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 <p>PO Box 156 13 Smith Street Longford TAS 7301 Email: council@nmc.tas.gov.au Web: www.northernmidlands.tas.gov.au</p>	<p>PH: 03 6397 7303 FAX: 03 6397 7331</p>	<p>Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan. Base image by TASMAR, © State of Tasmania Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries. Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.</p>	<p>3/05/2023</p>	<p>1:2528</p>
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Land Development Policies

1 July 2022



Policy approval and responsibilities

The Chief Executive Officer of TasWater is responsible for implementing these policies.

Approved by the Board at its meeting on ^{28th} of ^{JUNE} 2022.


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Chairman

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1 Introduction

This document provides our policies for land development, including developer charges and service extension and expansion. These policies are required by the *Water and Sewerage Industry Act 2008*, by the *Water and Sewerage Industry (Pricing and Related Matters) Regulations 2021* and by the Regulator in connection with our Price and Service Plan for the period 1 July 2022 to 30 June 2026.

Information regarding connections to our water infrastructure and/or sewerage infrastructure can be found in our *Water and Sewerage Network and Charges Policies* document. We have developed growth and capacity plans (GCPs) that detail the long-term infrastructure needs for each of our water and sewerage systems. These GSPs are updated periodically and will be used as the basis for determining whether there is sufficient capacity available, in the relevant system, for the proposed development.

As outlined in our Price and Service Plan 4, a new developer charges framework will commence on 1 July 2023 (the second year of the PSP4 period). Until this time, the framework adopted for the PSP3 period will continue to apply. Taking this into account:

- Section 2 of this Policy outlines the developer charges framework that will apply from 1 July 2022 to 30 June 2023
- Section 3 of this Policy outlines the developer charges framework that will apply from 1 July 2023 to 30 June 2026

1.1 Further information

For further information about these policies and how they apply to your circumstances, please contact our Development Services Department on 13 6992 or development@taswater.com.au.

1.2 Relevant legislation

- Land Use Planning and Approvals Act 1993
- Water and Sewerage Industry Act 2008 (the Act)
- Water and Sewerage Industry (Pricing and Related Matters) Regulations 2021 (Pricing Regulations)

1.3 Customer Charter

Our *Customer Charter* explains our obligations consistent with the requirements under the Act, the *Water and Sewerage Industry (Customer Service Standards) Regulations 2019* and the Code. It also outlines the rights and responsibilities of our customers and our commitment to providing reliable water and sewerage services. It explains our business practices and provides the customer with reasonable expectations of our services, pricing, processes and responsibilities.

1.4 Support for economic development

We will waive water and/or sewerage service charges on newly created lots for a period of two years from the date the Recorder of Titles issues title to a lot, when all the following conditions are met:

- The lot is classified as serviced land
- The effective date of the of the newly created lot is not before 3 November 2012, as shown on the Recorder of Titles' plan of survey • The lot remains in the ownership of the developer
- The lot is not developed.

2 Developer Charges Policy – 1 July 2022 to 30 June 2023

2.1 Aim

The aim of this policy is to specify how and when we will impose developer charges and development assessment fees for new developments approved by the relevant planning authority.

2.2 Policy

Developer charges may apply to new developments/uses approved by the relevant planning authority, where we decide to provide water and/or sewerage services to a development/use. If applicable, developer charges will be imposed as follows:

Developments within serviced land where:

- The existing water and/or sewerage infrastructure can accommodate the demands of the proposed development/use (capacity) – developer charges will not apply for the available capacity or
- Capacity is not available - will require the developer to pay the cost of expansion of the system to the level of capacity required to service the development/use.

Developments outside serviced land where:

- Capacity is available within an existing system - the developer pays the costs of extension, including connection, to that system and may access the available capacity in that system at no additional charge or
- Insufficient capacity is available within an existing system - the developer pays the costs of extension, including connection, to that system and expansion of the system to the level of capacity required to service the development/use. Any existing spare capacity in that system that is less than the total required for the development will be made available at no additional charge or
- Isolated Developments - all costs are paid by the developer.

At our absolute discretion, we may contribute to the costs of development/use in accordance with section 2.2.2 below.

Additional charges may apply under our Price and Service Plan and our *Water and Sewerage Network and Charges Policies* document.

For new developments we refer to two types of water and/or sewerage infrastructure:

- Works Internal
- Works External.

This approach is summarised in the following table:

	Sufficient System Capacity	Insufficient System Capacity
Works Internal	Developer pays all costs	Developer pays all costs
Works External – Extension	Developer pays costs of Extension required for the development*	Developer pays costs of Extension required for the development*
Works External – Expansion	Not applicable	Developer pays costs of Expansion required for the development**

* Any development connecting to an existing system will as a minimum pay for the cost of connection to the mains of the existing system.

** We will refer to the system's Growth and Capacity Plan (where available) regarding capacity upgrades or other works planned. We will discuss these plans with the developer.

2.2.1 Advice Regarding Works Required

Works external required for a development/use will be assessed by us on a case by case basis. A developer will only pay Works External costs directly attributable to servicing their specific development/use.

As assessment is on a case by case basis, we will, upon request, provide details of the works required to service a proposed development/use (including mains connection costs) relating to any extension. The total works can then be independently costed by the developer.

2.2.2 Strategic Opportunities

In assessing a proposed development/use, we will consider any potential strategic benefits, such as alleviating public health issues or supporting economic development. If we believe there are sufficient strategic benefits we may fund any additional capital expenditure over and above the cost of assets required to service the proposed development/use. The developer will pay the costs for assets required to support the development.

2.2.3 Development Services Fees

The following fees apply in relation to assessments, approvals and compliance activities for developments/use. Invoices will be issued in relation to the relevant fees and are to be paid within 30 days of issue.

- Land Information Certificate (Section 56ZQ) Request fee: payable when you apply for a land information certificate (which provides information concerning our infrastructure at a specified location)
- Section 56W Consent fee: payable when we issue consent to build within two metres of our infrastructure
- Certificate for Certifiable Works (CCW) fee: payable when you apply to us for a Certificate for Certifiable Works that requires a Certificate of Compliance for either building and/or plumbing works
- Development Application (DA) fee: payable when you act on a planning permit that contains our conditions and prior to the issue of any other approval from TasWater
- Engineering Design Approval fee: payable when you apply to us for approval:
 - Of an engineering design for a development or
 - To construct water and sewerage assets for a development that are to be transferred to us
- Consent to Register a Legal Document fee: payable when we issue our consent to the planning authority to seal or register legal documents, such as a consent for registration of title documents for a subdivision development.

3 Developer Charges Policy – 1 July 2023 to 30 June 2026

The aim of this policy is to specify how and when we will impose developer charges and development assessment fees for new developments approved by the relevant planning authority.

3.1 Policy

A *Shared Infrastructure Contribution Charge* (standard charge) will be applied to all developments that are included in growth and capacity plans (GCPs). Developments that fall outside our GCPs and are materially different in terms of size, cost or timing will have a *Bulk Infrastructure Capacity Charge* (bulk charge) applied.

The table below provides further detail on the application of the standard charge and bulk charge.

Charge type	Description
Standard charge	<p>The standard charge will apply to all developments that are included in GCPs for each new equivalent tenement (ET) created. The standard charge aims to cover the incremental costs associated with expected capacity upgrades (i.e. not system extensions) driven by new customers, with remaining costs to be recovered through water and sewerage charges.</p> <p>The standard charge is to be set with reference to a net incremental cost associated with new customers and is calculated as follows:</p> <ul style="list-style-type: none"> + NPV incremental capex driven by new customers + NPV forecast opex driven by new customers - NPV forecast revenue from new customers. <p>For water-only or sewerage-only customer connections, 50 per cent of the standard water and sewerage charge will apply.</p> <p>A standard charge of \$3 514 per ET will apply for each of the FY2023-24, FY2024-25 and FY2025-26 financial years.</p>
Bulk charge	<p>The bulk charge will apply to any development that requires an unexpected network capacity augmentation (i.e. not system extensions). This will include developments that require:</p> <ul style="list-style-type: none"> • bringing forward the timing of a network capacity augmentation that has been planned for • building a network capacity augmentation that has not been planned for. <p>The bulk charge for a specific development will be based on the net incremental costs per ET of the capacity augmentation required for the individual development, and will be calculated as follows:</p> <ul style="list-style-type: none"> + NPV incremental capex associated with the network capacity upgrade required for this development + NPV forecast opex driven by new customers connected to that upgrade - NPV forecast revenue from new customers projected to connect to the network capacity upgrade. <p>This charge per ET will apply to all subsequent developments that connect to the capacity upgrade included in the bulk charge. Alternatively, where a capacity upgrade is deemed to be a large cost and high risk to TasWater, it may require the developer to fully fund the upgrade upfront.</p> <p>Where a bulk charge is applied, it will be charged in addition to the standard charge.</p>

If applicable, developer charges will be imposed as follows:

For developments within serviced land:

- where the existing and/or planned water and/or sewerage infrastructure can accommodate the demands of the development/use (capacity), the standard charge will apply
- where the existing and/or planned water and/or sewerage infrastructure cannot accommodate the demands of the development/use (capacity), the developer will be required to pay the bulk charge for the additional capacity upgrade plus the standard charge.

For developments outside serviced land:

- where capacity is available within an existing system, the developer may access the available capacity in that system and pays the standard charge and the costs of extension, including connection, to that system.
- where capacity is not available within an existing system and no works are planned, the developer pays the standard charge and the costs of extension, including connection, to that system plus a bulk charge for the additional capacity upgrade.
- where they are isolated developments, all costs are paid by the developer.

In our absolute discretion, we may contribute to the costs of development/use in accordance with Section 3.2.2 below.

Additional charges may apply under our Price and Service Plan and our *Water and Sewerage Network and Charges Policies* document.

For new developments, we refer to two types of water and/or sewerage infrastructure:

- Works internal
- Works external.

This approach is summarised in the following table:

	Sufficient system capacity	Insufficient system capacity
Works internal	Developer pays all costs	Developer pays all costs
Works external – extension	Developer pays costs of extension required for the development*	Developer pays costs of extension required for the development*
Works external – expansion	Developer pays a standard charge per ET.	Developer pays a standard charge per ET for planned works and an additional bulk charge for unplanned works. **

* Any development connecting to an existing system will, as a minimum, pay for the cost of connecting to the mains of the existing system, in addition to the standard charge and, if applicable, the bulk charge

** We will refer to the system’s GCP (where available) regarding capacity upgrades or other works planned. We will discuss these plans with the developer.

3.2.1 Advice regarding works external required

We will assess works external required for a development/use on a case-by-case basis. In addition to the standard charge, a developer will only pay works external costs directly attributable to servicing their specific development/use.

As assessment is on a case-by-case basis, we will, upon request, provide details of the works required to service a proposed development/use (including mains connection costs) relating to any extension. The total works can then be independently costed by the developer.

3.2.2 Strategic opportunities

In assessing a proposed development/use, we will consider any potential strategic benefits, such as alleviating public health issues or supporting economic development. If we believe there are sufficient strategic benefits, we may fund any additional capital expenditure over and above the cost of assets required to service the proposed development/use. The developer will only pay the costs for assets required to support their development.

3.2.3 Development services fees

The following fees are in addition to the applicable standard and bulk charges and apply in relation to assessments, approvals and compliance activities for developments/use. Invoices will be issued in relation to the relevant fees and will be due within 30 days of issue.

- Land Information Certificate (Section 56ZQ) Request fee: payable when you apply for a land information certificate (which provides information concerning our infrastructure at a specified location)
- Section 56W Consent fee: payable when we issue consent to build within two metres of our infrastructure
- Certificate for Certifiable Works (CCW) fee: payable when you apply to us for a Certificate for Certifiable Works that requires a Certificate of Compliance for either building and/or plumbing works

- Development Application (DA) fee: payable when you act on a planning permit that contains our conditions and prior to the issue of any other approval from TasWater
- Engineering Design Approval fee: payable when you apply to us for approval:
 - Of an engineering design for a development or
 - To construct water and sewerage assets for a development that are to be transferred to us
- Consent to Register a Legal Document fee: payable when we issue our consent to the planning authority to seal or register legal documents, such as a consent for registration of title documents for a subdivision development.

3.2.4 Requests for estimates or information

Standard charge

In response to a request for an estimate or information, TasWater will provide:

- an estimate of the amount of the charge that is to apply, in respect of a property, to a person who -
 - proposes a new development in respect of the property; and
 - provides sufficient information about the proposed development to enable an estimate to be determined.
- information, as to how the amount of the charge has been determined to a person on whom such a charge is imposed.

Bulk charge

In response to a request for an estimate or information, TasWater will:

- advise whether the proposed development is outside of TasWater's Growth and Capacity Plans and is therefore likely to be subject to the charge; and
- provide information, as to how the amount of the charge has been determined to a person on whom such a charge is imposed.

3.2.5 Schedule of development fees

A full schedule of our development fees is provided on our website at www.taswater.com.au.

4 Service Extension and Expansion Policy

4.1 Aim

The aim of this policy is to outline the circumstances, and the terms and conditions, under which we will extend and expand our water infrastructure and/or sewerage infrastructure, including at the request of a person.

This policy supports the objectives of the Tasmanian Resource Management and Planning System, as detailed in Schedule 1 of the *Land Use and Planning Approvals Act 1993* and the associated planning processes.

4.2 Policy

Our approach to service extension and expansion is as follows:

4.2.1 Growth and capacity plans – works as listed

We will systematically extend and expand our water and sewerage infrastructure as detailed in our growth and capacity plans (GCPs).

4.2.2 Growth and capacity plans – works brought forward

A person may request in writing that we undertake extension and/or expansion works in existing systems sooner than they are listed in our GCPs. The person must agree to pay any relevant charges under the *Developer Charges Policy* for undertaking the works sooner than was planned.

In considering whether we will permit the bringing forward of works, we will consider matters including, but not limited to, the nature and timeframes for the works, impacts on our existing infrastructure programs and the risks posed to us and our customers. In this case a Bulk Infrastructure Capacity Charge may apply for any works brought forward.

Serviced land

For both standard and non-standard connections (as defined in our *Connections Policy*), the cost of extending and/or expanding our infrastructure will be in accordance the *Developer Charges Policy*. Connection will be undertaken in accordance with our *Connections Policy*, and connection costs will be borne by the proponent.

Other circumstances

We may permit extension and/or expansion to our infrastructure following the request of a property owner in circumstances other than those listed above when:

- A person makes a request in writing
- The person agrees to pay any relevant charges under the *Developer Charges Policy*.

This policy does not cover:

- Circumstances covered by the *Service Introduction Charges Policy* where services are proposed to be introduced to a community that has not previously received them.
- Non-standard historical service connections. TasWater will address issues arising from historical infrastructure arrangements in accordance with its *Non-Standard Legacy Water Connection Policy*.

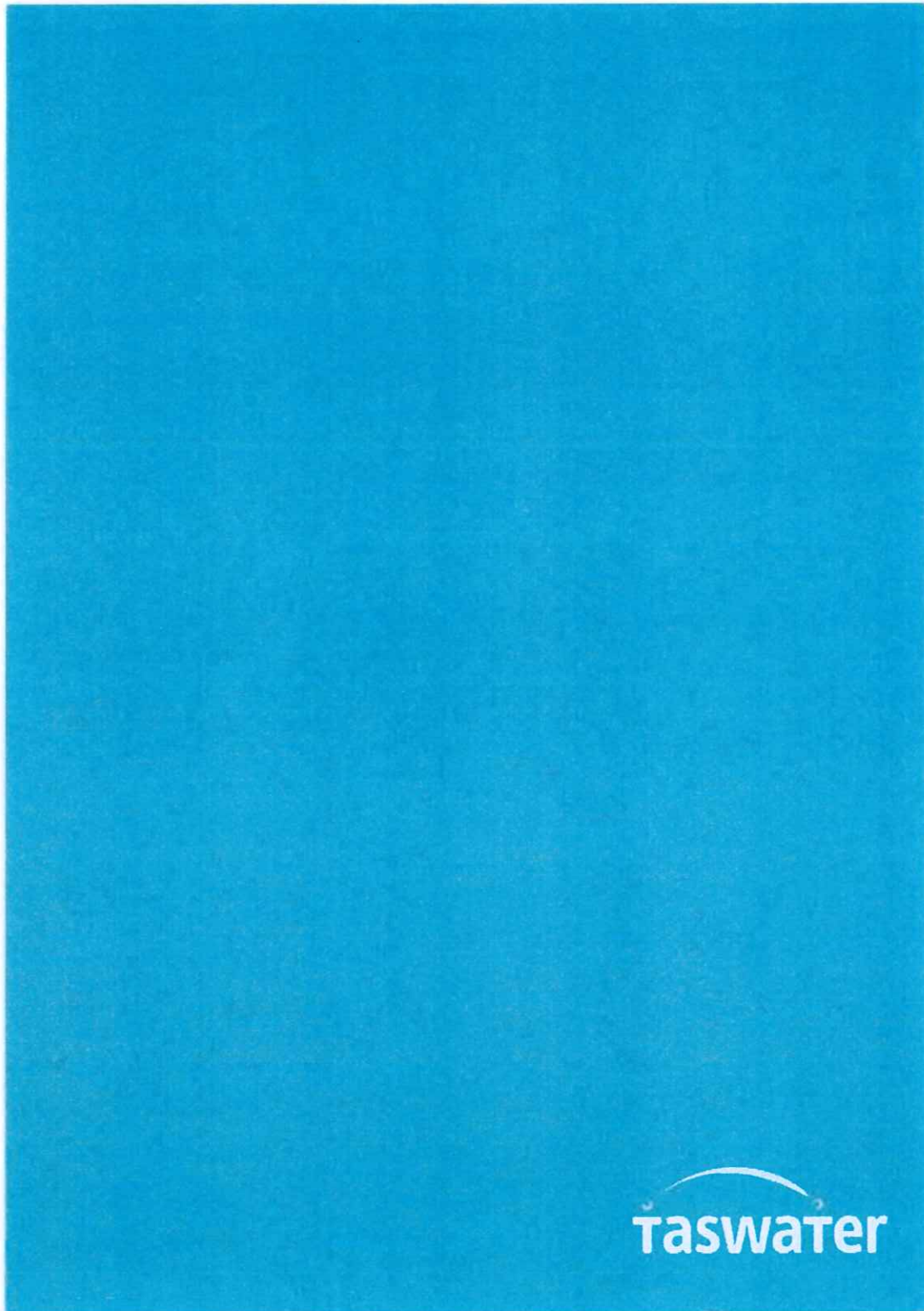
Related policies and costs

For information regarding the connection of property classified as serviced land to a current water system and/or sewerage system, including requests and associated costs, refer to our *Water and Sewerage Network and Charges Policies* document (in particular, the *Connections Policy*) and prices available at www.taswater.com.au

5 Definitions

Term	Meaning
Act	Means the <i>Water and Sewerage Industry Act 2008</i> .

Term	Meaning
certificate for certifiable work	Means a certificate referred to in Section 56TC(3) or section 56TC(4) of the Act that is issued by us under Section 56TC of that Act.
Code	Means the Tasmanian Water and Sewerage Industry Customer Service Code issued by the Regulator under the Act.
expansion	Means the augmentation of water infrastructure and/or sewerage infrastructure to accommodate the development or connection of a property that cannot be catered for by a current water system's capacity and/or current sewerage system's capacity.
extension	Means the lengthening of water infrastructure and/or sewerage infrastructure to enable connection of a property to an existing water system and/or sewerage system.
isolated development	Means land that is proposed for development / change in use that is not designed to connect to our existing infrastructure.
planning authority	Has the same meaning as in Section 3 of the <i>Land Use Planning and Approvals Act 1993</i> .
Price and Service Plan	Means a price and service plan approved under section 65 of the Act.
Regulator	Means the Regulator referred to in Section 11 of the Act.
serviced land	<p>Means land that we will permit to be connected to our water infrastructure or sewerage infrastructure. We have identified this land by individual title, in accordance with Section 56U(1)(b) of the Act.</p> <p>Note: Information about our serviced land boundaries, including maps, is available on our website (www.taswater.com.au), The List (maps.thelist.tas.gov.au) and for inspection by customers at our offices. We can also be contacted during business hours on 13 6992 for further information.</p> <p>Serviced land boundaries will change over time as the capacity of the system changes.</p>
works external	Means infrastructure that is external to a development site, for extension and/or expansion, required to service the development and is installed at a developer's cost and gifted to us.
works internal	Means infrastructure that is within a development site that is installed at a developer's cost and gifted to us.



MINUTES

MINUTES FOR THE CRESSY LOCAL DISTRICT COMMITTEE MEETING HELD AT THE CRESSY TOWN HALL ON WEDNESDAY, 29 MARCH 2023 COMMENCING AT 7:00 PM

1 PRESENT

Helen Williams, Helen Howard, Andy Byard, Angela Jenkins, Katie Lamprey and Daniel Rowbottom.

2 IN ATTENDANCE

NIL

3 APOLOGIES

Richard Goss, Maurita Taylor, Ann Green and Peter Goss

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

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

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

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

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

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the minutes of the Cressy Local District Committee meeting held on 30 November 2022 be confirmed as a true and correct record of proceedings.

Moved Helen Williams Sec Helen Howard Carried.

6 BUSINESS ARISING FROM THE MINUTES

6.1 Cressy Recreation Ground development

Stage 2 to be completed in conjunction with Stage 2 of the pool works. Both projects being completed by Council building staff.

Can council please provide what is involved in stage 2?

Stage two is inclusive of the outdoor/BBQ facility, car park/dump point and landscaping.

Replacement of the cricket nets is a separate project which will be happening concurrently.

Is there any funds available to improve the ground service?

The Ground Committee has requested consultation for the placement of camping, carpark, dump point etc. prior to installation.

6.2 Cressy Swimming Pool

Request for heated pool signs was presented to Council at its May meeting and a review requested.

What is happening with the heated pool sign?

Need to advertise the Heated Pool sign. The 4 poles out the front, can this be used for this purpose? Requests for future funding: Solar Heating mats and roof tubing, increase in lifeguard hours, shade cloth over play area, Flooring in change rooms need updating and new pool cleaner.

6.3 Bartholomew Park Name Sign and Explanation Plinth

Sign to be resized and reinstalled when Building Officer available. Completed

6.4 Minutes

Cressy District High School have agreed to provide two senior students for purpose of minutes. Council staff finalising details. Andy will follow up on this and see what is possible.

This is yet to commence.

7 NEW BUSINESS

1. Cenotaph – Loose rock at step to be repaired
2. RV Overnight area at Brumby's Creek – Is this possible?

3. Flower pot outside hall – request from 30 November – to be followed up
4. DC Minutes on Council website – have not been appearing.
5. Tree (XMAS) at the park – Guard has been removed and will need replacing with a larger one so it is not damaged.
6. Street Library – is it possible to have a 2nd one placed in Cressy, contact to be made with Mens Shed for construction of this.
7. Play equipment in the park – This must be addressed, other councils are receiving upgrades but it has been some time since Cressy has received anything new.
8. War Memorial Clock – Needs to put on the right time.
9. Water Tower – please keep on agenda
10. Speed Limit – please keep on agenda, this is a matter of urgency. (why 50klm at the entrance and 60klm through the town)?

8 CLOSURE & NEXT MEETING

The Chairperson closed the meeting at 7:55 pm.

The next meeting to be held **Wednesday 31 May 2023.**

PERTH COMMUNITY CENTRE MANAGEMENT COMMITTEE (PCCMC)

COMMITTEE GENERAL MEETING MINUTES

Perth Community Centre, 173 Fairtlough Street, Perth, on Tuesday April 4th, 2023. Meeting commenced at 7.05 pm.

PRESENT

Chairperson Katrina Freeman (KF), Jo Saunderson (JS), Ralph McGee (RM), Judi McGee (JM) Glenn Leighton (GL), Cr. Dick Adams OAM (DA)

APOLOGIES None

ABSENT None

MINUTES OF PREVIOUS MEETING

Moved: JM Seconded: JS that the minutes from previous meeting Tuesday February 7th 2023 as read be accepted as a true record

CARRIED

BUSINESS ARISING & ACTION SHEET FROM PREVIOUS MINUTES

- JS advised that the Defib is still listed on the website as being in the foyer. GL has advised the authority and will follow this up. **ACTION LIST**
- JM advised that the grant application for solar panels at the centre has been submitted and it will be discussed at the next council meeting,
- RM advised that he had spoken to an expert in regard to the possibility of repairing the centre's piano and was advised that it would not be worth it.
- KF requested GL to forward invoices or amount owed for the Telstra credits so she can pay it.

TREASURERS REPORT

GL reported that as of Tuesday April 4th the bank balance was \$19,141.39 with no outstanding amounts.

Moved GL that the report be accepted.

Carried

CORRESPONDENCE

NONE

NEW BUSINESS

- Replacement of carpet in the function room and meeting room quotes were discussed and it was decided to go with Choices Carpets for the work. JM to follow up.
- JS suggested that a ramp or wedge at the back kitchen door would enable easier access with trolleys etc. GL to organise **ACTION LIST**
- The Urn handles have been broken and GL/RM to organise repairs/replacement **ACTION LIST**

- KF mentioned her concern over lack of public liability cover for sporting events, markets etc and suggested that a meeting with council should be organised to discuss ways of addressing this. KF and JM to organise **ACTION LIST**
- GL on behalf of the Lions Club requested permission to install a locked letter box at the centre for their use. The committee will also have a key. **Approved.**
- JM Requested approval to order 2 alarm remotes from Jacksons, one to be retained as a spare and one to be given to the Tennis Club. When the Child Care move to their new site, members of the tennis club will have to deactivate the alarm when using the facility. **Approved ACTION LIST**
- JM notified the committee that on checking the cutlery in the kitchen there were only 19 knives. JM asked for approval to purchase replacements. **Approved ACTION LIST**

Meeting closed at 8.05 pm

Next Meeting.

GENERAL MEETING

Tuesday June 6th commencing at 7.00pm

KATRINA FREEMAN
CHAIR

Campbell Town District Forum Meeting 2nd May 2023

Attendance:

Jill Clarke (Chairperson)

Jill Davis, Danny Saunders, Elizabeth Porter, Leisa Gordon, Chris Beach.

Sally Hills (minutes)

Councilor Paul Terrant, Councilor Alison Andrews (9.40)

Apologies:

Owen Diefenbach, Tracy Spencer-Lloyd, Loraine Wyatt (NMC)

Declaration of any pecuniary interest by a member or of a special committee of Council.

Nil

Conformation of Minutes

MOVE: Jill Davis SECOND: Elizabeth Porter. CARRIED - with corrections - that Leisa Gordon was an apology and not absent.

Business arising:

High Street upgrade:

No change to the original plans

Concrete Plant.

Written objections have been received by NMC

Heavy Haulage: District Forum recommendation for council to investigate the impact of traffic turning from High Street to West Street. No update on the recommendation.

Sale of Hall:

NMC still in talks.

King Street Reserve

No update or if council considering chalets for accommodation.

Entrance Statement:

The wording for the back of sign is being considered.

Members asked if sign could be located to a more suitable position in the same area. Sign needs to be on council land.

Centrecare units in William Street

Plumbing has now been passed and expecting NMC to sign off. It was three years in March this year since plans were submitted.

Underpass:

Work is on going.

New Business:

A motion put forward by Councillor Paul Terrett has been accepted by Council:

That a report be prepared for council reviewing the structure of District Committees, including roles, function, meeting times etc

Cr Terrett said that it would also help to retain members and have a broader representation on District Forums.

Leisa Gordon has had a complaint from a resident, that after contacting council nothing has been done about the disgusting drain and smell coming from the business on the northern side of her property.

Danny Saunders - very impressed with the amount of cars pulled up for speeding.

MOTION:

That Council gives District Forum an update on -

2. High Street – rubbish bins upgrade
3. Footpaths & kerbs – King Street, Bridge St to kindergarten, underpass to oval and to town hall
- 4 New Street – reconstruction.

These items were listed in the 2022/2023 - Budget Capital Works Program.

MOVED: Chris Beach SECONED: Leisa Gordon. CARRIED

MEETING CLOSED AT 10 25am

**EVANDALE COMMUNITY CENTRE AND MEMORIAL HALL
MANAGEMENT COMMITTEE**

Minutes of General Meeting Tuesday 9th May 2023

Chairperson: John Lewis

Meeting opened: 1.00 pm.

1. Present: Arthur Walter, Jackie & Geoff Divall, Kath & Barry Wenn, Judy Heazlewood, Bret Goldsworthy, Frank Halliwell, Fay Krushka.
2. Apologies: Gillian Atherton
3. Minutes of Previous Meeting: were taken as read and confirmed. Geoff Divall/Arthur Walter. Carried.
4. Centre Report/Correspondence:
 - Tourist numbers continue to increase, April 2022/23 – Visitors 323/416, Others 267/269. Totals 590/685.
 - Geoff was pleased to announce two new positions : Assistant Secretary – Fay Krushka, and Assistant Treasurer – Sue Axton.
5. Community Hall Report:
 - Brett has received good reports regarding ANZAC Day services and refreshments.
 - The step into the room off the kitchen is to be concreted, as at present it is a trip hazard.

6. Financial Report: Arthur Walter:

EVANDALE COMMUNITY CENTRE Financial statement asat 30 April 2023			
BANK BALANCE			18811.71
Add interest	Interest		\$6.86
Add deposits	Cash Deposits		\$820.00
	Zeller		\$667.42
	Direct Deposits		\$665.00
			20970.99
Less cheques			
	03.04.23	Direct payment (JMJ Vending)	\$2,750.00
	03.04.23	Direct payment (Link)	\$36.30
	03.04.23	727402 S Dean	\$60.00
	03.04.22	Direct payment (telstra)	\$126.91
	03.04.23	Direct payment Evandale History	\$180.70
	03.04.23	Direct payment (Annies soaps)	\$232.00
	05.04.243	Bank Transfer	\$300.00
	05.04.23	Direct payment (Flick)	\$57.31
	21.04.23	Direct payment (Aurora)	\$124.16
	21.04.23	Direct payment (G N Mulder)	\$103.50
			4,170.88
BANK BALANCE			
Less unrepresented cheques			
Available Balance			16800.11
Debit Card Account	30.04.23		\$380.64

7. Gift Shop: Jackie Dival

- Looking at Tasmanian made T-towels with PennyFarthing Wheel, and some new magnets.
- Mens' polo tops also with wheel, approximate cost: \$55.

It was moved that the reports be received: Frank Halliwell/Kath Wenn. Carried.

8. General Business:

(Ongoing):-

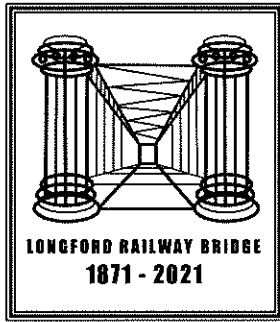
- Security cameras to be installed and monitored by NMC this coming financial year.
- Calendar 2024: Pennyfarthing Races and Fair. Geoff is to contact PF committee for photos.
- A coffee machine is now installed. Paper cup size to be adjusted.
- Cooking classes in the hall with Lesley Soper- ongoing.

(New):-

- Art Sale sign to become a permanent fixture.
- Keith Green has kindly offered to be responsible for the brochures, thank you Keith.
- Indication of numbers for proposed visit to Patterdale needs to be finalised.
- Judy Heazlewood submitted her apologies for the June and August meetings.

The meeting closed at 2.20 pm and was followed by afternoon tea.

Next meeting: Tuesday 13th June at 1.00pm



LONGFORD RAILWAY SESQUICENTARY COMMITTEE

Meeting of the Longford Railway Sesquicentary
Committee held 10 May 2023 Council Chambers, Smith St,
Longford Commencing at 3.10 pm

Members held a minute silence in memory of Len Langan, who died last year. Len (originally from England) commenced the historical research of the Longford Railway.

1. Attendance

Councillor Dick Adams OAM (Chair), Nigel Burch, Gilbert Ness, Roy Tan, John Stebbings, Rod Cuthbert, Gayle Lucas.

In attendance

Lorraine Wyatt, Executive & Communications Officer (Minute taker)

2. Apologies

Nil

3. Minutes of the last meeting 3 March, 2022 to be confirmed.

Moved Nigel Burch, seconded John Stebbings

That the minutes of the meeting held 3 March 2022 be confirmed.

CARRIED

4. Business arising:

4.1 Report from Gilbert Ness TasRail on bridge columns manufacture by Penguin composites. Gilbert's email to Chairman to circulate as a report.

Little recent work had been carried out on the feasibility/design as a result of the designer leaving Penguin Composites although the original overall design work carried out by Penguin Composites is expected still to be valid for pricing purposes.

The Production Manager has several practical production and site erection methodologies in mind to simplify the project. It is proposed that the body of the columns will be bolted to a concrete plinth from inside the column. A clear methodology is required to mitigate and minimise working at height. It is proposed that threaded studs will be cast into the concrete base plinth and a fixing bracket design at the top of the columns is to be finalised for TasRail review.

The product and type of resin proposed for use is expected to have a life of 25+ years however an annual inspection of the columns will still be required which will also allow any identified touch-up painting can be carried out.

Penguin Composites recommend that a water based anti-graffiti paint called "Nonoman" is used. The Committee needs to agree on what colour the columns are to be painted.

It was agreed that the colour should be silver, however this would be determined by heritage guidelines. **Action:** Cr Dick Adams OAM will follow up and report back to the next meeting.

The columns will have "acoustic filler" applied to the inside to provide a thickened structure. Penguin Composites will provide lifting points on the columns to assist the installation and it is proposed that TasRail will provide a Hi-rail truck and hi-rail excavator to facilitate the installation of the columns on prior constructed concrete plinths at the ends of the bridge structure. The columns will be off set to the outer faces of the bridge to ensure that the TasRail load gauge clearance is maintained.

Penguin Composites have undertaken to provide a price for the manufacture, delivery to Longford and installation of 4 GRP replica columns by the 24th of April for the consideration of the Longford Bridge Committee.

Gilbert advised that he is retiring next month so will no longer be TasRail, however, another representative will be available when required.

It was suggested that a viewing platform could be installed which could also become a community art project. This item will be listed on the next agenda for further discussion.

4.2 Timeline

The project timeline will be dependent upon several factors including revised quote and contractor availability.

4.3 Longford Railway Station Trolley

This has been repaired by John Stebbings

4.4 The Longford Collection

Is coming back to Longford. The Longford Railway will become part of that collection in the future along with other pieces given to the committee for the 150th celebrations.

5. Model railway exhibition in the town hall, July 2023 (Avoid the last weekend in July)

Things to consider:

- Hall hire
- Catering
- Will NMC underwrite the public liability insurance?

6. Financial report

***Moved John Stebbings, seconded Gayle Lucas
That the Financial report as attached be accepted.
CARRIED***

7. Close of meeting, decision on next meeting.

The Chairman thanked everyone for their attendance and input and declared the meeting closed.

Next meeting: 14 June 2023 in council Chambers commencing at 3.00pm.

	2020-21	2021-22	2022-23
STATEMENT			
Op Balance			
505035 Income - Longford Rail Bridge Restoration Group (GST Free)	1787.34	48.6	
10/01/2022 Donations	75		
11/08/2022 Donations (Misc)	123.6	0	1910.94
	<u>1787.34</u>	<u>123.6</u>	<u>1910.94</u>
505036 Income - Longford Rail Bridge Restoration Group (GST Applicable)			
Contribution 1 x Calendar Anonymous	9.09		
Contribution 1 x Calendar N/A	9.09		
Contribution 1 x Calendar Paul Godier	9.09		
Contribution 1 x Longford railway Calendar 2022 Andrew Howard	9.09		
Contribution 1 x Calendar Cash Sale	9.09	18.18	
Contribution 1 x 2022 Calendar NMC	1336.36		
Contribution 1 x Calendar Levi	22.73		
1 x Calendar P & D Poole	9.09		
1 x Calendar John Izzard	9.09		
	0	1404.54	36.36
	1787.34	1528.14	36.36
			1440.9
			3351.84
Sub total	1787.34	1528.14	36.36
505037 Grant Income			
27/01/2022 Grants State Government	50000		
15/08/2022 Grant Liability increase 2021-22 Capital grants	0	50000	0
	0	50000	0
505095 Expenditure - Longford Rail Bridge Restoration Group			
23/02/2021 Contractor payments - Testing and tagging	-75		
9/12/2022 Consumables/Materials - Print	-931.82		
9/12/2022 Consumables/Materials 150gsm calendar pages & 250gsm Cover Pre-Press	-290		
	-75	-1221.82	0
	1712.34	306.32	-1296.82
			36.36
			2055.02
			Balance
			2055.02

	20/21	21/22	22/23
Income	1787.34	1528.14	36.36
Expenditure	-75	-1221.82	0
Sub Bal	1712.34	306.32	36.36
			2055.02

\$50,000 State Govt Grant to be allocated

Morven Park Management & Development Association Inc.

Minutes of General Meeting of the Morven Park Management Committee held at the Morven Park Clubrooms on Wednesday 10th May 2023.

Meeting opened at: 7.40pm

Present :	Chair	David Houghton
	Secretary	Rhonda Whitmore
	Evandale Skate Park	Ian Pease
	Evandale Village Fair	
	Evandale Football Club	Patrick Davey
	Evandale Cricket Club	Chris Ross
	Evandale Light Rail	David Swann
	Evandale Tennis Club	John Hughes
	Morven Park Grounds	Brendon Crosswell
	Northern Midlands Council	Councillor Paul Terrett
Apologies	Gilbert Ness, Scott Hill, Rickie Wells, Steve Opperman, Mayor Mary Knowles	

Minutes of previous General Meeting held in 5th April 2023 were read and confirmed

Moved: Brendon Crosswell

Seconded : Ian Pease

Carried

Business Arising :

1. Pressure cleaning of clubrooms still to be completed by NMC
2. New Cricket nets gate and signage – Trent Atkinson to advise \$ left in budget – still to be provided. Matting rising and coating coming off poles – To be corrected whilst in retention period – Trent has been advised.
3. Bird proofing building – Yet to be completed and droppings can be seen on internal skylight.
4. First Aid kit - Awaiting installation
5. BBQ Trailer hire arrangements – OK to be approved on previous officers' inspection, however hand wash facilities (including warm water) and meat probe required. Does MPMC want to retain the BBQ?
6. Fibre to the premises – Progressing as NBN seen taking measurements etc
7. Back up security battery – Completed
8. Evandale Village Fair shed costs – no correspondence received, account to be sent
9. Public Toilet repairs – council agreed to complete work, no date as to when.
10. Fly screen for rear window – Measured up
11. Floor Sweeper – purchased
12. Insect spraying – completed today
13. Council grant submissions – no advice as yet as to outcome

Correspondence:

In : Northern Midlands Council – Annual tour itinerary 19/04/23

Examiner query regarding AGM notice placement

ELRS financial agreement - finalisation

Acceptance to attend by Mayor Knowles; subsequent apology

Out: AGM Notice and minutes

Minutes of 5/04/23, reminder and agenda for 10/05/23

Invitation to Mayor Mary Knowles to attend AGM and General Meeting

Financial Report: \$ 11,328.93 Moved John Hughes Seconded Ian Pease **Carried**

User Groups:

Cricket – off season

Football - Going well.

Tennis - No report

Skate Park - Well used

ELRSS – Open day end of September

Evandale Primary – No report

Morven Park Grounds - All good – push mower maintenance required, and users need to advise if work on any equipment is required, and equipment to be cleaned after use. Notice board to be considered in shed for notes.

Northern Midlands Council - No report

Village Fair – No report

General Business:

1. Rehabilitation of old net area commenced.
2. Acorn tree limbs low at 2 and 2.1 meters off ground – potential risk for teams warming up – Seek to have council trim branches.
3. Gas system modifications (last year's grant) now completed and can be controlled by an app.
4. Key for gas cylinder being provided by Supa Gas
5. Replacement chairs for clubrooms to be sought as many cracked or broken.

Meeting Closed: 8.58pm

Next Meeting: 7.30pm Wednesday 14th June 2023

**MINUTES OF
PERTH LOCAL DISTRICT COMMITTEE**

THE COMMITTEE MEETING HELD ON TUESDAY, MAY 23RD 2023, AT 5.30PM AT THE PERTH COMMUNITY CENTRE.

MEETING COMMENCED AT 5.30 P.M.

1 ATTENDANCE Russell MacKenzie, Jo Saunderson, , Don Smith, Jon Targett Sam Beattie, Councillor Paul Terrett

Apologies: Michelle Elgersma, Tony Purse, Councillor Janet Lambert

2 ACKNOWLEDGEMENT OF COUNTRY

In keeping with the spirit of reconciliation, The Perth Local District Committee acknowledges the First Peoples- the traditional owners of the plipatumila land where we live and work. We recognise their continuing connection to land, water, sky and community. We pay respects to to Elders -past, present and emerging- and and acknowledge the important roles Tasmanian Aboriginals continue to play as part of our community.

3 PROCEDURAL

3.1 Confirmation of Minutes

Recommendation

That the minutes of the meeting of the Perth Local District Committee held on Tuesday 4 April 2023 be confirmed as a true and correct record of proceedings.

Moved: Don Smith

Seconded: Jon Targett

3.2 Declaration of any Pecuniary Interest by a Member of a Special Committee of Council

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

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

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

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

Noted that

- Mr Tony Purse is consulting and/or has an involvement in the following projects currently being undertaken by Council:
 - Perth Community Centre Master Plan
 - Perth Recreation Ground Master Plan
 - South Esk River Parkland Proposal, including owner/developer of adjacent property
 - Perth Streetscape Improvements (passed at the July 2022 meeting of the NMC)
 -

4. Business arising from PLDC minutes

4.1 Train Park sculptures are in place.

To our query regarding maintenance committee was told there was an on going maintenance schedule.

Perth Historical Society instigating explanatory plaque.

Council is in process of upgrading bbq shelter. Play equipment has not been installed yet.

4.2 Budget matters

Council has replied that where possible budgetary matters are finished within the financial year.

4.3 Budget considerations

4.4 Committee is required to provide evidence and location of rice grass. Noted

4.5 Main Street streetscape Discussion about Drummond St Bridge.

? Cycleway down Main St.

MOTION;

The committee requests a visit from the GM or relevant officer to explain and expand the Main St upgrade and associated projects.

Moved: Jon Targett

Seconded: Sam Beattie

4.6 Secretarial allowance

Motion:

We would like to produce a quarterly newsletter, scrutinised by council ,to inform the community of projects and Perth based activities and encourage input to the PLDC

Moved Jo Saunderson

Seconded Sam Beattie

4.7 Memorandum of Understanding

Council endorses the changes to the MOU

Noted that the current term is extended to the end of 2023

Discussion regarding membership and process.

Distinction between operational and strategic matters.

We request a copy of the new MOU

Review of local district committee document provided.

Please read attachments

4.8. Meeting Schedule

Revert to first Tuesday of the month

5 NEW BUSINESS.

5.1

Local government review No discussion.

5.2 Entrance Sign

Sam questioned where the name for river came from. Annie Reynolds from TAC

Committee endorses new town signage and requests date for placement.

5.3. RAP

MOTION:

We would like an update on the progress of the Reconciliation Action Plan for the NMC and can the council organise a community forum with Reconciliation Tasmania to explain the process.

Moved: Sam Beattie Seconded: Don Smith

5.4 Old United Servo

Motion

The community is still concerned about the old servo being an eyesore and being detrimental to the streetscape of Perth. The committee request an update.

Moved: Don Smith Seconded: Jo Saunderson

5.5 Train Park

On going work is noted

Tas Rail. Discussion was held regarding the Tas rail land between little Mulgrave St and Main Rd.

Motion

Request for Council to investigate whether Tas Rail land is available for community recreation space.

Moved: Jo Saunderson Seconded: Sam Beattie

Motion

Request Council to immediately address the lack of appropriate and adequate facilities for the youth of Perth as a priority. We would like to extend an invitation to the Youth Council to attend a PLDC meeting.

Moved: Jon Targett Seconded: Don Smith

The Perth District Committee would like to express their disappointment at the lack of communication regarding their meeting with the facilitators of the District committee survey.

Meeting closed at 7 p.m.

Next meeting to be held on July 4th at 5.30p.m. in the Perth Community Centre

AVOCA, ROYAL GEORGE & ROSSARDEN LOCAL DISTRICT COMMITTEE

MINUTES OF THE ORDINARY MEETING OF THE COMMITTEE HELD AT THE AVOCA COMMUNITY CENTRE (ASH CENTRE), ARTHUR STREET, AVOCA ON THURSDAY, 25 MAY 2023 AT 12.25PM

1 ATTENDANCE

Shirley Freeman, Helen Reynolds, Helen Richardson, Jane Mitchell, Leesa Rundell

In Attendance: Mayor Mary Knowles OAM

APOLOGIES

Vicki Burn, Carol Wearing

2 CONFIRMATION OF MINUTES

H Reynolds/J Mitchell

That the minutes of the meeting of the Avoca, Royal George and Rossarden Local District Committee held on Thursday, 2 February 2023 be confirmed as a true and correct record of proceedings.

Carried

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

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

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

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

4 BUSINESS ARISING FROM THE MINUTES

4.1 Budget

NOTED - 2023/2024 Municipal Budget list submitted to Council, following items to be considered in Council's 2023/2024 budget deliberations:

- Additional large bins (replacements) Falmouth Street, outside old Post Office and outside of 23 Falmouth Street.
- Additional seating in 2023/2024 (as identified in the decision relating to the 2022/2023 seating plan).
- Additional outdoor exercise equipment at Boucher Park.

Seating plan endorsed (subject the location suitable to allow installation) at 2 February 2023 meeting as follows:

In order of preference, the places have been identified in order to achieve a town perimeter walking track with rest stops:

1. Falmouth Street, outside of old Post Office
2. Falmouth Street, northern side between Arthur Street and "Billy Bag"
3. Falmouth Street, southern side between Gray and Churchill Streets
4. Churchill Street, western side between Falmouth Street and St Paul's Place
5. St Paul's Place, southern side between Churchill and Gray Streets
6. Arthur Street, western side between Falmouth Street and St Paul's Place

4.2 Memorandum of Understanding Review & 2021-2023 Membership Term

MOU

For information, report tabled at 15 May 2023 Council meeting was circulated.

Decision of Council: That, in the interim and in the lead up to the review, Council endorses the changes to the Memorandum of Understanding (MOU).

NOTED, NO ISSUES RAISED.

2021-2023 Membership Term

Following recommendations from the Longford Local District Committee & an email from the Chair of the Ross Local District Committee, the matter of an extended term was considered by Council at the 15 May Council

Meeting – minute circulated.

Council has agreed to extend the membership term of Local District Committees to December 2023, subject to the Review of the Local District Committee structure.

The advertising for and appointment of members will therefore be progressed toward the end of 2023, with the BGM to be held following membership appointments for the new term.

NOTED, NO ISSUES RAISED.

The Council meeting minutes are available on-line on Council's website.

5 PENDING/ONGOING ITEMS/MATTERS ON HOLD

5.1 TasWater Water Tower Mural

Mayor Knowles advised that she had met with TasWater and emphasised the need for the mural to be local content oriented provided advice on the mural. TasWater agreed to this request. Artist to commence week of 29 May to 2 June.

6 ASSOCIATION REPORTS

6.1 AMIC

Going well.

6.2 Rossarden Landcare Group

BBQ held to encourage membership and celebrate award of "the Best Water in the World" was well attended. TasWater to install a water fountain with dog water bowl and interpretation panel near the BBQ.

6.3 Memorial Hall/Other

Septic in neighbouring block. Female toilet block to be repaired.

Community concerned, do not wish to lose the hall so keen to maintain viability, which is difficult if not many community events. If consolidating costs - have to pay to cut grass and power, no profit.

Difficulties with holding of markets due to insurance requirements as each stall holder is required to hold insurance. Insurance can be purchased through Council, however, if selling bric-a-brac the costs of insurance and stall cost results in out of pocket.

Cannot afford to keep Ash Centre, would be better to sell and funds transferred to the hall.

Budget: can seats or stools be install at the front of the hall – perhaps include in 2024/25 budget list.

7 NEW BUSINESS

7.1 The Future of Local Government Review – Stage 2 – Interim Report

Matter for discussion – email forwarded to members on 10 May circulated.

Comment:

- Avoca considered after the fact in LG reviews – in 1993 review initially attached to Break O' Day Council and then NMC.
- Better off left as is with council's supporting one another (resource sharing).
- Request for notices and copies to be provided to Post Office when community consultations are happening.

7.2 Other matters/Customer requests

- Lack of policing – station at Fingal (Police from Fingal do attend Rossarden). Hooning at the river and issues at Royal George and Rossarden. Arson attempt in main street. Request Police attend future meeting.

8 CLOSURE & NEXT MEETING

The Chairperson closed the meeting at 1.14pm.

The next meeting to be held on 31 August 2023, at the Avoca Community Centre (Ash Centre), Arthur Street, Avoca at 12.30pm.

Minutes for the Campbell Town District Forum Meeting held 6 June 2023

Minutes

1 OPENING

Welcome from the Chair and opening at 9.35am.

2 ATTENDANCE

Jillian Clarke	Chairperson
Jill Davis	Member
Danny Saunders	Member
Owen Diefenbach	Member
Elizabeth Porter	Member
Leisa Gordon	Member

IN ATTENDANCE

Paul Terrett	Councillor
Alison Andrews	Councillor
Lorraine Wyatt	Executive & Communications Officer (Minutes)

APOLOGIES

Sally Hills	Member
Tracy Spencer-Lloyd	Member

ABSENT

Christopher Beach	Member
-------------------	--------

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

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

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

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

3 CONFIRMATION OF MINUTES

Recommendation

Moved: Leisa Gordon seconded, Elizabeth Porter

The minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 2 May 2023** be confirmed as a true and correct record of proceedings.

CARRIED

Meeting Dates for 2023

4 July
1 August
5 September
3 October
7 November
5 December

4 BUSINESS ARISING FROM THE MINUTES

4.1 Outcome of recommendations made to Council discussed at the Council meeting held 15 May 2023.

Minutes will be presented to the June meeting as the agenda was closed before minutes were received.

4.2 Actions from the Previous Minutes

High Street upgrade

No new information from Council.

Footpaths are a mess. They are slippery (leaves/water) and some businesses are not maintaining the sidewalk in an appropriate manner.

Cr Terrett queried the frequency of the street sweeper and bins being emptied.

Action: Lorraine to follow up with relevant officer regarding footpath trading requirements as a customer request.

Concrete Plant

Committee concerned about heavy haulage issues.

Sale of Hall

Members were reassured that funds from the sale of the hall will be reinvested into Campbell Town and some of the suggestions were the main street upgrade and/or a tourist park.

King Street Reserve

Nothing new at this time.

Entrance Statement

Improve what is there. Addition to the back of "thank you for visiting". Can't be moved as it needs to stay on Council land (reserve).

Centrecare Units

Sod turning (media event) will be happening between 13th to 16th (date not confirmed). Stormwater issues have been dealt with for this subdivision. Will look at it again in the second round.

Underpass

Graffiti issues. Nearby residents are complaining about noise issues in their houses. This needs to be addressed to State Growth. Footpath is yet to be completed.

Action: Lorraine to follow up about community art project.

Review of District Committees

Cr Terrett advised that the District Committee memberships have been extended to the end of December, that he requested (and Council agreed) to a review of the Local District Committees to see how they could be improved, or not.

5 NEW BUSINESS

5.1 - Campbell Town Gym

Tracey Spencer-Lloyd requested Council investigate opportunities for a gym facility in the Campbell Town community to sustain health in all age ranges as regular physical activity can:

- improve muscular and cardiorespiratory fitness;
- improve bone and functional health;
- reduce the risk of hypertension, coronary heart disease, stroke, diabetes, and depression;
- reduce the risk of falls as well as hip or vertebral fractures; and
- help maintain a healthy body weight.

Common forms of activity include walking, cycling, team sports (football, basketball for example) providing significant benefits for health.

Council has not indicated that it has any plans to pursue this however it could be a private enterprise opportunity.

Action: Committee members to follow this up with interested parties.

Public Toilet at Conara

Leisa Gordon sought feedback about this as the reserve is being used as an outdoor toilet. Cr Terrett advised that there was a motion on notice regarding this.

Campbell Town Memorial Garden

Cr Terrett sought feedback from forum members about the vacant land opposite the Chinese garden and was advised that the area was not formally recognised but rather had been commenced by Bill Chugg and essentially "known as" the informal Memorial Garden.

It is believed that the area was originally a camp however its historical significance is unknown.

Action: Danny to follow up about this history.

Vacant Commercial Buildings in the Main Street

Elizabeth Porter asked, how do we encourage businesses to come to town? There are several empty premises which is of concern.

It was suggested that NMBA are approached regarding this.

Action: Leisa Gordon will follow up with the NMBA Chair.

Cr Terrett advised that the NMBA was hosting a meeting at the Campbell Town Recreation Centre the following week which could present an ideal opportunity to discuss the issue.

Future of Local Government Review (FOLGR)

Cr Andrews provided an update about the FOLGR and encouraged forum members to be informed and to make a submission.

Rabbits are Back!

Liz Porter advised that the rabbits are back and are increasing in number.

Action: Lorraine to investigate responsibilities and actions.

Tasmania Police

Members requested that an invitation be extended to Tasmania Police Sergeant Nick Lynch to attend another TDF meeting.

Action: Lorraine to invite Nick Lynch or a representative to a future meeting.

6 CLOSURE

The Chairperson closed meeting at 10.35am.

7 NEXT MEETING

Next meeting to be held on **4 July 2023 commencing at 9.30am** at the Town Hall, upstairs meeting room.

MINUTES EVANDALE ADVISORY COMMITTEE

MINUTES OF THE COMMITTEE MEETING HELD AT THE EVANDALE COMMUNITY CENTRE ON TUESDAY, 6 JUNE 2023, AT 4.00PM

1 ATTENDANCE

John Lewis	Chairman
Henrietta Houghton	Member
Stephanie Ann Kensitt	Member
Barry Lawson	Member
Bruce Argent-Smith	Member

In Attendance:

Paul Terrett	Councillor
Lorraine Wyatt	Executive & Communications Officer (Minutes)

2 APOLOGIES

Janet Lambert	Deputy Mayor
Louis Sauer	Member

3 CONFIRMATION OF MINUTES

COMMITTEE DECISION

Moved Bruce Argent-Smith, seconded Stephanie Ann Kensitt That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 4 April 2023 be confirmed as true and correct record of proceedings, noting a correction to the spelling of Stephanie Ann "Kensitt" at item 3, Confirmation of Minutes.

CARRIED

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

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

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

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

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

5 PRESENTATIONS

Nil

6 BUSINESS ARISING FROM THE MINUTES

6.1 Short Stay Accommodation Policy

Presented to Council meeting held 26 April 2023. See attached for complete Council item.

MINUTE NO. 23/0123

DECISION

Cr Brooks/Cr McCullagh

That Council does not pursue a policy for short-stay accommodation and advise the Evandale Advisory Committee of the decision.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

6.2 Traders in Purple Development

Presented to Council meeting held 26 April 2023. See attached for complete Council item.

MINUTE NO. 23/0113

DECISION

Cr Terrett/Cr Adams

That Council notes the concerns of the Evandale Advisory Committee.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:
Nil

Barry advised that a second recommendation to the above item had not been presented to council. Minutes were checked and all agreed that the following would be presented in the June council agenda:

Committee Recommendation

Moved Barry Lawson, seconded Stephanie Ann Kensitt

That Committees be advised of Planning consultation processes so that members are aware and can make submissions individually.

Members expressed concern about the process around the community consultation that was held for the draft strategic plans stating it was poorly organised and they (the community) were informed too late.

7 MATTERS FOR NOTING

7.1 Meeting dates 2023

In accordance with the MOU meetings of the Committee will be held at 4pm on the first Tuesday of the month, schedule of dates follows:

Meeting Dates for 2023

4 July

1 August

5 September

3 October

7 November

5 December

8 MATTERS PENDING

9 COMMUNITY GROUP REPORTS

9.1 Community Centre

Numbers down a little.

Coffee machine has been a real hit.

9.2 Memorial Hall

Trip hazard rectified.

Carpet tiles to go in, then complete.

Full of bookings.

9.3 Neighbourhood Watch

Speeding issues: Police report provided, and police will investigate.
Increased police presence in town noted.
Increased number of break-ins.

Moved Barry Lawson, seconded Henrietta Houghton that the Community Group Reports be received.
Carried

10 NEW BUSINESS

Dump Point

Cr Terrett advised this is a budget item. Council has a design, and it is still on the agenda. Honeysuckle banks is the preferred location and that public toilets will also be needed however, there are design considerations and budget constraints which may impact this.

COMMITTEE RECOMMENDATION

Moved Barry Lawson, seconded Stephanie Ann Kensitt
That the Evandale Advisory Committee (EAC) request an update from Council regarding the status of the installation of a dump point as the EAC is keen for this to progress.

CARRIED

Further to Cr Terrett input, members advised that the CCMA often have funding which can be access for this type of infrastructure.

Bruce will follow this up as well as other funding opportunities which may assist with Councils budgeting issues.

Future of Local Government Review

Members were updated about the status of the FOLGR and reminded that it is open for community consultation. Members were encouraged to make a submission based on the information on the FOLGR website and to keep themselves informed by reading the all of the information particularly in relation to the Community Catchment Information Packs which can be found here: <https://engage.futurelocal.tas.gov.au/information-packs>
Members expressed concern about the scenarios which they had already seen particularly in regard to the potential that the community could lose its identity if it was subsumed by Launceston. All agreed to discuss with community members but also urged Council to undertake community consultation on this matter.

Barry spoke to an article that advised the population of Launceston has declined which is contrary to what Traders in Purple have claimed.

Barry also asked about flood mapping particularly in relation to the 1929 flood marker.
Is the flood mapping project of Council including the survey of the 1929 flood marker at Evandale to state datum?

Action: Lorraine to find out and report back to the Committee.

Stephanie Ann Kensitt advised she will be absent for the July meeting.

11 CLOSURE & NEXT MEETING

Chairperson closed meeting at 5.05pm.
The next meeting to be held at the Evandale Community Centre on Tuesday, 4 July 2023 at 4pm.

MINUTES OF THE MEETING OF THE LLDC HELD AT THE LONGFORD PRIMARY SCHOOL STAFFROOM ON WEDNESDAY 07 JUNE 2023. COMMENCING AT 5.30PM

1. **PRESENT** -Tim Flanagan (chair), Annette Aldersea, Bronwyn Baker, Simon Bower, Dennis Pettyfor and Neil Tubb.
2. **IN ATTENDANCE** – Dick Adams, Matthew Brooks
3. **APOLOGIES**- Peter Munro, Jo Clark, Doug Bester

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

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

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

No declaration of any financial interest was declared by any person present.

5 CONFIRMATION OF MINUTES

The minutes of the meeting of the Longford Local District Committee held on May 04, 2023 to be confirmed as a true and correct record of proceedings.

Moved A. Aldersea seconded B. Baker

6. ARISING FROM MINUTES

PROMOTIONAL ISSUES:

6.1. Signage for Longford Roundabout (cf minutes of all meetings since November 02, 2022)

Cf minutes 6.1 at our meeting on May 04: 'The LLDC thank the NMC for providing us with the options for a 'Longford' sign at the roundabout on the northern edge of our town, and unanimously endorsed option 1.

We presume it will be two sided and be lit up after dark.'

Officer Recommendation to May NMC meeting: That Council note the appreciation of Longford Local District Committees appreciation for providing options for the "Longford" sign at the roundabout on the northern side of Longford.

On hold

6.3 Motor racing themed Street Sign in Longford

cf minutes from Feb 01,2023 item 7.2 was accepted by NMC at their February meeting, officers to investigate.

No further information at hand at meeting on May 08, or for today's June 07, 2023

NMC have advised works department now involved.

LLDC thought motions are to be submitted to NMC rather than customer requests.

District committees are conduit to council.
D Adams highlighted lack of resources.

6.4 Longford Tourism – Street Map

cf minutes 6.4 'The LLDC request the NMC consider new signage and beautification of the visitor information shelter on the corner of Archer and Wellington Streets' Moved Annette Aldersea, seconded Peter Munro

Nothing further

6.5 Directory of Clubs and other organizations and their branches in Longford-

Any ideas need to be forwarded to L. Wyatt
On 2023-05-08 Members thought it would be wise if the LLDC was represented at the expo of local community groups to be held in the Sports Centre in September 2023
L.Wyatt to update after 9 Sep Expo.

SAFETY & AESTHETIC ISSUES:

6.6 Pullover area on Pateena Road.

2023-05-08, 2023-06-07 : No further action

Awaiting advice from Tas Networks

6.7 Illawarra Road Response State Growth- again nothing further

2023-05-08, 2023-06-07: No further action

COMMITTEE RECOMMENDATION

"LLDC request 80 KM/h speed limit from merger off ramp from Perth to Longford roundabout, in view of accidents at Pateena Rd intersection, until issues with Pateena road junction resolved."

B.Baker N. Tubb

Passed.

6.8 Wellington & Marlborough Streets Intersection (Sticky Beaks) –

Cf minutes 6.8: traffic counters were on Wellington St

Nothing further

6.9 Environmental & noxious weeds

2023-05-08, 2023-06-07: Awaiting further developments from Lorraine Wyatt, NMC.

Improvements on website.

A Aldersea to write to L Wyatt.

Green swamp weed overtaking Mill Dam

TOWN IMPROVEMENT ISSUES

6.10: cf minutes May 04, 2023 7.1 Street name: Request that all or part of Smith Street, be renamed 'Mulga Way' to further honor Frederick James 'Mulga' Davies (1921-1961) the person who arguably brought more fame and delight to this town than anyone else.

Cr M Brooks reported on NMC discussions on proposed dual Mulga Way signage from Hay St. Only 4 houses affected.

RECREATIONAL ISSUE:

6.11 Access to levee banks (T. Flanagan) – Initially High Street to Malcombe Street
cf minutes from Feb 01,2023 6.11 Motion for NMC to consider: That the NMC consider creating a walking track along the levee from High Street to Malcombe Street’.

2023-05-08: Councillor Brooks reported that officers were concerned about having to increase the height of the levee banks due to climate change.

Cr M Brooks commended the levee bank walk to the left of Charles St bridge in Launceston.
Cr Adams discussed the possibility of a walk along railway bank taking into account the 100-year levee and effect of climate change.

HERITAGE ISSUE:

6.12: Norfolk Plains Heritage Collection, currently held at Clarendon

Now under Norfolk Plains heritage collection. See 8.4

A Aldersea & Chairman T Flanagan have visited Clarendon & Town Hall library.

An earlier meeting of newly formed subcommittee is planned.

New toilet discussions underway.

Cr D Adams looking forward to exhibition of Norfolk Plains historic records in Town Hall.

N Tubb suggested MOU for new Norfolk Plains History committee

6.13: Plaque on Queen Victoria Diamond Jubilee memorial (horse trough) still not *in situ*.

cf minutes 6.14

Plaque has been lost; replacement ordered.

6.14: the LLDC Budget allocation request to NMC

Chair has written to Marie Bricknell to be allowed to present a powerpoint presentation to an NMC workshop, as discussed with her by AA and NT

Presentation did not proceed.

6.15: Review of MOU between NMC & LLDC:

i) All NMC district committee members’ terms have been extended until 2023-12-31, cf minutes 6.16.

LLDC to continue to December 2023

(ii) review the actual MOU

Chairman highlighted need to maintain good relationship with NMC.

“All about relationships”.

N Tubb to prepare submission about the process to ensure action from NMC when motions lodged.

6.16: Vision impaired markers (yellow tactile pads) markers on footpaths in poor repair (cf minutes April 05, 2023 9.5, photos attached)

Motion from LLDC meeting of April 05, 2023 NB- resent as no comment in NMC minutes of April 26, 2023 meeting re this motion. “LLDC request council officers to repair these markers in Marlborough & Wellington Streets, previously requested of NMC.’ was carried.

A Aldersea commented this matter had become a "customer request".
NMC looking at this matter.
Edge of road shoulder broken.
Cr M Brooks has investigated and sent the matter to council.

7. NEW BUSINESS

7.1 Council amalgamation – cf email from Lorraine Wyatt June 02, 2023
Motions proposed at this meeting 7.6.23

COMMITTEE RECOMMENDATION

"LLDC supports idea that NMC consults with community regarding mergers."

"LLDC asks NMC to organise community meetings."

A Aldersea. B. Baker. Passed

8. REPORTS FROM SUBCOMMITTEES

8.1 Railway Committee

8.2 Longford Legends -
Springtime

8.3 Cultural Committee (aka Longford Town Hall Arts Committee)
Spooky Men's chorale concert 25 June

8.4 Norfolk Plains History Committee (cf minutes 6.12)
as above

9. OTHER BUSINESS

9.1 Dawn Service – BB raised a concern, Peter & NT reported that the issue c the sound on the day has been rectified

Lights at cenotaph not quite right, Cr's MB & DA will follow-up.

Nothing further

9.3- Launceston downgrade of speed limits – Pete Munro, who will get info from L'ton

9.4- DA: spoke re council amalgamations, and not happy; no enthusiasm for the proposals from anyone else present at the meeting.

9.5 Community Consultations Wednesday, May 10, 3 .00 to 4.30 at Riverlands .

NEW BUSINESS

Cr Adams spoke of deterioration of facilities @ Mill Dam
For discussion at next meeting.

B Baker suggested bike rack outside JJs

B Baker discussed recent road sealings

10. NMC Meeting dates for 2023:

26 June
17 July
21 August
18 September
16 October
20 November
11 December

11. CLOSURE- 7 pm.

12. NEXT LLDC MEETING – July 06, 2023

EXHIBITED

This planning application is open for public
comment until

12 April 2023

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

Reference no	PLN-22-0143
Site	55 HIGH STREET & BRIDGE ST ROAD RESERVE CAMPBELL TOWN
Proposed Development	Part change of use to Food Services and Community Meeting & Entertainment; shipping container to be used as office and storage, 2 x shipping containers and roof between to be used as cafe and kitchen, caravan to be used as a bar, extension to existing dwelling, post & rail fence, signage, car parking in Bridge Street (Heritage Listed Place, vary car parking provisions)
Zone	COMMUNITY PURPOSE ZONE - Heritage Listed
Use class	Food Services & Community Meeting & Entertainment
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:
Repairs to the St Andrew's Uniting Church; the change of use to the combined Residential, Food Services, Community
Meeting & Entertainment, General Retail & Hire Uses; enclosing the existing dwelling pergola; the installation of two
20' shipping containers and a 20' hi-cube Container; the establishment of a caravan as a bar; the construction of appurtenant
uni-sex toilet facilities; installation of signage; the construction of a post and rail fence and the use of off-site car parking;

.....
(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..... Not Applicable 2..... 3.....

Site address: 55 High Street and road reserve adjacent to Bridge Street, Campbell Town, Tasmania 7210

.....
CT no: 153978 / 1

Estimated cost of project \$..... \$250,000 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? **Yes** / **No**
If yes – main building is used as Deconsecrated church, dwelling with appurtenant garage

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

..... Not Applicable

.....
(attach additional sheets if necessary)

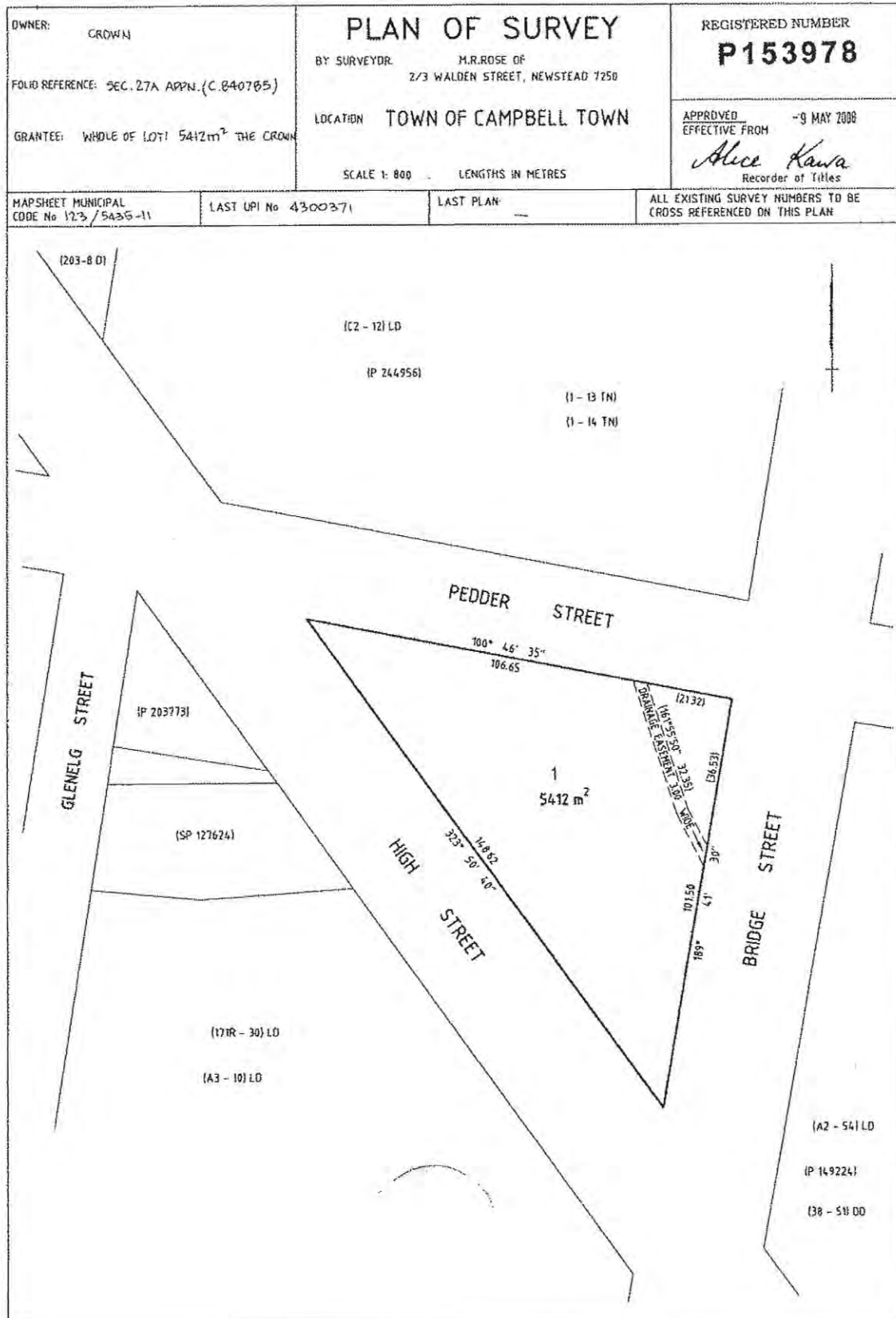
.....
Is any signage required? Four existing signs fitted to the white picket boundary fencing, signs on the two 20' shipping containers and caravan
(if yes, provide details)

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

EXHIBITED



EXHIBITED

Photos of existing signage at 55 High Street, Campbell Town



Signage on the Pedder St intersection with High Street



EXHIBITED



Signage on Pedder Street



EXHIBITED



Signage on Bridge Street



EXHIBITED



Signage on Bridge St intersection with High Street



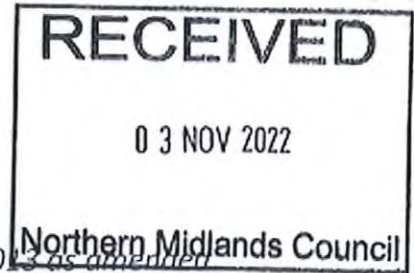
EXHIBITED



Continued Bridge Street parkina area



EXHIBITED



Submission addressing the
Northern Midlands Interim Planning Scheme 2013 as amended

for the

Repairs to the St Andrew's Uniting Church;
The change of use to the combined Residential, Food Services,
Community Meeting & Entertainment and General Retail and Hire Uses;
Enclosing the existing dwelling pergola;
The installation of two 20' Hi-cube Shipping Containers and a 20' Shipping Container;
The establishment of a caravan as a bar;
The construction of a toilet block and post and rail fence;
The use of off-site car parking and signage

at

55 High Street, Campbell Town, 7210



28 June 2022

As amended 11 October 2022

Written by

Chris Triebe BBus (MarMgt)Hons, GradDip Env&Plan
Chris Triebe & Associates Town Planning Services
PO Box 313 St Helens Tasmania 7216
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0417 524 392

EXHIBITED

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EXHIBITED

1. INTRODUCTION

Through Ms Narelle Lobdale of Engineering Plus, Garry and Nicole Graham have engaged Chris Triebe and Associates Town Planning Services to prepare a development application including a written response against the *Northern Midlands Interim Planning Scheme 2013 as amended September 2021*. This application is for the change of use of the existing deconsecrated St Andrew's Uniting Church, the placement of three converted shipping containers and a licenced caravan, the construction of a toilet block and a post & rail timber fence as well as the use off-street parking at 55 High Street, Campbell Town. The proposed development will occur inside the northern end of the central business district on an existing Title zoned Community Purpose.

The developers recognise the historical importance of the building identified as the Anglican Church, to the European heritage of Campbell Town and Northern Midlands. Through this development application, an important structure will firstly be selectively and carefully protected and secondly, developed as an important attraction for tourists and locals as well as an employer. Locally sourced products and produce will be promoted while The Church and surrounds are used to celebrate weddings and other important dates.

This satisfies the Strategic Planning Direction listed in the Planning Scheme under sub-section 3.2.6. That is: *"...to enhance the existing value of tourism in Northern Midlands, improve [the] capture of passing trade, and create experience destinations based on the intact heritage assets and ambience of the historic towns and rural properties."* Furthermore, the developers have recognised the potential of the uncared development site and will sympathetically create a venue that allows for an understanding of the importance of The Church to the history of the area. This latter point is in accordance with sub-section 3.5.1 of the Planning Scheme.

The purpose of this application is to establish a venue for holding weddings, birthdays, anniversaries or other celebrations as well as other community events. Members of the public stopping for a cuppa or those attending a function, will be catered for with platters made up from locally sourced food and beverages. The Church interior will be renovated to provide a backdrop to the artifacts and heritage slide show.

The developers will also promote and undertake "The Church Heritage Walking Tours", an easy 3.5km guided tour through the Campbell Town streets. The local guide will use historic photos in their presentation to explain the significance of hidden gems and their association with the indigenous people, local farmers, businessmen, convicts, bushrangers and visits from British royalty.

The traditional custodians are the Tyerrernotepanner Clan of the North Midlands Nation, a nomadic people who moved between the Eastern Tiers and the Central Plateau. Records also indicate their habitation of 'resorts' in the present-day locations of Campbell Town, Cleveland, Conara and the southern banks of the South Esk River.

As the town was named after Elizabeth Campbell, the wife of Lachlan Macquarie, both Scottish descendants and many of the early settlers were Scottish migrants, the proposal will have a Scottish theme.

EXHIBITED

The purpose of this report and supporting documentation forming the application is to demonstrate compliance with the relevant Zone and Codes of the *Northern Midlands Interim Planning Scheme 2013 as amended September 21* (the Planning Scheme), the Objectives and more specifically, Section 57, of the *Land Use Planning and Approvals Act 1993* (the Act) and Part 6 of the *Historic Cultural Heritage Act 1995*.

2. DEVELOPMENT SITE

2.1 Ownership and Title Information

A review of the Folio Text notes the Title transfer to Mr Garry Donald and Nicole Anne Graham was registered 16 December 2014. The property is recognised by Certificate of Title 153978 Folio 1, Property Identification Number 6203079 and addressed as St Andrews Uniting Church, 55 High Street, Campbell Town, Tasmania 7210. The application is continuing the use of the western adjoining section of Bridge Street for vehicle parking. In accordance with section 52(1B)(b) of the *Land Use Planning and Approvals Act 1993*, permission has been sought from the Northern Midlands Council as owner and maintainers of that road.

2.2 The Site

The Property Information Report lists the improvements as the 172m² church and the 140m² hall, constructed of galvanised iron and masonry brick. "St. Andrew's Uniting Church in Campbell Town, Tasmania, was built in 1847 as a Presbyterian Church in a Victorian Gothic Revival style. It is complete with an iron gabled roof, castellated parapet, clock mouldings, lancet windows, and a square tower with a needle spire." (viewed: <https://ausmed.arts.uwa.edu.au/items/show/610> 15⁰⁰hrs 03 July 2021). The hall, a separate building constructed in 1955 is demonstrative of the utilitarian architecture in use after World War II.

The 5,412m² isosceles triangle-shaped Title is located between the approximate 205m and 209m contours and encapsulated within the existing approximate 1.5m high, freshly painted white, wooden picket fence. The category 1 High Street / Midland Highway abuts the south-western boundary; the lesser category 5 Pedder and Bridge Streets abut the northern and eastern boundaries respectively. Bridge Street is the primary frontage while High and Pedder Streets are secondary. All roads are within the signed 60km/h speed zone and sealed; an open spoon drain is the only formed reticulated stormwater system.

A Title zoned General Residential is to the north of Pedder Street while a Title zoned Open Space and identified as Bicentennial Park, houses the Harold Gatty Memorial is adjacent to the western most boundary corner. The Title to the east is zoned Recreation, is recognised as the Campbell Town War Memorial Ground and houses the swimming pool, football oval, tennis court and Cenotaph. To the west and across High Street is the Campbell Town District High School and cricket oval on similarly zoned Community Purpose land.

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A 3m wide and slightly dog-legged drainage easement burdens the north-eastern corner of the development lot, benefits the Northern Midlands Council and contains the reticulated sewer main. As this easement was created May 2008, before the Regulated Entity 'Ben Lomond Water' was established, it is suggested this will now benefit Tas Water, the current owner of such infrastructure. The on-site manhole located near the northern dwelling wall was located during the site visit. The reticulated sewer main is within this easement while the property's connection to the reticulated water main is off Pedder Street. The Title does not have a Schedule of Easements and is free of any other burdening Covenants or easements.

The electronic database, the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map> viewed 14⁵⁵hrs 28 July 2021) indicates the site is prone to bushfire and located within the Urban Growth Boundary.

Subsection 3.7.3 Urban Growth Boundaries of the Planning Scheme states:

- 3.7.3.1: Urban growth boundaries are shown for a number of towns and its purpose is to define areas within which residential and other forms of urban development is to be encouraged.
- 3.7.3.2: The urban growth boundary includes land which is currently serviced, can potentially be serviced or where no services will be provided in the foreseeable future.
- 3.7.3.3: Where development is proposed within areas without services, Council may require the preparation of more detailed plans, or a different siting of buildings or structures to ensure that future re-subdivision options are not prevented.

This application complies with sub-clause 3.7.3.1 above, in the following manner: the Title directly to the north of the development site is the only one with a specific Residential zoning. While those Titles surrounding the other boundaries are not specifically residential, their use ensures the occupants of residential properties in the area can enjoy the outdoors. Of those not zoned residential, two Titles are zoned Recreation, six are zoned Community Purpose and two are zoned Open Space.

It is put to the Planning Authority this alternate zoning still has the purpose of enabling the residents of the community to enjoy the open spaces through either organised or passive recreational activities. The development site will not always be used for weddings, birthdays or such celebrations; The Church will be a draw card to encourage tourists and other people passing by, to stop, enjoy The Church as well as mingle with other 'travellers'.

2.3 Proposal

The purpose of this application is to seek approval for the following:

- a change of use for the property from solely Residential to:
 - Residential – unqualified No Permit Required;
 - Community Meeting & Entertainment – qualified Permitted Use;
 - Food Services – qualified Discretionary Use for the café and caravan;
 - General Retail and Hire – qualified Discretionary Use;

EXHIBITED

- The recently approved pergola, constructed against the eastern dwelling wall will be enclosed to form a glassed conservatory and retain the Residential Use;
- One 20' shipping container will be located between and parallel to, the garage and eastern Bridge Street boundary for use as an office space and provide the secure storage of goods and documents associated with the business operations;
- Two 20' hi-cube shipping containers connected by a low pitched gabled Porta-Roof will be located north of the dwelling and east of The Church, either side of the path leading from Bridge Street to The Church. One container will be used as a café while the second will offer locally sourced produce and crafts. The separate timber shelved serveries will be behind Rolladors
- The construction of a pre-fabricated, 3-stall, uni-sex toilet. The first stall will provide disabled access and baby changing facilities; the second stall will provide access for both abled and disabled persons while the third stall will provide abled body access only;
- Minor repairs to The Church in accordance with Heritage Tasmania guidance on materials and colours, will involve:
 - repairing and/or replacing the internal plaster as and where necessary;
 - painting the interior a cream colour;
 - timber flooring will be sanded and refinished;
 - repair/replace the plain windows in the southern wall of the nave. If necessary, this will involve the use of equivalent slim frames with either narrow glazing bars or sash frames;
 - repair The Church east leadlight window; and
 - modify the belfry stairs to make it more difficult for unauthorised persons entry to the upper floor area;
- Tables, chairs and lounges will be placed inside The Church. The owner confirms they will not proceed with installing the previously approved kitchen or bar;
- A caravan converted for use as a 'functions' bar will be located inside the High Street boundary fence, facing toward the dwelling and The Church. A washing up sink, hand basin, ice maker and drinks display fridge will be installed, with extra drink storage within tubs and/or eskys on ice. The exterior will have a similar vertical timber feature as the container. The Liquor Licence previously held for 12 months, will be applied for prior to any public functions. Alcoholic beverages will only be served during opening hours and events (Monday – Friday 07⁰⁰ to 15⁰⁰hrs; Saturday – Sunday 11⁰⁰ to 17⁰⁰hrs). The caravan will not serve any alcohol for takeaway purposes.
- Existing signage consists of 2 separate pole signs, one at either end of the High Street Title boundary and a number of smaller signs identifying the site as private property, nailed to the picket fence.
- Each proposed container will have an approximate 2.3m by 1m vertical sign on timber slats, with the words "The Church" and identifying the café and produce stall;
- One hundred and fifty trees, 65 roses, and 4 Mt Fuji trees have been planted in the area between The Church and High Street, for the outdoor wedding aisle. Lattice work trestles will be constructed and planted with Jasmin to provide a visual and physical

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barrier between the public area around The Church and the private area associated with the dwelling;

- A gravelled car parking area will be provided against the eastern boundary, on the Bridge Street nature strip. This currently consists of some maintained grass and soil with an open spoon drain directing stormwater downhill and to the south;
- To assist with the sustainability of the project, vegetable patches, chicken coops and an area to compost food scraps will be established in the southern boundary corner and fenced off from the area used by the public and guests.

The existing site coverage of 347.2m² will be increased by 73.35m² to 420.55m² or 0.8 per cent of the 5,412m² property.

2.4 Discretions

The application is discretionary on the following Clauses:

17.3.2 P1 Amenity – development site within 20m of the Residential Zone

17.4.1 P2 Building Design and Siting – development within 5m of a frontage boundary

E4.6.1 P2 Use and road or rail infrastructure – more than 40 daily vehicle entry/exit movements over existing junctions

E6.6.1 P1 Car Parking Numbers – parking not provided on-site

E6.8.2 P1 Bicycle Parking Access, Safety and Security – location of bicycle parking spaces

E6.8.2 P2 Bicycle Parking Access, Safety and Security - dimensions of bicycle parking spaces

E6.8.5 P1 Pedestrian Walkways – provision of a safe pedestrian access

E13.5.1 P1 Alternative Use of heritage buildings – alternative use of The Church

E13.6.8 P1 Siting of Buildings and Structures – reduced boundary setbacks

E13.6.9 P1 Outbuildings and Structures – location of outbuildings and structures relative to the listed building

E13.6.10 P1 Access Strips and Parking – location of non-residential car parking

E13.6.13 P1 Signage – size of signs and information portrayed

E15.5.3 P34 Other Sign – no acceptable solution offered

EXHIBITED

3. ZONE

3.1: 17.0 Community Purpose Zone

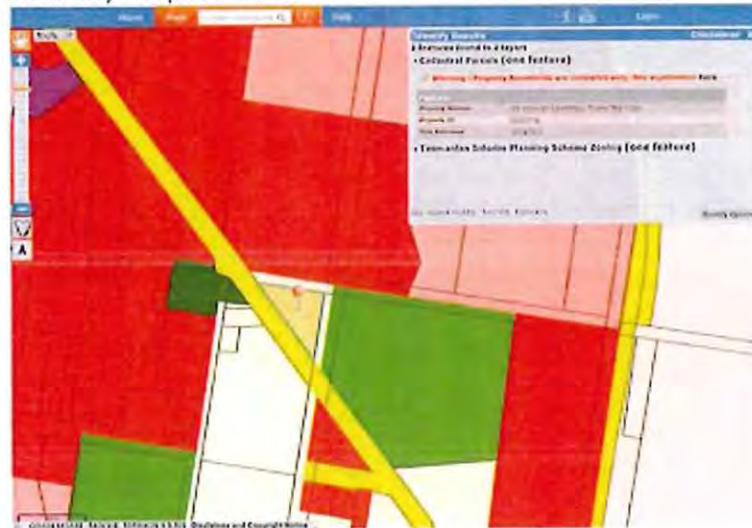


Figure 1: Zoning map from the LISI

17.1 Zone Purpose

17.1.1 Zone Purpose Statements

17.1.1.1 To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.

17.1.1.2 To provide for a range of health, educational, government, cultural and social facilities to serve the function of settlements and local communities.

17.1.2 Local Area Objectives

To manage development in the Community Purpose Zone as part of or context to the Heritage Precincts in the towns and villages.

To ensure developments within street reservations contribute positively to the context of the Heritage Precincts in each settlement.

17.1.3 Desired Future Character Statements

There are no desired future character statements

17.2 Use Table

The existing Residential Use will be retained and provide the developers with their on-site residence.

The Community Meeting & Entertainment Use is listed under Table 8.2 Use Classes of the Planning Scheme as being for the: "use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre". As the proposal is for the establishment of a function centre that will hold weddings, family

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gatherings, cultural activities and entertainment, the application complies with this unqualified Permitted Use.

The **Food Services Use** will occur within the northern shipping container where hot and cold foods and drinks will be provided. The customers will purchase and collect at the container and either leave or sit around the property. This kitchen will also be used to provide the food for private on-site events.

The **General Retail and Hire Use** will be applied to the second shipping container opposite the proposed café. This shop will specialise in the sale of local Tasmanian products and produce.

It is put to the Planning Authority, the establishment of the caravan as a bar beside the western Title boundary will not require a change of use. The developers will be renewing a previously held licence to enable alcohol to be provided to attendees of private on-site functions only; alcohol will not be provided for consumption off-site. For this reason, this will be provided in conjunction with the meals.

17.3 Use Standards

17.3.1 Zone Character

Objective: To ensure that all uses accord with the objectives for the zone or a community facility.

A1 – Acceptable Solution

The storage of all material and equipment associated with the proposal in this application will be stored within the containers and will not be visible from High, Bridge or Pedder Streets.

A2 – Acceptable Solution

Although the Community Meeting & Entertainment Use is an unqualified Permitted Use, the Food Services Use is discretionary. However courier/delivery companies will deliver produce while the local artisans will deliver their own products ensuring no commercial vehicles will be based or stored on-site and complying with this acceptable solution. Small delivery vehicles and private vehicles only will be used.

17.3.2 Amenity

Objective: To ensure that the use of land is not detrimental to the amenity of surrounding residential areas in terms of noise, emissions, operating hours or transport/traffic.

P1 – Performance Criterion

The application is discretionary on this subclause due to the Residential Zone to the north being within 20m of the development site. The closest dwelling is approximately 70m to the north while another dwelling is approximately 90m to the west. The property will be open to the general public between 07⁰⁰hrs - 15⁰⁰hrs Monday through Friday and 11⁰⁰ to 17⁰⁰hrs Saturday and Sunday. However, private events will be restricted by the hours on the liquor licence. Clients will be advised of this curfew when making the booking and again prior to the event to ensure the creation of an environmental nuisance through emissions such as noise and traffic movement and illumination is not created.

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17.4 Development Standards

17.4.1 Building Design and Siting

Objective: To ensure that the siting and design of development:

- a) protects the amenity of surrounding uses; and
- b) furthers the local area objectives and desired future character statements, if any.

A1 – Acceptable Solution

All three proposed containers, the Porta-Roof and the caravan will not have a maximum height above natural ground level exceeding 8m.

P2 – Performance Criterion

The application is discretionary on this subclause due to the works required to enclose the pergola will be located within approximately 2.9m of the Bridge Street primary frontage and the 'caravan bar' set back 1.5m off the High Street frontage. The placement of the container to be used as the office/storage space, will be setback approximately 6m from the primary frontage while the Café and Produce containers will have setbacks greater than 10m from both the primary and the Pedder Street secondary frontages.

The property is surrounded by a recently constructed white picket fence that has an approximate height of 1.5m along the primary frontage and beside the dwelling. The conservatory will cover an area of approximately 71.8m², or about half the area of the dwelling. Furthermore, the structure will be mostly constructed of glass and be located 'behind' the dwelling when viewed from the Category 1 High Street, the road with a greater traffic flow than the Category 5 Bridge or Pedder Streets. Although the proposed car parking area will be directly in front of the works, attendees to any event will be focussed on entering the property and the glass will be lost in the visual noise.

The 10.62m² caravan will be located near the centre of the High Street frontage ensuring it will not obscure the view of The Church. The caravan will be painted in the same dark, non-reflective colour scheme as that on all proposed buildings; the staff door will be the only opening on any of the 3 sides, visible to users of the street and a lack of advertising. These factors will reduce the visual bulk of the structure and ensure the reduced setbacks are unobtrusive and will not dominate the character of the surrounding streetscape.

A3 Acceptable Solution

All proposed buildings will be set back greater than 3m from either the side or rear boundaries.

17.4.2 Subdivision

A1 – Not Applicable

This application does not propose a subdivision.

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4. CODES

E1.0 Bushfire-Prone Areas Code

Not Applicable

E1.1 Purpose of the Bushfire-Prone Areas Code

E1.1.1 The purpose of this Code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

E1.2 Application of this Code

E1.2.1 This Code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

E1.2.2 A permit is required for all use and development to which this Code applies that is not exempt from this Code under clause E1.4.

E1.4 Use or development exempt from this Code

The following use or development is exempt from this Code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this Code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with clause 9.3 of this Planning Scheme.

A review of the Tasmanian Planning Scheme – General and Code Overlays and the Tasmanian Interim Planning Scheme Overlay, the development site is identified as being prone to bushfire. The Code therefore applies to this application as neither of the exemptions apply. However the proposal does not include a hazardous or vulnerable use as defined in E1.3.1 of the Planning Scheme, ensuring this Code is not relevant to this application.

E2.0 Potentially Contaminated Land Code

Not Applicable

E2.1 Purpose of the Code

E2.1.1 The purpose of this provision is to:

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- a) ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

E2.2 Application of this Code

This Code applies to use or development of land for a sensitive use to be undertaken on a site previously used for an activity listed in Table E2.1 Potentially Contaminating Activities.

E2.4 Use or Development Exempt from this Code

E2.4.1 Intensification of existing use or development listed in Table E2.1 Potentially Contaminating Activities that do not involve sensitive uses.

Construction of The Church commenced on this site in 1847; while the dates the building was deconsecrated or that of the last burial are uncertain, the site visit dated 30 July 2021 did not see any headstones around the property. However, in accordance with E2.2.1 of the Planning Scheme, this Code applies to use or development of land for a sensitive use to be undertaken on a site previously used for an activity listed in Table E2.1 Potentially Contaminating Activities.

With the above in mind, the development site has not knowingly been used for any potentially contaminating activity that could adversely impact the health of occupants and/or users of the site or the environment. In addition, the Title is not located within the attenuation distances of any known activities listed in Table E2.1 of the Planning Scheme. Therefore this Code is not relevant to this application.

E3.0 Landslip Code

Not Applicable

E3.1 Purpose of the Code

E3.1.1 The purpose of this provision is to:

- a) ensure that use and development subject to risk from land instability is appropriately located and that adequate measures are taken to protect human life and property; and
- b) ensure that use and development does not cause, or have the cumulative potential to cause an increased risk of land instability.

E3.2 Application of this Code

E3.2.1 This Code applies to use or development of land:

- a) mapped as landslip hazard area on the Planning Scheme maps; or
- b) even if not mapped under subparagraph (a), if:
 - i) it is potentially subject to a landslip hazard; or
 - ii) it is identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a

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request under Section 54 of the Act as actually or potentially subject to a landslip hazard.

E3.4 Use or Development Exempt from this Code

E3.4.1 The following use or development is exempt from this Code:

- a) use without development;
- b) development for forestry in accordance with a certified *Forest Practices Plan*.

In accordance with E3.2.1 and a review of the Tasmanian Planning Scheme General Overlays, Tasmanian Planning Scheme Code Overlays and the Tasmanian Interim Planning Scheme Overlay on the electronic LIST database, the development site is not identified as being located within a defined landslip area. Therefore this Code is not applicable to this application.

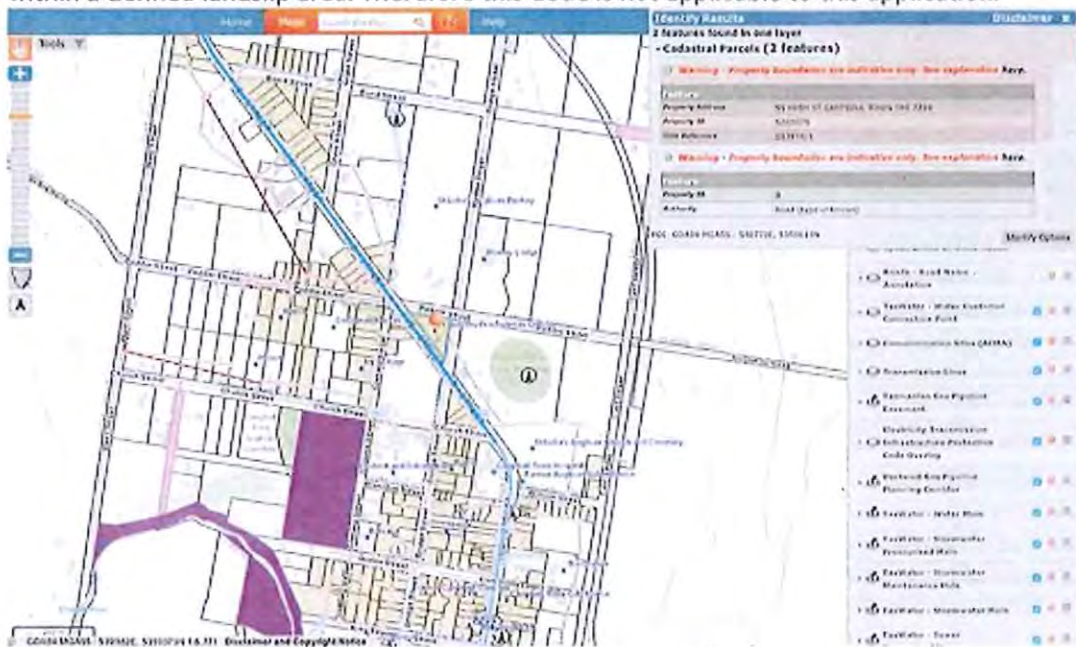


Figure 2: LISTmap infrastructure overlay

4.1: E4.0 Road and Railway Assets Code

The development site fronts 3 roads: a category 1 road and two category 5 roads. The property fronts a section of High Street within the signed 60km/h speed zone, though this road remains a part of the State's major highway system that is crucial to the Tasmanian industrial, commercial and community functionality. Bridge and Pedder Streets are Council owned and maintained category 5 roads abutting the eastern and northern boundaries.

Existing vehicular access to the property is via 2 crossovers off Bridge Street and a single crossover and driveway off Pedder Street. This will not change. This Code has been addressed because the Uses proposed in this application will potentially intensify the existing number of

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traffic entry and exit movements over the Bridge and Pedder Street intersections with High Street. In addition not all car parking will be provided on-site.

A Traffic Impact Statement (TIS) authored by Mr Richard Burk of Traffic & Civil Services, dated 27 June 2022 is submitted with the documentation to demonstrate compliance with this Code to ensure the safety of all road users is maintained. In accordance with subclause E4.5.3 of the Planning Scheme, Mr Burk has forwarded this document to the respective owners of High Street, Department of State Growth. It is requested this be forwarded to Council's Manager Works and Infrastructure for the proposed use of Bridge and Pedder Streets.

E4.1 Purpose of Code

E4.1.1 The purpose of this provision is to:

- a) ensure that use or development on or adjacent to a road or railway will not compromise the safety and efficiency of the road or rail network; and
- b) maintain opportunities for future development of road and rail infrastructure; and
- c) reduce amenity conflicts between roads and railways and other use or development.

E4.2 Application of Code

E4.2.1 This Code applies to use or development of land that:

- a) requires a new access, junction or level crossing; or
- b) intensifies the use of an existing access, junction or level crossing; or
- c) involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as:
 - i) a future road or railway; or
 - ii) a category 1 or 2 road where such road is subject to a speed limit of more than 60 kilometres per hour.

E4.4 Use or development exempt from this Code

E4.4.1 There are no exemptions from this Code.

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective: To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

The site visit dated 30 July 2021 noted 4 gates (3 double gates and a single personnel gate) have been inserted into the picket fence:

- **Bridge Street:**
 - o one double gate with existing crossover approximately 20m north of the southern-most boundary corner enabling the owners/developers with access to the 2 parking spaces within the on-site and previously approved, garage;

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- o a single pedestrian gate approximately 50m south of the north-eastern boundary corner will continue to provide access to the dwelling and will provide the principal access to The Church, café and local produce/product shop;
- Pedder Street:
 - o one existing double gate located approximately 45m east of the western most Title boundary corner. This will only be used by vehicles associated with future weddings and be locked at all other times; and
- High Street:
 - o one existing double gate approximately 75m north of the southern-most boundary corner. This will only be used for vehicles associated with future weddings as well as emergency vehicle access. Otherwise this too will be locked.

To ensure all future customer pedestrian access is via Bridge Street, the installation of formed crossovers for the High Street and Pedder Street temporary vehicular access is not proposed.

A1 – Not Applicable

The section of High Street upon which the development site fronts, is within a signed 60km/h speed zone.

P2 – Performance Criterion

For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists: The aforementioned TIS has confirmed the increased traffic activity due to the proposal, is considered safe with a low crash risk and no traffic capacity issues. Criterion satisfied.

A3 – Not Applicable

The sections of Bridge, Pedder Streets and High Streets upon which the development site fronts, are within a signed 60km/h speed zone.

E4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways

Objective: To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:

- a) ensure the safe and efficient operation of roads and railways; and
- b) allow for future road and rail widening, realignment and upgrading; and
- c) avoid undesirable interaction between roads and railways and other use or development.

A1 – Not Applicable

Although the new building, extension, landscaping and entertainment areas will be within 50m of a category 1 Road, this section of High Street is within a signed 60km/h speed zone.

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E4.7.2 Management of Road Accesses and Junctions

Objective: To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

A1 – Not Applicable

The section of High Street upon which the development site fronts, is within a signed 60km/h speed zone. Although the property has 3 existing vehicular accesses, 2 onto Bridge Street and 1 onto Pedder Street, this application neither requires nor proposes a new vehicular access or junction. Due to the size and historical importance of the Title, no on-site carparking is proposed and therefore no additional entry or exit points are required.

A2 – Acceptable Solution

The application proposes to provide the development site with on street parking and pedestrian access off Bridge Street. As no vehicular or pedestrian access to 55 High Street, via High Street is proposed, this complies with the acceptable solution.

E4.7.3 Management of Rail Level Crossings

Objective: To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.

A1 – Not Applicable

The development site is located approximately 435m west of the railway. This application neither requires nor proposes access to or a material change onto an existing level crossing.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective: To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

A1 – Acceptable Solution

Mr Burk's TIS confirms no vehicular access will be provided to High Street and sight distances in excess of 100m in either direction along Bridge Street from the parking area will be provided. As this is in excess of the SISD of 80m, the acceptable solution is met.

E5.0 Flood Prone Areas Code

Not Applicable

E5.1 Purpose of the Code

E5.1.1 The purpose of this provision is to:

- a) ensure that use or development subject to risk from flooding is appropriately located and that adequate measures are taken to protect human life and property and to prevent adverse effects on the environment.

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- b) determine the potential impacts of flooding through the assessment of risk in accordance with the Australian Standard.

E5.2 Application of this Code

E5.2.1 This Code applies to use or development of land:

- a) mapped as flood risk on the Planning Scheme maps; or
- b) even if not mapped under subparagraph (a) if it is:
 - i) potentially subject to flooding at a 1% annual exceedance probability; or
 - ii) less than the height indicated on the coastal inundation risk height map; or
 - iii) identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a request under Section 54 of the Act as actually or potentially subject to flooding at a 1% annual exceedance probability.

E5.4 Use or Development Exempt from this Code

E5.4.1 The following use or development is exempt from this Code:

- a) use and development for agriculture (not including development for dairies and controlled environment agriculture) and agricultural infrastructure such as farm tracks, culverts and the like.
- b) use and development for Forestry.
- c) extensions to existing development where floor area does not increase by more than 10% over the floor area which existed as at the effective date.

The Title is approximately 480m west of an un-named minor tributary that feeds into the Elizabeth River via a second un-named minor tributary. The development site is between the approximate 205m contours 209m and on the respective northern Title boundary and southern Title corner.

A review of the State-wide Planning Scheme Overlays on the electronic LIST database does not identify the development site as being prone to flooding. Therefore and in accordance with E5.2.1 of the Planning Scheme, the site is not deemed to be prone to flooding and this Code is not applicable.

4.2: E6.0 Car Parking and Sustainable Transport Code

In accordance with S52(1B)(b) of the *Land Use Planning and Approvals Act 1993* a letter and development application form accompany this application. The letter is seeking landowner consent for the use of the section of Bridge Street adjoining the development as well as the delegated person's signature on the application form.

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E6.1 Purpose of the Parking and Sustainable Transport Code

E6.1.1 The purpose of this provision is as follows:

- (a) ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and
- (b) ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas; and
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate; and
- (d) ensure that parking does not adversely impact on the amenity of a locality and achieves high standards of urban design; and
- (e) ensure that the design of car and bicycle parking space and access meet appropriate design standards; and
- (f) provide for the implementation of parking precinct plans.

E6.2 Application of Code

E6.2.1 This Code applies to all use and development of land.

E6.5 Use or Development Exempt from this Code

E6.5.1 There are no exemptions to this Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service use.

P1 – Performance Criterion

The application is discretionary on this subclause due to no off-street parking proposed and the application relying upon Council agreement to the use of on-street parking. This criterion has been addressed in Mr Burk's TIS:

Following approval by Council, the number of car parking spaces provided will have regard to:

- a) the provisions of any relevant location specific car parking plan: the Planning Scheme does not have a specific car parking plan relevant to this site; and
- b) the availability of public car parking spaces within reasonable walking distance: 136 by 90° on-street parking spaces or 60 parallel on-street parking spaces; and
- c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation: the author of the TIS states no such benefit is anticipated; and
- d) the availability and frequency of public transport within reasonable walking distance of the site: the author of the TIS states no such benefit is anticipated; and
- e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping: the author of the TIS states "...55 High Street is a constrained site with insufficient space for off street parking due to the landscaping and building layout within the property..." and

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- f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity: "...Considerable on street parking is available...with either:
 - 136 spaces with 90-degree on-street parking or
 - 60 spaces with parallel on-street parking..."; and
- g) an empirical assessment of the car parking demand: "...From on-street parking observations parking demand on Bridge Street and Pedder Street is very low..." ; and
- h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience: "...It is estimated that the proposal will have low impact on the residential amenity of Bridge Street and Pedder Street..." ; and
- i) the recommendations of a traffic impact assessment prepared for the proposal: "This traffic impact statement identifies no traffic capacity or safety issues with the proposal and considers that the on-street parking supply available on the Council Streets (Bridge and / or Pedder Street) exceeds the parking demand from the proposal"; and
- j) any heritage values of the site: "The proposal does not appear to disaffect heritage values of the site"; and
- k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
 1. the size of the dwelling and the number of bedrooms; and
 2. the pattern of parking in the locality; and
 3. any existing structure on the land.

Mr Burk confirms this performance criterion is met, subject to Council's agreement as Road owner.

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

A1.1 – Acceptable Solution

In accordance with Table E6.1 and this acceptable solution, 1 bicycle space is provided for a net floor area of 45m².

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

A1 – Not Applicable

The proposal does not trigger the requirement for a taxi zone.

EXHIBITED

E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.

A1 – Acceptable Solution

As 10 car parking spaces are proposed, Mr Burk confirms a single motorbike parking space is required and will be provided in accordance with this acceptable solution.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.

A1 – Acceptable Solution

In accordance with this subclause, the TIS confirms all car parking access strips, manoeuvring and circulation spaces have and will be:

- (a) formed to an adequate level and drained;
- (b) provided with an impervious all- weather seal.
- (c) line marked or provided with other clear physical means to delineate car spaces.

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

A1.1 – Not Applicable

This application does not propose any new vehicular access to 55 High Street; in accordance with the TIS, this subclause is not applicable.

A2.1 – Acceptable Solution

The proposed car parking and manoeuvring spaces will:

- (a) *have a gradient of 10% or less:* parking is compliant;
- (b) *where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction:* not applicable as no property access is proposed;
- (c) *have a width of vehicular access no less than prescribed in Table E6.2:* not applicable as no property access is proposed;
- (d) *Have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:*
 - i. *There are three or more car parking spaces; and*
 - ii. *Where parking is more than 30m driving distance from the road; or*
 - iii. *Where the sole vehicle access is to a category 1 ,2, 3 or 4 road.*

In accordance with subclause (d), the proposed parking spaces will be 2.6m by 6.1m, with a 6.4m manoeuvring space; this complies with the requirements of Table E6.3.

EXHIBITED

A2.2 – Acceptable Solution

The layout of car spaces and access ways will be designed in accordance with *Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking*.

E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.

A1 – Acceptable Solution

The TIS confirms the café and shop parking will require 9 on street spaces, complying with this acceptable solution.

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.

A1 – Acceptable Solution

A single space designated for use by persons with a disability will be located closest to the main entry point to the building, complying with this acceptable solution.

A2 – Acceptable Solution

Accessible car parking spaces for use by persons with disabilities has been designed and constructed in accordance with *AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities*.

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

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

A1 – Not Applicable

Due to the nature of the Uses proposed in this application, the provision of a loading bay is not required.

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this Planning Scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

P1 – Performance Criterion

The provision of a bicycle parking space in the proposed safe, secure, convenient location will encourage use.

EXHIBITED

P2 – Performance Criterion

Adequate space will be provided in a convenient and safe location will be provided for bicycle parking and access.

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development

A1 – Acceptable Solution

As no off-street parking is proposed, the author of the TIS has stated pedestrians may use the on-street carpark and entrance footpath, satisfying this acceptable solution.

E7.0 Scenic Management Code

Not Applicable

E7.1 Purpose of the Code

E7.1.1 The purpose of this provision is to:

- a) ensure that siting and design of development protects and complements the visual amenity of defined tourist road corridors; and
- b) ensure that siting and design of development in designated scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape.

E7.2 Application of this Code

E7.2.1 This Code applies to use or development of land within the scenic management – tourist road corridor and local scenic management areas.

E7.4 Use or Development Exempt from this Code

E7.4.1 The following use or development is exempt from this Code:

- a) Use without development, not including plantation forestry; and
- b) subdivision for a boundary adjustment; and
- c) road widening.

A review of the Tasmanian Interim Planning Scheme Overlays on the electronic LIST database as well as Table E7.1 – Local Scenic Management Areas of the Planning Scheme, the development site is not located within a defined scenic management – tourist road corridor nor a local scenic management area. Therefore this Code is not applicable.

E8.0 Biodiversity Code

Not Applicable

EXHIBITED

E8.1 Purpose of the Code

E8.1.1 The purpose of this provision is to:

- a) protect, conserve and enhance the region's biodiversity in consideration of the extent, condition and connectivity of critical habitats and priority vegetation communities, and the number and status of vulnerable and threatened species; and
- b) ensure that development is carried out in a manner that assists the protection of biodiversity by:
 - i) minimising vegetation and habitat loss or degradation; and
 - ii) appropriately locating buildings and works; and
 - iii) offsetting the loss of vegetation through protection of other areas where appropriate.

E8.2 Application of this Code

E8.2.1 This Code applies to use or development of land:

- a) within the area identified as priority habitat on the Planning Scheme maps; or
- b) for the removal of native vegetation.

In accordance with E8.2.1 this Code is not applicable because the development site is not within an area identified as priority habitat on the Planning Scheme overlay maps and the proposal does not require the removal of native vegetation.

E9.0 Water Quality Code

Exempt

E9.1 Purpose of the Code

E9.1.1 The purpose of this provision is to:

- a) consider the impacts of development to limit adverse effects on the following:
 - i) wetland and watercourse ecosystems; and
 - ii) flow regimes, water levels, biological activity and physical characteristics; and
 - iii) the variety of flora and fauna; and
 - iv) the role of wetlands and watercourses for water supply, flood mitigation, environmental protection, water regulation and nutrient filtering, as resources for recreational activities and as attractive features in the landscape; and
- b) improve the sustainable management of surface water through development.

E9.2 Application of this Code

E9.2.1 This Code applies to use or development of land:

- a) within 50 metres of a wetland or watercourse; or
- b) within a Ben Lomond Water catchment area – inner or outer buffer.

EXHIBITED

E9.4 Use or Development Exempt from this Code

E9.4.1 The following use or development is exempt from this Code:

- a) forestry subject to a certified forest practices plan;
- b) use for agriculture;
- c) private tracks on agricultural properties that are used for agricultural purposes;
- d) use and development for natural and cultural values management within parks, reserves and State Forest under State Government or Council ownership;
- e) use and development that is connected to reticulated sewer and stormwater;
- f) Level 2 activities assessed by the Environment Protection Authority;

In accordance with E9.4.1 e) of the Planning Scheme, the application is exempt from this Code due to the development site being connected to the Regulated Entity's reticulated sewer and Council's stormwater infrastructure.

E10.0 Recreation and Open Space Code

Not Applicable

E10.1 Purpose of the Code

E10.1.1 The purpose of this provision is to:

- a) consider the requirements of open space and recreation in the assessment of use or development with emphasis upon:
 - i) the acquisition of land and facilities through the subdivision process; and
 - ii) implementation of local open space strategies and plans to create quality open spaces; and
 - iii) the creation of a diverse range of recreational opportunities via an integrated network of public open space commensurate with the needs of urban communities and rural areas; and
 - iv) achieving an integrated open space network which provides for a diversity of experiences; and
 - v) providing for appropriate conservation and natural values within recreation and open space.

E10.2 Application of this Code

E10.2.1 This Code applies to development of land for subdivision in the general residential, general industrial, light industrial, commercial, local business, general business, low density residential, rural living and village zones.

E10.4 Use or Development Exempt from this Code

E10.4.1 There are no exemptions to this Code.

EXHIBITED

In accordance with E10.2.1 above, this application does not propose a subdivision. This Code is therefore not applicable to this proposal.

E11.0 Environmental Impacts and Attenuation Code

Not Applicable

E11.1 Purpose of the Code

E11.1.1 The purpose of this provision is to:

- a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of new sensitive uses; or
- b) ensure the environmental impacts of new development are considered to eliminate, reduce or mitigate potential for environmental harm or environmental nuisance.

E11.2 Application of the Code

E11.2.1 The Code applies to use or development of land for:

- a) sensitive use located within the attenuation distance of existing or approved uses with the potential to create environmental harm and environmental nuisance or within a buffer area shown on the Planning Scheme map; and
- b) uses listed in Table E11.1 or E11.2.

E11.4 Use or Development Exempt from this Code

E11.4.1 The following use or development is exempt from this Code:

- a) Level 2 activities assessed by the Environment Protection Authority.

The proposal is not be considered exempt from this Code due to a Level 2 activity not being proposed. However, the site has not knowingly been used for an activity with the potential to create an environmental harm or nuisance or located within a buffer area defined on the Planning Scheme map. Therefore this Code is not applicable to this application.

E12.0 Airports Impact Management Code

Not Applicable

E12.1 Purpose of the Code

E12.1.1 The purpose of this provision is to:

- (a) ensure that use or development within identified areas surrounding airports does not unduly restrict the ongoing security, development and use of airport infrastructure; and

EXHIBITED

- (b) provide for management of the land use implications of those areas relevant to use and development under the scheme.

E12.2 Application of this Code

E12.2.1 This Code applies to use or development of land:

- a) within Australian noise exposure forecast contours on the maps; and within prescribed air space.
- b) within prescribed air space

E12.4 Use or Development Exempt from this Code

E12.4.1 There are no exemptions to this Code.

The application does not propose the construction of a building with a height greater than 30m and the development site is not located within an area shown on a Planning Scheme Overlay map as being within a defined Obstacle Limitation Surface area. This Code is therefore not applicable.

4.3: E13.0 Local Historic Heritage Code

As mentioned previously, the St Andrew's Uniting Church (St Andrew's Presbyterian Church & Organ) is recognised in the *Northern Midlands Council Planning Scheme 1995* Schedule, the Register of the National Estate, the National Trust of Australia Register and the Tasmanian Heritage Register. This Code is therefore applicable to the application. A review of the Planning Scheme Overlays confirms the site is not within a defined Heritage Precinct Specific Area Plan.

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

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

E13.2 Application of the Code

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

- a) within a Heritage Precinct;

EXHIBITED

- b) a local heritage place;
- c) a place of identified archaeological significance.

E13.3 Use or Development Exempt from this Code

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

- a) works required to comply with an Emergency Order issued under Section 162 of the *Building Act 2000*;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

A review of the subclause above confirms the proposal does not comply with any of the exemptions.

Campbell Town Heritage Precinct

The developers are very aware of the historical importance of The Church to Campbell Town and more widely, the State. The definition provided within Table E13.1: Local Heritage Precincts of the Planning Scheme identifies the St Andrews Uniting Church as located within the northern boundary of the Campbell Town Heritage Precinct. This is an area encompassing the section of High Street from the War Memorial to the north and the bridge over the Elizabeth River to the south.

As the documents accompanying the application demonstrate, the developer has chosen dark, non-reflective colours on buildings with a maximum height not exceeding 3.5m above natural ground level. When viewed from High Street, all structures except the caravan, are located behind the building line of The Church. Apart from an existing sign installed beside the southern-most boundary corner and the off-site vehicle parking in Bridge Street, no development is proposed or required within any of the 3 road reserves.

E13.5 Use Standards**E13.5.1 Alternative Use of Heritage Buildings**

Objective: To ensure that the use of heritage buildings provides for their conservation.

EXHIBITED

P1 – Performance Criterion

This discretion has been addressed because an acceptable solution is not offered. The application complies with this sub-clause in the following manner:

- a) **it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place:** Planning Permit P14-243 was issued by the Northern Midlands Council on 02 October 2014. Included with the extensions to the existing on-site dwelling, the approval included a fit out of The Church with a café, kitchen and dry store. This approval was also consented to by Heritage Tasmania under THC Application No.: 4567, THC File: 10-71-73THC.

In accordance with the earlier THC approval above, all proposed works are located behind The Church when viewed from High Street. The landowners have been in constant discussions with Heritage Tasmania, regarding their plans for the Use of the property. It is their intention to undertake the necessary repairs to The Church in a manner that respects the importance of the building to the history of Campbell Town and the State.

Remaining deconsecrated, The Church and grounds will be used for hosting indoor and outdoor receptions such as weddings and other important anniversaries. One hundred and fifty trees, 65 roses, and 4 Mt Fuji trees have been planted in the area between The Church and High Street, creating an outdoor wedding aisle. Lattice work trellises will be constructed and planted with Jasmin to provide a visual and physical barrier between the public area around The Church and the private area associated with the dwelling.

The assortment of shading and ornamental shrubs and other plantings will be used for hosting relaxing Sunday afternoon music sessions that are appropriate for the surrounds. The Church interior will be furnished by the assortment of furniture collected over the years by the owners have been collecting an assortment of furniture to complement the significance of The Church.

A variety of on-site information will provide visitors with an insight into the importance of The Church to the Midlands and Tasmania; **and**

- b) **the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable:** the owners/developers have been in constant contact with Heritage Tasmania from the initial stages. The development site is located on the northern entrance to the main Campbell Town CBD. The Harold Gatty Memorial and Campbell Town District High School are located to the west and the Campbell Town War Memorial Ground to the east. The opening of The Church and grounds to the public will complement these tourist points of interest. These items along with the small number of dwellings located within 200m of the site ensures this proposal will not have an adverse impact on the surrounding area; **and**
- c) **a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit:** while not a specific report, the project has had constant oversight by Heritage Tasmania officers dating back to before 2014. The basis of this application is following these comments. It is put to the Planning Authority the issuance of the 2014 Heritage

EXHIBITED

Decision by the Tasmanian Heritage Council indicates support from the State's overarching heritage professional's body for the project.

E13.6 Development Standards

E13.6.1 Demolition

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

A1 – Not Applicable

This application does not propose nor require the removal of non-original cladding to expose original cladding of The Church.

E13.6.2 Subdivision and development density

Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

A1 – Not Applicable

This application does not propose a subdivision.

E13.6.3 Site Cover

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

A1 – Acceptable Solution

The total site coverage proposed by this application will be 420.58m² of the 5,412m² or approximately 0.78 percent of the Title. A site coverage for new development within the Community Purpose Zone is not assessed. However the developer has located the new development within the property boundaries and away from the direct views of users of High Street to not adversely impact upon the heritage qualities of this streetscape. The use of natural timber and a dark external colour scheme will further 'screen' the new buildings and assist with meeting the Management Objectives listed in Table E13.1: Local Heritage Precincts, of the Planning Scheme and this acceptable solution.

E13.6.4 Height and Bulk of Buildings

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

EXHIBITED

A1 – Acceptable Solution

The maximum height of all structures proposed in this application will not exceed 8m.

13.6.5 Fences

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

A1 – Not Applicable

No fencing is proposed in this application; the existing white picket boundary fence was approved under an earlier development application.

E13.6.6 Roof Form and Materials

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

A1 – Not Applicable

A review of the Community Purpose Zone confirms there are no specific requirements relating to the form of any roofing or cladding materials. Apart from a small pitch to the proposed Porta-Roof gabled roof between the café and produce shop, all proposed buildings will have flat roofs. Locating the containers and toilet behind The Church ensures the proposed roof form will not adversely impact the 'significant built fabric'.

E13.6.7 Wall Materials

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

A1 – Not Applicable

The Community Purpose Zone does not have any requirements on materials used to clad the external walls of buildings. The use of natural timber and dark painted external colours on the café, produce and toilet buildings ensures the proposed walls will not feature in the streetscape or on The Church.

E13.6.8 Siting of Buildings and Structures

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

P1 – Performance Criterion

EXHIBITED

The application is discretionary on this sub-clause due to the inability of the frontage and side boundary setbacks to comply with the acceptable solutions of 17.4.1 P2 Building Design and Siting – development within 5m of a frontage boundary.

The front setback for new buildings or structure will:

- a) **be consistent with the setback of surrounding buildings:** Bridge Street is the primary frontage, with Pedder and High Streets secondary frontages. The buildings on the eastern side of High Street are generally on larger acreages. However the buildings on the western side have an assortment of setbacks ranging from being right on the boundary, to being set some distances off. With this in mind, it is put to the Planning Authority the proposed front setback will comply with this discretion; **and**
- b) **be set at a distance that does not detract from the historic heritage significance of the place:** the reduced front setback is located behind The Church when viewed from High Street. This will not detract from the historic heritage significance of the place; **and**
- c) **not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any:** The Campbell Town Heritage Precinct Character Statement is focused on High Street. The new buildings proposed in this application as well as the reduced frontage setback on Bridge Street are located behind the principal view of The Church from High Street. As stated above, the use of an assortment of external cladding materials and colours ensures the structures will not adversely impact on the heritage qualities of the streetscape.

E13.6.9 Outbuildings and Structures

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

A1 – Acceptable Solution

Outbuildings and structures will be:

- a) set back an equal or greater distance from the principal frontage than the principal buildings on the site: A definition for the term 'principal frontage' is not provided within 4.1.3 of the Planning Scheme. With that in mind this subclause has been addressed with High Street being the principal frontage as it provides the primary views of The Church. Based upon this subclause being within the Local Historic Heritage Code, The Church is the principal building. As no permanent structures proposed in this application will be positioned between The Church and the High Street frontage, it is put to the Planning Authority the application complies with this subclause; **and**
- b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any: The Campbell Town Heritage Precinct Character Statement does not stipulate roof forms, wall material or site coverage. The use of an assortment of external cladding materials and colours as well as proposing flat or slightly pitched roofing, ensures the structures will not adversely impact on the heritage qualities of the streetscape in accordance with this acceptable solution.

EXHIBITED

E13.6.10 Access Strips and Parking

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

P1 – Performance Criterion

The application is discretionary on this sub-clause because the car parking for the proposed non-residential Use will be within the Bridge Street road reserve as shown on Drawing No. 50321 A01. As this parking location is off-site, it will not adversely impact the building fabric or require the removal of gardens or vegetated areas. As the principal view of The Church is from High Street, the use of a secondary road for parking and behind existing standing vegetation, will ensure the character of the streetscape is maintained and positively contribute to this listed Heritage Precinct.

E13.6.11 Places of Archaeological Significance

Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.

P1 – Performance Criterion

Although an acceptable solution is not offered in this subclause, a review of Table E13.3 confirms the St Andrew's Uniting Church is not listed. This subclause is therefore not applicable.

E13.6.12 Tree and Vegetation Removal

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

A1 – Not Applicable

This subclause does not offer an acceptable solution. However this application neither requires nor proposes the removal of any tree or vegetation but does propose the planting of an assortment of shrubs and standing vegetation that will be selected and located on their appropriateness to the significance of The Church.

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

P1 – Performance Criterion

EXHIBITED

The application is discretionary on this subclause because the proposed signage will have a total area greater than 0.2m². As is demonstrated by the photos submitted with this application, all signage is of a size and been located to ensure:

- a) **period details, windows, doors and other architectural details are not covered or removed:** all existing signage consists of 2 pole signs or small signs attached to the white picket fencing. The only signage fitted to a building is that attached to the café and produce buildings; **and**
- b) **heritage fabric is not removed or destroyed through attaching signage:** no signage will be attached to the listed building; **and**
- c) **the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints:** as may be viewed by the photos within and attached to this report demonstrate the signage has been respectfully located to not unreasonably impact on the view of the place from any public viewpoint; **and**
- d) **signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any:** neither the existing nor proposed signage will detract from meeting the management objectives of the Campbell Town Heritage Precinct Character Statement or Management Objectives.

E13.6.14 Maintenance and Repair

Objective: To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places and precincts.

A1 – Acceptable Solution

The developer Mrs Nicole Graham, showed the author of this report, around the site during his visit 30 July 2021, explaining the work proposed. Prior to any works being undertaken on The Church, suitably qualified professionals will be retained to provide detail on what work is required, what materials will be used and the methodology involved.

External Maintenance / Repairs

The aforementioned site visit noted vegetation growing within some sections of the external stonework. The integrity of the building will be regained through the repointing of the necessary areas with a traditional, matching lime mortar. For long established weeds such as those in the bell tower, the careful removal and if necessary, poisoning will be undertaken to prevent regrowth. All failing joints will be repaired using the appropriate lime mortar mix.

Internal Plaster

Due to the current cracking and failure of the existing internal plaster, stabilisation repairs will be completed where necessary. Any areas suspected of being loose will be tested before being removed, repaired or replaced and if possible, have the edges feathered to prevent further decay. Where necessary, this work will be undertaken by a suitable Plasterer / Renderer such as O.G. Bailey Solid Plasterers Pty Ltd.

Windows

EXHIBITED

The leadlight windows will be assessed by a suitably qualified professional such as Mr Gavin Merrington of Original Stained Glass in Hobart and who is also recognised by Heritage Tasmania. Glass needing to be refitted in the other windows, will be puttied into the window reveals while utilising slim frames, narrow glazing bars or sash frames, matching the existing. Should any framing require replacing, a simple steel L-section frame will be used with sashes to match the existing division. Any windows that need to be opened, will use an 'awning', 'hopper' or 'pivot' styled opening. No conventional aluminium domestic or commercial framing will be used.

Timber Flooring

The existing, internal timber flooring of The Church will be cleaned and lightly sanded if and where necessary. Only a traditional oil/wax finish will be used to coat the surface. Should any sections be deemed unsafe or require replacement, a recognised heritage Carpenter/Joiner such as Mr Mick Herynk of MPH Builders Pty Ltd will be approached.

While not associated with the flooring, the existing stair/ladder accessing the bell tower will be replaced in a manner that is non-intrusive and reversible. This will be done in a style appropriate to the heritage of the building while preventing public access such as a lockable barrier or the fixing of a removable sheet over the lower treads.

The 3 shipping containers proposed in this application, will all be located to the east of The Church. This prevents no impact occurring on the heritage buildings when being located on-site.

4.4: E15.0 Signs Code



Figure 3: Existing Pale and private property signs

E15.1 Purpose of the Signs Code

E15.1.1 The purpose of this Code is to regulate the construction or putting up for display of a sign or hoarding.

E15.2 Application of this Code

EXHIBITED

E15.2.1 This Code applies to all signs and hoardings within the Planning Scheme area.

The existing pole signs located within the north-western and southern boundary corners, were approved under the Planning Permit previously issued under P14-243.

This application proposes the following signage:

- Side and Rear Wall Sign
- Regulatory Sign (disability)
- Private property signage on the fence

E15.5 Standards for Use or Development

E15.5.1 Third Party Signage

Objective: To ensure that signs relate to the site on which they are located.

A1 – Not Applicable

This application does not propose the use of any third party signage; all existing and proposed signs relate to the goods and services available on-site only.

E15.5.2 Heritage Precincts

Objective: To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.

A1 – Not Applicable

This application does not require nor propose an above awning sign.

E15.5.3 Design and siting of signage

Objective: To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.

Building Fascia Sign

A15 – Acceptable Solution

The fascia signs stating "The Church CAFÉ", "The Church SHOP", "The Church BAR" and "The Church TOILETS" will fitted to the eastern ends of the 2 hi-cube containers housing the café and produce buildings, the caravan and the toilet block, all located within the Community Purpose Zone.

A16 – Acceptable Solution

Both fascia signs will be contained wholly within the building fascia and are shown on Drawing Numbers A06 – A09. These signs will:

- a) not project above or below the building fascia; and
- b) not exceed two-thirds the depth of the fascia band; and
- c) not exceed 950mm; and
- d) not project more than 200mm from the vertical face of the fascia;
- e) not be illuminated; and

EXHIBITED

- f) not be flashing; and
- g) not extend over a window or significant architectural feature; and
- h) be in keeping with the design of the building;

A17 – Not Applicable

Both proposed fascia signs will be contained within the separate building fascia.

A18 – Not Applicable

Both building fascia signs will be contained within the building fascia.

P34 – Performance Criterion

This performance criterion has been addressed because an acceptable solution has not been offered. This criterion is addressing the 4 small signs fitted to the white picket boundary fencing within the Community Purpose Zone. The 'Other Signs' have been installed because:

- a) no other form of permitted signage will suitably meet the needs of the proprietor; and
 - b) the signs will not dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and
 - c) the signs will not conflict with the Zone Purpose as outlined in Part D of this Planning Scheme.
-
- a) the size, colours and information provided are sympathetic to the architectural character and detailing of The Church; and
 - b) are of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and
 - c) not result in loss of amenity to neighbouring properties; and
 - d) not involve the unnecessary repetition of messages or information on the same street frontage; and
 - e) not contribute to or exacerbate visual clutter; and
 - f) not cause a safety hazard or obstruct movement of anyone inside or outside the associated building; and
-
- d) not distract motorists as a result of size, illumination or movement.

5. CONCLUSION

EXHIBITED

The submitted application is seeking Planning approval for repairs to the St Andrew's Uniting Church, the change of use to the combined Residential, Food Services, Community Meeting & Entertainment and General Retail and Hire Uses, the promotion of The Church Heritage Walking Tours, establish the site as a venue for weddings and similar functions, the installation of two 20' Hi-cube Shipping Containers and a 20' Container, the establishment of a caravan as a bar, the construction of a toilet block and post and rail fence, the use of off-site car parking, signage and enclosing the existing dwelling pergola. This application is demonstrating the understanding held by the developers of the importance of the St Andrew's Uniting Church to Campbell Town and Tasmania. The uses and development proposed in this application have been designed and located to provide utmost respect the sensitivity of the historic Church.

The report has been written in conjunction with the accompanying documents and demonstrates compliance with the relevant development standards uses of the *Northern Midlands Interim Planning Scheme 2013 as amended*. Subsequently the application is submitted for assessment in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Historic Cultural Heritage Act 1995*.

Appendices

Appendix 1 – Certificate of Title

Appendix 2 – Site plan and elevations

Appendix 3 – Letter to Council in accordance with S52(1B)(b) *Land Use Planning & Approvals Act 1993*

Appendix 4 – Traffic Impact Statement

Appendix 5 – Photos of existing signage

Appendix 6 – Toilet Block design information

Appendix 7 – Powerpoint Presentation

EXHIBITED



DRAWING SCHEDULE

- A00 COVER
- A01 LOCALITY PLAN
- A02 SITE PLAN
- A03 CAFE KITCHEN- CONSTRUCTION PLAN
- A04 CAFE KITCHEN- INT. ELEVATION
- A05 CAFE KITCHEN- ELEVATIONS
- A06 CAFE KITCHEN- 3D PERSEPECTIVE
- A07 CAFE- ELEVATION
- A08 CAFE- 3D PERSEPECTIVE
- A09 WALKWAY 3D PERSPECTIVE
- A10 CARAVAN BAR INT. ELEVATION
- A11 CARAVAN BAR- ELEVATION
- A12 CARAVAN BAR- 3D PERSPECTIVE
- A13 TOILET BLOCK - ELEVATIONS & 3D PERSPECTIVE
- A14 PERGOLA ELEVATIONS
- A15 OFFICE - ELEVATIONS

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	153978/1
BUILDING CLASS:	6
EXISTING FORMER CHURCH AREA:	117.20m ²
EXISTING BUILDING AREA:	134.0 m ²
EXISTING GARAGE AREA:	96.0m ²
PROPOSED OFFICE & STORAGE:	14.88m ²
PROPOSED CAFE:	14.88m ²
PROPOSED CAFE KITCHEN:	14.88m ²
PROPOSED BAR:	10.62m ²
PROPOSED TOILET BLOCK:	18.09m ²
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	ASSUMED 'H'
CLIMATE ZONE:	7
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	EXISTING

**PROPOSED EXTENSION, CAFE, BAR,
OFFICE & TOILET**

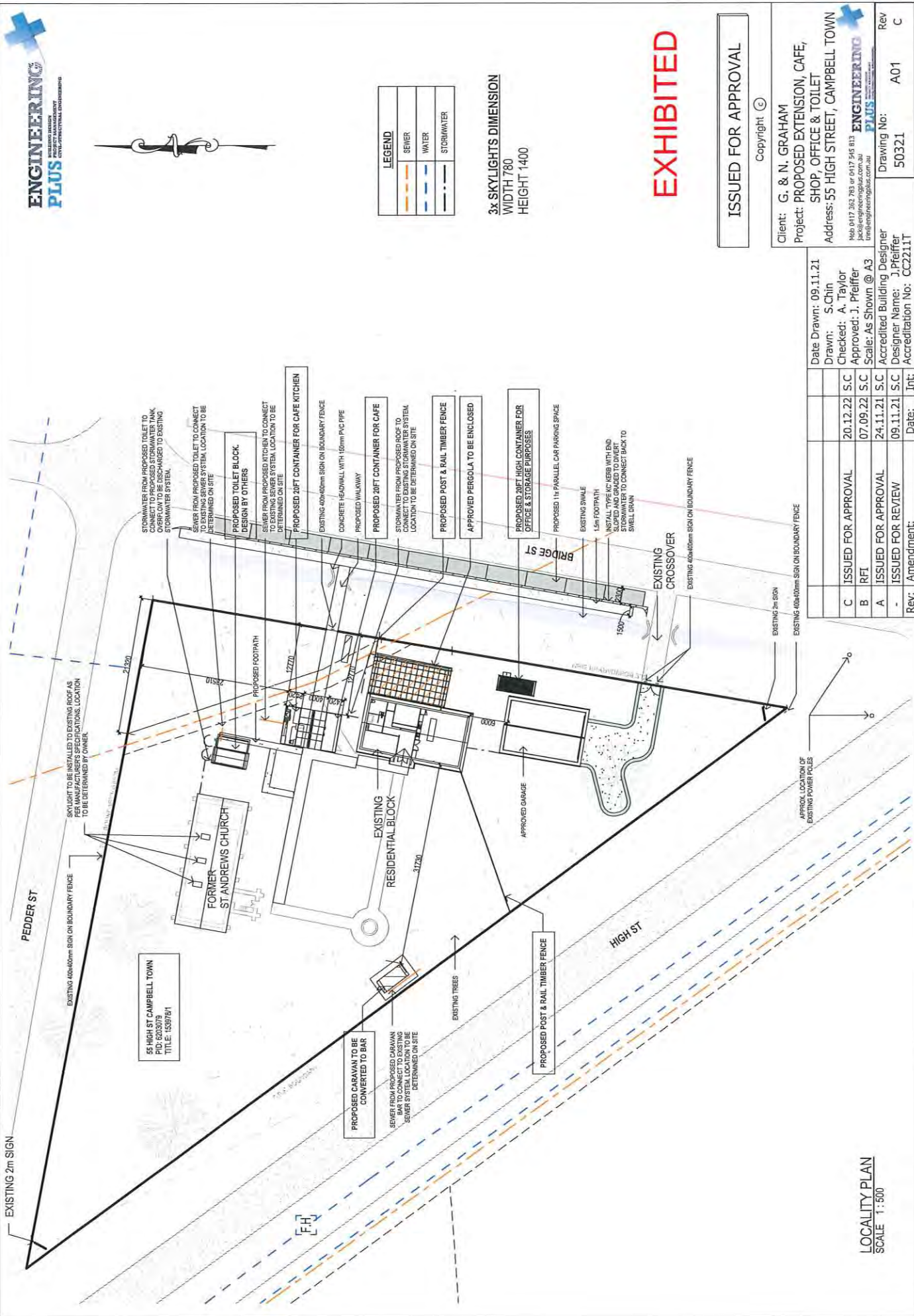
EXHIBITED

G. & N. GRAHAM
55 HIGH STREET,
CAMPBELL TOWN

NORTHERN MIDLANDS COUNCIL

ISSUED FOR APPROVAL

81 Elizabeth Street, Launceston, Tasmania 7250 jack@engineeringplus.com.au, trin@engineeringplus.com.au
Jack 0417 362 783 or Trin 0417 545 813



LEGEND

	SEWER
	WATER
	STORMWATER

3x SKYLIGHTS DIMENSION
WIDTH 780
HEIGHT 1400

EXHIBITED

ISSUED FOR APPROVAL

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Client: G. & N. GRAHAM
 Project: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET
 Address: 55 HIGH STREET, CAMPBELL TOWN
 No: 0413 203 703 or 0413 246 813
 jack@engineeringplus.com.au
 info@engineeringplus.com.au
 ENGINEERING PLUS

Date Drawn:	09.11.21
Drawn:	S.Chin
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	
Designer Name:	J. Pfeiffer
Accreditation No.:	CC2211T

LOCALITY PLAN
SCALE 1:500