

Devon Hills Residents Committee Meeting – 11 October 2016

Opened 7.55pm

Present:- Phil Canning, Cheryl Canning, Margaret Webster, Sheena Harris, Graeme Gliddon, Lance Turner, .....

Apologies:- Lisa Lucas, Janet Lambert, Ian Goninon

Previous Meeting Minutes

Tabled and Moved as correct. Moved - Cheryl Canning. Seconded - Graeme Gliddon

Matters Arising from Previous Minutes

- Security Lighting now installed at the Shed
- Risk Assessment matter of Fire Extinguishers at the shed is now addressed with new Extinguishers installed and on 6 monthly check.
- Tas Water and Telstra matters - ongoing- these include open tap with no lids and where lids are affixed some raise above the nature strip causing a trip hazard to pedestrians
- Residents Flyer/ Fridge Magnet draft tabled by Phil Canning. Committee confirmed layout and Phil will arrange for flyer to be printed. This will include details of Facebook Page, Meeting dates and where Minutes of our meeting can be found on the NMC website.
- Date for Garage Sale confirmed as 19 November

General Business

- Phil Canning tabled A New Residents Pack which the committee all agreed was a great resource for people moving into Devon Hills. Folders for packs to be supplied by Ian Goninon.
- Phil Canning has started to put together a User Manual for the Water trailer at the Shed for local residents to use when having burn offs etc. it was also suggested there be a log book for each users to sign in and out of to ensure we know where the trailer is at all times.
- NMC are currently advertising for a Communications Officer who's role it will be to revamp the current NMC Website. This will include a better way of accessing Local Community information within the Northern Midlands area. Details of each

- Community, any meeting Minutes relevant to that area, events being held in the area etc will be considered for inclusion in the revamp.
- Garage sale to be held on 19 November at the shed. Flyer to be created and letter box dropped around the Community. Advertising etc to be arranged by Ian Goninon and Janet Lambert as per the past. Janet available on the day and to take bookings for stall holders. Facebook site to be updated with details of the Garage Sale. Clean up prior to the Garage Sale to be conducted.
  - The Garage Sale BBQ is to be run by the Committee with proceeds to Crimestoppers. Margaret Webster has agreed to purchase goods needed for the BBQ and will liaise with Lisa Lucas for her input ( having ordered for the BBQ in the past). Road signs on the main highway will again be set up by Phil and Cheryl. Insurance Waivure forms for Stall holders to sign will be printed and provided by Sheena ready for the day.
  - Treasurers Report- account for registration of Water trailer presented by Phil for \$62. Sheena to provide to the Treasurer Lisa Lucas for payment. Balance of account stable as per last meeting Minutes.
  - Correspondence In - Thank you Card from Just Cats Tasmania for donation of \$150 from last Garage Sale.
  - Sheena tabled on behalf of Janet Lambert the Grant available from NMC for \$2500 to encourage Council Committees to take own Minutes. This has always occurred at the Devon Hills Residents Committee and as such we are entitled to apply for a worthy cause. Later- investigations with NMC show that the recent Grant for Security Lighting was from this source, so no Grant now available to us .
  - Sheena tabled on behalf of Janet Lambert the information regarding the NMC Thank you event for Volunteers on Council committees etc. The Devon Hills residents Committee hasn't been invited in the past and she sought interest of the committee in attending. All committee members felt it would be appreciated if an invitation was forthcoming.
  - The Halloween event that had been conducted in the past and which now has no local coordinator was discussed. The Committee decided to conduct an event for residents in Devon Hills at the Community Shed on Saturday 29 October starting at 6pm. Free Sausage sizzle to be held, decorations to be purchased, soft drink and water, Halloween lollies etc. To include on Facebook Site and Flyer for Garage Sale which will be delivered to residents prior to Halloween event.

Meeting closed 9pm

# EVANDALE COMMUNITY CENTRE AND MEMORIAL HALL MANAGEMENT COMMITTEE

Minutes of General Meeting Tuesday 8<sup>th</sup> November 2016

Chairperson: John Lewis

Meeting opened: 1.00pm

1. Present: Frank Halliwell, Adrian Jobson, Trevor Thomas, Peter Riley, Ruth Tilsley, Sue Bedford, Ian Goninon, Gillian Atherton (Minutes).
2. Apologies: Bronwyn Rigby, Chris Hurford, Barry Lawson.
3. Minutes of Previous Meeting: read and confirmed:  
Frank Halliwell/Adrian Jobson. Carried.

3.1 Business Arising:

- New key arrangement in hand with NMC.
- Secretary's position: John and Chris to approach Centrelink re New Start. Job description to be reviewed in January 2017.

4. Correspondence:

4.1 Inwards:

- Bryan Baker: history enquiry - to History Society.
- John Trethewie: history enquiry – to History Society
- Dept State Growth: Closure of St Mary's Pass
- Fiona Dewar: Events Heritage Highway November
- Ricoh: Meter reading and account
- Christine Stani: Monopoly Re-imagined
- W. Walford: Network meeting Beaconsfield 30<sup>th</sup> November 10.30am-12.00pm
- Parks& Wildlife: Closure Mt Victoria Road
- Mojtaba Rasouli: Enquiry re market stall – to Peter Woolf.

4:2 Outwards:

- Alison Andrews: Article re Evandale Centre and History Society
- Mojtaba Rasouli: Enquiry re market stall – to Peter Woolf.

Moved that the correspondence be accepted: Peter Riley/Frank Halliwell. Carried.

5. Financial report:

Income	Oct 2016	% Change	Oct 2015
General	\$1242.20	+29%	\$964.30
Memorial Hall	\$160.00	-50%	\$321.00

Bank Balance	Sep 2016	Last Month
Commonwealth Bank-Cheque Account	\$1436.98	\$1091.45
Bankwest- Business Telenet Saver	\$7530.28	\$7523.72

General Income for October was \$1242.20 which is 29% up on last year.

Memorial Hall was 50% down on last year.

## 1-4

While the Community Centre showed a rise of 29% last month compared to last year, the Memorial Hall was down 50%. This is due to the lack of bookings.

An account has been received from Deloraine for displaying our brochures, so does Evandale charge?

Frank will follow this up.

Trevor gave notice that after serving for one year next March he would no longer be able to be the Treasurer.

Moved that the financial report be accepted: Trevor Thomas/Adrian Jobson

### 6. History report

- A reminder that the combined BBQ would take place on Thursday 15<sup>th</sup> December from 11.30am.

### 7. Gift Shop and Library

- Library has recently received a large donation of excellent books.
- More gift shop lines have been purchased to prepare for summer. A stock take of the shop has been done.

Volunteers must be aware of extra stock which is stored in the storeroom. Please look through cupboards to find goods, or leave in a note that last items sold. Same for brochures.

### 8. Community Hall report:

- Re hole in the ceiling, Council is to revisit guttering.
- The store room has been cleared of playgroup items and chairs etc stored in the area.

### 9. Any Other Business:

- Ruth shared compliments received from visitors, but with comments re cleanliness, re-enforcing the need for regular cleaning. The standard of cleanliness does need lifting and ALL volunteers need to do their share. To inform of this through the newsletter and that there is an easy, cordless vacuum to use.
- Roster needs reviewing as we all have to manage with fewer volunteers at present.
- Arthur Walters has suggested the possibility of a Flower Show.
- At a meeting with Tania Rattray, she was supportive of the installation of solar panels. Chris and Laurie will prepare a submission for a grant, and submit a planning application.
- Committee reviewed the mark up on Penny-farthing sales and agreed it should be increased from 20% to 40%.
- Monopoly Re-Imagined. This board game is being re made with Australian towns etc. Evandale is one of those nominated from Tasmania. Voting open to the public from 1<sup>st</sup> November. Various ways were discussed to advertise this but no plan was reached.

The meeting closed at 2.00pm

The next meeting will be held on Tuesday 6<sup>th</sup> December at 1.00pm

## MORVEN PARK MANAGEMENT &amp; DEVELOPMENT ASSOC. INC

MINUTES OF MEETING 9<sup>th</sup> NOVEMBER 2016

Meeting Opened: 19.45

Present: Brendon Crosswell (Chair), Carmel Oates (Secretary), Ian Pease (Skate Park), David Houghton (Rotary), John Hughes (Treasurer), Deputy Mayor Richard Goss. Stephen Baldock (PFC), Peter Johnstone (ECC),

APOLOGIES: Scott Hill (EPS),

MINUTES OF PREVIOUS MEETING 12 OCTOBER 2016

Moved Ian Pease seconded David Houghton that minutes circulated is accepted as true and correct. CARRIED.

BUSINESS ARISING FROM PREVIOUS MINUTES.

- Aurora account payments re Light rail portion of a/c- Still pending. John Hughes has investigated possibility of separate meter for ELRSS. Cheapest option is to have a current clamp monitor meter placed on existing meter to monitor usage. Meters can be purchased for \$100.
  - Moved Brendon Crosswell seconded Ian Pease that treasurer purchase electrical monitor for \$100 plus postage to monitor kwh usage and charges to enable committee to address the costs for ELRSS portion of electricity account also reimbursement of \$20. for purchase of stamps. CARRIED
- Facility Safety/Risk checklist- re drainage, wall damage/cracked toilet.
  - work on drains/showers completed. Larger shower grates have replaced existing grates.
  - marine ply for wall in changeroom completed.
    - Who is responsible for the cleanup. Concrete dust etc left in changeroom/window sills also on photos, trophies etc. Cr. Goss to follow up with council.
  - Cracked toilet- responsibility of committee.
    - Deputy Mayor Goss to take back to council this committees views regarding cracked toilet and email received from Amanda Bond.
    - Committee feels this is an expensive item to purchase considering all monetary funds held by committee have already been accounted for.
- Email from A. Bond dated 17/10/16-
  - Committee feedback regarding above email. Concensus from everyone that the letter was aggressive and harsh

*and not factual. Spoken to as we were employees of NMC not volunteers.*

- *Any damage to walls are repaired by the user groups.*
- *No cricket spikes are worn as the facility has no turf pitch.*
- *Original workmanship in construction of facility was not of a high standard to begin with.*

- Sealing/Parking NE corner Morven Park- some patch up work completed. Waiting on response from Leigh McCulloch after talks with our Chairman and school.- **Chair to follow up. L. McCulloch been on leave. Still pending.**
- Upgrading of cricket pitch – *needs to be included in master plan for MP. Minor discussion with L. McCullagh, pitch too narrow. Gen. Mgr to follow up with Works Mgr.*
- Ongoing plan for maintenance of ground, top dressing to be delayed until drainage has been rectified. **Still pending.**

- Mackinnon family plaque missing – Been misplaced at NMC, chair to followup plaque details, Cr. Goss to organise replacement. Still pending, awaiting details of inscription for plaque.

#### CORRESPONDENCE

IN: NMC – Email 17/10/16  
SupaGas A/c.

OUT:  
NMC - Minutes of Oct meeting.  
NMC – Facility Safety & Risk checklist.  
N. Talbot.

Moved Carmel Oates seconded Ian Pease that all correspondence IN/OUT is accepted. CARRIED

#### TREASURERS REPORT.

Opening Balance @ 1/11/2016 \$1,708-95

Closing Balance @ 9/11/2016 \$4,040-98

Still outstanding – Inv. 91 for \$93-00

Owing to treasurer \$20 for 2 books of stamps and \$100 plus postage for power meter.

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

REPORTS.Football Club:

- No report.

Tennis Club:

- No report.

Penny Farthing:

- Going along okay.

Light Rail:

- No Report.

School:

- No report.

Cricket Club:

- Presented receipts for work so far on upgrade of cricket nets.
- \$1801-30 to be obtained from Special Project Assistance 2016/17 \$3,500-00 grant. Morven Park committee to pass receipts onto council for reimbursement.

Rotary:

- Nothing to report. Chairman congratulated Rotary on their successful trivia night held recently.

Skate Park:

- Nothing to report.

Ground:

- Have asked cricket club to commence watering ground.
- Weed control around Light rail area needs to be done.
- It is the responsibility of ELRSS to remove/poison all weeds within their designated area.
  - Moved Brendon Crosswell seconded Stephen Baldock that letter be sent to ELRSS to avail them of their responsibility to weed control, ie. spraying, within their designated area of control and that appropriate safety gear, in accordance to OH&S regulations be worn when completing spraying. Seek advice and help from the NMC where necessary. CARRIED.

NMC:

- Next meeting 17 November.
- Nothing to report.

GENERAL BUSINESS

- Stephen Baldock to remind school and their groundsman regarding stones on asphalt and to have them swept away each Friday.
- Chairman has requested that the cricket club keep end room ie. (score/umpires) neat and tidy, as equipment at the moment is causing OH&S tripping hazards and blocking stairs.
  - Scratches on floor in main bar. Need to be removed and to be more careful with floor surfaces.
  - Parking around nets – Not to park on lawn area, park in designated areas at grandstand end.
  - Bbq and gas bottle not to be kept in bar area.
- **Juke Box in clubrooms needs testing and tagging. Secretary to advise NMC.**
- Next meeting will be held on **Thursday 15 December at 7-30pm**. Prior to meeting will hold Christmas bbq at 6pm.
- RSVP 12 December to secretary for catering purposes.

Next meeting: **Thursday 15 December, 2016**

Meeting closed 21.15.

Brendon Crosswell  
CHAIRMAN

Carmel Oates  
SECRETARY



Gov 4(2)(iv)

**MINUTES****MINUTES OF THE MEETING OF THE LONGFORD LOCAL DISTRICT COMMITTEE HELD AT THE LONGFORD MEMORIAL HALL, LYTTLETON STREET, LONGFORD ON WEDNESDAY, 9 NOVEMBER 2016, COMMENCING AT 5:30 PM****1. PRESENT**

Linus Grant (Acting Chairperson), Dee Alty, Neil Tubb, Lesley Mackenzie, Sharin McCarthy, John Cauci

**2. IN ATTENDANCE**  Dr Tim Flanagan and Greg Green**3. APOLOGIES**  Michael Salhani, Terry Goldsworthy, Cr Dick Adams**4. DECLARATION OF PECUNIARY INTEREST** 

Nil declared.

**5. CONFIRMATION OF MINUTES**

That the minutes be confirmed as a true and correct record **Dee Alty/John Cauci CARRIED**

**6. BUSINESS ARISING FROM MINUTES**

6.1 The outcome of the presentation of the Longford District Committee's joint strategy plan to Council. It was reported that it was circulated to Councillors but not to the consultants as it was understood that Chairman Michael Salhani would formally present the report when he returned to Tasmania in the new year.

**6.2** Planter boxes have now been passed by Council and are ready for installation. The fairy lights have now been made part of the village green lighting upgrade.

**6.3** Finalisation and distribution of the map: the map has been finished and Anna Coxen is coming back to organize distribution. No date has been provided.

**6.4** National Trust Display cases: it was understood that one display case was to be for the Council foyer and four others to find a home wherever the history room might be established. A formal letter to Council is being prepared.

**6.5** MAST Paddle Safe session: the recommendation has been passed to MAST.

**6.6** Calendar of meetings: Neil Tubb raised concerns that with a meeting only every two months that continuity would be lost and many items would take even longer to be attended to by Council. Deferred discussion till next meeting.

**6.7** The hedge/fence at Carins Park: Noted that this had been an unresolved matter since 2013. Advised, however, that a report on the matter would be presented to the November meeting of council.

**6.8** Traffic issues in Browns IGA (the number 1 priority issue from LLDC for this financial year): At the August meeting of Council, the officers recommended

“that the current access to Browns is suitable. The development was approved by all relevant stakeholders, and the conditions of that approval have not altered significantly. Constructing a new access to Union Street will be extremely expensive to construct and unlikely to achieve the outcome desired. The access is unlikely to improve traffic flow within

the development and would add additional traffic load to the intersection of Union and Wellington Street. The Council officers cannot see the benefit to Council of assuming ownership of this asset and cannot recommend that such an asset be constructed and financed by Council."

And the recommendation is "No further action to be taken by Council".

However, Councillors Adams and Polley successfully moved a resolution that the matter be considered (further) at a Council workshop, believed to be on 3 October. The LLDC seeks an update from Council as to the result.

## **GENERAL BUSINESS**

**6.9** Dr Tim Flanagan addressed the meeting and raised the issue of the floods and the history of same. Thought it could be part of a Rotary/Council project to get some more information displayed, both for locals and visitors. He was supported by Greg Green also from Rotary.

**Motion: That this committee support the Rotary proposal in its concept form and that Dr Flanagan would come back to the Committee with a detailed proposal and that this decision be made known to Council.**

**Neil Tubb/Sharin McCarthy**

**CARRIED**

7. Mill Dam: an on-site meeting and briefing about remedial work following the flood has been sought by the Mill Dam committee.

- Council to advise whether a date has been set to unveil the Ray Bean memorial in the Mill Dam reserve.

**7.1 Citizens of the Year Award.** Suggestions will be forwarded separately to Council.

**7.2 Longford Play Equipment:** It was noted that the work on this project on the Village Green was under way.

**7.3 Linking of Christ Church Grounds and Village Green:** Understood this now forms part of the CBD Strategy. Awaiting the release of the report.

**7.4 Perth Bypass roadworks.**

**MOTION:** That a Council officer attends the January meeting to brief the committee about how Longford will be linked to the new system.

**Neil Tubb/J.Cauci CARRIED**

**7.5. NEXT MEETING:** ☐ January 18, 2017

**7.6. CLOSURE**

The Acting Chairman closed the meeting at 6.50 pm

**AVOCA, ROYAL GEORGE & ROSSARDEN LOCAL DISTRICT COMMITTEE**

Minutes of the Ordinary Meeting of the Avoca, Royal George & Rossarden Local District Committee held at the Avoca Community Centre on Thursday, 24 November 2016 commencing at 5.10pm

**1 IN ATTENDANCE**

Claudia Freeman (Chair) to 5.40pm, Shirley Freeman, Dalija Wells, Shirley Squires, Helen Reynolds, Susanne Jones, Jacinta Allen (from 5.55pm), Cr Mary Knowles, Gail Eacher (Executive Assistant)

**2 APOLOGIES**

Senior Sergeant Michael Gillies, Des Jennings (General Manager)

**3 CONFIRMATION OF MINUTES**

**S Freeman/D Wells**

That the minutes of the meeting of the Avoca, Royal George and Rossarden Local District Committee held on Thursday, 28 July 2016 be confirmed as a true and correct record of proceedings.

Carried

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

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

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

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

**5 BUSINESS ARISING FROM THE MINUTES**

**i) Rossarden issue - Vehicle wrecks**

DPIPWE officers continue to follow up with the owner of the wrecks which are sited on Crown Land at the back of Baker Street houses and on the nature strip on the street frontage in Baker Street.

Noted

- Sims Metals have inspected the area, permissions to be sought to access the site. Sims Metals estimate awaited.
- Further vehicle abandoned on side of oval at Schell Street.

**ii) Budget/10 Year Plan**

Following 2016/17 Municipal Budget allocation information noted:

- Replacement of McShane's Road Bridge – allocation \$300,000.
- Public Buildings improvements incl. replacement of doors, fascia and gutter and painting – allocation of \$34,000.
- Street Furniture and Playground allocations provided for across municipal area depending on current audit and priorities identified. Avoca street beautification and Boucher Park lighting options to be investigated further.
- Entrance Statement allocation provided for municipal area, and Avoca priority noted for further consideration.

- Street Tree allocation \$80,000 provided for across municipal area depending on priorities identified and includes elm tree treatment.
- Special Project grant funding allocated to Anglican Parish for two bench seats for church grounds \$1,500.

**iii) Sergeant Lewis McGee – Plinth at Ross – Anniversary of VC 04/10/2017**

In October 2015 Council received correspondence from the Dept of Premier and Cabinet re the 100<sup>th</sup> anniversary of the awarding of the VC to Sergeant Lewis McGee and available funding opportunities.

Funding application in respect of the following has been submitted, outcome awaited:

- Avoca – plaque and function to unveil on ANZAC Day 2017
- Ross – event on anniversary of VC
- Development of brochure for distribution to schools.

**6 PENDING ITEMS**

Matters on hold:

- i) Rossarden – Walks and Attractions
- ii) Road Closures/Improvements

**7 ASSOCIATION REPORTS**

**i) AMIC**

- Spring Festival held – great success and thanks for Council assistance.
- Thanks to Council for BBQ light, Cenotaph lighting and tree surround for lone pine.
- Sports exhibition – well received, with a number of visitors viewing, and memorabilia donations received.
- Work for the Dole volunteer – contract extended for another 6 months.
- Progress on septic tank repair sought.
- AMIC to approach Council re feasibility/assistance to erect garden tool shed at rear of BBQ shelter.
- Funding application submitted to acquire a number of items, including first aid kits.

**ii) Rossarden & Friends Kids Xmas Group**

- Xmas party to be held in Avoca school grounds on 11/12

**iii) Avoca Market**

- Market held early November – 17 stalls – well patronised and \$100 donated to Avoca School.
- Next market 2<sup>nd</sup> Saturday in December.

**8 NEW BUSINESS**

**i) MAST's Paddle Safe Program**

Committee noted that two sessions of the Paddle Safe Program are to be held in the Northern Midlands as follows: Thursday, 12 January 2017 at (Ross/Campbell Town) and Friday, 13 January 2017 (Longford/Cressy). Flyers circulated.

**ii) Animal Management By-Law**

Committee noted that the consultation period in relation to the by-law had closed; however, committee members should still submit comments in their personal capacity should they so wish.

Noted that this consultation was the first step to making a By-law and public consultation would follow should Council opt to progress.

*The Chair left the meeting at 5.40pm at which time Mrs Eacher took the chair.*

**iii) Annual Christmas function**

Annual Christmas function for Committee members to be held on Tuesday, 29 November at 6:00 pm.

**iv) Planning Application**

Noted

- P16-219 – 16 Blenheim Street Avoca –Wifi signage (heritage-listed place)

**v) Policy: Public Liability Insurance Requirement for Council Owned Facilities**

Minute (and attachment) extract from 17 October 2016 Council meeting minutes circulated for information. Noted.

**vi) 2017 Calendar**

2017 meetings to be held as follows (last Thursday, bi-monthly):

- 19 January (26 January is a public holiday)
- 30 March
- 25 May
- 27 July
- 28 September
- 30 November

**vii) TasWater**

Committee noted that TasWater is coordinating a public meeting to seek community input in respect to provision of water (to Australian Standards) to all towns by August 2018.

*Ms Allen attended the meeting at 5.50pm at which time Mrs Eacher took the chair.*

**viii) Draft Strategic Plan**

Information re Council's draft Strategic Plan was circulated for consideration. The Committee agreed to provide any feedback on an individual basis.

**ix) Town Entrance Design**

The Committee noted that a quote had been received for the design of the entrance statement for Avoca.

**x) Other Matters**

- Arrangements being made for the holding of Carols in the Park on 17/12.

Issues – vicinity of new bridge following bridge construction:

- Alignment of intersection of Esk Highway and Storys Creek Road needs some attention following completion of bridge construction, exiting of Storys Creek Road line of sight interrupted by Armco barrier (especially if driving a sedan / small vehicle).
- Armco barrier on corner of Esk Highway and Storys Creek Road (town hall side) was removed needs to be replaced, now only guide posts.
- Landscaping at intersection needs to be undertaken (broom and wattles need to be removed).

State Growth:

- Esk Highway – entrance to Avoca speed limit changes from 100km to 50km (requires installation of 80km signage).
- Red Hill railway crossing – between bridge and Milford Dam – not sufficient drain depth on top side of road – during rain events causes water to flow across the road making driving conditions dangerous.

Works matters:

## 1-16

- Can the street sweeping and mowing of verges be coordinated so that street sweeping takes place after mowing, to avoid drains being blocked?
- Can "Be Aware of Children" signage be installed at both entrances to Royal George?
- Soldiers Memorial Park at Red Hill rail crossing, utilised as tip site can area be cleaned up?
- Advice received that damage caused to bitumen following recent flood events in following locations: Avoca – Grey and Blenheim Streets and Storys Creek Road vicinity of railway bridge.
- Thanks to be conveyed to Council for the line marking between Gipps Creek and Rossarden.

### **9 CLOSURE & NEXT MEETING**

The meeting closed at 6.08pm.

The next meeting to be held at the Avoca Community Centre commencing at 5.00pm, 19 January 2017.



## MINUTES

GOV 4(2)(vi)

MEETING OF THE CRESSY LOCAL DISTRICT COMMITTEE HELD AT THE CRESSY MEMORIAL HALL ON WEDNESDAY, 30<sup>TH</sup> NOVEMBER COMMENCING AT 7:02 PM**1 PRESENT**

Mrs Fae Cox (Chairperson), Mrs Helen Williams, Mrs Andrew Turnham, Mrs Ann Green, Mr Daniel Rowbottom, Mrs Helen Howard, Mrs Angela Jenkins

**2 IN ATTENDANCE**

Mrs Amanda Bond, Cr Richard Goss

**3 APOLOGIES**

Mr Peter Goss, Mrs Maurita Taylor

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

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

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

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

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

Nil declared.

**5 CONFIRMATION OF MINUTES**

**Mr Daniel Rowbottom/Mrs Ann Green**

*That the minutes of the Cressy Local District Committee meeting held on Wednesday, 28 September 2016 be confirmed as a true and correct record of proceedings.*

Carried unanimously

**6 BUSINESS ARISING FROM THE MINUTES**

**6.1 Entrance statements**

Statements installed. Investigating options to improve view of layers. It was noted the date is not on the statement and overall the feedback received has been very positive.

**6.2 Tree plantings**

No allocation for Cressy, however seeking review.

**6.3 Cressy Town Hall**

Quote for Perspex received, cost approaching \$7,000. Investigating options to remove and seal.

**7 MATTERS IN PROGRESS**

**7.1 Cressy History Project**

**7.2.1 Information Brochure**

Committee discussed proposed amendments and confirmed the same.

**Action**

**Mrs Bond to provide final changes to Think Big.**

**7.2 Traffic movements in Cressy**

Request has been submitted to Department of State Growth for traffic movement data as per motion of meeting of 25 May 2016. Data provided however was not in a format that was easily understood. Further clarification being sought.

**Action**

**Mrs Bond to follow up.**

**8 NEW BUSINESS**

**8.1 Strategic Plan**

Committee to note the draft Northern Midlands Council Strategic Plan 2017-2027 and provide comment.

Enquiry was made as to what section of the Strategic Plan addresses environmental noise and can this be promoted in Your Region and the Country Courier.

## 8.2 Annual report

Northern Midlands Council invites the community to submit comments on the 2015/2016 Annual Report for discussion at the Annual General Meeting. A copy of the Annual report can be downloaded via [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au).

## 8.3 State Government Loan Offer

The Forum to note that Council identified the following projects at its meeting of 17 October 2016 to put forward to the State Government for consideration in its recently announced stimulus package:

That Council prepare an application under the State Government ALGCP program for up front funding to a limit of \$5,000,000 and arrange for the following identified projects to be brought forward immediately if funding is approved:

• Campbell Town Multipurpose Complex	\$1,750,000
• Cressy Amenities	\$220,000
• Longford Football Club	\$550,000
• Ground lighting	\$800,000
• Ross Square Master Plan	\$300,000
• Office Car Park & Disabled Access	\$200,000
• Additional footpaths	\$250,000
• Longford Community Centre Masterplan	\$1,000,000

with the final list to be confirmed by Council's Executive.

Awaiting outcome of request from the State Government.

## 8.4 Animal Management By-law

Enquiry was made as to the progress of the Animal Management By-Law. It was reported that the feedback from relevant stakeholders has been collated and reviewed and process is moving forward.

## 8.5 Weeds and trees

*Mrs Helen Howard/Mr Andrew Turnham*

*That Council be proactive in the eradication of capeweed in the Northern Midlands and include Cressy in the 2016/17 tree planting program.*

*Carried unanimously*

**8.6 Rabbits**

It was requested the Cressy Recreation Ground be listed for inclusion in the 2017 Calicivirus release.

**Action**

Mrs Bond to notify relevant officer.

**8.7 Parking in front of Cressy Shop**

It was requested two parking bays be marked in front of the Cressy shops.

**Action**

Mrs Bond to issue request to Works Department.

**8.8 Overnight camping at Cressy Recreation Ground and Dump Point**

It was requested a report be provided to the next meeting on the status of overnight camping at the Cressy Recreation and the installation of the dump point.

**Action**

Mrs Bond to report back to committee.

**8.9 Parklet**

It was reported Council is in discussion with Rustic Bakehouse regarding the installation of a parklet for outdoor dining at the venue.

**8.10 Playground**

Enquiry was made as to whether or not the Longford Play Equipment has been re-homed.

**Action**

Mrs Bond to confirm status.

**8.11 Thank you**

Mrs Cox thanked the committee for their hard work through the year.

**9 CLOSURE & NEXT MEETING**

The Chairperson closed the meeting at 7:58 pm.

The next meeting to be held on 25<sup>th</sup> January 2017 at 7:00pm.

# EVANDALE COMMUNITY CENTRE AND MEMORIAL HALL MANAGEMENT COMMITTEE

Minutes of Extraordinary General Meeting of all Volunteers Wednesday 23<sup>rd</sup> November 2016

Chairperson: John Lewis

Meeting opened: 2.05pm

Present: John Lewis, Christine & Chris Hurford, Jackie Divall, Bronwyn Rigby, Frank Halliwell, Ruth Tilsley, Sue Bedford, Lois & Laurie Wotherspoon, Barry & Marie Lawson, Gillian Atherton (Minutes).

Apologies: Adrian Jobson, Kath Wenn.

- 1a. As Peter Riley has retired due to ill health, Trevor Thomas has indicated he wishes to retire in the new year, and Adrian Jobson is temporary unavailable, new members are required to fill these positions. A motion was put:  
 "that Christopher Hurford will assume the role of Treasurer due to the impending resignation of Trevor Thomas"  
 Moved: Lois Wotherspoon Seconded: Sue Bedford. Carried

Nominations for committee:

Judy Heazlewood – Nominated	Sue Bedford	Seconded	Chris Hurford
Jackie Duvall - "	Christopher Hurford	"	Ruth Tilsley
Laurie Wotherspoon - "	Lois Wotherspoon	"	Sue Bedford
Annie Harvey- "	Barry Lawson	"	Bronwyn Rigby

These nominations were accepted with the following provisos:

It was moved that "Laurie would act in a temporary capacity during Adrian's absence and Annie Harvey will be contacted before the next committee meeting".

Moved: John Lewis, seconded: Lois Wotherspoon. Carried.

- 1b. Bank Signatories: Due to the above, at least two new signatures will be required. It was moved that "together with Chris Hurford and Adrian Jobson, John Lewis, Bronwyn Rigby and Lois Wotherspoon be added to the list. It was also noted that any two of these five signatories must sign each cheque".

Moved: Ruth Tilsley seconded: Sue Bedford. Carried

- 1c. New arrangements for stock and pamphlets was explained and everyone asked to replace when necessary and generally get to know the stock and stores. Locally made honey is a new addition to the gift shop.
- 1d. List of volunteer duties was circulated; a conscientious team approach is needed to keep up the standard of cleanliness.  
 New keying arrangements were explained.  
 The issue of a cleaner was discussed at length:
- *It was decided to wait for reply to a recent request to Council.*
  - *The committee would explore any other avenues.*
  - *Jackie Divall kindly offered to help in the interim.*
  - *A record will be kept to ascertain how many people presume the toilets here are for the public. Barry Lawson will report back to next committee meeting.*
- 1e. The roster for December was circulated for adjustments, and to ascertain convenient days and times for volunteers. Reminder that it is the volunteer's responsibility to arrange another person if required.
2. A basic list of on-going duties to maintain the Centre was circulated and volunteers offered help as follows:-

- |  |                              |
|--|------------------------------|
| • Library:   | Ruth, Kath, Gillian.         |
| • Minutes Meetings & Agendas:                                | Gillian.                     |
| • Brochures:   | Frank.                       |
| • Mail collection:   | Chris & John.                |
| • Treasurer:   | Chris.                       |
| • Checking/dealing with E-mails:                             | Ruth, Frank, Chris, Gillian. |
| • Roster:  | Sue Bedford.                 |
| • Recording visitor numbers & surveys when required:         | Barry.                       |
| • Meeting room hire:   | All volunteers & Chris.      |
| • Key/Security measures:                                     | Chris.                       |
| • Computer back-ups etc:                                     | Chris.                       |
| • New Volunteers training etc:                               | Lois.                        |
| • Newsletter:  | Jackie & Annie.              |
| • Memorial Hall:   | Bronwyn.                     |
| • Cleaning – under discussion                                |                              |
| • NBN Telephone connection etc:                              | Laurie.                      |
| • Evandale Brochure, design & update:<br>immediate supplies. | *Chris, Ruth & Frank for     |
| • Web Site:  | *To be investigated further, |
| Barry, Annie & Laurie.                                       |                              |

\*A sub-committee may be formed in the New Year to deal with a new format for the

brochure which will be able to be updated with new NBN details. Research will be required to determine what format works best here, and to review the general content. The marketing committee may be required to investigate FaceBook, the Web site and general advertising.

The Web site needs urgent up-dating for the coming tourist season and Chris Hurford will arrange for this to be done by JKB Solutions immediately.

Laurie Wotherspoon suggested that his brother may agree to help.

### 3. New Volunteers:

Steps have already been taken to advertise for more volunteers with notices locally, and by contacting Alison Andrews of the Country Courier who has agreed to do an article as soon as possible. Word of mouth is the best contact and everyone was urged to do whatever possible.

Various work providers have also been contacted, although most require a contract and mentor etc. Laurie Wotherspoon will further research this and report back to the committee.

Various ways to involve the local community were discussed, such as involving a local student as a Web Master, or to hold a competition for the page etc. (This may prove difficult because of various regulations in place).

### 4. "One New Idea"

It was proposed that an agenda item for the committee would be for one new idea to promote the Centre to be discussed each month.

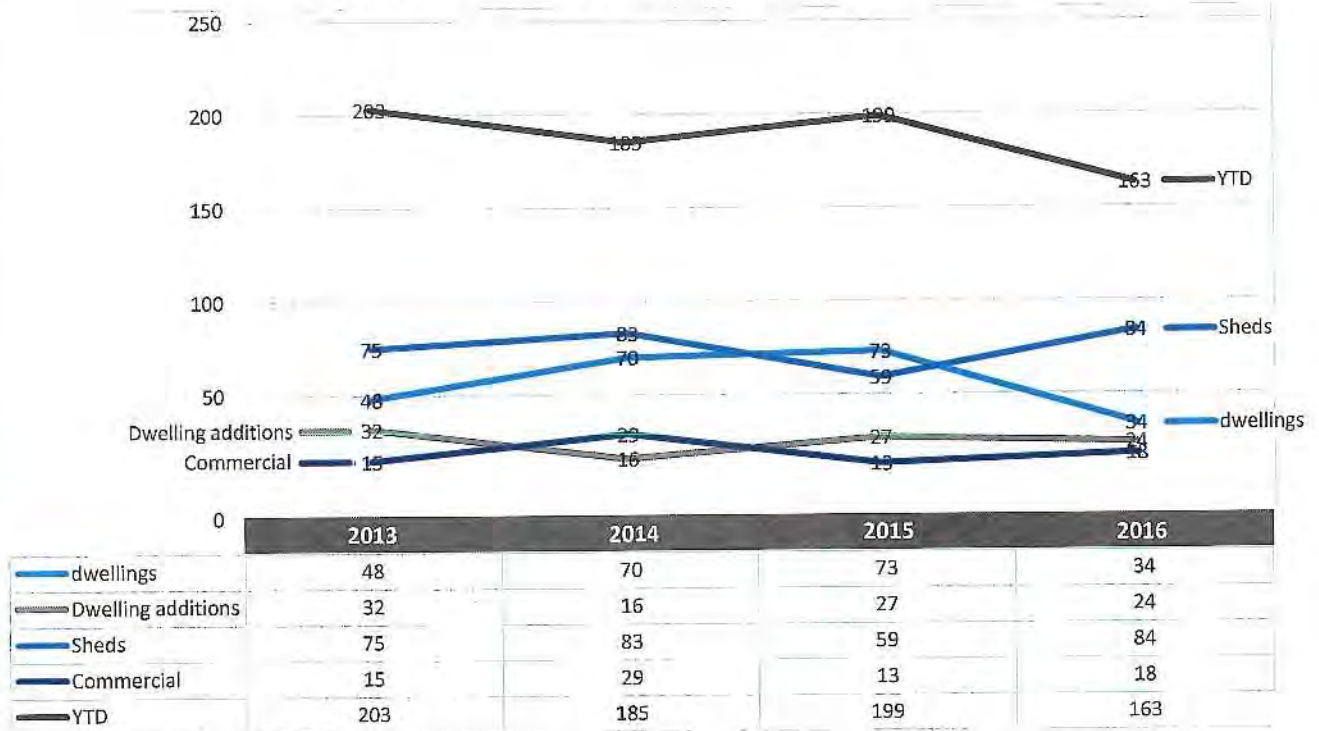
### 5. End of Year Function

Members were reminded of the BBQ. For volunteers and members of the History Society on Thursday, 15<sup>th</sup> December, 11.30am for 12.00noon.

The next committee meeting will be held on Tuesday 6<sup>th</sup> December at 1.00pm.

Meeting closed 4.15pm

**BUILDING APPROVALS COMPARISON YTD (JAN - OCT)**



A rise in 2014/2015 in new dwellings is largely due to new subdivisions in the Perth and Longford regions. As well as the First Home Owners Grant being available.

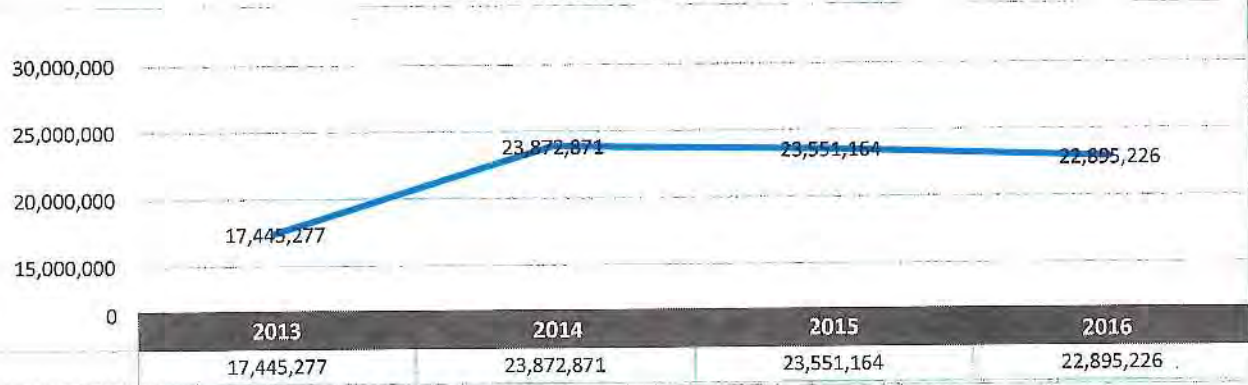
In 2016 the amount of new dwellings decreased, similar to the figures in 2013. This can be explained by the drop in available blocks of land and also the decrease in funding from the Government.

While new dwellings dropped, sheds other small builds (including decks & verandahs) rose from 59 in 2015 to 84 in 2016.

Commercial builds have also increased in 2016. YTD up by 5 projects but the value is considerably higher with an increase of nearly 6 million from 2015. In 2015 the commercial value was \$1,941,456 vs 2016 value of \$8,848,600

Overall though the decline in project numbers from 2015 to 2016 can be considered reasonable, the incoming cost and value of these has only declined by \$655,000 (as detailed in the below table)

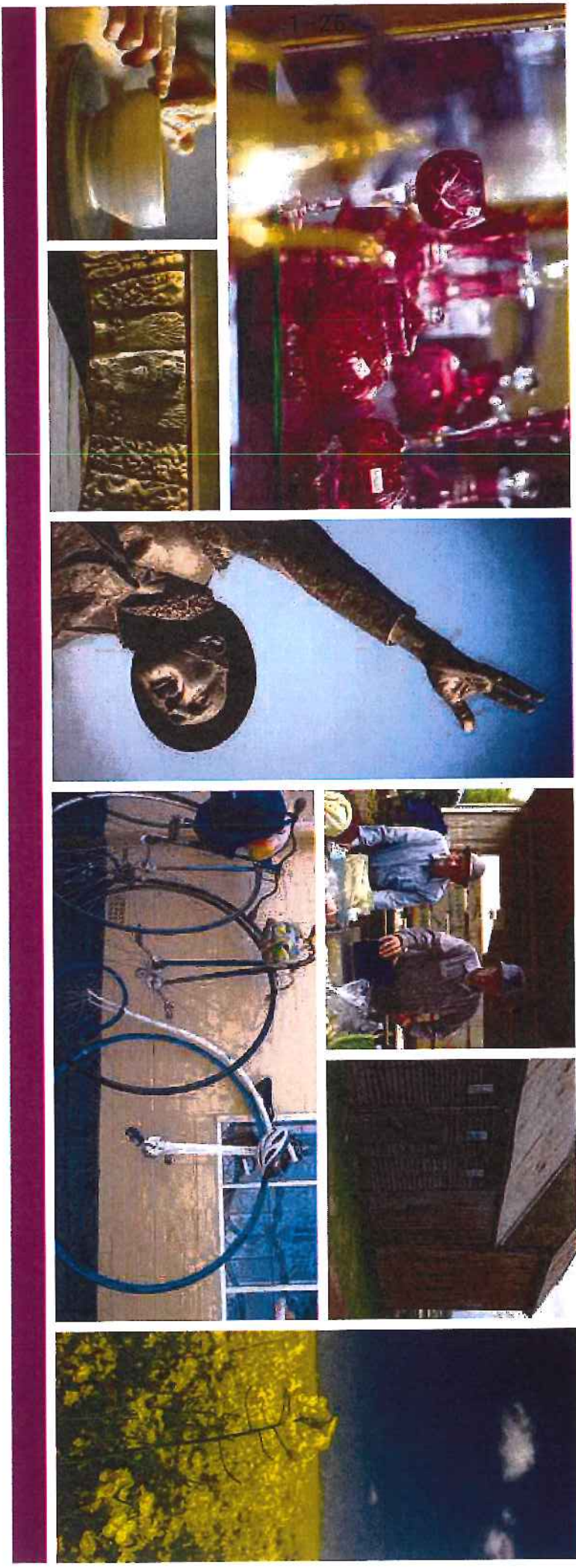
**TOTAL VALUE YTD (JAN - OCT)**





Resource Sharing Summary 1/7/16 to 30/6/17 As at 30/11/16	Units Billed	Amount Billed GST Exclusive \$	Rate inclusive of Oncosts and Admin \$
<b>Launceston City Council</b>			
Service Provided by NMC to LCC			
Total Services Provided by NMC to Launceston City Council			
Service Provided by Launceston City Council to NMC Wages and Oncosts			
Total Service Provided by LCC to NMC			
Net Income Flow			
<b>Meander Valley Council</b>			
Service Provided by NMC to MVC			
Street Sweeping Plant Operator Wages and Oncosts	47.56	2,444.50	51.40
Street Sweeper - Plant Hire Hours	41.75	3,340.00	80.00
Total Services Provided by NMC to Meander Valley Council	41.75	3,340.00	
Service Provided by Meander Valley Council to NMC Wages and Oncosts			
Plumbing Inspector	395.00	19,039.00	48.20
Total Service Provided by MVC to NMC		19,039.00	
Net Income Flow		15,699.00	
Total Net		15,699.00	
<b>Private Works and Council Funded Works for External Organisations</b>			
	<b>Hours</b>		
Economic & Community Development Department Northern Midlands Business Association Promotion Centre Expenditure - Tourism Officer		Not Charged to Association Funded from Council Budget A/c 519035	
Works Department Private Works Carried Out	34.00		
	74.00		

# NORTHERN MIDLANDS STRATEGIC PLAN 2017 - 2027



## Contents

- 1 Vision, Mission, Values
- 2 Lead and Progress
- 4 People and Place
- 7 Core Departmental Responsibilities
- 8 Strategic Departmental Outcomes
- 9 Major Strategic Project Delivery 2020-2027



**Image credits:** Dan Fellow, Woolmers, Trout Territory, Rodz & Rodz, Northern Midlands Council, Poatina Resort, Fiona Dewar, Tasmanian Visual Library and Ray Joyce, Tourism Tasmania and Kathryn Leahy, Ray Joyce, Rob Burnett, Adrian Cook, Heath Holden, Brian Dullaughan and Nick Osborne.

## Vision

Northern Midlands is an enviable place to live, work and play. Connected communities enjoy safe, secure lives in beautiful historical towns and villages. Our clean, green agricultural products are globally valued. Local business and industry is strongly innovative and sustainable.


1-28

## Values

- Honesty**  
Treat all with honesty, respect and trust
- Integrity**  
Listen, learn and proactively deliver Council's vision
- Innovation**  
Explore, expand and adapt to achieve a shared vision
- Pride**  
Serve community with pride and energy

## Mission

- Lead and Progress**
- Leadership**  
Serve with honesty, integrity, innovation and pride
- Progression**  
Nurture and support economic health and wealth
- People and Place**
- People**  
Build a vibrant society that respects the past
- Place**  
Nurture our heritage environment
- Municipal Goals**
  - Bold leadership guides innovation and growth
  - Economically sound and flexible management
  - Sustainable progress creates a vibrant future
  - We strategically plan and deliver infrastructure
  - Our culture respects the past in building the future
  - Our historical landscapes are cherished and protected
  - Connected communities are strong and safe
  - The municipality is diverse and innovative



**The Structure of the Strategic Plan**  
Council develops four-yearly and annual Departmental plans, to deliver goals from this guiding Strategic Plan.

# Lead and Progress

## Lead

### Serve with Honesty, Integrity, Innovation and Pride

Council is committed to strong advocacy and community collaboration. Living responsibly within our means, through transparent financial planning and governance. Staff culture espouses integrity, honesty and pride.

## Leaders with Impact

### Strategic Outcomes

#### Management and Elected Representation

- Council is connected to the community
- Councillors serve with integrity and honesty
- Management is efficient, proactive and responsible

#### Core Strategies

#### Communicate – Connect with the community

- Strengthen confidence via collaborative decision-making

#### Lead – Councillors represent honestly with integrity

- Practice open, accountable governance
- Deliver clear, cohesive core messages
- Represent the concerns of the people
- Apply best practice, compliant governance

#### Manage – Management is efficient and responsive

- Manage and deliver a responsible Council program
- Advocate for economic investment by Government
- Enable Council and staff to deliver quality service
- Drive projects that deliver a progressive local future

## Money Matters

### Strategic Outcomes

- Budgets are responsible yet innovative
- Efficiency in resource sharing and Council reform
- Improve community assets responsibly and sustainably

#### Core Strategies

#### Budgets are responsible yet innovative

- Deliver a compliant and responsible 10-year Financial Plan
- Flexible fiscal plans enable new projects to be explored

#### Efficiency in resource sharing and Council reform

- Fiscal and resourcing reform have positive impact
- Strive for best practice customer service

#### Improve community assets responsibly and sustainably

- A 20-Year Asset Management Plan to maintain assets
- Asset Upgrade Program is responsive to opportunity

## Best Business Practice and Compliance

### Strategic Outcomes

- Council complies with Government legislation
- Continuous improvement is embedded in staff culture
- Effective and efficient marketing, communications and IT
- Excellent standards of customer service

#### Core Strategies

#### Council complies with all Government legislation

- Amend governance regulations as per legislation
- Ensure facilities, volunteers and Committees comply
- Update compliance policy and procedure as required
- Train staff in all compliance policy changes
- Manage Special Committees of Council

**Continuous improvement is embedded in staff culture**

- Motivate staff via improvement and innovation

#### Effective and efficient marketing, communications and IT

- Use positive, cohesive marketing to drive core messages
- Improve and maintain current web and social media sites
- Improve IT interface for NBN capability
- Secure and monitor Council against external risk

#### Excellent standards of customer service

- Ensure timely, high quality customer service
- Continuously improve efficiency in customer service

## Workforce Standards

### Strategic Outcomes

- People and Culture Framework generates professionalism
- Workplace Health and Safety is fully compliant
- Emergency Management and Safety Plans work well

#### Core Strategies

#### People and Culture Framework generates professionalism

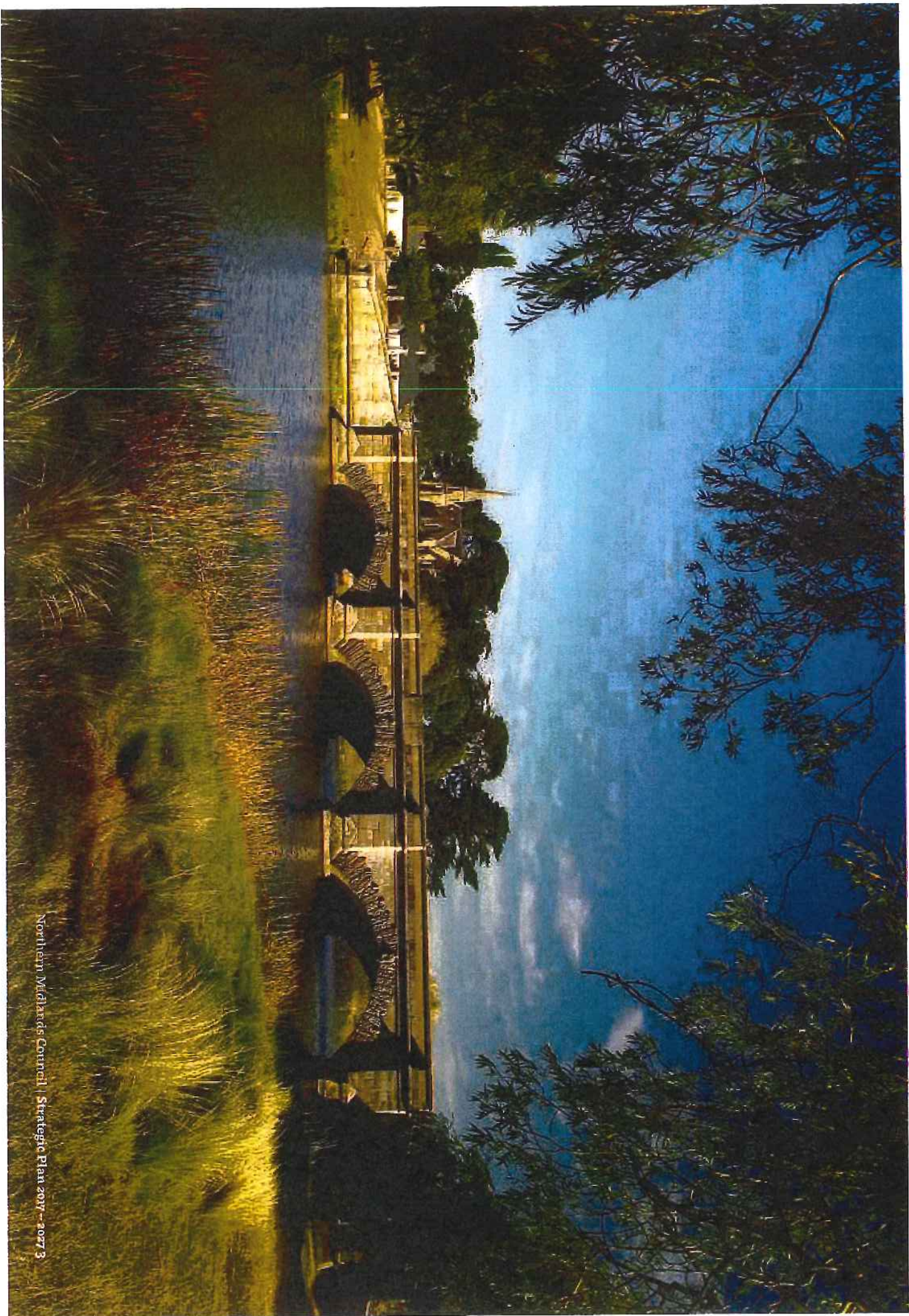
- Staff are engaged, committed, stable and innovative
- Employment Relations are fair and consistent
- The People and Culture Framework is best practice
- Organisational and personal development is valued
- Strive for nomination as an Employer of Choice

#### Workplace Health & Safety is fully compliant

- Ensure a healthy, safe, compliant workplace
- Create a culture accepting of WH&S compliance
- Maintain a compliant, best practice Risk Register

#### Emergency Management and Safety Plans work well

- Maintain and test Emergency Management Plans
- Identify and implement Safety Committee objectives
- Prepare for potential future extreme events



## Progress

### Economic Health and Wealth – Grow and Prosper

Our infrastructure growth builds capacity and economic sustainability. We support diverse, innovative, independent business and industry. We thrive with strong collaborative regional partnerships.

### Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future

#### Strategic Outcomes

- Strategic, sustainable; Infrastructure is progressive
- Proactive engagement drives new enterprise
- Collaborative partnerships attract key industries
- Attract wealth-producing business and industry

#### Core Strategies

##### Strategic, sustainable, infrastructure is progressive

- A Land Use and Development Strategy to direct growth
- Flexible project priorities build competitive advantage
- Prepare Annual Strategic Project Delivery Model

##### Proactive engagement drives new enterprise

- Engage early with business and industry projects
- Plan and embed 'Sense of Place' principles
- Streamline Planning Approval timeframes

##### Collaborative partnerships attract key industries

- Advocate for high value new business and industry

##### Attract healthy, wealth-producing business and industry

- Seek business able to diversify local capability

### Economic Development – Supporting Growth and Change

#### Strategic Outcomes

- New and expanded small business is valued
- Support new businesses to grow capacity and service
- Towns are enviable places to visit, live and work
- Minimised industrial environment impact on amenity
- Developers address climate change challenges
- Maximised external funding opportunities

#### Core Strategies

##### New and expanded small business is valued

- Facilitate local entities to enhance communication
- Ensure streetscapes enhance aesthetic amenity

##### Support new businesses to grow capacity and service

- Support 'Shop Local' to strengthen business centres
- Support new positive growth business and employment

##### Towns are enviable places to visit, live and work

- Raise our media profile to attract investment
- Ensure inclusion in tourism or investment marketing

##### Minimise industrial environment impact on amenity

- Capture town character through 'Sense of Place' projects
- Lower industry environmental impact via best practice
- Attract business and industry to cluster zoned precincts

##### Developers address climate change challenges

- Adopt sustainable environment urban design guidelines

##### Maximise external funding opportunity

- Secure high levels of external funding for projects
- Collaborate with community on funding opportunities

### Tourism Marketing and Communication

#### Strategic Outcomes

- Tourism thrives under a recognised regional brand
- Tourism partnerships build sense of place identity

#### Core Strategies

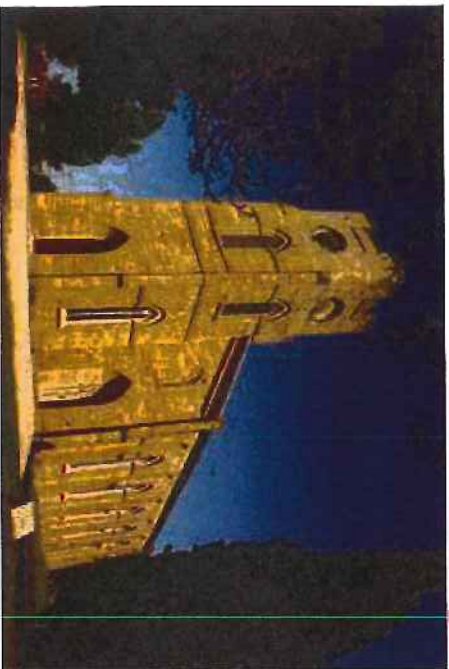
##### Tourism thrives under a recognised regional brand

- Develop an Economic Development (incl. Tourism) Strategy
- Support Tourism Northern Tasmania marketing to maximise tourism growth
- Ally with Tourism Northern Tasmania, community committees and tourism operators

##### Tourism partnerships build sense of place identity

- Support effective regional tourism branding
- Ally with Community committees and tourism operators
- Advocate for tourism product enhancement funding

“The essence of strategy is choosing what not to do.” – Michael Porter





## People and Place

### People

#### Culture and Society – A Vibrant Future that Respects the Past

Diverse towns and villages service a rural-based industry. Connectivity challenges are innovatively managed to unite disparate communities. Equitable delivery of quality assets, programs and services supports sustainability.

#### Sense of Place – Sustain, Protect, Progress

##### Strategic Outcomes

- Planning benchmarks achieve desirable development
- Sympathetic design respects historical architecture
- Developments enhance existing cultural amenity
- Public assets meet future lifestyle challenges

##### Core Strategies

#### Planning benchmarks achieve desirable development

- Provide strongly preferred building design criteria

#### Council nurtures and respects historical culture

- Set benchmarks to complement historical architecture

#### Developments enhance existing cultural amenity

- Show benefits of retained character of heritage towns
- Signage design control nurtures visual historical amenity

#### Public assets meet future lifestyle challenges

- Design asset upgrades for climate change challenges

#### Lifestyle – Strong, Vibrant, Safe and Connected Communities

##### Strategic Outcomes

- People value quality lifestyles in vibrant, eclectic towns
- Communities speak and leaders listen
- Promote our attractive and liveable places
- Communities are engaged in future planning
- Strong community ownership and partnership
- Healthy, safe communities nurture people

##### Core Strategies

#### Living well – Valued lifestyles in vibrant, eclectic towns

- Design improvements that espouse a 'Sense of Place'
- Consult communities for inclusion and participation
- Streetscaping fosters a culture of improving amenity
- Market our desirable amenity and unique qualities

#### Communicate – Communities speak and leaders listen

- A Councillor Open Day for access to elected members
- Create 'Northern Midlands Living Business' on website

#### Participate – Communities engage in future planning

- Share Draft Strategic Project Plans with community

#### Connect – Improve sense of community ownership

- Consult community on Council projects and programs

#### Caring, Healthy, Safe Communities – Awareness, education and service

- Equal access to health, safety and community services
- Advocate for equitable health, education and employment
- Support networks for older persons and youth at risk
- Support networks assisting victims of domestic violence
- Foster arts and culture participation at local level
- All abilities sport and exercise facilities available
- Cater for community members with disabilities



“When surrounded by history, soak up its essence. The past creates stepping stones to your future.” - Kathleen Keenan

## Place

### Nurture our Heritage Environment

We cherish the historical heritage of our culture and all its people. It is firmly embedded in planning for the future – an enviable place to live, work and play. We protect our environment and work with business and industry to protect inherent values.

### Environment – Cherish and Sustain our Landscapes

#### Strategic Outcomes

- Cherish and sustain our landscape
- Meet environmental challenges
- Eco-tourism strongly showcases our natural beauties

#### Core Strategies

##### Cherish and sustain our landscapes

- Work with Natural Resource Management to fund environmental protection
- Use education to enhance environmental outcomes
- Nurture landscapes and environment for future benefit
- Create eco-diverse public spaces with ‘Sense of Place’

##### Meet environmental challenges

- Raise awareness of climate change and seek solutions
- Strengthen biodiversity in the natural environment
- Build environmental guidelines into statutory planning
- Explore contemporary waste management techniques

##### Eco-tourism strongly showcases our natural beauties

- Support eco-tourism to attract visitors to our area

### History – Preserve and Protect our Built Heritage for Tomorrow

#### Strategic Outcomes

- Our heritage villages and towns are high value assets

#### Core Strategies

##### Our heritage villages and towns are high value assets

- Value and protect our ‘Sense of Place’ heritage assets
- Attract tourism to support and sustain historical assets
- Foster business pride in historical streetscapes



## Core Departmental Responsibilities

### Governance - Economic and Community Development

#### Strategic Planning and Leadership

- Strategic Plan
- Council Business and Advocacy
- Elected Members Annual Development Plan
- Inter-Government Relations
- Media and Marketing

#### Local Government Reform

- Benchmarking and Resource Sharing Projects

#### Best Business Practice

- Compliance
- Local District and Management Committees
- External Statements
- Legislative Audits
- Delegation Reviews
- Policy Document Audit and Review
- Facility Management Committees

#### Workplace Standards

- People and Culture Framework
- Continuous Improvement

#### Economic and Community Development

##### Long Term Economic Planning

- Economic Development Strategy
- Annual Development Plan
- Partnerships and Engagement
- Sustainability of Economic Advantages

##### Strategic Project Concept Development

- Concept Planning
- Project Business and Community Consultation
- Strategic Project Tenders

- Funding
- Sourcing and Applications
- Application Process Management

#### Tourism

- Industry Support and Collaboration
- Economic Development (Incl. Tourism) Strategy

#### Strategic Community Planning

- Disability Discrimination Strategy
- Youth and Ageing Strategy
- Family Violence Strategy
- Work Participation Programs

#### Community Inclusion and Participation

- Business Support
- Employment Incentives
- Community Consultation

### Corporate Services

#### Financial Management

- Asset Management Planning
- Annual Budget
- Quarterly Financial Reviews
- Long Term Financial Planning
- Audit and Audit Committee
- Risk Management and Insurances
- Workplace Health and Safety
- Emergency Management
- Customer Service
- Child Care Centres
- Information Technology Management

### Planning and Development

#### Strategic Project Planning and Implementation

- Major Infrastructure Projects
- Strategic Land Use Planning
- Planning Reform and Draft Planning Scheme
- Contract Management

#### Statutory Planning

- Planning Process
- State and Northern Midlands Interim Planning Scheme
- Planning Applications, Assessment
- Plumbing and Building Applications, Assessment, Compliance
- Abatement Notices – Fire and Nuisance
- Approvals

#### Health

- Inspections and Notices
- Food Premises Licensing

#### Animal Control

- Registrations
- Complaints and Compliance

#### Environment

- Natural Resource Management Program Collaboration
- Climate Change

### Works and Infrastructure

#### Area Management Plan

- Annual Works Program and Review
- Roads, Bridges, Footpaths, Parks and Reserves Programs

#### Project delivery as delegated

- Tender Management

#### Building Maintenance

- Building Maintenance Program
- Asbestos Removal Program

#### Stormwater Management Plans

- TRANSlink
- West Perth
- Towns and villages Stormwater Management Plans

#### Waste Management

- Waste Management Review

# Strategic Departmental Outcomes 2017-2020

## Governance and Community Development

- Local Government Reform
- Elected Members Development and Annual Plans
- Economic Development Master Plan
- People and Culture Plan
- Media and Marketing

## Strategic Projects Team

- Prepare Economic Development Master Plan
- Identify Economic Development Master Plan priorities
- Prepare Strategic Project Futures Implementation Plan

## Strategic Infrastructure Projects

### Launceston Gateway Precinct

- Stage 1: Freight Demand Analysis
- Stage 2: Launceston Gateway Master Planning
- Stage 3: Business Cases
  - Reticulated Gas Project
  - Rail Spur Project

### Perth Town Structure Plan

- Land Use Planning

### Northern Midlands Rural Processing Centre

- Needs Analysis, Site Assessment and Availability
  - Demand, Logistics, Planning and Zoning
  - Business Case and Master Plan

## Economic Development Division

### Strategic Planning Projects

- **Economic Development Strategy**
- Economic Development (Incl. Tourism) Strategy

### Sense of Place Planning

- **Longford Place Activation Plan**
- Implement Place Activation Plan

### Longford CBD Urban Design Strategy

- Stokes Park Master Plan

### Perth Community and Recreations Centre, School Plan

#### Integrated Strategy

### Ross Town Centre Park Development Plan

- Community Consultation
- Master Plan Process

### Campbell Town CBD and Traffic Management Strategy

- Community Consultation
- Master Plan Process

### Cressy Recreation Ground Master Plan

- Community Consultation
- Master Plan Process

### Morven Park Master Plan

- Community Consultation
- Master Plan Process

## Community Development Division

### Community Planning Projects

- Youth and Ageing Strategy
- Discrimination Strategy

## Corporate Services Department

### Local Government Reform

- Benchmarking and Resource Sharing Initiatives
- Asset Management Plan Annual Review
- Annual Budget and Quarterly Review
- Information Technology Upgrade Program
- Emergency Management
- Workplace Health and Safety Action Plan Annual Review

## Planning and Development Department

### Strategic Planning Projects

- Land Use and Development Strategy
- Tasmanian Planning Scheme

### Compliance

### Waste Management

- End of Life Tyres resolution

## Works and Infrastructure Department

### TRANSink Precinct Renewal – Stormwater

- Implement as budget is allocated

### Campbell Town War Memorial Oval

- Implementation of Master Plan

### Longford NIM Sport and Fitness Centre

- Implementation of Master Plan

### Honeysuckle Banks

- Implementation of Master Plan

### Bridge Renewal Program

- Replace all timber deck bridges by 2020

### Nile Road Upgrade

- Implementation of Staged Program

### Stormwater Management Plans

- Devise 3-Year Plan for each town

## Major Strategic Project Delivery 2020-2027

### Governance

- Local Government Reform
- Elected Members Development and Annual Plans
- People and Culture Plan
- Media and Marketing Program
  - Media and Marketing documentation
  - Social Media and Marketing
- Strategic and Community Projects consultation

### Strategic Projects Team

- Economic Development Master Plan Annual Review
- Strategic Project Futures Planning Annual Review

### Strategic Infrastructure Projects

- Launceston Gateway Precinct Master Plan
  - Stage 4: Implement Launceston Gateway Master Plan
- Northern Midlands Rural Processing Centre
  - Implementation
- Perth Community Centre, Recreation Ground, Primary School Master Plan
  - Perth Recreation Ground Master Plan 2030

- Longford CBD Urban Design Strategy
  - Stokes Park Master
- Longford Recreation Ground Master Plan
- Campbell Town CBD Urban Design and Traffic Management Strategy
  - Crassy Swimming Pool Master Plan
  - Crassy Recreation Ground Master Plan
  - Morven Park Master Plan
  - Ross Swimming Pool Master Plan
  - Ross Town Centre Park Development Plan
  - Honeysuckle Banks Master Plan
  - Perth Town Structure Plan
    - Road Works at Perth – State Collaboration
  - Nile Road Upgrade
    - Implementation of staged program

### Economic Development Division

#### Strategic Planning Projects

- Economic Development Master Plan Strategy Delivery
  - Economic Development (incl. Tourism) Strategy
- Tourism
  - Tourist Business Networks
  - Collaborating in Regional Partnerships
- Northern Midlands Rural Processing Centre
  - Build Capacity
  - Investment Attraction

#### Sense of Place Planning

- Villages Sense of Place Plans
  - Community Consultations – all towns
  - Master Planning – all towns
  - Seek Funding – all towns

### Community Development Division

- Local issues
  - Health, Education and Employment
  - Sport and Recreation
  - Cohesive Communities
  - Communities at risk
- Youth and Ageing Strategy Review
- Discrimination Strategy Review

### Corporate Services

- Local Government Reform
  - Resource Sharing Programs
- Asset Management Plan
- Annual Budget, Quarterly Review
- Best Practice Customer Service Program
- Workplace Health and Safety program
- Emergency Management
  - Review Climate Change impacts
- Information Technology NBN Capacity Program

### Planning and Development

#### Strategic Planning Projects

- Review Land Use and Development Strategy
- Review Local Area Provisions
- Planning Records System Upgrade

### Works and Infrastructure Department

- Roads and Bridge Renewal Program
- Footpaths, Parks and Reserves
- Stormwater Management Plans
  - Rollout Implementation Plans for each town
- Waste Management
  - Recycling Centres Review
  - Residential Service Review
  - Green Bins Review
- Climate Change Impact Mitigation Works
  - As Identified

“Now is no time to think of what you do not have. Think of what you can do with what there is.” – Ernest Hemingway

# Strategic Plan Schedule

STRATEGIC PROJECTS, OUTCOMES AND DELIVERY 2017-2027	UNDERWAY	2017-2020	2020-2027	ONGOING
<b>Governance and Community Development</b>				
Local Government Reform	✓	Review	Review	✓
Elected Members Development and Annual Plans		✓	Review	✓
People and Culture Plan	✓	✓	Update	✓
Best Business Practice, Governance and Compliance	✓	Update	Update	✓
Media and Marketing		Update	Update	✓
<b>Strategic Projects Team</b>				
Economic Development Master Plan – prepare, prioritise, implement	✓	✓	Review	✓
<b>Strategic Infrastructure Projects</b>				
Launceston Gateway Precinct Master Planning	✓			2017-2020
Northern Midlands Rural Processing Centre	✓	✓	✓	2017-2020
Perth Town Structure Plan	✓			2017-2018
Perth Community & Recreation Centre & Primary School Integrated Master Plan	✓			2017-2018
Sense of Place Planning – all villages and towns	✓	✓	✓	✓
Longford CBD Urban Design Strategy	✓	✓		
Longford Place Activation Plan	✓	✓		
Longford Recreation Ground Master Plan	✓	✓		
Ross Town Centre Park Development Master Plan	✓	✓	✓	2017-2020
Ross Swimming Pool Master Plan	✓	✓	✓	2017-2020
Cressy Recreation Ground Master Plan				2017-2020
Cressy Swimming Pool Master Plan				2017-2020
Evandale Morven Park Master Plan		✓		2017-2020
<b>Economic Development Division</b>				
Economic Development Master Plan Strategy Delivery		✓	✓	✓
Economic Development (incl. Tourism) Strategy Delivery		✓	✓	✓
Tourism Strategy Implementation		✓	✓	✓

STRATEGIC PROJECTS, OUTCOMES AND DELIVERY 2017-2027	UNDERWAY	2017-2020	2020-2027	ONGOING
<b>Community Development Division</b>				
Youth and Ageing Strategy		✓	Review	✓
Discrimination Strategy		✓	Review	✓
Family Violence Strategy		✓	Review	✓
Supporting Health and Education Programs	✓	✓	Review	✓
Supporting Employment Programs	✓	✓	Review	✓
Supporting Sport and Recreation Programs	✓	✓	Review	✓
Cohesive Communities and Communities at Risk		✓	Review	✓
<b>Corporate Services Department</b>				
Asset Management Plan Annual Review	✓	✓	Review	2017-2027
Annual Budget and Quarterly Review	✓	✓	Review	2017-2027
Information Technology Upgrade Program	✓	✓	Review	2017-2027
Emergency Management	✓	✓	Review	2017-2027
Workplace Health & Safety Action Plan Annual Review	✓	✓	Review	2017-2027
Customer Services Standards	✓	Review	Review	Review
<b>Planning and Development Department</b>				
Land Use and Development Strategy		✓	Review	2017-2018
Tasmanian Planning Scheme Integration	✓	✓	Review	2017-2020
NRM Program Collaboration		✓	Review	✓
<b>Works and Infrastructure Department</b>				
TRANSlink Precinct Renewal – Stormwater	✓	✓		2017-2020
Campbell Town War Memorial Oval	✓			2017-2020
Longford NIM Sport and Fitness Centre		✓	✓	2017-2020
Evandale Honeysuckle Banks				2017-2020
Nile Road Upgrade		✓	✓	
Stormwater Management Plans	✓	✓	Review	2017-2027
Waste Management 2017-2020		✓	Review	2017-2027



# NORTHERN MIDLANDS COUNCIL

1-39

## Contact Us

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Respondent No.		
	<b>Do you agree with the Vision?</b>	
1	Agree	Nice motherhood statements, but no implementation strategies on the vision, see planning!
2	Agree	Change enviable to desirable
3	Strongly Agree	Impossible as General Rates incl. Airport Compensation
4	Adequate	
5	Agree	
6	Adequate	
	<b>Do you agree with the Values?</b>	
1	Agree	Motherhood again - and will only work if the community comes with Council management
2	Agree	
3	Strongly Agree	Totally Lost - Applied in Reverse
4	Agree	
5	Agree	
6	Agree	
	<b>Do you agree with each part of the Mission?</b>	
	<b>3.1 Lead and Progress</b>	
1	Disagree	All the comments about Council works with community are misleading, the Council offers prepares the briefs and then asks the community to agree with them, instead of asking the community to collaborate with setting the brief. Example children's playground in Longford.
2	Agree	
3	Strongly Agree	Totally Lost as applied in Total Secrecy
4	Agree	
5	Agree	
6	Agree	
	<b>3.2 People and Place</b>	
1	Adequate	The concepts are fine, little discussion on how things can be implemented with community approval.
2	Agree	
3	Strongly Agree	Dictatorial Attitudes defeat any Application
4	Adequate	
5	Agree	
6	Agree	



**Management and Elected Representation**

1 Adequate How do you define open, honesty, integrity etc - ? Its just always behind closed doors, no consultation with the local communities, and little satisfaction with the end job. Eg the new map for Longford, it came out adequately, but missed the bus on a really useful document.

2 Adequate  
3 Strongly Agree Never Occurs - Would Not Know Meaning Of

4 Adequate  
5 Agree  
6 Agree

**Money Matters**

1 Adequate Lot money being committed outside the municipality and on consultant rather than local expertise and ideas.

2 Agree  
3 Strongly Agree Hopeless - Nil Customer Service from Senior Staff

4 Agree  
5 Agree  
6 Agree

**Best Business Practice and Compliance**

1 Adequate Very little in the way of local marketing, or communication. Concentration on Internet, yet its always out of date. Needs to be updated at least weekly if regular hits are expected. No overall marketing plan for Northern Midlands or proper communications with those that live and work in the area.

2 Agree  
3 Strongly Agree Legislation Only Indemnifies Staff, needs Deleting - Senior Staff Nil Customer Service

4 Agree  
5 Agree  
6 Strongly Agree

**Workforce Standards**

1 Adequate Too many consultants - not enough local expertise or professional workers. Who would want to share with NMC?

2 Agree  
3 Agree  
4 Agree  
5 Agree  
6 Strongly Agree

Strongly Agree

**Strategic Project Delivery**

1 Disagree Haven't seen anything that really benefits the community delivered.  
2 Disagree Strategic, sustainable, infrastructure is progressive; Flexible project priorities build competitive advantage; seek business able to diversify local capability - random assortment of nonsense, jargon words

3 Strongly Agree  
4 Adequate  
5 Agree  
6 Agree

Strongly Agree  
Adequate  
Agree  
Agree  
Agree

		<b>Economic Development</b>
1	Disagree	Need a really strong active plan to attract new businesses to Northern Midlands. Too many empty shops, and those that are occupied aren't delivering goods or services, mainly used as cheap housing!
2	Adequate	Developing urban design guidelines to address climate change seems a risky strategy that is not enforceable and could be perceived negatively by developers and investors if the guiding principles are poorly interpreted by staff - as per the Cambock Lane Guidelines
3	Strongly Agree	Failure to Support
4	Agree	
5	Agree	
6	Strongly Agree	
		<b>Tourism Marketing &amp; Communication</b>
1	Disagree	There is no tourism strategy, no tourism centre, just a booth in a bakery in longford run by volunteers, with few resources and nowhere to work out programs or guiding tours.
2	Agree	Tourism partnerships should centre on the local tourism associations, then TNT
3	Strongly Agree	Staff Failures & Document Errors
4	Adequate	
5	Agree	
6	Agree	
		<b>Sense of Place - Sustain, Prosper, Progress</b>
1	Adequate	On paper fine, but it has to be respected. The village green in Longford has no longer got a sense of space, its historic values have been compromised with kitsch playgrounds.
2	Agree	Heading errors
3	Strongly Agree	Ratepayer Compensation at \$1.5 million and Increasing at \$500,000-00 per annum on all Ratepayers
4	Agree	
5	Agree	
6	Adequate	
		<b>Lifestyle - Strong, Vibrant, Safe and Connected Communities</b>
1	Agree	Great, but we need more community features, seats, picnic tables, banners to say what is going on, more restaurants and cafes, more local businesses promotion local products. Needs Council to be a leader, a catalyst and an implementer.
2	Agree	Heading errors
3	Strongly Agree	Dictatorial Council Attitude makes impossible
4	Adequate	
5	Agree	
6	Adequate	

**Environment - Cherish and Sustain our Landscapes**

Sort out the green spaces, develop a bird reserve alongside the Mill Dam and more picnic tables and indestructible bush bbqs. Need to work with the flood water, not try and pick up after it. When it does flood, people want access to look at the amazing views. Need to develop a horse trail and dog walks, use of the river - punts,, canoes, regattas etc - historic uses.

- 1 Agree
- 2 Strongly Agree
- 3 Agree
- 4 Disagree
- 5
- 6

Sub-Division Public Open Space of Land as set down in Statute now not applied

**History - Preserve and Protect our Built Heritage for Tomorrow**

Towns need proper heritage precincts, and an understanding of what the open spaces can offer. There is too much adhoc development without it fitting into the townscape. Council needs to use the desired future characteristic tool, that understand the importance of heritage and community. It has to decide where the town growth should be and how changes can be fitted into the historic background without spoiling its integrity. Something must be in the planning scheme that allows certainty for developers while being sensitive to the beautiful old towns.

- 1 Agree
- 2 Strongly Agree
- 3 Agree
- 4 Adequate
- 5
- 6

Staff demanding instant access to Private Records needs to cease. Staff need to remember that such access is not a right but extended as Goodwill by

**Do you think that the Strategic Plan accurately outlines the broad areas of Council's role in the community?**

The Councillors represent the community, but the staff do not. The Councillors are not rubber stampers - they must lead and set the goals with the Total Disaster - Senior Staff Protectionism Foremost

- 1 Partly
- 2 Yes
- 3 Yes
- 4 Partly
- 5 Yes
- 6 Partly

**Do you think the Plan has good leadership goals?**

Goals are as good as those that might implement them. If goals are set that no-one or few agree with, then its not going to work.  
Pointless as Opposites Applied - Some Senior Staff Ignore & Abuse Verbally Ratepayers and are supported by GM

- 1 Yes
- 2 Yes
- 3 Partly
- 4 Yes
- 5 Partly
- 6

**Do you think the Plan has strong management goals?**

- 1 Partly Above applies.
- 2 Partly Governance, Economic and Community Development is trying to achieve too much. The risk is an overpromise and under deliver situation that is too common in government.
- 3 Yes "Only Theoretical" - All Totally Ignored
- 4 Partly
- 5 Yes
- 6 Yes

**Do you think the Plan will deliver key infrastructure projects?**

- 1 No Not unless the culture changes.
- 2 Partly There are too many development/sense of place plans. All these plans will need to be implemented. Does NMC have the staff and financial resources to achieve the community expectations that will be elevated as a response to all the consultation?
- 3 Not At All Nil Customer Service from Senior Staff - Ratepayers fund Penalty Compensation of \$1.5 million & Rising in Airport Rates by "Double Dipping" by Council
- 4 Partly
- 5 Yes
- 6 Partly

**Do you think the Plan will deliver key community projects?**

- 1 Partly Depends what community projects are seen as key.
- 2 Partly As above
- 3 Not At All Total Secrecy Appalling - Limiting Evandale's Population is Restrictive and Discriminatory
- 4 Partly
- 5 Yes
- 6 Partly

**Do you expect anything more from Council?**

- 1 Yes A lot more. Want them to be strategic leaders, look at the future and be innovative. Work out what the community wants and go get it.
- 2 Yes Yes, value for rate payer money. I'm concerned that development plans and sense of place reports by external consultants will cost a great deal and sit on a shelf without a clear project management based program to implement all the actions
- 3 Yes Actual Honesty & Integrity - Finances Must Not be Based on Budgets on Budgets but on Actuals - Removing "Staff Protectionism" from Statute (No 95 of 1993)
- 4 Yes traffic flows especially trucks and heavy duty vehicle through the main road of Longford township is dangerous and needs an overhaul like by-pass
- 5 No
- 6 Yes

**Do you agree Council should be flexible in planning to harness new opportunity?**

- 1 Yes But understand that it is a historic area and there are opportunities in the history, so not to develop ultra modern projects here, unless its award winning like
- 2 Yes
- 3 Yes Remove total secrecy, Airport Rates "Double Dipping" & Provide Honesty & Integrity along with "Help to Ratepayers"
- 4 Yes
- 5 Partly
- 6 Yes



- 1
- 2
- 3
- 4
- 5
- 6

**Do you live in the Northern Midlands municipality?**

No the historic precinct

Evandale

LONGFORD

- Yes
- Yes
- Yes
- Yes
- Yes

**Summary Comments**

Please consider the community developed "Longford Strategy plan" - it has already been aired in the community and is accepted.

I'd rather see NMC complete a few key project well than attempt to plan too much and fail to implement

Lack of Honesty & Integrity - "Double Dipping" on Airport Rates - Nil Customer Service by Senior Staff & Failure to reply to Correspondence as required - No Full Annual Audits-  
Delete Total Staff Indemnity Under Statute - Policy M - Policy Manual Ignored or Incorrect - Appalling Total Secrecy - and the List Just Goes On



**NORTHERN  
MIDLANDS  
COUNCIL**

## **Draft 2017-2027 Strategic Plan - community comment sought**

The draft Northern Midlands Council Strategic Plan 2017-2027 is now open for community comment.

The draft Strategic Plan is on display in towns and villages for the month of November 2016 with a comment form for people to complete.

All comment must be received before close of business on Thursday 1st December, 2016.

The Strategic Plan is a broad, overarching document guiding Council projects and programs. It aims to meet community expectations and provide Northern Midlands with a safe, prosperous and secure future.

Council's vision clearly states its goals. "Northern Midlands is an enviable place to live, work and play. Connected communities enjoy safe, secure lives in beautiful historical towns and villages. Our clean, green agricultural products are globally valued. Local business and industry is strongly innovative and sustainable."

The 10-year Strategic Plan is divided into two themes.

The first, 'Lead and Progress', presents strategies for strong, fiscally responsible leadership, best practice governance and high workforce standards. Council staff are already committed to continuous improvement and honest service with pride, innovation and integrity. The 'Progress' theme presents a broad guide to key Council infrastructure projects and economic development initiatives. It commits Council to pursuing positive economic growth and attracting new technologies, innovative business and industry.

The second section, 'People and Place', defines a set of strategies and outcomes, with quality consultation leading to a connected community. A new approach to 'Sense of Place' planning will nurture and protect the highly valued heritage landscapes we all enjoy.

By adopting a broader focus on strategic planning, Council can maximise funding to drive and support local diversity. Departmental Action Plans will deliver the projects emerging from strategies. The action plans will be updated often to reflect progress on projects prioritised by the Strategic Plan.

Council aims to increase stability in an economic landscape that is attractive to new business, technologies and industries. The agricultural sector is on the brink of exciting growth with new irrigation and global demand for Tasmania's clean green produce. Council will encourage the expansion of tertiary and intensive agriculture by ensuring land zoning can cater for this expected surge. The centrally located TRANSlink will be a pivotal link in the transport and logistics chain that will drive local prosperity.

Northern Midlands has recognisable strengths and societal challenges. Its people are diverse and business and industry are resourceful and adaptive. Council will advocate strongly at all levels of Government for action at the local level. The strategies seek better access to equitable services in health and well-being, education, skills training, employment, facilities and social programs.

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**Feedback Form**

**DRAFT Northern Midlands Council Strategic Plan 2017-2027**



**Introduction – Vision, Values, Mission**

*(Tick one box only in each line)*

Question	Strongly Agree	Agree	Adequate	Disagree	Comments
1. Do you agree with the Vision?					
2. Do you agree with the Values?					
3. Do you agree with the Mission?					
3.1 Lead and Progress					
3.2 People and Place					

**Section 1 – Lead and Progress – Lead – Serve with Honesty, Integrity, Innovation and Pride**

Core Strategies	Strongly Agree	Agree	Adequate	Disagree	Comments
4. Management & Elected Representation					
5. Money Matters					
6. Best Business Practice and Compliance					
7. Workforce Standards					

**Section 2 – Lead and Progress – Progress – Economic Health and Wealth – Grow and Prosper**

Core Strategies	Strongly Agree	Agree	Adequate	Disagree	Comments
8. Strategic Project Delivery					
9. Economic Development					
10. Tourism Marketing & Communication					

**Section 3 People and Place – People – Culture and Society – A Vibrant Future that Respects the Past**

Core Strategies	Strongly Agree	Agree	Adequate	Disagree	Comments
11. Sense of Place—Sustain, Protect, Progress					
12. Lifestyle – Strong, Vibrant, Safe and Connected Communities					

**Section 4 People and Place – Place – Nurture our Heritage Environment**

Core Strategies	Strongly Agree	Agree	Adequate	Disagree	Comments
13. Environment – Cherish and Sustain our Landscapes					
14. History – Preserve and Protect our Built Heritage for Tomorrow					

**Questions (circle 1 answer and add comment if you wish)**

15. Do you think that the Strategic Plan accurately outlines the broad areas of Council’s role in the community?  
 Yes      Partly      No      Not at all      Comment \_\_\_\_\_
16. Do you think the Plan has good leadership goals?  
 Yes      Partly      No      Not at all      Comment \_\_\_\_\_
17. Do you think the Plan has strong management goals?  
 Yes      Partly      No      Not at all      Comment \_\_\_\_\_
18. Do you think the Plan will deliver key infrastructure projects?  
 Yes      Partly      No      Not at all      Comment \_\_\_\_\_
19. Do you think the Plan will deliver key community projects?  
 Yes      Partly      No      Not at all      Comment \_\_\_\_\_
20. Do you expect anything more from Council?  
 Yes      Partly      No      Not at all      Comment \_\_\_\_\_
21. Do you agree Council should be flexible in planning to harness new opportunity?  
 Yes      Partly      No      Not at all      Comment \_\_\_\_\_
22. Do you live in Northern Midlands?  
 Yes      Partly      No      Not at all      Comment \_\_\_\_\_
23. Summary Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

24. Name (Optional) \_\_\_\_\_ Address (Optional) \_\_\_\_\_

<b>Policy Name:</b>	<b>Australia Day Awards and Volunteer Recognition Policy</b>
<b>Originated Date:</b>	Adopted – Min No. 59/16
<b>Amended Date/s:</b>	Replacing Volunteer Recognition Policy (original Policy 34).
<b>Applicable Legislation:</b>	NII.
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To establish a selection criteria for the presentation of Council's Australia Day and Volunteer Recognition awards.

### Background

Each year the Northern Midlands Council presents three awards at its annual Australia Day Event – Citizen of the Year, Young Citizen of the Year and Community Event of the Year.

The Northern Midlands Council acknowledges the significant contribution that volunteers and volunteer organisations make to the Northern Midlands Community. Council considers it important to recognise these volunteers on an annual basis. In 2016, Council agreed to incorporate Volunteer Recognition into its annual Australia Day Event.

### Recognition

Council will, at its annual Australia Day Event recognise the following categories of awards, providing eligible nominations have been received:

- Citizen of the Year
- Young Citizen of the Year
- Community Event of the Year
- Volunteer service to the Northern Midlands Community
- Business Presentation Award

### Nominations

Council officers are to advertise for nominations for volunteer recognition from August in the year preceding the award presentation, with a closing date in mid to late November.

Nominations received will be considered by the Council Executive, and a winner in each category determined. Councillors are to be notified of the award winners in the December or January Council meeting.

### Selection Criteria and eligibility

#### *Citizen of the Year*

- The nominee is to have made a significant contribution to the Northern Midlands community; and
- is, or has the potential to be a role model for the Northern Midlands community.



Consideration is given to the nominee's achievements in the year immediately prior to receiving the award, as well as their past achievements and ongoing contribution to the Northern Midlands community. The following will also be taken into consideration:

- Personal, academic, sporting or professional achievements;
- Previous awards and recognition;
- Voluntary work; and
- Nature and length of activity/service.

Nominees must be:

- A resident of the Northern Midlands;
- At least 25 years of age or older as at 26 January of the Awards year.

#### *Young Citizen of the Year*

- The nominee is to have made a significant contribution to the Northern Midlands community; and
- is, or has the potential to be a role model for the Northern Midlands community.

Consideration is given to the nominee's achievements in the year immediately prior to receiving the award, as well as their past achievements and ongoing contribution to the Northern Midlands community. The following will also be taken into consideration:

- Personal, academic, sporting or professional achievements;
- Previous awards and recognition;
- Voluntary work;
- Nature and length of activity/service.

Nominees must be:

- A resident of the Northern Midlands;
- Aged 24 years of age or younger as at 26 January of the Awards year.

#### *Community Event of the Year*

- The community event is to have attracted a broad cross section of the Northern Midlands community; and
- Been a community event attracting widespread publicity for the Northern Midlands.

Consideration is given to the following:

- The number of people who attended the event;
- The media coverage of the event;
- Previous awards and recognition received by the event;

- The longevity of the event and whether or not it is an annual event or a one off event.

The event must have been:

- Held within the Northern Midlands; and
- Held within the last calendar year.

*Volunteer recognition*

- The volunteer is to have made a significant contribution to a community group and/or organisation within the Northern Midlands, in an unpaid capacity.

Nominees must be:

- A resident of the Northern Midlands,

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***Business Presentation award***

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- The nominated business is to be located within the municipality, and
- The shopfront is consistently tidy and well presented, and
- The business contributes positively to the presentation of the municipality.

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**Review**

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This Policy is to be reviewed every two years.

REPORT

FOR NORTHERN MIDLANDS COUNCIL

# Ross Town Square Master Plan



November 2016



LINDSAY CAMPBELL LANDSCAPE SERVICES



**Engineers & Planners**  
*Your Vision is Our Mission*



**Engineers & Planners**  
Your Vision is Our Mission

## Johnstone McGee and Gandy Pty Ltd

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Appendix A - Design Intent Statement

Appendix B - Heritage Advice

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Appendix D - Preliminary Costings

## Executive Summary

Northern Midlands Council acquired land at 33 Church Street, Ross in May 2016 with the intention of developing the site for public open space. JMG Engineers & Planners and Lindsay Campbell Landscape Services were subsequently engaged to deliver the Ross Town Square Master Plan and a separate, complimentary master plan for the former Ross school oval site.

The aim of the project is to improve the amenity of the town centre for residents and visitors in a way that furthers the local community's aspirations and complements the town's existing range of recreational facilities. This report outlines a vision for a centrally located, high quality public open space and provides the framework to guide its implementation.

In preparing this Master Plan, the subject site has been considered in relation to its land use, historical and social context to ensure that the final solution 'fits' within the existing township and complements Ross's existing characteristics. Most importantly, the local community's aspirations and values have been gauged through ongoing consultation that has occurred throughout the design process. Preliminary community consultation indicated a consistent vision for the site, albeit with some differences in opinion on specific details. Generally, the desired outcome was for a simple, landscaped space for passive recreation and community events.

Two design concepts were prepared to demonstrate alternate ways of interpreting the space and achieving the desired outcomes. The designs contained similar elements but were configured differently and included:

- Option 1 - a more organic, naturalistic layout taking a direct reference from the 'Parkland' style; and
- Option 2 - a more geometric interpretation of the period'

The final recommendations seek to balance feedback from the community, Council, our team's heritage consultant whilst maintaining best practice design principles.

This report includes a preliminary schedule of costs for the project based on the concept designs with a capital budget of between \$385,490 to 537,660. This range is dependent on a number of factors, but particularly:

- The use of mature trees/instant lawn;
- The amount of Council labor used in the construction;
- Whether lighting is included; and
- The design of the multi-use shelter.

Finally, the steps required to bring the design concepts into reality have been identified.

# 1 Introduction

JMG Engineers & Planners with Lindsay Campbell Landscape Design were engaged by Northern Midlands Council to prepare the Ross Town Square Master Plan.

Northern Midlands Council seek to develop a centrally located public open space to enhance the amenity of the town centre. This project was initiated to provide a framework to guide the use and development of this key public open space asset.

Our team's design process has included public consultation at every stage to ensure that the result connects with the aspirations of the local community and complements the local context.

This report outlines our analysis of the study area, the consultation that has occurred, and presents design options for the Town Square, a recommended solution and an implementation framework.

## 2 Site, Location & Context

### 2.1 Subject Site

The Ross Township is located alongside the Macquarie River within the Northern Midlands municipality. The Township is primarily accessed from the Midland Highway via existing approaches from the west and the north.

The subject site for the purposes of this report comprise land at 33 Church Street, Ross (CT 53141/1). The site is centrally located within the Ross town centre, as shown in Figures 1 and 2.

No. 33 Church Street has a total area of 5,631sqm with 59m street frontage. The site is within an existing serviced area with sewer, water and stormwater infrastructure located in Church Street.

The property currently accommodates a derelict agricultural building which Council has already committed to removing. There is some known asbestos contamination associated with this structure. Aside from this structure, the only other development on the land is an area of approximately 80sqm of paving and landscaping in the northwest corner of the site and boundary fencing. Apart from occasional grazing, the site is unused at present.

The site adjoins the Man O'Ross Hotel to the south and a bakery to the north. To the west, the site adjoins undeveloped land that is partially zoned Local Business and partially General Residential (13 Bridge Street).



Figure 1 - Location Plan



Figure 2 - Subject site



## 2.2 Historical Context

The land now developed with the Ross Township was originally occupied by the Tasmanian Aborigines (Tyrenotepanner Nation). During the 19<sup>th</sup> Century the area was used as a coach stopover by settlers travelling between Hobart and Launceston and was named "Ross" by Governor Lachlan Macquarie in 1811. The area gradually evolved into an agricultural and administrative centre for the surrounding rural district and a garrison. The Ross Post Office was opened in 1832 and the iconic stone Ross Bridge was completed in 1836.

The Township became an important convict facility with the establishment of the Ross Female Factory, which operated between 1847 and 1854. This site was one of only a handful of female convict facilities in Australia.

Characteristic features of the town include its grid-pattern street network. A significant portion of the original Georgian built fabric exists, including heritage listed residential, commercial and civic buildings and civil detailing (e.g. monuments, stone walling and landscape character). The town centre is listed on the Register of the National Estate.

The intersection of Church and Bridge Streets is anecdotally known as the 'Four Corners of Ross', comprising Temptation (Man O' Ross Hotel), Recreation (Town Hall), Salvation (Roman Catholic Church) and Damnation (jail - now a private residence).

Anecdotally, it is understood that the subject site was once used for markets.

## 2.3 Economic & Demographic Context

The most recent available Census data (2011) recorded a population of 271 persons for the Ross Township (no significant change from 2006). Anecdotally however, it is understood that there has been some increased migration to the Township in recent years.

Consistent with other rural areas of Tasmania the Census data indicates that the local population is ageing, with the proportion of residents aged 65 years or older gradually increasing from (29% of the total population in 2006 to 33% in 2011). School-aged residents (5-19 years) accounted for a relatively small proportion of the population (16% of the population in 2006 down to 12% in 2011). Local school students must commute out of town to attend educational facilities. The median age of residents in 2011 was 57 years (up from 55 in 2006).

Businesses within the town centre provide services and everyday goods for the local community, as well as some tourism-related activity. The largest employment sector in 2011 was listed as 'Agriculture, forestry and fishing' followed by 'Manufacturing', 'Accommodation and food services', 'Retail trade' and 'Public administration and safety'.

Tasmanian Visitors Survey data (2016) records the following trends in recent years:

- Growth in the number of visitors who stopped in Ross (but did not stay) over the past four years - 63,404 in 2015/16, up from 58,804 in 2012/13;
- Growth in the number of visitor nights stayed in Ross over the past three years - 32,438 in 2015/16, up from 27,902 in 2013/14;
- Visitor activity data for Tasmania as a whole indicates that visiting historic sites remains one of the most popular activities for interstate/overseas visitors. The total number of visitors attending historic sites continues to grow - 28% increase between 2012/13 and 2015/16);
- Growth in the number of visitors travelling the Heritage Highway Touring Route (which includes Ross) - 34% increase between 2012/13 and 2015/16.

The above trends indicate growing economic opportunities for local business from tourist visitation.

## 2.4 Existing Recreation Assets

Existing Council-owned public recreational assets and their usage are summarised in Table 1 and mapped in Figure 3. These recreational assets accommodate a range of recreational activities:

- Sporting and other events requiring large open areas are catered for at the Ross Sports Ground;
- Community events are catered for at the Ross Town Hall and adjoining open space (oval);
- The Ross River Reserve provides passive recreation opportunities including sheltered BBQ facilities in a scenic location;
- Children's play equipment and swimming facilities are located within proximity of the Ross Caravan Park and the Ross River Reserve.

Other events that occur within the Township across various sites include the Ross Wool Festival, ANZAC Day services (at the Cenotaph) and the Ross Marathon.

The function of these existing parts of the Township is an important consideration for this project - specifically, what the desired function of the Ross Town Square site is and the need or otherwise for additional types of facilities.

**Table 1 - Existing Recreation Assets in Ross Township**

SITE	USAGE
Ross Sports Ground, 38 Badajos St	Rodeo, Post-Vintage Car Club ('Picnic in Ross'), football, cricket, play equipment, motorcycle rally, family gatherings, sports clubs, committee functions, wakes
Town Hall, 12 Bridge St	Film Society evenings, functions, Council meetings, Sunday market, approx. 100 community groups regularly book for meetings, functions, dinners.
Former School Oval, 14 Bridge St	Car shows, organisation/family functions, dog clubs, picnics.
6-8 Bridge St	Children's playground, swimming pool.
Ross River Reserve	BBQ shelter and play equipment
Ross Memorial Building	Community centre



Figure 3 - Existing recreation assets distribution

### 3 Strategic Framework

Council's strategic planning and policy framework includes the following relevant documents:

- The Regional Land Use Strategy of Northern Tasmania (v4.0, 2013);
- Northern Midlands Interim Planning Scheme 2013;
- Northern Midlands Council Strategic Plan 2007-2017;
- Council policies.

The Regional Land Use Strategy provides broad strategic guidance for land use planning and for coordination across municipalities. The document is a high-level policy document and as such does not require detailed consideration in the context of this project.

#### 3.1 Northern Midlands Interim Planning Scheme 2013

The *Northern Midlands Interim Planning Scheme 2013* ('the Planning Scheme') sets out the requirements for use or development of land within the municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

The current zoning of the Ross Township is shown in Figure 4. The zoning map broadly reflects the current land use patterns of Ross, which can be described as follows:

- Local Business zoning is focused along the historical centre of the township on Church Street. This includes the proposed Town Square site and part of the adjoining undeveloped land to the east;

- A number of titles at the southern end of Church Street are zoned Community Purpose, including the former School Oval site;
- The bulk of land within the established township boundaries is zoned General Residential;
- Relatively small areas of Recreation zoning (Ross Sports Ground), Environmental Management (Female Factory), Open Space and Utilities.

The Town Square site is located in the Local Business zone. The purpose of this zone is essentially to provide for the business, professional, retail needs of the local community in a manner that is consistent with the character of the town and the established activity centre hierarchy. The Zone Purposes Statements specifically also promote uses that provide for community interaction and gives the examples of “cafes, restaurants, parks and community meeting places”.

The zoning of each of the subject sites does not prohibit recreational use and development.

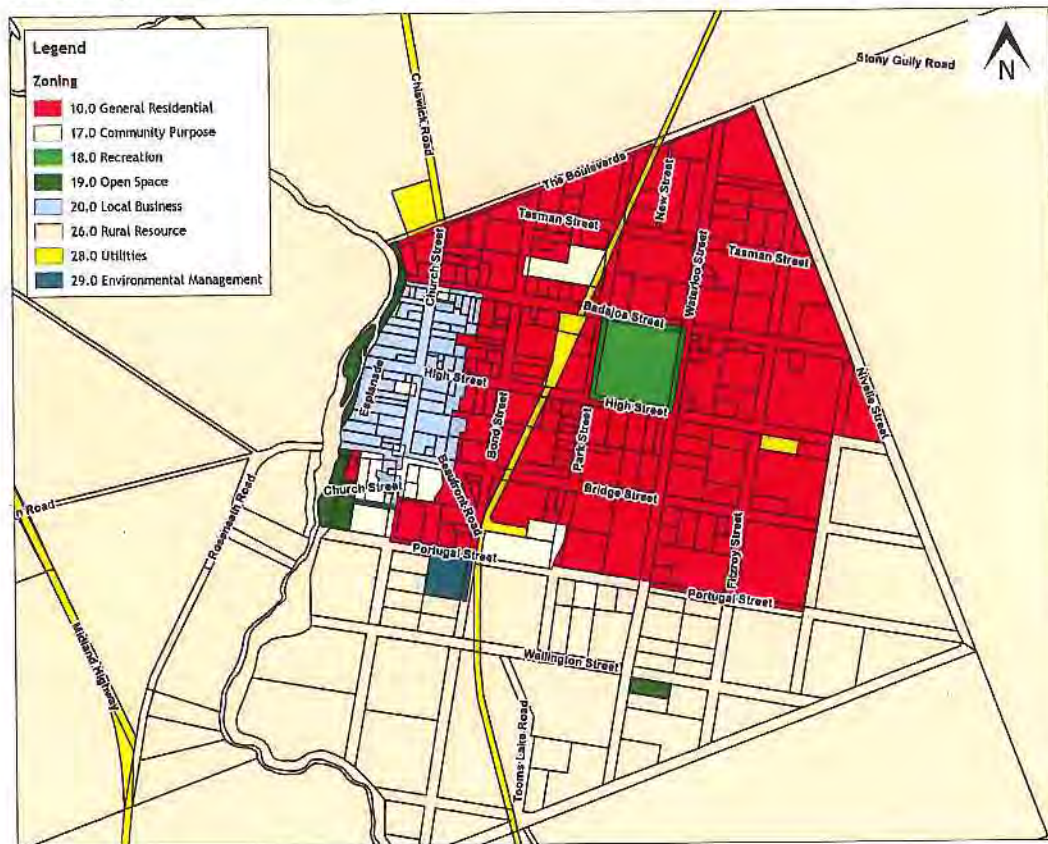


Figure 4 - Zoning Map (Northern Midlands Interim Planning Scheme 2013)

The site is located within the Ross Heritage Precinct, which is defined by an overlay map within the Planning scheme. The relevant character statement under Section E13 Heritage Code is as follows:

**Ross Heritage Precinct Character Statement**

*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.*

The Planning Scheme is clear that future development is to be sympathetic to the existing local character and enhance the heritage value of the town.

### **3.2 Northern Midlands Council Strategic Plan 2007-2017**

The *Northern Midlands Council Strategic Plan 2007-2017* ('Strategic Plan') is the Council's central policy document guiding priorities, projects and programs and describing the underlying values, strategies and policies that are applied to serve the best interests of the Northern Midlands.

During the strategic review process for the Strategic Plan the Ross community identified the priorities for the town. The following priorities can be furthered through the Ross Town Square Masterplan:

- Lift heritage and tourism in combination;
- Improve signage quality;
- Church Street parking solutions;
- Improved heritage presentation and interpretation of the village;
- More effective packaging and marketing of the tourism product of the village;
- Parking solutions especially for recreational vehicles and buses to protect the village ambience in Church Street.

The project presents an opportunity to support the following specific policies of Council's Strategic Plan:

- **1.7 Planning Practice** - engender community confidence in the integrity of the planning process and Council decisions;
- **3.2 Health** - develop the health and well-being of Northern Midlands communities;
- **3.5 Older Persons** - ensure older people enjoy a quality lifestyle;
- **4.5 Built Heritage** - retain and enhance the character of heritage precincts;
- **4.6 Strategic Planning** - community and Council agreement on preferred future;
- **4.7 Land Use Planning** - support orderly development;
- **5.3 Community Facilities** - provide public open spaces to meet the needs of the Northern Midlands community.

## **4 Public Consultation**

Prior to the development of concept plans several focus groups were held to ascertain community priorities and desires for the subject sites.

The early feedback received indicated a consistent vision for the Ross Town Square exists within the Ross community, particularly in relation to the desired function of the space. Some identified issues require consideration of areas outside of the Town Square site (such as the need for improved delineation of on-street parking).

## 4.1 Community Focus Groups

Several focus groups were held at the Ross Town Hall on Wednesday 3<sup>rd</sup> August 2016. This included a Local Business Focus Group, an Adjoining Landowner Focus Group and a Ross District Committee Focus Group.

In terms of function, there appeared to be consensus that the Ross Town Square Site should be used as a public park.

Specific ideas and issues raised in the three focus groups included:

### Ross Town Square Site

- The importance of heritage to the local tourism economy and the need to ensure the design solutions respect this;
- The overall consensus was to keep amenities out of the site, but there were opinions expressed that some amenities were necessary;
- There was strong support for regular music performances (particularly jazz) and that a roofed multi-user area (or rotunda/bandstand) for this purpose;
- The consensus was that it was not necessary for the adjoining café or the pub to have an expanded alfresco area into the park, although there were some views that a frontage to the park was desirable;
- All thought there should be some tables but views were mixed about whether BBQ's were desirable (feeling this was more for the river front recreation area);
- Signage was discussed in terms of navigating tourists from the site to the public toilets and historic and locational signage;
- It was agreed by all there should be no parking in the site;
- Lighting of the park should be considered but be of heritage character;
- The park should be uncluttered and open;
- Support for a gateway structure to the park;
- There were varying opinions on native verses exotic planting;
- There was support for consistent perimeter fencing. Discussion around fencing to Church Street was mixed and ranged from picket fencing, to bollards, to no fencing to encourage street entry into the park;
- 'Ross Village Green' would be a suitable name;
- Need for rubbish bins;
- It was suggested that a paved area in front of the bandstand/rotunda could also incorporate a maze on its surface;
- A water feature was supported but no fountains or sculptures;
- The trees near the bakery should be removed;
- There should be a smooth access path for use by kids on bikes, the disabled and the elderly;
- No dogs be allowed in the park;

### Other

- It was suggested that the existing playground on Bridge Street may not be the best location for the equipment (shady, out of the way). However, there were mixed views about the best location for it and some opposition to it being moved onto the Town Square site.

## 4.2 Drop-In Session

A community 'drop-in session' was held at the Ross Town Hall on Wednesday, 10<sup>th</sup> August 2016. The aim of this forum was to provide the general public with an opportunity to come and discuss their ideas and desired outcomes. Approximately 20-30 people attended across the two-hour session.

There was consensus amongst participants that the Ross Town Square should consist of a simple, low maintenance design that can provide a high quality public open space. The space was seen as an important place for locals and should cater for a range of age groups. The heritage character of Ross was considered highly important and something that must be considered carefully in the design response.

Specific ideas and issues raised included:

### Ross Town Square Site

- A number of participants suggested that some type of multi-use shelter/bandstand/rotunda be included, which would be used for music performances or other public events;
- 'Ross Village Green' would be a suitable name;
- The design response - including plant selection, layout, furniture and any structures - must respond to the heritage character of Church Street and its surrounding context. It was suggested that some type of acknowledgement of multi-generational families could be incorporated (e.g. bricks with names, as in Campbell Town);
- Dogs should be allowed in park - a lot of people reportedly own dogs in Ross. It was suggested that bags be provided at entrance;
- Lighting of the site should not be left on all night (may encourage people to loiter late at night);
- Clearly delineate the borders of the site. This could include relocation of the existing wire fence along the frontage to the rear of the site;
- Tree selection and placement of seating should provide for shaded areas;
- It was suggested that surplus seating (similar to the iron-framed furniture opposite the Town Hall) could be utilised;
- Parking - the majority of participants did not want parking on the Town Square site, however a smaller portion thought this should be included, particularly for older people and the disabled;
- Play equipment - some participants thought it was important to cater for young children, while others did not want play equipment included. It was pointed out that the existing play equipment was conveniently located for tourists, being opposite the Town's caravan park. The concept of 'nature-based play' type equipment however was generally accepted;
- Public toilets - some believed that there was a need to provide new public amenities at the Town Square, primarily for older and younger people. Others were of the view that the facilities adjacent to the Town Square were adequate for this purpose and noted that Council has already committed to redeveloping these facilities;
- Public BBQ facilities - some believed that the design should include new BBQ facilities, others thought the existing riverside facilities were adequate.

### Other

Whilst outside of the scope of this project, the following suggestions were made and were noted:

- Main intersection (Church and Bridge streets) presents a large expanse of sealed surface that could be improved aesthetically through surface treatment and landscaping;
- Future improvements to the Town Hall could provide for direct access from the main hall to the former Oval.

### **4.3 Public Exhibition Period**

The draft Master Plan was exhibited by Council during October 2016, during which time any member of the community had the opportunity to review the draft document, provide comment and/or complete a survey. A total of 43 completed surveys were received.

Representatives from the consultant team also attended the Ross Sunday Market during October 2016 and discussed the concepts with local community members.

The following is a summary of the key feedback received during the public exhibition period.

#### **Preferred design**

In terms of general preference of layout, a roughly even divide was observed at the Ross Market Stall with approximately 55% were in favour of the parkland style (Option 1) and 45% in favour of the geometric style (Option 2). A heavier lean towards Option 1 was more pronounced in the survey results.

A notable theme in feedback was the perception that the concept plans to be too “busy”. The 3D perspectives were useful for explaining how the designs would look on the ground which tended to alleviate this concern when discussed at the Ross Market. Some attendees maintained a preference for specific items to be removed (e.g. chess board) to simplify it further and reduce maintenance requirements.

#### **Preferred name**

The survey results overwhelmingly supported naming the site ‘Village Green’ rather than ‘Town Square’. A range of other alternatives were also suggested in feedback that referenced historical persons of interest to the Ross Township.

#### **Public amenities**

The inclusion of public amenities was a divisive issue with 47% of survey respondents stating they did not support inclusion of public toilets. 22% were neutral or only somewhat for/against the idea and 36% fully supported the concept.

Through direct consultation with community members it was possible to explore the reasons for people’s opposition to the concept of the amenities:

- Some were concerned that it would divert Council funding away from the planned upgrade of the existing amenity block at the Ross Town Hall. Provided that upgrade was still going ahead, they weren’t necessarily against the provision of (minimal) amenities at the Town Square;
- Some people feared that tourist buses would stop at the Town Square instead of in the current location, which would cause traffic/parking problems. People with this concern were generally satisfied that provision of a small facility that was not obvious from the street would be acceptable.

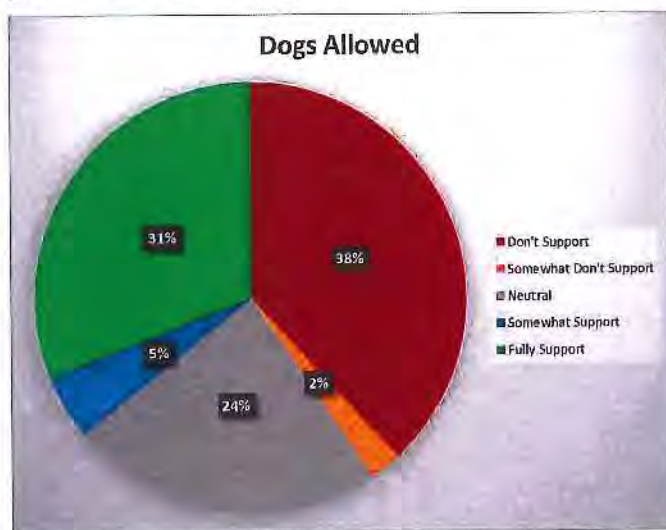




### Dog access

The question as to whether or not to allow dogs within the site was another divisive topic with 38% of survey respondents opposed and 31% fully supportive. 31% were either neutral or only somewhat for/against the idea.

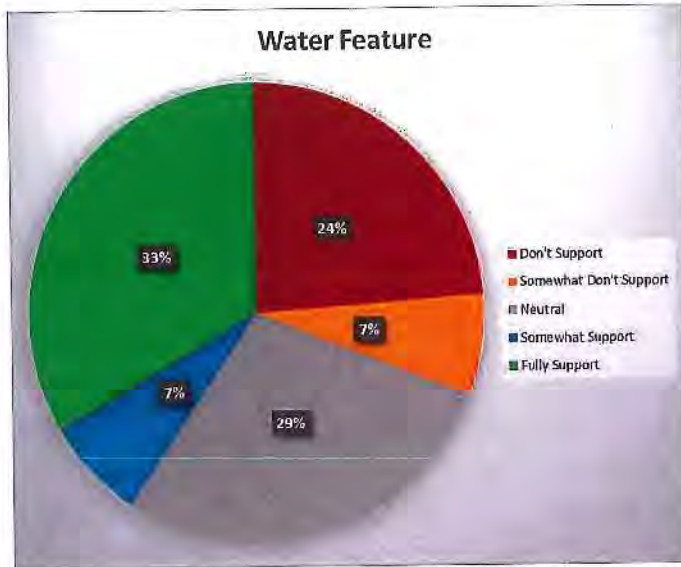
Key concerns around dog access appeared to be safety and excrement. Some agreed that their concerns would be mitigated by requiring dogs be on a leash and if disposal bags are provided at the site entry.



### Water feature

The survey results indicated majority support for the inclusion of a simple water feature as shown on the concept plans, with 33% fully supportive, 24% opposed and 43% either neutral or only somewhat for/against the idea.

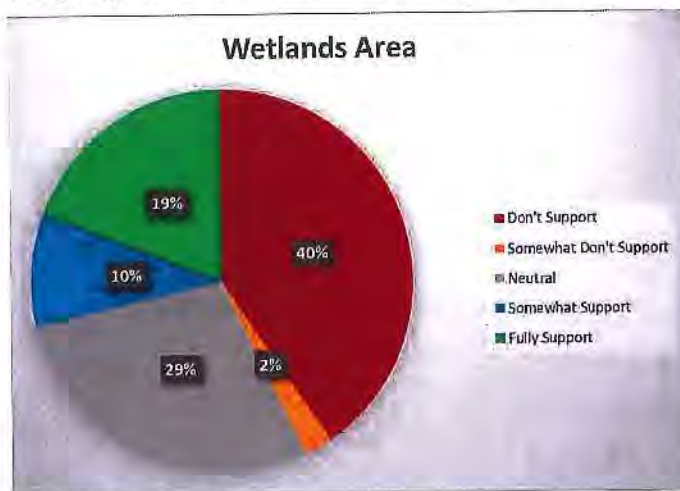
Through discussion with community members it appeared that key concerns were safety and maintenance. Some people expressed less concern after discussing how this feature could be constructed to require minimal maintenance and the depth of water proposed (i.e. approximately 20cm).



**'Wetlands' area**

The survey results indicate mixed reactions to the inclusion of the 'wetland' area, with 40% expressing opposition, 19% fully supportive and again, significant portions of respondents neutral or only somewhat for/against these ideas (41%).

Through discussion with community members it again appeared that key concerns with this element stemmed from perceived safety. Some of these concerns appeared to be mitigated following discussion on the rationale for this area, being part of a Water Sensitive Urban Design approach and also forming part of the 'nature based play' environment.



**Nature based play**

Feedback was generally supportive of the idea of 'nature-based play' as an alternative to formal play equipment. It was generally appreciated that existing formal play equipment was located on Bridge Street and did not need to be duplicated.

**BBQ facilities**

A relatively small proportion of respondents thought that the site should include BBQ facilities. Whilst it was generally accepted that duplicating facilities ought to be avoided, some expressed the view that they would much rather sit in the parkland than at the riverside, which they saw as being too "exposed" and was too busy during peak times.

### Maintenance

Maintenance was raised as an issue by several people. Some were concerned that Council may not have the resources to commit to the required upkeep of the site and that the vegetation/water feature would require too much ongoing maintenance.

### Other

The idea of using the site for the Ross Sunday Market during summer months was suggested by attendees and the comment was made that the site was the original site of the Ross Market.

## 5 Design Concepts

### 5.1 Design Intent

The Design Intent underpinning this Master Plan is:

- To provide the amenity and character the brief outlines while understanding the heritage context of the site, surrounds and the Georgian era;
- To provide a central focal point for the town that helps realise the potential of Ross as a "Place for People" and optimises visitor numbers;
- That integrates the architecture, the main street and the landscape spaces as one unit;
- To provide a stronger sense of identity to the oval precinct and reinforce its connections with the centre of town.

### 5.2 Heritage Principles

Preliminary advice was sought from heritage consultancy Praxis Environment and is enclosed in full as Appendix B.

Praxis Environment observed that Ross is a very important example of a colonial Georgian town, with the most iconic historical development of the town being in the Georgian style, representing the c1830s-50s township development. The principles of the Georgian townscape are stark, symmetrical, minimalist and unembellished buildings and landscapes, generally lacking the 'prettier' and more complex attributes of the later Victorian buildings and landscapes. The original layout of Ross is still legible and did not include a formal 'town square' as contemporary towns such as George Town, Westbury or Oatlands.

Key heritage principles for consideration in the design of the subject site are:

- **Authenticity** - the design response should avoid presenting as an original feature in order to preserve the legibility and authenticity of the original town layout. This principle applies to the layout of the space as well as specific detailing (e.g. lighting design should not attempt to replicate historical structures);
- **Georgian design principles** - Georgian design principles should be interpreted, but not necessarily mimicked, in the landscape design and any built elements in the town square. A minimalist design response to the site is preferable to avoid over embellishing the space;
- **Interpretation** - the project presents an opportunity to explore thematic, regional and temporal historic themes of the Ross Township. This should be kept simple through consideration of site detailing and subtle interpretation of built forms and materials. The use of simple timber frames, sandstone paving/walls, high-pitched hipped roof forms, timber shingles etc are likely to valid approaches to interpreting

but not necessarily mimicking traditional forms. Use of interpretative paneling or similar mechanisms is not necessary;

- **Relationship to Church Street** - the design response should avoid intruding into the Church Street streetscape - the existing appearance of linear street plantings should be maintained.

### 5.3 Design Response

This section of the report outlines the concepts that have been developed and the rationale behind them. A more extensive background discussion of the design approach is discussed in greater detail in Appendix A. Scaled versions of the concept plans with annotations are enclosed as Appendix B.

Accepting the need for modern lifestyle requirements (children's play, travel patterns etc.) the site will not be a simple transplant of a park from the 1840's. Instead, it will be an interpretation of the heritage values in a modern context. Planting style, scale, forms etc. are to be in context where at all possible. This might not only be a direct reference to garden space but include the general design characteristics of the Georgian architecture in the landscape form.

Two distinct design concepts were explored for the Town Square site. Each option seeks to provide a simple, minimalist layout with low maintenance tree plantings and an absence of extensive shrubberies and planting beds. One approach would be to provide a more organic, naturalistic layout taking a direct reference from the "Parkland" Style, as shown in Figures 5 and 6. Another approach would be to adopt a more geometric interpretation of the period's architecture, as shown in Figures 7 and 8. The plans should both be read as a large open space with sections being furnished with a tree canopy.

Each design includes provision for continuation of the pedestrian pathway to adjoining land to the east. It is envisaged that a future development on 13 Bridge Street could incorporate a pedestrian linkage through to Bond Street to improve access to the Town Square.

Both options include elements as suggested by initial consultation with council and the community including:

- Town/landscape integration;
- Family friendly;
- Large, open grass area;
- Performance space;
- Nature based play;
- Minimal amenities;
- Water (without fountain);
- Provision of play facilities that would appeal to a range of age groups (no formal play equipment);
- A multi-function shelter;
- Seating.

The clear majority of participants consulted prior to development of the concepts did not want off-street parking on the site. As such, neither concept includes provision of car parking within the site. This has the added benefit of improving safety within the site for children.

The Town Square site should cater for a range of age-groups however it is acknowledged that a significant portion of the community does not want a typical playground facility. Furthermore, existing playground facilities are located at Bridge Street at present and are conveniently located for patrons of the Ross Caravan Park and the local swimming pool. As

such, the design concepts have incorporated more subtle features that would appeal to children but can be used for other purposes also. This includes a hardstand area with maze/chessboard pattern in its surface and a continuous path around the site, suitable for cycling on.

The proposed water feature is designed to be approximately 7-8 m long by 4m wide to a depth of 100-200mm. The base will be level with the sides sloping from the consolidated gravel surrounds. The feature will have a walkable surface on the base.

As existing BBQ facilities are located within the Ross River Reservation at present, duplication of such facilities is not considered necessary as part of this project.

Whilst there were some divergent views during preliminary consultation on the need for public amenities to be provided onsite, it is considered that some (minimal) provision for this type of facility is appropriate, particularly for young, elderly and disabled people.

It is envisaged that the design of structures within the Town Square site will provide a sense of continuity through appropriate selection of materials and simple design elements.

The final versions of the concept plans were modified following the public exhibition period as follows:

- Removal of chess board concept, to simplify the space further;
- Incorporation of the public amenities as part of the multi-use shelter structure, to reduce constructions costs and ensure the facility is discrete;
- Removal of the section of entry arbor and pedestrian crossing across Church Street, in line with heritage advice.



Figure 5 - Parkland Style Design Concept (Option 1)

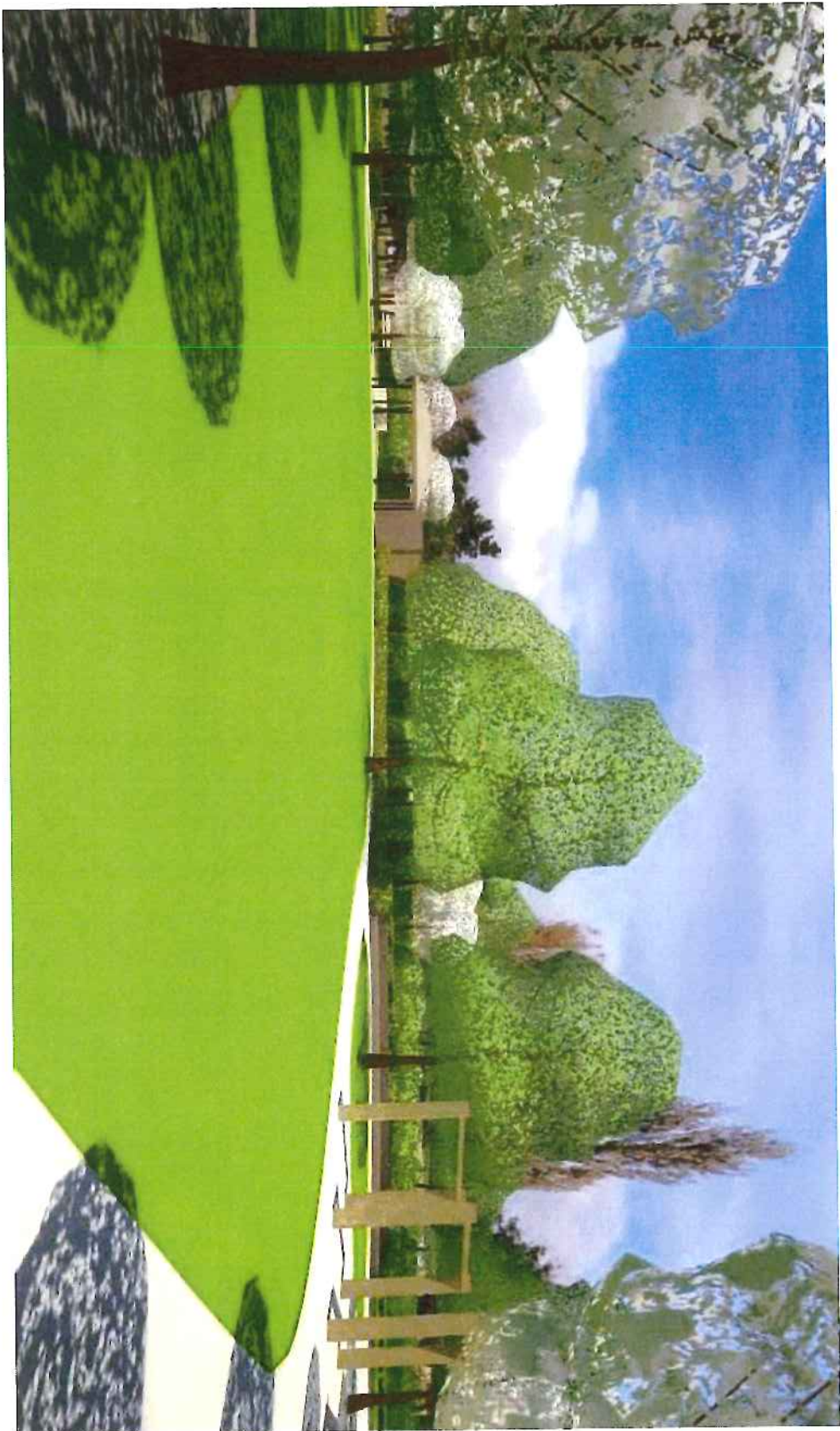


Figure 6 - Parkland Style Design (Option 1) - 3D Perspective



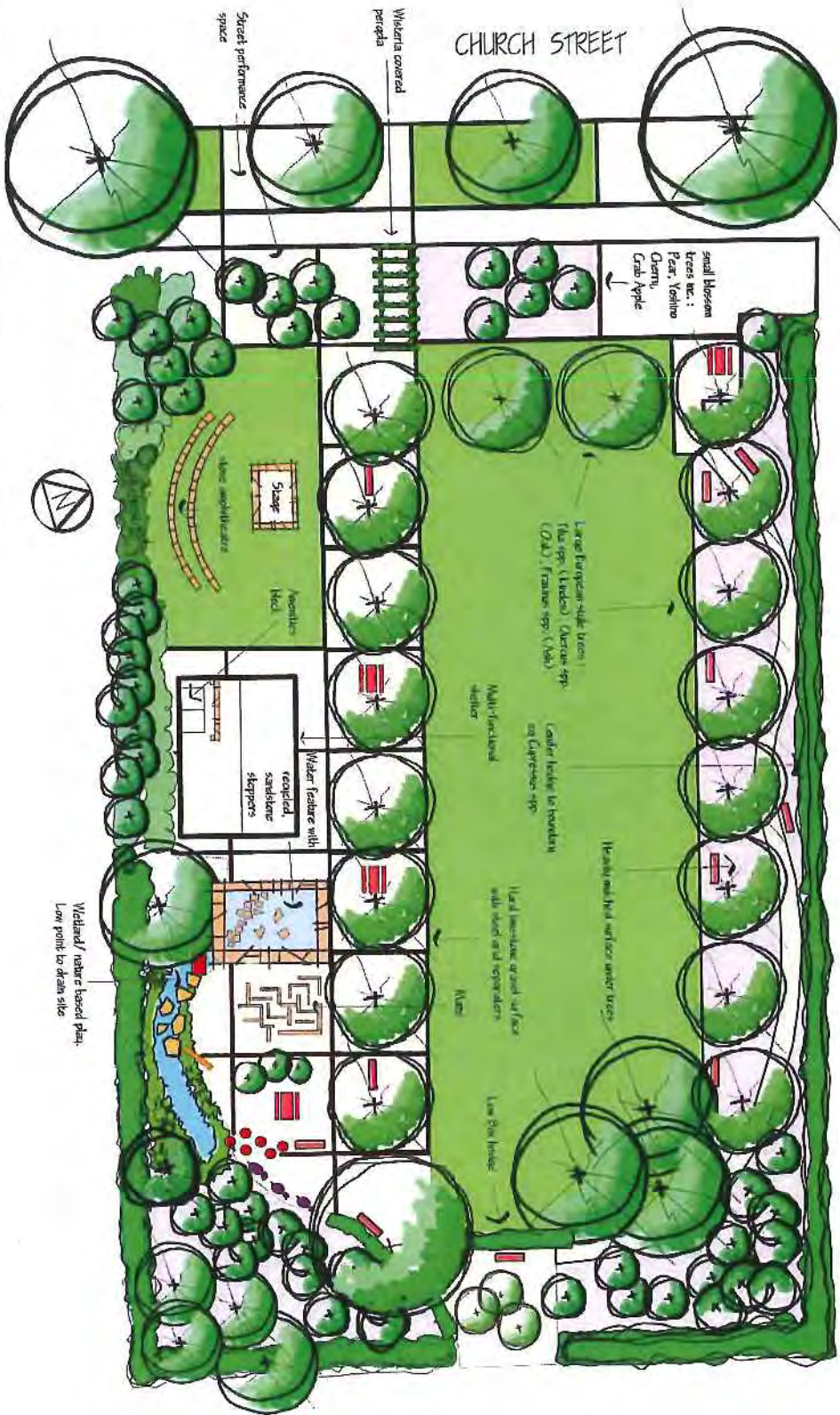


Figure 7 - Geometric Design Concept (Option 2)





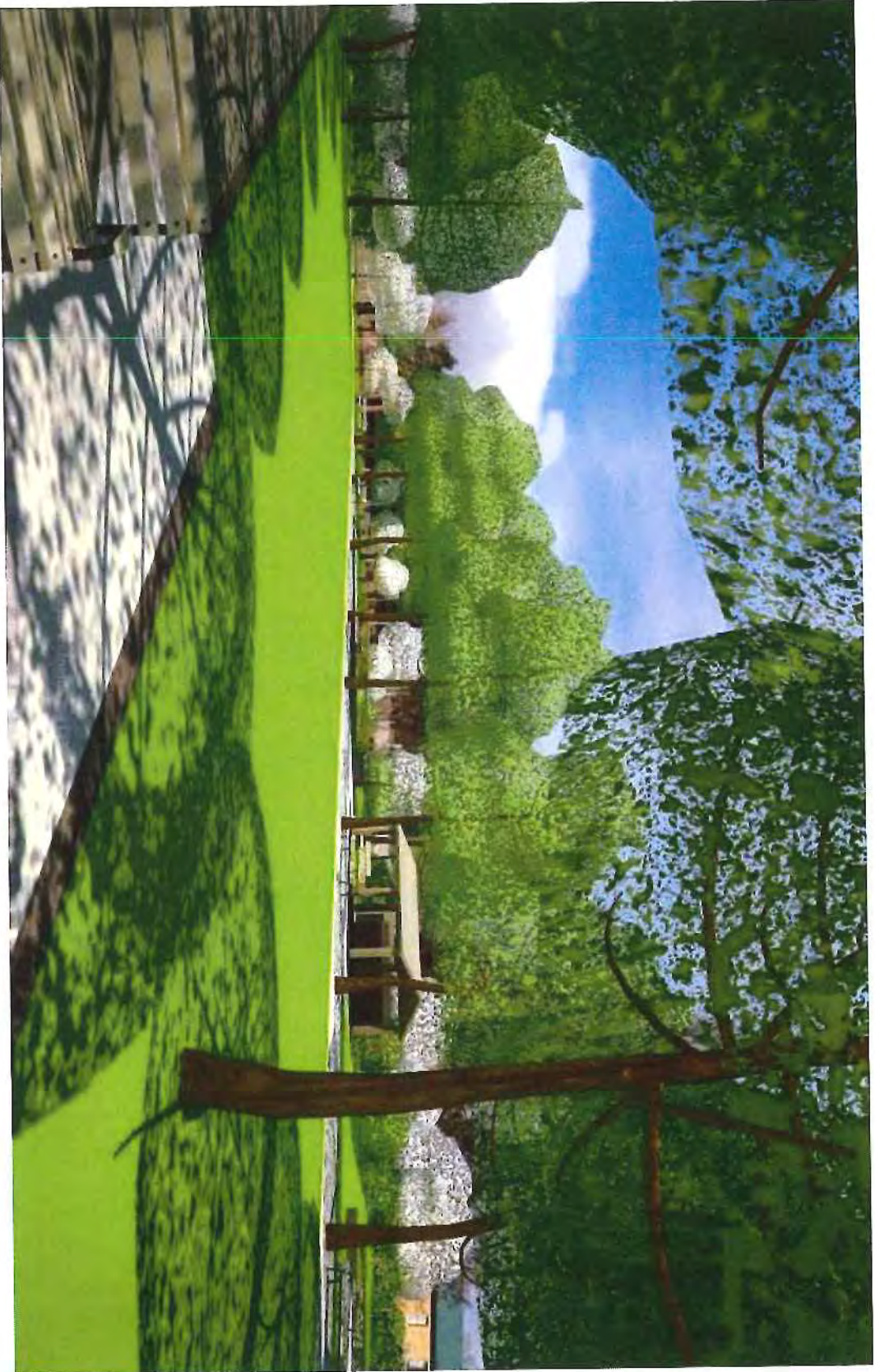


Figure 8 - Geometric Design Concept (Option 2) - 3D Perspective



## 6 Preliminary Construction Costing

Detailed construction cost estimates for each component are provided in Appendix D to assist Council in determining which features are included in the final design. As discussed below, there are a range of variables that need to be considered.

### 6.1 Landscape Elements

The cost of developing the landscape design elements depends on several factors including the materials that are ultimately selected, maturity of vegetation and whether Council undertakes the works or engages an external contractor. Council has a substantial supply of sandstone that could be utilised for this project (estimated retail value in the range of \$20-30,000). We have assumed this will be utilised for the purposes of calculating preliminary costs.

Based on this range of factors, we estimate the following cost range for the Town Square site:

- High - \$218,750 (assumes premium materials, mature trees, instant lawn, sealed pavements, external contractors);
- Medium - \$126,310 (assumes mid-range materials, bare-rooted trees, seeded lawn, unsealed pavement, external contractors);
- Low - \$66,580 (assumes mid-range materials, bare-rooted trees, seeded lawn, unsealed pavement, no external contractors).

### 6.2 Structures

Approximate construction costs for the structures included on the concept plan are as follows:

- Pavilion - \$100,000;
- Unroofed bandstand - \$12,500;
- Arbor - \$15,000;
- Signage (interpretive sign and direction signs to public toilets and bridge - \$3,000);
- Single disabled toilet incorporated into pavilion structure with wooden cladding - \$6,200.

The total structures cost is \$136,660 and is dependent largely on the design of the pavilion.

### 6.3 Infrastructure

The following approximate costs would need to be allowed for the Ross Town Square:

- Sewer - \$7,500 (assumes DN150 pipe and 65m branch connection from Church St);
- Stormwater - \$16,200 (assumes 90m of DN150 drain with Council branch connection, swale drain and two grated pits within the site);
- Electrical - \$125,000 (light poles and luminaires, conduit and cable, switchboard and meter enclosure, mounted lights on pergola and pavilion, lighting control, power outlets and toilet). \$75,000 of this is the lighting cost.

The proposed footpath and parking improvements in Bridge and Church Streets is estimated as follows:

- Footpath alongside Town Hall (asphalt) - \$5,250;
- Delineation of pedestrian crossing points - 25m @ \$108pm - \$2,700.

Total infrastructure costs are between \$165,600 and \$90,000 depending if lighting is included or not.

## 6.4 Miscellaneous Costs

Detailed design, project management, tendering and authority fees for the project are estimated at \$27,000.

Based on the above the total cost of the project is likely to range from \$385,490 to 537,660.

# 7 Recommendations

## 7.1 Design

The following recommendations are made in relation to the site design:

1. It is recommended that Council progresses **Option 2** (Geometric design) as this is considered more in line with key heritage principles. It is acknowledged however that public support leans more towards Option 1 (Parkland);
2. It is recommended that the final name for the site does not refer to the space as a 'town square', as such spaces were not characteristic of the era during which Ross was established. The use of the 'village green' is supported on heritage grounds and is broadly supported by the community;
3. It is recommended that dogs be allowed but kept on lead. Bags should be provided at the site entrance for collection of excrement.
4. Fencing is not recommended as part of the design. The design approach for the garden includes landscaping that will delineate the site from surrounding properties using formal hedges.
5. Structures and facilities within the site should be kept minimal. It is recommended that some (minimal) provision for public toilets is appropriate, particularly for young, elderly and disabled people.
6. Use of signage should be minimal, although some use of directional signs may be desirable (i.e. to the public toilets and bridge);
7. Lighting design
  - The 'dark sky' at night is typical of rural towns. Luminaire selection should only illuminate what is required without any upward lighting;
  - The community has indicated a preference for lighting not to be left on all night (to not encourage late night activity);
  - Illuminating the structures from within will create a 'brighter object' that will draw the eye and will appear more inviting as opposed to external up-lighting;
  - Fixtures should be selected to be low energy and environmental friendly (e.g. LED);
  - Use of 'heritage' type lighting structures could be perceived as trying to inauthentically replicate heritage features of the township and is accordingly not recommended. A modern, low profile design is preferred.
8. Infrastructure

- o The site is relatively flat. To avoid importing fill, a portion of the site's storm water will be drained to a wetland/pond area in the southeastern corner of the site. Additionally, no fill is required for the amphitheatre seating due the existing slope of the natural embankment in the location for the seating. As surrounding properties are in private ownership it will be necessary to drain excess water to Church Street via an open swale/pipe system. Grated pits within the lawn will take storm water to aggregate dispersal pits via pipe connections.
- o No new access works will be required. The existing vehicular access point to the Ross Town Square site should be required for use if required for construction works, for setting up events and for emergency vehicle access.
- o Electrical infrastructure will be required for the Town Square site to service outdoor lighting, lighting within the amenities block, pergola and shelters as well as power supply points for use during events. This will involve underground infrastructure conduit/cables and pits along with a new freestanding switchboard and meter enclosure as lighting provided by Council must be from a metered supply and power/lighting.
- o Inclusion of public amenities within the Ross Town Square will require construction of a 150mm branch connection to TasWater mains in Church Street.
- o Water supply for taps, drinking fountains and sprinkler systems can be provided through a connection to TasWater mains in Church Street.

## 7.2 Implementation Sequence

The recommended sequence of steps to implement the proposed outcomes is presented in Table 2. The timeframes for development and the degree to which the various elements are incorporated in a final design will be dependent on available Council budget.

Table 2 - Implementation Sequence

TASK	DESCRIPTION
1. Development application drawings	Engage consultant landscape designer to prepare landscape design plans. Engage consultant building designer/architect to prepare design for the building elements for the Town Square (i.e. multi-use shelter, arbor, amenities).
2. Planning approval	Prepare development application submission and obtain planning approval (note - some elements will be exempt).
3. Detailed design and approval	Prepare detailed architectural, civil, structural and electrical engineering design. Obtain the required permits from Council, TasNetworks and TasWater.
4. Issue request for tender for construction works	Seek tenders for the works from suitable contractors - i.e. civil contractor, builder and landscaper.
5. Engage preferred contractors for works	Subject to Council's available budget, it may be desirable to stage construction of the various aspects.

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**APPENDIX A**

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**Design Intent Statement**



## ROSS TOWN SQUARE

### DISCUSSION PAPER

### INTRODUCTION :

**Georgian Architecture/Parkland style** – a short summary of characteristics.

- Geometric, great proportions, not fussy, often minimal eaves, influenced by classical Greek architecture.
- In England – mid 1700's to 1830. In Australia – delayed/extended (not at the cutting edge of design – often introduced by the military)

Garden style in 1830's Australia – being a colony, was substantially behind the cutting edge design in England. Ross is visibly Australian Georgian architecture. Victorian garden style didn't find strong currency in Australia until later in the 19<sup>th</sup> C.

Georgian "Parkland" style gardens are a naturalistic response to the previous formal gardens originating in Renaissance Italy then France (Versailles) & then the Tudor gardens (Hampton Court) which attempted to show human power over nature. News of oriental gardens combined with European landscape painting of the time led Capability Brown, while working at Stowe, to infuse more minimal, naturalistic elements into the garden. This started the "English Parkland" style that continued into the mid 19<sup>th</sup> C in Australia.

The later "Victorian" era saw substantial growth in scientific travel & an incredible period of plant collecting from China & Sth America. The overriding garden ethos of this period was display. That is, showing off the "oddities". This period's gardens are typified by plants as specimens & not as a designed group to create an overall environment. It included ornate garden furniture & structures (eg ornate wrought iron glasshouses to grow Pineapples) & bedding displays. It is a very maintenance intensive style & should be avoided as it's too busy for the Georgian style.

- Most important garden designers in England that influenced our park culture
  - Capability Brown – Naturalistic, serpentine rivers, Classic garden architecture (Greek sculpture, domes & arches) – "The English Parkland" eg Bandstand in St David's Park Hobart (added later but stylistically correct).



- Humphrey Repton - Late 1700's - Early 1800's. Accepted Brown's parkland extended landscape but created a more organised, geometric "garden forecourt" around the house.

### Australian Georgian/Colonial

ph1 Lady Eliza Franklin's Lenah Valley Building

- This building was built in 1842 for Lady Jane Franklin in Lenah Valley.
- The Ross Bridge (1838) was built at the peak of this style in Australia



- Typical examples



### Design Intent for interpretation of this style for the Ross Town Square & Oval precinct :

- To provide the amenity & character the brief outlines while understanding the heritage context of the site, surrounds & the Georgian era.
- To provide a central focal point for the town that helps realise the potential of Ross as a "Place for People" & optimises visitor numbers
- That integrates the architecture, the main street & the landscape spaces as one unit.



- To provide a stronger sense of identity to the oval precinct & reinforce its connections with the centre of town.

### Approach :

- Square - Accepting the need for modern lifestyle requirements (children's play, travel patterns etc.) the Ross Square will not be a simple transplant of a park from the 1840's. Instead it will be an interpretation of the heritage values in a modern format. Planting style, scale, forms etc. are to be in context where at all possible. This might not only be a direct reference to garden space but include the general design characteristics of the Georgian architecture in the landscape form.
  - OPTION 1 - a more organic, naturalistic layout taking a direct reference from the "Parkland" Style.
  - OPTION 2 - a more geometric interpretation of the period's architecture. Elements of Sydney's Hyde Park Layout (geometric tree avenue).
  - Both options are simple, minimalistic layouts with low maintenance tree plantings & an absence of extensive shrubberies & planting beds for annuals.
  - 90% of the surface is continuous with a combination of a repeating limestone surface (including flowing under the multi-function shelter & in the water feature) & large areas of grass. The plans should be read as a large open space with sections being furnished with a tree canopy (Critical for provision of shade as well as "Parkland" context).
  - Both options include elements as suggested by initial consultation with council & community including :
    - Town/landscape integration
    - Family friendly
    - Large, open grass area
    - Performance space
    - Nature based play
    - Amenity block
    - Water
    - Maze
    - Outdoor chess
    - Sculpture
    - Covered multi-function shelter
    - seating



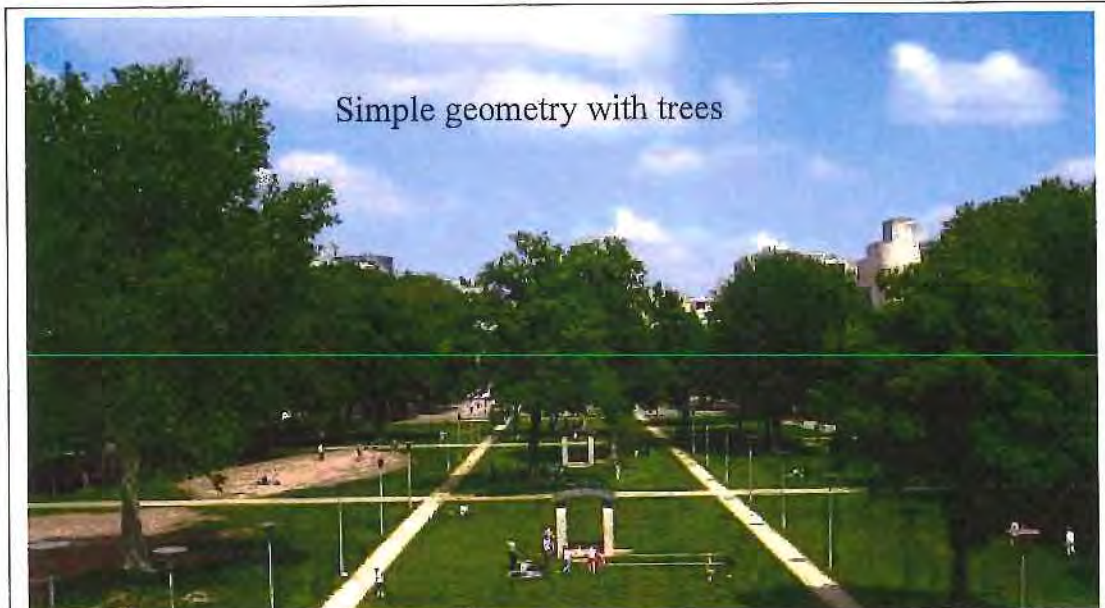


- The Oval precinct – Provide structures to reinforce the village feel (fence & pergola), planting to augment the feel of “parkland” space & pathways & seats to provide logical use & circulation.

*N.B. Pitfalls to avoid – As Ross has such a strong architectural character it would be a mistake to introduce (or reinforce) style from later periods. In particular the much more ornate Victorian period should be avoided.*



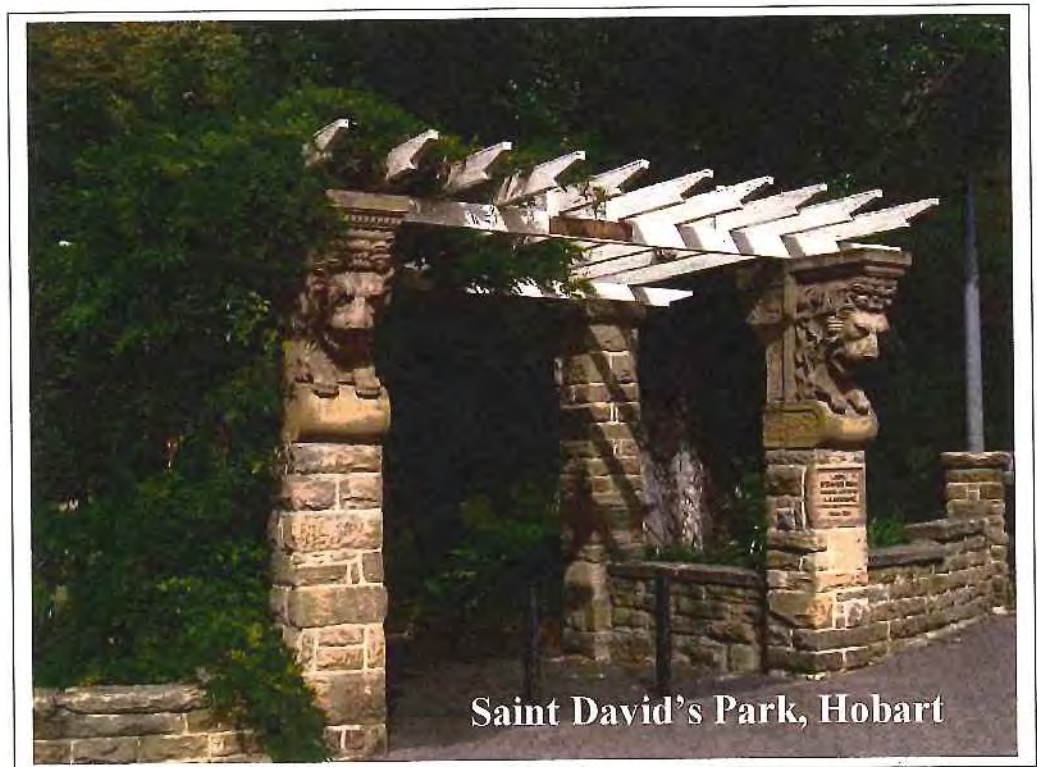
FORM – Potential layouts



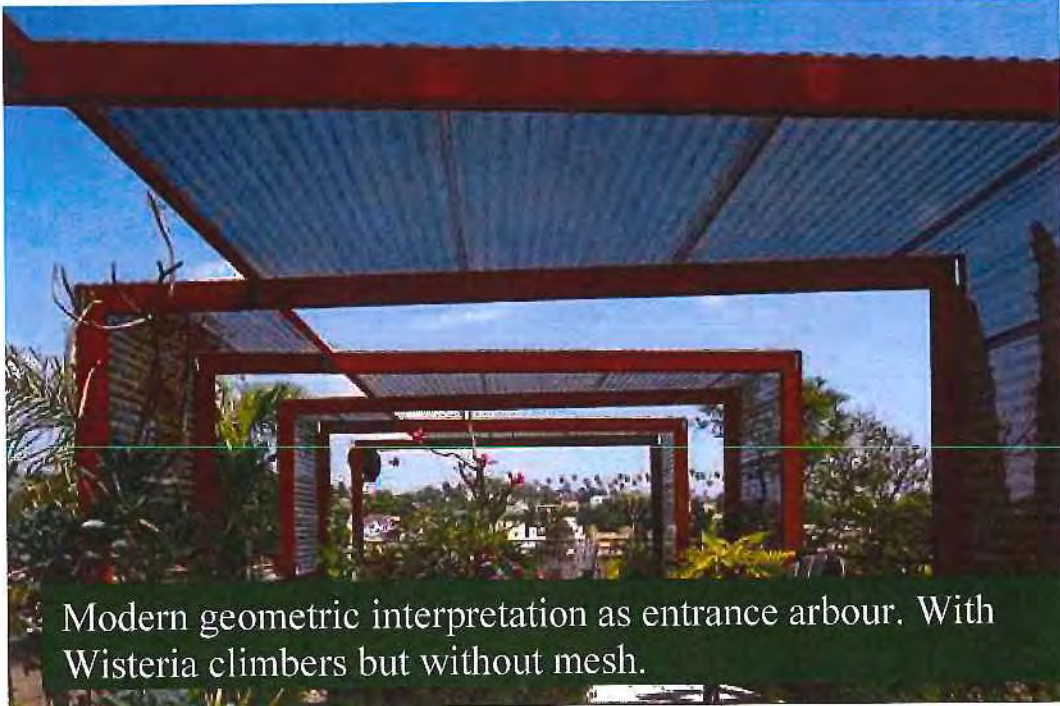
ARBOUR / ENTRANCE GATE



Simple more traditional arbour



Saint David's Park, Hobart

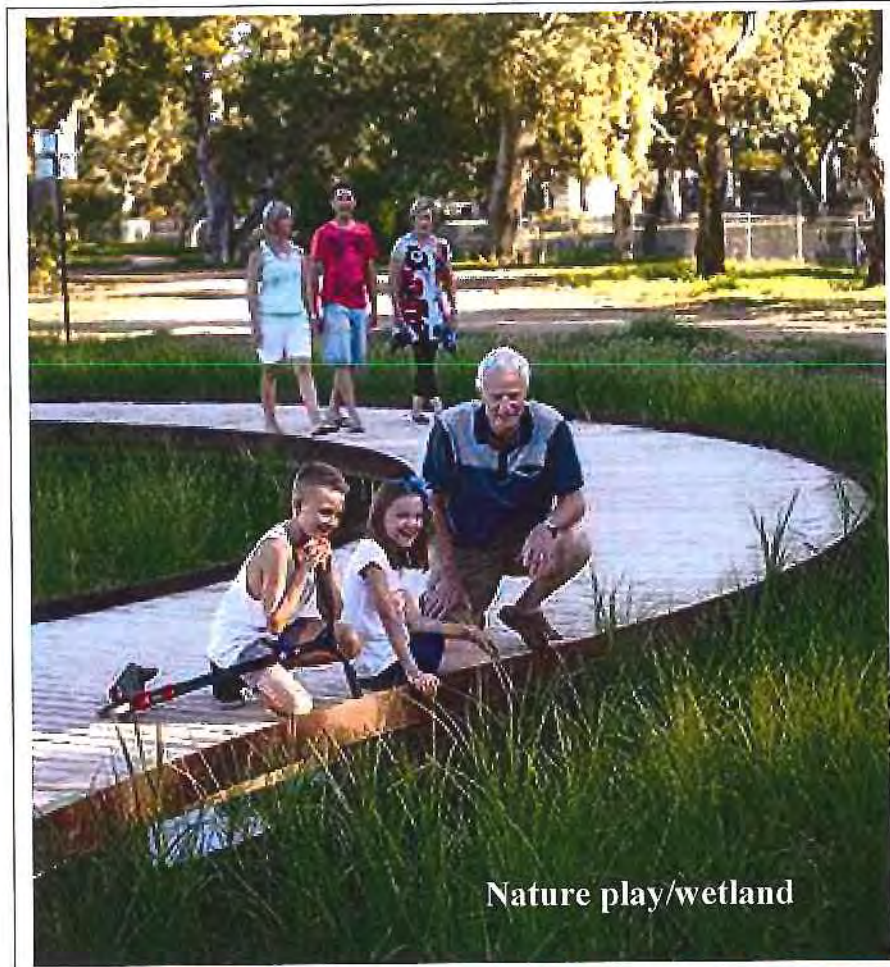


Modern geometric interpretation as entrance arbour. With Wisteria climbers but without mesh.





**PLAY**



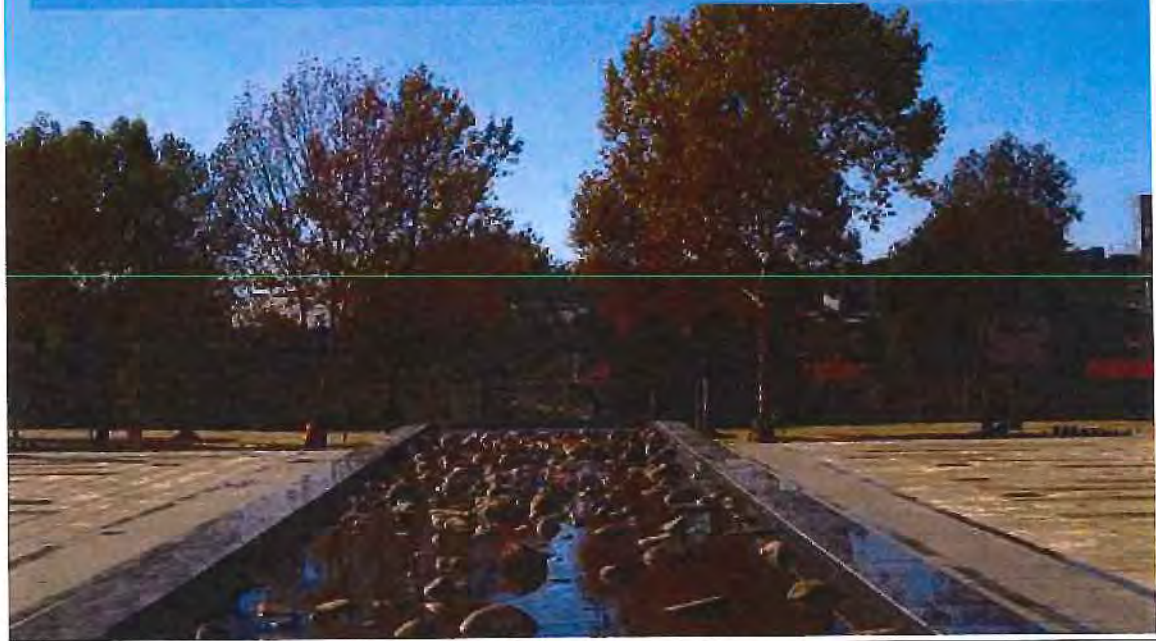
**Nature play/wetland**



**Simple, nature based play for imagination**



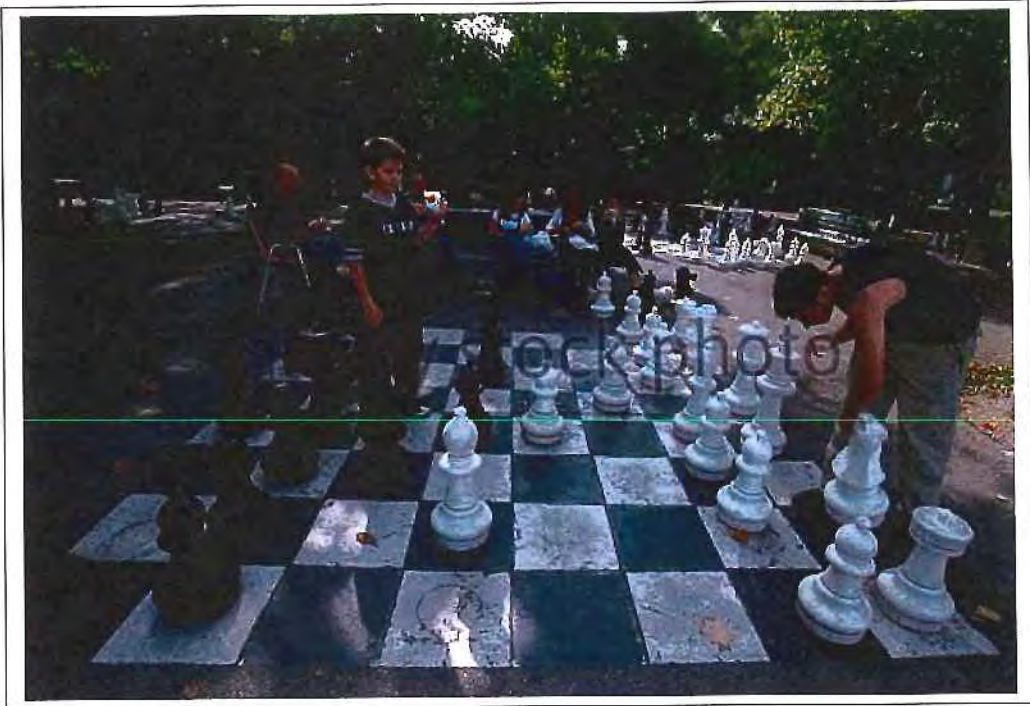
Water feature with recycled bridge stone & steppers for interaction.



Water feature with recycled bridge stone & steppers for interaction.



Water feature/water play – recycled Bridge stone with river pebbles covered with ~ 100mm water. Some stones protruding as steppers. Some simple water jets in the pond.



Stone maze – but at ground level

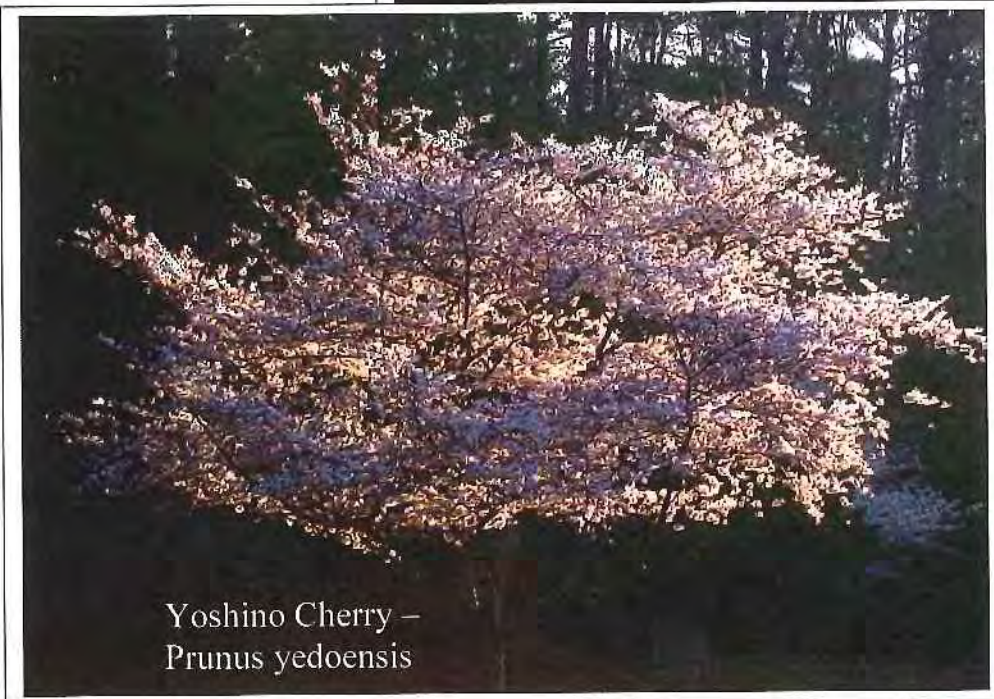


**PLANTING**

**Linden trees  
*Tilia x europaea***



**Yoshino Cherry –  
*Prunus yedoensis***



**Low Maintenance  
hedges to reinforce  
form**







## SHELTER – MULTI USE

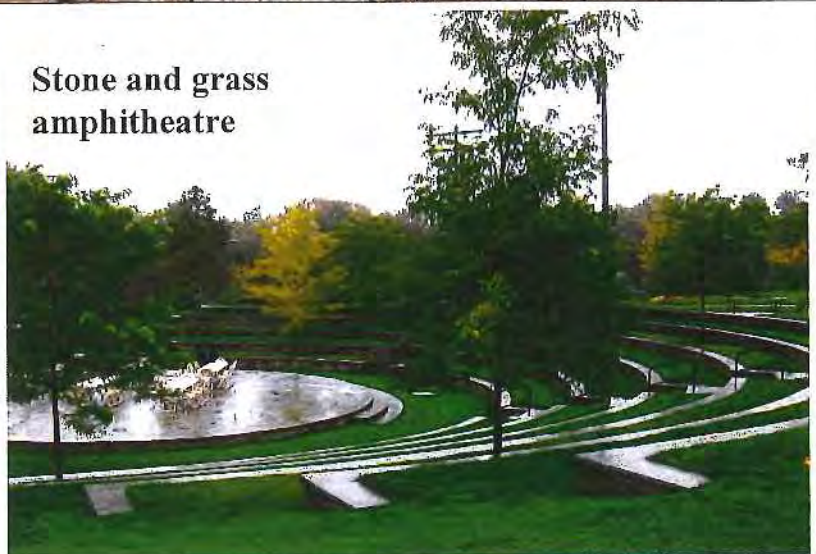




## AMENITIES/ASSORTED



Stone and grass  
amphitheatre





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**APPENDIX B**  
**Heritage Advice**

Mr Tom O'Connor  
Johnstone, McGee and Gandy  
117 Harrington Street  
HOBART TASMANIA 7000

30<sup>th</sup> September 2016

Dear Tom

Thank you for providing the opportunity to provide comment relating to historic heritage aspects of the proposed Ross Town Square Project, as detailed in the brief for that project by Northern Midlands Council, May 2016.

I provide the following dot points as a brief commentary in regards to the general approaches to managing a wide range of historic heritage matters in any proposed development of the brief, and I take into consideration the results of the stakeholder consultation as detailed in your letter to Northern Midlands Council on 25/8/16. Accordingly, I provide the following commentary:

**The Town Square concept broadly**

- Ross is a very important example of a colonial Georgian town, with the most iconic historical development of the town being in the Georgian style, representing the c1830s-50s township development (albeit later than the 'strictly Georgian' period, not uncommon for colonial outposts). The principles of the Georgian townscape are stark, symmetrical, minimalist and unembellished buildings and landscapes, generally lacking the 'prettier' and more complex attributes of the later Victorian buildings and landscapes. These principles should be interpreted, but not necessarily mimicked, in the landscape design and any built elements in the town square (note I use the term 'town square' loosely here, further to the terminology of the brief, however acknowledge that the nomenclature may evolve into a 'village green' or similar – either way, my comments are applicable, but bear-in-mind that each of these types of public place were quite different functionally in the colonial context).

- It must be remembered that the original layout of Ross (which is still clearly legible) did not include a formal 'town square' as contemporary towns such as George Town, Westbury, Oatlands (etc.) did, so the context of the current project (i.e. in what has always been an undeveloped 'ordinary' town allotment) is largely a modern interpretation of what the functions that a town square would have fulfilled (e.g. gathering and event space). To overplay this space as a formal and original town square would in a way skew the principles of the way the town was designed – therefore an interpretive approach, which is sympathetic but not necessarily imitative is a sound basis.
- The brief and public consultation provides an ambitious 'wish list' for the contents of the town square and a risk is that the space becomes so crowded and busy that it may compromise that desired Georgian tenor which is flagged in the design intent. Accordingly design responses must be discrete and care must be taken not to overdo the space. Similarly, there is also the risk that consultants or council seek to over-respond to the wish list and lose touch with the concept that less can be more (granted, difficult given the wish-list). The difficulty in approaching the town square as a discrete entity is that there may be other areas of Ross where some of these elements may better be situated – for example, public spaces such as the playground in Bridge Street, the riverfront area (etc.). This ultimately will be a council decision; however, I advise that a minimalist approach to the town square should be preferable.
- Notwithstanding the comments above, re – the space being somewhat of an interpretive tool, care must also be taken to ensure that such interpretation is balanced between subtle and meaningful – that it does not become too 'busy' or 'artistic', but that the interpretation approach is discrete, but sufficiently meaningful to convey appropriate key heritage themes (noting also the other opportunities to do so elsewhere in the town).
- Care needs to be taken to consider that Ross has always been quite an organically derived rural townscape – significant extents of designed landscape in public areas has little precedent and there is the risk that risks over embellishing a space in a manner inconsistent with the way the town has gently evolved. Historically (with the possible exception of major private gardens), the townscape of Ross has been that of a somewhat stark rural centre – with wide streets, height and greenery provided solely by the simple avenue of street trees, together with basic grass street edges and gravel paths. Over-formalisation of the landscape is inconsistent with the pattern of development of the township.

#### **The School Oval generally**

- The tenor of public consultation concludes that this space does not need substantial new infrastructure to meet the functional desires. This space is essentially seen as an open and versatile space that should really only contain the infrastructure necessary for continued use as sporting fields or for occasional events which require larger open spaces (e.g. car club meets).

- It is unfortunate that the changed tenure of the school building means that the oval is now necessarily disjointed from the building to which it was traditionally associated, however this does offer the opportunity to reinforce the oval's association with Bridge Street and/or the former Council Chambers and Town Hall. Emphasising that connection to the civic buildings is the chance to reinvigorate the oval and reinforce its use as public space.
- Any new fencing associated with the oval should be of a traditional form and materials.

#### **Thematic interpretation opportunities**

- Aside from the Georgian design principles discussed above, the project offers the opportunity for exploration of other wider thematic, regional and temporal historic themes that could be used to inform the design process. For instance, such thematic exploration could include subjects such as the early settlement of Ross and the Ross Market (i.e. pre-1820), the first and subsequent Ross Bridges, the Ross Military Establishment, the Midlands rural industries, stonemasonry, early convict occupation (e.g. bridge/road party, female factory), the 'Four-Corners', early personalities etc. These (and other) themes could be further explored as to connect site and history through design elements, interpretation etc. consistent with the ICOMOS Australia *Burra Charter* process of understanding a site and context and formulating policy by which decisions regarding the management of historic heritage values can be made. I note that an 'Intergenerational family' initiative was suggested in the public consultation (as one example).
- Notwithstanding the above, there may be other public spaces at Ross where such interpretation may be more appropriate (e.g. near the bridge, the Female Factory) and noting the comments above about a 'minimalist' approach, care will need to be taken to ensure that interpretation opportunities are considered, but not to result in overcomplicating the site.
- Nonetheless, those themes could be further fleshed out in the design responses, to blend discreet interpretation with the desired functionality – for example in addition to the broadly defined theme of Georgian, greater depth of analysis of midlands designed landscapes, fencing styles, exotic plantings, garden furniture (e.g. arbours) in the rural colonial context, would have assisted in providing such interpretive linkages to the physical (functional) infrastructure. This could result in discrete interpretation of particular themes but in a way which results in a functional item (rather than a 'signboard approach').

#### **Some specific comments**

- Noting that there is likely to be a need/desire for shelter buildings, toilet buildings etc., I suggest that these should be kept as simple as possible, and as per above consider subtle interpretation of built forms and use of traditional building materials. The use of simple timber frames, sandstone paving/walls, high-pitched hipped roof forms, timber shingles (etc.) are all likely to be valid approaches – e.g. interpreting, but not necessarily mimicking traditional forms.

- Approaches to lighting and other necessary infrastructure should not attempt to be 'fake-old', but would be best to be clearly modern but as discrete as possible.
- Noting the very strong and simple linear landscape of the plane trees of Church Street, the town square area should not be allowed to 'spill out' into Church Street – e.g. entry statements (such as arbours) should not extend into the line of trees and the infrastructure of the town square should be kept as far back as practicable from this line.
- A balance will need to be struck between keeping the town square as a separate element to the landscape of Church Street, yet make it sufficiently inviting to encourage entry and use. As per the comments above.
- The public consultation and brief has provided a fairly ambitious wish-list for the content of the town square. As per the comments above, I consider it important that the response to such does not result in over complexity in the landscape design. Infrastructure should be as low-relief as possible and each individual element should seek to minimise any visual clutter to the site.

Given my comments above, I must acknowledge that historic heritage is not the only objective which is driving this project – and that it is not necessary for every element to be an interpretive tool or to have historic linkage or precedent. Nonetheless, the project should follow the principles of the *Burra Charter* process in that the approaches must be informed by a good grasp of the historic heritage significance and townscape context to inform the design process and for the project team to consider and balance how and where the rollout might respond to such.

Please don't hesitate to contact me if you require any further input or clarification.

Regards



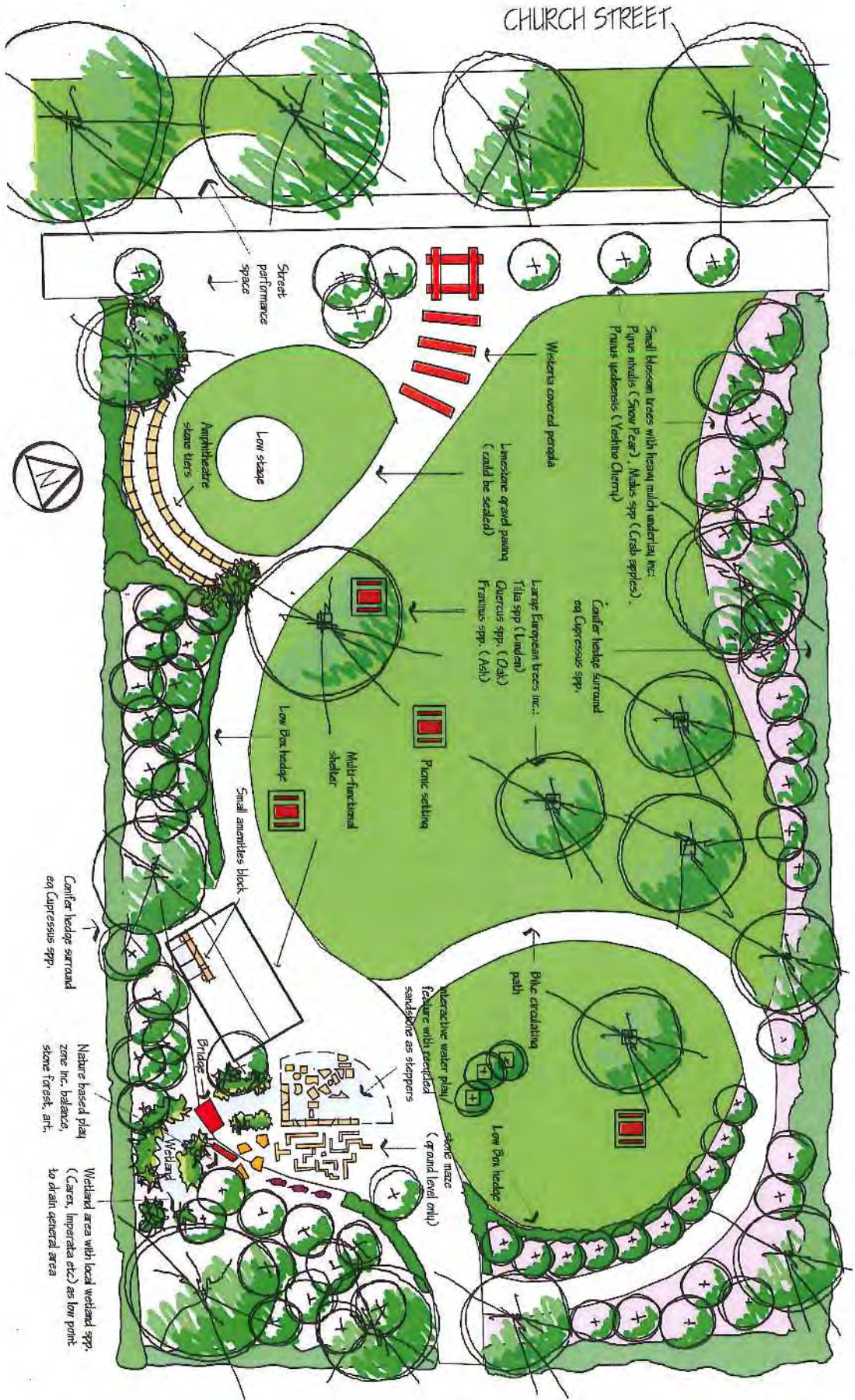
Brad Williams BA. (Hons.) Archaeology, MA Cultural Heritage Management.

**Director – Praxis Environment**




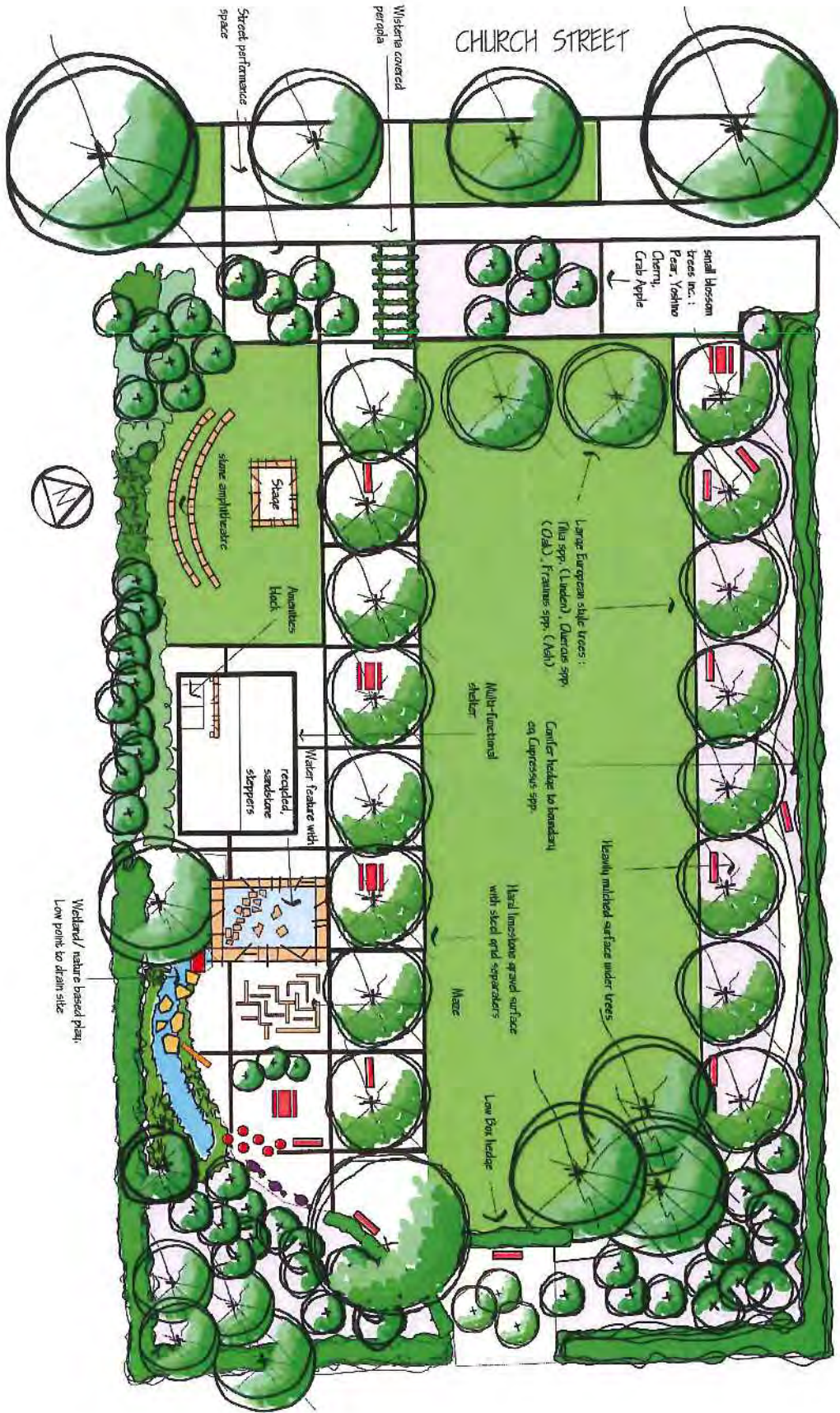
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**APPENDIX C**  
**Concept Plans**



ROSS TOWN SQUARE PARKLAND DESIGN (OPTION 1) SKETCH PLAN  
SCALE 1:500


 LINDSAY CAMPBELL  
 LANDSCAPE SERVICES  
 GARDEN DESIGN,  
 CONSULTATION  
 CONTACT: 08 9422 2222  
 100/102 ROSS STREET  
 PERTH, WEST AUSTRALIA 6000  
 PROJECT: 100  
 ROSS TOWN SQUARE MASTER PLAN  
 NORTH-EASTERN MIDLANDS COUNCIL  
 ROSS TASMANIA  
 DRAWING TITLE:  
 ROSS TOWN SQUARE PARKLAND DESIGN (OPTION 1)  
 DRAWING TYPE:  
 SKETCH  
 SCALE:  
 1:500  
 SIZE:  
 A1  
 SHEET:  
 2 OF 2  
 DRAWING NO:  
 R005 1204P  
 DESIGNER:  
 JAC  
 APPROVED BY:  
 JAC



ROSS TOWN SQUARE GEOMETRIC DESIGN (OPTION 2) SKETCH PLAN  
SCALE 1:500

LINDSAY CAMPBELL  
LANDSCAPE SERVICES

GARDEN DESIGN,  
CONSULTATION

GRAND TRU  
ROSS TOWN SQUARE MASTER PLAN

NORTHERN MIDLANDS COUNCIL  
ROSS TAYMANA

GRAND TRU  
TOWN SQUARE GEOMETRIC DESIGN (OPTION 2)

SITE PLAN  
SKETCH

SCALE  
1:500

SITE  
A1

SHEET  
1 OF 2

DRAWING  
RCS3 TSV4

DESIGNED BY  
LSC

DATE  
NOVEMBER 2017



100, Campbell Street  
PO Box 22  
Northcote VIC 3070  
www.lindsaycampbell.com.au

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**APPENDIX D**

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**Preliminary Costings**