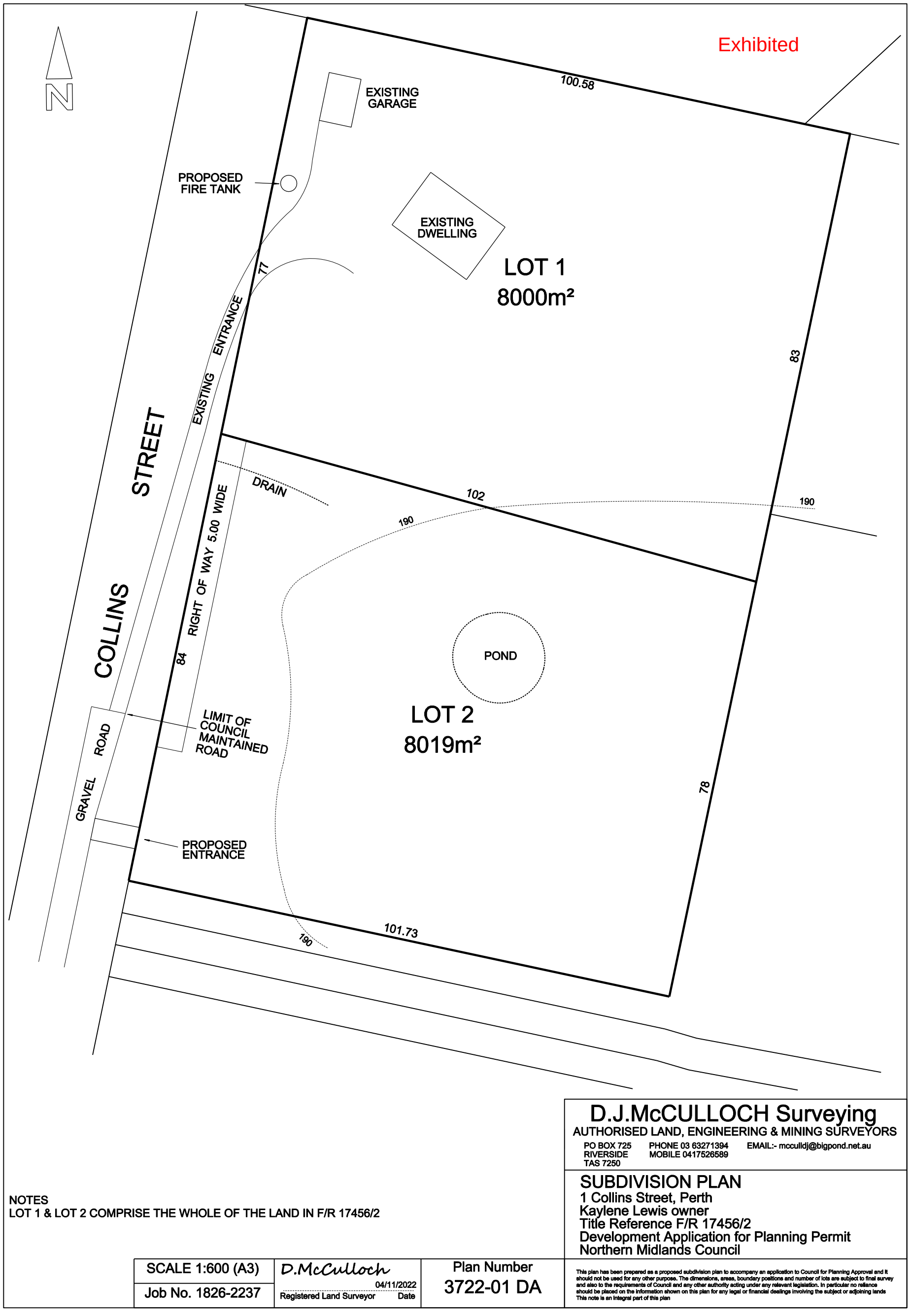


D.J.McCULLOCH Surveying
AUTHORISED LAND, ENGINEERING & MINING SURVEYORS

PO BOX 725
RIVERSIDE
TAS 7250

PHONE 03 63271394
MOBILE 0417526589

EMAIL:- mcculldj@bigpond.net.au

SUBDIVISION PLAN

1 Collins Street, Perth
Kaylene Lewis owner
Title Reference F/R 17456/2
Development Application for Planning Permit
Northern Midlands Council

NOTES
LOT 1 & LOT 2 COMPRISE THE WHOLE OF THE LAND IN F/R 17456/2

SCALE 1:600 (A3)	D.McCulloch 04/11/2022	Plan Number
Job No. 1826-2237	Registered Land Surveyor Date	3722-01 DA

This plan has been prepared as a proposed subdivision plan to accompany an application to Council for Planning Approval and it should not be used for any other purpose. The dimensions, areas, boundary positions and number of lots are subject to final survey and also to the requirements of Council and any other authority acting under any relevant legislation. In particular no reliance should be placed on the information shown on this plan for any legal or financial dealings involving the subject or adjoining lands This note is an integral part of this plan

Exhibited

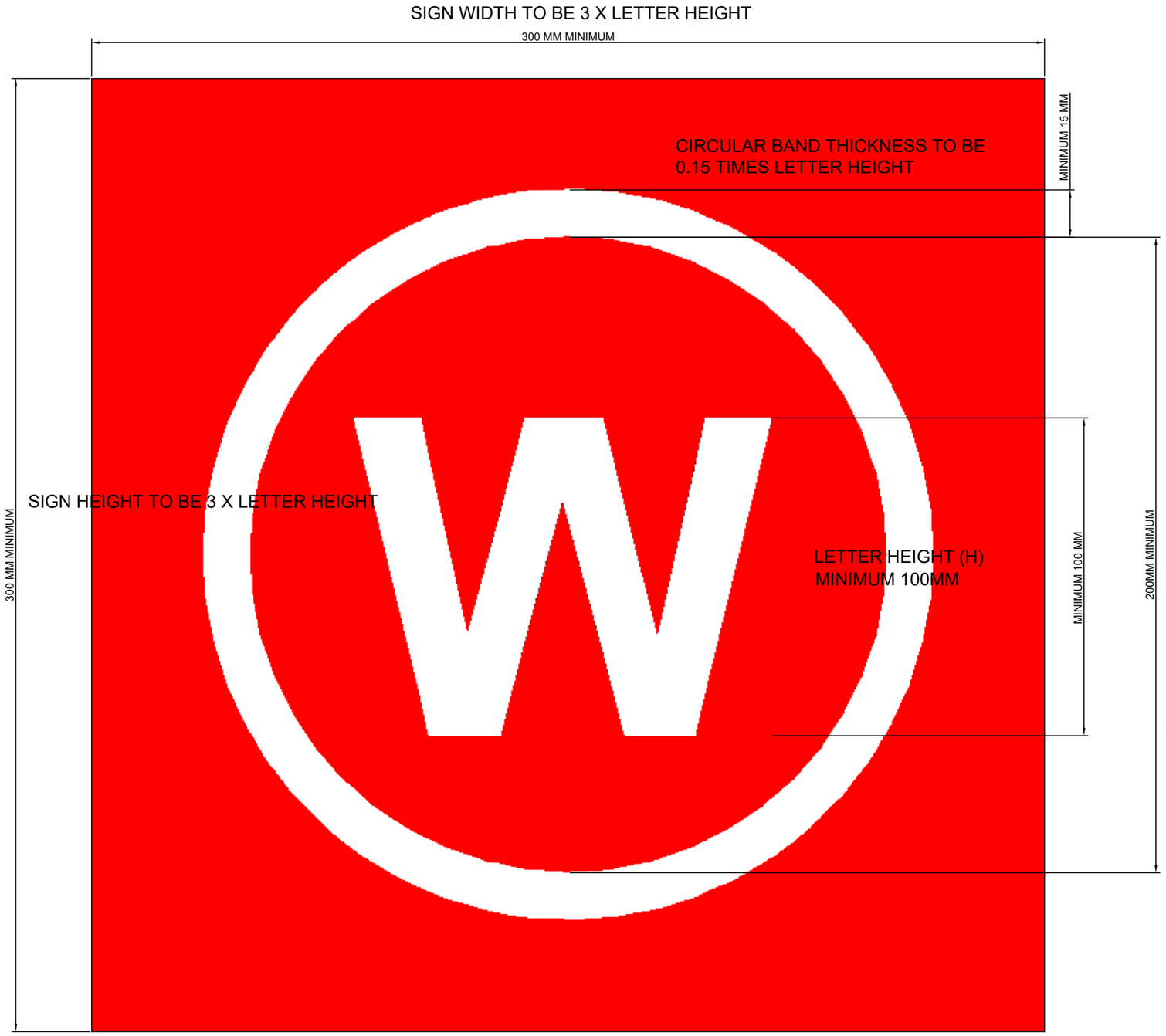
Rebecca Green & Associates

Attachment 4 – Tasmania Fire Service Water Supply Signage Guideline

Exhibited

V1.0

10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WTH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED
COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED

Tasmania Fire Service

Exhibited

Rebecca Green & Associates

References

(a) Tasmanian Planning Commission 2021, *Tasmanian Planning Scheme – Northern Midlands (Effective 9 November 2022), C13.0 Bushfire-Prone Areas Code*, Tasmania.

(b) Australian Standards, AS 3959-2018, *Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney NSW.

(c) Resource Management & Conservation Division of the Department Primary Industry & Water September 2006, TASVEG, *Tasmanian Vegetation Map*, Tasmania.

(d) Tasmanian Government, Land Information System Tasmania, www.thelist.tas.gov.au

TASMAN
geotechnics

LAND CAPABILITY ASSESSMENT FOR
2 LOT SUBDIVISION
1 COLLINS STREET, PERTH TAS 7300

Prepared for: **D J McCulloch and Associates**

Date: 6 April 2023

Document Reference: TG22242/1 - 01report LCA

Tasman Geotechnics Pty Ltd ABN 96 130 022 589
16 Herbert Street, Invermay
PO Box 4026, Invermay TAS 7248
T 6338 2398
E office@tasmangeotechnics.com.au

Contents

Version	Date	Prepared by	Reviewed by	Distribution
Original	6 April 2023	Richard Levett	Dr Wayne Griffioen	Electronic

1 INTRODUCTION

This Land Capability Assessment (LCA) has been prepared for D J McCulloch and Associates at the site of a proposed subdivision of 1 Collins Street Perth TAS. The title reference of the site in question is 17456/2. This lot totals 16019m^2.

The proposed subdivision will divide lot 17456/2 approximately into two lots east to west. Lot 1 to the north being 8000 m^2, and Lot 2 to the south being 8016m^2, see Figure 1.

The existing Onsite Wastewater Management system (OWMS) for the dwelling on Lot 1 meets the required setbacks to the new boundary created between Lots 1 and 2.

This LCA has been conducted to determine if a suitable design for an Onsite Wastewater Management System for Lot 2 is possible in accordance with *AS/NZS 1547:2012 - On-site domestic wastewater management* and *Director's Guidelines for On-site Wastewater Management Systems v2.0.*

No. 1 Collins Street, Perth, is unsewered and unlikely to be sewered in the short to medium term future, therefore a long-term sustainable Onsite Wastewater Management system will be required for Lot 2. Town water is not available therefore tank water is the only option for potable water.

Lot 1 contains a functioning OWMS. It is our recommendation that Lot 2 employs a Secondary Treatment System (STS) to treat the wastewater to a secondary level, which would then be pumped to an appropriate Land Application Area (LAA). Subsurface Drip Irrigation (SSDI) is recommended as the type of LAA. If such a system is employed and properly installed, which may include mitigation of the soil profile through importing topsoil, Lot 2 is capable of sustainably managing the generated wastewater for a large residence.

The established drain on Lot 2 channels storm water runoff from upslope sources outside of, and from within, Lot 2 through the site. The drain runs from the northwest corner to the southeast corner via the small dam in approximately the center of Lot 2. The surface water in the dam will determine suitable locations for a LAA. Required setbacks from the surface water in the dam will need to be followed. The drain is not a permanent water source but should still be taken into consideration.

A suitable storm water management system for the residence will also need to be considered for Lot 2, but this is beyond the scope of this report.

2 FIELD INVESTIGATION

A Site and Soil Evaluation (S.S.E.) was conducted on 24 February 2023 and 24 March by the Tasman Geotechnics OWMS Designer and a Soil Technician to specifically look at Lot 2 to prepare this LCA. This involved the augering of two boreholes using a Rockmaster drilling rig. The borehole locations are shown in Figure 1. Engineering logs of the boreholes are presented in Appendix A.

3 SITE CONDITIONS

3.1 Geology

The surface geology of the site is taken from the Mineral Resources Tasmania (MRT), Digital Geological Atlas 1:25,000 Series, shows the south western two thirds of the site to be located on Jurassic aged Tasmanian Dolerite and related rocks, and the north eastern third to be Cenozoic cover sequences of undifferentiated quaternary sediments.

3.2 Surface Conditions

At the time of the S.S.E., there had been little rain during the previous few weeks. The drain that runs through the site from the North wester corner to the south eastern corner via the dam was dry. The dam contained water. It is assumed that this water course is a storm water drain that runs only during times of heavy sustained rainfall.

3.3 Subsurface Conditions

The boreholes, BH1 and BH2, were taken to 1.2m and 0.8m below ground level respectively before refusal on rock, presumably dolerite cobbles. Dolerite cobbles of various sizes were visible at the surface particularly in the vicinity of BH2. No groundwater inflow was observed during the augering of the boreholes. The boreholes encountered approximately 300mm of silty sandy topsoil overlying low to medium plasticity clay.

3.4 Existing Wastewater System on Lot 1

The wastewater system of the existing dwelling on Lot 1 reportedly is a primary treatment system that consists of a septic tank and absorption trenches. The trenches are located on the southern side of the dwelling. No detailed information of the size of the septic tank and surface area of the trenches was available when compiling this report. The location of the trenches of the existing system has been indicated on the Subdivision Plan and are visible on the LIST Map state aerial photo overlay.

The trenches are at least 9.0m upslope from the proposed northern boundary of Lot 2. The average slope from the trenches to the proposed northern boundary of Lot 2 is 2.5 degrees. According to the *Director's Guidelines for On-site Wastewater Management Systems v2.0* – clause 3.1/A3 - the required setback to the boundary is 1.5m plus 2.0m for every degree of average slope. The required setback in this case needs to be at least 1.5m + (2.0m x 2.5) = 6.5m. The existing system with a 9.0m setback therefore meets the requirements of the *Director's Guidelines for On-site Wastewater Management Systems v2.0* – clause 3.1/A3.

4 SITE FEATURES (LAA)

4.1 Key Features

The following summarizes the key features of proposed Lot 2.

Area and location of land suitable as a Land Application Area (LAA) within site	The proposed subdivision of the site will create two blocks, Lot 1 and Lot 2, with 77m and 84m of frontage to Collins St respectively. Lot 2 = approximately 8019m^2. As Lot 2 is vacant, designing a suitable OWMS will not be difficult. There are two recommended locations for a Land Application Area (LAA) within Lot 2. These being in the south western corner and in the north eastern corner of the site (see Figure1). There will be sufficient area for an LAA and a reserve LAA (50%of the size of the main LAA) as long as a secondary treatment system (STS) is used to keep the footprint of the LAA as small as possible and maintain appropriate setbacks from boundaries and surface water.
Boundaries confirmed	As per subdivision plan 3722-01 DA R1
Aspect. Disposal Area Orientation. Exposure to sun and wind.	The potential LAA areas have an open aspect to the north and west. Prevailing winds are from the northwest, therefore there is good exposure to wind.
Existing buildings	None.
Rainfall	Mean annual rainfall - 677mm (1931-2009 data from Launceston Airport, TAS)
Climate	Mild/warm summer and cold winter. Mean annual maximum daily temperature – 17^0 (data from Launceston Airport, TAS). Mean annual minimum daily temperature – 7^0 (data from Launceston Airport, TAS).
Flood potential	Negligible. Storm water flows in the drain could at times be significant when all dams upslope and the dam on Lot 2 are full.

Power supply	Mains power is available.
Ground slope / landform & slope stability of the potential LAA	Lot 2 has a slope of between 2 and 4 degrees - sloping from an easterly to a southerly direction depending on position on the site, but you could say that the slope is generally in a south easterly direction across the site. Some scouring of the edges of the drain were visible but would be easily mitigated with suitable materials such as 100mm riprap. The stability of the soil in the suggested LAA's is good. Nil to minor chance of potential erosion. Very low to nil risk of landslip. The slope at the proposed LAA's is suited to absorption beds, a sand mound, bottomless sand filter or subsurface drip irrigation. Although the soil is not well suited to primary treated effluent in absorption beds. There are two recommended LAA's. Upslope in the south west corner of the lot and upslope in the North east corner of the lot (see Figure 2).
Surface soils	There is about 0.3m of silty sandy topsoil in the proposed LAA's. Becoming more clayey, trace gravel, from 0.3m to 0.5m below ground level. Becoming CLAY from 0.5m BGL. The surface soil contains some cobbles. There are visible cobbles evident on the surface of the lot. Both boreholes refused at 1.2m and 0.8m, presumably on cobbles.
Soil type	The top 0.3m of soil is classified silty sandy loam for OWMS design calculations - Category 4, well structured. The underlying soil from 0.3m to 0.5m BGL is described as a sandy clay loam trace gravel - Category 4, moderately structured. The clay soil from 0.5m below ground level is a light/medium clay – Category 5/6, trace gravel, trace sand, weakly structured.
Fill	There is no fill in the LAA area
Surface drainage	Good.
Vegetation	Grass with scattered mature Wattyl trees and numerous Wattyl saplings.
Water courses/surface water	There are no nearby permanent water courses on or within 100m of the site. The drain that runs through the site does not hold permanent water but appropriate setbacks should be considered when placing the LAA. There is permanent surface water in the center of the lot, being a small dam.
Water table depth	Unknown, likely to be greater than 3m.
Water reticulation/Source	Tank water will be the only source of potable water.
Wells/Bores/Groundwater	The nearest groundwater bore (#31758) is 110m upslope from the northwestern corner of Lot 1. Therefore there are no groundwater bores within at least 125m of Lot 2.

4.2 Setback Distances Required - Lot 2

System clearances for compliance to the *Director's Guidelines for On-site Wastewater Management Systems v2.0* for Lot 2, are as follows:

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal Separation distance from a building to a land application area must comply with one of the following: (a) be no less than 6m; (b) be no less than: (i) 3m from an upslope or level building; (ii) if Primary treated effluent to be no less	P1 The land application area is located so that: (ii) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low: and (ii) is setback a sufficient	With 8019m^2 of land on Lot 2, and gentle slopes across the site, meeting the setback requirements of A1 should be easily achieved.

than 4m plus 1m for every degree of average gradient from a down slope building; (iii) if Secondary treated effluent and sub-surface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation.	
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b). (a) be no less than 100m; or (b) be no less than the following: (i) if Primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) If Secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to downslope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with the following: (a) Setbacks must be consistent with AS/NZS 1547 Appendix R; (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Using a secondary treatment system would be recommended. With two suitable locations for the LAA (see figure 1), meeting the setback requirements of A2 should be easily achieved. It may be possible to locate a primary treatment LAA within Lot 2, but careful location downslope of the dam would be required. The soil type does not readily support primary treatment unless a sand mound or similar is used.
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following; (a) be no less than 40m from a property boundary; or (b) be no less than; (i) 1.5m from an upslope or level property boundary; and (ii) If Primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If Secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	With 8019m^2 of land on Lot 2, and gentle slopes across the site, meeting the setback requirements of A3 should be easily achieved.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must not be less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following; (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4. No bore or well within 50m.

A5 Vertical Separation distance between groundwater and a land application area must be no less than: (a) 1.5m if Primary Treated effluent; OR (b) 0.5m if Secondary Treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 (a) and (b). Permanent Ground water likely to be deeper than 3.0m.
A6 Vertical separation distance between a limiting layer and a land application area must be not less than; (a) 1.5 m if Primary Treated effluent; OR (b) 0.5m if Secondary Treated effluent	P6 Vertical setback must be consistent with AS/NZS 1547 Appendix R.	Complies with A6 (b) No limiting layer identified up to 1.2m. It is likely that the clay soil would continue beyond 1.5m BGL. Due to the clay soil from 0.5m BGL, a secondary treatment system is recommended.
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties.	With 8019m^2 of land on Lot 2, A7 should be easily achieved.

It is important to note that setbacks are measured as the overland flow path for run-off water from an effluent disposal area.

4.3 Appropriate System for Lot 2

The most appropriate OWMS would be a Secondary Treatment System (STS) with dispersal of the secondary treated effluent via subsurface drip irrigation (SSDI) or a sand mound/bottomless sand filter.

This is due to the following factors:

- Soil type – clay, category 5/6 – from around 0.5m BGL
- The surface water in the form of a small dam in the center of the lot
- The storm water drain that runs through the lot

5 RECOMMENDATIONS

5.1 Land Application Area

This report provides recommendations for treatment and land application systems that are appropriate to the land capability. The following sections provide an overview of a suitable

system, with sizing and design considerations and justification for its selection. Detailed design for the system is beyond the scope of this study.

5.2 Siting and Configuration

Allowing for appropriate setbacks, Figure 2 shows two envelopes of land of at least 800m^2 each that would be suitable as a Land Application Area (LAA). Within these two envelopes a LAA could be established to suit a large dwelling of up to 6 bedrooms. There is also room for the necessary reserve LAA being 50% of the size of the main LAA within these envelopes.

5.3 Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the certificate of accreditation of the STS system and Council's permit conditions. The system proposed above will only function adequately if appropriately maintained. To ensure the OWMS functions adequately, the owner must:

- Have a suitably qualified maintenance contractor service the STS in accordance with the system accreditation, or as required by Council under the approval to operate.
- Use cleaning products sparingly and check that they are suitable for septic and STS tanks.
- Keep as much fats and oil out of the system as possible.
- Conserve water through water-saving plumbing fixtures and frugal usage.

To ensure the land application system functions adequately:

- The LAA shall be planted with suitable vegetation, such as grass, to assist with evapotranspiration. If grassed areas are used then maintenance also entails mowing of the grass. Regularly mow the effluent irrigation area and dispose of grass clippings outside the effluent irrigation area. This is required to remove the nutrients that the vegetation has absorbed from the LAA so the LAA does not become overloaded with nutrients.
- Not erect any structures over the LAA.
- Not allow vehicles or grazing animals access to the LAA, to prevent compaction.
- Ensure that the LAA is kept smooth by filling any depressions that form over time with good quality topsoil (not clay).

6 CONCLUSION

As a result of our investigations we conclude that a sustainable Onsite Wastewater Management System can be built on Lot 2 to suit up to a 6 bedroom house or even more with careful design.

Specifically, we recommend the following:

- The secondary treatment of wastewater shall be by a Secondary Treatment System (STS), which may be a passive or powered system.
- An LAA using Subsurface Drip Irrigation (SSDI).

The above does not preclude other systems, provided they are designed by a suitably qualified professional.

7 REFERENCES

AS/NZS 1547:2012 On-site domestic-wastewater management

Director's Guidelines for On-site Wastewater Management Systems v2.0

For and on behalf of Tasman Geotechnics Pty Ltd

Dr. **Jacobus (Wayne) Griffioen**
Principal Geotechnical Engineer

Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

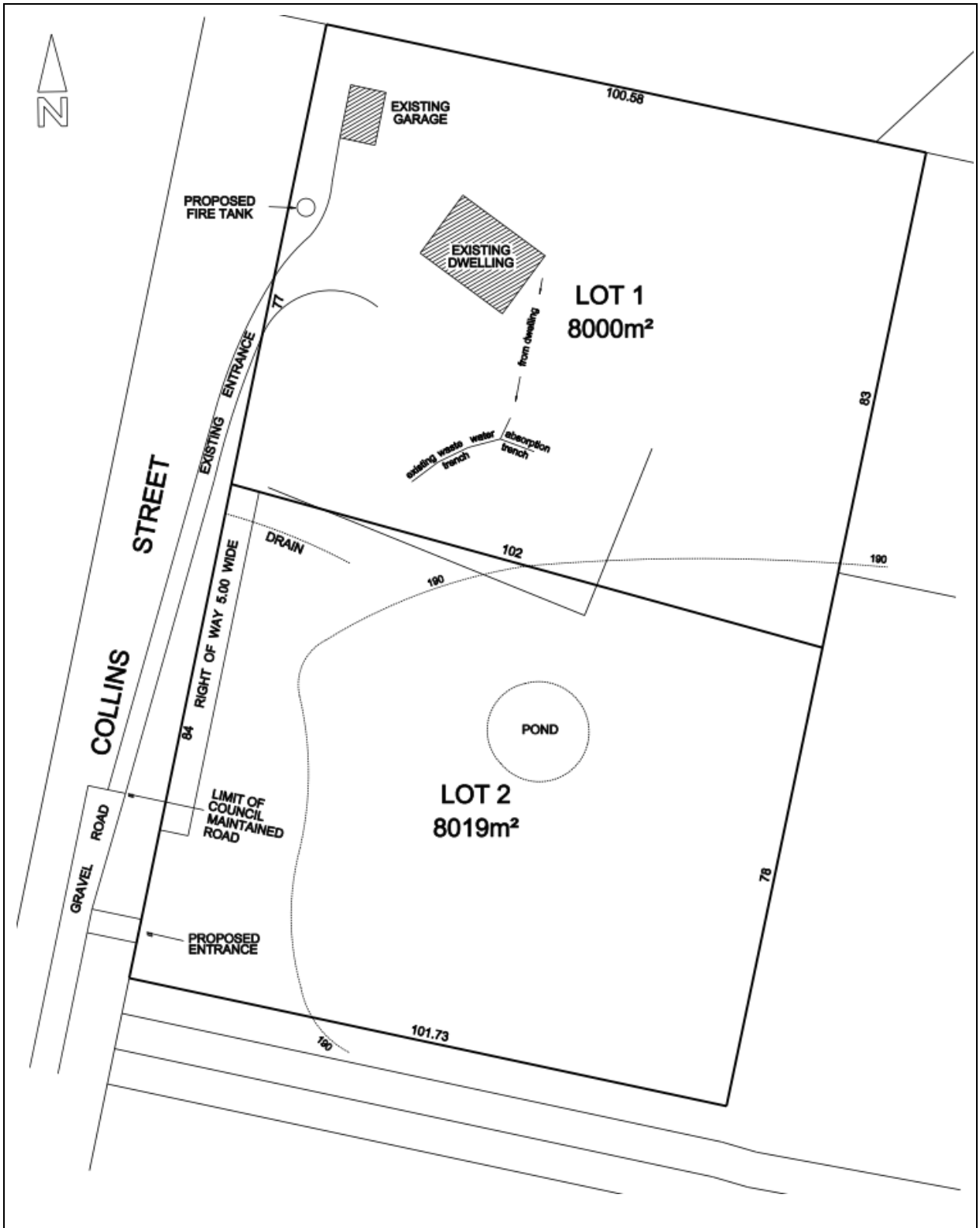
Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.



drawn	RL	TASMAN geotechnics	client:	D J McCulloch and Associates
approved	WG		project:	1 Collins Street Perth TAS 7300
date	06/04/23			
scale	NTS		title:	Subdivision Layout (Supplied by Client)
original size	A4		project no: TG22242/1 – 01reportLCA	figure no: FIGURE 1

drawn	**RL**	TASMAN geotechnics	client:	**D J McCulloch and Associates**
approved	**WG**		project:	**1 Collins Street Perth TAS 7300**
date	**06/04/23**			
scale	**NTS**		title:	**Suitable LAA Locations and Borehole Locations**
original size	**A4**		project no: **TG22242/1 – 01reportLCA**	figure no: **FIGURE 2**

Appendix A

Engineering Borehole Logs

SOIL DESCRIPTION EXPLANATION SHEET

TASMAN geotechnics

Soils are described in accordance with the Unified Soil Classification System (UCS), as shown in the following table.

FIELD IDENTIFICATION

					DRY STRENGTH	DILATANCY	TOUGHNESS
COARSE GRAINED SOILS	more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines			
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines			
		GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines			
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines			
		SANDS	SW	Well graded sands and gravelly sands, little or no fines			
			SP	Poorly graded sands and gravelly sands, little or no fines			
		SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines			
			SC	Clayey sands, sand-clay mixtures, plastic fines			
FINE GRAINED SOILS	more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
			CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
		SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
			CH	Inorganic clays of high plasticity, fat clays	High	None	High
			OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT			Pt	Peat muck and other highly organic soils			

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600μm to 2.36mm
	medium	200μm to 600μm
	fine	75μm to 200μm

Minor Components

Term	Proportions	Observed properties
'Trace of'	Coarse grained: <5% Fine grained: <15%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
'With some'	Coarse grained: 5-12% Fine grained: 15-30%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.

Density of granular soils

Term	Density index
Very loose	<15%
Loose	15 to 35%
Medium Dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

Consistency of cohesive soils

Term		Undrained strength	Approximate Pocket Penetrometer Reading	Field guide
Very soft	VS	<12kPa	25kPa	A finger can be pushed well into soil with little effort
Soft	S	12 - 25kPa	25-50kPa	Easily penetrated several cm by fist
Firm	F	25 - 50kPa	50-100kPa	Soil can be indented about 5mm by thumb
Stiff	St	50-100kPa	100-200kPa	Surface can be indented but not penetrated by thumb
Very stiff	VSt	100-200kPa	200-400kPa	Surface can be marked but not indented by thumb
Hard	H	>200kPa	>400kPa	Indented with difficulty by thumb nail
Friable	Fb	-	-	Crumbles or powders when scraped by thumb nail

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp. The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

ENGINEERING BOREHOLE LOG

Client: D.J. MCulloch Surveying
Project: AS/NZS 1547:2012 OWMS
Location: 1 Collins Street Perth, TAS 7300

Drill model: Rockmaster
Hole diameter: 120mm
Slope: -90 **Bearing:** 0

TASMAN geotechnics

Borehole no: BH1
Sheet no. 1 of 1
Job no. TG22242/1
Date: 24 March 2023
Logged By: RL
GDA94 Easting: 515021
GDA94 Northing: 5399452
Elevation:

Method	Penetration 1 2 3 4	Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Pocket Penetro-meter kPa 100 200 300 400 500	Structure, additional observations
Auger				0		MH	SILT (Topsoil), brown, with fine grained sand	D	St		Well Structured
							Trace fine grained gravel				
							Gravel becoming more coarse				
				0.5		CL	CLAY, brown/grey, trace gravel	M			Moderately Structured
							With fine grained gravel (presenting as weathered rock), with coarse sand				
				1							
				1.5			Terminated at 1.2m due to refusal on rock				
				2							

method

DT	Diatube
AS	Auger screwing
AH	Auger drilling
RR	Roller/tricone
CB	Claw/blade bit
NMLC	NMLC core
NQ, HQ	Wireline core

water

- 17/03/18 water level on date shown
- water inflow
- partial drill fluid loss
- complete drill fluid loss

Notes, Samples, Tests

U50	Undisturbed sample 50mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT - sample recovered
Nc	SPT with solid cone
V	Vane Shear (kPa)
P	Pressure Meter
Bs	Bulk Sample
R	Refusal
E	Environmental Sample
PID	PID Measurement
WS	Water Sample

Moisture Condition
Dry (D)
Moist (M)
Wet (W)

Cohesive soils can also be described relative to their plastic limit, ie:
<Wp
=Wp
>Wp

Consistency

VS	Very soft
S	Soft
F	Firm
St	Stiff
VSt	Very stiff
H	Hard
Fb	Friable
VL	Very Loose
L	Loose
MD	Medium Dense
D	Dense
VD	Very Dense

ENGINEERING BOREHOLE LOG

Client: D.J. MCulloch Surveying
Project: AS/NZS 1547:2012 OWMS
Location: 1 Collins Street Perth, TAS 7300

Drill model: Rockmaster
Hole diameter: 120mm
Slope: -90 **Bearing:** 0

TASMAN geotechnics

Borehole no: BH2
Sheet no. 1 of 1
Job no. TG22242/1
Date: 24 March 2023
Logged By: RL
GDA94 Easting: 515030
GDA94 Northing: 5399402
Elevation:

Method	Penetration 1 2 3 4	Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Pocket Penetro-meter kPa 100 200 300 400 500	Structure, additional observations
Auger				0		MH	SILT (Topsoil), brown, trace fine grained sand	D	St		Well Structured
							Trace gravel				
				0.5		CL	CLAY, brown/grey/orange, trace gravel	M			Moderately Structured
							Terminated at 0.8m due to refusal on rock				
				1							
				1.5							
				2							

method

DT	Diatube
AS	Auger screwing
AH	Auger drilling
RR	Roller/tricone
CB	Claw/blade bit
NMLC	NMLC core
NQ, HQ	Wireline core

water

- 17/03/18 water level on date shown
- water inflow
- partial drill fluid loss
- complete drill fluid loss

Notes, Samples, Tests

U50	Undisturbed sample 50mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT - sample recovered
Nc	SPT with solid cone
V	Vane Shear (kPa)
P	Pressure Meter
Bs	Bulk Sample
R	Refusal
E	Environmental Sample
PID	PID Measurement
WS	Water Sample

Moisture Condition
Dry (D)
Moist (M)
Wet (W)

Cohesive soils can also be described relative to their plastic limit, ie:
<Wp
=Wp
>Wp

Consistency

VS	Very soft
S	Soft
F	Firm
St	Stiff
VSt	Very stiff
H	Hard
Fb	Friable
VL	Very Loose
L	Loose
MD	Medium Dense
D	Dense
VD	Very Dense

NORTHERN
MIDLANDS
COUNCIL

Our ref: 1810451; PLN-22-0250;
Enquiries: Ryan Robinson

15/11/2022

P.O. Box 725
RIVERSIDE 7250
via email: mcculldj@bigpond.net.au

Dear D J McCulloch Surveying

Additional Information Required for Planning Application PLN-22-0250 - 2 lot subdivision - varied lot size at 1 Collins Street, Perth

I refer to the abovementioned application, which has been further reviewed by Council's Planners. The following information is required to allow consideration of your application under the *Tasmanian Planning Scheme – Northern Midlands*:

1. An assessment prepared by a suitably qualified person, demonstrating that the land comprising proposed lot 2 is capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
2. Council's records show two different layouts for the septic system (including the infiltration beds) for the established dwelling.
   2.1. To clarify the location of the system and the applicable setbacks from the proposed boundary between lots 1 & 2, please provide a site plan showing the location of the existing septic system and infiltration beds, and the proposed new boundary.
3. Please provide a copy of the Crown license for the existing site access.
4. Please provide a request for consent from Council for access to the Council maintained section of Collins Street.

Therefore, in accordance with Section 54 of the *Land Use Planning and Approvals Act* 1993, the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to planning@nmc.tas.gov.au and referenced with the planning application number PLN-22-0250. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail planning@nmc.tas.gov.au

Yours sincerely,

Ryan Robinson
Planner

Received
06/04/2023

TASMAN
geotechnics

LAND CAPABILITY ASSESSMENT FOR
2 LOT SUBDIVISION
1 COLLINS STREET, PERTH TAS 7300

Prepared for:	**D J McCulloch and Associates**
Date:	6 April 2023
Document Reference:	TG22242/1 - 01report LCA

Tasman Geotechnics Pty Ltd ABN 96 130 022 589
16 Herbert Street, Invermay
PO Box 4026, Invermay TAS 7248
T 6338 2398
E office@tasmangeotechnics.com.au

Received
06/04/2023

Contents

Version	Date	Prepared by	Reviewed by	Distribution
Original	6 April 2023	Richard Levett	Dr Wayne Griffioen	Electronic

Received
06/04/2023

1 INTRODUCTION

This Land Capability Assessment (LCA) has been prepared for D J McCulloch and Associates at the site of a proposed subdivision of 1 Collins Street Perth TAS. The title reference of the site in question is 17456/2. This lot totals 16019m^2.

The proposed subdivision will divide lot 17456/2 approximately into two lots east to west. Lot 1 to the north being 8000 m^2, and Lot 2 to the south being 8016m^2, see Figure 1.

The existing Onsite Wastewater Management system (OWMS) for the dwelling on Lot 1 meets the required setbacks to the new boundary created between Lots 1 and 2.

This LCA has been conducted to determine if a suitable design for an Onsite Wastewater Management System for Lot 2 is possible in accordance with *AS/NZS 1547:2012 - On-site domestic wastewater management* and *Director's Guidelines for On-site Wastewater Management Systems v2.0.*

No. 1 Collins Street, Perth, is unsewered and unlikely to be sewered in the short to medium term future, therefore a long-term sustainable Onsite Wastewater Management system will be required for Lot 2. Town water is not available therefore tank water is the only option for potable water.

Lot 1 contains a functioning OWMS. It is our recommendation that Lot 2 employs a Secondary Treatment System (STS) to treat the wastewater to a secondary level, which would then be pumped to an appropriate Land Application Area (LAA). Subsurface Drip Irrigation (SSDI) is recommended as the type of LAA. If such a system is employed and properly installed, which may include mitigation of the soil profile through importing topsoil, Lot 2 is capable of sustainably managing the generated wastewater for a large residence.

The established drain on Lot 2 channels storm water runoff from upslope sources outside of, and from within, Lot 2 through the site. The drain runs from the northwest corner to the southeast corner via the small dam in approximately the center of Lot 2. The surface water in the dam will determine suitable locations for a LAA. Required setbacks from the surface water in the dam will need to be followed. The drain is not a permanent water source but should still be taken into consideration.

A suitable storm water management system for the residence will also need to be considered for Lot 2, but this is beyond the scope of this report.

2 FIELD INVESTIGATION

A Site and Soil Evaluation (S.S.E.) was conducted on 24 February 2023 and 24 March by the Tasman Geotechnics OWMS Designer and a Soil Technician to specifically look at Lot 2 to prepare this LCA. This involved the augering of two boreholes using a Rockmaster drilling rig. The borehole locations are shown in Figure 1. Engineering logs of the boreholes are presented in Appendix A.

3 SITE CONDITIONS

3.1 Geology

The surface geology of the site is taken from the Mineral Resources Tasmania (MRT), Digital Geological Atlas 1:25,000 Series, shows the south western two thirds of the site to be located on Jurassic aged Tasmanian Dolerite and related rocks, and the north eastern third to be Cenozoic cover sequences of undifferentiated quaternary sediments.

3.2 Surface Conditions

At the time of the S.S.E., there had been little rain during the previous few weeks. The drain that runs through the site from the North wester corner to the south eastern corner via the dam was dry. The dam contained water. It is assumed that this water course is a storm water drain that runs only during times of heavy sustained rainfall.

Received
06/04/2023

3.3 Subsurface Conditions

The boreholes, BH1 and BH2, were taken to 1.2m and 0.8m below ground level respectively before refusal on rock, presumably dolerite cobbles. Dolerite cobbles of various sizes were visible at the surface particularly in the vicinity of BH2. No groundwater inflow was observed during the augering of the boreholes. The boreholes encountered approximately 300mm of silty sandy topsoil overlying low to medium plasticity clay.

3.4 Existing Wastewater System on Lot 1

The wastewater system of the existing dwelling on Lot 1 reportedly is a primary treatment system that consists of a septic tank and absorption trenches. The trenches are located on the southern side of the dwelling. No detailed information of the size of the septic tank and surface area of the trenches was available when compiling this report. The location of the trenches of the existing system has been indicated on the Subdivision Plan and are visible on the LIST Map state aerial photo overlay.

The trenches are at least 9.0m upslope from the proposed northern boundary of Lot 2. The average slope from the trenches to the proposed northern boundary of Lot 2 is 2.5 degrees. According to the *Director's Guidelines for On-site Wastewater Management Systems v2.0* – clause 3.1/A3 - the required setback to the boundary is 1.5m plus 2.0m for every degree of average slope. The required setback in this case needs to be at least 1.5m + (2.0m x 2.5) = 6.5m. The existing system with a 9.0m setback therefore meets the requirements of the *Director's Guidelines for On-site Wastewater Management Systems v2.0* – clause 3.1/A3.

4 SITE FEATURES (LAA)

4.1 Key Features

The following summarizes the key features of proposed Lot 2.

Area and location of land suitable as a Land Application Area (LAA) within site	The proposed subdivision of the site will create two blocks, Lot 1 and Lot 2, with 77m and 84m of frontage to Collins St respectively. Lot 2 = approximately 8019m^2. As Lot 2 is vacant, designing a suitable OWMS will not be difficult. There are two recommended locations for a Land Application Area (LAA) within Lot 2. These being in the south western corner and in the north eastern corner of the site (see Figure1). There will be sufficient area for an LAA and a reserve LAA (50%of the size of the main LAA) as long as a secondary treatment system (STS) is used to keep the footprint of the LAA as small as possible and maintain appropriate setbacks from boundaries and surface water.
Boundaries confirmed	As per subdivision plan 3722-01 DA R1
Aspect. Disposal Area Orientation. Exposure to sun and wind.	The potential LAA areas have an open aspect to the north and west. Prevailing winds are from the northwest, therefore there is good exposure to wind.
Existing buildings	None.
Rainfall	Mean annual rainfall - 677mm (1931-2009 data from Launceston Airport, TAS)
Climate	Mild/warm summer and cold winter. Mean annual maximum daily temperature – 17^0 (data from Launceston Airport, TAS). Mean annual minimum daily temperature – 7^0 (data from Launceston Airport, TAS).
Flood potential	Negligible. Storm water flows in the drain could at times be significant when all dams upslope and the dam on Lot 2 are full.

Received
06/04/2023

Power supply	Mains power is available.
Ground slope / landform & slope stability of the potential LAA	Lot 2 has a slope of between 2 and 4 degrees - sloping from an easterly to a southerly direction depending on position on the site, but you could say that the slope is generally in a south easterly direction across the site. Some scouring of the edges of the drain were visible but would be easily mitigated with suitable materials such as 100mm riprap. The stability of the soil in the suggested LAA's is good. Nil to minor chance of potential erosion. Very low to nil risk of landslip. The slope at the proposed LAA's is suited to absorption beds, a sand mound, bottomless sand filter or subsurface drip irrigation. Although the soil is not well suited to primary treated effluent in absorption beds. There are two recommended LAA's. Upslope in the south west corner of the lot and upslope in the North east corner of the lot (see Figure 2).
Surface soils	There is about 0.3m of silty sandy topsoil in the proposed LAA's. Becoming more clayey, trace gravel, from 0.3m to 0.5m below ground level. Becoming CLAY from 0.5m BGL. The surface soil contains some cobbles. There are visible cobbles evident on the surface of the lot. Both boreholes refused at 1.2m and 0.8m, presumably on cobbles.
Soil type	The top 0.3m of soil is classified silty sandy loam for OWMS design calculations - Category 4, well structured. The underlying soil from 0.3m to 0.5m BGL is described as a sandy clay loam trace gravel - Category 4, moderately structured. The clay soil from 0.5m below ground level is a light/medium clay – Category 5/6, trace gravel, trace sand, weakly structured.
Fill	There is no fill in the LAA area
Surface drainage	Good.
Vegetation	Grass with scattered mature Wattyl trees and numerous Wattyl saplings.
Water courses/surface water	There are no nearby permanent water courses on or within 100m of the site. The drain that runs through the site does not hold permanent water but appropriate setbacks should be considered when placing the LAA. There is permanent surface water in the center of the lot, being a small dam.
Water table depth	Unknown, likely to be greater than 3m.
Water reticulation/Source	Tank water will be the only source of potable water.
Wells/Bores/Groundwater	The nearest groundwater bore (#31758) is 110m upslope from the northwestern corner of Lot 1. Therefore there are no groundwater bores within at least 125m of Lot 2.

4.2 Setback Distances Required - Lot 2

System clearances for compliance to the *Director's Guidelines for On-site Wastewater Management Systems v2.0* for Lot 2, are as follows:

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal Separation distance from a building to a land application area must comply with one of the following: (a) be no less than 6m; (b) be no less than: (i) 3m from an upslope or level building; (ii) if Primary treated effluent to be no less	P1 The land application area is located so that: (ii) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low: and (ii) is setback a sufficient	With 8019m^2 of land on Lot 2, and gentle slopes across the site, meeting the setback requirements of A1 should be easily achieved.

Received
06/04/2023

than 4m plus 1m for every degree of average gradient from a down slope building; (iii) if Secondary treated effluent and sub-surface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation.	
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b). (a) be no less than 100m; or (b) be no less than the following: (i) if Primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) If Secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to downslope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with the following: (a) Setbacks must be consistent with AS/NZS 1547 Appendix R; (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Using a secondary treatment system would be recommended. With two suitable locations for the LAA (see figure 1), meeting the setback requirements of A2 should be easily achieved. It may be possible to locate a primary treatment LAA within Lot 2, but careful location downslope of the dam would be required. The soil type does not readily support primary treatment unless a sand mound or similar is used.
A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following; (a) be no less than 40m from a property boundary; or (b) be no less than; (i) 1.5m from an upslope or level property boundary; and (ii) If Primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If Secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	With 8019m^2 of land on Lot 2, and gentle slopes across the site, meeting the setback requirements of A3 should be easily achieved.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must not be less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following; (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4. No bore or well within 50m.

Received
06/04/2023

A5 Vertical Separation distance between groundwater and a land application area must be no less than: (a) 1.5m if Primary Treated effluent; OR (b) 0.5m if Secondary Treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 (a) and (b). Permanent Ground water likely to be deeper than 3.0m.
A6 Vertical separation distance between a limiting layer and a land application area must be not less than; (a) 1.5 m if Primary Treated effluent; OR (b) 0.5m if Secondary Treated effluent	P6 Vertical setback must be consistent with AS/NZS 1547 Appendix R.	Complies with A6 (b) No limiting layer identified up to 1.2m. It is likely that the clay soil would continue beyond 1.5m BGL. Due to the clay soil from 0.5m BGL, a secondary treatment system is recommended.
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties.	With 8019m^2 of land on Lot 2, A7 should be easily achieved.

It is important to note that setbacks are measured as the overland flow path for run-off water from an effluent disposal area.

4.3 Appropriate System for Lot 2

The most appropriate OWMS would be a Secondary Treatment System (STS) with dispersal of the secondary treated effluent via subsurface drip irrigation (SSDI) or a sand mound/bottomless sand filter.

This is due to the following factors:

- Soil type – clay, category 5/6 – from around 0.5m BGL
- The surface water in the form of a small dam in the center of the lot
- The storm water drain that runs through the lot

5 RECOMMENDATIONS

5.1 Land Application Area

This report provides recommendations for treatment and land application systems that are appropriate to the land capability. The following sections provide an overview of a suitable

Received
06/04/2023

system, with sizing and design considerations and justification for its selection. Detailed design for the system is beyond the scope of this study.

5.2 Siting and Configuration

Allowing for appropriate setbacks, Figure 2 shows two envelopes of land of at least 800m^2 each that would be suitable as a Land Application Area (LAA). Within these two envelopes a LAA could be established to suit a large dwelling of up to 6 bedrooms. There is also room for the necessary reserve LAA being 50% of the size of the main LAA within these envelopes.

5.3 Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the certificate of accreditation of the STS system and Council's permit conditions. The system proposed above will only function adequately if appropriately maintained. To ensure the OWMS functions adequately, the owner must:

- Have a suitably qualified maintenance contractor service the STS in accordance with the system accreditation, or as required by Council under the approval to operate.
- Use cleaning products sparingly and check that they are suitable for septic and STS tanks.
- Keep as much fats and oil out of the system as possible.
- Conserve water through water-saving plumbing fixtures and frugal usage.

To ensure the land application system functions adequately:

- The LAA shall be planted with suitable vegetation, such as grass, to assist with evapotranspiration. If grassed areas are used then maintenance also entails mowing of the grass. Regularly mow the effluent irrigation area and dispose of grass clippings outside the effluent irrigation area. This is required to remove the nutrients that the vegetation has absorbed from the LAA so the LAA does not become overloaded with nutrients.
- Not erect any structures over the LAA.
- Not allow vehicles or grazing animals access to the LAA, to prevent compaction.
- Ensure that the LAA is kept smooth by filling any depressions that form over time with good quality topsoil (not clay).

6 CONCLUSION

As a result of our investigations we conclude that a sustainable Onsite Wastewater Management System can be built on Lot 2 to suit up to a 6 bedroom house or even more with careful design.

Specifically, we recommend the following:

- The secondary treatment of wastewater shall be by a Secondary Treatment System (STS), which may be a passive or powered system.
- An LAA using Subsurface Drip Irrigation (SSDI).

The above does not preclude other systems, provided they are designed by a suitably qualified professional.

Received
06/04/2023

7 REFERENCES

AS/NZS 1547:2012 On-site domestic-wastewater management

Director's Guidelines for On-site Wastewater Management Systems v2.0

For and on behalf of Tasman Geotechnics Pty Ltd

Dr. **Jacobus (Wayne) Griffioen**
Principal Geotechnical Engineer

Received
06/04/2023

TASMAN
geotechnics

Important information about your report

These notes are provided to help you understand the limitations of your report.

Project Scope

Your report has been developed on the basis of your unique project specific requirements as understood by Tasman Geotechnics at the time, and applies only to the site investigated. Tasman Geotechnics should be consulted if there are subsequent changes to the proposed project, to assess how the changes impact on the report's recommendations.

Subsurface Conditions

Subsurface conditions are created by natural processes and the activity of man.

A site assessment identifies subsurface conditions at discrete locations. Actual conditions at other locations may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time.

Nothing can be done to change the conditions that exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, the services of Tasman Geotechnics should be retained throughout the project, to identify variable conditions, conduct additional investigation or tests if required and recommend solutions to problems encountered on site.

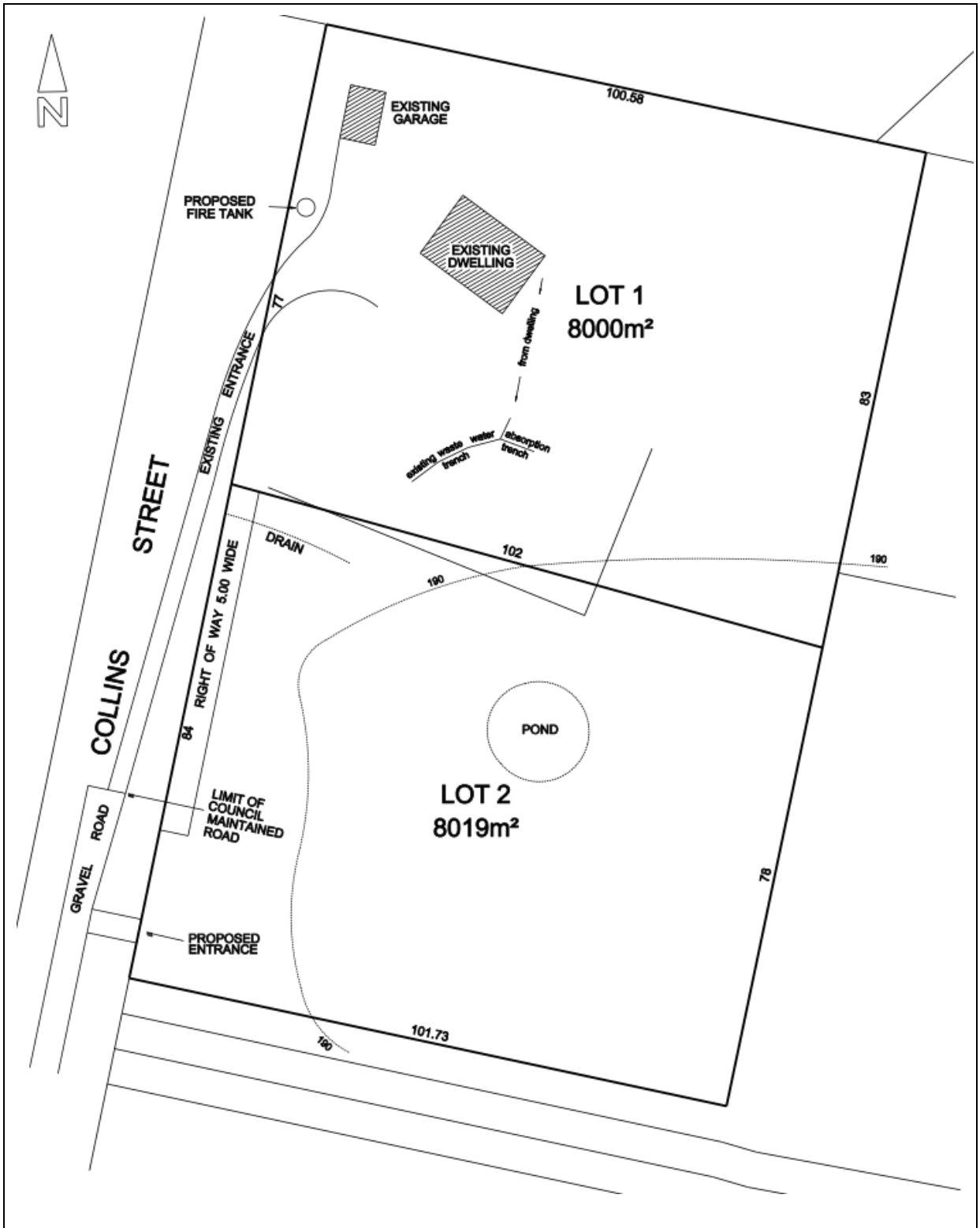
Advice and Recommendations

Your report contains advice or recommendations which are based on observations, measurements, calculations and professional interpretation, all of which have a level of uncertainty attached.

The recommendations are based on the assumption that subsurface conditions encountered at the discrete locations are indicative of an area. This can not be substantiated until implementation of the project has commenced. Tasman Geotechnics is familiar with the background information and should be consulted to assess whether or not the report's recommendations are valid, or whether changes should be considered.

The report as a whole presents the findings of the site assessment, and the report should not be copied in part or altered in any way.

Received
06/04/2023



drawn	RL	TASMAN geotechnics	client:	D J McCulloch and Associates
approved	WG		project:	1 Collins Street Perth TAS 7300
date	06/04/23			
scale	NTS		title:	Subdivision Layout (Supplied by Client)
original size	A4		project no: TG22242/1 – 01reportLCA	figure no: FIGURE 1

Received
06/04/2023

drawn	**RL**	TASMAN geotechnics	client:	**D J McCulloch and Associates**
approved	**WG**		project:	**1 Collins Street Perth TAS 7300**
date	**06/04/23**			
scale	**NTS**		title:	**Suitable LAA Locations and Borehole Locations**
original size	**A4**		project no: **TG22242/1 – 01reportLCA**	figure no: **FIGURE 2**

Received
06/04/2023

Appendix A

Engineering Borehole Logs

TASMAN geotechnics

SOIL DESCRIPTION EXPLANATION SHEET

Received 06/04/2023

Soils are described in accordance with the Unified Soil Classification System (UCS), as shown in the following table.

FIELD IDENTIFICATION

					DRY STRENGTH	DILATANCY	TOUGHNESS
COARSE GRAINED SOILS	more than 65% of material less than 63mm is larger than 0.075mm	GRAVELS	GW	Well graded gravels and gravel-sand mixtures, little or no fines			
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines			
		GRAVELLY SOILS	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines			
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines			
		SANDS	SW	Well graded sands and gravelly sands, little or no fines			
			SP	Poorly graded sands and gravelly sands, little or no fines			
		SANDY SOILS	SM	Silty sand, sand-silt mixtures, non-plastic fines			
			SC	Clayey sands, sand-clay mixtures, plastic fines			
FINE GRAINED SOILS	more than 35% of material less than 63mm is less than 0.075mm	SILT & CLAY, liquid limit less than 50%	ML	Inorganic silts, very fine sands or clayey fine sands	None to low	Quick to slow	None
			CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays and silty clays	Medium to high	None to very slow	Medium
			OL	Organic silts and organic silty clays of low plasticity	Low to medium	Slow	Low
		SILT & CLAY, liquid limit greater than 50%	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts	Low to medium	Slow to none	Low to medium
			CH	Inorganic clays of high plasticity, fat clays	High	None	High
			OH	Organic clays of medium to high plasticity	Medium to high	None to very slow	Low to medium
PEAT			Pt	Peat muck and other highly organic soils			

Particle size descriptive terms

Name	Subdivision	Size
Boulders		>200mm
Cobbles		63mm to 200mm
Gravel	coarse	20mm to 63mm
	medium	6mm to 20mm
	fine	2.36mm to 6mm
Sand	coarse	600μm to 2.36mm
	medium	200μm to 600μm
	fine	75μm to 200μm

Minor Components

Term	Proportions	Observed properties
'Trace of'	Coarse grained: <5% Fine grained: <15%	Presence just detectable by feel or eye. Soil properties little or no different to general properties of primary component.
'With some'	Coarse grained: 5-12% Fine grained: 15-30%	Presence easily detected by feel or eye. Soil properties little different to general properties of primary component.

Density of granular soils

Term	Density index
Very loose	<15%
Loose	15 to 35%
Medium Dense	35 to 65%
Dense	65 to 85%
Very dense	>85%

Consistency of cohesive soils

Term		Undrained strength	Approximate Pocket Penetrometer Reading	Field guide
Very soft	VS	<12kPa	25kPa	A finger can be pushed well into soil with little effort
Soft	S	12 - 25kPa	25-50kPa	Easily penetrated several cm by fist
Firm	F	25 - 50kPa	50-100kPa	Soil can be indented about 5mm by thumb
Stiff	St	50-100kPa	100-200kPa	Surface can be indented but not penetrated by thumb
Very stiff	VSt	100-200kPa	200-400kPa	Surface can be marked but not indented by thumb
Hard	H	>200kPa	>400kPa	Indented with difficulty by thumb nail
Friable	Fb	-	-	Crumbles or powders when scraped by thumb nail

Moisture Condition

Dry (D)	Looks and feels dry. Cohesive soils are hard, friable or powdery. Granular soils run freely through fingers.
Moist (M)	Soil feels cool, darkened in colour. Cohesive soils are usually weakened by moisture presence, granular soils tend to cohere.
Wet (W)	As for moist soils, but free water forms on hands when sample is handled

Cohesive soils can also be described relative to their plastic limit, ie: <Wp, =Wp, >Wp. The plastic limit is defined as the minimum water content at which the soil can be rolled into a thread 3mm thick.

ENGINEERING BOREHOLE LOG

Client: D.J. MCulloch Surveying
Project: AS/NZS 1547:2012 OWMS
Location: 1 Collins Street Perth, TAS 7300

Drill model: Rockmaster
Hole diameter: 120mm
Slope: -90 **Bearing:** 0

TASMAN geotechnics

Received 06/04/2023

Borehole no: BH1
Sheet no. 1 of 1
Job no. TG22242/1
Date: 24 March 2023
Logged By: RL
GDA94 Easting: 515021
GDA94 Northing: 5399452
Elevation:

Method	Penetration 1 2 3 4	Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Pocket Penetro-meter kPa 100 200 300 400 500	Structure, additional observations
Auger				0		MH	SILT (Topsoil), brown, with fine grained sand	D	St		Well Structured
							Trace fine grained gravel				
							Gravel becoming more coarse				
				0.5		CL	CLAY, brown/grey, trace gravel	M			Moderately Structured
							With fine grained gravel (presenting as weathered rock), with coarse sand				
				1							
				1.5			Terminated at 1.2m due to refusal on rock				
				2							

method

DT	Diatube
AS	Auger screwing
AH	Auger drilling
RR	Roller/tricone
CB	Claw/blade bit
NMLC	NMLC core
NQ, HQ	Wireline core

water

- 17/03/18 water level on date shown
- water inflow
- partial drill fluid loss
- complete drill fluid loss

Notes, Samples, Tests

U50	Undisturbed sample 50mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT - sample recovered
Nc	SPT with solid cone
V	Vane Shear (kPa)
P	Pressure Meter
Bs	Bulk Sample
R	Refusal
E	Environmental Sample
PID	PID Measurement
WS	Water Sample

Moisture Condition
Dry (D)
Moist (M)
Wet (W)

Cohesive soils can also be described relative to their plastic limit, ie:
<Wp
=Wp
>Wp

Consistency

VS	Very soft
S	Soft
F	Firm
St	Stiff
VSt	Very stiff
H	Hard
Fb	Friable
VL	Very Loose
L	Loose
MD	Medium Dense
D	Dense
VD	Very Dense

ENGINEERING BOREHOLE LOG

Client: D.J. MCulloch Surveying
Project: AS/NZS 1547:2012 OWMS
Location: 1 Collins Street Perth, TAS 7300

Drill model: Rockmaster
Hole diameter: 120mm
Slope: -90 **Bearing:** 0

TASMAN geotechnics

Received 06/04/2023

Borehole no: BH2
Sheet no. 1 of 1
Job no. TG22242/1
Date: 24 March 2023
Logged By: RL
GDA94 Easting: 515030
GDA94 Northing: 5399402
Elevation:

Method	Penetration 1 2 3 4	Notes Samples Tests	Water	Depth	Graphic Log	Classification	Material Description	Moisture Condition	Consistency density, index	Pocket Penetro-meter kPa 100 200 300 400 500	Structure, additional observations
Auger				0		MH	SILT (Topsoil), brown, trace fine grained sand	D	St		Well Structured
							Trace gravel				
				0.5		CL	CLAY, brown/grey/orange, trace gravel	M			Moderately Structured
							Terminated at 0.8m due to refusal on rock				
				1							
				1.5							
				2							

method

DT	Diatube
AS	Auger screwing
AH	Auger drilling
RR	Roller/tricone
CB	Claw/blade bit
NMLC	NMLC core
NQ, HQ	Wireline core

water

- 17/03/18 water level on date shown
- water inflow
- partial drill fluid loss
- complete drill fluid loss

Notes, Samples, Tests

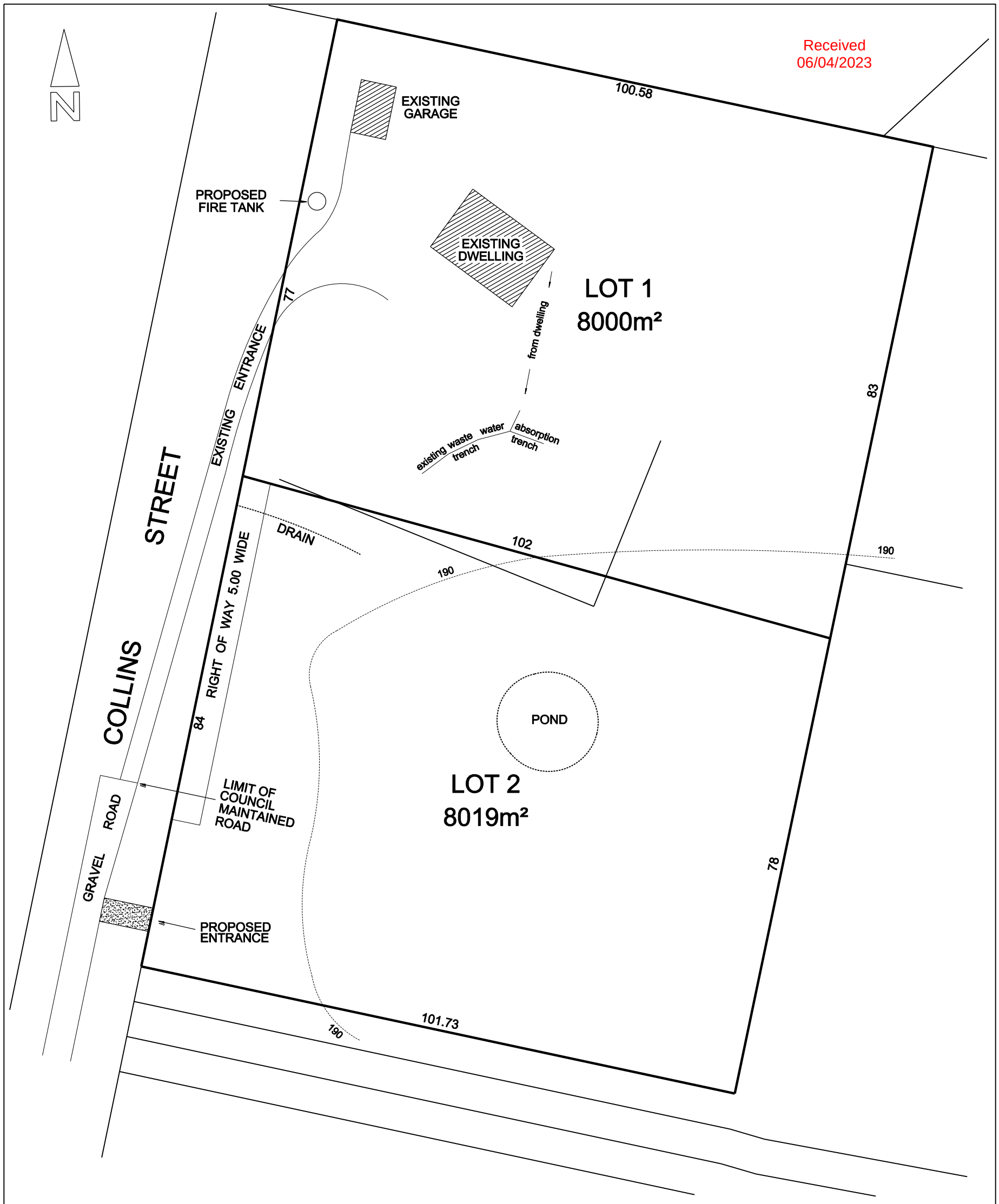
U50	Undisturbed sample 50mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT - sample recovered
Nc	SPT with solid cone
V	Vane Shear (kPa)
P	Pressure Meter
Bs	Bulk Sample
R	Refusal
E	Environmental Sample
PID	PID Measurement
WS	Water Sample

Moisture Condition
Dry (D)
Moist (M)
Wet (W)

Cohesive soils can also be described relative to their plastic limit, ie:
<Wp
=Wp
>Wp

Consistency

VS	Very soft
S	Soft
F	Firm
St	Stiff
VSt	Very stiff
H	Hard
Fb	Friable
VL	Very Loose
L	Loose
MD	Medium Dense
D	Dense
VD	Very Dense



NOTES
LOT 1 & LOT 2 COMPRISE THE WHOLE OF THE LAND IN F/R 17456/2

D.J.McCULLOCH Surveying
AUTHORISED LAND, ENGINEERING & MINING SURVEYORS
PO BOX 725
RIVERSIDE
TAS 7250
PHONE 03 63271394
MOBILE 0417526589
EMAIL:- mcculldj@bigpond.net.au

SUBDIVISION PLAN

1 Collins Street, Perth
Kaylene Lewis owner
Title Reference F/R 17456/2
Development Application for Planning Permit
Northern Midlands Council

Revision 1: 27/03/2023
Existing wastewater absorption lines added

SCALE 1:600 (A3)
Job No. 1826-2237

D.McCulloch
27/03/2023
Registered Land Surveyor Date

Plan Number
3722-01 DA R1

This plan has been prepared as a proposed subdivision plan to accompany an application to Council for Planning Approval and it should not be used for any other purpose. The dimensions, areas, boundary positions and number of lots are subject to final survey and also to the requirements of Council and any other authority acting under any relevant legislation. In particular no reliance should be placed on the information shown on this plan for any legal or financial dealings involving the subject or adjoining lands This note is an integral part of this plan

EXHIBITED

This planning application is open for public comment until

14 February 2023

This application is being assessed under the Tasmanian Planning Scheme - Northern Midlands

Reference no	**PLN-23-0011**
Site	**29 MAIN ROAD PERTH**
Proposed Development	**2 Lot Subdivision (Vary Lot Size, Perth Specific Area Plan)**
Zone	**8.0 General Residential - S7.0 Perth Specific Area Plan, C16.0 Safeguarding of Airports - Obstacle Limitation Area**
Use class	**Residential - Subdivision**
Development Status	**Discretionary**

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

EXHIBITED

PLANNING APPLICATION

Proposal

Description of proposal: Subdivision 2 lots

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 29 MAIN RD PERTH TAS 7300

CT no: 239566/1

Estimated cost of project $ NA subdivision *(include cost of landscaping, car parks etc for commercial/industrial uses)*

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

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

(attach additional sheets if necessary)

Is any signage required? .....
(if yes, provide details)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

EXHIBITED

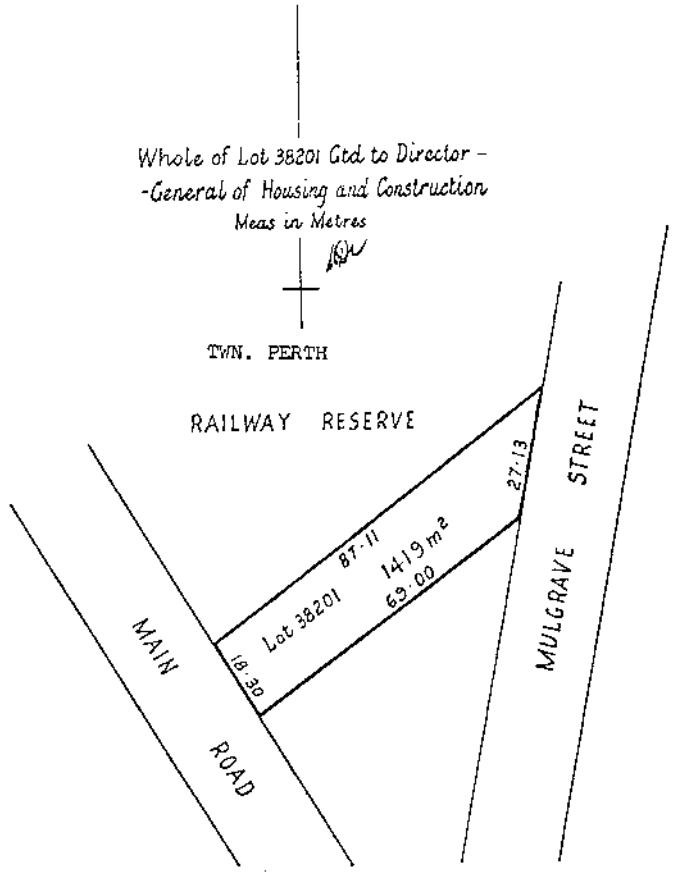
ANNEXURE TO CERTIFICATE OF TITLE VOL. 3814 FOL. 19

REGISTERED NUMBER

239566

Recorder of Titles

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register



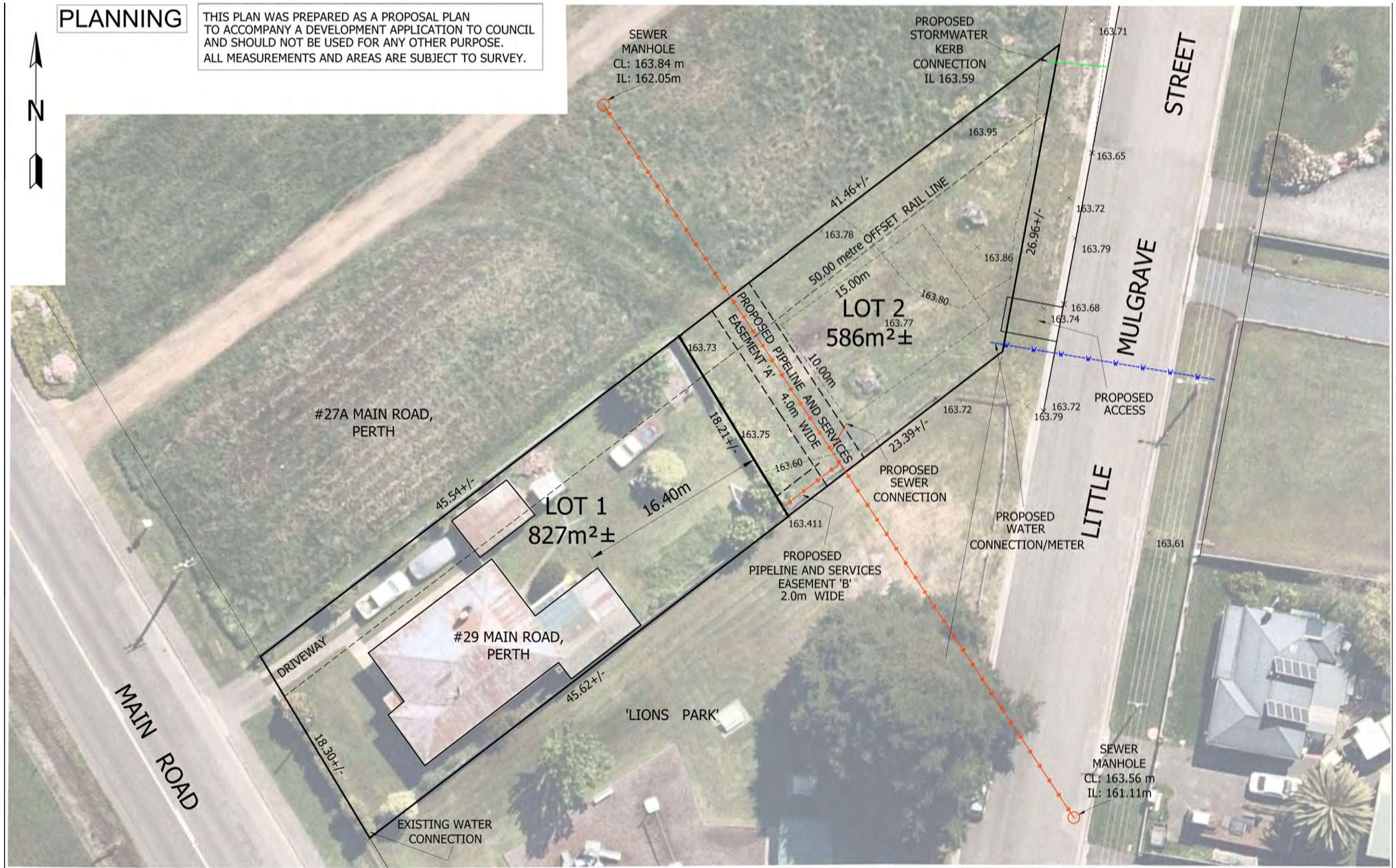
Search Date: 18 Jan 2023 Search Time: 09:26 AM Volume Number: 239566 Revision Number: 01 Page 1 of 1

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au

PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.



Notes:
DRAWING IS PLANE MEASURES BASED ON MGA2020 AT SPM11024.
E - 514289.303
N - 5398275.815
R.L. - 166.395

PROPOSED 2 LOT SUBDIVISION
OWNER: LEIGH MATTHEW WRIGLEY
29 MAIN ROAD, PERTH, 7300
C.T. 239566-1

EXHIBITED

N

WOOLCOTT SURVEYS
10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: office@woolcottsurveys.com.au

Job Number	Drawn	File name	Date	Scale	Edition	Sheet
L221109	CSS	L221109_Prop_Plan_190123	19/01/2023	1:300@A3	1	1/1

WOOLCOTT SURVEYS

EAST COAST SURVEYING

PLANNING SUPPORTING REPORT

Application for subdivision (2 lots)

29 Main Road PERTH

January 2023

EXHIBITED

Job Number: L221109
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner
Reviewed by:

Rev. no	Description	Date
1	Draft	18 January 2023
2	Final	19 January 2023

Launceston | St Helens | Hobart | Devonport
woolcottsurveys.com.au

Contents

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993.
This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Surveys

2. Subject site and proposal

2.1 Site details

Address	29 Main Road, Perth TAS 7300
Property ID	6744553
Title	239566/1
Land area	1419m^2
Planning Authority	Northern Midlands Council
Covenants or Agreements	None
Application status	Discretionary application
Existing Access	1 x access point from Main Road
Proposed development	Subdivision 2 Lots
Zone	General Residential
General Overlay - SAP	Perth Specific Area Plan
Overlay/s	Airport obstacle limitation area - 230m
Existing development	Single Dwelling with outbuilding
Existing services and infrastructure	
Water	Serviced
Wastewater	Serviced
Stormwater	Serviced

2.2 The Proposal

The proposal is for a subdivision of the land to two lots.
Proposed Lot 1 will have an area of 827m^2 and frontage to Main Road of 18.3m as existing.
Proposed Lot 2 will have an area of 586m^2 and frontage to Little Mulgrave Street of 26.96m with a proposed access point.

Lot 2 will have service connections for water, sewer and stormwater. The existing sewer connection for Lot 1 will be maintained with a proposed easement. Water and stormwater connections for Lot 1 are existing.

Figure 1 – Aerial view of the subject site (Source: LISTMap)

3. Planning context

3.1 Zoning and overlays

The site is zoned General Residential under the scheme. It is adjoined to the Open Space Zone.

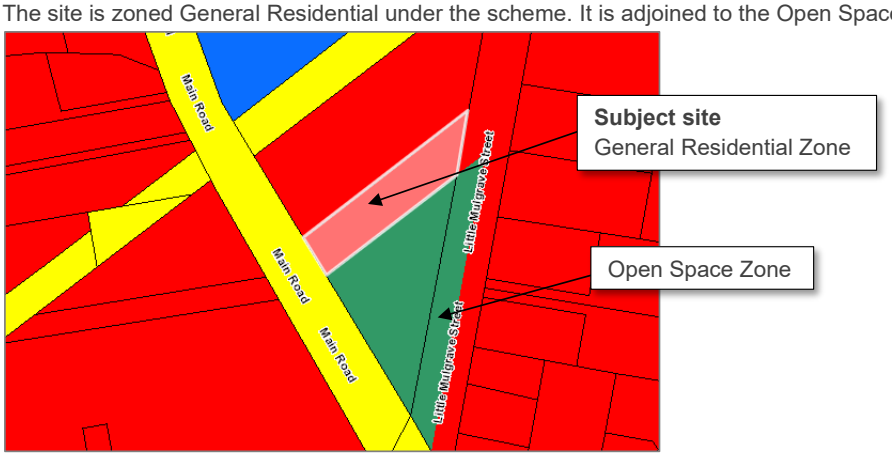


Figure 2 Zoning of the subject site and surrounding area (Source: LISTMap)

The site is within the Perth Specific Area Plan overlay shown here in orange shading.

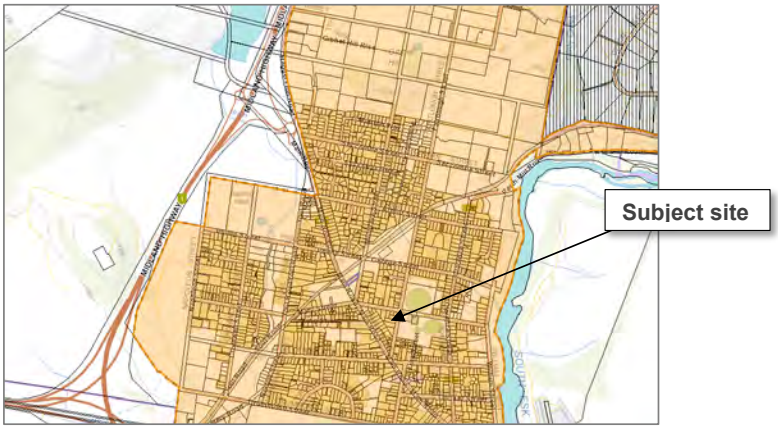


Figure 3 Showing the area covered by the Specific Area Plan for Perth (Source: LISTMap)

The subject site is affected by the Airport obstacle limitation area (hatched) overlay.

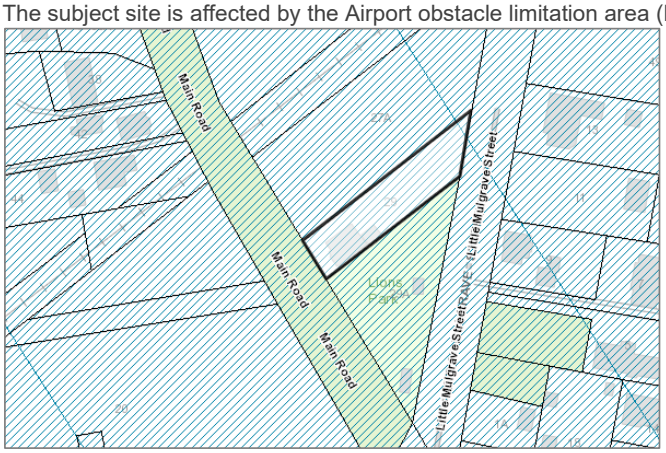


Figure 4 - Overlays affecting the subject site (Source: LISTMap)

4. Scheme Zone Assessment

4.1 SAP assessment

NOR-S7.0 Perth Specific Area Plan

NOR-S7.1 Plan Purpose

NOR-S7.1.1	To provide for residential use and development that is compatible with the unique and intact history and rural character of the town, its landscape setting along the riverbank and its views to the Ben Lomond Ranges and the Western Tiers.
NOR-S7.1.2	To provide for public and private transport links to Launceston.
NOR-S7.1.3	To provide for the subdivision of key development sites and provide for appropriately located public open space for good pedestrian connectivity within Perth and to the river precinct.
NOR-S7.1.4	To encourage subdivision that provides for large lots and minimises internal lots.
NOR-S7.1.5	That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.

NOR-S7.8 Development Standards for Subdivision

NOR-S7.8.2 Lot design

Objective

That subdivision lot designs provides for each lot:

a) has an area and dimensions appropriate for use and development;

b) is provided with appropriate access to a road;

c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and

d) is orientated to provide solar access for future dwellings.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 600m² and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; or c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.

Response

P1 The performance criteria are addressed. Proposed Lot 2 will be less than 600m^2 with a potentially reduced front setback.

a) Proposed Lot 1 will retain the existing development, and the new boundary will allow a rear setback of 16m.

b) Proposed Lot 2 will have adequate space for building that allows for sufficient rear and side setbacks. The necessary easement for proposed Lot 2 means that building areas would be confined to the front of the lot, regardless of any increase to the area. The front setback could be increased by encroaching into the railway buffer area – this would be dependent on future development.

c) The topography presents no challenges to future development.

d) No natural hazards for the subject site have been identified.

e) Each lot would have sufficient area to utilise as private open space with solar access.

f) The surrounding area is bound to the north by the railway line and the site itself is bound to the south by public open space (park). The existing development on the subject site is somewhat isolated from other residential development. However, there is existing residential development on Little Mulgrave Street and the surrounding area is predominantly GRZ; the proposed Lot 2 and future residential building will assist in linking the subject site to the residential cluster.

4.2 Zone assessment

8.0 General Residential Zone

8.1 Zone Purpose

8.1.1	To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2	To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3	To provide for non-residential use that: a. primarily serves the local community; and b. does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective	
That each lot: e) has an area and dimensions appropriate for use and development in the zone; f) is provided with appropriate access to a road; g) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and h) is orientated to provide solar access for future dwellings.	
Acceptable Solutions	Performance Criteria

A1 is addressed at NOR-S7.8.2

A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or	P2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a

	littoral reserve or Utilities, must have a frontage not less than 12m.		riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Response

A1 The acceptable solution is achieved.

A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3	Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic; d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the site.

Response

A3 The acceptable solution is achieved. The access for proposed Lot 1 is existing with no changes proposed. The new access for Lot 2 will be from Little Mulgrave Street which is a Council maintained road.

A4	Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	P4	Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining properties; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.

Response

Not applicable.

8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide the water service and its location; d) the topography of the site; and e) any advice from a regulated entity.

Response

A1 The acceptable solution is achieved.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No performance criteria.

Response

A1 The acceptable solution is achieved.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.

Response

A3 The Acceptable Solution is achieved.

4.3 Code Assessment

The following Codes under the Scheme are considered applicable to this application.

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The acceptable solution is achieved. Each lot can contain two car parking spaces. The car parking for proposed Lot 1 will be retained.

C2.6 Development Standards for Buildings and Works

Development as a part of this application is not proposed.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1.4 The Acceptable Solution is achieved.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

A1 The acceptable solution is achieved. Proposed Lot 2 will be able to provide a building area that is outside of the railway attenuation area.

C16.0 Safeguarding of Airports Code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

5. Conclusion

The proposed development is for subdivision of the land to two lots. Proposed Lot 1 will have an area of 827m^2 and contain the existing residential development. Proposed Lot 2 will have an area of 586m^2 and will be a vacant residential lot. Lot 2 will have an easement applied over the existing pipeline. Access to Lot 1 is existing and new access for Lot 2 will be made to Little Mulgrave Street.

All reticulated services can be provided to each lot.

The proposal is appropriate to the zone and meets the provisions of the Scheme. Approval for the subdivision is sought from Council.

Annexure 1 – Certificate of Title Plan and Folio Text
Annexure 2 – Subdivision proposal plan

WOOLCOTT SURVEYS

Land Surveying | Town Planning | Project Management

w woolcottsurveys.com.au **e** office@woolcottsurveys.com.au

Launceston
Head office
10 Goodman Court
Invermay 7250
p (03) 6332 3760

St Helens
East Coast office
48 Cecilia Street
St Helens 7216
p (03) 6376 1972

Hobart
South office
Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968

Devonport
North west office
2 Piping Lane
East Devonport 7310
p (03) 6332 3760

EXHIBITED

Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN-23-0011	**Application date**	31/01/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00118-NMC	**Date of response**	1/02/2023
TasWater Contact	David Boyle	**Phone No.**	0436 629 652
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	29 MAIN RD, PERTH	**Property ID (PID)**	6744553
Description of development	2 Lot Subdivision	**Stage No.**	

Additional information required

Additional information is required to process your request. To enable assessment to continue please submit the following:

1. Please provide a concept servicing plan for water services which shows the following:
    a. The current water main located in Little Mulgrave St is only a DN50mm Ø, and it is currently oversubscribed and will also not be able to provide fire protection to this new lot. Concept servicing plan needs to show that the DN50mm pipe will be replaced with a DN100mm Ø water main to the proposed lot.
    b. Indicative location of water main extensions required to service the development.
    c. Show existing sewer connection to be capped off.

Advice

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

1) Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map
2) Click 'Layers'
3) Click 'Add Layer'
4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
5) Search for property
6) Click on the asset to reveal its properties

TASWATER CONTACT DETAILS			
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

Request for Additional Information

For Planning Authority Notice

Council Planning Permit No.	PLN-23-0011	**Application date**	31/01/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00118-NMC	**Date of response**	18/04/2023
TasWater Contact	David Boyle	**Phone No.**	0436 629 652
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	29 MAIN RD, PERTH	**Property ID (PID)**	6744553
Description of development	2 Lot Subdivision	**Stage No.**	

Additional information required

Additional information is required to process your request. To enable assessment to continue please submit the following:

a. Is this a stratum or still a 2 lot subdivision?
   If it is a subdivision this still needs to occur.
   The current water main located in Little Mulgrave St is only a DN50mm Ø, and it is currently oversubscribed and will also not be able to provide fire protection to this new lot.
   Concept servicing plan needs to show that the DN50mm pipe will be replaced with a DN100mm Ø water main to the proposed lot.
   Indicative location of water main extensions required to service the development.

Advice

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

1) Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map
2) Click 'Layers'
3) Click 'Add Layer'
4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
5) Search for property
6) Click on the asset to reveal its properties

TASWATER CONTACT DETAILS			
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

WOOLCOTT SURVEYS

EAST COAST SURVEYING

PLANNING SUPPORTING REPORT

Application for subdivision (2 lots)

29 Main Road PERTH

January 2023

Job Number: L221109
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner
Reviewed by:

Rev. no	Description	Date
1	Draft	18 January 2023
2	Final	19 January 2023

Launceston | St Helens | Hobart | Devonport
woolcottsurveys.com.au

Contents

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the Land Use Planning and Approval Act 1993.
This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Woolcott Surveys

2. Subject site and proposal

2.1 Site details

Address	29 Main Road, Perth TAS 7300
Property ID	6744553
Title	239566/1
Land area	1419m^2
Planning Authority	Northern Midlands Council
Covenants or Agreements	None
Application status	Discretionary application
Existing Access	1 x access point from Main Road
Proposed development	Subdivision 2 Lots
Zone	General Residential
General Overlay - SAP	Perth Specific Area Plan
Overlay/s	Airport obstacle limitation area - 230m
Existing development	Single Dwelling with outbuilding
Existing services and infrastructure	
Water	Serviced
Wastewater	Serviced
Stormwater	Serviced

2.2 The Proposal

The proposal is for a subdivision of the land to two lots.
Proposed Lot 1 will have an area of 827m^2 and frontage to Main Road of 18.3m as existing.
Proposed Lot 2 will have an area of 586m^2 and frontage to Little Mulgrave Street of 26.96m with a proposed access point.

Lot 2 will have service connections for water, sewer and stormwater. The existing sewer connection for Lot 1 will be maintained with a proposed easement. Water and stormwater connections for Lot 1 are existing.

Figure 1 – Aerial view of the subject site (Source: LISTMap)

3. Planning context

3.1 Zoning and overlays

The site is zoned General Residential under the scheme. It is adjoined to the Open Space Zone.

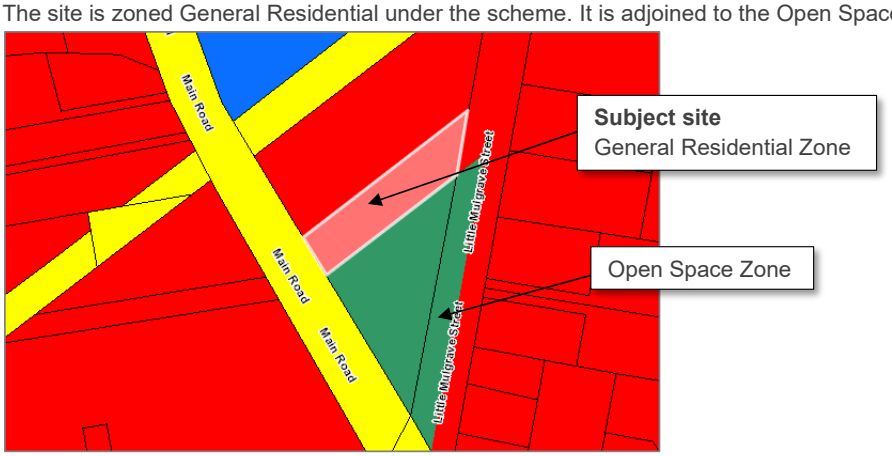


Figure 2 Zoning of the subject site and surrounding area (Source: LISTMap)

The site is within the Perth Specific Area Plan overlay shown here in orange shading.

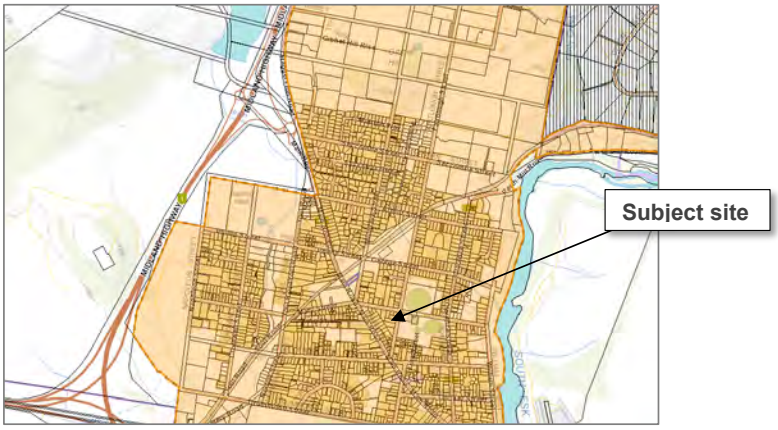


Figure 3 Showing the area covered by the Specific Area Plan for Perth (Source: LISTMap)

The subject site is affected by the Airport obstacle limitation area (hatched) overlay.

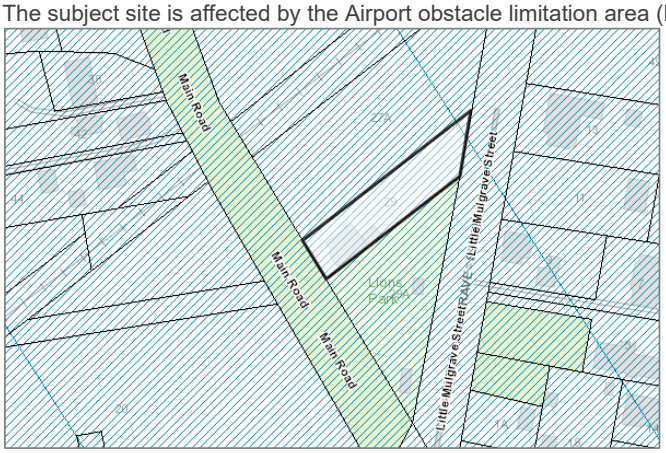


Figure 4 - Overlays affecting the subject site (Source: LISTMap)

4. Scheme Zone Assessment

4.1 SAP assessment

NOR-S7.0 Perth Specific Area Plan

NOR-S7.1 Plan Purpose

NOR-S7.1.1	To provide for residential use and development that is compatible with the unique and intact history and rural character of the town, its landscape setting along the riverbank and its views to the Ben Lomond Ranges and the Western Tiers.
NOR-S7.1.2	To provide for public and private transport links to Launceston.
NOR-S7.1.3	To provide for the subdivision of key development sites and provide for appropriately located public open space for good pedestrian connectivity within Perth and to the river precinct.
NOR-S7.1.4	To encourage subdivision that provides for large lots and minimises internal lots.
NOR-S7.1.5	That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.

NOR-S7.8 Development Standards for Subdivision

NOR-S7.8.2 Lot design

Objective

That subdivision lot designs provides for each lot:

a) has an area and dimensions appropriate for use and development;

b) is provided with appropriate access to a road;

c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and

d) is orientated to provide solar access for future dwellings.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: a) have an area of not less than 600m² and: i. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and ii. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; b) be required for public use by the Crown, a council or a State authority; or c) be required for the provision of Utilities; or d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: a) the relevant requirements for development of buildings on the lots; b) the intended location of buildings on the lots; c) the topography of the site; d) the presence of any natural hazards; e) adequate provision of private open space; and f) the pattern of development existing on established properties in the area.

Response

P1 The performance criteria are addressed. Proposed Lot 2 will be less than 600m^2 with a potentially reduced front setback.

a) Proposed Lot 1 will retain the existing development, and the new boundary will allow a rear setback of 16m.

b) Proposed Lot 2 will have adequate space for building that allows for sufficient rear and side setbacks. The necessary easement for proposed Lot 2 means that building areas would be confined to the front of the lot, regardless of any increase to the area. The front setback could be increased by encroaching into the railway buffer area – this would be dependent on future development.

c) The topography presents no challenges to future development.

d) No natural hazards for the subject site have been identified.

e) Each lot would have sufficient area to utilise as private open space with solar access.

f) The surrounding area is bound to the north by the railway line and the site itself is bound to the south by public open space (park). The existing development on the subject site is somewhat isolated from other residential development. However, there is existing residential development on Little Mulgrave Street and the surrounding area is predominantly GRZ; the proposed Lot 2 and future residential building will assist in linking the subject site to the residential cluster.

4.2 Zone assessment

8.0 General Residential Zone

8.1 Zone Purpose

8.1.1	To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
8.1.2	To provide for the efficient utilisation of available social, transport and other service infrastructure.
8.1.3	To provide for non-residential use that: a. primarily serves the local community; and b. does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
8.1.4	To provide for Visitor Accommodation that is compatible with residential character.

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective

That each lot:

e) has an area and dimensions appropriate for use and development in the zone;

f) is provided with appropriate access to a road;

g) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and

h) is orientated to provide solar access for future dwellings.

Acceptable Solutions	Performance Criteria

A1 is addressed at NOR-S7.8.2

A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or	P2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a

	littoral reserve or Utilities, must have a frontage not less than 12m.		riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: a) the width of frontage proposed, if any; b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; c) the topography of the site; d) the functionality and useability of the frontage; e) the ability to manoeuvre vehicles on the site; and f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Response

A1 The acceptable solution is achieved.

A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3	Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: a) the topography of the site; b) the distance between the lot or building area and the carriageway; c) the nature of the road and the traffic; d) the anticipated nature of vehicles likely to access the site; and e) the ability for emergency services to access the site.

Response

A3 The acceptable solution is achieved. The access for proposed Lot 1 is existing with no changes proposed. The new access for Lot 2 will be from Little Mulgrave Street which is a Council maintained road.

A4	Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	P4	Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining properties; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.

Response

Not applicable.

8.6.3 Services

Objective	
That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	P1 A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: a) flow rates; b) the quality of potable water; c) any existing or proposed infrastructure to provide the water service and its location; d) the topography of the site; and e) any advice from a regulated entity.

Response

A1 The acceptable solution is achieved.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	P2 No performance criteria.

Response

A1 The acceptable solution is achieved.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: a) the size of the lot; b) topography of the site; c) soil conditions; d) any existing buildings on the site; e) any area of the site covered by impervious surfaces; and f) any watercourse on the land.

Response

A3 The Acceptable Solution is achieved.

4.3 Code Assessment

The following Codes under the Scheme are considered applicable to this application.

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The acceptable solution is achieved. Each lot can contain two car parking spaces. The car parking for proposed Lot 1 will be retained.

C2.6 Development Standards for Buildings and Works

Development as a part of this application is not proposed.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1.4 The Acceptable Solution is achieved.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

A1 The acceptable solution is achieved. Proposed Lot 2 will be able to provide a building area that is outside of the railway attenuation area.

C16.0 Safeguarding of Airports Code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

5. Conclusion

The proposed development is for subdivision of the land to two lots. Proposed Lot 1 will have an area of 827m^2 and contain the existing residential development. Proposed Lot 2 will have an area of 586m^2 and will be a vacant residential lot. Lot 2 will have an easement applied over the existing pipeline. Access to Lot 1 is existing and new access for Lot 2 will be made to Little Mulgrave Street.

All reticulated services can be provided to each lot.

The proposal is appropriate to the zone and meets the provisions of the Scheme. Approval for the subdivision is sought from Council.

Annexure 1 – Certificate of Title Plan and Folio Text
Annexure 2 – Subdivision proposal plan

WOOLCOTT SURVEYS

Land Surveying | Town Planning | Project Management

w woolcottsurveys.com.au **e** office@woolcottsurveys.com.au

Launceston
Head office
10 Goodman Court
Invermay 7250
p (03) 6332 3760

St Helens
East Coast office
48 Cecilia Street
St Helens 7216
p (03) 6376 1972

Hobart
South office
Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968

Devonport
North west office
2 Piping Lane
East Devonport 7310
p (03) 6332 3760

Rosemary Jones

From: Laura Small <Laura.Small@tasrail.com.au>
Sent: Monday, 13 February 2023 2:29 PM
To: NMC Planning
Cc: Jennifer Jarvis
Subject: PLN-23-0011 – 29 Main Road, Perth – 2 Lot Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Reference no. PLN-23-0011 – 29 Main Road, Perth – 2 Lot Subdivision

Good afternoon,

Thank you for referring the above application to TasRail.

TasRail notes that the application involves a subdivision within the railway attenuation area. It is noted that the proposed plan of subdivision provides a "50.0 metre OFFSET RAIL LINE" mark however it appears that the 50m has been measured from the rail line and not from the boundary of the rail network, as required by the C3.0 Road and Railway Assets Code. TasRail estimates the site is approximately 38m from the State Rail Network boundary and therefore application relies on the Performance Criteria (P1) at clause C3.7.1. It is recommended that the Plan of subdivision is amended accordingly.

It is noted that the proposed plan of subdivision shows stormwater to be discharged via a kerb connection.

TasRail does not object to the proposal, conditional on the owner/applicant providing written acknowledgement confirming their awareness that the new proposed lot will be located in close proximity to an operational rail corridor. Prior to the construction of a habitable building, appropriate due diligence should be undertaken to satisfy themselves of the likely exposure to train horn noise and vibration. The acknowledgement should state awareness that trains operate 24/7 including late at night and early hours of the morning with the train horn required to be sounded twice per level crossing and at any time a train driver perceives risk.

Please don't hesitate to contact me if you have any questions or concerns.

Kind regards,

Laura Small

Town Planning Specialist | Property
| Mobile: 0497 089 784
11 Techno Park Drive, Kings Meadows, Tasmania, 7249
Laura.Small@tasrail.com.au

'Tasmania's trusted provider of safe and dependable rail logistics solutions'

PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

Received
24.04.2023

N

SEWER MANHOLE
CL: 163.84 m
IL: 162.05m

PROPOSED STORMWATER KERB CONNECTION
IL 163.59

PROPOSED NEW SEWER CONNECTION
FOR LOT 2 WORKS TO BE COMPLETED BY TAS WATER AT
DEVELOPERS EXPENSE DN100 PVC-U-SN10.

#27A MAIN ROAD,
PERTH

LOT 2
586m²±

LOT 1
827m²±

#29 MAIN ROAD,
PERTH

PROPOSED PIPELINE AND SERVICES EASEMENT 'A' 4.0m WIDE

PROPOSED PIPELINE AND SERVICES EASEMENT 'B' 2.0m WIDE

50.00 metre OFFSET RAIL RESERVE BOUNDARY

Min. 1.0m

0.50

PROPOSED ACCESS

PROPOSED SEWER CONNECTION

PROPOSED WATER CONNECTION/METER (SEE NOTE BELOW)

EXISTING WATER MAIN 50mm DN

Council Stormwater Grated Pit

DRIVEWAY

EXISTING WATER CONNECTION

'LIONS PARK'

NOTE: NEW WATER CONNECTION FOR LOT 2, NEW DN25(ID20) HDPE (PE100) SDR11, PN116 WATER CONNECTION AND INSTALLATION FOR 1 X ID20mm WATER METER AS PER TAS WATER STANDARD DRAWING (TWS-W-0002) SHEET 2 BY TAS WATER AT DEVELOPERS EXPENSE.

SEWER MANHOLE
CL: 163.56 m
IL: 161.11m

MAIN ROAD

LITTLE MULGRAVE STREET

41.46+/-
26.96+/-
15.00m
10.00m
2.35
23.39+/-
2.22
18.21+/-
45.54+/-
16.40m
45.62+/-
18.30+/-

163.78 163.95 163.71 163.65 163.72 163.79 163.86 163.80 163.77 163.73 163.68 163.74 163.72 163.79 163.75 163.70 163.61 163.55 163.53

Notes:
DRAWING IS PLANE MEASURES BASED ON MGA2020 AT SPM11024.
E - 514289.303
N - 5398275.815
R.L. - 166.395

PROPOSED 2 LOT SUBDIVISION
OWNER: LEIGH MATTHEW WRIGLEY
29 MAIN ROAD, PERTH, 7300
C.T. 239566-1

N

WOOLCOTT SURVEYS
10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: office@woolcottsurveys.com.au

Job Number	Drawn	File name	Date	Scale	Edition	Sheet
L221109	CSS	L221109_Prop_Plan_240423	24/04/2023	1:300@A3	3	1/1

PLANNING

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

N

LEGEND:

- PROPOSED FILL CONTOURS

SEWER MANHOLE
CL: 163.84 m
IL: 162.05m

PROPOSED STORMWATER KERB CONNECTION
IL 163.59

STREET

0.6% FALL ACROSS BLOCK

41.46+/-

163.80

26.96+/-

PROPOSED RL:
163.93

PROPOSED RL:
163.93

PROPOSED ACCESS

MULGRAVE

LOT 2
586m²±

EXISTING RL TO BE RETAINED: 163.73

FILL AREA TO BE BATTERED
1.0m FROM LOT 1

164.10

164.00

163.90

EXISTING RL TO BE RETAINED: 163.74

#27A MAIN ROAD,
PERTH

18.21+/-

EXISTING HOUSE AREA DRAINS TO COUNCIL PIT IN STREET

45.54+/-

0.16m FILL TO BE ADDED
AREA TO BE KEPT FLAT

23.39+/-

LOT 1
827m²±

EXISTING RL TO BE RETAINED: 163.70

PROPOSED RL:
163.86

PROPOSED RL:
163.86

LITTLE

Council Stormwater Grated Pit

EXISTING RL:
163.55

DRIVEWAY

#29 MAIN ROAD,
PERTH

45.62+/-

'LIONS PARK'

MAIN ROAD

18.30+/-

EXISTING RL:
163.53

EXISTING WATER CONNECTION

Received
11/04/2023

SEWER MANHOLE
CL: 163.56 m
IL: 161.11m

Notes:
DRAWING IS PLANE MEASURES BASED ON MGA2020 AT SPM11024.
E - 514289.303
N - 5398275.815
R.L. - 166.395
CONTOUR INTERVAL IS 0.1m, INDEX IS 0.5m

FILL PLAN
OWNER: LEIGH MATTHEW WRIGLEY
29 MAIN ROAD, PERTH, 7300
C.T. 239566-1

N

WOOLCOTT SURVEYS

10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: office@woolcottsurveys.com.au

Job Number
L221109

Drawn	File name	Date	Scale	Edition	Sheet
CSS	L221109_Prop_Plan_60323	6/03/2023	1:300@A3	2	1/1

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0011	**Council notice date**	31/01/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00118-NMC	**Date of response**	27/04/2023
TasWater Contact	David Boyle	**Phone No.**	0436 629 652
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	29 MAIN RD, PERTH	**Property ID (PID)**	6744553
Description of development	2 Lot Subdivision		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Woolcott Surveys	L221109 Sheet 1/1	3	24/04/2023

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
   Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
5. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions and/or lot creation requirements.
6. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
   a. the exact location of the existing sewerage infrastructure,

b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of $226.71, and a Consent to Register a Legal Document fee of $239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting to the lots on the plan.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

XXX LOCAL DISTRICT COMMITTEE
MEMORANDUM OF UNDERSTANDING

NORTHERN MIDLANDS COUNCIL

1. SCOPE

The XXX Local District Committee was established as a special committee of the Northern Midlands Council (Council) on XXXXXX pursuant to section 24 of the *Local Government Act 1993*.

2. PURPOSE

The XXXX Local District Committee is to act in an advisory capacity only.

For the purposes of this Memorandum of Understanding the term "advisory" means:

- having or consisting in the power to make recommendations but not to take action enforcing them.
- Local District Committees and Forums do not deal with complaints. Complaints should be directed to Council

The purpose of the XXX Local District Committee is to:

- Be a communication channel for information between Council and the community of XXXX;
- Identify needs, concerns and expectations of the local community of XXXXX and advise Council of these needs;
- Consider and provide feedback to Council in respect to matters referred to the committee by Council.

3. PARTIES TO THE AGREEMENT

This agreement is between the Northern Midlands Council and the members of the XXXX Local District Committee.

4. MEMBERSHIP

Membership of the XXX Local District Committee shall comprise of a minimum of six (6) members and a maximum of ten (10) members.

Members are appointed for a term of two (2) years (term of membership). The term of membership is to commence in July and conclude in June.

Members are to comprise of residents of XXXX and representatives of organisations based within those communities, with invitations to be extended to local business owners to join the Committees membership.

Membership of the XXX Local District Committee is to be advertised at least 6 weeks, but no more than 8 weeks prior to the expiration of a term of membership. Advertising is to occur:

- in the Northern Midlands Courier and Examiner newspaper; and
- on social media; and
- on Council's website.

Should the number of applications for membership exceed the number of vacancies, Council's Executive (comprising Mayor, Deputy Mayor and one Councillor) will determine the successful applicants in consultation with the Councillor representative/s to the Committee.

Committee membership is to be ratified by the Northern Midlands Council at the next ordinary Council meeting prior to the commencement of the membership term.

In the event that insufficient applications are received to fill the number of vacancies, Council will, periodically, re-advertise the positions in the Northern Midlands Courier Newspaper, on Council's website and via social media.

Applications to Committees with less than 10 members can be made at any time; however, applications will not be accepted for ratification within the final 3 months of a two-year term.

In the event that less than 6 applications for membership are received the Committee is to go into recess until a sufficient number of applications are received.

Membership will be subject to the current registration as a Council Volunteer and as such the contract with Council as a Volunteer extends to membership of the Committee; with Volunteer registration and induction to be completed prior to the commencement of membership.

At the conclusion of their terms of office, members are eligible to reapply for membership of the Committee.

The Committee shall have the power to appoint from within the membership the following officers:

- Chairperson
- Vice Chairperson

All officers shall be appointed at the General Meeting held at the commencement of a two-year term of appointment.

The office of a member becomes vacant if the member is absent from 3 consecutive ordinary meetings of the Committee.

Council will give consideration to an application for an extended leave of absence which has been endorsed by the Committee on a case by case basis.

5. ROLES AND RESPONSIBILITIES

The following are the roles and responsibilities of the XXX Local District Committee:

- To notify Council of matters that are strategic in nature (which Council is directly responsible for, or, may have influence over) within the XXXX district.
- To provide comment/advise on matters referred to it by Council.
- To liaise with the community and special interest groups to ascertain their views/opinions on local issues and projects and notify Council of these.
- To receive communications from the local community and special interest groups and forward their letters/requests with appropriate comment/feedback to Council.
- To provide to Council in March each year a prioritised list of works and services to be considered for funding, including projects that could be considered for funding under appropriate Federal and State Government schemes.
- Members to submit customer requests online when matters of concern are operational in nature eg: lawn mowing; road repairs.

The following are the roles and responsibilities of the Council:

- To notify and communicate with the Committee on matters of interest or concern to the local community.
- To provide comment and advice on matters referred to it by the Committee.
- To receive and consider the prioritised list of works and services to be considered for funding, including projects that could be considered for funding under appropriate Federal and State Government schemes.

The Committee's primary and priority focus is to work with the Council to make the Northern Midlands an enviable place to live, work and play.

6. MEETING PROCEDURES

Meetings are to be governed in accordance with the procedures stated above, and in the event, this Memorandum of Understanding is silent in respect to a procedure, reference is to be made to the *Local Government (Meeting Procedures) Regulations 2015* for the appropriate procedure.

Meetings are to be held at a minimum once per quarter.

Meeting length is not to exceed 1.5 hours.

Notice of a meeting is to be given to the members of the XXX Local District Committee at least 4 days but not more than 14 days prior to an ordinary meeting.

A calendar of meeting dates is to be determined and published prior to the commencement of each calendar year.

An agenda for the meeting is to be provided to the members of the XXXX Local District Committee at least 4 days prior to an ordinary meeting.

A meeting quorum is a majority of the XXXX Local District Committee current membership. For example, if the total number of members is 8, the quorum is 5.

A decision by the XXXX Local District Committee is to be made by consensus (half the members present at a meeting, plus one). In the event the decision is split, the Chair is to make the final decision.

Guests attending XXXX Local District Committee meetings are to do so as observers only and may only participate on invitation by the Chair. Guests must abide by meeting protocol.

Guests wishing to make a presentation or to provide comment at a meeting are to seek consent from the Chair and/or Secretary prior to the meeting.

Unless otherwise agreed, such presentation or comment is limited to a maximum of 3 minutes.

Minutes of an ordinary meeting are to be circulated as soon as practicable after the meeting, but no more than 10 working days after the meeting.

If required, subgroup meetings will be arranged outside of ordinary meeting times, at a time convenient to the subgroup members.

7. COMMUNICATION, INFORMATION SHARING AND CONSULTATION

The Northern Midlands Council will, at its next Ordinary Meeting, following a local government election, appoint a Councillor representative to the XXX Local District Committee. The role of the Councillor is to:

- Provide information to the Committee from the Council.

The Councillor representative is an advisory role only and the Councillor is not entitled to move or vote on any decisions made by the committee. The Chair may not withhold from an attending Councillor the freedom to speak at a meeting.

Minutes of the meetings of the XXX Local District Committee are to be reported to the Northern Midlands Council as an information item to the next Council meeting after the meeting of the XXX Local District Committee.

If the XXX Local District Committee wishes Council to investigate a matter it must put a motion to the Northern Midlands Council for consideration. The Secretary is to have listed in the next Council Meeting Agenda any motions reflected in the Committees minutes and report back to the Committee the outcome of the motions.

Any incoming (or outgoing) official correspondence received (or sent) by the Chair, or the membership on behalf of the Chair, in relation to the XXX Local District Committee, which has not been referred to the Committee by Council or generated by Council, is to be provided to Council within 14 days of receipt thereof. Correspondence will be recorded by Council and a formal response provided by Council.

The Mayor is the official spokesperson of Council, any media or comment sought from the Committee must be referred to Council. Approval of any correspondence to be sent by the XXX Local District Committee is to be sought from Council's General Manager.

8. REVIEW AND EVALUATION

Council retains the right to review this Memorandum of Understanding at any time.

At the Biennial General Meeting of the XXX Local District Committee held at the commencement of each term of appointment, the XXX Local District Committee is to review the provisions of this Memorandum of Understanding, execute the document and suggest amendments to its content.

9. SECRETARIAL SUPPORT & RESOURCES

Provision of secretarial support will be provided :

- on a monthly basis, during office hours (subject to officer availability); or
- on a bi-monthly basis, for meetings out of office hours (subject to officer availability, for meetings commencing at or before 6.30pm), or
- $2,500 in lieu of secretarial support. (Currently the monies are provided for projects subject to Council approval; and whether the funds are a reasonable incentive).

The Committees appointed Council Secretary will provide secretarial support for a maximum of 11 meetings per annum.

Secretarial support will not be provided for subgroup meetings; however, some administration assistance may be provided for approved projects.

The XXX Local District Committee is to opt for one of the following resources to be provided by the Northern Midlands Council:

☐ Secretarial assistance (meetings held in office hours) at scheduled monthly meetings, subject to availability.

OR

☐ Secretarial assistance (meetings held out of office hours commencing at or before 6.30pm) at scheduled bi-monthly meetings, subject to availability.

OR

☐ An annual budget allocation of $2,500, in lieu of secretarial assistance, to be made available for projects, or secretarial support, as approved by Council.

XXX LOCAL DISTRICT COMMITTEE

.....
CHAIRPERSON

DATE: .....

NORTHERN MIDLANDS COUNCIL

.....
MAYOR

DATE: .....

WITNESS: .....
GENERAL MANAGER

DATE: .....

NORTHERN MIDLANDS COUNCIL
POLICY MANUAL

PLAYGROUND SHADE & FENCING

Originated Date: Adopted Date – Min No. …/…

Amended Date/s:

Applicable Legislation:

Objective To provide shade to public places, facilities and open spaces throughout the municipality

Administration: Works & Infrastructure

Review Cycle/Date: Every two years.

1. PURPOSE

As part of creating a healthy and safe environment, Northern Midlands Council has a key role to play in providing the community with public playgrounds that provide protection from sun exposure.

2. AIM

SHADE

To reduce the incidence of skin cancer in the Northern Midlands Council municipality by increasing the provision of sustainable, quality shade within the municipality and encouraging the sun protection practices of the community.

Fencing

Provide safe playground environments from roads and watercourses.

3. STATEMENTS

- Council aims to provide safe and attractive playground facilities for the community. This includes the provision of sustainable, quality shade. Council recognises that there are opportunities to improve the provision of shade across existing and newly developed council facilities.
- Community members within the municipality are also to be encouraged to practice personal protection measures as recommended by SunSmart and other sun safe initiatives.
- Quality shade provides protection from solar UV radiation at the right place at the right time. Priority areas for shade provision are places where people gather at times of peak UV, in particular between 10am and 2pm Eastern Standard Time and 11am and 3pm Daylight Saving Time.
- Sustainable shade solutions usually involve strategic planting of trees and other vegetation incorporated with built shade to provide sun protection.
- Safety should also be a major consideration in the provision of either natural or built shade. The provision of shade should not create safety hazards.

4. APPLICATION

- Ensure that consideration of shade is incorporated into urban and open space planning.
- Ensure the consideration of shade when planning and approving public facilities and renovating existing infrastructure including landscape design.
- Increase the provision of sustainable, quality shade at playgrounds within the municipality.
- Increase the provision of shade at community events, including the erection of portable shade structures at community events.
- Increase the provision of sustainable, quality shade in new estate developments.
- Encourage community members to adopt sun protection practices to reduce individual risk.
- Ensure that shade provision is incorporated into other existing policies across council and budget allocations.
- Provide signage at playground facilities/spaces encouraging sun protection practices, including seeking shade, for individuals.
- Take advantage of existing campaigns and strategies to promote sun safe behaviours to the community and endeavour to initiate further strategies that will address local needs and circumstance.
- Ensure any tree removal required for public safety does not result in any loss of shade via replacement tree planting or constructed shade.

5. ASSESSMENT GUIDELINES

SHADE

A shade audit will be conducted within the Northern Midlands area to identify the need for shade (including reflection mitigation) at public facilities and assess the suitability of existing shade provision. The audit should also include recommended timeframes for the establishment of new or additional shade. The audit must be reviewed and updated as part of the review of this policy. The audit should include a visual assessment of:

- Equipment and facilities available
- Surface materials for UVR reflection
- Existing built and natural shade
- Effectiveness of existing shade in relation to facilities
- Level of usage

FENCING

Fencing shall be provided around play equipment in playgrounds and open space when any of the following occur:

- The play equipment is within 20m of a title boundary adjacent to a main road or a road with a speed limit of greater than 50km/h.
- The play equipment is bordered on two or more sides by a road/s and is within 20m of the roadside boundaries.
- The play equipment is located adjacent to a watercourse or body of water.

The following documents are to be used as a reference for auditing and assessment:

- *Australian Standards AS 4685.0:2017 - Playground equipment and surfacing Part 0: Development, installation, inspection maintenance and operation*
- *Creating Shade at Public facilities, Policy & Guidelines for local Government - Edition 2*

6. REVIEW

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

A report on progress and submission to continue funding the 2023-24 work of Launceston and Northern Tasmania Gastronomy.

To the General Managers
City of Launceston
and the Councils of Break O'Day,
Dorset,
George Town,
Northern Midlands,
Meander Valley and
West Tamar

What does gastronomy mean to you?

"Everyone having a seat at a kitchen table to share…a good meal, recipes, and stories."

Our winner: Kathryn Kahl from Ravenswood

Launceston & Northern Tasmania Gastronomy

The overarching goal of the 2021 application for the UNESCO Creative City of Gastronomy designation was to gain official recognition of the City and Region's food system and culture.

We are an agrarian community, and our food system provides the foundation for our identity and prosperity. Our food culture has evolved to a level of depth and sophistication that is now internationally recognised.

The UNESCO acknowledgment provides a vehicle for us to talk with confidence about the value proposition and competitive advantage of our 'place'. This includes mature food system and culture of production, trade, value adding, eating, drinking, events, learning, sharing, skill development but also the 'Tasmanian paradox' of food insecurity amongst abundant production.

We are building strategic networks with other 'gastronomy' cities where there is the potential to learn, share and trade. China's southern island state of Macau is hosting a gastronomy travel fair which offers a chef and producer from our city and region the opportunity to attend and promote our culinary skills and food products. Local Macau businesses who stock our foods will also be involved. We are presently developing this opportunity with State Growth, one that would not have come about without the gastronomy designation.

Our primary role is to advocate for funding for others who align with the sustainable development goals and to respond where there is a genuine gap. An example is agriCULTURED, the four-day event that brings the agri-food and cultural sectors together in our city and region. agriCULTURED needed a credible governance structure to secure funding from Events Tasmania for the next three years. agriCULTURED is now an event of Launceston and Northern Tasmania Gastronomy.

An example of a genuine gap, is an app-based 'seasonal gastronomic map' that can influence people to explore further, buy differently and share surplus throughout our region. There is no comparable product available, while the outcome has the potential to benefit the region's entire food system.

Launceston and Northern Tasmania Gastronomy is a volunteer board. Our budget is modest with each dollar considered and strategically placed. There are some project grants available that the board helps other groups access, but there is no funding to cover operating costs.

The board is committed to the international recognition of our city and region, the sustainable development goals, and influencing change within our communities to grow environmental, cultural, social, and economic prosperity. We hope you will continue to support this work through helping to support the boards operating costs.

Jane Bennett
Chair,
Launceston and
Northern Tasmania Gastronomy

Contents

1 The role of Launceston and Northern Tasmania Gastronomy

Our role with the UNESCO Creative Cities Network:

- Be a conduit between the City and Region of designation and the UNESCO Creative Cities Network and international members.
- Share learnings and global best practice.

Our role with our City and Region:

- Amplify the region's gastronomic value proposition.
- Elevate existing and emerging activities and projects.
- Attract funding for gastronomic activities and projects.
- Advocate for issues and activities relevant to the Sustainable Development Goals.
- Facilitate bringing groups together to work on gastronomy activities that matter to them.
- Partner with groups and organisations who share gastronomic aspirations and want to make change around the Sustainable Development Goals.
- Oversee the City and Region's Gastronomy Brand.

Launceston & Northern Tasmania Gastronomy:

* **Is not a funding body**

* **Does not duplicate the programs or activities of existing groups.**

Launceston City of Gastronomy Action Plan 2023-24

Launceston City of Gastronomy

unesco Member of the Creative Cities Network

	1 Gastronomy Table Program	2 Communications	3 Right to Food	4 Gastronomic Mapping	5 agriCultured	*Supporting:* SAG 25	*Supporting:* FaRM	*Supporting the:* Fermentation Hub
PROJECT	Gastronomy Table Program - place-based conversations on gastronomic strengths and activities	Communications for change and impact	Right To Food Movement of the City and Region to share learnings and insights of need and change	Gastronomic Mapping - what gastronomic activites are happening in our city and region	agriCULTURED - 4 day event focusing on our city and region's rich agricultural production and culture	Development and promotion of the 25th Symposium of Australian Gatronomy 2024	FaRM: A sustainable Food and Resilience Movement	Fermentation Tasmania Ltd (FermenTas) - hub incubator and fermentation education and training
OUTCOME	Six regional Table sessions (Twice yearly) Raise awareness System Data gathering	Raise awareness of the SDGs through Gastronomy Influence Change behavious	Four sessions annually Exchange knowledge Advocate policy changes	Raise awareness of the food system and gastronomic offerings across the region Influence Change behavious	Promote innovation Celebrate our food culture	Sharing knowledge and insights Contributing to the Creative Cities Network	Healthy living Pathways to employment in agriculture and hospitality	Research and Innovation Training
PARTNERS	Northern Councils : City of Launceston, West Tamar, George Town, Dorset, Break O'Day, Northern Midlands and Meander Valley.	City of Launceston Northern Councils Launceston Central City Launceston Airport	Northern Suburbs Community Centre, University of Tasmania, City of Launceston, Launceston Gastronomy, Ravenswood Neighbourhood House, UTas	City of Launceston, Launceston Gastronomy and Northern Councils, University of Tasmania, Food system representatives	City of Launceston, Launceston Gastronomy, Visit Northern Tasmania, QVMAG, Events Tasmania, Tourism Tasmania, Launceston City Council, NRM, UTAS, TIA, Community Gardens Australia, 24 Carrot Gardens, Harvest Market, Launceton Central City	Launceston Gastronomy, City of Launceston, Visit Northern Tasmania, Harvest Launceston Community Farers Market, FermenTasmania, Business Events Tasmania, Sustain Australia	Northern Suburbs Community Centre, University of Tasmania, City of Launceston, Launceston Gastronomy, Ravenswood Neighbourhood House	City of Launceston, Launceston Gastronomy, Tasmanian Government, Australian Government, UTAS, TIA, TasTAFE , Institute of Brewers and Distillers agriCULTURED
Sustainable Development Goals	9, 12	SUSTAINABLE DEVELOPMENT GOALS	2	SUSTAINABLE DEVELOPMENT GOALS	9, 11, 12	9, 11, 17	3	9, 12

3 Enabling Success

3.1 Our Theory of Change

OUR APPROACH

Our ***Theory of Change*** looks for opportunities in our challenges with the aim of positively impacting the city and region's prosperity.

WHEN:

- OUR INVESTORS AND FUNDERS,
- SOCIAL, CULTURAL AND ENVIRONMENTAL GROUPS AND ORGANISATIONS,
- OUR INTERNATIONAL, NATIONAL AND LOCAL CREATIVE CITIES NETWORKS,
- OUR BOARD AND SMALL SUPPORT TEAM;

apply:

- *Systems thinking*
- *Focused initiatives and communications for purpose*
- *Place and strengths - based approaches*
- *Learning, collaboration, and advocacy*
- *Measurement against the Sustainable Development Goals;*

to:

the issues and opportunities of our food system and culture:

- Production
- Value adding
- Trade
- Health and Wellbeing
- Agri-tourism
- Events
- A Clean and productive environment

THE IMPACT

will be growing and enriching our City and Region's economic, social, cultural and environmental prosperity.

5

3 Enabling Success

3.2 Measuring Progress

Within the Creative Cities of Gastronomy Network there is a formal progress measurement process. The work of the international Creative Cities Network is aligned to and seeks to advance the Sustainable Development Goals.

Each activity, program or project of Gastronomy is linked to the goals. Assessment is undertaken through Membership Monitoring and Reporting where peers from around the world rate progress. Launceston took part in the assessment of three cities last year which proved a great learning experience of innovations, best practice and alignment to the Sustainable Development Goals.

Launceston and Northern Tasmania Gastronomy is also developing a local measurement framework to assess the impact of initiatives. This is being led by board member, Rayne van den Berg, who recently attended COP 27 as part of the Australian Government delegation.

Each initiative will report on progress against our theory of change, strategic intents and the Sustainable Development Goals. This is a complex measurement project but one that has the potential to engage not only our communities but also the broader Creative Cities Network.

3 Enabling Success (Cont)

3.3 Regional Gastronomy Tables: the Right To Food Movement and Municipal Areas

Our 'Gastronomy Tables' are about bringing people together to learn, understand and work on issues that matter.

A 'table' was held with representatives of the Right to Food Movement. With food insecurity affecting so many people and so much going on in the space the benefit of getting everyone together from beyond the specific Launceston Northern Suburbs project was tested. Fifteen people representing all aspects of this vexed issue attended. High on their agenda is having information on what each is doing; quarterly meetings; advocacy to government on policy change in land availability for community gardens; advocacy on teaching cooking skills in schools; working on relevant 'edible plantings' in neighbourhoods.

This concept has been extended to an inaugural round of regional gastronomy tables, about to take place. A 'table session' will be held in each of the six regional councils. All but the Break O'Day session will be held the week beginning 26 March. Break O' Day will scheduled for end April.

The tables will enable awareness raising, collection of information on strengths particularly to inform the development of the gastronomic maps and the associated app and motivation around community-lead initiatives. They also enable the development of stronger connections and relationships between the board, the strategic intents, and communities of each municipality.

4 Strategic Intents and Action Plan December 2022 to March 2023

Strategic Intent 1: Global Network

Global Network Focal point, build collaborations, report back to UNESCO, attend mandatory global conferences

Actions

UCCN events

- Attend monthly meetings.
- Attending Creative Cities Event Australia and New Zealand being held Bendigo, Victoria.
- Gastronomy Travel Fair Macau - working with State Growth on participating to promote our food and visitor experiences.
- Annual UCCN meeting scheduled for Istanbul in September. Dates as yet not confirmed.
- All reporting requirements met.
- Planning for Gastronomy Symposium 25 to be held 2024.
- Launceston Airport as gateway to Gastronomy Region. Signage welcoming residents and visitors to Launceston and Northern Tasmania City and Region of Gastronomy.
- Video clips highlighting regional producers and gastronomic experiences in baggage collection area.

Strategic Intent 2: Social Prosperity

Food security, education and skill development of children and young adults in growing and preparing food, urban greening, and edible gardens

Actions

- Signed MOU with FaRM project which focuses on food security and resilience.
- Meeting with stakeholders to consider re-applying for funding for school lunch program Deloraine High School.
- Visited community gardens George Town, Westbury, and Deloraine.
- Following meeting with Mayor and General Manager Launceston will now run educational campaign on verge gardening and what plants are suitable for low maintenance gardens.
- Advocating and promoting the work of School Food Matters school lunch program and 24 Carrot school gardening.
- Advocating for cooking skills to be re-introduced into curriculum.

Strategic Intent 3: Cultural Prosperity

Work with others to promote region as in novative and creative food culture, promote local produce and indigenous foods, work with events to leverage designation.

Actions

- agriCULTURED 2023 planning underway with the event now auspiced by Launceston and Northern Tasmania Gastronomy.
- Working with Festivale on gastronomy focus for next year's event.
- Meeting with Junction to leverage designation and encourage local food produce including indigenous foods.
- Discussion around events will be part of each Gastronomy Table session.

4 Strategic Intents activities December 2022 to March 2023 (Cont)

Strategic Intent 4: Environmental Prosperity

Minimising food waste, sustainable agricultural practices, promoting local food production, circular economy

Actions

- Advocating for circular economy activities.
- Social campaign on educating on seasonal produce to be followed by campaign on seasonal signature dishes and how to cook them.

Strategic Intent 5: Economic Prosperity

Promote and sustain diversity, innovation and entrepreneurship, skilled workforce, investment

Actions

- Following the speaking engagement of Chair in Kuching in Borneo Malaysia 2022 a Nuffield study tour including local primary producers will be lead by Kuching Gastronomy.
- Increasing traction of Melbourne and Sydney markets to social media promotions on City and Region of Gastronomy.
- Brand presence at business function to welcome new president of Hawthorn Football Club.
- Meeting with Visit Northern Tasmania on skill development within emerging Agri-tourism sector.

5 Our Wins

2.1 Our new brandmarks

A pivotal point was the development and launch of a gastronomy brand for the City and Region July 2022.

Under the UNESCO Creative Cities guidelines, the approved logo identifies Launceston as a Member of the Creative Cities Network and a City of Gastronomy. There are strict rules as to how the official UNESCO designation brand may be used.

However, a key aspect of Launceston receiving the designation is the international acknowledgement that the City is the centre of **a region that has a vibrant food and beverage culture.** Consequently, we have developed a brand to work alongside the official UNESCO brandmark that can be extended to the whole region, identifying outlets and experiences as part of our city and region's rich gastronomic offerings.

Launceston City of Gastronomy | unesco Member of the Creative Cities Network

Official Designation Logo

Launceston & Northern Tasmania Gastronomy

Regional Brandmark

> *"This…. presents us with many exciting opportunities to further promote our food and producer credentials, to support food education and agri-food initiatives, and develop programs and projects that foster greater understanding of where our Gastronomic journey can take us."*
>
> **Jeremy Rockliff,**
> Premier of Tasmania
>
> Brand launch, July 2022

5 Our Wins (cont)

2.2 An 'Arrival Gateway' -a City AND Region brand presence at Launceston Airport

Highlighting the UNESCO designation at the point of arrival will give visitors a sense of the gastronomic experiences they can expect in Northern Tasmania. It will also give residents arriving back home a sense of pride.

Launceston Airport shares these aspirations. The first outcomes of the collaboration between our organisations will be seen in the first week of April 2023. The images show the arrival security hall. Videos and other signage is scheduled for installation through May 2023.

> *We were approached by Launceston and Northern Tasmania Gastronomy to establish the airport as the 'gateway' to the City and Region's gastronomic experiences. We have always been excited by the UNESCO international acknowledgement for Launceston and feel it is a perfect message to have within the airport where we welcome large numbers of visitors to our region each day. We look forward to the opportunity of working together to raise the profile of both the destination and the airport.*
>
> **Launceston Airport**

5 Our Wins (cont)

2.3 agriCULTURED

Launceston and the region are rich in events. Each gathering, in some way or another, features regional produce. The goal of the four-day event, agriCULTURED, is to link agricultural heritage and cultural endeavours.

agriCULTURED brings the agri-food and artistic sectors together for learning and sharing through conversations, food, art, landscapes, and community celebrations.

agriCULTURED required a credible governance structure to enable funding certainty. Stakeholders came together to examine governance models along with 'wants and offers' between the two organisations.

agriCULTURED has now become an event of Launceston and Northern Tasmania Gastronomy and the funding has been secured. The 2023 program is still in development, but Conversations in the City will once again be held in Launceston along with a variety of cultural events and activities in the region.

Some of the statistics on the 4 to 7 August 2022 agriCULTURED event emphasise its enormous potential.

Activity	**Numbers**
Audience all events	3,018
Visitors	357
93% of survey respondents rated the event as:	• Outstanding: 43% • Very Good: 36% • Good: 14%
The marketing digital strategy has increased traffic and to website, facebook and Instagram	
Publicity generated	48 press/digital articles
Reach of 2.45m	
$295,000 advertising rate value	
Zero waste management for the event	Just over 50%

5 Our Wins (Cont)

3.3 Strategic Communications: increasing regional understanding of 'gastronomy'.

The UNESCO Designation is not simply an acknowledgment. It is also a commitment to the Sustainable Development Goals. Essential to understanding the significance of the designation and how we can leverage it is understanding what 'gastronomy' means.

"Gastronomy' means far more than fine dining. It is the interplay between food and a regional culture. It can refer to any aspect of the food system: from where and how we grow, distribute, package, prepare and how we share it. It also includes the issue of food justice and how much we waste.

Our first campaign in the second half of 2022 targeted Northern Tasmanians and focused on the question 'what does gastronomy mean to you?'

Between September and December 2022 the campaign reached 127,213 Facebook and Instagram users in Northern Tasmania, engaging around 10,000 people.

Screen grabs from the social media campaign. Gastronomy can be as simple as a great cup of coffee or a perfectly poached egg on home-made bread. Participants were encouraged to write in 20 words or less what gastronomy meant to them. The best entry received a $500 voucher that could be spent at a venue of their choice anywhere in Northern Tasmania.

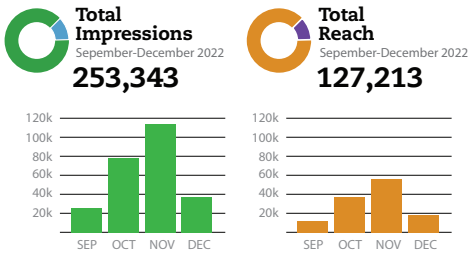
5 Our Wins (Cont)

3.3 Strategic Communications: increasing regional understanding of 'gastronomy'.

Nearly 200 Northern Tasmanians from all over the region submitted entries. Twenty finalists were chosen and put to a public vote. In collaboration with Launceston Central City, the finalists were displayed in the Brisbane St Mall in the City. Three weeks and 200 + votes later Kathryn Kahl from Ravenswood topped the poll. ***Kathryn chose to spend her $500 voucher at Timbre in West Tamar.***

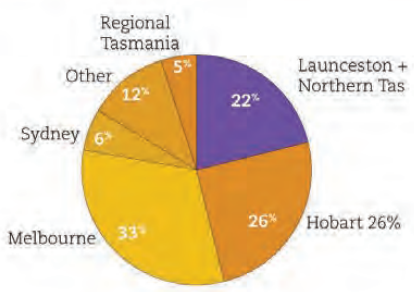
Although the campaign only targeted Northern Tasmania, 80% of the website traffic generated by the campaign came from Melbourne, Hobart and Sydney.

Social Media



Collated Social Media Sumary September- December (from a standing start)

Web traffic sources
www.cityofgastronomy.com.au



80% of the 3.5k unique visitors to the website came from outside the region.

> *"I have said it many times but the food, beverage and experience offerings Tasmania provides are world class and they continue to prove a big lure for both tourists and locals wanting to explore their own backyard,"*
>
> **Steve Old**
> CEO
> *Tasmanian Hospitality Association*

The 'Voting Wall' in Brisbane St Mall

6 Funding Request 2023-2024

There is an opportunity to further define the identity of the City and Northern Region locally, nationally, and globally through the Gastronomy lens. This will encourage the growth of local business and innovation, build local pride in produce and products and enhance the visitor experience.

The UNESCO recognition puts us on a world stage. We must make the most of this opportunity. Achieving success will not come without a focused and collaborative effort that is resourced.

The Board is extremely grateful for the initial support you have all provided this financial year and hope you have sufficient confidence in our work to contribute the following amounts for the 2023 /24 financial year.

Council	Funding 2022-23	Requested Funding 2023-24
George Town Council	$2585.63	$3878.45
Meander Valley Council	$7,279.51	$10,919.25
Break O'Day Council	$2,305.52	$3457.96
City of Launceston	$25,000.00	$37,500.00
City of Launceston – event grant to agriCULTURED	$12,500.00	$20,000.00
Dorset Council	$2,428.68	$3,643.00
Northern Midlands Council	$4,940.20	$7,410.30
West Tamar Council	$8,872.96	$13,309.44

Launceston & Northern Tasmania Gastronomy

Supplement

to the Report on Progress and Submission to Continue Funding the 2023-24 work of Launceston and Northern Tasmania Gastronomy

Regional Gastronomy Tables and the activities for 2023-24

Launceston & Northern Tasmania Gastronomy

Snapshot: the Regional Gastronomy Tables

We have almost completed our inaugural round of Regional Gastronomy Tables.

Break O'Day is scheduled for early May.

Locations:
Held in the Northern Midlands at Longford;
Meander Valley at Deloraine;
West Tamar at Exeter;
George Town at George Town;
Dorset at Scottsdale.
Break O'Day- venue to be decided.

Purpose:
Raise awareness of the designation and brand opportunities; discuss each municipality's gastronomic activities and key strengths.

1

What we have heard so far:

Produce:

The Region's produce is a mix of traditional large scale and emerging specialise small scale ventures. Combined we have a diverse range of local, quality produce and that needs to be highlighted in our gastronomy stories.

Value adding:

Small scale and specialised experiences are attractive to visitors. Each municipality has a unique focus. In the Northern Midlands food is connected to heritage and history. In the West Tamar, cellar doors and artisanal producer are emphasised.

Right to Food:

We confront the paradox of producing fresh, seasonal produce but an increasing number of our residents including our children are hungry and families are experiencing difficulty in putting food on the table each day.

Tourism and Agri-Tourism:

Experiences are rapidly emerging throughout the region.

Workforce:

A growing concern. The agricultural workforce requires the housing support for seasonal workers and hospitality needs an increase in skilled workers

Waste management:

Also an issue of growing concern to people and event organisers across the region.

For events the call is ***'No plastics'***

These highlighted regional issues will translate into initiatives and projects that will benefit both the City of Launceston and the Northern Region in our Action Plan.

Specific activities from these conversations:

The Right to Food Movement

This was the key concern from all participants who attended the 'Gastronomy Tables' At the request of system representatives who see this Launceston and Northern Tasmania Gastronomy as playing a role, three 'Right to Food' tables are planned.

Bring the players together from across the region to:

- Share and learn from each another
- Co-design sustainable social enterprise models for the operation of community gardens
- Lobby the State Government for the extension of the School Lunch Pilot (providing Tasmanian children with a nutritious meal each day) being delivered by *School Food Matters*. Presently there are five schools in Northern Tasmania participating in the pilot.

Skills development

In conjunction with VNT and THA, promote a skills development program for tourism and hospitality operators to connect with producers, and offer local seasonal produce in cafes and restaurants.

Free coffee training: During the Gastronomy Tables, Drysdale General Manger and board member, David Dunn offered to bring free 'coffee making' training to each municipality where there was interest.

Gastronomic Mapping:
Working with VNT and other partners, the production of 'gastronomic maps' and an associated app will feature the regional gastronomic experiences such as:

- Agri-tourism locations
- Community gardens
- Cafés and restaurants using local seasonal produce

agriCULTURED

As per the previous years events there will be sub-events in the regions. At this stage the program has not been finalised so we cannot not report on specifically where the activities will take place.

Your input
During the gastronomy programs some participants confirmed they wanted:

- Gastronomic mapping
- The development of the criteria for use of the regional gastronomic brand beyond each Council's use.

Using our Regional Brand

Launceston
& Northern Tasmania
Gastronomy

Each Council, as a financial supporter has use of the regional brand.

The Launceston and Northern Tasmanian Gastronomy communication team will work with you to develop ways the brand can be used to the benefit of each part of the Region.

The opportunity is to link gastronomy to your Municipality's economic development profile, health and well being plans and events and celebrations.

Funding ask 2023-24

There is an opportunity to further define the identity of the City and Northern Region locally, nationally, and globally through the Gastronomy lens. This will encourage the growth of local business and innovation, build local pride in produce and products and enhance the visitor experience.

The UNESCO recognition puts us on a world stage. We must make the most of this opportunity. Achieving success will not come without a focused and collaborative effort that is resourced.

The Board is extremely grateful for the initial support you have all provided this financial year and hope you have sufficient confidence in our work to contribute the following amounts for the 2023 /24 financial year.

Council	**Funding 2022-23**	**Requested Funding 2023-24**
George Town Council	$2585.63	$3878.45
Meander Valley Council	$7,279.51	$10,919.25
Break O'Day Council	$2,305.52	$3457.96
City of Launceston	$25,000.00	$37,500.00
City of Launceston – event grant to agriCULTURED	$12,500.00	$20,000.00* ** This is a competitive bid which is presently under consideration.*
Dorset Council	$2,428.68	$3,643.00
Northern Midlands Council	$4,940.20	$7,410.30
West Tamar Council	$8,872.96	$13,309.44

Launceston
& Northern Tasmania
Gastronomy

9.1 UNESCO CITY OF GASTRONOMY: FUNDING REQUEST

Responsible Officer: *Des Jennings, General Manager*
Report prepared by: *Des Jennings, General Manager*

1 PURPOSE OF REPORT

To consider a request for funding to be provided for the 2022/23 Financial Year for the UNESCO City of Gastronomy program.

2 INTRODUCTION/BACKGROUND

The UNESCO Creative Cities Network (UCCN) was created in 2004 to promote cooperation with and among cities that have identified creativity as a strategic factor for sustainable urban development. The cities that make up this network work together towards a common objective: placing creativity and cultural industries at the heart of their development plans at the local level and cooperating actively at the international level. The network recognises seven areas of creativity, one of which is gastronomy.

UNESCO takes a broad definition of gastronomy to include all stages of the food supply chain but with a focus on using the region's unique cultural and creative identity in the area of gastronomy to address issues of economic, social and environmental sustainability within the broader Launceston region Food plays a vital role in culture, creativity, social exchange and mental wellbeing.

The production, processing, distribution, preparation and consumption of food contributes significantly to the northern economy, while gastronomic tourism is a vital part of our visitor economy. Council supported the bid for Launceston and Northern Tasmania to be designated as a UNESCO Creative City of Gastronomy in 2021 by way of a budget allocation of $4,960 in its 2021/2022 Municipal Budget.

In agreeing to support the UNESCO Creative City of Gastronomy bid, the Northern Councils provided the following financial support for the 2021/22 financial year:

City of Launceston	**$ 25,000.00**
Break O'Day	$ 2,311.53
Dorset	$ 2,438.72
George Town	$ 2,568.12
Meander Valley	$ 7,294.84
Northern Midlands	$ 4,939.57
West Tamar	$ 8,848.35
TOTAL	**$ 53,401.13**

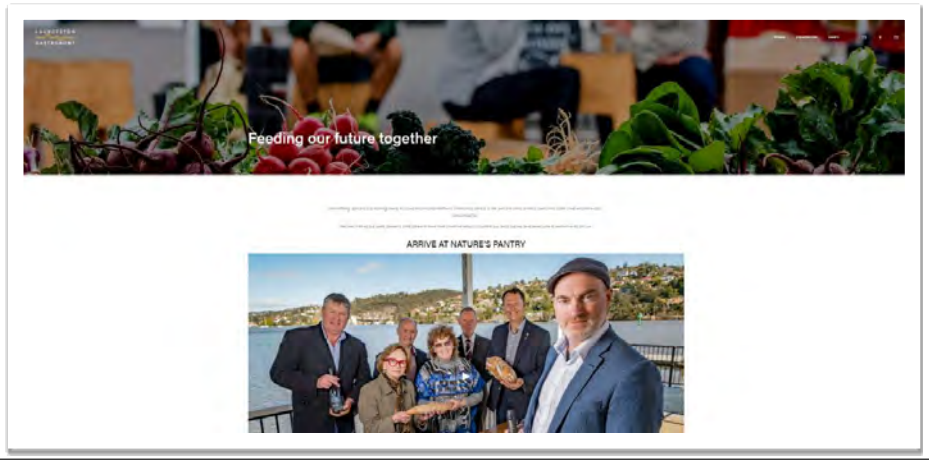
In November 2021 Launceston and Northern Tasmania was successfully designated as a UNESCO Creative City of Gastronomy and is now one of 49 cities in this important global network.

The Northern Councils have now received a request from the Creative City of Gastronomy team for funding to be provided for the 2022/23 Financial Year. The request is for the same level of funding that was provided in the current financial year, which was detailed earlier. This report considers the funding request against the progress that has been made since the designation was awarded in November 2021 as well as the actions that are planned for the 2022/23 financial year and beyond.

Progress to Date:

Work commenced on the City of Gastronomy program in November/December 2021 following designation as a UNESCO Creative City of Gastronomy. However, progress has been restricted due to resourcing difficulties which have been experienced over the past 6 months. Despite these difficulties, a set of key performance Indicators (KPI) were developed for 2021/22 and progress against these KPIs is outlined in the following table:

KPI - 1	**Development, socialisation and release of a four-year Implementation and Action Plan**
Progress	*The Launceston Gastronomy Strategy which was originally crafted for the bid has been recast to make it fit for purpose and a draft implementation and action plan for 2022/2023 and beyond is included in this report.*
KPI - 2	**Development and Implementation of a Communication & Stakeholder Engagement Plan**
Progress	*The Communication and Stakeholder Engagement Plan has not been delivered. A costed detailed plan has been included in the 2022/23 Action Plan. While a Communication and Stakeholder Engagement Plan has not been developed at this stage, the region has received the following benefits through the communication and engagement that has occurred in respect to its designation as a City of Gastronomy:* *Media Exposure* *The value of the media exposure we have received since designation alone provides substantial return on investment from your contributions to this initiative. In addition to all of the exposure immediately following the announcement, we have had ongoing national profile through major features in all of the Newscorp newspapers and the Australian Financial Review (appended separately). Tourism Tasmania has estimated the value of the AFR exposure alone to be approximately $75,000 in terms of advertising equivalent, but this doesn't account for the reputational benefits. The initial and ongoing media coverage resulting from our Creative Cities status is enhancing the brand of the city and region.* *Australia's top travel destination* *WOTIF, Australia's premier travel website, has listed Launceston as the top travel destination in Australia for 2022, highlighting our recent City of Gastronomy status as one of the key factors and once again linking the city to the surrounding region. This alone will show a return on investment from the bid.* *Tourism Industry Council of Tasmania(TICT)'s Top Tourism Town* *TICT announced Launceston as their Top Tourism Town of 2022 in June on the back of our heritage, our food and wine, our fresh produce and so much of what entails a City of Gastronomy. Now that Launceston goes on to vie for Australia's Top Tourism Town, this is a further opportunity to promote Launceston as a City of Gastronomy.*
KPI - 3	**Development and Delivery of Three Pilot Projects**
Progress	*agriCULTURED* *www.agricultured.com.au A highly successful annual event developed by Launceston Gastronomy partner organisation VNT to address a gap in our Tasmanian winter events calendar, it is designed to grow and empower the agrifood and farming sector and celebrate who we are and what we make and grow so well. The inaugural event in Aug 2021 was sold out before it even started. It drew participants from Launceston to a series of events in the Northern Midlands for three days and this year it is from Launceston to the Meander Valley area to showcase the rural scene there. This is set to become one of the signature events for Tasmania, place based, authentic and playing to our strengths.* *Abled Kitchen* *Abled Kitchen, a collaboration between St Giles, FermenTasmania and Sandy's Sourdough, is giving commercial bakery experiences for the disability sector, helping train high functioning individuals with an intellectual or sensory disability or on the autism spectrum to make them job ready for the baking industry and the success of our pilot program last year and the first of the full program just rolled out this month is exciting. We are helping create a new source of workers for the industry who are loyal, thrive on repetitive tasks and bring such joy into the workplace. As we are currently borrowing a commercial facility for the program, this will be only temporary until we have the fermentation hub up and running. TasTAFE is now involved and helping us work towards micro-credentialing the program as well.* *Fermentation Hub* *FermenTas had a successful BBRF grant bid for $7.5m dollars to build the fermentation hub, support from Launceston Gastronomy has been invaluable in getting this successful grant. As part of the UNESCO Creative City of Gastronomy bid, the Fermentation Hub is the signature resource that will allow Northern Tasmania to give back to the Creative Cities Network, helping food regions around the world solve their food system problems and see new opportunities through the transformative properties of fermentation. Signing off on the grant deed just prior to the election announcement means the design and build of the Hub is now underway. The fit-out costs have been bolstered by a $3.4 million election commitment from the incoming Labor government. We are aiming to be operational in early 2024, all going to plan.* *School Lunch Program* *Julie Dunbabin from the Tasmanian School Canteens Association has a vision to roll out healthy lunch time meals for schools across the State. The pilot program which ran for 3 months across 3 schools in Tasmania in 2019 was highly successful in terms of increasing attendance, improving behaviour and learning outcomes. The Premier gave the program funding earlier this year to roll it out to more schools. Launceston Gastronomy found a sponsor in Kinetic to help roll out the program in two more schools in the Meander Valley area and this has egged us on to start unearthing more to broaden the reach. An essential program at the coalface of how to help address food literacy and understanding how to make nourishing meals will lead not only to great health outcomes but to better learning, both which some suburbs and regions throughout Tasmania need to address.*
KPI - 4	**Development of Metrics and Reporting**
Progress	*The development of suitable metrics and reporting is still a work in progress. This report represents the most comprehensive summary of progress that has been prepared to date.*
KPI - 5	**Delivery of Four Systems Workshops**
Progress	*These workshops have not been progressed however they are costed and included in the Action Plan for 22/23.*
KPI - 6	**Development of Website**
Progress	*A Website has been developed and is currently active: Launceston Gastronomy-Connecting Northern Tasmania*



3 STRATEGIC PLAN 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

Lead: Serve with honesty, integrity, innovation and pride
Leaders with Impact
Strategic outcomes:
1.1 Council is connected to the community
1.3 Management is efficient, proactive and responsible

Progress: Economic health and wealth - grow and prosper
Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future
Strategic outcomes:
2.2 Proactive engagement drives new enterprise
2.3 Collaborative partnerships attract key industries

People: Culture and society - a vibrant future that respects the past
Sense of Place - Sustain, Protect, Progress
Strategic outcomes:
3.4 Towns are enviable places to visit, live and work

4 POLICY IMPLICATIONS

N/a

5 STATUTORY REQUIREMENTS

N/a

6 FINANCIAL IMPLICATIONS

In agreeing to support the UNESCO Creative City of Gastronomy bid, the Northern Councils provided the following financial support for the 2022/23 financial year:

City of Launceston	**$ 25,000.00**
Break O'Day	$ 2,311.53
Dorset	$ 2,438.72

George Town	$ 2,568.12
Meander Valley	$ 7,294.84
Northern Midlands	$ 4,939.57
West Tamar	$ 8,848.35
TOTAL	**$ 53,401.13**

An allocation for $4,939.57 has been made in the Council's draft 2022/2023 Annual Plan and Budget for City of Gastronomy in anticipation of a request for funding being received.

7 RISK ISSUES

A risk may be that no direct benefit from the project is realised in the Northern Midlands Council area.

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

To support, or not support further funding.

11 OFFICER'S COMMENTS/CONCLUSION

In 2021 all of the Northern Councils agreed to fund the successful bid for Launceston and Northern Tasmania to be designated as a UNESCO Creative City of Gastronomy for the 2021/2022 financial year. In doing so, the Councils required that *any future funding for the program is dependent upon reporting against a suite of Key Performance Indicators and metrics to be agreed between the applicant and the Councils and demonstrating success against the agreed Key Performance Indicators.*

It has been demonstrated in this report that a suite of KPI's has been established for the City of Gastronomy program and that progress has been made. In reality, the program has only been running for 6 months and has experienced difficulties in resourcing the necessary tasks, and therefore, a number of the KPI's have not been substantially progressed at this stage. Despite this, it is clear that the City of Gastronomy program has delivered strong media exposure and provided a reputational lift for the region.

It is considered that the program requires more time to establish itself and that the outstanding KPI's need to be carried over into the next financial year, together with the work program that has been outlined in the draft Implementation and Action Plan 2022/23. Accordingly, it is recommended that the Council provide a contribution of $4,939.57 to the City of Gastronomy for the 2022/2023 Financial Year.

Economic Impact:

Whilst there are expected to be a significant economic contribution through the region's participation in the UNESCO Creative Cities Network, the primary focus of the program will be to improve the region's liveability.

Networks such as the UNESCO Creative Cities network have, over time, demonstrated tangible brand and economic value to the designated cities. This is in part due to heightened brand exposure to the audience in the network and opportunities for collaboration within the network resulting in attracting more visitors to the city and region, enhancing exposure and perception of the city's products and services in the marketplace and creating a strong identity around

which innovation and enterprise can flourish, including attracting new businesses. For instance, the Tuscon City of Gastronomy (Arizona, USA) indicate that the national and international exposure and profile that Tuscon has received since its designation has been valued to be in the vicinity of $35M per annum.

Extract from April 2021 report to Council

The Greater Launceston Creative Cities Steering Group have sought a letter supporting the bid pending funding through a budget approved process, the letter has been provided as it was due by 15 April 2021.

Council at the Workshop presentation also sought advice on the number of projects submitted through the expression of interest process that are already active in the Northern Midlands Council area or that will reach it to the Northern Midlands.

- *FermenTasmania is doing work in the Northern Midlands area*
- *AgriCULTURED reference group has good representation from the Northern Midlands area*
  - *This is an agritourism-based cool season event that aims to showcase local food producers around the region and is being led by Visit Northern Tasmania*
- *Kids To Farms works in the Northern Midlands areas*
  - *TFGA-led and improving food literacy in school students through virtual and actual farm visits*
- *Circular Economy Northern Tasmania (NTDC-led ASPIRE project) is active in the Northern Midlands area*
- *Making Cents is another circular economy-base project which could reach the Northern Midlands*
- *Tasmania Produce Collective is active in the Northern Midlands area and will be setting up retail hubs for locally produced food*

The approach that the Steering Group is taking now with the bid is, rather than select 4-6 individual projects, to group project themes which allow them to include and support individual initiatives through a systems-based and collaborative approach that reaches across the region for maximum impact.

This means that there is capacity for Councils to:

- *Suggest projects and initiatives for inclusion in the Creative Cities program of activity that are of interest or that are happening in their area*
- *Attract projects into their area that have regional reach and/ or network/ hub modes of operation*

It is recommended that Council participate in the Creative Cities Project.

12 ATTACHMENTS

1. Letter to Northern Midlands Council 17 June 2022 [**9.1.1** - 2 pages]
2. Launceston Gastronomy Progress Report and Action Plan June 2022 [**9.1.2** - 18 pages]

RECOMMENDATION

That the Council approves the request for financial support of $4,939.57 for the UNESCO City of Gastronomy program in 2022/23.

MINUTE NO. 22/190

DECISION
Cr Davis/Cr Adams
That the Council approves the request for financial support of $4,939.57 for the UNESCO City of Gastronomy program in 2022/23.

Carried Unanimously

Voting for the Motion:
Mayor Knowles, Deputy Mayor Goss, Cr Adams, Cr Brooks, Cr Davis, Cr Goninon, Cr Lambert and Cr Polley

Voting Against the Motion:
Nil

Northern Midlands Council Account Management Report

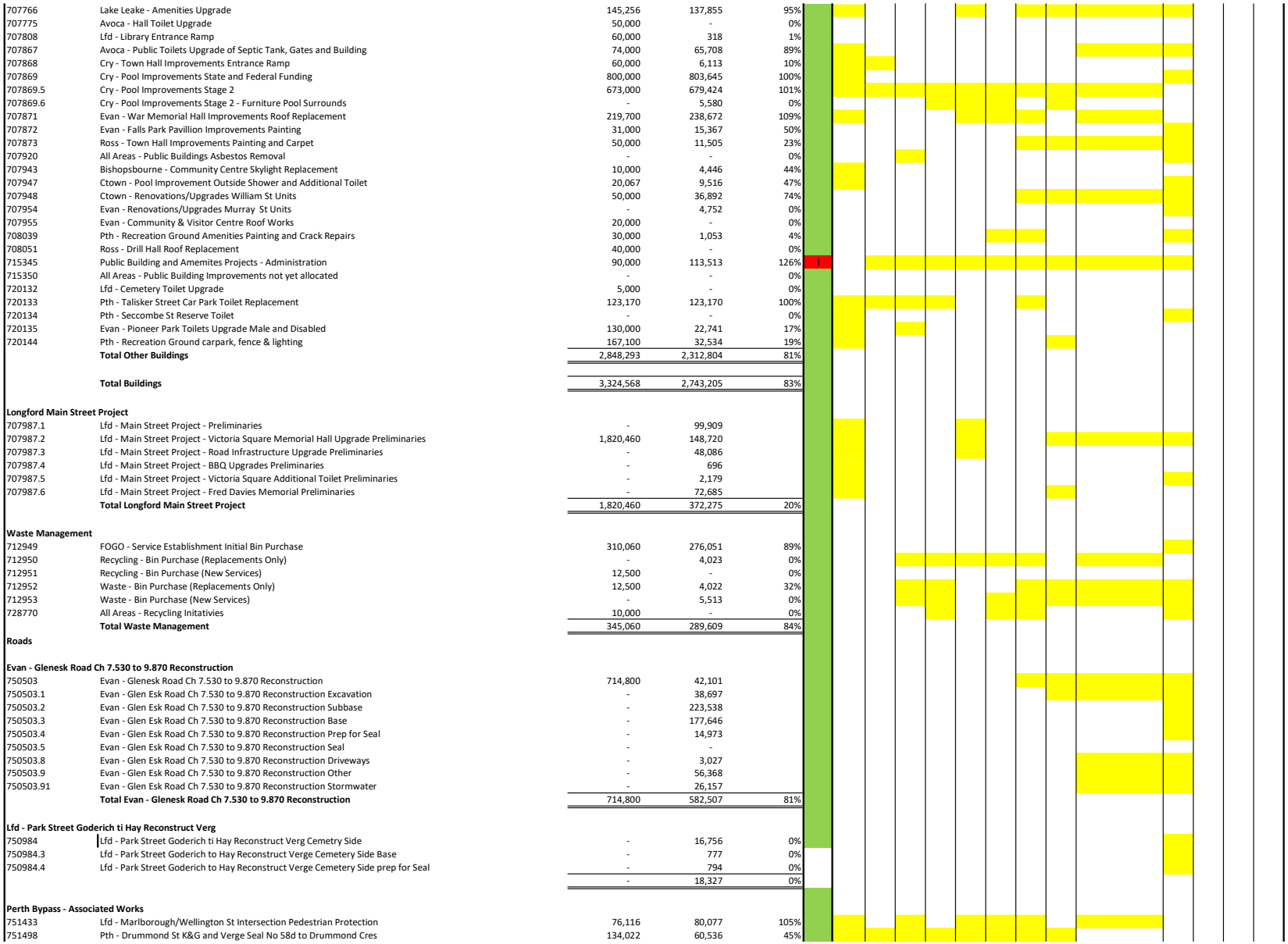
Income & Expenditure Summary for the Period Ended 30 April 2023 (83% of Year Completed)

Line Item Summary Totals	Operating Statement											
	Governance		Corporate Services		Regulatory & Community Servi		Development Services		Works & Infrastructure Services		Total Operating Statement	
	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual
1 Wages	539,920	344,625	1,125,174	813,981	249,599	158,353	462,140	364,919	1,857,539	1,418,612	4,234,372.00	3,100,490.00
2 Material & Services Expenditure	619,888	467,828	838,515	726,004	239,274	247,679	385,179	335,337	3,970,926	3,418,739	6,053,782.00	5,195,587.00
3 Depreciation Expenditure	69,709	48,192	90,940	85,717	29,488	24,588	19,640	16,360	6,441,938	5,368,278	6,651,715.00	5,543,135.00
4 Government Levies & Charges	110,000	98,954	919,869	691,969	2,000	2,413	0	442	154,093	158,105	1,185,962.00	951,883.00
5 Interest Expenditure	0	0	100,368	137,174	0	0	0	0	0	0	100,368.00	137,174.00
7 Councillors Expenditure	217,390	160,097	0	1,391	0	0	0	0	0	0	217,390.00	161,488.00
9 Other Expenditure	674,608	102,519	511,745	538,801	283,356	188,336	10,390	8,744	108,900	56,820	1,588,999.00	895,220.00
11 Oncost	269,960	165,745	546,255	391,657	119,665	72,572	228,570	170,895	842,734	587,504	2,007,184.00	1,388,373.00
12 Internal Plant Hire/Rental	21,760	3,617	26,540	9,928	29,350	13,535	21,490	2,007	1,045,970	905,177	1,145,110.00	934,264.00
13 Internal Rental/Rates	0	0	1,860	2,151	0	0	0	0	6,890	3,879	8,750.00	6,030.00
10 Other Internal Transfers Expenditure	0	0	7,371,573	6,150,671	0	415	0	0	(150)	823	7,371,423.00	6,151,909.00
14 Oncosts Paid - Payroll	98,099	45,345	237,943	183,943	57,342	13,146	118,415	84,263	419,213	393,332	931,012.00	720,029.00
15 Oncost Paid - Non Payroll	136,338	101,755	293,712	223,635	68,568	35,494	154,766	108,360	597,228	403,857	1,250,612.00	873,101.00
16 Plant Expenditure Paid	4,236	4,802	17,844	14,339	7,630	7,244	18,829	14,733	520,955	544,607	569,494.00	585,725.00
	2,761,908	1,543,479	12,082,338	9,971,361	1,086,272	763,775	1,419,419	1,106,060	15,966,236	13,259,733	33,316,173.00	26,644,408.00
17 Rate Revenue	0	0	(11,900,556)	(12,011,926)	0	0	0	0	(1,064,804)	(1,083,842)	(12,965,360.00)	(13,095,768.00)
18 Recurrent Grant Revenue	0	0	(1,819,002)	(981,697)	0	(35,305)	0	0	(2,796,316)	(659,429)	(4,615,318.00)	(1,676,431.00)
19 Fees and Charges Revenue	(100)	(468)	(1,156,994)	(829,390)	(171,559)	(173,306)	(569,256)	(450,676)	(654,483)	(629,685)	(2,552,392.00)	(2,083,525.00)
21 Interest Revenue	(636,650)	(129,318)	(329,243)	(320,986)	0	0	0	0	0	0	(965,893.00)	(450,304.00)
22 Reimbursements Revenue	(2,000)	(1,447)	(26,416)	(18,138)	(7,976)	(26,192)	0	(3,565)	(8,233)	(7,479)	(44,625.00)	(56,821.00)
Interest Expenditure Reimbursed	0	0	(101,728)	(137,174)	0	0	0	0	0	0	(101,728.00)	(137,174.00)
Oncost Recoveries - Internal Tfer	(219,961)	(191,541)	(546,998)	(404,209)	(116,202)	(53,128)	(268,515)	(203,731)	(1,059,664)	(683,161)	(2,211,340.00)	(1,535,770.00)
Plant Hire Income - Internal Tfer	(10,132)	0	(28,339)	0	0	0	(19,955)	0	(1,374,500)	(1,075,869)	(1,432,926.00)	(1,075,869.00)
10 Other Internal Transfers Income	(141,625)	(117,825)	(542,932)	(1,662)	(635,077)	(536,664)	(487,095)	(410,809)	(6,086,926)	(5,040,676)	(7,893,655.00)	(6,107,636.00)
23 Other Revenue	(468,000)	(357,435)	(16,999)	(4,857)	(373)	(284)	0	0	(51,618)	(51,650)	(536,990.00)	(414,226.00)
	(1,478,468)	(798,034)	(16,469,207)	(14,710,039)	(931,187)	(824,879)	(1,344,821)	(1,068,781)	(13,096,544)	(9,231,791)	(33,320,227.00)	(26,633,524.00)
Underlying (Surplus) / Deficit Before	1,283,440	745,445	(4,386,869)	(4,738,678)	155,085	(61,104)	74,598	37,279	2,869,692	4,027,942	(4,054)	10,884
20 Gain on sale of Fixed Assets	0	0	(160,000)	0	0	(1,187)	0	0	0	(7,096)	(160,000)	(8,283)
6 Loss on Sale of Fixed Assets	0	0	0	90,561	0	0	0	0	426,581	751	426,581	91,312
Net Loss On Disposal of Fixed Assets	0	0	(160,000)	90,561	0	(1,187)	0	0	426,581	(6,345)	266,581	83,029
Underlying (Surplus) / Deficit	1,283,440	745,445	(4,546,869)	(4,648,117)	155,085	(62,291)	74,598	37,279	3,296,273	4,021,597	262,527	93,913
Capital Grant Revenue	(17,944)	(17,944)	0	0	(50,000)	0	0	0	(8,618,778)	(3,641,389)	(8,686,722)	(3,659,333)
Subdivider & Capital Contributions	0	0	0	0	0	0	0	0	(345,649)	0	(345,649)	0
	(17,944)	(17,944)	0	0	(50,000)	0	0	0	(8,964,427)	(3,641,389)	(9,032,371)	(3,659,333)
Operating (Surplus) / Deficit	1,265,496	727,501	(4,546,869)	(4,648,117)	105,085	(62,291)	74,598	37,279	(5,668,154)	380,208	(8,769,844)	(3,565,420)

Northern Midlands Council Account Management Report		Annual Budget $	YTD Actual $	Annual Budget Spent %		Scheldluded and Actual Works by Month Actual Expenditure / Scheduled Work	B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2022/23 for year to 31 March 2023																			
Capital Expenditure - Governance																			
Fleet, Plant & Equipment, Land and Buildings																			
700009	Fleet - F9 Pool Vehicle	15,000	-																
780033	Property - Road Reserve - 1 Punt Road	-	4,580																
788035	Property - Public Open Space	130,000	-																
780006	Gov - Office Equipment Purchases	-	325																
		145,000	4,905	3%															
Capital Expenditure - Corporate Services																			
Equipment & Buildings -Corporate Services																			
700017	Fleet - F17 Corporate Services	-	21,168	0%															
700020	Fleet - F20 Child Care Van	35,000	-	0%															
715300	Corp - Computer System Upgrade	216,372	60,549	28%															
791110	Pth - Child Care Centre Fore Street Preliminaries	255,233	298,937	117%	!														
791111	Pth - Child Care Centre Fore Street Construction Contract	3,514,831	3,143,611	89%															
791112	Pth - Child Care Centre Fore Street Furniture & Fittings	-	54,511	0%															
	Total Equipment & Buildings - Corporate Services	4,021,436	3,578,776	89%															
		4,021,436	3,578,776	89%															
Capital Expenditure - Regulatory and Community and Development Services																			
Fleet, Plant & Equipment																			
700002	Fleet - F2 Pool Vehicle	15,000	-	0%															
715303	Compliance - Body Camera	-	2,569	0%															
700004	Fleet - F4 Development	15,000	-	0%															
700008.6	Fleet - F8 Care-a-car	-	32,155	0%															
715330	Plan & Dev - Purchase of Office Equipment	-	325	0%															
	Total Fleet, Plant & Equipment	30,000	35,049																
	Total Capital Expenditure - Regulatory and Community Services	30,000	35,049	0%															
Capital Expenditure - Works Department																			
Fleet, Plant & Depot																			
700003	Fleet - F3 Works Supervisor	20,000	-	0%															
700005	Fleet - F5 Works Manager Vehicle	22,000	60,936	277%	!														
700023	Fleet - F23 Utility Litter & Garbage Collection	22,000	-	0%															
700033	Fleet - F33 6 Yard Truck	156,000	-	0%															
700042	Fleet - F42 Truck 6 Yard	156,000	-	0%															
700144	Fleet - F144 Tandem Box Trailer	10,000	8,621	86%															
700147	Fleet - F144 Single Axle Box Trailer	5,000	3,490	70%															
700181	Fleet - F181 After Hours Emergency Vehicle	34,000	41,074	121%	!														
700191	Fleet - F191 Ride on Mower Lake Leake	16,000	12,600	79%															
700199	Fleet - F199 Vehicle Hoist Longford Depot	50,000	58,897	118%	!														
700620	Fleet - Radio System upgrage Analoge to Digital	62,000	30,544	49%															
715320	Works - Purchase Small Plant	40,000	15,875	40%															
720200	Works - Longford Depot Improvements	50,000	28,686	57%															
720201	Works - Ctown Depot Improvements	50,000	2,058	4%															
	Total Fleet, Plant & Depot	693,000	262,781	38%															
All Areas - Street Tree program																			
707814	BUDGET ONLY NO ORDERS All Areas - Street Tree Program	-	-																
	Total All Areas - Street Tree program	-	-	0%															
All Areas - Town Entrance Landscape/Beautification																			
707855	BUDGET ONLY NO ORDERS All Areas - Town Entrance Landscaping/Beautification	-	-																
707899	BUDGET ONLY NO ORDERS All Areas - Signage Projects	15,000	-																
707899.3	Ctown - Town Entrance Signs North and South	27,444	32,171																
	Total All Areas - Town Entrance Landscape/Beautification	42,444	32,171	76%															
All Areas - Street Furniture																			
715255	BUDGET ONLY NO ORDERS All Areas - Street Furniture	50,000	-																
715255.11	Avoca - Street Furniture Seat Purchase and Installation	-	10,350																
715255.12	Lfd - Park Furniture Seat Purchase and Installation Cairns Park	-	4,194																
715255.13	Ctown - Street Furniture Seat Purchase and Installation Queen St	-	11,036																
715255.14	Ross - Street Furniture Seat Purchase and Installation Church St	-	5,044																

715256.3	Cry - Barthomolew Park Swing Set Installation	-	4,761		
		50,000	35,385	71%	
Cressy Recreation Ground Redevelopment					
707923	Cry - Recreation Ground Building Redevelopment	-	115	0%	
707923.5	Cry - Recreation Ground Building Redevelopment Stage 2 BBQ Shelter	128,000	81,046	63%	
707923.6	Cry - Recreation Ground Cricket Net upgrade	-	3,070	0%	
		128,000	84,231	66%	
Other Recreation Projects					
707717	Lfd - Rec Ground Training Oval Place fill and Formation	35,000	403	1%	
707717.5	Lfd - Rec Ground Training Oval Fencing	20,000	-	0%	
707758	Lfd - Caravan Park Amenities Improvement	450,000	19,879	4%	
707801	All Areas - Private Power Pole Replacement	25,000	-	0%	
707835	Lfd - Recreation Ground and Little Athletics Topdressing	15,000	-	0%	
707889	BUDGET ONLY NO ORDERS All Areas - Playground Shelters	20,000	-	0%	
707918	Evan - Morven Park RV Sewer Dump Point Relocation	-	5,396	0%	
708025	Avoca - Boucher Park Side Fence Replacement	-	70	0%	
708030	Ctown - Recreation Ground Main Entry Beautification	8,279	8,279	100%	
708038	Evan - Recreation Ground Cricket Net Relocation	30,178	30,177	100%	
708038.1	Evan - Recreation ground demolition old cricket nets and site rehab	10,000	45	0%	
708040	Pth - Recreation Ground Goal Post Netting Upgrades	26,645	26,645	100%	
708041	Pth - Train Park Sculpture Maintenance	8,000	15,230	190%	!
708042	Pth - Train Park Play Equipment Upgrades	100,000	54,200	54%	
708044	Ross - Church St Nature Strip Irrigation Upgrades	10,000	5,075	51%	
708045	Lfd - Road Safety Park St Georges Square	135,000	113,971	84%	
708049	Lfd - Railway Bridge Pillar Restoration Project	50,000	-	0%	
708054	Cry - Bartholomew Park Signage Installation	-	-	0%	
708055	Tooms Lake - Facilities Improvements	120,000	99,260	83%	
708056	Ross - Mens Shed Building Upgrades	210,000	870	0%	
708057	All Areas Mobile Base Stations (Lake Leake Deddington Royal George)	181,818	870	0%	
708058	Bishopsbourne - Community Centre Electric BBQ History Board & Church	33,293	1,429	4%	
708059	Cry - Recreation Ground Fencing 180m	18,000	-	0%	
708060	Cry - Macquarie Street River Reserve Fencing Carpark and Picnic Tables	17,000	-	0%	
708061	Ctown - King St Oval Security Cameras	5,000	-	0%	
708063	Evan - Pioneer Park Play Equipment and Masterplan Upgrades	-	-	0%	
708064	Lfd - Tannery Road Boom Gate Replacement	40,000	20,309	51%	
708065	Lfd - Recreation Ground Irrigation System	200,000	49,513	25%	
708066	Pth - Rec Ground Scorers Box	20,000	24,486	122%	!
708067	Pth - Bicentenial Dog Park Separation Fence	7,550	-	0%	
708068	Pth - Bicentenial Dog Park Culvert	15,000	-	0%	
708069	Pth - Mural Project	5,500	-	0%	
708070	Ross - Recreation Ground Dog Designated Area Fencing	11,730	11,812	101%	
708071	Ross - Village Green BBQ	3,901	4,206	108%	
708072	Ross - Pool Work Health and Safety Upgrades	10,000	3,709	37%	
708073	All Areas - Dog Parks Upgrades Noticeboards and Fencing Upgrades	15,000	589	4%	
708074	Ross - Recreation Ground Grand Stand	6,099	6,099	100%	
715254	BUDGET ONLY NO ORDERS All Areas - Play Ground Equipment	50,000	-	0%	
715255.4	Pth - William St Reserve BBQ	55,000	26,684	49%	
715255.6	Pth - Train Park BBQ Shelter & Toilet Maintenance	85,000	17,076	20%	
	Total - Other Recreation Projects	2,052,993	546,282	27%	
	Total Recreation	2,273,437	698,069	31%	
Buildings					
Ctown - War Memorial Oval Amenities Upgrade					
707805.3	Ctown - War Memorial Oval Amenities Upgrade - High St Access	-	-		
707805.56	Ctown - War Memorial Oval Tas Water upgrade and Irrigation System (Cenotaph & Tennis Areas)	45,000	26,614		
707805.89	Ctown - War Memorial Oval Amenities Memorabilia and joinery kitchen access acoustic upgrade	41,500	16,450		
707805.9	Ctown - War Memorial Oval Amenities Upgrade - Furniture & Fittings White Board	5,000	-		
707805.97	Ctown - War Memorial Oval Main Entry Beautification	-	-		
707805.99	Ctown - War Memorial Oval Kerb Extension entry to new toilet, cenotaph to existing carpark	67,775	67,775		
	Total Ctown - War Memorial Oval Amenities Upgrade	159,275	110,839	70%	
Lfd - Longford Community Sports Centre Redevelopment					
707752.96	Lfd - Sports Centre Gym - Footpath and ramp to former gym at rear	7,000	6,765		
707752.97	Lfd - Sports Centre Gym - Exhaust Fan System	40,000	30,613		
707990.4	Lfd - Sports Centre - Gym Stage 4 - Level 1 User Ready Including Lift	270,000	282,184		
	Total Lfd - Longford Community Sports Centre Redevelopment	317,000	319,562	101%	
Other Buildings					
707747	Lfd - Town Hall Improvements Exhibition Lighting Fitout	-	-	0%	

707766	Lake Leake - Amenities Upgrade	145,256	137,855	95%
707775	Avoca - Hall Toilet Upgrade	50,000	-	0%
707808	Lfd - Library Entrance Ramp	60,000	318	1%
707867	Avoca - Public Toilets Upgrade of Septic Tank, Gates and Building	74,000	65,708	89%
707868	Cry - Town Hall Improvements Entrance Ramp	60,000	6,113	10%
707869	Cry - Pool Improvements State and Federal Funding	800,000	803,645	100%
707869.5	Cry - Pool Improvements Stage 2	673,000	679,424	101%
707869.6	Cry - Pool Improvements Stage 2 - Furniture Pool Surrounds	-	5,580	0%
707871	Evan - War Memorial Hall Improvements Roof Replacement	219,700	238,672	109%
707872	Evan - Falls Park Pavillion Improvements Painting	31,000	15,367	50%
707873	Ross - Town Hall Improvements Painting and Carpet	50,000	11,505	23%
707920	All Areas - Public Buildings Asbestos Removal	-	-	0%
707943	Bishopsbourne - Community Centre Skylight Replacement	10,000	4,446	44%
707947	Ctown - Pool Improvement Outside Shower and Additional Toilet	20,067	9,516	47%
707948	Ctown - Renovations/Upgrades William St Units	50,000	36,892	74%
707954	Evan - Renovations/Upgrades Murray St Units	-	4,752	0%
707955	Evan - Community & Visitor Centre Roof Works	20,000	-	0%
708039	Pth - Recreation Ground Amenities Painting and Crack Repairs	30,000	1,053	4%
708051	Ross - Drill Hall Roof Replacement	40,000	-	0%
715345	Public Building and Amemites Projects - Administration	90,000	113,513	126% !
715350	All Areas - Public Building Improvements not yet allocated	-	-	0%
720132	Lfd - Cemetery Toilet Upgrade	5,000	-	0%
720133	Pth - Talisker Street Car Park Toilet Replacement	123,170	123,170	100%
720134	Pth - Seccombe St Reserve Toilet	-	-	0%
720135	Evan - Pioneer Park Toilets Upgrade Male and Disabled	130,000	22,741	17%
720144	Pth - Recreation Ground carpark, fence & lighting	167,100	32,534	19%
	Total Other Buildings	2,848,293	2,312,804	81%
	Total Buildings	3,324,568	2,743,205	83%
Longford Main Street Project				
707987.1	Lfd - Main Street Project - Preliminaries	-	99,909	
707987.2	Lfd - Main Street Project - Victoria Square Memorial Hall Upgrade Preliminaries	1,820,460	148,720	
707987.3	Lfd - Main Street Project - Road Infrastructure Upgrade Preliminaries	-	48,086	
707987.4	Lfd - Main Street Project - BBQ Upgrades Preliminaries	-	696	
707987.5	Lfd - Main Street Project - Victoria Square Additional Toilet Preliminaries	-	2,179	
707987.6	Lfd - Main Street Project - Fred Davies Memorial Preliminaries	-	72,685	
	Total Longford Main Street Project	1,820,460	372,275	20%
Waste Management				
712949	FOGO - Service Establishment Initial Bin Purchase	310,060	276,051	89%
712950	Recycling - Bin Purchase (Replacements Only)	-	4,023	0%
712951	Recycling - Bin Purchase (New Services)	12,500	-	0%
712952	Waste - Bin Purchase (Replacements Only)	12,500	4,022	32%
712953	Waste - Bin Purchase (New Services)	-	5,513	0%
728770	All Areas - Recycling Initatives	10,000	-	0%
	Total Waste Management	345,060	289,609	84%
Roads				
Evan - Glenesk Road Ch 7.530 to 9.870 Reconstruction				
750503	Evan - Glenesk Road Ch 7.530 to 9.870 Reconstruction	714,800	42,101	
750503.1	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction Excavation	-	38,697	
750503.2	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction Subbase	-	223,538	
750503.3	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction Base	-	177,646	
750503.4	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction Prep for Seal	-	14,973	
750503.5	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction Seal	-	-	
750503.8	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction Driveways	-	3,027	
750503.9	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction Other	-	56,368	
750503.91	Evan - Glen Esk Road Ch 7.530 to 9.870 Reconstruction Stormwater	-	26,157	
	Total Evan - Glenesk Road Ch 7.530 to 9.870 Reconstruction	714,800	582,507	81%
Lfd - Park Street Goderich ti Hay Reconstruct Verg				
750984	Lfd - Park Street Goderich ti Hay Reconstruct Verg Cemetry Side	-	16,756	0%
750984.3	Lfd - Park Street Goderich to Hay Reconstruct Verge Cemetery Side Base	-	777	0%
750984.4	Lfd - Park Street Goderich to Hay Reconstruct Verge Cemetery Side prep for Seal	-	794	0%
		-	18,327	0%
Perth Bypass - Associated Works				
751433	Lfd - Marlborough/Wellington St Intersection Pedestrian Protection	76,116	80,077	105%
751498	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres	134,022	60,536	45%



751498.1	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Excavation	-	13,743	0%	
751498.2	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres sub-base	-	25,375	0%	
751498.3	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Base	-	1,536	0%	
751498.4	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Prep for Seal	-	3,868	0%	
751498.5	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Seal	-	28,964	0%	
751614	Lfd - Entrance Roundabout Landscaping	-	5,025	0%	
751614.6	W/Junct - Hobart Road Shared Path Way	250,000	-	0%	
752010	Perth Bypass - Planting Vegetation Corridors	-	959	0%	
752015	Perth - Bypass Associated Works	-	134,864	0%	
752016	Perth Bypass - Planting Vegetation Corridors Land	-	3,372	0%	
752017	Budget Only Perth Bypass Roundabout Landscaping	300,000	-	0%	
752017.1	Perth Bypass Roundabout Landscaping - Eskleigh	-	23,848	0%	
752017.2	Perth Bypass Roundabout Landscaping - Seccombe Street	-	3,639	0%	
752025	Pth - Main Street Program	1,141,000	107,910	9%	
752026	Pth - Fairtlogh Street - Construction pf a school crossing and associated works	-	4,960	0%	
	Perth Bypass - Associated Works	1,901,138	498,676	26%	
Resealing Program					
750500.4	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Prep for Seal	-	640	0%	
715005	Roads - Reseal All Areas	806,284	3,150	0%	
715005.0062	Ross - Reseal Auburn Road Chn 3.085 to Chn 3.465	-	8,385	0%	
715005.0064	Ross - Reseal Auburn Road Chn 3.670 to Chn 5.300	-	28,488	0%	
715005.0065	Ross - Reseal Auburn Road Chn 5.300 to Chn 5.490	-	6,204	0%	
715005.0066	Ross - Reseal Auburn Road Chn 5.490 to Chn 6.630	-	25,118	0%	
715005.0067	Ross - Reseal Auburn Road Chn 6.630 to Chn 8.500	-	33,208	0%	
715005.0068	Ross - Reseal Auburn Road Chn 8.483 to Chn 8.970	-	11,689	0%	
715005.007	Ross - Reseal Auburn Road Chn 9.045 to Chn 9.385	-	9,002	0%	
715005.0071	Ross - Reseal Auburn Road Chn 9.385 to Chn 9.710	-	7,869	0%	
715005.0564	Lfd - Reseal High St Ch 0.784 to 0.845	-	29,595	0%	
715005.1081	Avoca - Reseal Royal George Rd, Ch 2.065 to Ch 3.190	-	23,061	0%	
715005.1082	Avoca - Reseal Royal George Rd, Ch 3.190 to Ch 4.530	-	27,182	0%	
715005.1083	Avoca - Reseal Royal George Rd, Ch 4.530 to Ch 4.955	-	11,883	0%	
	Total Resealing Program	806,284	225,474	28%	
Resheeting Program					
715125	Southern - Resheeting	244,007	34,165		
715460	Roads Northern - Resheeting	244,007	47,162		
	Total Resheeting Program	488,014	81,327	17%	
Footpath Construction Program					
750000	BUDGET ONLY NO ORDERS All Areas - Asphalt Footpath Replacements	42,000	-	0%	
750092.6	Evan - Barclay St No 46 towards White Hills Rd Eastern Side Gravel Footpath	46,000	-	0%	
750213.6	Lfd - Bulwer St Wellington to 0.172 footpath south side	45,000	-	0%	
750214.6	Lfd - Bulwer St 0.172 to Laycock footpath south side	49,000	-	0%	
750215.6	Lfd - Bulwer St Laycock to Stocker footpath south side	20,000	-	0%	
750216.6	Lfd - Bulwer St Stocker to Marlborough footpath south side	70,000	254	0%	
750395.6	Pth - Edward St Napoleon to Cromwell footpath north side	62,000	-	0%	
750458.6	Pth - Footpath Frederick St, Scone to Clarence North Side	46,000	-	0%	
750507.6	Lfd - Goderich St William to Archer Footpath	17,500	-	0%	
750713.6	Pth - Little Mulgrave St Main to north footpath western side	40,000	-	0%	
750796.6	Cry - Main St Saundridge to Church St Footpath	70,000	-	0%	
750910.8	Evan - Murray St Off Street Parking Pioneer Park	57,000	662	1%	
750977.6	Lfd - Pakenham St Hobhouse to Bulwer footpath eastern side	-	-	0%	
751037.6	Lfd - Pultney Street Wellington to Marlborough Footpath North Side	-	152	0%	
751038	Lfd - Pultney Street Wellington to Marlborough Kerb associated with F/Path Works North Side	-	8,191	0%	
751038.6	Lfd - Pultney Street Marlborough to Pakenham Footpath North Side	136,000	68,032	50%	
751040.6	Lfd - Pultney Street Catherine to Burghley Footpath North Side	55,000	112,383	204%	!
751498.6	Pth - Drummond St No 58D to Drummond Crescent Footpath	98,000	55,809	57%	
751498.8	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Driveways	-	21,522	0%	
751498.9	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Other	-	17,050	0%	
751498.91	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Stormwater	-	3,622	0%	
751613	Pth - William St Reserve Footpath Bridge Access	40,000	-	0%	
751613.6	Pth - William St Reserve Footbridge Footpath	-	43,502	0%	
	Total Footpath Construction Program	893,500	331,179	37%	
Other Road Projects					
707805.88	Ctown - War Memorial Oval Public Toilet Carpark Sealing	126,000	106,812	85%	
707899.2	Ross - Signage Project Highway	10,000	-	0%	
707987	Lfd - Urban Street Design Wellington StmFootpaths Outstands Landscaping	1,293,628	-	0%	
750131	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Reconstruction	504,900	650	0%	
750441	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement	50,000	11,238	22%	
750441.1	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Excavation	-	12,832	0%	
750441.2	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Subbase	-	392	0%	
750441.3	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Base	-	11,541	0%	

750442.8	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Driveways	-	418	0%	
750443.9	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Other	-	534	0%	
750444.91	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement - Stormwater	-	631	0%	
750536	Lfd - Hay Street Park to End Reconstruct Verge	70,000	4,182	6%	
750536.1	Lfd - Hay Street Park to End Reconstruct Verge Excavation	-	12,227	0%	
750536.2	Lfd - Hay Street Park to End Reconstruct Verge Subbase	-	1,927	0%	
750536.3	Lfd - Hay Street Park to End Reconstruct Verge Base	-	4,468	0%	
750536.8	Lfd - Hay Street Park to End Reconstruct Verge Driveways	-	922	0%	
750544	Ctown - High St Streetscape Improvements (Bridge St to King St) Inc Rec Ground Turning Lane	1,450,000	164,711	11%	
750559	Lfd - High St Burghley to Carpark K&G & Verge	30,000	-	0%	
750579	Lfd - Hobhouse St Reconstruction Catherine to Burghley	121,000	-	0%	
750910	Evan - Murray St & Scone St Verge Parking Spaces	50,000	-	0%	
751043	Ctown - Queen St On Street Car Parking Upgrades	-	1,317	0%	
751043.9	Ctown - Queen St Pedestrian Safety Fencing	-	26,932	0%	
751354	Lfd - Wellington and Laycock St Verge K&G and Footpath Around Public Open Space	80,000	54,307	68%	
751354.1	Lfd - Wellington and Laycock St Excavation	-	1,764	0%	
751354.2	Lfd - Wellington and Laycock St Subbase	-	3,123	0%	
751354.3	Lfd - Wellington and Laycock St Base	-	1,357	0%	
751354.4	Lfd - Wellington and Laycock St Prep for Seal	-	4,360	0%	
751354.5	Lfd - Wellington and Laycock St Seal	-	12,870	0%	
751354.92	Lfd - Wellington and Laycock St Landscaping	-	1,726	0%	
751615	Lfd - Waste Transfer Station Sealing of Entrance & Ramps plus Eastern Security Fence	80,500	-	0%	
751616	Pth - Rec Ground Carpark	167,100	35,878	21%	
	Total Other Road Projects	4,033,128	477,119	12%	
	Total Roads	8,836,864	2,214,609	25%	
Bridges					
740050	All Areas - Bridge Guard Rail Replacement Allocation (Budget Only)	105,000	5,651	5%	
741172	Lfd - Bridge 1172 : Blackwood Crk Road, Brumbys	-	9,450		
743473	Lfd - Bridge 3473 - Jones Road	-	-		
744927	Lfd - Bridge 4927 - Liffy Road - Over Bates Creek replace culverts with bridge	-	6,450		
745045	Cry - Bridge 5045: Saundridge Road, Palmers Rivulet (Brumby's Tailrace)	51,000	1,375	3%	
745517	Cry - Delmont Road Bridge (Guardrail Replacement)	51,000	5,810	11%	
749963	Pth - William Street Reserve Bridge No 9963	270,000	127,809	47%	
	Total Bridges	477,000	156,545	33%	
Urban Stormwater Drainage					
788575	BUDGET ONLY NO ORDERS Storm Water Drainage - Unallocated Projects	40,000	-	0%	
788601	Evan - Stormwater Translink 4a Gatty Street Detention Basin	252,540	328,720	130%	!
788621	Lfd - NDRG Automate Gate Back Creek Flood Levy	144,137	149,396	104%	
788622	Pth - Stormwater Cromwell St Culvert Installation	-	60	0%	
788623	Pth - Stormwater Philip St Culvert Extension	28,500	42,619	150%	!
788625	Ctown/Ross - Macquarie River Flood Modeling	-	-	0%	
788628	Pth - Stormwater Main Replacement Frederick St Perth Norfolk to No 65	-	2,236	0%	
788632	Evan - Stormwater Barclay St Subdivision Contribution	385,030	35,242	9%	
788633	All Areas - Stormwater Side Entry Pit Renewals Program	100,000	-	0%	
788643	Avoca - St Pauls Place Stormwater	20,000	25,154	126%	!
788644	Lfd - NDRG Penstock Valve Union Street Flood Levee	91,140	89,714	98%	
788646	Pth - Stormwater - Arthur Street detention	-	600	0%	
788647	Cry - Stormwater Pipe Upgrade School from Main Street	145,000	121,125	84%	
788648	Ctown - Stormwater High St Esplanade Humceptor Installation	45,000	-	0%	
788649	Ross - Stormwater Waterloo St Culvert	20,000	-	0%	
788650	Cry - Stormwater Extension 136 Main St	-	19,336	0%	
788651	Lfd - Stormwater Kerb and associated road widening Anstey Street	25,000	-	0%	
788652	Lfd - Stormwater Extension 7 Laycock (Opposite 2 to 4 Laycock)	-	3,418	0%	
788653	Pth Storm Water Detention Basin Works 1-13 Cromwell St	-	11,238	0%	
	Total Urban Stormwater Drainage	1,296,347	828,858	64%	
	Total Capital - Works Department	19,066,736	7,565,951	40%	
	Total Capital Works All Departments	23,263,172	11,184,681	48%	