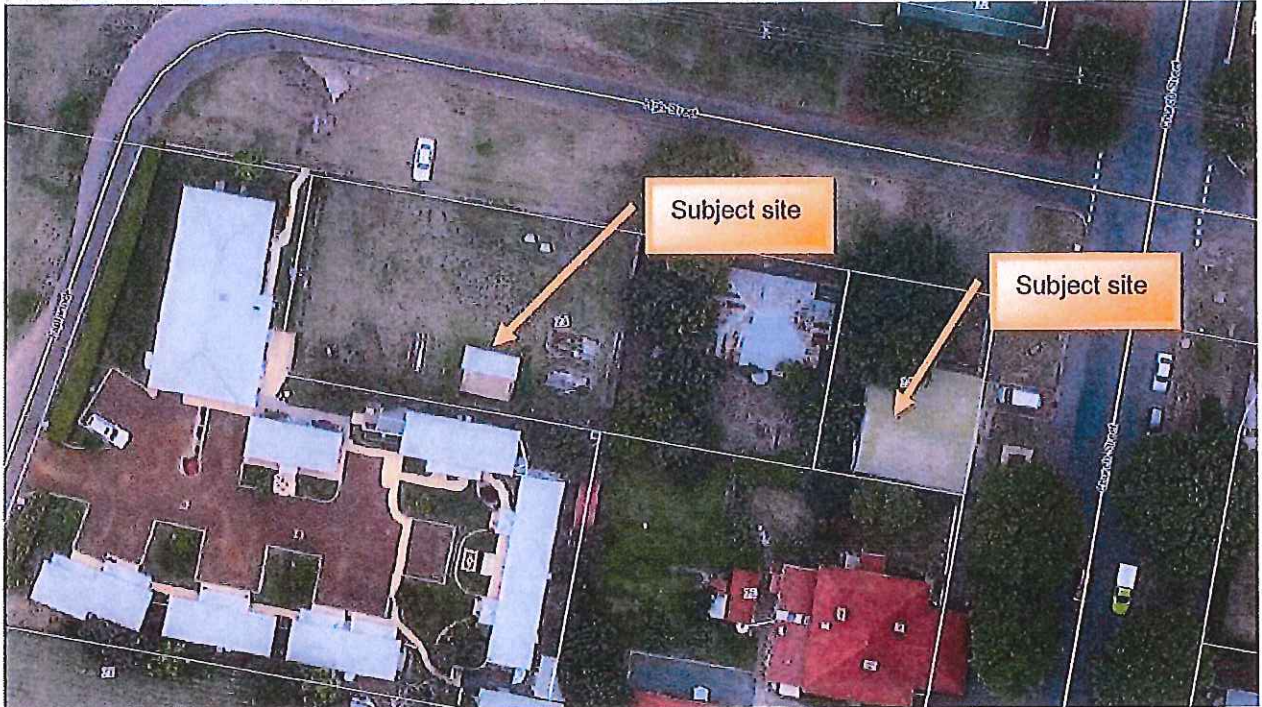
Report

EXHIBIT

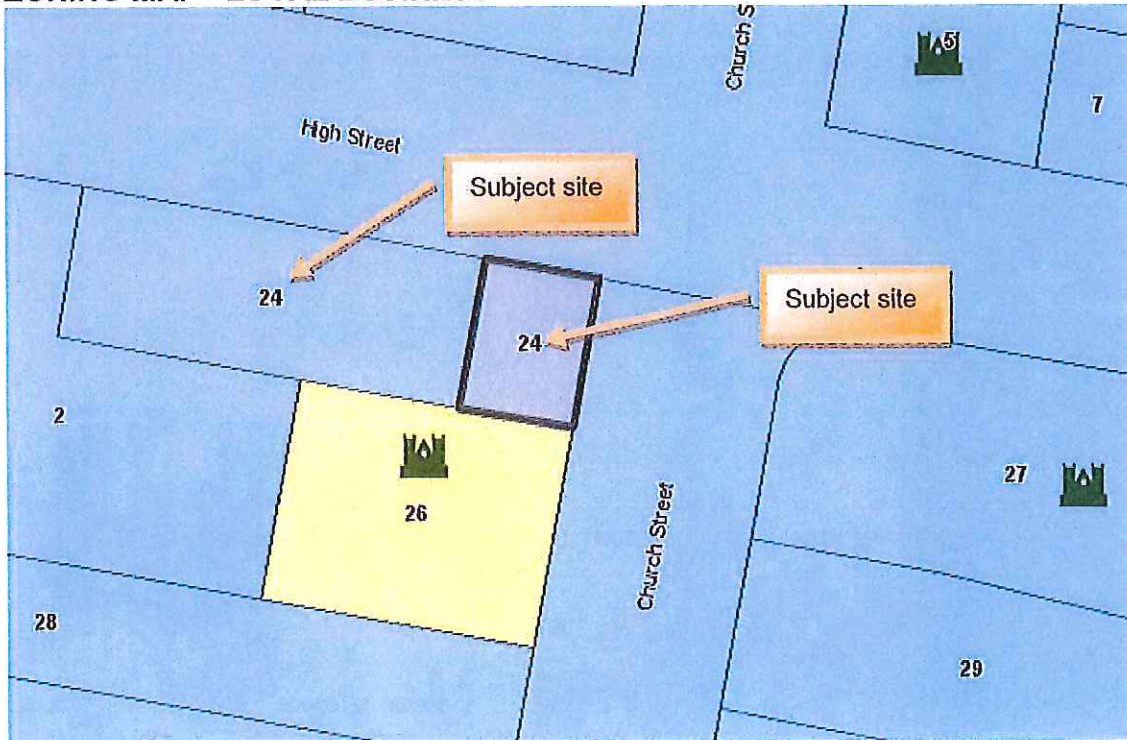
Authorised

P16-180

AERIAL PHOTOGRAPH & SERVICES MAP for 24 CHURCH STREET, ROSS



ZONING MAP - LOCAL BUSINESS



FINISTMA PTY LTD.
24 CHURCH STREET , ROSS
Proposed Refurbishment.



1960



2016

GENERAL BACKGROUND.

The weatherboard building was built in 1927 as a Wool and Skin Store and converted into its current layout in 1954 for use as a Garage, Workshop and Store on the Ground Floor and Flat with open space on the first Floor. The business was closed in 1978 and the building has been used for private use since that date.

It will continue to be used privately with the Ground floor to remain in its present form and used for hobby purposes. It is proposed to maintain the general structures of the flat and replace the existing hardwood linings with plasterboard and insulation. There will be some minor adjustments to Doorways, etc. A new kitchen and bathroom will be fitted out. Other additional new works are as detailed below.

SCOPE OF REFURBISHMENT.

- : Replace external metal cladding where it replaced original weatherboards and replace with original profile weatherboards.**
- : Repair existing weatherboards as required and paint building exterior with Wattyl 'Thunderbolt' colour and cream colour trim.**
- : Repair all existing wooden windows, repaint.**

: Install new corrugated roofing with existing profile and new period profile spouting and downpipes, all unpainted as was original construction. Stormwater connected to the existing street connection.

: Repair and repaint 2 Existing Ground floor shuttered windows in North and West walls currently covered with metal cladding.

: Repair and repaint all existing external wooden doors

: Rewire and install new switchboard.

: Install all new plumbing to existing street connection

: Replace hardboard linings in the Flat with Plasterboard.

: Sand wooden floors and apply coating.

: Install new Kitchen and Bathroom/Toilet

SCOPE OF ADDITIONAL WORKS TO EXISTING BUILDING.

: Enlarge 1st Floor Window in North facing wall with matching wooden framed window.

: Place Fixed Glazing in 1st Floor rear doors.

: Install Glazed openings on the rear wall of 1st Floor opening onto 6 M. X 3 M. elevated steel framed deck at the rear.

: Place a security door at the double pedestrian door entrance on Church Street.

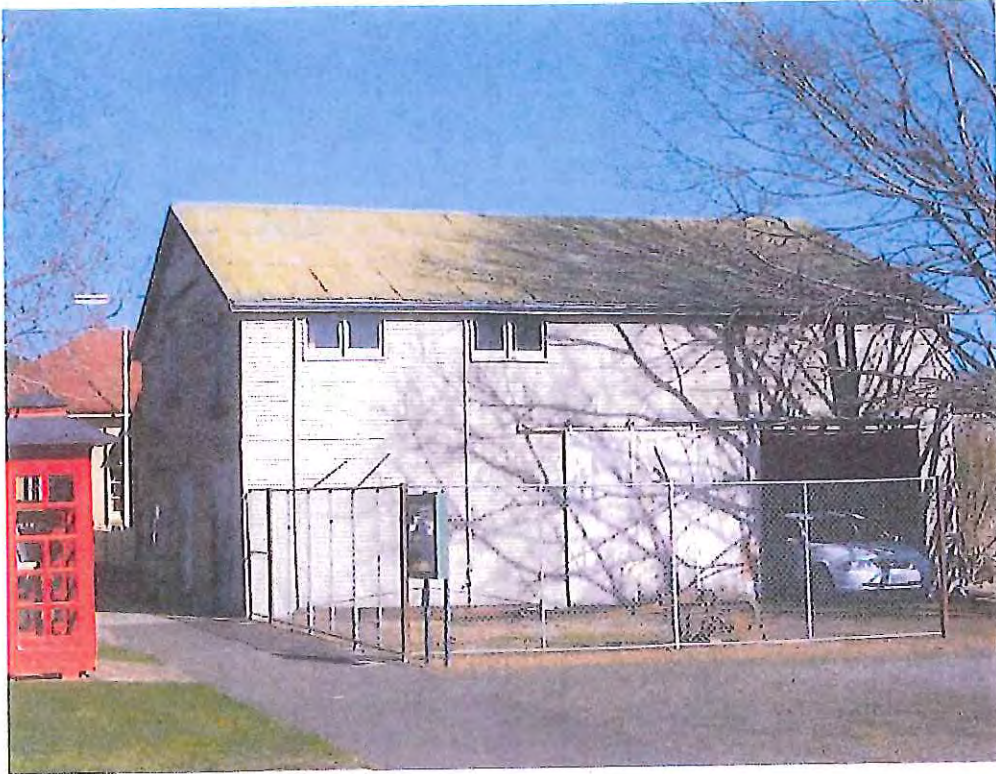
: Replace Cyclone Wire Fence on each side of the Church Street/High Street corner with Picket fencing.

: Install additional upstairs window shown on original plan, but not put in at the time, with the sashes that was made at that time to match and are stored unused in the building.

OTHER PROPOSED WORKS.

: Erect 12M X 9M (X 2.7M Walls) Weatherboard Shed where shown on Lot 2 of the Title.

: Erect a 1.8M. high Paling Fence on South boundary adjacent to Motel units. This would be a continuation of the existing paling fence running from Church Street



North Facing Wall.



North & West Wall From High Street.

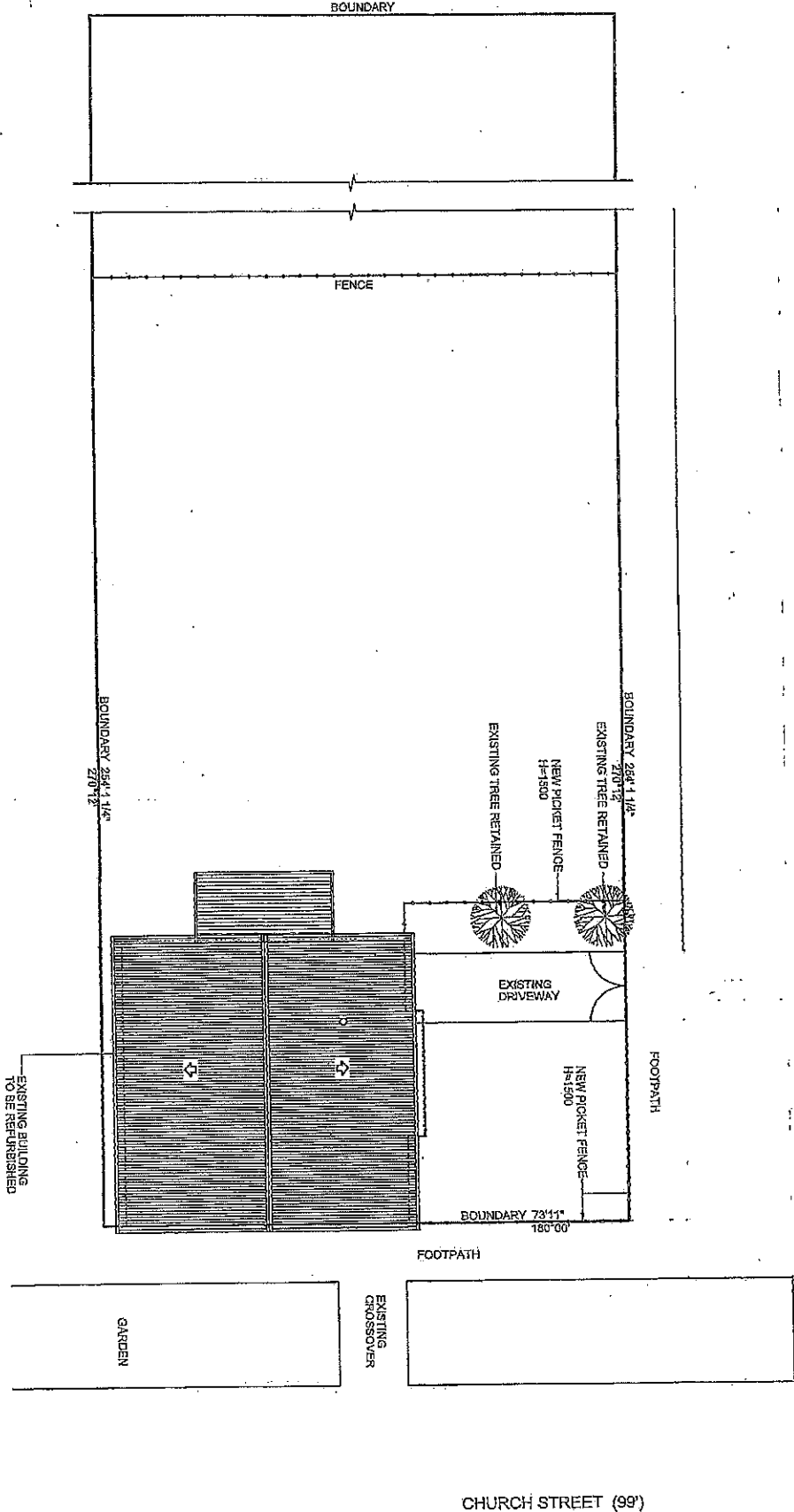


West Wall (Rear of Building)

Location of 1st. Floor Deck & Glazing



HIGH STREET (90')



SITE PLAN
1:200

Report 1, Architects
 Suite 3, 3891 Mainville St, South Hobart 7000, Tasmania
 Post Box 970 Box 2132, Hobart 7001, Tasmania
 Telephone 03-6224-8892 Fax 03-6224-7255
 Email info@report1.com.au Website www.report1.com.au
 CC-1044N

Project:
 24 CRITCHFIELD ST, ROSS
 Dwg title:
 EXTENDING EXISTING PLANS

Drawn by:
 YCT
 Checked by:
 I. SMITH

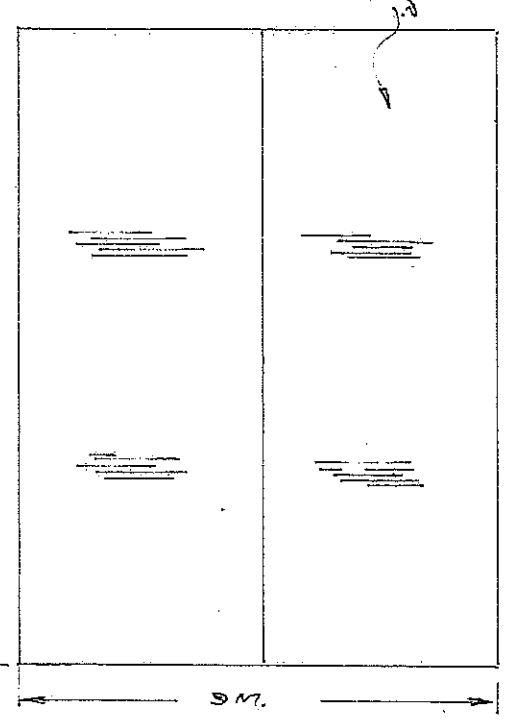
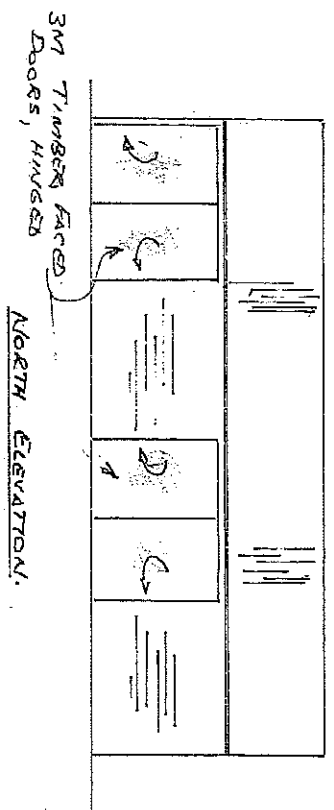
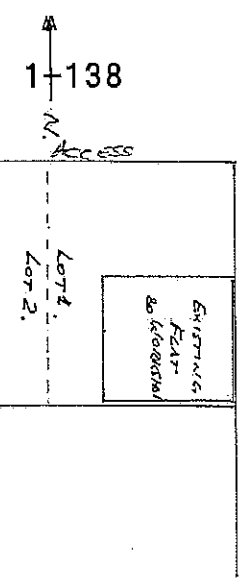
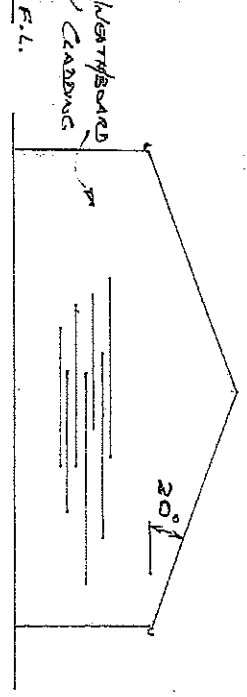
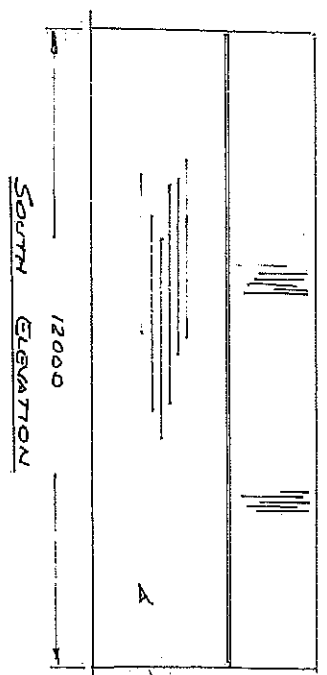
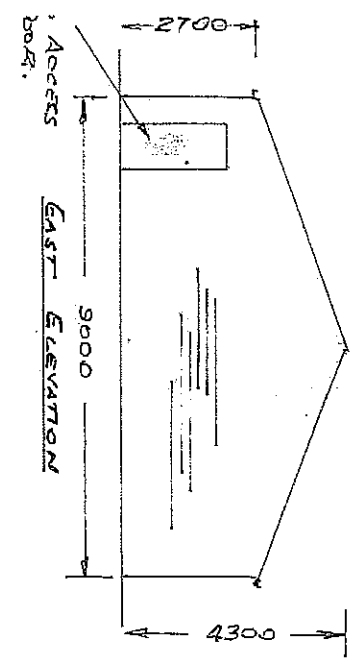
Date:
 11/02/2015
 Scale:
 1:200

General:
 Drawings to be read in conjunction with specifications by Report 1 and all drawings and documents by engineers and other professionals referred to in these plans. Develop and action dimensions take precedence. These drawings are provided for purposes of copyright and may not be copied or reproduced without the written permission of Report 1.
 CHECK SCALE BEFORE SCALING FROM DRAWINGS.
 ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Revisions
REVISION 1 04/09/15

revision #	set/ds #	drawing #
D	A1	01

EXHIBIT



BUILDING DETAILS

CONCRETE SLAB FLOOR.
 CLADDING, TIMBER ROUND NOSE KENTREBOARDING
 ROOFING ZINCALUME CORR. SHEET
 GUTTERS - ZINCALUME D SQUARE (TRAD)
 DOORS - STEEL FRAMED, TUNED CLAD.
 MARKS & DOORS PAINTED (TO APPEAR AS STAIN)
 STRAINWATER CONNECTED TO TANK.

CONSTRUCTION.

WALLS - 125 X 100 & 75 MS ANGLE COLUMNS @
 3M CENTRES. TIMBER NUTRIC FRAMES
 CLAD WITH KENTREBOARDS.
 ROOF - TRUSSES, STEEL STR 3M CENTRES
 - GALV STEEL Z PURLINS.
 FLOOR - CONCRETE SLAB.

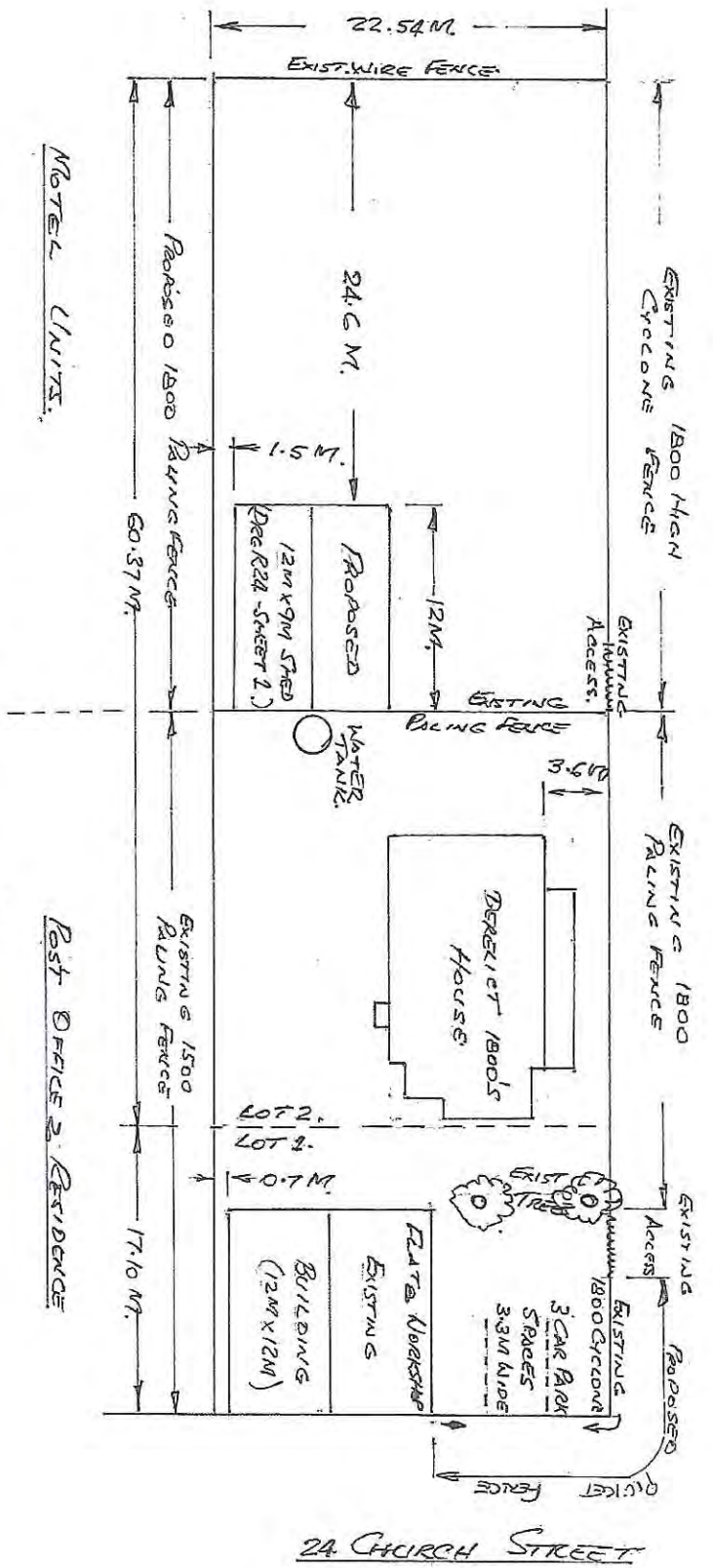
DRG. R24 SHEET 1 REV. 1.
 20/08/16

KMC PLANNING APPT. Ref. P16-180

PROPOSED 12M X 9M BUILDING

FINISTRATION Pty Ltd

MOTEL RESIDENCE.



HIGH STREET

24 CHURCH STREET

N.

EXHIBITED

SCALE 1:300

MOTEL UNITS.

SITE 20 BLOCK 2A

POST OFFICE 2 RESIDENCE

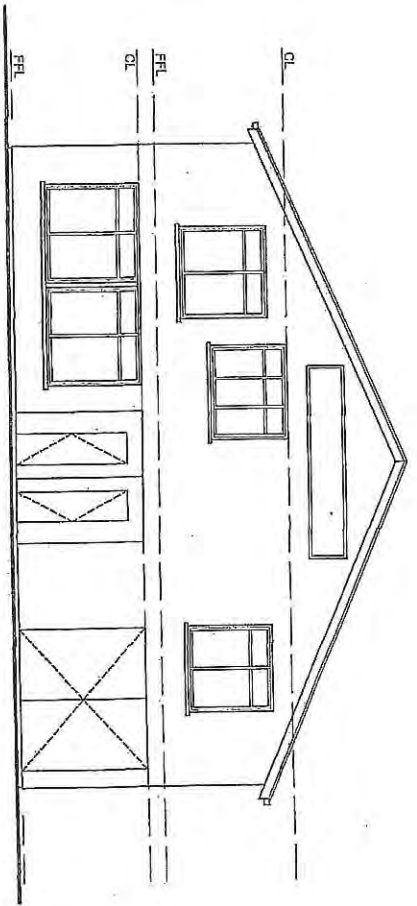
FINISTORA Pty LTD.

24 CHURCH STREET, ROSK

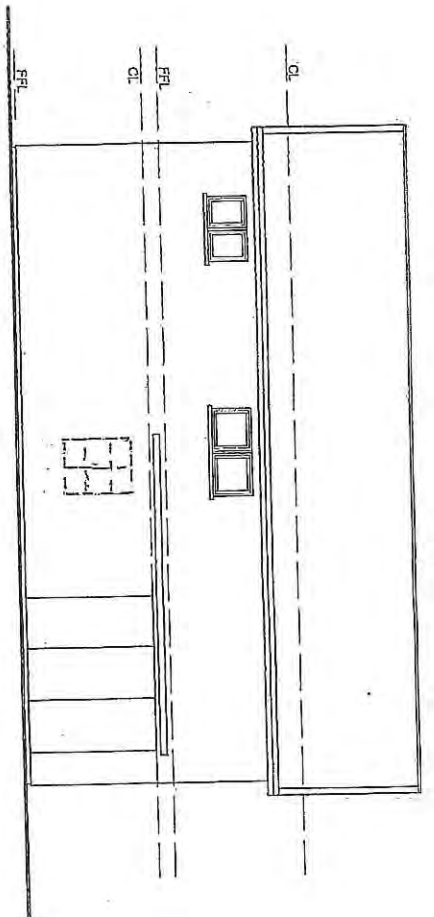
DRG. R24 SHEET 2. REV. 0

20/08/16.

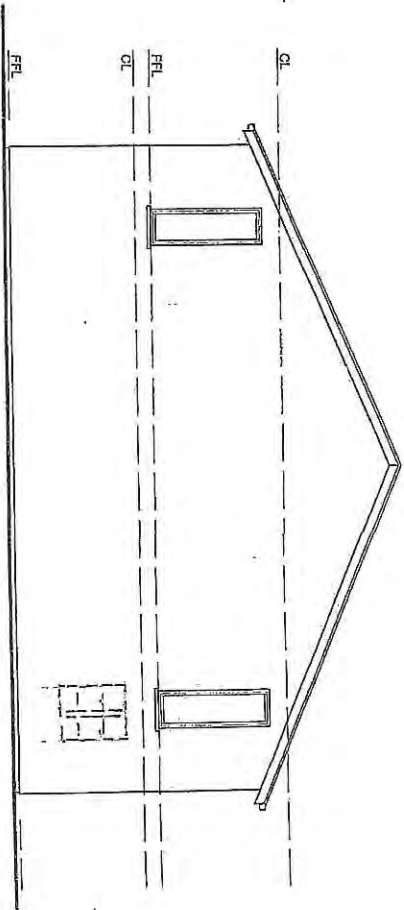
KING. PLANNING APPⁿ REF: P16-180



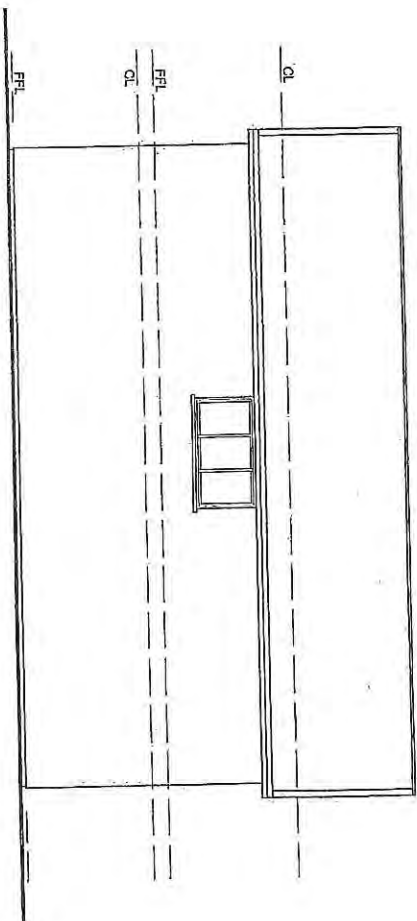
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

Room11 Architects
 8001 Tassie Ave, South Hobart 7000, Tasmania
 PO Box 2132, Hobart 7001, Tasmania
 Telephone: 03-6221-6642 Fax: 03-6221-47253
 Email: info@room11.com.au Website: www.room11.com.au
 CC 104514

Project:
 24 CHURCH ST. SCAS
 DWG title:
 EXISTING ELEVATIONS

Drawn by:
 YTC
 Checked by:
 T. BARRY

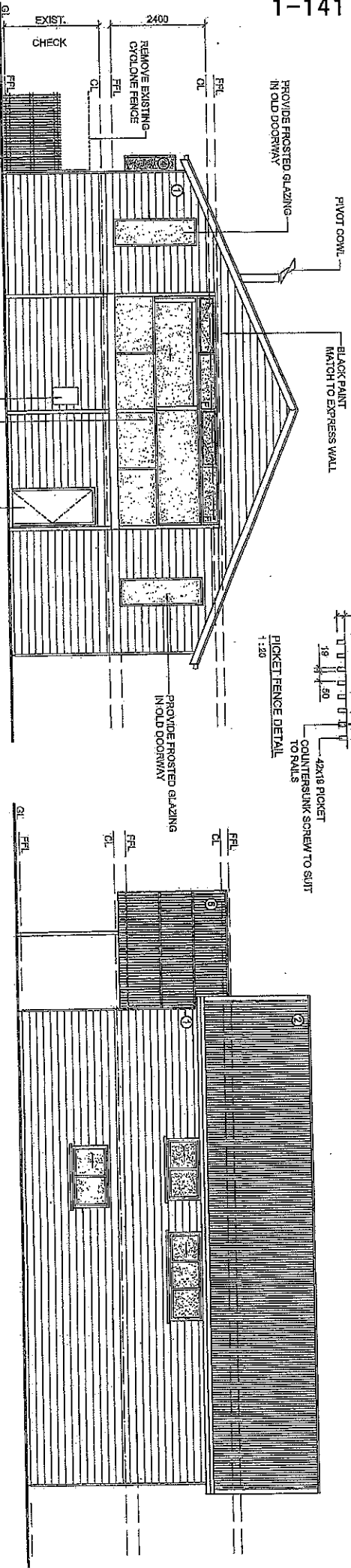
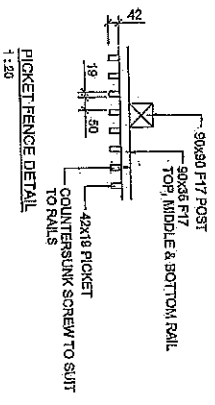
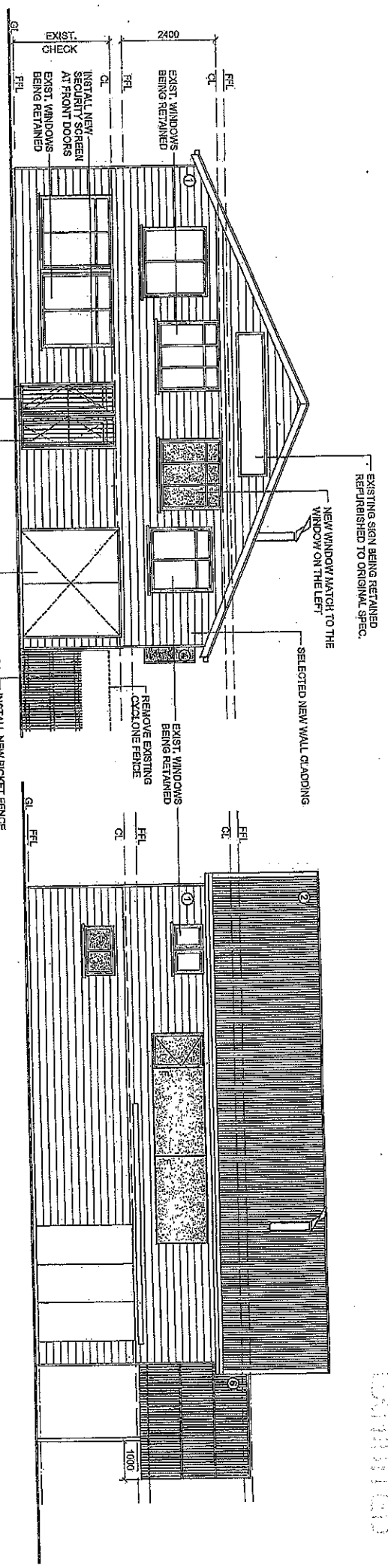
Date:
 11/03/2015
 Scale:
 1:100

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Revisions

revision #:	sheet #:	drawing #:
D	A1	03

EXHIBITED



- LEGEND**
- ① HORIZONTAL WEATHERBOARD SELECTED WHITE PAINT FINISH - TO MAN. SPEC.
 - ② NEW CUSTOM ORB SELECTED RED
 - ③ EXISTING WINDOW FRAMES RE-PAIN LOW SHEEN WHITE - TO MAN. SPEC.
 - ④ BLACK PAINT EXPRESS WALL
 - ⑤ NEW WINDOW FRAMES PAINT LOW SHEEN WHITE - TO MAN. SPEC.
 - F. : SLIDING
 - FIXED GLAZED PANEL

③ 2X4/9 HW 50mm GNP SCREW NAIL FIX TO FRAME
SCANDINAVIAN OIL OAK FINISH

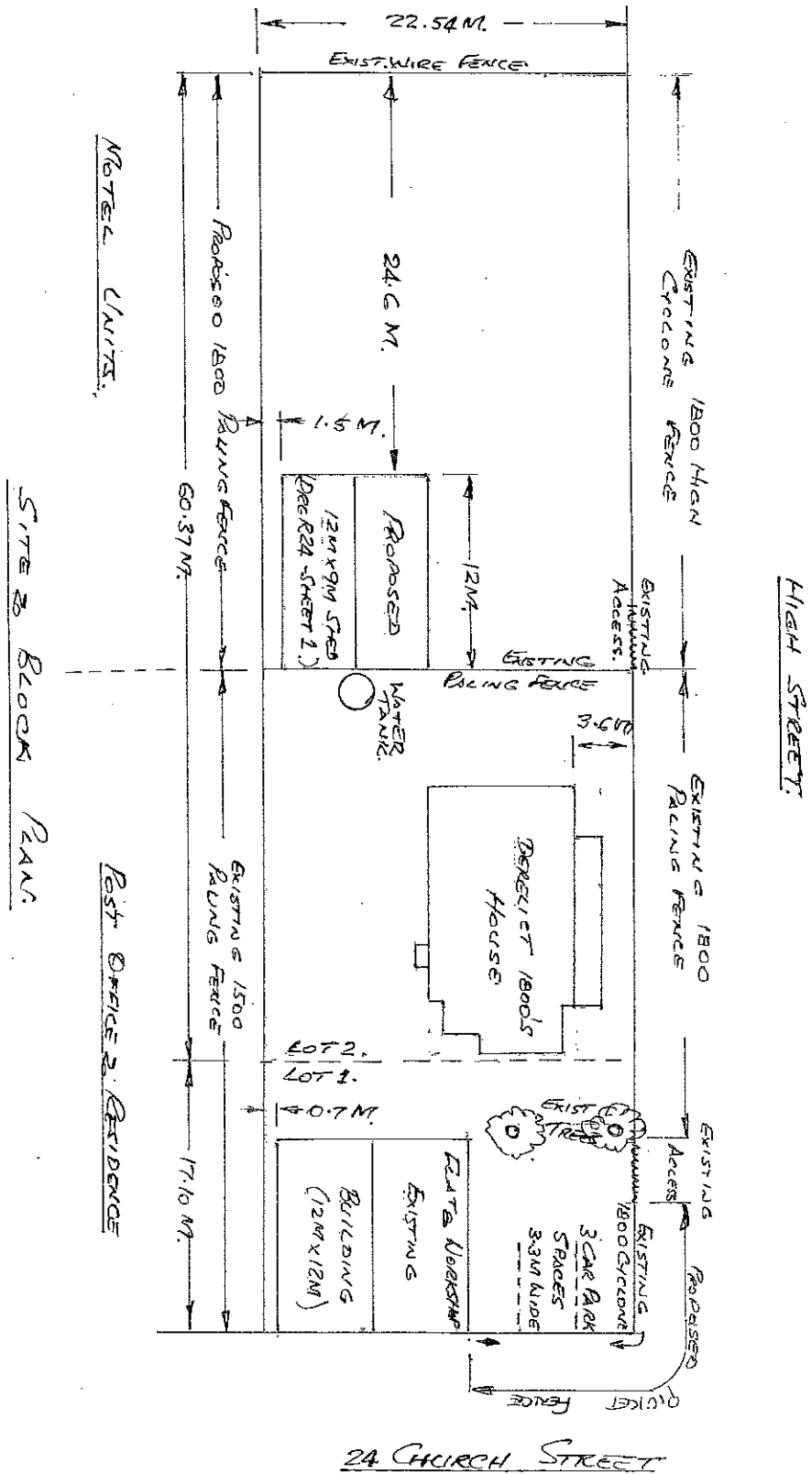
Project: 14 Church St. Ross
Drawn by: M.
Date: 1/20/2015
Checked by: 1.5/2015

General: Changes to be read in conjunction with application by Form 11 and all drawings and documents by applicants and subcontractors related to this plan. Contractors are to verify all existing conditions. These drawings are provided for your information only. They are not to be used for construction without the written permission of Form 11.
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Revisions

revision #	date	drawing #
D	A1	08

MOTEL RESIDENCE.



HIGH STREET

24 CHURCH STREET

N.

SCALE 1:300

MOTEL UNITS.

SITE 3 BLOCK PLAN.

POST OFFICE 2. RESIDENCE

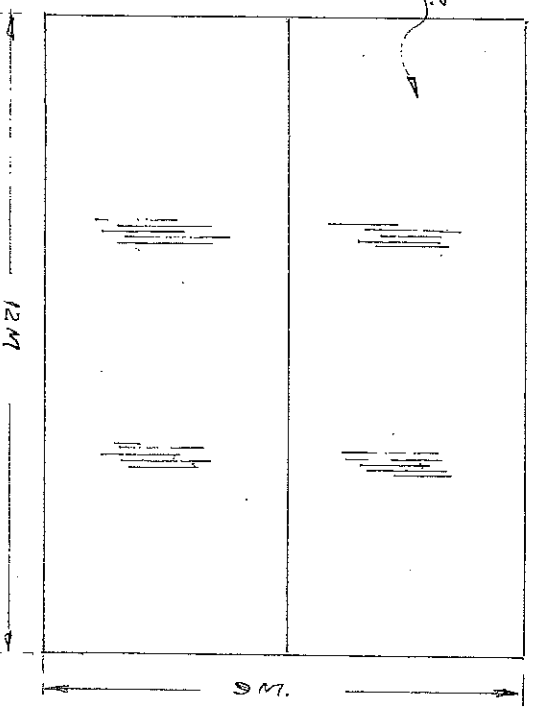
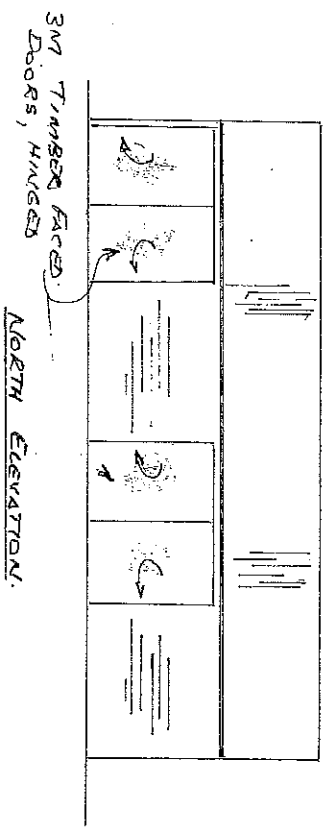
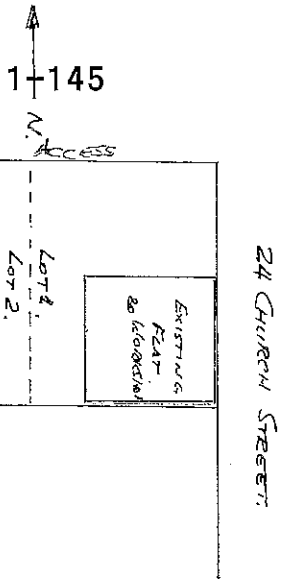
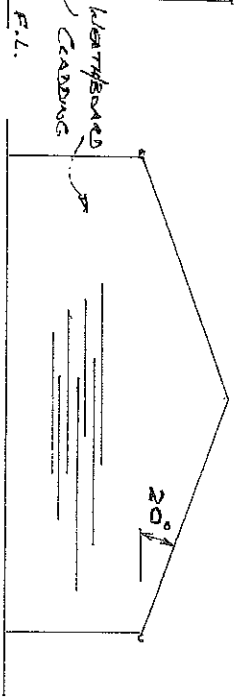
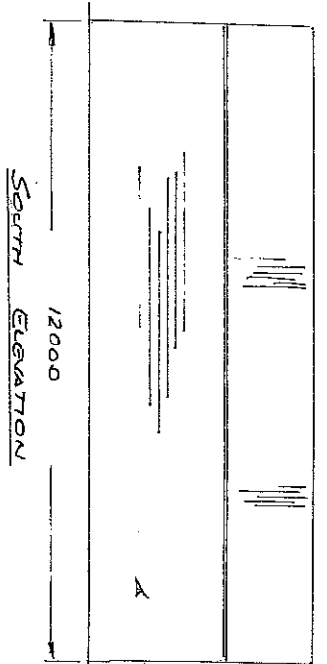
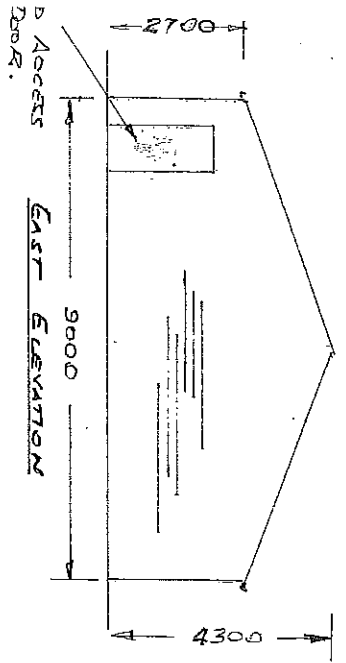
ENLISTRA PTY LTD

24 CHURCH STREET, ROSS

DRG. R24 SHEET 2. REV. 0 20/08/16.

KING, RAINING & ASSOC^{NS} BFR P16--180

P3



BUILDING DETAILS.

CONCRETE SLAB FLOOR.
 CADDING, TIMBER ROUND NOSE LEATHERBOARD ROOFING ZINCALUME COER. SHEET.
 GUTTERS - ZINCALUME D SQUARE. (TRAD)
 DOORS - STEEL FRAMED, TIMBER CLAD.
 WALLS & DOORS PAINTED (TO APPROVED COLOR) STORMWATER CONNECTED TO TANKS.

CONSTRUCTION.

WALLS - 125 X 100 X 8 MS ANGLE COUPLERS @ 3M CENTRE. TIMBER INSUL FRAMES CLAD WITH LEATHERBOARD.
 ROOF - TRUSSES, STEEL AND 3M CENTRE - GALV STEEL Z PURLINS.
 FLOOR - CONCRETE SLAB.

DES. R24 SHEET 1 REV. 1.
 20/08/16

KINC PLANNING ARCHITECTS P/L 180

PROPOSED 12M X 9M BUILDING

FINISTANA P/L LTD

P4

Block Row

HIGH STREET.

1+145

24 CHURCH STREET

EAST ELEVATION

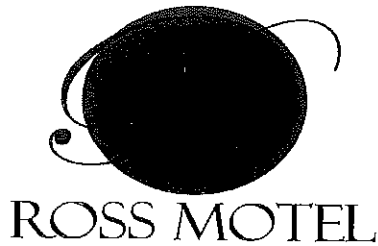
SOUTH ELEVATION

WEST ELEVATION.

NORTH ELEVATION.

ROOF PLAN

SCALE 1:100



2 High Street Ross Tasmanian 7209
 Phone : (03) 63815224
 Fax: (03) 63815296
 Email: enquiries@rossmotel.com.au
 Website: www.rossmotel.com.au
 ABN 48954016496

& Caravan Park

Northern Midland Council
 13 Smith Street
 Longford TAS 7301

By Email : Planning@nmc.tas.gov.au

Dear Sir/Madam,

Planning Reference Number: P16-180
24 Church Street Ross TAS 7209

Being an immediate neighbour by 2 sides of the property subject of this proposal, we request the following comments to be considered and recommended in the final approval for planning consent.

Fencing:

Given the dominant fencing is going to be paling picket we would seek that the remaining High Street cyclone fencing be removed and either remain open or fenced in accordance to the dominant fencing of paling and picket. Together with all barbed wire strung on top of the existing paling fencing be removed and not allowed to be renewed or replaced. Barbed Wire is not in keeping with the Church Street, High Street or the Heritage Precinct we all wish to maintain in a heritage manner.

Note the Draft Amendment of 2/2015 to Northern Midlands Interim Planning Scheme 2013 issued 1/6/2016 by email notes:

P1 by deleting 'No performance criteria' and adding
 'Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;
- b) the architectural style of the dominant building on the site;
- c) the dominant fencing style in the setting; and
- d) the original or previous fences on the site.'

Sea Container:

The site currently has an aging sea container present and we request that this be removed as a condition of approval. We acknowledge it may contain items to be transferred to the 'new shed' and needs to stay until the shed is completed to do the transfer. Sea containers do not fit with the Heritage Precinct appearance of this town.

It is also a concern that items will be stored/stockpiled on the High Street portion of the property from the renovations (either building products or shed contents) and this will prove unsightly should they be allowed to remain unused and in disrepair.

Can we please have a fair timeframe implemented to have the block cleared of the above concerns once the shed is completed.

If there are any points you would like to discuss with us or clarify please feel to contact either of us on the 63815224.

Kind regards

Helen McQuade

on behalf of
Peter Fost and Helen McQuade

APPLICANT'S RESPONSE

P O Box 569,
Kingston, 7051 Tasmania

17th. September 2016.

Att Jan Cunningham
Planning & Development Department.
Northern Midlands Council.
P O Box 156, Longford, 7301.

Planning Application. Ref. P16-180

24 Church Street, Ross.

Dear Jan,

We acknowledge your letter of 16th. September 2016. We would like the opportunity to visit and discuss the representation you have received and any other matters relating to your consideration of this application. The works proposed involve a significant investment and will result in an improvement to the visual streetscape, particularly in Church Street, and we are most anxious to co-operate with the Council in order to expedite your consideration of this Application. Notwithstanding we set out below our comments in response to the matters raised in the representation.

Barbed Wire. We see this as a petty issue. It was properly installed on brackets on an internal dividing paling fence (not on street frontage) when it was built in late 60's for security reasons, however we see it not as critical now so it will be removed forthwith and therefore needs not to be part of a discussion.

We wouldn't want the rear section of the street front on High Street to be unfenced or low fenced at this stage and would not want the Council to require any change to the cyclone fence which has been in place since 1982 which is tidy and in good repair when the only development in this area is the construction of a shed. After we have completed the proposed development it is our intention to carry out some external repairs to the derelict house which is now shielded from view by the paling fence. Assuming these repairs make it more suitable to view from the street, a change in the paling and cyclone fencing will be considered and likely. It will be another planning application to the Council at that time for the work proposed.

The Container has also been there since the early 80's (Ross Council period), as was advised to your Council some time back in response to your enquiry at that time. It is in use

for storage of building materials and which will be used in conjunction with the proposed works. We will seek to keep it in place until the total works are completed at which time it will be removed.

Of concern in the representation is the request to have the block cleared after the shed is completed. We would expect and want to have the normal use of our site without any additional impositions or restrictions that are not applied to anywhere else in the town. We are happy to abide with normal regulations as they apply to the town area for all properties but see no grounds for imposing additional requirements on our site to appease a Motel owner next door who wishes to see it presented as a part of his establishment. His view on this has been conveyed to me directly by him.

I will contact you by phone on Monday to see if you consider a meeting useful at this stage.

I can be contacted on 0419589875 or by Email on gl.goddard@bigpond.com to address any matters that arise.

I look forward to your response

Yours Faithfully,

G. L. Goddard Director. Finistma Pty Ltd

ATTACHMENT C

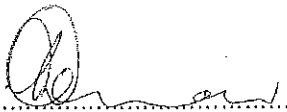
NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 29-Aug-2016
REF NO: P16-180; 400600.13
SITE: 24 Church Street, Ross
PROPOSAL: Dwelling alterations & additions, construct shed, paling fence along southern boundary and picket fence in NE corner (heritage precinct)
APPLICANT: G Goddard (obo Finistma Pty Ltd)
REASON FOR REFERRAL: HERITAGE PRECINCT
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

Do you have any other comments on this application?

This is an old building that has had a number of unsympathetic windows added to its facade many decades past. It has been part of the Ross streetscape for many years and is in much need of maintenance. The new weatherboard external wall lining will improve the street presentation.

The proposed windows facing High Street would be more sympathetic to the heritage precinct if they were designed to have a strong vertical rhythm, and recommend that the windows facing Church Street be replaced with windows with a symmetrical window pattern with similar vertical proportions.



David Denman (Heritage Adviser)

Date: 23 September 2016

Assessment against E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 *The purpose of this provision is to:*

- a) *protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and*
- b) *encourage and facilitate the continued use of these items for beneficial purposes; and*
- c) *discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and*
- d) *ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and*
- e) *conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place*

E13.2 Application of the Code

E13.2.1 *This code applies to use or development of land that is:*

- a) *within a Heritage Precinct;*
- b) *a local heritage place;*
- c) *a place of identified archaeological significance.*

Comment:

The subject site is within a *Heritage Precinct*.

E13.5 Use Standards

E13.5.1 Alternative Use of heritage buildings

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>No acceptable solution.</i>	<p>P1 <i>Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</i></p> <ul style="list-style-type: none"> a) <i>it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</i> b) <i>the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and</i> c) <i>a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.</i>

Comment: Not applicable.

E13.6 Development Standards**E13.6.1 Demolition**

Comment: N/a

E13.6.2 Subdivision and development density

Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	Performance Criteria
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The site coverage must: <ul style="list-style-type: none"> a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.5 Fences

Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New fences must be in accordance	P1 New fences must:

with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	<ul style="list-style-type: none"> a) be designed to be complementary to the architectural style of the dominant buildings on the site or b) be consistent with the dominant fencing style in the heritage precinct; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: Satisfies the performance criteria.

E13.6.6 Roof Form and Materials

Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Roof form and materials for new buildings and structures must: <ul style="list-style-type: none"> a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.7 Wall materials

Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: <ul style="list-style-type: none"> a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.8 Siting of Buildings and Structures

Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New buildings and structures must be	P1 The front setback for new buildings or

<p><i>in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>	<p><i>structure must:</i></p> <ul style="list-style-type: none"> a) <i>be consistent with the setback of surrounding buildings; and</i> b) <i>be set at a distance that does not detract from the historic heritage significance of the place; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>
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Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

<p><i>Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1 <i>Outbuildings and structures must be:</i></p> <ul style="list-style-type: none"> a) <i>set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</i> b) <i>in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</i> 	<p>P1 <i>New outbuildings and structures must be designed and located ;</i></p> <ul style="list-style-type: none"> a) <i>to be subservient to the primary buildings on the site; and</i> b) <i>to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

E13.6.10 Access Strips and Parking

<p><i>Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1 <i>Car parking areas for non-residential purposes must be:</i></p> <ul style="list-style-type: none"> a) <i>located behind the primary buildings on the site; or</i> b) <i>in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</i> 	<p>P1 <i>Car parking areas for non-residential purposes must not:</i></p> <ul style="list-style-type: none"> a) <i>result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</i> b) <i>detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

Comment: N/a

E13.6.13 Signage

Comment: N/a

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

<p>Heritage Precincts –</p> <ol style="list-style-type: none"> 1. Evandale Heritage Precinct 2. Ross Heritage Precinct 3. Perth Heritage Precinct 4. Longford Heritage Precinct 5. Campbell Town Heritage Precinct
<p>Existing Character Statement - Description and Significance</p> <p>2 ROSS HERITAGE PRECINCT CHARACTER STATEMENT</p> <p><i>The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</i></p>
<p>Management Objectives</p> <p><i>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</i></p> <p><i>To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</i></p>

Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.

Assessment against F2.0 (Heritage Precincts Specific Area Plan)
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F2.1 Purpose of Specific Area Plan

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.3 Definitions**F2.3.1 Streetscape**

For the purpose of this specific area plan streetscape refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

F2.4 Requirements for Design Statement

F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

F2.4.2 The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

F2.4.3 The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.

Comment: The subject site is within the Heritage Precincts Specific Area Plan and a design statement was provided.

F2.5 Standards for Development**F2.5.1 Setbacks**

Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.

Acceptable Solutions (no performance criteria)

A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).

A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).

A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.

Comment: Meets the Acceptable Solutions.

F2.5.2 Orientation

Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.

Acceptable Solutions (no performance criteria)

A1 All new buildings, extensions, alterations or additions must be orientated:

a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or

b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and

c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).

Comment: Meets the Acceptable Solutions.

F2.5.3 Scale

Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.

Acceptable Solutions (no performance criteria)

A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).

A2 Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).

A3 Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.

Comment: Meets the Acceptable Solutions.

F2.5.4 Roof Forms

Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.

Acceptable Solutions (no performance criteria)

A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch

	<i>between 30 – 40 degrees (refer Figure F2.14 & F2.18); and</i>
A1.2	<i>Eaves overhang must be a maximum of 300mm excluding guttering.</i>
A2	<i>Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).</i>
A3	<i>Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.</i>
A4	<i>Metal cowls must not be used where they will be seen from the street.</i>

Comment: Meets the Acceptable Solutions, but a condition is required regarding the pitch to be increased to a pitch of 30 degrees.

F2.5.5 Plan Form

<i>Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.</i>	
Acceptable Solutions	Performance Criteria
A1.1 <i>Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; and</i> A1.2 <i>The plan form of additions must be rectilinear and consistent with the existing house design and dimensions.</i>	P1 <i>Original main buildings must remain visually dominant over any additions when viewed from public spaces.</i>
A2 <i>The plan form of new buildings must be rectilinear (refer Figure F2.9).</i>	P2 <i>No performance criteria</i>

Comment: Meets the Acceptable Solutions

F2.5.6 External Walls

<i>Objective: To ensure that wall materials used are compatible with the streetscape.</i>	
Acceptable Solutions	Performance Criteria
A1.1 <i>Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and</i> A1.2 <i>External walls must be clad in:</i> a) <i>traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or</i> b) <i>brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:</i> <ul style="list-style-type: none"> • <i>painted standard size bricks; or</i> • <i>standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or</i> • <i>standard brickwork rendered in traditional style; or</i> • <i>if a heritage-listed building, second-hand traditional local bricks.</i> <i>Heavily-tumbled clinker bricks must not be used; or</i> c) <i>concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;</i> d) <i>concrete blocks in natural concrete finish must not be used.</i> A1.3 <i>Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.</i>	P1 <i>Materials used in minor additions to stone and brick buildings may be weatherboard.</i>

Comment: Meets the Acceptable Solutions

F2.5.7 Entrances and Doors

Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.

Acceptable Solutions (no performance criteria)

- A1.1 *The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and*
- A1.2 *The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and*
- A1.3 *Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).*

Comment: Meets the Acceptable Solutions.

F2.5.8 Windows

Objective: To ensure that window form and details are consistent with the streetscape.

Acceptable Solutions (no performance criteria)

- A1 *Window heads must be a minimum of 300mm below the eaves line.*

Solid-void ratio

- A2 *Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).*

Window sashes

- A3 *Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).*
- A4 *Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.*
- A5 *Horizontally sliding sashes must not be used.*
- A6 *Corner windows to front facades must not be used.*

Window Construction Materials

- A7 *Clear glass must be used.*
- A8 *Reflective and tinted glass and coatings must not be used where visible from public places.*
- A9 *Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.*
- A10 *Painted aluminium must only be used where it cannot be seen from the street and in new buildings*
- A11 *Glazing bars must be of a size and profile appropriate for the period of the building*
- A12 *Stick-on aluminium glazing-bars must not be used*
- A13 *All windows in brick or masonry buildings must have projecting brick or stone sills*

French Doors, Bay Windows and Glass Panelling

- A14 *French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.*
- A15 *Where two bay windows are required, they must be symmetrically placed.*
- A16 *Large areas of glass panelling must:*
- Be divided by large vertical mullions to suggest a vertical orientation; and*
 - Be necessary to enhance the utility of the property or protect the historic fabric; and*
 - Not detract from the historic values of the original building.*

Comment: The proposed windows facing High Street would be more sympathetic to the heritage precinct if they were designed to have a strong vertical rhythm. I

recommend that the windows facing Church Street be replaced with windows with a symmetrical window pattern with similar vertical proportions.

F2.5.9 Roof Covering

Objective: To ensure that roof materials are compatible with the streetscape.

Acceptable Solutions (no performance criteria)

A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and

A1.2 Roof coverings must be:

a) corrugated iron sheeting in

- Woodland Grey; or
- Windspray; or
- Shale Grey; or
- Manor Red; or
- Plantation; or
- Jasper;

or

b) slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:

- dark gray; or
- light grey; or
- brown tones; or
- dark red;

or

c) traditional metal tray tiles where compatible with the style and period of the main building on the site.

A2 Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment: Meets the Acceptable Solutions.

F2.5.10 Roof Plumbing

Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.

Acceptable Solutions (no performance criteria)

A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26); and

A1.2 Downpipes must be zincalume natural, colorbond round, or PVC round painted.

A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27).

Comment: Meets the Acceptable Solutions.

F2.5.11 Verandahs

Comment: N/a

F2.5.12 Architectural Details

Comment: N/a

F2.5.13 Outbuildings

Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.

Acceptable Solutions (no performance criteria)

A1 Sheds must not be located on the lot between the back wall of the main house on the site and the front street boundary line.

A2 Sheds must be designed, in both scale and appearance, to be subservient to the

	<i>primary buildings on the site.</i>
A3	<i>Garages and Carports must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).</i>
A4	<i>Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.</i>
A5	<i>Those parts of garages and sheds visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.</i>
A6	<i>The eaves height of a garage must not exceed 3m, and where visible from the street, the roof form and pitch must be the same as that of the main house.</i>

Comment: Meets the Acceptable Solutions.

F2.5.14 Conservatories

Comment: N/a

F2.5.15 Fences and Gates

<i>Objective: To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.</i>	
Acceptable Solutions (no performance criteria)	
<i>A1.1 Replacement of front fence must be in the same design, materials and scale; or</i>	
<i>A1.2</i>	
<i>a) Front fence must be a timber vertical picket fence with a maximum height of 1200mm.</i>	
<i>b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.</i>	
<i>A2 Gates must match the fence, both in materials and design.</i>	
<i>A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.</i>	
<i>A4 Fences must not be:</i>	
<i>a) horizontal or diagonal timber slat fences; or</i>	
<i>b) plastic covered wire mesh; or</i>	
<i>c) flat metal sheet or corrugated sheets; or</i>	
<i>d) plywood and cement sheet.</i>	

Comment: Front fence will be picket and meets the Acceptable Solutions. The proposed paling fences along the side and rear boundaries comply with the Acceptable Solutions.

F2.5.16 Paint Colours

<i>Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.</i>	
Acceptable Solutions (no performance criteria)	
<i>A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or</i>	
<i>A1.2 Colour schemes must be drawn from the following:</i>	
<i>a) Walls – Off white, creams, beige, tans, fawn and ochre.</i>	
<i>b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.</i>	
<i>c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green</i>	
<i>d) Roof & Gutters – deep Indian red, light and dark grey, (black, green and blue are not acceptable).</i>	
<i>A2 There must be a contrast between the wall colour and trim colours.</i>	
<i>A3 Previously unpainted brickwork must not be painted, except in the case of post-1960</i>	

buildings.

Comment: Meets the Acceptable Solutions, but a condition is required.

F2.5.17 Lighting

Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape

Acceptable Solutions (no performance criteria)

A1 *New lighting such as flood lights, spotlights or entry lights must be carried out such that wiring, fixings and fittings are concealed.*

Comment: Meets the Acceptable Solutions, but a condition is required.

Attachment D

PLANNING SCHEME ASSESSMENT

LOCAL BUSINESS ZONE	
ZONE PURPOSE	
20.1.1.1	To provide for business, professional and retail services which meet the convenience needs of a local area.
20.1.1.2	To limit use and development that would have the effect of elevating a centre to a higher level in the retail and business hierarchy. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted.
20.1.1.3	To maintain or improve the function, character, appearance and distinctive qualities of each of the identified local business centres of Avoca, Cressy, Evandale and Ross and to ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.
20.1.1.4	To minimise conflict between adjoining commercial and residential activities.
20.1.1.5	To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.
20.1.1.6	To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.
Assessment: The proposal for alterations and additions to an existing residential use does not conflict with the zone purpose.	

LOCAL AREA OBJECTIVES
To consolidate growth within the existing urban land use framework of Avoca, Cressy, Evandale, and Ross. In Evandale and Ross to manage development in the Local business zone so as to conserve and enhance the quality of the Heritage Precincts in these villages. To ensure developments within street reservations contribute positively to the Heritage Precincts.
Assessment: The proposal supports the local area objectives.

Residential is a discretionary use in the zone; however, clause 9.2 applies:

9.2 Development for Existing Discretionary Uses

- 9.2.1 Notwithstanding clause 8.8.1, proposals for development (excluding subdivision), associated with a use class specified in an applicable Use Table, as a discretionary use, must be considered as if that use class had permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the use.

DEVELOPMENT STANDARDS	
20.3 Use Standards	
20.3.1 Amenity	
Objective: To ensure that the use of land is not detrimental to the amenity of the surrounding area in terms of noise, emissions, operating hours or transport.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicles (except for visitor	P1 Commercial vehicles (except for

<p>accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.</p>	<p>visitor accommodation and recreation) must not unreasonably impact on the amenity of any adjoining General Residential and Urban Mixed Use zones, having regard to:</p> <ul style="list-style-type: none"> a) traffic, the hours of delivery and despatch of goods and materials; and b) hours of operation; and c) light spill.
<p>A2.1 Noise levels at the boundary of the site with any adjoining land must not exceed:</p> <ul style="list-style-type: none"> a) 50dB(A) day time; and b) 40dB(A) night time; and <p>A2.2 Noise levels in habitable rooms of nearby sensitive uses must not exceed 5dB(A) above background.</p>	<p>P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.</p>

Comment: The proposal complies.

20.4 Development Standards

20.4.1 Siting, Design and Built Form

<p>Objective: To ensure that development is visually compatible with surrounding area.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 The entrance of a building must:</p> <ul style="list-style-type: none"> a) be clearly visible from the road or publically accessible areas on the site; and b) provide a safe access for pedestrians. 	<p>P1 No performance criteria.</p>
<p>A2 Building height must not exceed:</p> <ul style="list-style-type: none"> a) 8m; or b) 1m greater than the average of the heights of buildings on immediately adjoining lots. 	<p>P2 Building height must:</p> <ul style="list-style-type: none"> a) be consistent with the local area objectives if any, and b) have regard to the streetscape and the desirability of a greater setback for upper floors from the frontage; and c) avoid unreasonable levels of overshadowing to public places or adjoining properties.
<p>A3.1 Buildings must be: the same as or less than the setback of an immediately adjoining building.</p> <p>A3.2 Extensions or alterations to existing buildings must not reduce the existing setback.</p>	<p>P3 Building setbacks must:</p> <ul style="list-style-type: none"> a) provide for enhanced levels of public interaction or public activity; and b) ensure the efficient use of the site; and c) be consistent with the established setbacks within the immediate area and the same zone; and d) be consistent with the local area objectives, if any; and e) provide for emergency vehicle access.

Comment: The proposal complies.

20.4.2 Subdivision – N/a

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	N/a
E.5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no changes
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	Complies - see Heritage Adviser's assessment
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

**ASSESSMENT AGAINST E6.0
CAR PARKING & SUSTAINABLE TRANSPORT CODE**

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service use.	
Acceptable Solutions	Performance Criteria
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific car parking plan; and</p> <p>b) the availability of public car parking spaces within reasonable walking distance; and</p> <p>c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and</p> <p>d) the availability and frequency of public transport within reasonable walking distance of the site; and</p> <p>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</p> <p>f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and</p>

	<ul style="list-style-type: none"> g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: <ul style="list-style-type: none"> i) the size of the dwelling and the number of bedrooms; and ii) the pattern of parking in the locality; and iii) any existing structure on the land.
<p>Comment: Complies – no changes.</p>	

Table E6.1: Parking Space Requirements

<i>Use</i>	<i>Parking Requirement</i>	
	<i>Vehicle</i>	<i>Bicycle</i>
<i>If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>1 space per dwelling</i>	<i>1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.</i>
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>2 spaces per dwelling</i>	

E6.6.2 Bicycle Parking Numbers

<p>Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or</p> <p>A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.</p>	<p>P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:</p> <ul style="list-style-type: none"> a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
<p>Comment: Complies – no changes.</p>	

E6.6.3 Taxi Drop-off and Pickup

<p>Objective: To ensure that taxis can adequately access developments.</p>	
Acceptable Solutions	Performance Criteria

A1	One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	P1	No performance criteria.
Comment: NA			

E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.			
Acceptable Solutions		Performance Criteria	
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1	No performance criteria.
Comment: NA			

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.			
Acceptable Solutions		Performance Criteria	
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	P1	All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
Comment: Complies – no changes.			

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.			
Acceptable Solutions		Performance Criteria	
A1.1	Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and	P1	The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:
A1.2	Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	a)	the layout of the site and the location of existing buildings; and
		b)	views into the site from the road and adjoining public spaces; and
		c)	the ability to access the site and the rear of buildings; and
		d)	the layout of car parking in the vicinity; and
		e)	the level of landscaping proposed for

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

Table E6.2: Access Widths for Vehicles

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m

E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.			
Acceptable Solutions		Performance Criteria	
A1	Car parking areas with greater than 20 parking spaces must be:	P1	Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:
a)	secured and lit so that unauthorised persons cannot enter or;	a)	levels of activity within the vicinity; and
b)	visible from buildings on or adjacent to the site during the times when parking occurs.	b)	opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
Comment: NA			

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.			
Acceptable Solutions		Performance Criteria	
A1	All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1	No performance criteria.
A2	One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2	No performance criteria.

Comment: NA

E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria
<p>A1 For retail, commercial, industrial, service industry or warehouse or storage uses:</p> <p>a) at least one loading bay must be provided in accordance with Table E6.4; and</p> <p>b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site.</p>	<p>P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.</p>
Comment: NA	

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Bicycle parking spaces for customers and visitors must:</p> <p>a) be accessible from a road, footpath or cycle track; and</p> <p>b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and</p> <p>c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and</p> <p>d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and</p> <p>A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.</p>	<p>P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.</p>
<p>A2 Bicycle parking spaces must have:</p> <p>a) minimum dimensions of:</p> <p>i) 1.7m in length; and</p> <p>ii) 1.2m in height; and</p> <p>iii) 0.7m in width at the handlebars; and</p> <p>b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.</p>	<p>P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.</p>
Comment: NA	

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: NA	

Table E6.5: Pedestrian Access

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

Notes

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

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	See Heritage Adviser's assessment

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

STATE POLICIES
The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2007-2017
4.3 – Development Control

PLAN 2
PLANNING SCHEME AMENDMENT 02-2016
P16-204, 39 Church Street, Ross

ATTACHMENTS:

- Application & plans, correspondence with applicant
- Responses from referral agencies
 - Heritage Adviser
- Draft amendment

PLANNING APPLICATION
Proposal

Description of proposal: Rezone from Community
Purpose to Local Business
Remove from Northern Midlands Interim Planning Scheme
Table F2.1

Site address: 39 Church Street
Ross Tas 7209

ID no: 1961196 and/or Council's property no:

AND/OR

Area of land: ha/m² and/or CT no:

Estimated cost of project \$ 0 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No
If yes - main building is used as residence

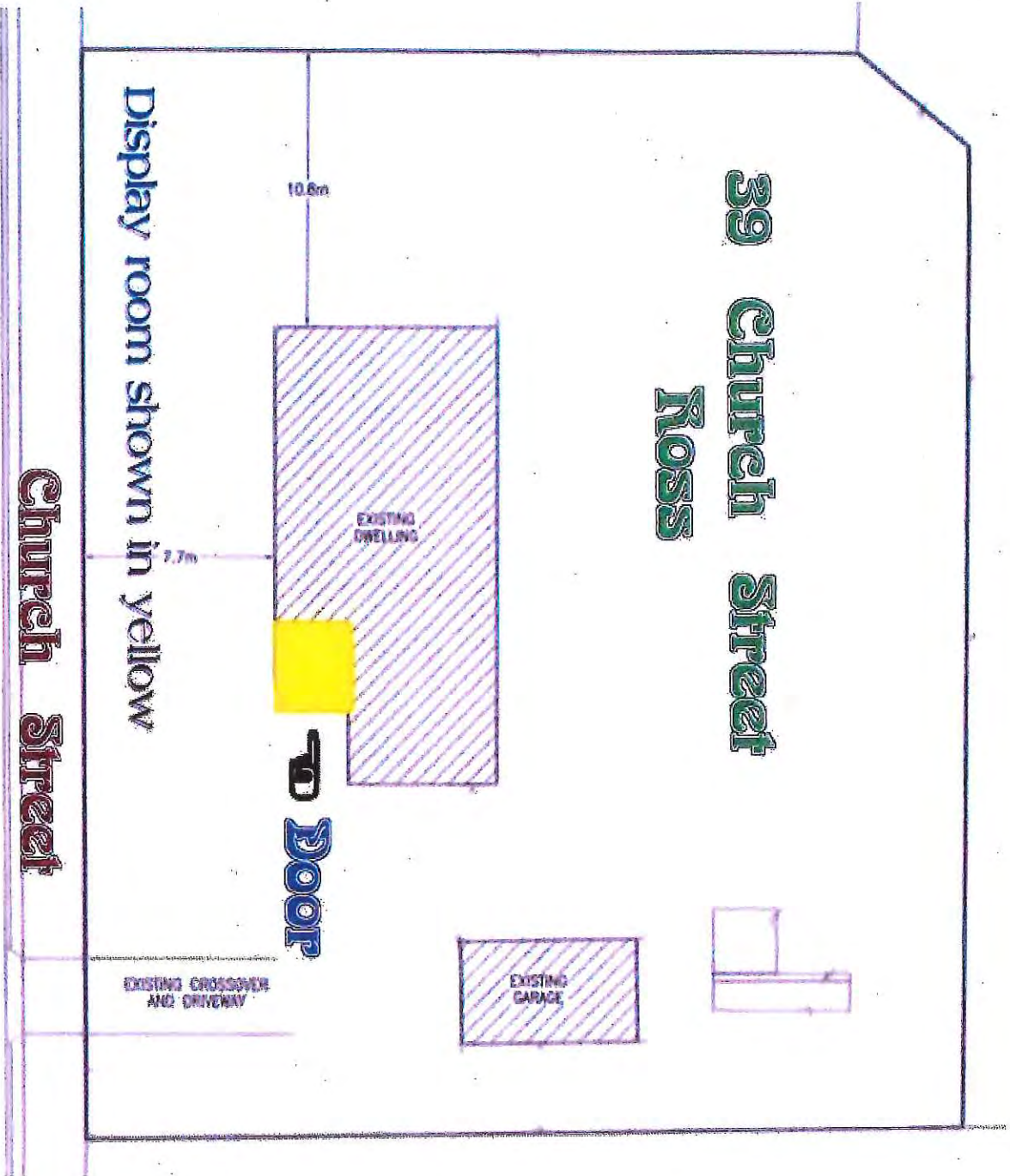
If variation to Planning Scheme provisions requested, justification to be provided:

Sold by Education Dept. in 2000 and occupied as private residence since then so community purpose zone no longer appropriate. Located in Ross CBD so local business zone proposed as most appropriate.

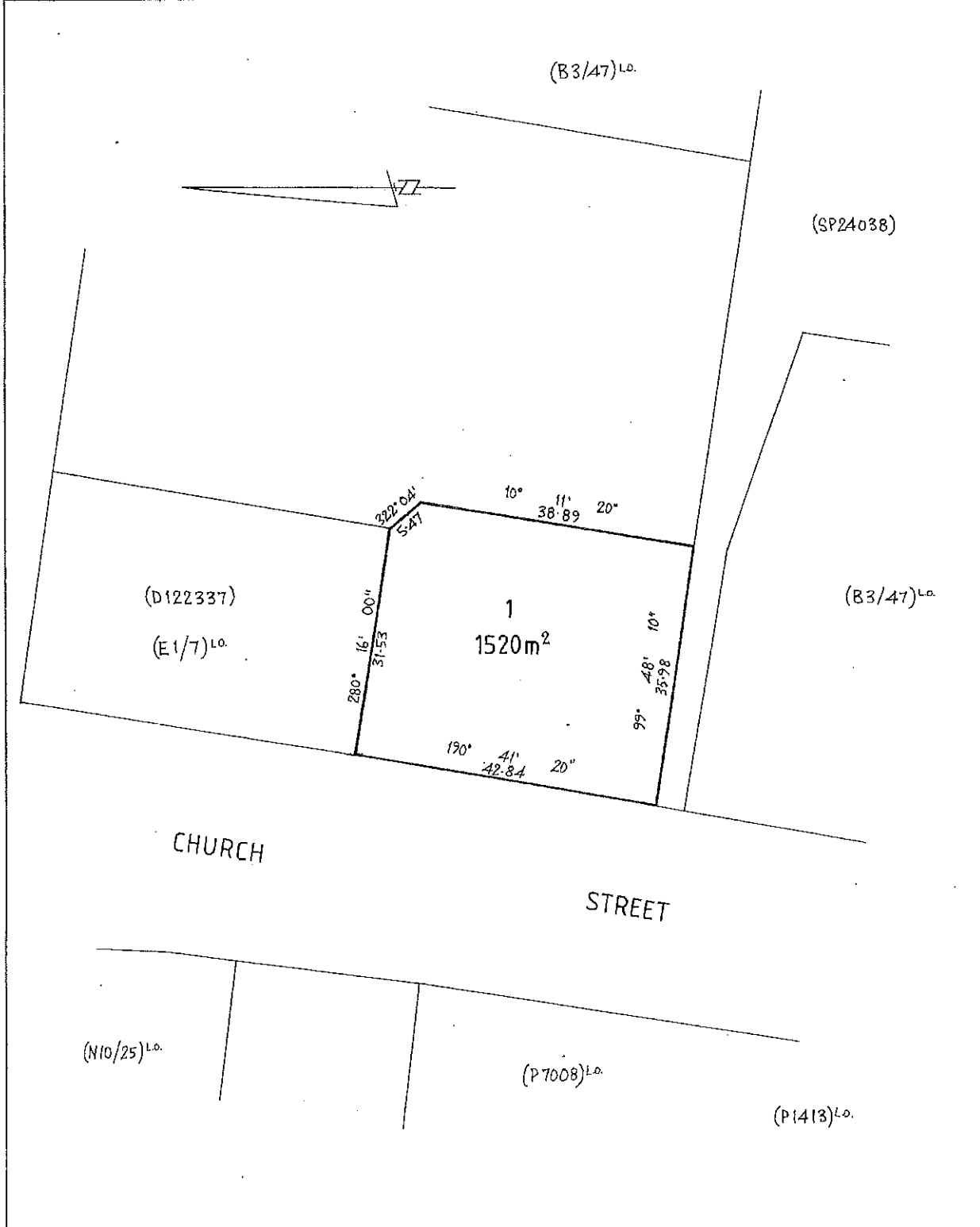
House was built 1950s/1960s and has no apparent heritage value.

External colours: (attach additional sheets if necessary)

Is any signage required? No (if yes, provide details)



OWNER The Crown. FOLIO REFERENCE Section 27A (c.188417) GRANTEE Whole of Lot 1, 1520m ² the Crown.	PLAN OF SURVEY BY SURVEYOR C.M. Terry of PEACOCK, DARCEY & ANDERSON PTY.LTD. AUTHORISED SURVEYORS LOCATION 127 BATHURST STREET - HOBART.		REGISTERED NUMBER P 133355
	TOWN OF ROSS (SECTION X) SCALE 1:500 LENGTHS IN METRES		APPROVED EFFECTIVE FROM 4 JAN 2008 <i>Alice Kawa</i> Deputy Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 5434-21 / 123	LAST UPI No. 6000861	LAST PLAN No. -	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



NORTHERN MIDLANDS COUNCIL

REPORT FROM: HERITAGE ADVISER, DAVID DENMAN
DATE: 10-Oct-2016
REF NO: P16-204; 400500.171; A136
SITE: 39 Church Street, Ross
PROPOSAL: Draft Amendment 02/2016 to rezone from
Community Purpose to Local Business (heritage
precinct)
APPLICANT: J Bolton
REASON FOR REFERRAL: HERITAGE PRECINCT
Local Historic Heritage Code
Heritage Precincts Specific Area Plan


The building at 39 Church Street Ross is a single storey dwelling with a low pitch gable roof covered in corrugated iron. The southern half of the house is clad in painted bull nose weatherboards and the northern half (which is likely to be a later addition) is faced with brickwork. The weatherboard section has timber window frames and the northern addition has aluminium window frames. The southern section appears to be built in an architectural style typical of the 1950s and 60s. I would estimate that the northern addition was built in the 1970's or 80's. The detached garage was likely built at the same time as the northern brick additions.

The building is located in an area that is surrounded by public and private buildings with very high cultural heritage values.

39 Church street does not have any heritage values and makes no contribution to the historic heritage aesthetic of the Ross streetscape.

I see no reason why this building should be on the heritage list of the scheme.

Obviously, the property is located in a very important historic precinct in Ross and any work on the property should be subject to the schemes heritage standards. Being located within the historic precinct will ensure that this is the case.



David Denman (Heritage Adviser)
Date: 10.10.2016

Assessment against E13.0 (Local Historic Heritage Code)**E13.1 Purpose**

E13.1.1 *The purpose of this provision is to:*

- a) *protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and*
- b) *encourage and facilitate the continued use of these items for beneficial purposes; and*
- c) *discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and*
- d) *ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and*
- e) *conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place*

E13.2 Application of the Code

E13.2.1 *This code applies to use or development of land that is:*

- a) *within a Heritage Precinct;*
- b) *a local heritage place;*
- c) *a place of identified archaeological significance.*

E13.3 Use or Development Exempt from this Code

E13.3.1 *The following use or development is exempt from this code:*

- a) *works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunication cables and gas lines to individual buildings which connect above ground or utilise existing service trenches;*
- c) *internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;*

Comment:

The subject site is within a *Heritage Precinct*.

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Existing Character Statement - Description and Significance
<p>2 ROSS HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p>
Management Objectives
<p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</p> <p>To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</p>

Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.

Assessment against F2.0 (Heritage Precincts Specific Area Plan)
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F2.1 Purpose of Specific Area Plan

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.3 Definitions

F2.3.1 Streetscape

For the purpose of this specific area plan streetscape refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an effect on the streetscape.

NORTHERN MIDLANDS INTERIM PLANNING SCHEME 2013

AMENDMENT 02/2015

- Remove 39 Church Street, Ross, from Table F2.1: Heritage Places Inside Heritage Precincts; and
- Rezone the land at 39 Church Street, Ross from *Community Purpose* to *Local Business*



Legend:
 Local Business

The **COMMON SEAL** of the)
 Northern Midlands Council is)
 hereunto affixed, pursuant to the)
 Council's resolution of)
17 October 2016 in the presence of:)

.....
 Mayor

.....
 General Manager