



**NORTHERN  
MIDLANDS  
COUNCIL**

# **AGENDA**

**ORDINARY MEETING OF COUNCIL**

**MONDAY, 18 OCTOBER 2021**

**IN PERSON & VIA ZOOM  
VIDEO CONFERENCING PLATFORM**

Des Jennings  
GENERAL MANAGER



### QUALIFIED PERSONS ADVICE

The *Local Government Act 1993* Section 65 provides as follows:

- (1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
  - (a) the general manager certifies, in writing –
    - (i) that such advice was obtained; and
    - (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and
  - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

I therefore certify that with respect to all advice, information or recommendation provided to the Council in or with this Agenda:

- i) the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- ii) where any advice is directly given by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.

### MEETING CONDUCT

- People attending Council Meetings are expected to behave in an appropriate manner.
- The following is not acceptable:
  - Offensive or inappropriate behaviour;
  - Personal insults; and
  - Verbal abuse.
- In the case of any inappropriate outburst or derogatory behaviour, an apology from the offending party or parties will be requested. Anyone at the meeting, if they feel offended in any way by any such behaviour specified above, should immediately bring the behaviour to the notice of the Chairperson by the way of a Point of Order.
- The Chairperson has the right to evict from a meeting any person who is not behaving to an appropriate standard.

### RECORDING OF COUNCIL MEETINGS

**COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020 – Regulation 18** makes provision for councils to hold meetings via video conferencing platforms.

A copy of the recording of the meeting will be placed on Council's website as soon as practicable after the meeting, the Closed Council session of the meeting will be redacted.

**Regulation 33** of the **Local Government (Meeting Procedures) Regulations 2015** provides for the audio recording of Council meetings.

The purpose of recording meetings of Council is to assist Council officers in the preparation of minutes of proceedings.

Council's Policy includes the following provisions:

- only applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings);
- does not apply to closed sessions of Council;
- does not apply to Committees of Council;
- The recording will not replace written minutes and a transcript of the recording will not be prepared;
- The recording may be used by Council staff to assist with the preparation of the minutes and by Council during a subsequent meeting within the period that the recording is retained;
- The official copy of the recording of a Council meeting is to be retained by Council for at least a period of 6 months from the date of a meeting and deleted after that period has expired;
- Notices advising that:

A member of the public may only use an audio recorder, or any other recording and/or transmitting device, to record the proceedings of a meeting of Council with the written permission of the General Manager for the express purpose proposed. The Northern Midlands Council reserves the right to revoke such permission at any time.

Unless expressly stated otherwise, Northern Midlands Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

Des Jennings  
GENERAL MANAGER



## GUIDELINES FOR COUNCIL MEETINGS

### PUBLIC ATTENDANCE DURING THE COVID-19 DISEASE EMERGENCY DECLARATION

Public Attendance Meeting Guidelines during the COVID-19 Disease Emergency

The conduct of Council Meetings is currently being undertaken in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*. This has necessarily meant that public attendance at meetings has been restricted. Under these arrangements Council meetings have been undertaken remotely via online platforms.

While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and compliance with regard to social distancing and limitations on the number of persons who may gather. This obligation is balanced with the need to minimise disruption to the business of Council.

Council determined that limited public access to Council meetings would be permitted from the Council Meeting scheduled for 14 December 2020.

Attendance of the public will be restricted to those who wish to make representation or present a statement in person at the meeting, preference is to be given to individuals:

1. making representations to planning applications which are subject to statutory timeframes (limit of 4 persons per item); and
2. those making statements or representations on items listed in the Agenda for discussion (limited to 2 persons).

To ensure compliance with Council's COVID-19 Safety Plan, any person wishing to attend will be required to register their interest to attend, which is to be received by Council before 12noon 4 days (i.e. usually the Friday) preceding the meeting by emailing [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au) or phoning Council on 6397 7303.

On arrival attendees will:

- be required to complete the health declaration section of their registration form to support COVID-19 tracing (in the event that it is necessary); and
- receive direction from council officers (or Council's delegate) in relation to their access to the meeting room.

Access to the Municipal Building will only be permitted prior to 5.00pm and between 6.30pm to 6.40pm. Public Question Time commences at 6.45pm.

Members of the public who would prefer not to attend the meeting, but would like to ask a question or make a representation to the Council that would normally be heard during Public Question Time, may forward their question/representation to [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au) which is to be received by Council before 12noon 4 days (i.e. usually the Friday) preceding the meeting.

Any questions/representations received will be circulated to Councillors prior to the meeting, tabled at the meeting and recorded in the minutes of the meeting.

These arrangements are subject to review based on any change in circumstance relating to the COVID-19 Disease Emergency.

Council will continue to ensure minutes and audio recordings of Council meetings are available on Council's website.

### PUBLIC QUESTIONS AND STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* makes provision for Public Question Time during a Council meeting.

Public question time is to commence immediately after the meal break at approximately 6.45pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked.
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days.
- Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each submission speaker is limited to a maximum of 3 minutes.

### REPRESENTATIONS ON PLANNING ITEMS

A maximum of 4 persons per item (2 for and 2 against) will be permitted to address Council on a planning item. After the representation has been made, Councillors are permitted to ask questions of the party who made the representation.

Each speaker is limited to a maximum of 3 minutes.

### PETITIONS

In relation to the receipt of petitions, the provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings, S57 and S58, should be noted.



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY, 18 OCTOBER 2021 AT 5.00 PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD AND VIA ZOOM VIDEO CONFERENCING PLATFORM IN ACCORDANCE WITH THE *COVID-19 DISEASE EMERGENCY (MISCELLANEOUS PROVISIONS) ACT 2020, SECTION 18* (AUTHORISATION FOR MEETINGS NOT TO BE HELD IN PERSON)

DES JENNINGS  
GENERAL MANAGER  
13 OCTOBER 2021

4.00pm Councillor Workshop – closed to the public

## 1 ATTENDANCE

### PRESENT

In Attendance:

### APOLOGIES



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### **3 ACKNOWLEDGEMENT OF COUNTRY**

We acknowledge and pay our respects to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders – past, present and emerging.

### **4 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE**

As per the *Local Government Act 1993, Part 5 - Pecuniary Interests, section 48*:

- (1) *A councillor must not participate at any meeting of a council, council committee, special committee, controlling authority, single authority or joint authority in any discussion, nor vote on any matter, in respect of which the councillor–*
  - (a) *has an interest; or*
  - (b) *is aware or ought to be aware that a close associate has an interest.*
- (2) *A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.*

### **5 PROCEDURAL**

#### **5.1 CONFIRMATION OF COUNCIL MEETING MINUTES**

##### **5.1.1 Confirmation Of Minutes: Ordinary Council Meeting**

#### **RECOMMENDATION**

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 20 September 2021, be confirmed as a true record of proceedings.

#### **5.2 DATE OF NEXT COUNCIL MEETING**

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 15 November 2021 in person and via the Zoom video conferencing platform in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020, Section 18* (authorisation for meetings not to be held in person).



## 5.3 MOTIONS ON NOTICE

### 5.3.1 Naming Of The Perth Dog Park

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Lucie Copas Fowler, Executive & Communications Officer

#### NOTICE OF MOTION

Councillor Davis has requested the below Notice of Motion be tabled at the 18 October 2021 Council Meeting:

***That the Perth Dog Park be named the Perth Bicentenary Dog Park.***

#### BACKGROUND

Cr Davis has suggested that the Perth Dog Park is named the Perth Bicentenary Dog Park to commemorate the bicentenary of Perth.

“I think it’s fitting we have some lasting and visible celebration of the Perth Bicentenary, and to date there have been no other plans for that type of recognition.

On that basis, I would like to move the above motion”.

#### Attachments

Nil



### 5.3.2 Longford Cup Day Sub-Committee Representative

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Lucie Copas Fowler, Executive & Communications Officer

#### NOTICE OF MOTION

Councillor Knowles has requested the below Notice of Motion be tabled at the 18 October 2021 Council Meeting:

**That Council consider the request to nominate a Council representative to join the 2022 Jim Osborne Cressy Chaff Cutters Longford Cup New Years Day Sub-committee for the preparation of the 2022 event.**

#### BACKGROUND

The organisers of the 2022 Jim Osborne Cressy Chaff Cutters Longford Cup New Years Day are putting together a sub-committee and have requested that a Council representative from the Northern Midlands Council is appointed.

2022 is the 50th anniversary of Piping Lane's Longford, Hobart & Melbourne Cup wins along with the 10th anniversary of the Cleaner's Longford Cup victory. The organisers are planning a celebration to commemorate both.

#### Attachments

Letter of request

## 6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

Minutes of meetings of the following Committees are attached:

	Date	Committee	Meeting
i)	07/09/2021	Evandale Advisory Committee	Ordinary
ii)	07/09/2021	Perth Local District Committee	Ordinary
iii)	08/09/2021	Morven Park Management & Development Association Inc.	Ordinary
iv)	05/10/2021	Evandale Advisory Committee	Ordinary
v)	05/10/2021	Campbell Town District Forum	Ordinary
vi)	05/10/2021	Ross Local District Committee	Ordinary
vii)	06/10/2021	Ross Community Sports Club	Ordinary
viii)	29/09/2021	Cressy Local District Committee	Ordinary
ix)	06/10/2021	Longford Local District Committee	Ordinary

Matters already considered by Council at previous meetings have been incorporated into **Information Item: Officer's Actions**.

In the attached minutes of Council Committees, recommendations of Committees are listed for Council's consideration in the Agenda Item 7 below.

**MINUTES**  
**EVANDALE ADVISORY COMMITTEE**

MINUTES OF THE COMMITTEE MEETING HELD AT THE EVANDALE COMMUNITY CENTRE ON TUESDAY, 7 SEPTEMBER 2021, 4.00PM

**1 PRESENT**

John Lewis, Barry Lawson, Annie Harvey, Stephanie Kensitt, Henrietta Houghton, Carol Brown

**In Attendance:**

Councillor Janet Lambert, Gail Eacher (Secretary)

**2 APOLOGIES**

Mayor Mary Knowles OAM, Councillor Jan Davis

**3 CONFIRMATION OF MINUTES**

**A Harvey/S Kensitt**

*That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 3 August 2021 be confirmed as true and correct record of proceedings.*

*Carried*

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

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

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

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

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

**5 BUSINESS ARISING FROM THE MINUTES**

**i) Morven Park – Cricket Nets**

The development application has been advertised in relation to the location of the cricket nets, following Council's approval to amend the Master Plan for Morven Park.

Noted that the Development Application is on public exhibition until 9th September and is available on Council's website.

**ii) Parking on the verge at the Cemetery**

At the July meeting, the Committee noted that motorists are parking on the verge at the frontage of the Murray Street cemetery and queried whether there is legislation prohibiting parking of vehicles on verges.

It is proposed to develop a car park at the site, a plan for the site is being prepared. A development application will need to be submitted and advertised.

Plan circulated.

**iii) Dump Point**

At the 3 August 2021 meeting, the committee queried whether a location for the dump site had been finalised; and, following discussion, the following was the decision of the Committee:

*That the Committee recommend to Council that the dump point not be moved and be retained in its current location.*

Noted that

- the decision is to be listed for consideration at the 20 September 2021 Council meeting.
- Light Rail Committee is satisfied with the current arrangements.

**6 MATTERS PENDING**

**i) Overhanging Trees – Hedge at 12 Macquarie St, Evandale**

Noted that the matter is to be relisted for Council's consideration in the near future.

## **7 COMMUNITY GROUP / SUB COMMITTEE REPORTS**

### **i) Community Centre**

- 2022 Calendars have been ordered delivery is awaited
- New lighting installation completed at the Centre.

### **ii) Memorial Hall**

- A number of bookings for the hall have been made, including Makers Market and Horticulture Society (Spring Show).

### **iii) Evandale Garden Group**

- Excursion planned for September
- Council approved the planting of 4 trees (3x Red Canadian Maples and 1x Ginko) to be planted at Berresford Place.

### **iv) JAG**

- Grades 5 and 6 meet every Tuesday – 15 children attending
- Wheelchair fundraiser to be held on 26/10 – sponsorships and support welcome
- Garden and greenhouse busy - Bunnings support on a monthly basis
- Herbs and plants to be received next week
- Produce to be sold at the Evandale Market.
- Offer of BBQ subject to receipt of letter of support
- JAG seeking assistance with Admin.

### **v) Neighbourhood Watch**

- “Cuppa with a Coppa” to be held form 10am to 11am on 1 October at Ingleside Bakery

### **vi) History Society**

- Letter sent to Council re clearing of weeds at Kennedy Murray Vault, response awaited.

## **8 NEW BUSINESS**

### **i) General**

- ‘Rotary’ BBQ utilised at Horticulture Show
- Op Shop ball planned for 23/10 fundraiser for the School
- Query re vans being parked at the rear of the Memorial Hall on the grass on weekdays. Were they given permission by Council?

## **9 CLOSURE & NEXT MEETING**

Chairperson closed meeting at 4.55pm.

The next meeting to be held at the Evandale Community Centre on Tuesday, 5 October 2021 at 4pm.

MINUTES

PERTH LOCAL DISTRICT COMMITTEE

MINUTES OF THE MEETING HELD AT PERTH COMMUNITY CENTRE ON TUESDAY, 7 SEPTEMBER 2021, AT 5.30PM

**1 ATTENDANCE**

Russell Mackenzie (Chair), Tony Purse, Don Smith, Jonathan Targett, Jo Saunderson, Michelle Elgersma, Shan White, John Stagg

**In Attendance:**

Councillor Janet Lambert, Gail Eacher (Secretary)

**Apologies:**

Mayor Mary Knowles, Councillor Jan Davis

**2 CONFIRMATION OF MINUTES**

**J Targett/T Purse**

That the minutes of the meeting of the Perth Local District Committee held on Tuesday 3 August 2021 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*, 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

Mr Purse's declaration noted, with no further additions

**4 BUSINESS ARISING FROM THE MINUTES**

**4.1 Main Street Redevelopment / Perth Streetscape Masterplan**

*Perth Streetscape Masterplan:*

The Committee noted:

- Planter boxes are not part of the master plan and are relocatable units constructed from modwood.
- It is proposed to locate the William Street Reserve BBQ facilities on the opposite side of the gravel road from the location of the existing shelter, toward the southern end of the reserve.
- Work had commenced on the entry signage at each of the roundabouts.
- That the Perth Combined Projects Plan had been circulated for information.
- The Train Park is to be included in the extended Perth Streetscape Masterplan.

The Committee requested that:

- The final drawings/layouts of the entry signage be circulated.

#### 4.2 Perth Projects - Budget Priorities 2020/2021

Update on the listed items

Priority List Item	Committee Comment	Officer Comments
Perth River Reserve: clean-up riverbank and installation of foot bridge	2021-06-01: request for progress report to July meeting Works planned, included in 2021/22 budget.	Funding sought, application results expected June 2021. <i>Building Better Regions fund decision delayed, expected in last quarter of 2021.</i>
West Perth connectivity footpaths		
Train Park additional play equipment	<b>Awaiting Council response (Nov 2020 meeting)</b> <b>MOTION:</b> (i) request Council to consider urgent maintenance to the timber sculptures; play equipment and facilities as part of the 'Special COVID-19 Funding' to ensue appropriate and safe condition for the 2021 sesquicentenary of trains. (ii) Request council to include upgrades to the Train Park in the Perth Main Street Masterplan. <b>CONFIRMED.</b> 2021-06-01 progress report requested. Requested that, <ul style="list-style-type: none"> <li>• Sculptures: the committee discussed the tree sculptures and request council to seek advice from Mr Freeman as to whether they can be repaired. If this is not possible, PLDC request council to seek professional advice as to a possible remediation plan for the top carvings section.</li> <li>• PLDC request council to consider seeking advice for an overall master plan for the train park to include all aspects requiring upgrading not only the facilities but possible uses e.g. tree carvings, play equipment, toilets, bbqs, picnic tables, fencing, food vans. With a train park masterplan in place, the committee could then consider / recommend a priority list and a timeline for completion so council could incorporate in budget planning.</li> </ul>	Mr Freeman is scheduled to commence work on the sculptures in October 2021 subject to weather conditions.  See note above
Seccombe Street & Talisker Street Amenities	2021-06-01 progress report requested	Seeking quotes. Construction to be completed by 31 December 2021.  Due to increase in construction prices, Council will undertake some of the works and engage sub contractors direct. Project management will be undertaken in-house.  Works at Seccombe St are scheduled to commence by end October (completion expected to be before end December 2021)  Talisker St works are programmed to commence early February 2022.

#### 4.3 Budget Priorities 2021/2022

Budget priorities submitted for consideration - in order of priority:

- 1) Train Park: maintenance for play equipment to ensure appropriate and safe conditions; maintenance to timber sculptures – *funding included in the 2021/2022 budget*
- 2) Perth River Reserve: extension to George Street including installation of footbridge – *funding included in the 2021/2022 budget*
- 3) Main Street Redevelopment: commencement of Stage 1, incl Drummond Street/ Main road Corner: clean up and landscaping to link with Main road Streetscape masterplan – *funding included in the 2021/2022 budget*
- 4) West Perth Connectivity footpaths: continue development to connect with other areas of Perth

- 5) Tree plantings in subdivisions: continue plantings in existing and planned developments – *ongoing*
- 6) Punt Road Toilet Block: redevelopment / upgrade - funding not included in the budget, upgrade of Seccombe & *Taslisker St toilet blocks*. Request to be submitted for future budget consideration.

2021/22 budget – Capital Works Program listing for Perth circulated for information.

At the 3 August 2021 meeting, the following was the recommendation of the Committee to Council:

*Request Council provide PLDC with a proposed works schedule to align with the 2021/22 budget priorities for Perth.  
Council to note projects that have been bought forward from 2020/21 budget.*

Matter to be referred to 20 September 2021 Council Meeting.

The Committee were advised that work on budget items is undertaken subject to staffing, the works programmed and where possible completed during the budget period.

#### 4.4 Line Marking in Perth

At the June 2021 meeting, the Committee requested that Council review and refresh the line marking in Perth. Committee are advised that a Customer Request needs to be submitted to Council for consideration, with reference made to specific location of line-marking required.

At the 3 August 2021 meeting, the following was the recommendation of the Committee to Council:

*Request Council undertake an audit of Perth streets to ensure line-marking is compliant with the relevant standards.*

Matter to be referred to 20 September 2021 Council Meeting.

#### 4.5 Seccombe Street Speed Limit Signage

At the 6 July 2021 meeting, the Committee raised the issue that motorists are entering Seccombe Street from the roundabout at speeds in excess of the 50kph speed limit which is in place on urban roads (in built-up areas) across Tasmania, at which time the following recommendation was made to Council:

*That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout.*

The recommendation was considered by Council at the 16 August 2021 Council meeting, at which time Council made the following decision

*That Council note the request and the action to be taken.*

Officer's advised that a 50km/h speed sign is to be erected.

At the 3 August 2021 meeting, the Committee updated their recommendation to Council, as follows:

*That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout and/ or road calming measures.*

Matter to be referred to 20 September 2021 Council Meeting.

The Committee noted that the recommendation required amendment due to the dangers posed to pedestrians and children in the area, especially in the vicinity of the playground, and should read as follows:

*That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout and road calming measures.*

#### 4.6 Sheepwash Creek Construction Fencing

At the 6 July 2021 Committee meeting, the Committee requested that warning signs be posted on the construction fencing placed at Sheepwash Creek advising the public of the hazards of entering the creek.

At the 3 August 2021 meeting, the Committee noted that design and order for the signage is being progressed, once signage is erected the construction fencing will be removed. Water testing undertaken at a number of sites within the creek proved satisfactory. Protocols are in place to monitor and manage the waterway.

The Committee noted that the fencing had been removed and signage installed.

Matter complete.

## 4.7 Electric Charging Station

At the 3 August 2021 meeting, the following was the recommendation of the Committee to Council:

*Request Council explore the opportunity for an Electric Charging Station to be installed in Perth*

Matter to be referred to 20 September 2021 Council Meeting.

## 4.8 Environmental Project for Perth

At the 3 August 2021 meeting, the following was the recommendation of the Committee to Council:

*Request Council identify a project for Perth which can align with Council's Strategic Plan priority: PLACE – Meet Environmental Challenges - examples suggested install FOGO bins in the Main Street; eliminate single use plastics*

Matter to be referred to 20 September 2021 Council Meeting.

## 4.9 Development Applications

At the 3 August 2021 meeting, the following was the recommendation of the Committee to Council:

*Request council review Local Area Plans for Perth as well as other Northern Midlands townships and consider implementing a process for this review which will result in amendments to satisfy and provide such outcomes as (but not limited to):*

*- Development and design clarity; improved definition of developments; preservation of local area characteristics.*

Matter to be referred to 20 September 2021 Council Meeting.

## 4.10 North Perth Density Review

At the 3 August 2021 meeting, Councillor Davis advised that a consultant had been engaged to undertake a density survey as part of the North Perth Development Project. Councillor Davis noted that she would circulate the papers to the PLDC and arrange for a briefing at a future meeting.

## 5 OTHER PROJECTS / COMMITTEE REPORTS

### 5.1 Murals, Artworks, History interpretation panels

Noted at the 3 August 2021 Committee meeting:

- Work is progressing - DA will be submitted for approval if required.

### 5.2 Perth Bicentenary Sub-Committee

Noted at the 3 August 2021 Committee meeting:

- the sub-committee will be closed, and a final report prepared (attached for information)
- Councillor Davis advised town entrance sculptures have been completed. Councillor to advise the PLDC at the next meeting of the design and installation dates as per the council works schedule.

At the 3 August 2021 meeting, the following was the recommendation of the Committee to Council:

*Request Council provide an update on the planning and design for a Bicentenary commemorative plaque to be installed alongside the existing plaque and then relocated to a suitable location as part of the Perth Main street Plan works.*

Matter to be referred to 20 September 2021 Council Meeting.

Further information was requested by Council in relation to this project as no prior request had been received.

#### ***J Saunderson/S White***

The Committee requests that Council design and install a commemorative plaque (to be in keeping with the 150 year plaque) and relocate both plaques to a suitable location in the Perth Main Street landscaped area proposed for the south of Perth (Old Punt Road/Clarence Street redesign).

Carried

## 5.3 Perth Early Learning Centre

Committee received advice that a report is likely to be tabled at the 20 September 2021 Council meeting.

## 6 MATTERS PENDING

### 6.1 Highway Maintenance

Roads have not yet been transferred to Council by State Growth (roundabouts have been transferred to Council, landscaping works to be programmed).

The Committee requested that Council lobby for the transfer of the roads so that Main Street works can commence.

#### **T Purse/J Targett**

That, due to the current poor state of the entrances to Perth Council undertake, or request the Dept of State Growth undertake, maintenance of the verges including removal of waste and rubbish where works have been carried out.

Carried

### 6.2 Old United Service Station Site cnr Drummond and Main Street

The Committee noted that this matter has been resolved; however, sought clarification that the site had been signed off by the EPA.

#### **D Smith/J Targett**

That Council approach the owners of the decommissioned United Service Station to purchase the property to be used for community purposes.

Carried

### 6.3 Perth Dog Park

Council is investigating a second location in Perth for a secure Dog Park and will provide PLDC with updates as this can be progressed, no site has been identified.

## 7 NEW BUSINESS

### 7.1 Mulgrave Street Dog Park

The Committee discussed the installation of suitable signage at the dog park. Agreed that signage should be similar to that which is installed at the dog park at Coronation Park in South Longford, inclusive of the naming of the Dog Park. Customer request to be submitted.

### 7.2 Perth Tourism Website

Noted that the Chair is in discussions with Council's Tourism Officer re a website for Perth Tourism.

## 8 NEXT MEETING/CLOSURE

The meeting closed at 6.25pm.

The next meeting to be held at the Perth Community Centre at 5.30pm on Tuesday, 5 October 2021.

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**MINUTES**  
**EVANDALE ADVISORY COMMITTEE**

MINUTES OF THE COMMITTEE MEETING HELD AT THE EVANDALE COMMUNITY CENTRE ON TUESDAY, 5 OCTOBER 2021, 4.00PM

**1 PRESENT**

John Lewis, Barry Lawson, Annie Harvey, Stephanie Kensitt, Henrietta Houghton,

**In Attendance:**

Councillor Janet Lambert, Councillor Jan Davis, Gail Eacher (Secretary)

**2 APOLOGIES**

Carol Brown

**3 CONFIRMATION OF MINUTES**

**A Harvey/S Kensitt**

*That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 7 September 2021 be confirmed as true and correct record of proceedings.*

*Carried*

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

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

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

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

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

**5 BUSINESS ARISING FROM THE MINUTES**

**i) Parking on the verge at the Cemetery**

At the July meeting, the Committee noted that motorists are parking on the verge at the frontage of the Murray Street cemetery and queried whether there is legislation prohibiting parking of vehicles on verges.

It is proposed to develop a car park at the site, a plan for the site has been prepared, and a development application has been advertised which was circulated to the membership on 16 September.

**iii) Dump Point**

At the 3 August 2021 meeting, the committee queried whether a location for the dump site had been finalised; and, following discussion, the following was the decision of the Committee:

*That the Committee recommend to Council that the dump point not be moved and be retained in its current location.*

Noted that Light Rail Committee is satisfied with the current arrangements.

The Committee noted the following in relation to the 3 August recommendation of the Committee, which was listed for consideration at the 20 September 2021 Council meeting:

**Officer Comment:**

That the recommendation of the Committee be noted when this matter is considered by Council at a future meeting.

**MINUTE NO. 21/348**

**DECISION**

*Cr Goninon/Cr Goss*

*That Council note the recommendation of the Committee.*

*Carried Unanimously*

Noted that a report is to be tabled at a future Council meeting.

**6 MATTERS PENDING**

**i) Overhanging Trees – Hedge at 12 Macquarie St, Evandale**

Noted that the matter is to be relisted for Council's consideration in the near future.

**7 COMMUNITY GROUP / SUB COMMITTEE REPORTS**

**i) Community Centre**

- 2022 Calendars have been received and are available for sale.
- Visitor numbers and sales are low.

**ii) Memorial Hall**

- Hall bookings continue to be received
- Mulch under the young trees needs to be replaced with alternate mulch as the pine bark is harmful to the young trees

**iii) Evandale Garden Group**

- Planted the 4 trees (3x Red Canadian Maples and 1x Ginko) at Berresford Place.

**iv) JAG**

- Currently school holiday period
- Wheelathon planned for 26 October, 12 children to participate

**v) Neighbourhood Watch**

- "Cuppa with a Coppa" held on 1 October at Ingleside Bakery good attendance

**vi) History Society**

- Weeds have been cleared at the Kennedy Murray Vault site
- Further works planned.

**B Lawson/S Kensitt**

*That the Committee reports be received.*

*Carried*

**8 NEW BUSINESS**

**i) General**

- Noted that is planned to go ahead with the Evandale Village Fair & Penny Farthing Races in 2022

**ii) Sub Committee Recommendations to Council**

Under the Local Government Act special committees of council cannot make decisions for Council and as a general rule they also cannot approve the spending of public money.

Therefore, all motions should be framed up as a recommendation to Council, not as an approval on behalf of Council.

Committees should never make a recommendation to Council that relate to, or infer, support, for a planning application that Council is to consider.

All proposed motions and the associated minutes need to contain the Five W's and H as detailed below:

**Who:**

The mover and seconder.

**What:**

What is it the mover and seconder want Council to do? The more specific the better.

**For example,** 'That Council consider placing a park bench on the river walkway.'

**Where:**

Where should this occur in the municipality?

**For example,** 'The bench should ideally be placed where the walkway goes past the boat ramp, which is roughly 1km from ....'

**When:**

**For example,** 'The Committee notes there was no budget allocation for this in 2021-22 and would like to see it included in the 2022-23 budget.'

**Why:**

**For example,** *'The Committee notes this is an especially scenic part of the walkway and it's where people like to take a breather while walking as there's a climb on the walkway immediately before when heading toward ....'*

**How:**

**For example,** *'That subject to its inclusion in the 2022-23 capital works budget that the Manager Works aim to organise the works to occur before summer 2022.'*

Motions should also be framed as the one statement, per below:

"That it be recommended to Council that;

- (i) *Council consider placing a bench on the walkway located approx. 1km from the Village Green end where the walkway goes past the boat ramp..... scenic part, where people take a breather etc.*
- (ii) *Subject to its inclusion in the 2022-23 capital works budget... etc.*

Motions that fail to contain the Five W's and H are sometimes difficult to interpret and create issues for our Officers when finalising minutes or when the matter is brought before full council.

**9 CLOSURE & NEXT MEETING**

Chairperson closed meeting at 4.30pm.

The next meeting to be held at the Evandale Community Centre on Tuesday, 2 November 2021 at 4pm.

**MINUTES**

**MEETING OF THE CAMPBELL TOWN DISTRICT FORUM HELD IN THE UPSTAIRS MEETING ROOM AT THE TOWN HALL, CAMPBELL TOWN ON TUESDAY, 5 OCTOBER 2021 COMMENCING AT 9:30AM**

**1 PRESENT**

Mrs Jillian Clarke, Mrs Jill Davis, Ms Sally Hills, Mr Danny Saunders, Mrs Tracy Spencer – Lloyd, Mrs Fiona Oates, Ms Jo Taylor, Mr Owen Diefenbach

**2 IN ATTENDANCE**

Cr Andrew Calvert, Mrs Lucie Copas Fowler (NMC)

**3 APOLOGIES**

Mrs Judith Lyne, Ms Sarah Annesley

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

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

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

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

Nil declared

**5 CONFIRMATION OF MINUTES**

***Mr Danny Saunders/ Mrs Sally Hills***

The minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 7 September 2021** be confirmed as a true and correct record of proceedings with the following amendments:

***6.10 Noticeboard***

*Mrs Oates advised at the August meeting that the noticeboard location previously identified was not suitable and that an alternative location would need to be found.*

### 7.3 Gym

*General discussion was held regarding the proposal for a gym in Campbell Town. Mrs Spencer-Lloyd requested that Council assist in facilitating this for the benefit of the community.*

*Mrs Copas Fowler advised that during the consultation process Council made provisions for a room suitable for a gym space to be included within the development. This was identified during the community consultation process and when Council designed the facility, and the smaller meeting room in particular, it was designed to allow for the provision of a commercial gym space. The room was designed to allow for potential gym use, and has been suitably fitted to require minimal modification if a commercial gym operator was to lease the space.*

*Mr Jennings advised that if a commercial operator was keen to lease the room, Council would consider it under a commercial lease arrangement.*

*Cr Calvert stated he is supportive of the addition of a gym for community use.*

*Carried unanimously*

## **6 BUSINESS ARISING FROM THE MINUTES**

### **6.1 Underpass**

A public display was held from Thursday 9 September to Thursday 23 September 2021, at the Northern Midlands Council Offices, Campbell Town Health Centre and Campbell Town District High School.

#### DECISION

Cr Calvert/Deputy Mayor Goss

That Council note the request and that a contract has been let by the Department of State Growth for the design and construction of the pedestrian underpass.

*Carried*

*General discussion was held, the committee advised that they have met with several local politicians, including John Tucker and Jen Butler, and candidate Susie Bower who advised the committee to encourage Council to pursue funding for upgrades to the Main Street Redevelopment.*

*The committee advised that they were unhappy with the lack of communication from Council regarding the project. Mrs Copas Fowler advised that Council had received limited information regarding the Department of State Growth project and that all information that had been received had been passed onto the committee.*

### **6.2 Bicentennial Celebrations**

Ongoing events, committee to provide update.

*Mrs Clarke advised that there are three events to go for the year and that they have so far been very successful.*

### 6.3 Town Hall Review

No further update has been received from the Tasmanian Heritage Council regarding the application for heritage listing.

*General discussion was held, Cr Calvert advised that the hall has not yet been listed for sale. Discussion was held regarding the application for Heritage listing. Cr Calvert advised that to date no information had been received from the Tasmanian Heritage Council.*

### 6.4 Tourist Signage/ Dual Naming

The signs are currently being made and will be installed once complete.

No further action required.

*Committee noted information.*

### 6.5 Information and Tourist Signs

Mrs Copas Fowler to circulate copies of the plaques for comment.

*General discussion was held, the committee has requested that the grey strip on the left-hand side is printed in blue to match the signs in Valentine Park.*

#### **Action:**

*Mrs Copas Fowler to investigate.*

*Discussion was held regarding the highway signs advising of amenities. Mrs Copas Fowler advised that she would follow up with Council's Events & Tourism Officer. Currently awaiting redesign quote and confirmation from the printers.*

### 6.6 Invitations

The following groups and organizations were suggested:

- Tasmania Police
- Ambulance Tasmania
- TasFire
- Royal Flying Doctor Service
- Department of State Growth

Mrs Copas Fowler contacted the Department of State Growth in May 2021. Awaiting reply (updated 28 September 2021).

*General discussion was held, Mrs Copas Fowler advised that she would invite representatives from the Department of State Growth again.*

#### **6.7 Upgrades to the Campbell Town Skate Park**

The project has been listed as a Small Recreation Project in Councils upcoming Federal Election Priority document.

*General discussion was held, Mrs Taylor advised that she is happy to work with students from the school to boost the request. The committee asked if Council's Youth Officer could assist also.*

*Mrs Taylor asked if there were other possible funding streams that the committee could apply for, Mrs Copas Fowler advised that the following may be suitable:*

- *Sport & Recreation Major Grants*  
*([https://www.communities.tas.gov.au/communities-sport-recreation/sportrec/funding\\_grants/major\\_grants](https://www.communities.tas.gov.au/communities-sport-recreation/sportrec/funding_grants/major_grants))*
- *Tasmanian Community Fund (<https://tascomfund.org/>)*
- *Foundation for Rural & Regional Renewal (<https://frrr.org.au/>)*

#### **Action:**

*Mrs Oates and Mrs Davis to make contact with the school.*

#### **6.8 Banners**

Banner designs have been sent to printers. Awaiting printing and installation.

*Quote has been approved, banners will be installed once complete.*

#### **6.9 Noticeboard**

Mrs Oates to provide an update on community noticeboard.

*Mrs Oates is still investigating a preferred location. The original location may still be suitable. The IGA was also considered. Location to be confirmed.*

#### **6.10 Community Newsletter**

Ms Annesley to circulate draft to committee members for comment.

*Update to be provided at the November meeting.*

### 6.11 Main Street Upgrades Consultation

Council at its 16 August 2021 Council Meeting resolved the following:

#### DECISION

##### Cr Calvert/Cr Brooks

The initial cost of the concept plan was substantial and the design of Stage 1 has been finalised after input from engineers and the community, any further changes to be made would be considered a redesign and would be an extra expense to Council. That Council consider this request prior to finalisation of future stages of the design work.

Carried unanimously

*General discussion was held regarding the future consultation of stages 2 and 3. The committee would like to be consulted when this occurs.*

*The committee expressed their desire to have both final stages completed in order to present to politicians for potential funding opportunities. Mrs Copas Fowler encouraged the committee to pursue politicians for funding.*

### 6.12 Membership of the Elizabeth Macquarie Irrigation Trust

Mr Saunders has put forward his nomination to replace Judith Lyne as the CTDF representative for EMIT.

*Mrs Copas Fowler to seek further information.*

### 6.13 Australia Day Awards

Council's Australia Day Awards are now open for nominations; all details can be found on Council's website.

Please contact Mrs Copas Fowler for further information.

The 2022 event will be held in Cressy.

*Committee noted information.*

## 7 NEW BUSINESS

### 7.1 Climate Change

*Campbell Town student, Laura Roach was recently featured in the Northern Midlands Courier talking about the effects of climate change.*

**Action:**

*Committee to pursue invitation to attend a future meeting.*

**7.2 Future of Museum**

*General discussion was held regarding the future of the Campbell Town Museum and Information Centre.*

*Cr Calvert advised that Council was looking at options.*

**7.3 Parking lines along Main Street**

*The parking lines along the Main Street outside Zeps are very faded and need redoing.*

*Mrs Copas Fowler to confirm responsibility.*

**7.4 Pedestrian Lights**

*General discussion was held regarding the installation of pedestrian lights on a national highway. Several members advised that this a regular occurrence on mainland states and queried why it cannot occur here, in lieu of underpasses.*

**Action:**

*Committee to pursue.*

**8 CLOSURE**

Chairperson closed meeting at **10:42am**.

Next meeting to be held on **2 November 2021** at the Town Hall, upstairs meeting room.

**MINUTES**

**THE ROSS LOCAL DISTRICT COMMITTEE MEETING HELD AT THE READING ROOM, ROSS, ON TUESDAY  
5<sup>th</sup> OCTOBER 2021, COMMENCING AT 11.15AM.**

**1 PRESENT**

Arthur Thorpe (Chairperson), Herbert Johnson, Candy Hurren, Christine Robinson, Helen Davies, Ann Thorpe (Hon Secretary)

**2 IN ATTENDANCE**

Councillor Andrew Calvert, Councillor Janet Lambert, Michael Smith, Paul Eyre, Keith Jolly, Cain Ratcliffe, Noah Ratcliffe, Callum Catto, Emily Hyland.

**3 APOLOGIES**

Jill Bennett, Marcus Rodrigues.

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

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

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

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

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

***Nil declared***

**5 CONFIRMATION OF MINUTES**

*That the minutes of the meeting of the Ross Local District Committee held on **Tuesday 7th September, 2021** be confirmed as a true and correct record of proceedings with following amendment:-*

*Item **7.1 New Business** - "Friends of St Johns" is the organisation endeavouring to save St John's Church Ross.*

***Helen Davies / Candy Hurren***

***Carried Unanimously***

**6 BUSINESS ARISING FROM THE MINUTES**

**6.1 Ross Pool**

The health and safety report to ascertain whether the Ross Pool is safe to be used, is still to be received and NMC expect it to be presented by the end of the month. However, it was stated by Councillor Calvert that the Ross Pool will be open for the 2021/2022 season.

**6.2 Campbell Town Hospital Board**

Chair attended the September General and Annual General Meeting of the Campbell Town Hospital Board.

David Gatenby was elected Chair, Judith Lyne Vice- Chair, and Judy Gregg Secretary/Treasurer.

A Board member may serve a maximum term of 6 years on the committee then the member has to retire for one year before reapplying for any position. The Chair and Treasurer each have approximately 2 years left of service.

**6.3 Village Green**

Work is ongoing, however it is looking close to finalisation. No date for the opening ceremony date has yet been advised.

**6.4 Ross Bicentennial Celebrations**

There have been a number of changes to planned events for the rest of 2021, **Oct**, *sandstone carving and late in Oct*, *David Blakely watercolour exhibition of Ross (this item is dependent on Covid restrictions)*, *Camerata Obscura Classical Concert, 10<sup>th</sup> Oct*, *Ross Remembered, 17th / Dec*, *Bicentennial Cricket match (5<sup>th</sup> Dec)*, *New Year's Eve on The Village Green*.

The *Ross Running Festival* was very successful and the concert *Obscura Camerata* is fully booked. *Bicentennial Cricket* match received an overwhelming response to the request to form teams for the Ross versus Campbell Town cricket match.

**6.5 Clearing The Macquarie River**

NMC has contacted Minister Rockcliff regarding the current condition of the Macquarie River. The issues of great concern are infestations of Cumbungi weeds and debris from previous floods needing removal. A reply from the Minister's office is awaited.

Herbert Johnson presented to the meeting, an item from the Northern Midlands Courier paper, regarding "*Stream Fencing Grants*" that cover amongst other issues, weed management & fencing of waterways. The closing date for applications is 29<sup>th</sup> October and NRM North is the responsible authority. These grants may be of some help with the issues at hand.

Chair to ascertain grant conditions from NRM North.

#### **6.6 Condition Of Trees in Ross**

Council's Works Manager, Mr Leigh McCullagh, has located an electronic copy of Council's 2016 Tree Maintenance Schedule, and advises that Council's arborists will be conducting an inspection of the trees in September/October and updating the schedule at that time.

It would appear that COVID has delayed the scheduled visit by arborists from Victoria.

Questions were asked as to why NMC was not using the expertise of a Tasmanian company instead of a Victorian one. Chair to contact NMC with this question, particularly with COVID having no end in sight and presumably, substantial delays to all projects as a result.

#### **6.7 Vandalism And Hooning**

A quiet month in Ross with no reports of hooning/vandalism. Senior Sergeant Gillies has advised that charges have been laid in relation to a previous incident.

However, it would appear that a motor attached to the cricket ground roller at the Ross Recreation Ground has been removed. It is not known when this may have occurred, and the matter may not have been reported to the police at this point in time.

#### **6.8 Badajos Street Rail Crossing**

Issues were raised concerning problems with the rail crossing in Badajos Street. Who is the relevant Government Minister and can we perhaps have a representative visit to enable a visual explanation of what we need.

NMC has replied regarding ownership of the Badajos Street Rail crossing. This information has been emailed to RLDC members.

NMC has also advised this issue will have to go in next year's Capital Works Budget Request List if it is to be widened. Committee need to think about whether this project will go ahead. Councillor Calvert mentioned that a presentation from TasRail at a NMC workshop, advised there was a \$489 million spend state wide on rail infrastructure. Not on trains, but crossings, lines, etc. Perhaps this would be good time to raise our issue and try and get it on the list.

Councillor Lambert mention that a rail crossing in Arthur Street, Perth has been upgraded, and the end result was worthwhile. Councillor Lambert to forward information to Chair on this tranche of money. There is already one balance of money available and another tranche to come in the future.

#### **6.9 Shipping Container In Ross Caravan Park**

A caravan has been purchased as a replacement for the demountable and is currently being refurbished in Launceston before being moved to the site. It was expected to take approximately 6-8 weeks, a period of time that should now be close to being finalised. However, there has been a delay in completion of works, as the need to make this caravan disability accessible, is taking longer than expected.

Issue will be monitored.

**6.10 Female Factory Parking Area**

Issue that there were difficulties with caravans backing out of Female Factory parking area on to Beaufront Road (C305) was raised previously. As currently there is no available funding, together with the inherent physical restrictions on widening the Female Factory parking area, a sign advising “No Turning Area For Caravans And Trailers Beyond This Point” has now been installed.

Committee member asked that an enlarged parking area still be considered for inclusion in next year’s Capital Works Budget Request List.

**6.11 Footpath Trading And Commercial Activity In the Heritage Precinct General Residential Zone**

Concern was expressed at footpath trading and commercial activity being conducted in the Heritage Precinct General Residential Zone at the northern end of Church Street.

The matter was referred to Council for action and would now appear to have been resolved.

The resident presented to the meeting about the issue from the family’s side.

It was mentioned that Real Estate agents are not always familiar with planning schemes, and that prospective purchasers should always make their own enquiries as to what is permitted in various zones.

Chair reiterated that under the MOU between the RLDC and NMC, all issues of concern raised with the RLDC must be forwarded to Council.

**6.12 \$2,500 Allowance In Lieu Of Secretarial Support**

Council’s General Manager has confirmed that the \$2,500 allowance in lieu of RLDC secretarial support for the previous 12 months will be available to be spent on Council approved projects proposed by the RLDC.

A number of projects were discussed, however committee members were again asked to think about these and any other worthwhile items. Councillor Lambert advised the money does not have a “time line” and will available while projects are discussed.

- Oven / Defibrillator for the sports club.
- 2 interpretative historical boards/signs on the heritage walk.
- Old, out of date village noticeboard currently is located on private land and a new one could be put on the village green to update locals and visitors alike.

Chair felt there was need to include the wider community and Committee discussed how to achieve this. The newsletter, Ross Neighbourhood News was mentioned, as was the Ross Neighbourhood News Facebook page, as a way to ensure the inclusion of the Ross community to garner wider ideas for a project. As mentioned previously, there is no rush to settle on a project, but would need to be used/allocated within this financial year.

### **6.13 Ross Bridge 20 Ton Weight Limit Signs**

DSG have installed a 20 tonne weight limit warning sign just before the northern entrance to Roseneath Road. Very prompt action by both NMC and DSG to complete this item.

No further action.

### **6.14 Drainage Issues In Ross**

A survey drainage report has been prepared for NMC and RLDC had been advised of its completion.

Chair contacted NMC regarding this matter, Councils General Manager replied:-

“We have undertaken the following re flooding in Ross:

- Ross Urban Stormwater System Flood and Risk Assessment
- Downs Creek flood modelling – the 1% AEP flood footprint
- Ross/Campbell Town Flood Study update– we had been waiting for some responses to letters we set out to landowners regarding historical flood information/heights etc. Unfortunately we only got two responses back last month. Not expected to be finalised until Nov – Dec.

In the meantime if anyone comes forward with historical flood observations or photos, that information would be most welcome.”

Committee discussed. Christine mentioned that back in the “old days”, channels were dug across blocks of land to alleviate water pooling. Some blocks in Bond Street are particularly susceptible to this problem, and pumping water on to the street from under houses is required.

Chair asked those present to come forward with any flood observations or photos which could be of assistance to the project.

### **6.15 Cricket Nets In School Oval**

The issue of the Cricket nets at school oval that are in need of refurbishment and a real tidy up was discussed. Chair had suggested that the cricket nets may be better utilised by moving them to the Recreation ground, however a representative of Tasmanian Cricket, Mr Headlam, inspected them and advised the cricket club wouldn't use them. As they are still periodically used, it was decided to leave them where they are and the Chair will contact NMC to organise a clean up.

### **6.16 Weather Damage to Ross Reading Room**

The cornerstones and the bottom course of sandstone bricks at the entrance of the reading room are weathering away and in need of attention.

Chair contacted NMC Works Manager, who, as a first course of action, had agreed to look at the roof down pipes and drains. Mr McCullagh thought part of the problem was the asphalt

footpath, and was arranging for his staff to look. Possible remediation of damaged sandstone footings will be considered once the pipes/drains have been repaired.

This item ongoing.

## **7. NEW BUSINESS**

- 7.1 Arthur Thorpe** - Grant Larkman and Allan Cameron have resigned from the RLDC and the Chair thanked them both for their service. Allan's many years of service both to the RLDC and many other forums was noted, as was his continual involvement with, and obvious concern and caring for the Community of Ross.

As there are now only 7 out of 10 members on the Committee, there is a need for more members, particularly in light of reaching a quorum before being able to conduct a meeting. A member of the public attending the meeting expressed their interest and Chair will email them an application form.

**Christine Robinson** – a resident drew attention to a bright blue water sampling box installed by TASWATER in the main street, and that it really detracts from a heritage village. Councillor Calvert advised it would be more appropriate to contact Taswater for an explanation, rather than NMC. Chair to follow up.

**Herbert Johnson** – feels the town needs a clean-up. White posts have fallen over, street signs are twisted out of direction etc. Could white lines, particularly outside the hotel on the northern side of Bridge Street show angle parking? Consensus of the committee is to take no action on this issue at this time. Also raised are dedicated Truck Bays planned on highway? Not included currently, nor facilities for truck drivers, particularly for lady truck drivers. The white lines on the northern side of the intersection of Church and Bridge Streets need remarking. Chair to raise with NMC.

**Candy Hurren** - there are mouse droppings in Town Hall Kitchen. NMC have been advised, however they stated they were not prepared to pay extra cleaning. This does not seem appropriate, as public pay to use the facilities and would expect to have clean items to use. Chair to contact NMC after Helen Davies takes appropriate photos.

**Helen Davies** – Infestation of harlequin beetles at the edge of the old school oval. Can NMC attend to this issue? Unfortunately the infestation is mainly on private property. Also, on the Southern side of the Uniting Church property, African thorn, gorse and scotch thistle are becoming a real issue. Again, as this is private (Church) property, NMC are unable to do anything about it. Helen to contact Gaile White for an appropriate Church contact person.

## **8 NEXT MEETING/CLOSURE**

The Chair closed the meeting at 12:20 pm

**Next meeting – Tuesday 2<sup>nd</sup> November 2021 commencing 11.15am at the Ross Reading Room.**

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### Cressy Local District Committee

#### Minutes

<b>Venue:</b> Cressy Town Hall			<b>Date:</b> Wednesday 29 <sup>th</sup> September 2021			<b>Time started:</b> 7pm		
<b>Attendees:</b> Daniel Rowbottom; Helen Howard; Helen Williams; Ann Green; Andrew Byard; Maurita Taylor; Katie Lamprey; Anita Leighton.								
<b>Apologies:</b> Richard Goss; Angela Jenkins; Peter Goss;								
Topic	Outcome						Action	
1. Welcome	Induction – Ann Green to complete. Declaration of any pecuniary interest by a member of a special committee of council.						Ann Green to complete induction with council.	
2. Business arising from previous minutes.	Confirmed Minutes. Moved – Andrew Byard; Second - Helen Williams.						No Action	
3.1 Business Arising	Town Wayfinding – Tear off map – town walk Action - Committee to confirm information to go on second side of tear off map and provide Council officer to progress. Helen Howard shared suggestions, committee members have decided adding random facts about Cressy town, people, and visitors to be put on the back of the town map. Wording ideas: Did you know?						Committee members to send through random facts about Cressy to Helen Howard.	

3.2 Business Arising	<p>Cressy Recreation Ground Development</p> <p>Stage 1 due for completion September/October</p> <p>Pictures on Facebook look good, cricket playing in the next two weeks.</p>	<p>On Track – Pictures on Facebook look good, anticipating everything will be ready for cricket in the next two weeks.</p>
3.3 Business Arising	<p>Cressy Swimming Pool</p> <p>Stage 1 – consisting of kiosk and entry upgrade and pool covers scheduled for completion in September. Re-lining of pool scheduled for October in time for 2021/22 summer season.</p> <p>Stage 2 scheduled for commence at end of 2021/22 pool season.</p>	<p>No Actions</p> <p>Maurita Taylor is planning to go have a look.</p>
3.4 Business Arising	<p>Bartholomew Park Name Explanation</p> <p>Committee reviewed designs and provided feedback.</p> <p>Large Sign – Option 2 – Motioned by Andrew Bynard and Second by Helen Howard - All in favour.</p> <p>Plaque – Option 4 – Motioned by Helen Howard and Second by Helen Williams - All in favour.</p>	<p>Large Sign – Option 2; Plaque – Option 4.</p> <p>Remove “in” writing as below:</p> <p>FOUGHT AT THE BATTLE OF CRECY (CRESSY), FRANCE 1346</p>
3.5 Business Arising	<p>Review of 60km/hr speed limit.</p> <p>Disappointed with the outcome and no reasonable reasons outlining why State Growth will not consider the change to 50km/hr speed limit.</p>	<p>Item to remain on the agenda. Request correspondence and a study to be completed due</p>

		to the growth of population and business on the town since last study.
3.6	Donation of seat and conifer for Bartholomew Park has been finalised, the tree has been planted with a guard.	Seat and concrete slab to be installed once ground settled.
3.7	Mobile telephone coverage – Richard Duncan, official that a tower will be put in Cressy. Story will be in the courier.	Complete .
4.1 New Business	Acquire land at Macquarie Street for recreation area – discussion has been had with the owners of property situate at the end of Macquarie Street, Cressy regarding landowners gifting some land to Council for day use recreational area.  Daniel Rowbottom / Andy Byard  That Council formally approach the land owners requesting land be gifted at the end of Macquarie Street for a day use recreational area.  Carried	
4.2 New Business	Australia Day 2022 – Committee suggested ideas for event: Charity Cricket Match and Family Outdoor Games at the Cressy Recreation Ground. Suggested time 11 – 3pm	Committee members request feedback on suggested ideas so we can go back to the community for further suggestions.
4.3 New Business	Water Tower – Daniel Rowbottom shares the mural on the water tower will not be going ahead this year.  Project is starting at Avoca; it has been reported that there are issues in getting the machinery into Cressy.	

<p>4.4 New Business</p>	<p>Roderick O'Connor – Katie Lamprey shares that Roderick O'Connor's new book is being sold at the Bakery.</p> <p>100% proceeds going to Cressy Local District Committee to support the local community - 6 books sold to date raising \$120.</p> <p>Committee has suggested money raised goes towards Australia Day.</p>	
<p>New Business 4.6</p>	<p>Helen Howard shared she has noticed that the entrance gate of the Cemetery has not been finished - Longford Cemetery, Cressy Road.</p> <p>Helen Howard has noticed that on Macquarie Street there appears to be an issue with the drain resulting to water leaking.</p> <p>Town Banners - Committee Request further information in relation to town Banners including timeline in receiving the next ones, and theme. Are there plans for new ones, if no plans can the committee and local community make suggestions.</p> <p>Helen Howard received a question from local resident asking why Northern Midlands Council do not put the business or person(s) name in the planning notice adverts? We do understand that this information is on the application.</p>	<p>Request that gravel be placed to tidy up entrance for easier access.</p> <p>Request maintenance to fix drain.</p> <p>Request update re: banners.</p>

<p><b>Next Meeting:</b> 22th November, 2021</p>	<p><b>Venue:</b> Cressy Hall</p>	<p><b>Time:</b> 8.10 pm</p>
<p><b>Chairperson:</b> Daniel Rowbottom</p>	<p><b>Minutes:</b> Anita Leighton</p>	<p><b>Guest speaker:</b> n/a</p>

**MINUTES OF THE MEETING OF THE LLDC HELD AT THE CATHOLIC PARISH HOUSE ON WEDNESDAY OCT 6, 2021, COMMENCING AT 5.39PM**

- 1 **PRESENT:** Neil Tubb, Bron Baker, Doug Bester, Tim Flanagan, Simon Bower, Vivien Vaca.
- 2 **IN ATTENDANCE:** Councillors Adams and Brookes
- 3 **APOLOGIES:** Jo Clarke, Dennis Pettyfor, Megan McKinnon
- 4 **WELCOME NEW MEMBERS** – not applicable at this time.
- 5 **DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL**

In accordance with the provisions of the *Local Government Act 1993*, 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. Nil declared.

6 **CONFIRMATION OF MINUTES**

The minutes of the meeting of the Longford Local District Committee held on **Sept 1, 2021**, were confirmed as a true and correct record of proceedings.

**MOVED:** Bron Baker                      **SECONDED:** Vivien Vaca                      **CARRIED**

7 **BUSINESS ARISING FROM THE MINUTES**

7.1 Wellington Street Pedestrian Crossing.

Tim Flanagan researched the timing it takes especially for the elderly to cross the street from the church grounds to the library. Added health complications of eye conditions, Parkinsons with locked gait further complicate their ability to safely navigate this location.

Vivien Vaca presented letters from Carolyn Sutton, Principal of Longford Primary School and Alison Morgan, Secretary of the School Association around safety issues with crossing this street.

**MOTION**

As there has been a big increase in traffic through Longford since the previous road traffic study in Wellington/Marlborough Streets, we request NMC to ask State Growth to carry out a new road traffic survey between William and Lyttleton Streets, with a view to installing pedestrian-controlled lights at a suitable location in that area. This survey especially should include school days from 3-5:30pm as this is the peak time for pedestrian fatalities from the Feb 2012 study by the Tas Government.

**MOVED:** Tim Flanagan    **SECONDED:** Vivien Vaca    **CARRIED**

7.2 Planning Development (44 Dwellings) near Longford Racecourse. Pending.

7.3 Melbourne Cup Tour in Longford. Neil to email Lucie.

**8 NEW BUSINESS**

- 8.1 Memorial Avenues and trees in Stokes Park and Street trees in Longford.  
Bruce Lindsay has resigned from the committee but requested a policy on tree planting on the town be evergreen not deciduous. Suggested maybe having photos and names of proposed trees for viewing.
- 8.2 Tim Mayer Stone be relocated from the side entrance of Country Club hotel to outside Legends Park. Publican is happy for that to happen. This will be requested as part of the Legends Inductions.

**9 REPORTS FROM SUB COMMITTEES**

- 9.1 Railway Committee  
Nothing to report.
- 9.2 Longford Legends  
A list of new legends to be presented at next meeting. Lyche Gate planning application has been done and it's hoped that the work is completed by December 10, 2021.

**10 PENDING BUSINESS ITEMS**

- 10.1 Longford Entrance Improvements. Hugh McKinnon is not approving of a mural on his water tank.
- 10.2 Water trough plaque. Council has the wording and should go ahead.

- 10.3 Safety issues at Woolmers Lane/Panshangar Road intersection. Communicate thanks to State Growth for finally placing 80 kph signage on Woolmers Lane. Doug Bester most disappointed at no signage regarding trucks exiting Panshangar Road so safety issue is still remaining.

**MOTION**

That a temporary sign be placed on Woolmers Lane advising of trucks exiting Panshangar Rd. Given only 80 metre line of sight from Panshangar Rd looking east only allows 3.6 seconds of vision to avert collisions.

**MOVED: Tim Flanagan    SECONDED: Doug Bester    CARRIED**

- 10.4 Memorial Hall – Village Green development. Pending

- 10.5 Wellington & Marlborough Streets Intersection – [waiting on Council decision.](#)

- 10.6 The Planning Scheme Revisions LGAT & NMC.

**11 OTHER BUSINESS**

- Mud left on Tannery Rd exit from building site next to JBS
- Add the Town Hall Committee under reports from sub committees. Creative art hub pitched to Council was well received. Business case to be presented.
- Christmas Community Concert to be held in the Town Hall Dec 4, 2-4:30pm with singers, Dance Zone, Ukulele, East Timor group. Toosey folk will be invited to share in the occasion.
- Tas Rail will be closing off the entrance to Longford to replace line for approximately 24 hours. Alternative access will be via Woolmers.

**CLOSURE**

There being no further business, the meeting closed at 7 pm.  
The next meeting will be on Wednesday Nov 3, 2021, at 5.30pm.



## 7 COUNCIL COMMITTEES - RECOMMENDATIONS

### 7.1 CRESSY LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Cressy Local District Committee held on 29 September 2021 the following motion/s were recorded for Council's consideration:

#### 7.1.2 Recreation Area – Macquarie Street, Cressy

**Recreation area – Macquarie Street, Cressy:** That Council formally approach the land owners requesting land be gifted at the end of Macquarie Street for a day use recreational area.

**Officer Comment:**

Deputy Mayor Richard Goss, Daniel Rowbottom (Chairperson – Cressy Local District Committee), Amanda Bond (Executive Officer) and AG Morrison (property owner) met on 1 October 2021 to discuss the opportunity of the Morrisons gifting to Council a portion of land at the river end of Macquarie Street, Cressy.

The intention for the area is to expand the vehicle turning area, provide defined parking and install tables and chairs to enhance the area as a recreation day use area.

The land in question would need to be surveyed, however, is understood to belong to both the Morrison family and Hydro.

**Officer Recommendation:**

That Council officers progress a survey of the land in question and bring a report back to Council.

### 7.2 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 6 October 2021 the following motion/s were recorded for Council's consideration:

#### 7.2.2 Wellington Street Safety Concerns

**Longford Local District Committee:** As there has been a big increase in traffic through Longford since the previous road traffic study in Wellington/Marlborough Streets, we request NMC to ask State Growth to carry out a new road traffic survey between William and Lyttleton Streets, with a view to installing pedestrian-controlled lights at a suitable location in that area. This survey especially should include school days from 3-5:30pm as this is the peak time for pedestrian fatalities from the Feb 2012 study by the Tas Government.

**Officer Comment:**

That Council officer's progress the Committee's request and pass on the information to the Department of State Growth.

**Officer Recommendation:**

That Council officer's provide the information and request to conduct a new traffic survey to the Department of State Growth for their consideration.

#### 7.2.3 Safety Issues At Woolmers Lane/Panshangar Road Intersection

**Longford Local District Committee:** Communicate thanks to State Growth for finally placing 80 kph signage on Woolmers Lane. Doug Bester most disappointed at no signage regarding trucks exiting Panshangar Road so safety issue is still remaining.

**Officer Comment:**



That Council officer's provide the Department of State Growth the Committee's request and information.

**Officer Recommendation:**

That Council officer's progress the Committee's request and pass on the information to the Department of State Growth, regarding Woolmer's Lane.

### 7.3 PERTH LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Perth Local District Committee held on 7 September 2021 the following motion/s were recorded for Council's consideration:

#### 7.3.2 Perth Bicentenary Sub Committee

**Perth Bicentenary Committee:** The Committee requests that Council design and install a commemorative plaque (to be in keeping with the 150 year plaque) and relocate both plaques to a suitable location in the Perth Main Street landscaped area proposed for the south of Perth (Old Punt Road/Clarence Street redesign).

**Officer Comment:**

That Council officer's progress the Committee's request and identify a suitable location to erect/relocate the plaques, with comment to be sought from the Committee on design and location.

**Officer Recommendation:**

That Council officer's progress the request and seek comment from the Committee.

#### 7.3.3 Highway Maintenance

**Highway Maintenance:** That, due to the current poor state of the entrances to Perth Council undertake, or request the Dept of State Growth undertake, maintenance of the verges including removal of waste and rubbish where works have been carried out.

**Officer Comment:**

The area in question falls within the Department of State Growth's area of responsibility. Council can submit a request to DSG to undertake maintenance, including the removal of waste/debris, at the entrances to Perth.

**Officer Recommendation:**

That Council Officer's contact the Department of State Growth and request maintenance, including the removal of waste/debris, be undertaken at the entrances to Perth.

#### 7.3.4 Old United Service Station Site

**Old United Service Station Site cnr Drummond and Main Street:** That Council approach the owners of the decommissioned United Service Station to purchase the property to be used for community purposes.

**Officer Comment:**

Council's Property Management Committee already has matter listed for consideration.

**Officer Recommendation:**

That the NMC Property Management Committee consider the Committee's request and report to Council.

### 7.4 MORVEN PARK MANAGEMENT COMMITTEE

At the ordinary meeting of the Morven Park Management Committee held on 8 September 2021 the following motion/s were recorded for Council's consideration:

#### 7.4.2 Security Quote



**Security Quote:** That All State Security be used with NMC issuing a works order to All State Security for \$3960.00 for work as detailed.

**Officer Comment:**

Council has budgeted to contribute \$2,500 plus GST toward the security upgrade. Details of the quote have been forwarded to Council's Building Supervisor to progress the purchase order and the Morven Park Management Committee have been notified.

**Officer Recommendation:**

That the motion be noted.

### 7.4.3 Dump Point Relocation

**Dump point:** Request Council provide urgent review of dump point located behind building now that bollard have been installed as large vehicles will not be able to turn and advise when relocation will occur.

**Officer Comment:**

The Morven Park Management Committee have been advised: There is no timeline for the dump point relocation at this stage. Officers are investigating the relocation opportunities and it is listed for discussion at Council workshop.

**Officer Recommendation:**

That the motion be noted.

## 8 INFORMATION ITEMS

### 8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

*Responsible Officer: Des Jennings, General Manager*

The General Manager advised that the following workshops/ meetings had been held:

Date Held	Purpose of Workshop
4 October 2021	<b>Council Workshop</b> Presentations <ul style="list-style-type: none"><li>Longford Arts Strategy: Longford Town Hall Proposal</li><li>Tasrail - Road Closure Longford</li></ul> Discussion included: <ul style="list-style-type: none"><li>Social Media &amp; Third Party Comments</li><li>Crown Land Purchase Application</li><li>Seasonal Workers</li><li>End Of Year Accounts</li><li>Overnight Parking for Self-Contained Vehicles: Evandale</li><li>Traffic Concerns: Intersection of Wellington and Marlborough Streets, Longford</li></ul>
18 October 2021	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"><li>Council Meeting Agenda items</li></ul>
18 October 2021	<b>Council Meeting</b>



## 8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 21 September 2021 to 18 October 2021 are as follows:

Date	Activity
21 September 2021	Attended meeting with John Tucker, Longford
22 September 2021	Attended meeting with Guy Barnett, Cressy
22 September 2021	Attended Northern COVID-19 Regional Recovery Committee (NCRRC) meeting, Longford
22 September 2021	Attended NRM North Annual General Meeting, Launceston
27 September 2021	Attended Northern Midlands Business Association Annual General Meeting, Relbia
29 September 2021	Attended Fingal Valley Neighbourhood House Annual General Meeting, Fingal
1 October 2021	Attended meeting with Councillor, Longford
1 October 2021	Attended meeting with Rebecca White, Longford
1 October 2021	Attended meeting with Tasmania Police, Longford
1 October 2021	Attended Devonfield House Official Opening, Perth
2 October 2021	Attended Avoca Museum & Information Centre meeting and working bee, Avoca
4 October 2021	Attended meeting with resident, Evandale
4 October 2021	Attended meeting with Councillor, Longford
4 October 2021	Attended Council Workshop, Longford
6 October 2021	Attended Our Watch meeting, Campbell Town
6 October 2021	Attended Tasmania Volunteer Fire Service meeting, Rossarden
7 October 2021	Attended Tasmania Talks radio interview, Gipps Creek
7 October 2021	Attended Northern COVID-19 Regional Recovery Committee (NCRRC) Teams meeting, Gipps Creek
8 October 2021	Attended Council to sign documents, Longford
8 October 2021	Attended Northern Tasmanian Development Corporation meeting, Launceston
11 October 2021	Attended Southern Midlands Council Workshop, Oatlands
11 October 2021	Attended ANROWS (Australia's National Research Organisation for Women's Safety) webinar meeting, Gipps Creek
12 October 2021	Attended Covid Teams meeting with Craig Limkin, Gipps Creek
12 October 2021	Attended meeting with Stuart Smith (Seasonal Workers Program), Longford
13 October 2021	Attended meeting with Council Officers, Longford
15 October 2021	Attended Official Opening of Longford Recreation Ground Clubrooms, Longford
15 October 2021	Attended Art Exhibition Cocktail Opening Night at Woolmers Etsate, Longford
16 October 2021	Attended Longford Show, Longford
16 October 2021	Attended Cressy V Longford Cricket Match, Cressy
18 October 2021	Attended and Officiated Citizenship Ceremony, Longford
18 October 2021	Attended Red Cross meeting, Longford
18 October 2021	Attended Council Workshop and Meeting, Longford

## 8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's activities for the prior month are as follows:

Meetings were attended either in-person, or via electronic means (on-line or via conference call):

- Attended Campbell Town District Forum meeting
- Met with proponents re TRANSlink development
- Met with Consultant re WSUD Perth
- Met with proponent re development proposal
- Attended Northern Tasmania Development Corporation meeting
- Met with proponents re TRANSlink development
- Met with business proprietor re compliance matter
- Met with Minister Roger Jaensch



- Met with Liberal Member for Lyons, John Tucker
- Met with Tasmania Police re new Tas Police premises under construction
- Met with Gary Okley (JLT Public Sector, CEO) & Robyn Daly (National Program Manager, Resilience) re National Local Government Vulnerability Program
- Attended Regional General Manager’s meeting
- Met with Ratepayer at Perth
- Attended Ben Lomond Reference Group meeting
- Met with SES
- Met with representatives from TasRail
- Met with Councillor Janet Lambert
- Met with Councillor Dick Adams OAM

## 8.4 PETITIONS

### PURPOSE OF REPORT

In accordance with the Vision, Mission and Values of Council as identified in the *Council’s Strategic Plan 2021-2027* and the *Local Government Act 1993, S57-S60*, provision is made for Council to receive petitions tabled at the Council Meeting.

### OFFICER’S COMMENT

In relation to the receipt of petitions, the following provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings, S57 and S58, should be noted:

#### Section 57. Petitions

[Section 57 Substituted by No. 8 of 2005, s. 46, Applied:01 Jul 2005]

(1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.

(2) A person lodging a petition is to ensure that the petition contains –

- (a) a clear and concise statement identifying the subject matter and the action requested; and
- (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
- (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
- (d) a statement specifying the number of signatories; and
- (e) at the end of the petition –

- (i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and
- (ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –

**electronic petition** means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;

**paper petition** means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;

**petition** means a paper petition or electronic petition;

**signatory** means –

- (a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and
- (b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.

#### 58. Tabling petition

(1) A councillor who has been presented with a petition is to –

(a) . . . . .

(b) forward it to the general manager within 7 days after receiving it.

(2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.

(3) A petition is not to be tabled if –

- (a) it does not comply with section 57; or
- (b) it is defamatory; or
- (c) any action it proposes is unlawful.

(4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

## PETITIONS

No petitions received.

## 8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

No reports relating to attendance at Conferences and Seminars have been received.

## 8.6 132 & 337 CERTIFICATES ISSUED

In relation to the issue of 132 and 337 certificates, the following provisions of the *Local Government Act 1993*, Section 132 and Section 337, should be noted:

### **S132. Certificate of liabilities**

- (1) A person referred to in [subsection \(2\)](#) may apply to the general manager for a certificate stating–
- the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;
  - any amount received on account of rates that is held in credit against future liabilities for rates in relation to the land; and
  - the amount of any charge on the land recoverable by the council.

### **S337. Council land information certificate**

- A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.
- The general manager, on receipt of an application made in accordance with [subsection \(1\)](#), is to issue a certificate in the prescribed form with answers to prescribed questions that are attached to the certificate.
- A certificate under [subsection \(2\)](#) relates only to information that the council has on record as at the date of issue of the certificate.
- A prescribed fee is payable in respect of the issue of a certificate.
- The general manager, on request, may provide in or with the certificate any other information or document relating to the land that the general manager considers relevant.
- A council does not incur any liability in respect of any information provided in good faith from sources external to the council.
- A person, with the consent of the occupier or owner of specified land, may request in writing to the general manager that an inspection be carried out of that land to obtain supplementary information relevant to that land.
- If the general manager agrees to a request under [subsection \(5\)](#) or [\(7\)](#), the general manager may impose any reasonable charges and costs incurred.
- In this section –
 

**land** includes –

  - any buildings and other structures permanently fixed to land; and
  - land covered with water; and
  - water covering land; and
  - any estate, interest, easement, privilege or right in or over land.

	No. of Certificates Issued 2021/2022 year												Total 2021/2022 YTD	Total 2020/2021
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
<b>132</b>	95	74	98										<b>267</b>	<b>1,004</b>
<b>337</b>	34	54	29										<b>117</b>	<b>499</b>

## 8.7 ANIMAL CONTROL

Prepared by: *Martin Maddox, Accountant and  
Maria Ortiz Rodriguez, Animal Control Officer*

Item	Income/Issues 2020/2021		Income/Issues for Sept 2021		Income/Issues 2021/2022	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,240	100,776	1,086	36,676	3,883	97,499
Dogs Impounded	27	2,212	1	85	5	2,727
Euthanised	-	-	-		1	
Re-claimed	24	-	1		5	
Re-homed/Dogs Home *	2	-				
New Kennel Licences	16	1,152	1	72	4	288
Renewed Kennel Licences	72	3,168	(4)	(176)	83	3,652
Infringement Notices (paid in full)	36	6,785	6	1,720	13	3,029
Legal Action	-	-				
Livestock Impounded	1	65				
<b>TOTAL</b>		<b>114,159</b>		<b>38,377</b>		<b>107,195</b>

\* previously sent to RSPCA (and subsequently Launceston City Council shelter) to 30 January 2019; commenced with utilising the Dogs Home April 2019.

#### Kennel Licences:

A review of kennel license is in progress and will be presented in coming months.

#### Registration Audit of the Municipality:

Ongoing

#### Microchips:

Microchip training on hold. New Animal Officer will undertake the appropriate training.

#### Infringements:

0 infringement issued.

#### Attacks:

1 Dog attack. The dogs involved in the issue (attackers) reside in the Launceston area, Animal Officer from City of Launceston conducting investigation.

#### Impounded Dogs:

1 dog impounded – 1 reclaimed by owner.

## 8.8 ENVIRONMENTAL HEALTH SERVICES

Prepared by: Michael Gray, Environmental Health Officer

Achieve improved levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures to comply with legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/ Inspections/ Licences Issued	Prior Years		
	2018/2019	2019/2020	2020/2021
Notifiable Diseases	5	1	0
Inspection of Food Premises	127	111	69 / 203
Place of Assembly Approvals			1

Actions	2021/2022											
	YTD	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	35 / 206	3	32									
Routine Mobile/Market stall Food	0	0	0									

Inspections													
Preliminary Site Visits – Licensed Premises	8	4	4										
On-site wastewater Assessments	7	3	4										
Complaints/Enquiries – All Types	16	8	8										
Place of Assembly approvals	1	0	1										
Notifiable Diseases	0	0	0										

\* Commencement of new Full Time EHO September 2021

All Food premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total number carried out since 1 July in each financial year.

Inspections are conducted according to a risk-based assessment and cover all aspects of food storage, handling and preparation.

A total of 35 criteria are assessed for either compliance, non-compliance or serious non-compliance.

The Tasmanian Department of Health has produced a legal framework, the Food Business Risk-Classification System (RCS), to classify food premises for registration and notification purposes under the *Food Act 2003*.

Actions, including follow-up inspections, are taken according to the outcome of inspections, the RCS can be used to prioritise the inspection of food businesses, with inspection frequency being increased for high risk classified food premises. In addition, poorly performing food premises would be inspected more frequently.

For those enquiring about opening a food business i.e. Home based food business, officers inspect the premises and after a risk assessment determine whether a food licence is to be issued.

The following is applicable regarding food business registrations:

- A Food Business Application is to be completed and lodged with Council each year (Financial) Sections 84 or 87 or 89 of the *Food Act*.
- Council conducts a desk top assessment of the application in accordance with the Food Business Risk Classification System issued by Tasmanian Department of Health. The assessment is based on the information provided by the applicant.
- Based on the Risk assessed an invoice is issued to the applicant.
- Upon receipt of payment Council issues a Certificate of Registration.
- Council conducts an inspection of the premises during their operation to ensure compliance with the *Food Act* and Regulations and the Food Standards Code. The business is also assessed in line with their Risk Classification.
- Further inspections may be required to ensure any non-compliance issued have been addressed.

On-site Wastewater Assessments are completed after receiving a system design report from a consultant which basically determines what type of sewage system is required (septic or AWTS) and the method of distributing the sewage effluent on site based on AS1547.

A place of assembly is required for any mass outdoor public event. This means an event with over 1000 people for 2 hours or more. It may be any performance, exhibition, circus, festival, food festival, pageant, regatta, sports event, dance or publicly advertised lecture.

Notifiable Disease investigations are carried out by Council's Environmental Health Officer at the request of the Department of Health. Investigations typically relate to cases of food borne illness. While some investigations are inconclusive others can be linked to other cases and outbreaks within Tasmania and across Australia. Under the Public Health Act 1997, investigations are confidential.

*Prepared by: Michael Gray, Environmental Health Officer*

Achieve improved levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures to comply with legislation.

Ensure safe standards of food offered for sale are maintained.

<b>Actions</b>	<b>2020 / 21</b>	<b>August</b>	<b>** Sept</b>	<b>YTD (from 1/7/21)</b>
Routine Fixed Food Inspections	69 / 203	3	32	35 / 206
Routine Mobile/Market stall Food Inspections	Unknown	0	0	0
Preliminary Site Visits – Licensed Premises	Unknown	4	4	8
On-site wastewater Assessments	Unknown	3	4	7
Complaints/Enquiries – All Types	Unknown	8	8	16
Place of Assembly approvals	1	0	1	1
Notifiable Diseases	0	0	0	0

\*\* Commencement of new Full Time EHO

All Food premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total number carried out since 1 July in each financial year.

Inspections are conducted according to a risk-based assessment and cover all aspects of food storage, handling and preparation.

Actions, including follow-up inspections, are taken according to the outcome of inspections.

For those enquiring about opening a food business ie. Home based food business, officers inspect the premises and after a risk assessment determine whether a food licence is to be issued.

On-site Wastewater Assessments are completed after receiving a system design report from a consultant which basically determines what type of sewage system is required (septic or AWTS) and the method of distributing the sewage effluent on site based on AS1547.

A place of assembly is required for any mass outdoor public event. This means an event with over 1000 people for 2 hours or more. It may be any performance, exhibition, circus, festival, food festival, pageant, regatta, sports event, dance or publicly advertised lecture.

Notifiable Disease investigations are carried out by Council's Environmental Health Officer at the request of the Department of Health. Investigations typically relate to cases of food borne illness. While some investigations are inconclusive others can be linked to other cases and outbreaks within Tasmania and across Australia. Under the Public Health Act 1997, investigations are confidential.

**8.9 CUSTOMER REQUEST RECEIPTS**

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	7	-	4									
Building & Planning	16	17	4									
Community Services	4	7	5									
Corporate Services	28	4	6									
Governance	9	-										
Waste	-	3										
Works	38	39	43									

**8.10 GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)**

Date	Recipient	Purpose	Amount \$
21 July 2021	Reptile Rescue	Donation to service	1,000.00
28 July 2021	Campbell Town District High School	Inspiring Positive Futures Program	7,272.73
28 July 2021	Campbell Town District High School	Contribution to Chaplaincy Service	1,363.64
28 July 2021	Evandale Primary School	Contribution to Chaplaincy Service	800.00
8 Sept 2021	Cressy District High School	Inspiring Positive Futures Program	\$8,000.00
29 Sept 2021	Connor Perri	Bursary Program 2020 - Instalment 2	\$1,000.00
		<b>TOTAL</b>	19,436.37

**8.11 ACTION ITEMS: COUNCIL MINUTES****CURRENT ACTIONS**

Date	Min. Ref.	Details	Action Required	Officer	Current Status
17/05/2021	180/21	Restrictions on Keeping of Roosters	That Council consider restricting the keeping of roosters in urban areas, and consider the need for a by-law with penalties for offences and non-compliance.	Animal Control Officer	Report to future Council meeting.
19/07/2021	284/21	Proposal to Sell Land: 75-77 High Street, Campbell Town – Campbell Town Hall	That Council determines to sell the Town Hall situated at 75-77 High Street, Campbell Town and directs the General Manager to commence the sale process in accordance with Part 12, Division 1 of the Local Government Act 1993.	Exec. Officer	Decision advertised, report to October Council meeting.
16/03/2020	Deferred item	GOV8 Overhanging Trees/Hedges: Evandale	Deferred to provide opportunity for the community to attend	General Manager	No further action to be taken at this time. To be workshopped and report to be relisted. Discussion held with property owner, formal advice requested. Correspondence to be forwarded to property owner.
17/09/2021	289/21	LGAT Motions	That Council A) submit two motions to the	General Manager	Motions to be prepared and

Date	Min. Ref.	Details	Action Required	Officer	Current Status
			next LGAT General Meeting on the lack of response provided by the following government agencies: Environment Protection Agency, and Department of State Growth		workshopped.
16/08/2021	328/21	Ross Swimming Pool	That Council procure a health and safety report (existing or newly commissioned report) to ascertain whether the Ross pool is safe to be used.	General Manager	Report to be presented to October Council meeting.
17/05/2021	190/21	Bridge Across Liffey River to Former Baptist Church Grounds	That a decision be deferred to the next meeting to establish Council's responsibilities and alternative solutions (including timber).	Works Manager	Letter sent to landowner. Comment being sought from Emergency/Government Services and Bush Heritage.
15/02/2021	059/21	Traffic Concerns: Wellington & Marlborough Streets Intersection at Longford	That Council vigorously pursue Option 4 and the possibility of raised intersection treatment or roundabout with the Department of State Growth; and that barrier protection be installed as required to protect pedestrians and the adjacent heritage properties (on both sides of the road).	Works Manager	Further report from Traffic Engineer re alternate solutions awaited.
16/08/2021	309/21	Further Education Bursary Program 2021	That Council approve the proposed process for the selection of the 2021 recipients of Council's Further Education Bursaries.	Project Officer	Report to be presented to October closed Council meeting.
16/08/2021	308/21	Longford Urban Design Project	That Council submit a Deed Variation to the Community Development Grants Program with relation to the Longford Urban Design Project, requesting the removal of the walkway and viewing platform component of the project, and the reallocation of the funding for this component to the Main Street Streetscape project component.	Project Officer	Deed variation submitted, and approved.
16/08/2021	319/21	Policy Review: Customer Service Charter	That Council: -...- consider the introduction of a customer survey to go out to customers on a random basis.	Corporate Services Manager	Implementation under consideration.
17/09/2018	258/18	Initiation of Draft Planning Scheme Amendment 04/2018 include Flood Risk Mapping in the Planning Scheme for land along Sheepwash Creek from Arthur Street to Cemetery Road, Perth	That Council, acting as the Planning Authority, pursuant to section 34 of the former provisions of the Land Use Planning and Approvals Act 1993 resolve to initiate draft Planning Scheme Amendment 04/2018 to the Northern Midlands Interim Planning Scheme 2013 to include the flood risk mapping for land zoned General Residential and Future Residential, based on the mapping shown in the attachment, in the planning scheme maps.	Senior Planner	Consultant is validating the modelling.
19/07/2021	267/21	Perth Streetscape Redevelopment Concept Plan: Survey Responses	That Council: a) note the survey responses and community feedback received regarding the Perth Streetscape Redevelopment Concept Plan; and b) make the following	Projects Manager	Lange Design notified and costing for park requested. Costing received, officers to review.

Date	Min. Ref.	Details	Action Required	Officer	Current Status
			changes to the Perth Streetscape Redevelopment Concept Plan; a. incorporation of upgrades to the train park subject to additional costs being approved; c) adopt the Perth Streetscape Redevelopment Plan and progress the project in accordance with budget allocations; and d) continue to pursue external funding streams to complete the project.		
20/09/2021	2021-09-20 Ordinary Meeting of Council	Local Government Association of Tasmania (LGAT): Nominations for Tasmanian Library Advisory Board	Please action as per resolution. MINUTE NO. 21/362 DECISION Cr Polley / Cr Goninon That Council support and endorse the re-nomination of Cr Dick Adams as LGAT's Northern Tasmanian representative on the Tasmanian Library Advisory Board (TLAB). Carried Unanimously	Executive Assistant	LGAT notified of Cr Adams re-nomination.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 4.3 2021/2022 Budget Priorities: Request Council provide PLDC with a proposed works schedule to align with the 2021/22 budget priorities for Perth. Council to note projects that have been bought forward from 2020/21 budget. MINUTE NO. 21/349 DECISION Deputy Mayor Goss/Cr Brooks That the committee be advised that when works are programmed the advice will be provided. Carried	Executive Assistant	Advice provided to PLDC's 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 4.5 Line Marking in Perth: Request Council undertake an audit of Perth streets to ensure line-marking is compliant with the relevant standards. MINUTE NO. 21/350 DECISION Deputy Mayor Goss/Cr Lambert That Council take no action and suggest to the Committee that they provide details of specific needs via customer request. Carried Unanimously	Executive Assistant	Advice provided to PLDC's 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 4.6 Seccombe Street Speed Limit Signage: That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout and/ or road calming measures. MINUTE NO. 21/351 DECISION Deputy Mayor Goss/Cr Adams That Council note the recommendation and the action taken. Carried Unanimously	Executive Assistant	Council decision and advice provided to PLDC's 5 October meeting.

Date	Min. Ref.	Details	Action Required	Officer	Current Status
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 4.6 Seccombe Street Speed Limit Signage: That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout and/ or road calming measures. MINUTE NO. 21/351 DECISION Deputy Mayor Goss/Cr Adams That Council note the recommendation and the action taken. Carried Unanimously	Executive Assistant	Council decision and advice provided to PLDC's 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 7.2 Electric Charging Station: Request Council explore the opportunity for an Electric Charging Station to be installed in Perth MINUTE NO. 21/353 DECISION Cr Davis/Cr Lambert That Council note the request of the Committee and action if the opportunity arises. Carried Unanimously	Executive Assistant	Council decision and advice provided to Committee at 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 7.3 Environmental Project for Perth: Request Council identify a project for Perth which can align with Council's Strategic Plan priority: PLACE - Meet Environmental Challenges - examples suggested install FOGO bins in the Main Street; eliminate single use plastics MINUTE NO. 21/354 DECISION Cr Lambert/Cr Polley That Council recommend to the Committee that they identify suitable locations to site the recycling trailer in Perth and that the other matters be referred to the Local Recycling Committee for consideration. Carried Unanimously	Executive Assistant	Council decision and advice provided to Committee at 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 7.4 Development Applications: Request council review Local Area Plans for Perth as well as other Northern Midlands townships and consider implementing a process for this review which will result in amendments to satisfy and provide such outcomes as (but not limited to): - Development and design clarity; improved definition of developments; preservation of local area characteristics. MINUTE NO. 21/355 DECISION Cr Davis/Cr Adams That Council note the recommendation and officer's comments. Carried Unanimously	Executive Assistant	Council decision and advice provided to Committee at 5 October meeting.
20/09/2021	2021-09-20	Recommendations of	Please action as per resolution. 6.	Executive	Matter referred to NMC Property

Date	Min. Ref.	Details	Action Required	Officer	Current Status
	Ordinary Meeting of Council	Sub Committees	INFORMATION ITEMS MINUTE NO. 21/358 DECISION Cr Goninon/Cr Calvert That the matter of the Epping Forest Hall be referred to Council's Strategic Property Committee to consider future use or sale. Carried Unanimously	Assistant	Committee for consideration and report to Council.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Campbell Town District Forum 6.1 Underpass: The Campbell Town District Forum request that Council indicate their position in support of the committee's opposition to the underpass. MINUTE NO. 21/356 DECISION Cr Calvert/Deputy Mayor Goss That Council note the request and that a contract has been let by the Department of State Growth for the design and construction of the pedestrian underpass. Carried	Executive & Communications Officer	Council decision and advice provided to Committee at 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Longford Local District Committee 7.4 Tas Planning Commission Planning Amendment 04/2020: That Council respect the Tasmanian Planning Commission's recommendations as detailed in Sections 38,41,42 and 43 of their correspondence Dated August 01, 2021 prior to any planning decisions being made. MINUTE NO. 21/357 DECISION Cr Davis/Cr Brooks That Council note the information provided by the Longford Local District Committee. Carried Unanimously	Executive & Communications Officer	Council decision and advice provided to Committee.
20/09/2021	2021-09-20 Ordinary Meeting of Council - Closed Council	Acquisition of Land for Future Footpath: King Street, Perth	Please action as per resolution. MINUTE NO. 21/381 DECISION Deputy Mayor Goss / Cr Goninon That Council A) in relation to the residential property known as 50 Main Road Perth (Title Ref. 123673/1; PID 6745230) determines to acquire: i) A 1m wide strip of land along King Street to be dedicated for road widening; and ii) A 3m (Main Road) x 3.5m (King Street) splay of land to be dedicated for road widening AND B) in relation to this matter i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and ii) determined to release the decision to the public. Carried Unanimously	Engineering Officer, Corporate Services Manager	Acquisition process commenced.
20/09/2021	2021-09-20 Ordinary Meeting of Council - Closed	Contract 20/13: Perth Early Learning Centre (PELC) - Construction	Please action as per resolution. MINUTE NO. 21/380 DECISION Cr Davis / Cr Adams That Council A) accepts the revised tender from Rosier Constructions with the following inclusions	Project Manager	Contractor engaged.

Date	Min. Ref.	Details	Action Required	Officer	Current Status
	Council		i) cost savings and provisional sums identified by Council officers. B) in relation to this matter: i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and ii) determined to release the decision to the public. Carried Unanimously		

**LONG TERM ACTIONS**

18/09/2017	279/17	Historical Records and Recognition: Service of Councillors	That Council, ...and ii) progress the following when the glass enclosed area at the front of the Council Chambers is nearing completion: Photograph/photographs of current Councillors – professional printing and framing; Archiving of historic photographs; Production of a photo book of historic photographs for display.	Exec Assistant	Framed photographs installed – action complete.  Resources not available to undertaker archiving of historic photographs and production of photo book. Additional resource to be sought.
18/05/2020	146/20	Northern Midlands Youth Voice Forum	That Council endorse the progression of the Northern Midlands Youth Voice Forum	Youth Officer	To be investigated and progressed.

**LOCAL DISTRICT COMMITTEE ACTIONS**

Council Minute Origin Date	Min. Ref.	Details	Committee Recommendation	Council Decision	Officer	Council Meeting dated	Current Status
<b>CAMPBELL TOWN</b>							
16/08/2021	305/21	Main Street Upgrades Consultation	That the CTDF form a group to facilitate further consultation of the Main Street upgrades. The Committee has requested that further consultation occurs for the proposed upgrades to the Main Street. The project may have 3 stages. Stage 1 from Commonwealth Place to the Campbell Town Hall has been fully designed. The additional areas have not yet been designed and are only in concept form. When funding is available this design may be progressed and at that time community input would be important.	The initial cost of the concept plan was substantial and the design of Stage 1 has been finalised after input from engineers and the community, any further changes to be made would be considered a redesign and would be an extra expense to Council. That Council consider this request prior to finalisation of future stages of the design work.	Executive & Comms Officer		CTDF advised of Council's decision at 5/10/21 Committee meeting.
<b>CRESSY</b>							
17/02/2020	039/20	Bartholomew Park Sign	That the Bartholomew Park sign be removed from the top of the history board and a new sign (redesign) be installed at the corner of the park	That Council officers investigate and design a new park sign and explanation plinth	Executive Officer	17/05/2021	Committee has chosen sign design. Seeking advice on planning approval

Council Minute Origin Date	Min. Ref.	Details	Committee Recommendation	Council Decision	Officer	Council Meeting dated	Current Status
			facing Main and Church Streets.	(providing background on the park name) to be located at the corner of Main and Church streets, Cressy near the trout sculpture, and it be brought back to the Committee for comment.			requirements. Once advice received will progress.
16/08/2021	305/21	Cressy Recreation Ground Development & Swimming Pool	Committee members request a timeline for the completion of Stage 2 and Stage 3.	That Council note the request and advice be provided to the Committee regarding the Pool & Rec Ground.	Projects Manager		Information provided to September CLDC Meeting. Committee happy with progress.
<b>LONGFORD</b>							
15/03/2021	088/21	Planter - Herb Boxes	7.2 Herb Boxes (similar to the ones outside the Cressy Bakery, be considered by Council to plant pots in the town -That Council be asked to place flower boxes outside JJ's and/or Sticky Beaks with their permission.)	That the matter be referred to the 2021/2022 Budget process.	Works Manager	17/5/2021	Garden bed in Victoria Square space to be allocated, Committee to contact Works Manager.
17/05/2021	172/21	Horse Trough Interpretation Panel	10.2 Horse Trough Interpretation Panel: That the committee investigate developing an appropriate plaque with full interpretation of its history and that it be attached to the statue. That Len Langan be asked to investigate. -	That Council note the information	Executive & Comms Officer		Information provided. Report to November meeting
17/05/2021	172/21	Longford Entrance Improvements	7.1 Longford Entrance Improvements: That this committee refer the entrance question be incorporated into the planning for the roundabout upgrade. -	That Council note the information.	Executive & Comms Officer		To be considered together with Illawarra Road upgrade.
26/04/2021	135/21	Planter Boxes	Planter Boxes: That the Committee seeks permission to replant some of the planters in Longford with herbs and that they seek volunteers in the garden community to tend them."	That Council note the recommendation	Executive & Comms Officer	17/05/2021	Garden bed in Victoria Square - space to be allocated, Committee to contact Works Manager.
16/08/2021	305/21	Longford Entrance Improvements (priority for a pedestrian/cycle path to continue	That completion of the pedestrian/cycle link is preferred priority before constructing the four lanes from the roundabout to Bishopsbourne Rd intersection.	That Council officers refer this request to the Department of State Growth	Executive & Comms Officer		Dept of State Growth advised.

Council Minute Origin Date	Min. Ref.	Details	Committee Recommendation	Council Decision	Officer	Council Meeting dated	Current Status
		from Perth bike path into Longfor after witnessing 3 children aged around 6-14 years, riding over the bridge).:					
16/08/2021	305/21	Safety Issues Woolmers Lane/Panshangar Road intersection	That Council approach State Growth to arrange signage to be placed advising of trucks entering and put in place an 80kph speed limit. The Committee has previously requested a review into the speed limit reduction along this road, Council Officers have been liaising with the Department of State Growth, application submitted to the Transport Commissioner for the speed limit to be changed.	That Council note the actions taken	Executive & Comms Officer		Awaiting DSG approval to erect signage.
16/08/2021	305/21	Memorial Hall – Village Green Development	That Solar panels be included in the planning process and be fitted on the roof. The installation of solar panels on Council owned facilities has been identified as a priority to be considered when upgrading or renewing facilities.	That Council note the recommendation of the Committee	Projects Manager		Project Officer noted request.
16/08/2021	305/21	Concerns regarding the danger of crossing Wellington Street (particularly children, suggested proper pedestrian crossing be installed)	That a pedestrian crossing be installed on Wellington Street from the Anglican Church grounds to the library. The road in question is owned is a State Road, it has been identified within the Main Street upgrades which already include several traffic calming measures aimed at providing further safe crossings for pedestrians.	That Council note the recommendation of the Committee.	Executive & Comms Officer		Committee advised that road is Dept of State Growth responsibility. Pedestrian crossings are not installed on DSG roads.
<b>PERTH</b>							
16/08/2021	305/21	Seccombe Street Speed Limit Signage	That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout.	That Council note the request and the action to be taken	Exec. Assistant		A 50km/h speed sign erected
16/08/2021	305/21	Talisker and Seccombe Street amenities	Cr Davis noted that the Perth Local District Committee had sought a timeline on the provision of the Talisker and Seccombe Street amenities.	That Council note the request.	Exec. Assistant		Timeline provided.

Council Minute Origin Date	Min. Ref.	Details	Committee Recommendation	Council Decision	Officer	Council Meeting dated	Current Status
<b>ROSS</b>							
21/10/2019	313/19	Macquarie River	The Ross Local District Committee requests that the Northern Midlands Council progress the dual naming of the Macquarie River to Tinamirakuna which includes community consultation and investigation.	That Council support the proposal and progress the request	Executive & Comms Officer	15/03/2021	Information provided to DPIPW, awaiting decision.
28/06/2021	207/21	Clearing the Macquarie River	The Ross Local District Committee request that the NMC contact the relevant Tasmanian Government Minister, requesting clarification as to which Government Department is responsible for maintaining the Macquarie River. -	That Council Officers contact the Department of State Growth and pass on the request	Executive & Comms Officer		To be investigated. Minister has been contacted.
28/06/2021	207/21	Rail Crossing	The Ross Local District Committee requests that NMC contact Tas Rail to determine the extent of Tas Rail ownership of the Badajos Street rail crossing, for the purpose of future widening of the road to ensure the safety of road users. -	That Council note the information and request Council Officers action the request	Executive & Comms Officer		Engineering Officer to investigate, information provided to committee

*Matters that are grey shaded have been finalised and will be deleted from these schedules*

## 8.12 RESOURCE SHARING SUMMARY: 01 JULY 2021 TO 30 JUNE 2022

Resource Sharing Summary 1/7/21 to 30/6/22	Units Billed	Amount Billed GST Exclusive \$
<b>As at 30 September 2021</b>		
<b>Meander Valley Council</b>		
<b>Service Provided by NMC to MVC</b>		
Street Sweeping Plant Operator Wages and Oncosts	51	2,744
Street Sweeper - Plant Hire Hours	51	4,624
<b>Total Services Provided by NMC to Meander Valley Council</b>		<u>7,368</u>
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Wages and Oncosts</b>		
Plumbing Inspector Services	86	6,494
Engineering Services	0	-
<b>Total Service Provided by MVC to NMC</b>		<u>6,494</u>
<b>Net Income Flow</b>		<u><u>874</u></u>
<b>Private Works and Council Funded Works for External Organisations</b>		
	<b>Hours</b>	
<b>Works Department Private Works Carried Out</b>	81	
	<u>81</u>	

### 8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	Estimated Cost of Damages			
		September 2021	Total 2021/22	September 2020	Total 2020/21
None to report					
<b>TOTAL COST VANDALISM</b>		<b>\$0</b>	<b>\$3,100</b>	<b>\$450</b>	<b>\$10,200</b>

### 8.14 YOUTH PROGRAM UPDATE

Prepared by: Holly Preece, Youth Officer

Nil

### 8.15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

#### CURRENT AS OF 12 OCTOBER 2021

Progress Report:

Not Started (obstacles)

On Hold

On Track

Completed

Strategic Plans	Dept.	Status	Current Status
<b>Lead:</b> <i>Serve with honesty, integrity, innovation and pride</i>			
Annual Budget and Quarterly Reviews	Corp	<span style="background-color: #8bc34a; color: white; padding: 2px;">On Track</span>	Long Term Financial Plan updated, and annual budget adopted at 28 June 2021 Council meeting.
Asset Management Plan – Annual Review	Corp	<span style="background-color: #8bc34a; color: white; padding: 2px;">On Track</span>	Review of Asset Management Plans currently in progress.
Best Business Practice, Governance & Compliance	Gov	<span style="background-color: #8bc34a; color: white; padding: 2px;">On Track</span>	Legislative Audit, Delegations Review and Policy Manual update ongoing.
Customer Service Standards/ Charter	Corp	<span style="background-color: #8bc34a; color: white; padding: 2px;">On Track</span>	Review ongoing.
Elected Members Development & Annual Plans	Gov	<span style="background-color: #e91e63; color: white; padding: 2px;">Not Started (obstacles)</span>	Policy and Annual Plan to be prepared.
Emergency Management Plan (includes Social Recovery Plan)	Corp	<span style="background-color: #8bc34a; color: white; padding: 2px;">On Track</span>	Municipal emergency meetings held and regularly attend regional meetings.
Information Technology Upgrade Program	Corp	<span style="background-color: #8bc34a; color: white; padding: 2px;">On Track</span>	Council decided to upgrade Open Office Enterprise Suite during 2021/22 and keep a watching brief on northern shared services project.
Local Government Reform	Gov	<span style="background-color: #8bc34a; color: white; padding: 2px;">On Track</span>	Workshops on 5 priority Council functions: IT, Regulatory Services (Planning/Building Compliance), Payroll/Rates, Risk Management/WH&S. Completed, report reviewed by GMs. Legal Services shared services project commenced. Joint IT platform under review.
People & Culture Plan	Gov	<span style="background-color: #8bc34a; color: white; padding: 2px;">On Track</span>	Framework utilised for recruitment is best practice. General human resource matters; Performance management and disciplinary matters; Employee learning and development; Development and implementation of Human Resources Policies and Procedures;

Strategic Plans	Dept.	Status	Current Status
			Employee Survey 2021 initiated.
Workplace Health & Safety Action Plan – Annual Review	Corp		WHS audit assessment review ongoing. Policy review/updates ongoing.
<b>Progress:</b>			
<i>Economic health and wealth – grow and prosper</i>			
<i>Ben Lomond – Ski Field Redevelopment &amp; 12-month Tourism Development</i>	Gov		Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 2021 document. Government has committed to infrastructure expenditure and development of a master plan.
<i>Campbell Town CBD Urban Design &amp; Traffic Management Strategy</i>	Gov		November 2017: Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders. Stage 1 concept plan received April 2018. Funding allocation included in Council's 2021-22 Budget.
Campbell Town (King Street) Short Term Accommodation Master Plan & Business Case	Gov		Project brief signed – project underway.
<i>Campbell Town – Town Hall Sale/Lease</i>	Gov		Sale/lease to be advertised.
Economic Development Framework/Master Plan (including Tourism)	Gov		Economic development framework adopted by Council at May 2020 council meeting. Implementation underway. Second report to Council's August 2021 meeting. Next report due December 2021 Tourism: Augmented Reality Project – Draft version of Ross Augmented Reality released for review.
Lake Leake Amenities Upgrade Project			Recreational Fishing and Camping Facilities Program grant of \$72,628 secured towards the upgrading of the toilet and shower facilities at the Lake Leake campground.
<i>Longford Motor Sport Museum</i>			Proposal discussed at Council workshop. Traffic Impact Assessment to be prepared.
Longford Racecourse Master Plan & Area Review			April 2021: Consultancy Agreement signed. September 2021: Draft master plan being progressed.
<i>Longford Urban Design Strategy (incorporating Heritage Corner Intersection Redevelopment, Main Streetscape Redevelopment, Memorial Hall Redevelopment, Village Green Infrastructure Upgrade)</i>	Gov		March 2019: Nationals in Govt commitment of \$4m to Longford Urban Design Project memorial hall redevelopment and village green infrastructure upgrade are components of the project. Application to secure the funding commitment submitted 3 October 2019. Agreement signed June 2020. User group consultation completed. Tender awarded to Loop Architecture for supply of consultancy services. September 2021: Planning application for Memorial Hall, BBQ & toilet facilities advertised, closed 17 September 2021, and report to October Council Meeting.
Municipal Stormwater Management Plans	Works		Model build for all Towns in progress, nearing completion. Completion by 31 December 2021.
<i>Municipal Subdivisions Infrastructure Upgrade Program (including Ridgeside Lane)</i>			Council to identify opportunities to provide infrastructure and secure funding.
Nile Road Upgrade	Works		Included in Roads 5-year Capital Works program. Included in NMC Priority Projects document
Northern Midlands Rural Processing Centre	C&D		Combined with Launceston Gateway Precinct component of the Municipal Land Use & Development Strategy.
Perth Community & Recreation Centre and Primary School Integrated Master Plan	Gov		Concept plan prepared, long-term strategy.
Perth Early Learning/Child Care Centre Redevelopment	Gov		March 2019: Nationals in Government funding commitment of \$2.6million for the redevelopment of the Early Learning Centre. Documentation to secure funds submitted 4 October 2019. Deed of Agreement signed Development approved at April 2021 Council meeting. June 2021: Tenders being assessed: to go to September 2021 Council Meeting.
<i>Perth Main Street Upgrade</i>	Gov		April 2021 Consultancy Agreement signed. Community survey responses tabled at July 2021 Council Meeting. Decision to incorporate Train Park upgrade in the Master Plan.

Strategic Plans	Dept.	Status	Current Status
<i>Perth Sports Precinct &amp; Community Centre Concept Master Plan</i>	Gov		Draft master plan developed October 2020 included in NMC Priority Projects document.
Perth Structure Plan	C&D		Council has endorsed the plan and draft amendments to planning scheme to be prepared.
Re-Assign Project			Project management team established. Potential project contractors identified, quotes to be sought September/October 2021.
<i>TRANSLink Precinct</i>	Gov		Seeking grant assistance to fund planned works. Included in NMC Priority Projects document. March 2021: Local Roads and Community Infrastructure grant of \$126,270 secured towards Gatty Street stormwater detention basin. Preferred tender accepted at June 2021 Council Meeting.
<i>Underground Power – Evandale, Longford &amp; Perth</i>			Identified as an election opportunity and awaiting funding streams to come available.
<b>People:</b>			
<i>Cultural and society – a vibrant future that respects the past</i>			
Cohesive Communities & Communities at Risk Plan	Gov		Not yet commenced.
Discrimination Strategy	Gov		Officers investigating development of strategy
Family Violence Strategy	Gov		Council continues to support <i>End Men's Violence Against Women</i> campaign. Officers investigating development of strategy
Longford Road Safety Park	Works		Funding agreement being finalised.
<i>Municipal Shared Pathways Program (including pathways within &amp; between towns)</i>	Gov		Committee established and program to be prepared.
Northern Midlands Community House	Gov		Possible site identified. Seeking State and Federal Election funding support.
Positive Ageing Strategy	Gov		Not yet commenced.
Ross Recreation Ground Master Plan			July 2021: Lange Design contracted to prepare master plan. September 2021: Work underway
Supporting Employment Programs	Gov		Participate in LGAT special interest groups on a quarterly basis. Support Inspiring Futures program. Participate in work experience and University placements.
Supporting Health & Education Programs	Gov		Participating in the Northern Health Providers Networks meetings. Further Education Bursary Program underway for 2021.
Supporting Sport & Recreation Programs	Gov		Participation in quarterly northern Sport & Recreation meetings. Planning and implementation of upgrade to Council owned sporting facilities underway. Support provided to participants in sporting activities on a state and national level.
<i>Swimming Pool Strategy – Covering of Campbell Town &amp; Cressy Swimming Pools</i>	Gov		Included in NMC Priority Projects document. <i>Ross Swimming Pool</i> : Council resolved at August 2021 meeting to continue to fund operation of the pool as long as the pool is structurally/operationally safe to do so; and requested a health & safety report (existing or newly commissioned) to ascertain whether the pool is safe to be used.
Youth Strategy	Gov		Youth programs and services being pursued. Grant funding received for 2020 programs. On hold due to pandemic. Recommended October 2020
<b>Implementation of Final Stages</b>			
• <i>Campbell Town War Memorial Oval Precinct Development Plan</i>	Gov		March 2021: Local Roads and Community Infrastructure grant of \$160,000 secured for installation of stage one of the oval irrigation system. Work commenced July 2021 June 2021: new toilet facility design completed, engineering and certification underway. September 2021: Tennis Courts and Shade Structure/Pavilion completed. TCF acquittal report being prepared. Hit-up wall project commenced.
• <i>Cressy Recreation Ground Master Plan</i>	Gov		Council accepted Cressy Recreation Ground 2030 Master Plan at April 2018 Council meeting. Levelling the Playing Field funding received. Tender awarded December 2020. Work underway. Final report due 31 October 2021.
• <i>Cressy Swimming Pool Master</i>	Gov		State election funding grant of \$100,000 received. \$400,000

Strategic Plans	Dept.	Status	Current Status
<i>Plan</i>			commitment from National Party prior to federal election. Funding agreements signed. March 2021: Local Roads and Community Infrastructure grant of \$200,000 secured towards the upgrade. Sep 2021: onsite works 70% completed.
• <i>Evandale Morven Park Master Plan</i>	Gov		February 2019: funding of 50% matching grant by Council (\$430,300) secured under Levelling the Playing Field State Government Grant Program. First progress report submitted 7 October 2019. Final report and acquittal being prepared.
• <i>Longford Recreation Ground Master Plan</i>	Gov		Stages 1 & 2 completed. Launch being planned.
<b>Place:</b>			
<i>Nurture our heritage environment</i>			
Climate Change Emergency Strategy & Action Plan			Consultants to be engaged to undertake Climate Strategy and Plan.
<i>Conara Park Upgrade</i>	Gov		Concept prepared, awaiting funding opportunities.
<i>Cressy Park Redevelopment</i>	Gov		Liaising with Local District Committee to establish/prepare plans for upgrade.
Honeysuckle Banks, Evandale, Master Plan	Works		Masterplan complete. Only minor works being undertaken. Included in NMC Priority Projects document.
Land Use & Development Strategy (including Launceston Gateway Precinct Master Planning)	C&D		Endorsed 21 October 2019. To be released for public consultation (awaiting timelines for LPS to consolidate the release). Liberal election commitment of \$5.5million upgrade of Evandale Main Road between the Breadalbane roundabout and the airport, and \$1million for edge-widening and other works to improve safety along Evandale Main Road from the airport to Evandale. June 2021: Roadworks underway
Longford Expansion Strategy	C&D		Underway, awaiting final report.
Longford Levee Walkway & Viewing Platform	Gov		Matter on hold, immediate funds reallocated. Further negotiation with DSG and Federal election funding sources. Reallocation of funds to Longford Streetscape approved.
<i>Municipal Tree Planting Program</i>			Annual program being implemented.
Natural Resource Management Program Collaboration	Gov		Collaborating with NRM North on the WSUD Master Plan for Sheepwash Creek.
North Perth Low Density Land Strategy			Consultants engaged to undertake study. Preparing background documents.
Sense of Place Planning – All Villages & Towns	Gov		Master planning for townships underway. Ross Village Green – work due for completion mid-2021.
<i>Sheepwash Creek WSUD Open Space Corridor &amp; Associated Open Space Plan</i>	Gov		July 2018: WSUD space corridor concept plan and concepts – Phillip to Drummond streets – received from consultants. Land acquired. Stormwater works underway. Stage 2 in progress
<i>South Esk River Parklands Master Plan</i>	Gov		March 2021: Application submitted to Building Better Regions Fund for grant to extend the walkway and installation of footbridge. Outcome anticipated second quarter 2021-2022
Tasmanian Planning Scheme Integration	C&D		Endorsed 21 October 2019 with some amendments required. Submitted to Tasmanian Planning Commission December 2019. Awaiting contact for post-lodgement meeting.
Waste Management Plan Review	Works		Member of the Northern Waste Management Committee. WTS disposal and supervision contracts tendered for long term provision of services. Concrete material being collected, to be crushed at a later date.
Weed Managements Strategy & Action Plan – Council Assets	Works		2021/22 Budget allocation provided for weed officer/strategy.

\*Items included in Integrated Priority Projects Plan

**Completed:**

Strategic Plans	Dept.	Implementation Date	Status	Current Status
<b>Lead:</b> <i>Serve with honesty, integrity, innovation and pride</i>				
<i>Integrated Priority Projects Plan</i>		June 2021		Consultancy Agreement signed June 2020. Plan accepted at June 2021 Council Meeting.
Media & Marketing	Gov			Communications Strategy and Framework developed. Expanding Council's communications through social media and other publications. Marketing Plan prepared.
<b>Progress:</b> <i>Economic health and wealth – grow and prosper</i>				
<b>People:</b> <i>Cultural and society – a vibrant future that respects the past</i>				
Disability Action Plan	Gov			Review complete
<b>Place:</b> <i>Nurture our heritage environment</i>				

## 8.16 TOURISM & EVENTS AND HERITAGE HIGHWAY TOURISM REGION ASSOCIATION (HHTRA) UPDATE

Prepared by: *Fiona Dewar, Tourism Officer*

**Tourism update:**

- Assisted local event organisers to fulfil Council compliance requirements.
- Keep event list updated and distribute. Update NMC website calendar.
- Create draft Standard Operating Procedure for Recycling Volunteers for working with the new Recycling Trailer and loading/unloading recycling bins on/off a vehicle.
- Attended Tourism Visitor Information Network (TVIN) annual conference online on 2/9/21.
- Create QR Check in Tas codes for all playgrounds in NMC municipality.
- Progress Tear Off map for Evandale concept with Evandale Visitor Centre

**HHTRA update:**

- Current marketing activities continue and include website blog posts and social media.
- The HHTRA website project status: a temporary 'watch this space' landing page has been set up and is located on Hobart and Beyond website. DST site rebuild is expected to be complete soon, on which HHTRA will have a comprehensive landing page with links to Heritage Highway images, articles, blogs, tourism product.
- AGM held on 9 September 2021.

## 8.17 BICENTENARY PLANNING UPDATES

Prepared by: *Fiona Dewar, Tourism Officer*

**Ross**

The Ross Bicentenary Committee are planning a series of events throughout the year.

- Completed: 21 Feb: Bike Ride with Picnic Lunch
- Completed: 13 March: If These Halls Could Talk – Ten Days on the Island.
- Completed: 18 April: Bicentenary Ramble

- Completed: 8 May: Bush Feast
- Completed: 27 May – 10 June: Dressing the Trees Installation
- Completed: 2 June: formal ceremony at the Town Hall. Quilt unveiling. Visitors Book.
- Completed: 3 June: Ross Bridge presentation by Dr Jennie Jackson.
- Completed: 4 June: Bicentenary Quilt exhibition open to public.
- Completed: 17 July: Bicentenary Dinner at the Ross Sports Club
- Completed: 3 – 26 Sept: Ross Tin Can Sculpture Show at the Thistle Inn.
- Completed: 26 Sept: Ross Running Festival.
- Current: Education exhibition at the Tasmanian Wool Centre Museum called: It Takes a Village.
- 10 Oct: Bicentenary Concert Camerata Obscura, at the Ross Town Hall.
- 17 Oct: Ross Remembered at the Ross Community Sports Club.
- 6 Nov – 5 Dec: Set In Stone | The Daniel Herbert Sculpture Prize.
- 13 Nov: Remembrance Day Dance. 50s Swing Band and Period Dress.
- 27 Nov: Open Houses and Gardens
- 5 Dec: Bicentenary Gala Day of Cricket.
- TBA. Ross Village Green Official Opening.
- 31 Dec: New Year's Eve on the Green Village Fair

### Campbell Town

The Campbell Town Bicentenary Committee are planning a series of events throughout the year:

- Completed: January. Picnic in the Park, with food, music, entertainment, vintage car display.
- Completed: February. Senior Citizens lunch at bowling Club.
- Completed: March. Lake Leake trout fishing competition.
- Completed: April. Historical guided walking tours.
- Completed: 31 May. Official naming day at Town Hall.
- Completed: 13 June. Bicentenary golf day.
- Completed: July. St Luke's organ recital.
- Completed: August. Historical house/farm tour weekend.
- Completed: September. School sports day (colonial games and costumes).
- October. Campbell Town garden tours.
- November. Bush dance at Wool Pavilion at Showgrounds, with old skills, hand shearing, wood chopping displays.
- December. School children costumed Christmas caroling.

### Perth

The Perth Bicentenary Committee are planning a series of events throughout the year:

- Completed: 25 Feb: Primary School Bicentenary Picnic
- Completed: 18 April: History Scavenger Hunt (postponed)
- Completed: 29 May: Bonfire and music celebration.
- Completed: 30 May: Perth Bicentenary history presentation and official commemoration.
- Completed: 21 Sept: Seniors High Tea
- 23 Oct: Perth Bicentenary Memorial Celebration.

## 8.18 2021 ALGA LOCAL ROADS CONFERENCE

*Prepared by: Gail Eacher, Executive Assistant*

Usually in November of each year, the Australian Local Government Association convenes the National Local Roads and Transport Congress.

Council has received advice from the Association that that due to COVID-19 lockdown restrictions ALGA's 2021 National Local Roads and Transport Congress scheduled to be held in Hobart has had to be postponed.

A date for the rescheduled event is yet to be set.

## 9 GOVERNANCE REPORTS

### 9.1 PROPOSED SALE OF CAMPBELL TOWN HALL

*File:* 16/058/001  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Amanda Bond, Executive Officer

#### 1 PURPOSE OF REPORT

The purpose of this report is for Council to consider any objection lodged to its decision of 19 July 2021 (Minute Reference 284/21) to sell the Town Hall situate at 75-77 High Street, Campbell Town.

#### 2 INTRODUCTION/BACKGROUND

On 19 July 2021 Council, by absolute majority agreed to sell the Town Hall in Campbell Town and directed the General Manager to commence the sale process in accordance with Part 12, Division 1 of the *Local Government Act 1993*.

On the 25<sup>th</sup>, and 28<sup>th</sup> of August 2021 notices were published in the Examiner newspaper, in accordance with section 178(4) of the *Local Government Act 1993*. Copies of the notices are attached.

On the 24<sup>th</sup> of August 2021 a site notice was placed on the front of the Campbell Town Hall in accordance with section 178(4)(ab) of the *Local Government Act 1993*. Copies of photos of the notices are attached.

Three objections to the sale of the Town Hall in Campbell Town have been received. Each objection is attached to this report and the issues raised in each objection addressed below.

In accordance with section 178(6) of the *Local Government Act 1993* Council must:

- (a) consider any objection lodged; and
- (b) by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of –
  - (i) that decision; and
  - (ii) the right to appeal against that decision under section 178A .

In accordance with section 178A of the *Local Government Act 1993* an appeal to Council's decision may only be made on the ground that the decision of the Council is not in the public interest in that:

- (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or
- (b) there is no similar facility available to the users of that facility.

#### Objection by Mr Kim Peart

The following suggestion is made by Mr Peart, relevant to the decision to sell the Town Hall:

- The Town Hall could be part of a civic and cultural centre in Campbell Town, including a new building on public land next to the Town Hall.

Mr Peart provides copious additional comment in his representation, including serious allegations the Council has acted illegally in its previous decision to sell the Town Hall. These comments and allegations are not relevant to the current decision and therefore have not been addressed in this report.

#### **Objection by Mr Andrew McCullagh**

Mr McCullagh provides unequivocal opposition to the sale of the Hall in his objection. Mr McCullagh provides copious additional comment in his objection. These comments and allegations are not relevant to the current decision and therefore have not been addressed in this report.

#### **Objection by Jennifer Bolton**

Dr Bolton raises five items of concern in her objection:

1. Council has not identified an alternative location for Service Tasmania if the Hall is sold.

Advice has been provided to Service Tasmania of Council's intention to sell the Town Hall. Due process would need to be followed if Service Tasmania were required to vacate the premises upon sale of the Town Hall.

2. Council has not identified an alternative location for the Campbell Town Museum & Information Centre.

Advice has been provided to the Campbell Town Museum & Information Centre of Council's intention to sell the Town Hall. Due process would need to be followed if the Campbell Town Museum & Information Centre were required to vacate the premises upon sale of the Town Hall.

3. Council has not identified an alternative location where the monthly community markets can be held.

Council has not been approached by the market holders requesting assistance to identify an alternative location for the monthly community market.

4. Impact on streetscape

The sale of the Hall does not necessarily mean there will be any change to the streetscape of Campbell Town. Any streetscape work in Campbell Town outside the Hall would need to be designed in consultation with new owners of the Hall. Any future proposed development must also be assessed to comply with *Northern Midlands Interim Planning Scheme 2013*, which has development standard that will have a role to play in relation to impact on streetscape.

5. Heritage concerns

Council is aware of an application to have the Campbell Town Hall heritage listed, however, has not seen any outcome of that application. Council received the petition regarding heritage listing of the Town Hall in Campbell Town on 28 June 2021 (Minute Reference: 209/21). No further action was determined by the Council with regard to the petition.

### **3 STRATEGIC PLAN 2021-2027**

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

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

- 1.4 Improve community assets responsibly and sustainably

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

2.1 Strategic, sustainable, infrastructure is progressive

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

3.3 Public assets meet future lifestyle challenges

#### **4 POLICY IMPLICATIONS**

Not applicable.

#### **5 STATUTORY REQUIREMENTS**

The *Local Government Act 1993* applies.

#### **6 FINANCIAL IMPLICATIONS**

There are no financial implications identified with presenting this report.

Costs have been incurred to advertise the decision to sell the Town Hall.

If Council decides to proceed with the sale and the decision is appealed, legal fees will be incurred to defend the appeal.

#### **7 RISK ISSUES**

If Council confirms its decision to sell the Town Hall in Campbell Town, there is a risk the decision will be appealed.

In accordance with section 178A of the *Local Government Act 1993* an appeal of Council's decision may only be made on the grounds that the decision is not in the public interest in that:

- (a) the community may suffer undue hardship due to the loss of access to, and use of, the public land; or
- (b) there is no similar facility available to the users of that facility.

Neither of the phrases "undue hardship" nor "the community" are defined under that Act. On an appeal to the Resource Management and Planning Appeal Tribunal, the Tribunal would approach its determination of an appeal on the basis that:

- whether hardship is "undue" is to be assessed in light of all the circumstances of the case. The sale of the Town Hall simply creating some type of hardship is not enough, that hardship must be "undue"; and
- the "community" would be taken to mean the inhabitants of the Municipal Area.

#### Undue Hardship

A report was prepared by Anastasia Bonython from Watershed Solution reviewing usage of the Campbell Town Hall. In summary, Ms Bonython identified that:

- The Campbell Town community members consider the Town Hall as an important part of their community.
- The Campbell Town Hall is currently being used for:
  - a museum;

- tourism information centre; and
- Service Tasmania.
- Except for Service Tasmania, locals and residents are not currently encouraged to visit the Campbell Town Hall as it does not provide any services or experience that they would be greatly interested in. In recent times, the usage of the Campbell Town Hall has been inconsistent and under-utilised.
- For all intents and purposes as a tourism, social and community asset, the site is almost dormant.
- The Campbell Town Hall has “great worth” and “great potential”. Ms Bonython suggests the Town Hall could be repurposed to provide, for example; a high quality gallery/exhibition space; a fully modernised museum; a flexible event space; or a visitor information centre. Repurposing the Town Hall may encourage economic progress in the area.

It is noted that similar facilities are available in the Campbell Town area to those offered at the Campbell Town Hall, discussed further below. The availability of those similar facilities would assist mitigate any hardship caused by the sale of the Hall.

It is also noted that the Campbell Town Hall may be repurposed or otherwise developed by new owners.

Officers have been unable to identify any risk of “undue” hardship to the community, or any section of the community, from the sale of the Town Hall in Campbell Town.

#### Similar Facilities

Officers can identify that the users of the facility will have similar facilities available to them following the sale of the Campbell Town Hall. There are also other venues available in Campbell Town including the Campbell Town War Memorial Oval, the King Street Guide Hall, as well as private venues which offer similar facilities as the Campbell Town Hall offers.

### **8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

### **9 COMMUNITY CONSULTATION**

The objections received were as a result of the opportunity for the community to respond to Council’s decision to sell the Town Hall.

### **10 OPTIONS FOR COUNCIL TO CONSIDER**

To consider the objections received and determine to:

- a) proceed with the sale of the Town Hall in Campbell Town; or
- b) not proceed with the sale of the Town Hall in Campbell Town.

### **11 OFFICER’S COMMENTS/CONCLUSION**

In accordance with section 178A of the *Local Government Act 1993* an appeal to Council’s decision may only be made on the ground that the decision of the Council is not in the public interest in that:

- (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or

- (b) there is no similar facility available to the users of that facility.

There is no indication that the community of Campbell Town will suffer undue hardship due to the loss of access to and the use of the Town Hall. There are other facilities of a similar nature available for hire in Campbell Town.

## **12 ATTACHMENTS**

1. 25 August Examiner advert [9.1.1 - 1 page]
2. 28 August Examiner advert [9.1.2 - 1 page]
3. Advert on William Street frontage [9.1.3 - 1 page]
4. Advert on High Street frontage [9.1.4 - 1 page]
5. Peart Objection [9.1.5 - 23 pages]
6. McCullagh Objection [9.1.6 - 9 pages]
7. Bolton Objection [9.1.7 - 3 pages]

## **RECOMMENDATION**

That Council:

- a) Notes the objections received from Mr Peart, Mr McCullagh and Dr Bolton;
- b) Determines not to take any action regarding the objections and proceed with the sale of the Town Hall in Campbell Town; and
- c) Directs the General Manager to give notice to the three objectors of this decision, and the right to appeal this decision, within 7 days of the date of this decision.

EXAMINER

Connect with Classifieds

Phone: 1300 306 222  
 Email: classifieds@examiner.com.au

Death Notices

BENNETT

Donald James  
"Polly"

Passed away at home in St Helens on 22nd August 2021 aged 65 years.

Loved partner of Barbara for 33 years. Loved father of Donna and Billy, father-in-law of Jamie.

Grandfather of Nikita and Blayden and great grandfather of Harper.

\*Finally on Holiday\*

FLACK

Gavin

6.12.1938 - 23.8.2021

Passed away peacefully after a short illness.

Loved husband of Muriel. Loved father of Stephen and Amanda and partners, Debbie and Bruce. Loving Pop of all his grandchildren and great grandchildren.

Son of Ben and Ellie (both dec.). Brother of Kerry, Ken, Wayne (Tank) (dec.) and families.

Gone for a fish at the shack.

HARRIS

Jack

Loved brother of Doug (dec.) and brother-in-law to Theima (dec.), uncle of Jen and Liz and family, Qld.

JAABAEK-SMITH

Donald Bertram  
"Don"

It is with sadness we announce the passing of Donny on 22.8.2021 at Peace Haven with Shirley and Susie by his side. Loved husband of Shirley and loved by all his family.

\*Now at peace no more suffering\*

Many thanks to the wonderful and caring staff at Peace Haven.

Private funeral to be held Friday, August 27, 2021.

**Lethborg Family**  
FUNERAL SERVICES  
1300 789 906

JAABAEK-SMITH

Donald

6/70207918 NSD Battalion

We are saddened by the passing of Don, a founding member of the Northern Midlands National Servicemen's Assoc.

\*Rest in Peace\*

Death Notices

LEWIS

(nee Aldous)  
Patricia Marie

22.06.1945 - 21.08.2021

Loving wife of Basil (Bill). Mum to Stuart, Matthew, Cecelia, Jeffrey, Philip, Jane & Ben.

Private Service has been held.

**FINNEY**  
FUNERAL SERVICES  
Phone 6343 2368

MANION

Terence Martin

Dearly beloved son of the late Terry and Pat Manion of Beaconsfield.

Loved brother of Lorraine, and uncle of Natasha, Brooke and families.

\*Always loved and remembered\*

MANION

Terence

Close to our hearts, you will always stay. Loved brother of Chris and Di, Uncle to Heath, Kats and family.

MANION

Terence

~ Gone but not forgotten. ~

From the Baxter family.

MANION

Terence

Lifetime best mate. Deepest sympathy to all the family. I will always remember the good times. Dean and Donna.

Death Notices

RILEY

Judith Anne  
(nee Stewart)

12.6.1946-20.8.2021

Passed away as the result of a car accident.

Loved mother of Donald (dec.) Daughter of Donald and Kathleen Stewart (both dec.)

And loved nan of Tristan Donoghue and family.

\*Always Remembered\*

RILEY

Donald Roy

11.10.1975-20.8.2021

Passed away as the result of a car accident.

Beloved son of Judy (dec.) and Donald, stepson of Patricia Riley.

RIP Son, Remember you always.

Funeral Notice to follow

**Tamar Valley**  
FUNERALS  
1300 789 906

Death Notices

RILEY

Donald Roy

11.10.1975 - 20.8.2021

Passed away as the result of a car accident.

Beloved son of Judy (dec.) and Donald, stepson of Patricia Riley.

RIP Son, Remember you always.

Funeral Notice to follow

**Tamar Valley**  
FUNERALS  
1300 789 906

Funeral Notices

BENNETT

Donald James  
"Polly"

Relatives and friends are respectfully invited to attend the funeral service for Mr Donald "Polly" Bennett to be held at the C. T. Finney Centre, 34 Nunamina Avenue, Kings Meadows on Monday, 30th August 2021 at the St Helens RSL Club, Quail Street, commencing at 12 Noon to be followed by a Private Cremation.

Livestream link  
<https://nhl4deantas.wednet.org/2021/08/21/79c8f0/finney-funerals-of-bennett-30-8-2021>

**Hardy Funerals**  
1300 789 906

FLACK

Gavin

Family and friends are warmly invited to attend the funeral service for Mr. Gavin Flack to be held at the C. T. Finney Centre, 34 Nunamina Avenue, Kings Meadows on Monday, 30th August 2021 commencing at 12.30pm.

In lieu of flowers, donations to the Motor Neurone Association of Tasmania, would be appreciated and may be made at the service.

**FINNEY**  
FUNERAL SERVICES  
Phone 6343 2368

Funeral Notices

RAPLEY

Geoffrey Allan

Relatives and friends are respectfully invited to attend the funeral service for Geoffrey Allan Rapley to be held at the C. T. Finney Centre, 34 Nunamina Ave, Kings Meadows on Friday, 27th August 2021, commencing at 12.30 p.m.

For those wishing to join the service via livestream, please visit:  
[www.finneyfunerals.com.au/funerals](http://www.finneyfunerals.com.au/funerals)

**FINNEY**  
FUNERAL SERVICES  
Phone 6343 2368

In Memoriam

FITCH

David Edward

Passed away 24.8.2020.

\*May the road rise up to meet you,  
May the winds be always at your back,  
May the sun shine warmly on your face and until we meet again,  
May God hold you in the palm of his hand.\*

You will always be in our hearts. We love you and miss you so much. Your loving wife Beverley Joy and children John, Sis, Tina, Michael and Linda, and their families.

Father's Day Greetings

\*Dad\*

Tell Dad how great he really is this Father's Day Sunday, Sept. 5 by placing a message of love and appreciation from only \$25.

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**EXAMINER**

TOMKINSON

Darren Richard

2.8.70 - 25.8.07

You may be gone from our sight but you are never gone from our hearts.

~ Michelle

For Sale

CATERING EQUIPMENT

Gas stove, Goldstern 6 b. Garland flat grill, Luus flat grill, Cook equip, 5 burner gas top fryer. Electric - fryers, pizza oven, Harris boiler, bain marie Roband 3x2 wet, s/s wall shelves, s/s bench with tray slides. Ph. 0427 375 434.

MOBILITY CHAIR

ELECTRIC, purchased 2019, hardly used, excellent condition \$2250.

0458 699 647.

Wanted to Buy

ALL old books/comics, estates/downsize, old furniture, shed contents /tools, deer head, antlers, taxidermy, wine AW/isky, cellars, bottles, mantelpiece, cash buyer, will visit. 6423 3316.

Australian Coins/Notes

Decimal and pre decimal. Tokens, collections, etc. Private collector, will travel. 0409 409 760.

LP records/dvds/cds, stamps/coins, model cars/trains, old cutlery, radios, pocket knives, timber, advert signs, mantelpiece, cash buyer, will visit. 6423 3316.

Council Notices

Dog Control Act 2000

Notice of Intention to Apply For A Licence (Keeping of several dogs)

Notice is hereby given that it is my intention to apply to the Northern Midlands Council for a Licence for 1 Pomeranian, 1 German Short Haired Pointer and 1 Kelpie/German Shepherd Cross to be kept at my premises situated at 31 Main Street, Cressy, Tasmania 7302.

Any person residing or owning land within 200 metres of the boundary of the premises to which the Licence will relate may object to the General Manager against the granting of the licence within 14 days after the publication of this notice indicating the reasons for the objection.

Legal Notices

DEPARTMENT of PRIMARY INDUSTRIES, P A R K S, WATER and ENVIRONMENT LAND TITLES OFFICE NEW CERTIFICATE OF TITLE

NOTICE is given that the Recorder of Titles intends, after the expiration of seven days, to issue a new Certificate of Title pursuant to Section 35 of the Land Titles Act 1980 to replace Certificate of Title Volume 221534 Folio 1 in the name of CAREY ROBERTSON to the land situate in the CITY OF LAUNCESTON which is declared to have been lost, mislaid or destroyed.

Application No. M909665

ROBERT MANNING Recorder of Titles

Inserted by: Groom Kennedy Lawyers & Advisors (For the Applicant)

Local Government

FLINDERS COUNCIL

Development Applications

Flinders Council has received the following application for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

Applicant: Cohen & Associates Pty Ltd - DA2021/037

Location: 184 Port Davies Road, Emita & 35 Allports Beach Road, Emita (C/T: 168328/8 & 168328/2)

Development: Boundary Adjustment in Rural Zone

Plans and documents can be inspected at the Council Office, Davies Street, Whitemark, during normal office hours until 8<sup>th</sup> September 2021.

Written representations (including contact phone number) addressed to the General Manager, PO Box 40, Whitemark, 7255, by fax 6359 2211 or by email to [development.services@flinders.tas.gov.au](mailto:development.services@flinders.tas.gov.au) may be made during this time.

For further information contact Development Services on 6359 5001.

Dated at Whitemark this 25<sup>th</sup> August 2021.

Warren Groves  
GENERAL MANAGER

Local Government

NORTHERN MIDLANDS COUNCIL

NOTICE OF INTENTION TO SELL PUBLIC LAND TOWN HALL, CAMPBELL TOWN SECTION 178(4)(a) LOCAL GOVERNMENT ACT 1993

Notice is hereby given of the intention of the Northern Midlands Council to sell the Town Hall, Campbell Town, situated at 75-77 High Street, Campbell Town, Property ID: 1571 0137.

Objections to the proposed sale may be made to the General Manager within 21 days of 25 August 2021 (section 178 (4)(b)) Local Government Act 1993.

Objections may be posted to PO Box 156, Longford 7301, hand delivered to 13 Smith Street, Longford or emailed to: [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au)

Council will consider any objections received in accordance with section 178(6) of the Local Government Act 1993 and notify a person who lodged an objection of Council's decision, and any right of appeal against the decision of Council in accordance with section 178A Local Government Act 1993.

Further information, including a map/plan of the land and details of the sale process, including a timeframe can be obtained by contacting (03 6397 7303) or [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au)

Des Jennings  
GENERAL MANAGER

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**Local Government**



**NOTICE OF INTENTION TO SELL PUBLIC LAND  
TOWN HALL, CAMPBELL TOWN  
SECTION 178(4)(a) LOCAL GOVERNMENT ACT  
1993**

Notice is hereby given of the intention of the Northern Midlands Council to sell the Town Hall, Campbell Town, situated at 75-77 High Street, Campbell Town, Property ID: 7570137. Objections to the proposed sale may be made to the General Manager within 21 days of 25 August 2021 (section 178 (4)(b) Local Government Act 1993). Objections may be posted to PO Box 156, Longford 7301, hand delivered to 13 Smith Street, Longford or emailed to: [council@nmmc.tas.gov.au](mailto:council@nmmc.tas.gov.au). Council will consider any objections received in accordance with section 178(5) of the Local Government Act 1993 and notify a person who lodged an objection of Council's decision, and any right of appeal against the decision of Council in accordance with section 178A Local Government Act 1993. Further information, including a map/plan of the land and details of the sale process, including a timeframe can be obtained by contacting (03 6397 7303) or [council@nmmc.tas.gov.au](mailto:council@nmmc.tas.gov.au)

**Des Jennings  
GENERAL MANAGER**

**Local Government**



**DEVELOPMENT APPLICATIONS**

The following applications, under Section 57 of the Land Use Planning & Approvals Act 1993 have been received.

PANO:	2021325
APPLICANT:	G & R D White
PROPOSAL:	Dwelling, Outbuildings & Visitor Accommodation
LOCATION:	15 Hudson Street, Sidmouth
PANO:	2021336
APPLICANT:	NE Robinson
PROPOSAL:	Outbuilding
LOCATION:	16 Malnwing Street, Beauty Point
PANO:	2021345
APPLICANT:	PE De Ruyter
PROPOSAL:	Outbuilding Extension
LOCATION:	76 New Eccleston Road, Riverside
PANO:	2021352
APPLICANT:	M & S Grace
PROPOSAL:	Cellar Door
LOCATION:	2670 West Tamar Highway, Exeter

The applications and associated plans and documents may be viewed on Council's Website or at Council's Riverside Office. Any persons may make representation in relation to the proposal by letter addressed to the General Manager, PO Box 16, Riverside, 7250, by fax 6323 9349 or by email to [wtc@wctas.gov.au](mailto:wtc@wctas.gov.au) by no later than 5pm on 13 September 2021 - please include a contact phone number.

**Ralph Vos  
GENERAL MANAGER**

[www.wtc.tas.gov.au](http://www.wtc.tas.gov.au)

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**NOTICE OF PLANNING APPLICATIONS**

In accordance with Section 57(3) of the Land Use Planning and Approvals Act 1993, notice is hereby given that the following applications for issue of planning permits have been received:

DA 2021/83	Leigh Adams
PROPOSAL	Residential - Two (2) Multiple Dwellings
LOCATION	12 Rose Avenue, GEORGE TOWN (CT 6374/270)
DA 2021/89	B Sharnan
PROPOSAL	Residential - New Shed
LOCATION	5 Esplanade South, GEORGE TOWN (CT 60576/3)

These applications, associated plans and documents will be available for inspection at the Council Office, 16-18 Arne Street, George Town during office hours and on Council's website for a period of 14 days (until 13<sup>th</sup> September 2021). Further, in accordance with Section 57(5) of the Land Use Planning and Approvals Act 1993 any person may make representation relating to these applications and may do so in writing to the General Manager during this period. Please note any representations lodged will be available for public viewing.

Dated at George Town this 28<sup>th</sup> August 2021.

**Shane Power  
GENERAL MANAGER**

TAS744228



**Development Applications Received**

In accordance with Section 57(3) of the Land Use Planning and Approvals Act 1993, public notice is given for the following applications:

Site:	44 Marion Avenue, Newstead
Applicant:	Engineering Plus (Tas) Pty Ltd
Proposal:	DA0169/2021 Residential - Construction of a dwelling
Site:	12 Fairthorne Road, Trevallyn
Applicant:	JA McGe
Proposal:	DA0402/2021 Residential - Construction of a carport and shed
Site:	1961 Main Road, Lilydale
Applicant:	SA Lockett
Proposal:	DA0417/2021 Food Services - Change of use to a take away food premise and new sign
Site:	5 Welman Street, Launceston
Applicant:	PA Nicholas & D Day
Proposal:	DA0422/2021 Residential - Construction of alterations and additions to a heritage dwelling
Site:	330-336 Invermay Road, Mowbray
Applicant:	Gray Planning
Proposal:	DA0442/2021 Education and occasional care - Partial change of use to first aid training and Installation of signs
Site:	1 Pascoe Street, West Launceston
Applicant:	Stadium Design Co
Proposal:	DA0453/2021 Residential - Construction of alterations and additions to a dwelling (part retrospective)

Plans and documents can be inspected at our Customer Service Centre, Monday to Friday from 8.30am to 5.00pm or on our website at <https://onlineservice.launceston.tas.gov.au> until Monday 13 September 2021. Written representations to the Chief Executive Officer may be made during this time to PO Box 396, LAUNCESTON TAS 7250 or by email to [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au). However, the full content of your submission may be included in the report (available for public access) if the application is presented at a Council meeting for consideration. It is therefore the responsibility of the author of the submission to ensure that what is written is factual, fair and reasonable and not defamatory against any person. Please provide day time phone contact details with representations. For further information please call 03 6323 3220.

**More online.**  
WORKS # TENDERS # JOBS # COUNCIL NEWS

**Michael Stretton, CHIEF EXECUTIVE OFFICER**

Phone 03 6323 3000 | [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)



**Planning Scheme Amendment**

Notification of application under Section 38 and 43 F(4) of the Land Use Planning and Approvals Act 1993 (former provisions)

Ref: SF7104 - Amendment 62 and DA0102/2020

Draft Amendment 62 proposes the following:

- To rezone part 3-7 George Street, Launceston from Particular Purpose PPZ 7 - Boags Brewery to Urban Mixed Use Zone.
- Pursuant to section 43A of the Land Use Planning and Approvals Act 1993, approves DA0102/2020 for Bulky Goods Sales - Change of Use to Showroom (Auction House) at 3-7 George Street, Launceston

Documents describing the proposal can be inspected at our Customer Service Centre, Monday to Friday from 8.30am to 5.00pm or on our website at <https://onlineservice.launceston.tas.gov.au> until Tuesday 21 September 2021. Written representations in relation to the draft amendment and planning permit may be submitted during the above inspection time period, being representations in relation to the draft amendment in accordance with section 39(1). The submissions should be addressed to the Chief Executive Officer at PO Box 396, LAUNCESTON TAS 7250, or by email to [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au). The full content of your submission may be included in the report (noting this may make it available for public access) if the application is presented at a public Council meeting for consideration. It is therefore the responsibility of the author to address matters arising out of the proposal in a way that is factual, fair and reasonable and not defamatory against any person. Please provide phone and/or email contact details with representations. For further information please call 03 6323 3397.

**Michael Stretton  
CHIEF EXECUTIVE OFFICER**

[www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)



**Planning Applications**

The following applications, under the Land Use Planning & Approvals Act 1993, may be inspected at the Council Offices, 13 Smith St, Longford, and online at [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au) until 10 September 2021. Written representations in accordance with section 57(5) of the Land Use and Planning Approvals Act 1993 may be made during this time to the General Manager, mailed to PO Box 156, Longford 7301, delivered to Council offices or a pdf letter emailed to [planning@nmmc.tas.gov.au](mailto:planning@nmmc.tas.gov.au)

PLN-21-0135	- 125 Wellington Street, Longford: (CT 2629/1) - Six multiple dwellings (1 existing, 5 new) (variation to clause E6.7.2 Design and Layout of Car Parking for Dwelling 1)
PLN-21-0213	- 46 Burghley Street, Longford: (CT 107731/1) - Multiple Dwellings (2 existing, 1 change of use) (vary visitor car parking provision, vary carport setback)

**Des Jennings  
General Manager**

**Put the feels in with Emoji!**



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## Notice of Intention to Sell Public Land



Under section 178 Local Government Act 1993

In accordance with section 178(4)(ab) of the Local Government Act 1993 the Northern Midlands Council gives notice of its intention to sell public land.

<b>SITE:</b>	TOWN HALL, CAMPBELL TOWN 75-77 HIGH STREET, CAMPBELL TOWN PROPERTY ID: 7570137
<b>PLAN:</b>	
<b>INTENTION:</b>	SALE

Objections to the proposed sale may be made to the General Manager within 21 days of 25 August 2021 (section 178(4)(b) Local Government Act 1993) by:

Post: General Manager  
Northern Midlands Council  
PO Box 156, Longford 7301

Hand-delivered: 13 Smith St, Longford

Email: [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au)

Council will consider any objections received in accordance with section 178(6) of the Local Government Act 1993 and notify a person who lodged an objection of Council's decision, and any right of appeal against the decision of Council in accordance with section 178A Local Government Act 1993.

Further information and details of the sale process, including a timeframe can be obtained by contacting (03) 6397 7303 or [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au).

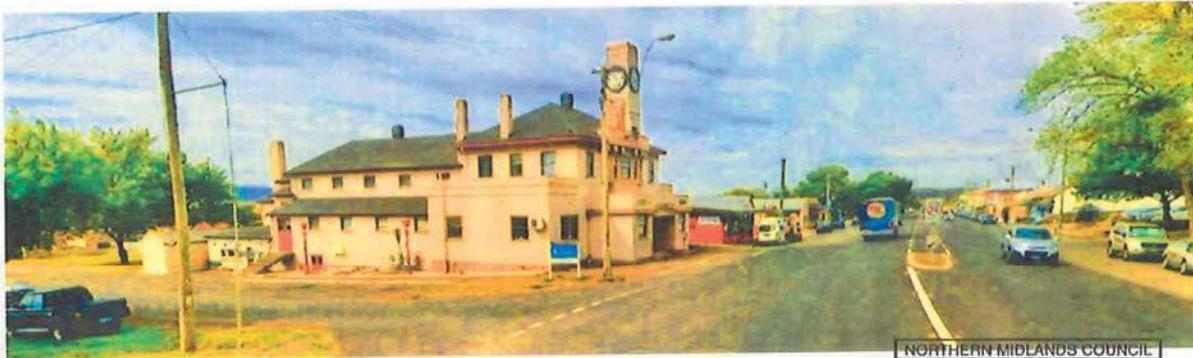
SIGNED:   
Des Jennings  
GENERAL MANAGER

DATE: 24 August 2021

24 08 2021



Attachment 9.1.4 Advert on High Street frontage



Kim Peart  
 39A Bridge Street  
 Ross 7209 Tasmania

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 10 SEP 2021					
	I	A		I	A
GM			PLN		
PRDM			BLO		
CSM			MVR		
WM			EA		
HR					
HLT			AS		✓

**REPRESENTATION** ..... Proposed Sale of the Town Hall, Campbell Town

The sale of the Campbell Town Hall is not necessary, and should not proceed. I have put a suggestion on the table, that the Town Hall could be part of a civic and cultural centre in Campbell Town, including a new building on public land next to the Town Hall. [Fig.1]

I have explored how this project could be funded, but to happen, it would need Council involvement, or for the Tasmanian Government to take over the ownership of the Town Hall. The Council would still need to be engaged in promoting the civic needs of the region.

I have repeatedly asked the Council to speak with the community about alternative futures for the Town Hall, but the Council will not discuss the matter, or meet with the community.

Is the Council now willing to talk to the community about an alternative to the sale of the Campbell Town Hall?

The Council decision with the Ross Swimming Pool includes the community. Why has a similar offer not been put on the table with the Campbell Town Hall, which is far more significant in its civic and cultural potential for a whole region, including many towns in two municipalities?

## BACKGROUND

On March 15th 2021 the Northern Midlands Council decided to sell the Campbell Town Hall, but as this decision was made in closed meeting, it was illegal. The Council had broken the law. Government information is readily available for anyone interested on the lawful process ..... "Under subregulation 15(3)(c) of the Local Government (Meeting Procedures) Regulations 2015 (the Regulations), a council must not close a meeting when it is considering proposals for the council to deal with public land under section 178 of the Act. It is important that a council considers proposals relating to public land in open session so that the community has access to the relevant details associated with any proposal, including the decisions made by the council and the reasons behind those decisions."

Guide for the Sale of Public Land  
21 April 2020

[http://www.dpac.tas.gov.au/data/assets/pdf\\_file/0020/532280/Sale of Public Land Information Sheet - 21 April 2020.pdf](http://www.dpac.tas.gov.au/data/assets/pdf_file/0020/532280/Sale_of_Public_Land_Information_Sheet_-_21_April_2020.pdf)

It is a matter of considerable concern, as to why the General Manager and the Council were blind to this law. I can but wonder how often the Council is blind to the law, or chooses to ignore legal responsibilities.

On May 17th, after advertising the proposal to sell the Town Hall, the Council confirmed its decision, though this decision was also illegal, due to part one of the decision of March 15th having been in closed meeting.

Mr Andrew McCullagh lodged an appeal in good faith against the illegal decision, which Dr. Jennifer Bolton and I joined as party to the appeal.

A request was made to see a key document which had been part of the illegal decision of March 15th, a report on the Town Hall by Watershed Solutions, but the Council refused to allow this document to be seen, as it had been part of the closed meeting proceedings.

Campbell Town Hall Review  
Watershed Solutions, 2021

[https://www.northernmidlands.tas.gov.au/source-assets/images/Campbell-Town-Hall-Review -Final-Report.pdf](https://www.northernmidlands.tas.gov.au/source-assets/images/Campbell-Town-Hall-Review-Final-Report.pdf)

The withholding of this key document was, therefore, also illegal.

We became aware that a Tribunal appeal with the sale of public land, with or without a town hall, could only include the outcome of one meeting, the last decision, even though the process runs over many years. This appears to be a glaring hole in the legislation, treating the sale of public land in the same way as development applications. This situation puts the community at an incredible disadvantage.

2

When two lawyers representing the Council vanished from the case, it seemed that something was up. When Council refused to agree on a date for mediation, we had no idea why.

Then, without explanation, the Watershed Solutions report was approved for release at a Council meeting, but the Council were extremely slow at allowing the appellants to see the document.

A few days before the next Council Meeting of July 19th, the Council made a request to the Tribunal to set aside the decision that was being appealed in the Tribunal, and threatened severe legal costs if we did not comply. In the light of the Council not having a legal leg to stand on, this pressure from the Council, sudden and aggressive, was a pure act of bullying.

At the same time Dr. Bolton found the Tasmanian Government document setting out the law for the sale of public land. Now the pieces began to fall into place.

It was now obvious that the Council had been buying time, down to the wire, to get the illegal decision set aside, instead of stepping out of the shadows as soon as their law-breaking was known about and telling the truth.

The cost of the illegal decision by the Council has been considerable, including the cost of running public advertising, and the cost in money and time of those who appealed in good faith.

But the Council was not about to speak the truth. In an Examiner article of July 18th Mayor Knowles, when asked about the matter ..... "refuted that Council had made an error when they approved the sale in March during a closed session. "No, absolutely not, you make those decisions in closed meeting ... it is not backtracking it is actually doing things correctly," she said." [Fig.2]

The fact that the Council stonewalled in the Tribunal hearing until the latest possible moment, refusing to reveal the truth and end the hearing much sooner over a hidden illegal decision, is quite concerning. By its actions, the Council has made every effort to hide their illegal decision. At no point has the Council apologised to those who appealed in the Tribunal in good faith, or to the ratepayers of the Northern Midlands for their illegal actions, which is extremely concerning.

Should the Northern Midlands Council do what is right and issue an apology to those who appealed in good faith in the Tribunal, and to the ratepayers of the Northern Midlands, for breaking the law?

If the Council wish to be trusted, they must demonstrate that they can actually be trusted, and be the good citizens that they want everyone to think they are.

## HISTORY

There is concern about where the Campbell Town Museum and Visitor Information Centre will go, if the Town Hall is sold. A building has come onto the market which would be quite suitable .....

103 High Street, Campbell Town, Tas 7210

<https://www.realestate.com.au/property-warehouse-tas-campbell+town-137138790>

Will the Council purchase this property, to ensure that the Campbell Town Museum and Visitor Information Centre has an appropriate home in a good location?

In 2012 the Council held a lease from the Tasmanian Government on the old Court House at 103 High Street, Campbell Town, where the Campbell Town Museum and Visitor Information Centre was located. When the Tasmanian Government required the Council to undertake \$80,000 in maintenance on the building, the Council declined, surrendered the lease, and moved the museum and visitor information into the Town Hall.

Campbell Town centre loss feared

Manika Dadson, 17 August 2012, The Examiner

<https://www.examiner.com.au/story/231084/campbell-town-centre-loss-feared/>

To make this move, the Council spent over \$100,000 on renovations to the Town Hall in 2013, placing the museum and visitor information into three unconnected rooms. This is a totally ridiculous situation, as no museum could function as a real museum under such an arrangement.

It would have been better to have spent less and kept the museum and visitor information in the old Court House.

Exactly how much did the Council spend to make changes to the Town Hall to move the museum and visitor information into the building?

What happened to the music stage, a smaller stage once located by the main stage and seen in a photo taken in 2013? [Fig.3]

A consultant's report made in 2014 states ..... "Since the refurbishment of the ground floor of the Town Hall (including incorporating the museum), there is no public space available in Campbell Town suitable for hosting large community functions (of up to 100-120 people seated at tables)."

Campbell Town War Memorial Oval Precinct Development Plan Final Report

Prepared by Jeff McClintock, September 2014

[https://www.northernmidlands.tas.gov.au/source-assets/files/Strategic-Projects/Campbell Town War Memorial Precinct DP.pdf](https://www.northernmidlands.tas.gov.au/source-assets/files/Strategic-Projects/Campbell_Town_War_Memorial_Precinct_DP.pdf)

This was because the internal walls had made the Town Hall smaller for public events. The renovations also killed the ambience of the hall, turning the venue in to a box, where once there had been columns along the sides. [Fig.4]

In effect, the Council had broken the Town Hall for large public functions, and at great expense. Having broken the Town Hall, and deprived the Campbell Town Museum of a good home in the old Court House, the Council set their sights on a new function and meeting room venue at the sports ground, held a couple of community meetings in 2014, and now declare that everyone knew that the Town Hall would be sold. Can that be believed, when the Council had just invested over \$100,000 in renovations to the Town Hall?

The new function and meeting room venue at the sports ground is being presented by Councillors as the new Town Hall. Is this possible? How would this compare with the civic and cultural centre that could be created on public land around the Town Hall, and include the Town Hall? [Fig.1]

Some puzzling questions arise with the new sports ground venue.

Why was the grandstand demolished, which was a solid concrete and brick structure? [Fig.5]

Why was the new function and meeting room venue at the sports ground, and supposedly the new town hall, not designed to include covered seating for spectators, as a new grandstand?

There appears to be a blatant level of insanity in the way the Northern Midlands Council approaches planning, messing around the museum in the Town Hall, and then messing around spectator viewing of sport events.

The Northern Midlands Council seeking to sell the Town Hall is on the basis of an extremely flawed approach to planning, which is delivering outcomes that disadvantage the community and undermine the local business environment.

I urge the Council to apply the brakes with the sale of the Town Hall, and undertake a proper assessment of planning and community needs in Campbell Town and the central midlands, inviting the community to have a real say, and stop ignoring what people think and have to offer.

Council silence toward the community makes the Council appear quite arrogant.

## **MAINTENANCE COSTS**

Mayor Knowles is referred to as declaring in the Northern Midlands Courier of July 22nd ..... "the Campbell Town Hall needed hundreds of thousands of dollars worth of maintenance done which the Council simply could not afford." [Fig.6]

Councillor Polley made a similar statement at the Council meeting of 17 May 2021 ..... "Just a rough instrument, to restore and paint that hall we're talking about hundreds of thousands of dollars. We can't afford it." [Fig.7]

Is it acceptable to spend over \$4 million on a new function and meeting room venue at the sports ground, and not ensure that the Town Hall is properly maintained?

To now propose selling the Campbell Town Hall with a maintenance bill of hundreds of thousands of dollars, may simply result in the sale price being far less than would otherwise be the case if the Council had met their responsibility to maintain this public property.

At the very least, the Council should do the maintenance, before they make a decision to sell this public property.

By skipping the maintenance on the most significant building in Campbell Town, the Council may be putting the Town Hall at greater risk of fire.

If sold, the new owner, faced with a maintenance bill of hundreds of thousands of dollars, may simply allow the property to fall into ruin, where it may burn, and be demolished.

If someone walked into the Town Hall and caused hundreds of thousands of dollars in vandalism, would the Police be called? Would the criminal be charged and expect a jail term?

So should the Police be called now, to deal with this vandalism by neglect on the part of the Council?

## **FOLLOW THE MONEY**

Did the Council apply for any funds to maintain and improve the Town Hall, after wrecking the property with internal additions in 2013?

There is a limit to funding available to the Council, and when significant money is spent in one place, it may come from another location.

A new town park is being built in Ross at a cost of around a million dollars.

Is the money for maintenance of the Town Hall in Campbell Town being redirected to a new town park in Ross?

This new town park in Ross was totally unnecessary, as there was and is public land next to the Town Hall, and much more public land near the Ross Bridge.

The process of deciding to have a new Town Park in Ross was completely undemocratic.

An item in a wish-list from the Ross Local District Committee (a Special Committee of Council) of January 20th 2015 stated ..... "The vacant land next to the Hotel be purchased using the funds from the sale of the Ross School and developed into a town square." [Fig.8]

It would be another three months before the old Ross School was sold on April 21st. [Fig.9]

Why did the Council jump at this item in a wish-list from a Council committee, and buy privately owned land, without discussing the matter with the whole Ross community?

Such is the way of a secret deal.

If the ratepayers and residents had been asked what they thought, would that privately owned land have been purchased?

There may have been suggestion for a public car park on that land, as Ross needs a public car park.

Having jumped on a wish from a few unelected members of a Council committee in Ross, was the money for the maintenance of the Campbell Town Hall drained away to a million dollar Council folly in Ross?

## **REPEAT OFFENDER**

The old Ross School is another case where the Council skipped on maintenance, severely neglecting the property for over a decade, and then expecting to fetch a very high sale price at auction, but it was handed in without a single bid.

I inspected the property in 2003, 2007, and again in 2014 with a builder, where it was quite obvious the property had not been prepared for sale, with rotting floor boards in part of the building, and a hive of dead bees in the wood fire.

It is surprising that the Tasmanian Wool Centre, who held the lease for so many years, did no maintenance, nor appears to have pestered the Council about maintenance.

The old school was a gift to the people of Ross from the Tasmanian Government, and could have been an amazing community and arts centre, with a tennis club, art gallery, and public park with old trees and a rose garden, spreading across the old school oval to the public toilets and Town Hall.

I applied for the lease of the old Ross School in 2007, and include a couple of extracts from my application below, where I proposed community use. [Fig.10]

As with the Campbell Town Hall now, the Council refused to talk to me, appearing to want the building empty and neglected, as they pushed toward the year when the property could be legally sold.

The Tasmanian Wool Centre was allowed to continue their lease and neglect of the building, leaving the property empty, and at risk of vandalism and greater risk of fire.

The builder informed us that the cost of the work to restore the Council neglect of the property would be to the tune of hundreds of thousands of dollars.

We offered \$100,000 in 2014, considering how much we were going to have to spend to repair the Council neglect. The Council declined our offer. The new owner came to the view that he had been sold a lemon.

## **NEAR MISS IN AVOCA**

The Tasmanian Government offered the Council the old Avoca School, and it looked like Councillors were going to vote to take it, when the General Manager informed the Councillors that if they ever sold the property, the money would go to the Tasmanian Government.

This offer was discussed at the Council meeting of 15 March 2021. A transcript of the audio is included below. [Fig.11]

Hearing that the Council would get nothing from selling the property, the Councillors voted not to accept the Avoca gift horse.

Some amazing statements are made about the Ross School in the Council transcript.

Had the Council spoken with the community about what could happen with the old Avoca School that would benefit the community?

If the Council had accepted the property, would they have neglected it as they did the old Ross School and the Campbell Town Hall?

It appears that in some ways, the Tasmanian Government are now awake to the conduct of the Northern Midlands Council.

## COMMUNITY CONSULTATION

I wonder why the Council committee in Ross did not fight tooth and nail to keep the old Ross School for the use of the residents of Ross.

Similarly, I wonder why the Council committee in Campbell Town are not fighting tooth and nail to find a way to keep the Town Hall for Campbell Town and the region.

It seems that the existence of the Council committees in towns and districts actually suppresses civic activity, with the Council committees displacing the role of community or progress associations.

In this environment the Council becomes the only voice, and that can become abusive, when an unelected and untrained Council committee is given the role of running official community consultation.

I speak from experience when it comes to the abuse involved, undertaken in the name of the Council as official community consultation.

The Council rests its case for sale on two community meetings held in 2014, but anyone I ask does not recall the sale of the Town Hall being part of those meetings.

The 2014 meetings were about building a new function and meeting room venue at the sports ground.

Why didn't the Council hold two community meetings in 2021, to listen to the people about what they would like for the Town Hall now?

I called on the Council to hold at least one community meeting, and invite all ratepayers and residents in the region to participate.

I have offered to help the Council with this meeting, but all I hear back is silence.

The Council only seems to have an ear for the Council committee, and the Council committee does not seem to have an ear for the community.

I ran a petition calling for the heritage listing of the Campbell Town Hall, which was accepted by the Council as meeting all legal requirements.

When my petition was presented to the Councillors, not one word was spoken about it, with no follow-up action of any kind.

The eerie sound of silence.

When I and Dr Bolton spoke to the Council July meeting about the Town Hall, there was not one question from the Councillors.

Just a stony silence.

During the July meeting Councillor Jan Davis said concerning the Town Hall ..... "If the representors are so excited about it, we would welcome a bid to buy it and do all those things and they can take on the responsibility, Council cannot." [Fig.12]

Is a Councillor seriously suggesting that residents from Ross purchase the Campbell Town Hall and negotiate with the Tasmanian Government about the creation of a civic and cultural centre? [Fig.1] Not only, it appears, does the Council neglect their maintenance responsibility with a significant public building, but they see no role in civic life in the south of the municipality.

## CONCLUSION

Will I be receiving an apology from the Council for the sneaky behaviour in the Tribunal, for the costs of the appeal in money and time, and for the bullying by the Council to agree to setting an illegal decision aside at the last possible minute, when the Council did not have a legal leg to stand on?

That bullying was a direct result of the Council attempting to hide their illegal actions.

The Council should be a model citizen, setting a good example for the community, not be hiding in the shadows like a convict.

Will the Council talk to the community about the new ideas for the Town Hall?

Only talking to the Campbell Town District Forum is not talking to the community, and may simply serve to echo back Council wishes from a few unelected members of a Council committee.

One former chairperson of the Forum, who resigned, told me that the Council does not listen. Even to them?

The current Council approach undermines the civic health of the community, and best outcomes for local businesses.

The current Council approach needs to change.

Kim Peart



## ILLUSTRATIONS .....

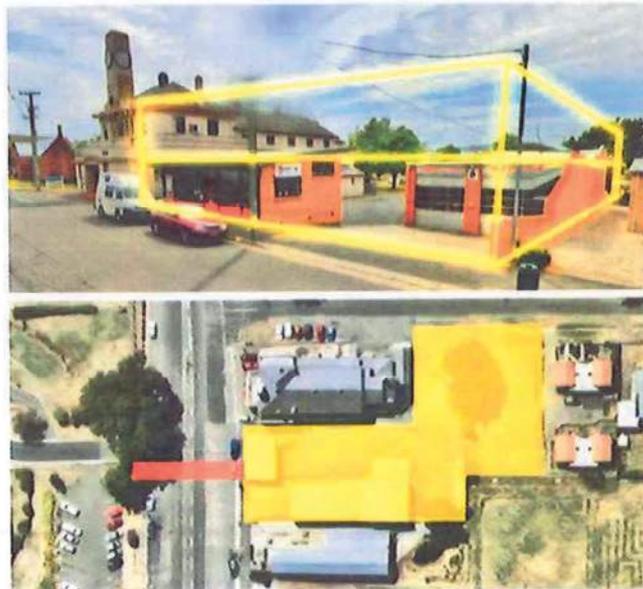
Figure 1 .....

### ★ **Civic and Cultural Centre in Campbell Town** ★

**Do you support the creation of a civic and cultural centre on public land next to the Town Hall in Campbell Town, which would include the Town Hall?**

**By seeking State and Commonwealth support to fund this vibrant community hub, money will also be found to look after the Town Hall, and beautify the old girl with the loving hand of an architect.**

**Would you like to help make this happen?**



**A committee will need to be formed to drive the creation of a civic and cultural centre in the heart of Tasmania, which will serve Tunbridge, Ross, Campbell Town, Avoca, Conara, Cleveland, Epping Forest, and the surrounding farms of the Central Midlands.**

**The new civic and cultural centre can include a larger shop for Service Tasmania, a better home for the museum, a larger library, a café, and a public art gallery, which could have a focus on art inspired by farms and country life in rural Tasmania.**

**There would be a passage to the Town Hall, providing access to better toilets and the café in the new building for events in the Town Hall, including theatrical presentations, film nights, functions, exhibitions and meetings.**

**Be in the loop to know what's happening ..... and ask to be added to the mailing list.**

★ **Contact ..... Kim Peart** .....

★

Figure 2 .....

The Examiner, 18 July 2021

**RMPAT delivers  
Town Hall decision**

Northern Midlands Council will have to vote again on its decision to sell the Campbell Town Hall, this time in a public meeting rather than private.

The original decision was taken to Tasmania's planning appeals tribunal on grounds that public land matters must be held in open council, unless it relates to possible legal action involving the council. During the proceeding, Northern Midlands agreed to vacate their original decision and will hold the vote again, in public.

Mayor Mary Knowles OAM refuted that council had made an error when they approved the sale in March during a closed session.

"No, absolutely not, you make those decisions in closed council ... it's not backtracking it is actually doing things correctly," she said.

The matter will be discussed at the next council meeting on July 19 in a public session.

Figure 3 .....



Figure 4 .....

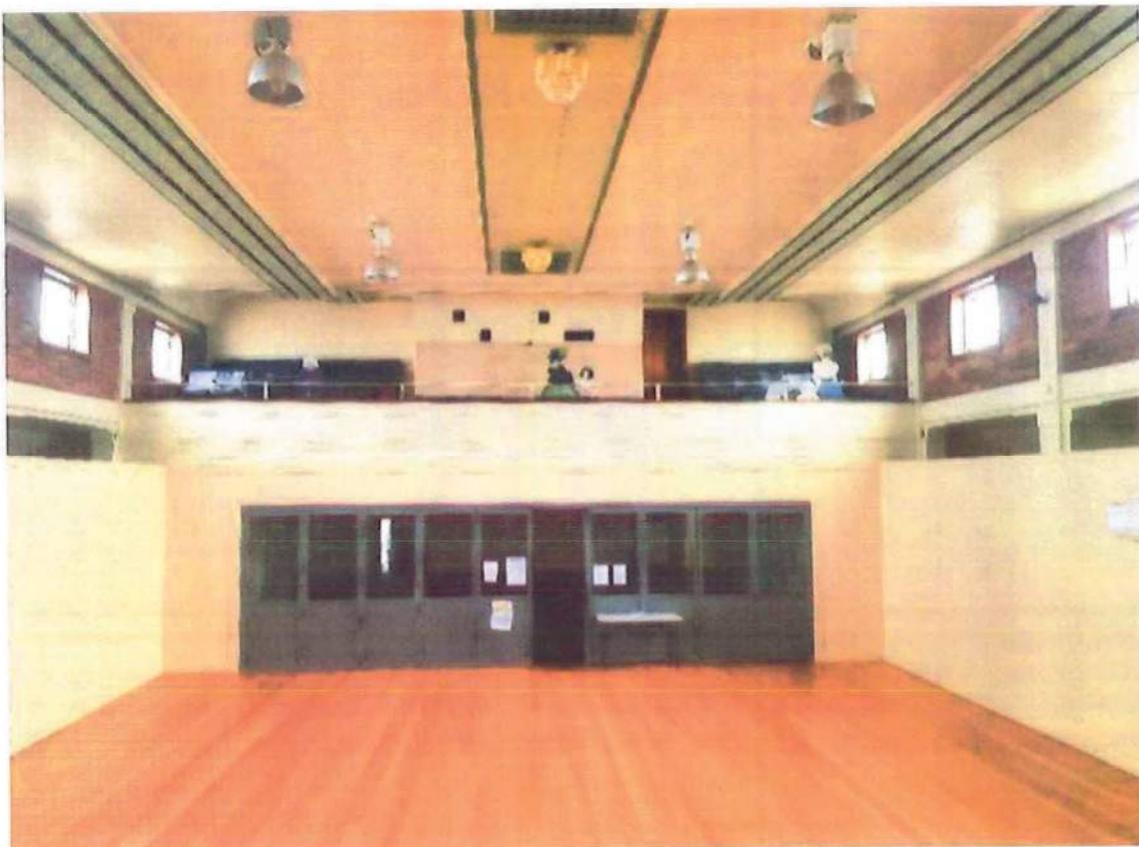


Figure 5 .....



Figure 6 .....

22 July 2021

4 THE Northern Midlands COURIER

## Iconic Town Hall to go on sale for a second time

THE Northern Midlands Council has decided for the second time in two years to try to sell the Campbell Town Town Hall.

It agreed at its meeting last Monday night to direct General Manager Des Jennings to start the sale process.

The decision comes nearly two years to the date after the council undertook a similar process but stopped the sale when it failed to receive any expressions of interest.

It comes after considerable public debate and the council commissioning WaterShed Solutions consultants to undertake a review of the Town Hall to identify possible future usage and opportunities for the building.

Only Councillors Janet Lambert and Matthew Brooks voted against the proposal this week to try again to sell the Town Hall.

Councillor Lambert said she was concerned that not enough had been done to ensure that existing users of the Town Hall space such as Service Tasmania, the museum and the market had somewhere else to go if the facility was sold.

"I don't want to see Service Tasmania end up not as a part of the community - it's very important for Campbell Town and Ross and the region," she said.

“ It could be an amazing asset but it has to be private money that does it.

Mr Jennings said that Service Tasmania had said that it wanted to stay at Campbell Town and the council intended to incorporate its continued tenure as part of any lease agreement.

Ross couple Kim Peart and Jennifer Bolton have been the most vocal opponents to this new sale proposal.

Dr Bolton told last Monday's meeting that no other facilities in Campbell Town compared to the Town Hall.

"The facility at the sports ground cannot function as a theatre or movie cinema. It cannot provide a space for Service Tasmania, the Campbell Town Museum and Visitor Information Centre," she said.

Mr Peart wants to turn the building and surrounds into a civic and cultural centre for the central Midlands.

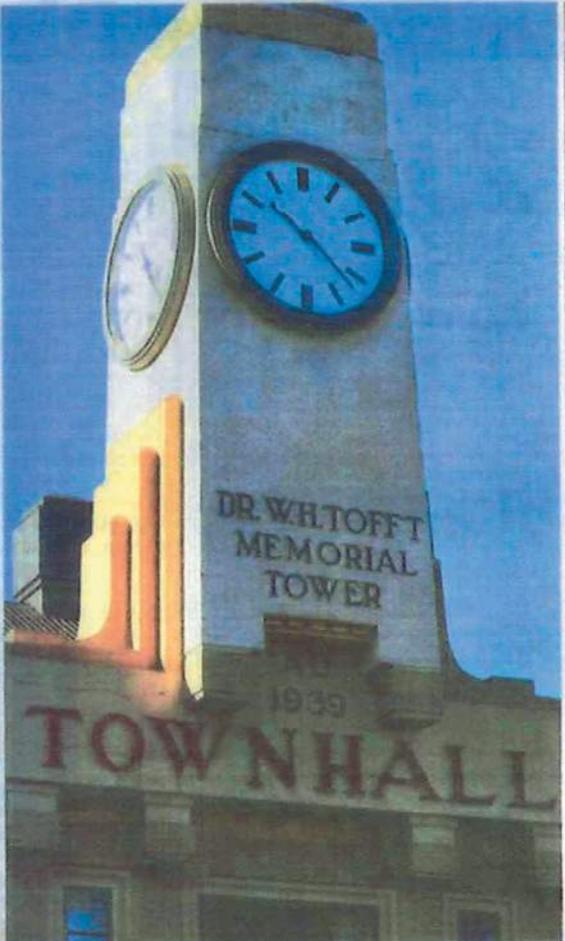
Mayor Mary Knowles said after the meeting that the Town Hall sale had first been mooted in 2014 when plans started for the new sports and community centre.

"We went to the community and had two, well attended community meetings," Councillor Knowles said.

"Nobody objected when the grandstand was taken down, we didn't feel pressure from the local community about this building (the Town Hall)."

Councillor Knowles said that the ageing Town Hall needed hundreds of thousands of dollars worth of maintenance done which the council simply could not afford.

"It could be an amazing asset but it has to be private money that does it," she said.



CLOCK'S TICKING: The Northern Midlands Council will try and sell the Campbell Town Town Hall for a second time.

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**Figure 7 .....**

Northern Midlands Council meeting ..... Transcript of the debate

Campbell Town Hall

17 May 2021

<https://www.northernmidlands.tas.gov.au/source-assets/files/2021-Council-Minutes/2021-05-17-Session-1.mp3> 5.24pm ... running for ten minutes

Cr Polley: I move the recommendation that we sell the hall, and that we notify. The reason that I move it, is because we built a new hall, and a new facility, which is being utilised very very well, including the grounds, constantly with people from around the State, sports people using the ground. I believe that long term it's best for the town, particularly for employment. We already know there's been interest expressed around the community about different things to use it for, mainly commercial things, and I think it's an ideal opportunity to do hopefully what has happened down at Oatlands, not necessarily the same thing that happened at Oatlands. All of a sudden there's been a huge expansion there at the old mill, because somebody has come along with a great new idea, and hopefully something will happen like this. We have to provide for the future, because there's going to come a time one day when that town will be by-passed. It's the only town on the national highway in Tasmania that hasn't been, and to my knowledge the only one on the national highway in Australia that hasn't been, and that's great. I'd like to see it remain that way. But, I think we've really got to build the base of potential employment within the town, and I think this building, and also, if we retain it, it's going to cost hundreds of thousands to do it up, and continue maintaining it for little use. People just aren't using it. They're using the other one. And there is a problem with the market. Somebody said we should keep it, because there's a market there once a month. Well, they can use the other hall for a market. Well, they could go up there and use the veranda and the internal parts of the hall. Also, and there's better parking at the new one. That's the reason I support.

Cr Davis: Council made the decision to sell the hall when they committed to build the new facility. We called for expressions of interest in 2019. We didn't get anything appropriate at the time, expressions of interest. It's a commitment that Council has foreshadowed for quite some time. We cannot continue to maintain that facility, as well as the new one, so nobody can say it was a surprise.

Cr Brooks: I agree with that. I'm just worried that, I still support selling the hall, but I don't want to see those user groups that are using the hall, not use the new facility, and I don't know why they're not using the new facility. Whether it's they can't afford the new facility, or they're just not using it for some other reason. I don't want to sell the hall out from under some user groups that genuinely can't afford to use that new facility. I'd like to ask Ms Bricknell if those user groups that are using the old hall, are they able to use the new hall, and would they be charged for a market. It's alright to say, have the market there, but do they get charged to have the market there. Some of these user groups in these country towns can't afford to pay the high fees we need to charge to pay for this building, and I know that the facility is being used a lot, but I'm afraid I think

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it's getting used by a lot of people outside the community, for government conferences, and all the rest of it, but I'm not sure if the community of Campbell Town are really using that facility.

Ms Maree Bricknell: I'm sure a lot of people from Campbell Town are using it, and they do get a rebate of 25% for fees, if they are local. There is an incentive there for them to use it. As far as the hall, they do for the market, they do pay a certain amount for the stall, I think it is, so there's no reason why we couldn't use the same charging regime with the other facility as well, amount per stall.

Cr Calver: I think there are other options in Campbell Town. There's the Show Grounds up there. There's the Girl Guides hall sitting there doing nothing, next to King Street, also suitable for market. So, there are other options.

Unknown: So, the beauty of the market at the Town Hall is it's closeness to the CBD area.

Cr Calvert: But both those ones I've suggested would .....

Cr Lambert: I have a similar concern to Cr Brooks. I think, given the petition where there was, I know there were 349, but I believe there was a figure of 70 to 80 locals. Is that the figure that was?

Unknown: 69 I think.

Cr Lambert: 69, 70, locals who expressed concern about selling the hall. 60 or 70 people, 60 or 70 families as well, people who are not happy to see the hall go, and I think, I know this is a situation that a lot of Councils and communities are going to face over time, but I think, with that amount of concern in the town, I'm not sure I can support the sale of the Town Hall, particularly with what Cr Brooks has added into that equation as well.

Unknown: Can I just add to that initially when we first, there were two massive public meetings there. They were held in the hall, and it was made quite clear that if the new facility was built, they would not be duplicated by doing up the hall ..... that was made quite clear.

Cr Polley: Just a rough instrument, to restore and paint that hall we're talking about hundreds of thousands of dollars. We can't afford it. If we're going to keep our rates down, we didn't put the rates up last time. We know if we want to .... we'll be limited in what we can do into the near future. We just can't afford it. And there are other alternatives. As has been explained by the Acting General Manager if you're charging per stall and we give an arrangement the same as happens in the new facility, there is no additional cost. And hopefully with the sale we can do an arrangement where that the actual Service Tasmania shop, and other facilities can stay there. Hopefully that can happen, but that in itself is creating a problem, and a traffic

hazard. Huge problem outside that place with trucks pulling up there which we want them to be doing. We've got no choice. Absolutely no choice. The longer we hang onto it, the more it will deteriorate. I understand the roof will probably need to be replaced. We're talking about hundreds of thousands. And then we've got the on-going maintenance for peanuts in return.

Cr Davis: I'll make two comments. I understand, to some extent empathise with, the comments that Cr Brooks and Cr Lambert have made but we're going to be facing this with the Ross school, with other issues, where there are a lot of, you know, emotive positions taken by the local community members. The only way that I could see that we could get around that is for Campbell Town to agree to a discretionary rates payment for example because I can tell you right now the people of Perth aren't going to pay for it. So, you know we've got to be very realistic and hard and I know it's tough but we cannot keep everything. This was something that was foreshadowed, and everybody should have understood it. Yes, some people may have changed their minds, but we can't make an investment of hundreds of thousands of dollars because some people have changed their minds.

Mayor Knowles: OK , I'll put the recommendation. All those in favour.

Aye.

Mayor Knowles: Against.

Aye.

Mayor Knowles: Hands up please those against. Cr Brooks and Cr Lambert. Motion carried.

#### **Figure 8 .....**

MINUTES OF THE MEETING OF THE ROSS LOCAL DISTRICT COMMITTEE HELD AT THE READING ROOM, ROSS ON TUESDAY, 20 JANUARY 2015 COMMENCING AT 3.00PM

<https://www.northernmidlands.tas.gov.au/source-assets/files/2015-01-20-RLDC-Minutes.pdf>

#### **PRESENT .....**

Mr Keith Draper (Chair), Mr Allan Cameron, Mrs Jill Bennett, Mr Arthur Thorpe, Mr Herbert Johnson, Mrs Fiona Doe, Mrs Debra Cadogan-Cowper

#### **Ross Strategic Plan .....**

3. The vacant land next to the Hotel be purchased using the funds from the sale of the Ross School and developed into a town square.

**Figure 9 .....**

Old Ross School

14A Bridge Street ROSS TAS 7209

<https://www.domain.com.au/14a-bridge-street-ross-tas-7209-2011274890>

Sold by private treaty 21 April 2015

**Figure 10 .....**

Extracts from an application to lease the old Ross School, Kim Peart, 23 January 2007

Page 1 ..... I was first made aware of the Ross School by Councillor Tru Dowling, who showed me around the buildings 4 years ago, when I was preparing for the Tasmanian Bicentenary event with Jorgen Jorgenson in Ross in July 2004. On a visit to Ross recently I was surprised to find that the school remains empty and unused. The buildings appear to be in good condition, though in need of some maintenance, such as maintenance and a thorough cleaning up.

Page 2 ..... When I visited the Ross School on Friday 12 January I spoke with a woman and resident of Ross in the grounds with her daughter, who expressed great sadness at the state of the school and that it stands neglected and in a deteriorating condition. Other residents of Ross probably hold similar feelings and fears for the future of this historic school. I hope that my proposal will offer hope for the future of the Ross School and help to create a new role for it in the community.

Page 4 ..... The new school building could be dedicated to a range of community related activities. If there were need for an on-line centre in Ross, this could be a good location. The building could also be used for community education and this role could be explored. I would be interested in running art classes, workshops and history seminars. The imagination is the only limit on what could happen, together with numbers to participate and could include computer courses, enterprise workshops, first aid courses, a book club, writing workshops, theatre, photography and film making. If there is a need for youth activities in Ross, this could be explored with parents. Activities for older residents in Ross could also be considered. There may, for instance, be interest in a garden club, which would help to care for the grounds. A tennis club might even get going in the outside court. Should we agree to a project with the Ross School, we could prepare a flier, outlining some of the possibilities with the school and invite interested Ross residents to a meeting at the school to say what they may like to see happen there for the community.

**Figure 11 .....**

**AUDIO RECORDING OF THE MEETING OF COUNCIL**

Avoca Primary School

Ordinary Meeting , 15 March 2021

<https://www.northernmidlands.tas.gov.au/source-assets/files/2021-Council-Minutes/2021-05-17-Session-1.mp3>

Cr Goninon ..... I'll move the motion that Council advise the Education Department that we do not wish to purchase .....

Councillor Brooks seconds

Mayor Knowles ..... Any discussion?

Cr Goninon ..... It's a danger for Council to take on older buildings that are going to require maintenance in the future. I believe this one is in a pretty good state, but ongoing will cost this Council money, as there doesn't appear to be any immediate use for it, except for an organisation that has put its hand up, but can't find a business plan for it, unless we can buy it for a dollar and sell it for \$300,000, I suggest that they keep it.

Cr Adams ..... I think rushing into this, we had the experience of the Ross School. I think Cr Polley had something to do with that years ago. Council ended up with that and it became a great asset ..... and it was sold and some of the money was used in Ross to replace the toilets, for the new Ross that is about tourism and whatever. I think the simplistic view that you can never take on anything takes the risk to engage into buying a building which may not show great opportunity at the moment it is in good nick. It's a great asset, whether something could come out of that, we'd need to look at it, and there is this other body that is interested in it from its own perspective. I'm cautious about saying no, throw it away.

Cr Polley ..... I support Cr Adams in the case of Ross when the Ross School was closed, I was the local member. The Government of the day, I made representations, it was given over to Council, with the only condition that if it was ever sold, that the money be used in the town of Ross, and it sat there for quite some time. At the time it was handed over, you probably wouldn't have been able to sell it, but some years later, it was sold, I think for in excess of \$300,000. If you'd held it a bit longer, you'd probably get \$700,000 or \$800,000, you'd probably get a million now. The point is, we should not just, I think we should go back and say we're prepared to take it, but we want the same formula as Ross, and that is that the government agree to hand the building over to the community, and if in the future it sold off, the money should be used in the town of Avoca, or if the Council can find some other use for it. I can tell you now, the price of housing in the Fingal Valley has gone through the roof, so eventually that land could be

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used for something, so if we went back and then if they refused to do that won't take it. I think we should at least go back asking them to do the same as they've done, and I think the same was done out at Woodsdale, oh Levensdale School was only closed down 6 or 7 years ago. It was handed over, or offered to the Council for nothing, whether they took it up, I don't know. But at least the offer was made. It's a precedent, and the precedent was set by the former government.

Mayor Knowles ..... Councillor Davis will be next, but the General Manager needs to answer.

General Manager ..... I think from what I'm hearing here there is an understanding that the State government made it quite clear. We sought that advice with regard to coming into ownership, it would be passed to us for community purposes. If you sell it, it has to be passed back to the State Government. I'm hearing the suggestion that, if Council was to take it up, we have to ask that question about our ownership, and if we can dispose of it in the future, as we did down in Ross.

Mayor Knowles ..... Councillor Davis is next.

Cr Adams ..... I just wanted to clarify, if the mover and seconder of the motion would allow a further process to ask the State Government if they would pass it over and we could gain an asset.

Cr Goninon ..... My understanding was, and it's the same as the General Manager's, that's why I suggested that we couldn't, and the Government has been asked, and if we did, we'd have to maintain it. If we get rid of it, the money goes back to the State Government again, and they said they won't change that. That's why I said if we could buy it for a dollar and sell it in a few years time .....

Cr Adams ..... No chance of lobbying?

Mayor Knowles ..... Cr Davis

Cr Davis ..... Thankyou Madame Mayor. I wasn't aware of that. It's certainly not clear in the papers, preceding discussions. I believe we should take it on. It's in good nick. I've been down and had a look at it. It's a very attractive building, with a lot of potential for future use. If we decided at some point down the track that we didn't want to use it for community services, whatever we decided, I'm sure we could then enter into that conversation with the Government about what we would do at that point in time. In the mean time, I would be very happy to support a motion, as indicated by Cr Polley, that we take it on.

Mayor Knowles ..... Cr Goss

Cr Goss ..... I've just got some questions around if we take it on, what kind of costs are we up for. There must be some annual ongoing expenses, and before we make our

decision. I would like to receive a report ..... We may have had a report in the past, but I can't remember off the top of my head what it was, but even things like mowing the grass and cutting hedges, and sweeping the leaves of the front deck, or whatever it is, and even other things, like providing security. Probably one of the biggest risks is people get in that we don't want to be there and so I'd like some of those things ..... think best how we could do that, have a caretaker living there, or something, I don't know.

General Manager ..... Madame Mayor, the costs are, some initial costs have been identified in the report. They don't cover all the ones that have just been mentioned, but the ongoing maintenance costs would be \$10,000 or \$15,000, that's annually. That doesn't include 5 year return for full paint, and the ground maintenance is estimated at \$20,000 per year. So you're looking at \$30,000 to \$35,000 just for the general maintenance. Insurance hasn't been taken into account in those numbers, and security hasn't been taken into account, and obviously, damage on the site, depending on the amount of damage, what needs to occur there, we actually at this time have nobody interested in the site. Obviously, it's the decision of Council, if they wish to take it on, but I believe there's enough detail there about what the ongoing costs might be at this time.

Mayor Knowles ..... OK. We have a recommendation there. I'll put that recommendation. All those in favour.

Councillors .... Aye.

Mayor Knowles ..... Anyone against? Cr Polley, Cr Davis and Cr Adams are against. So, the motion is carried.

## Figure 12 .....

2 THE EXAMINER Tuesday July 20, 2021

## NEWS

# Council vote again on contentious hall sale

BY ADAM DAUNT

THE contentious sale of the Campbell Town Hall has been approved once again by Northern Midlands Council.

The sale had been approved earlier this year in a closed session at the March meeting before it was brought back for a vote in public council.

Kim Peart, an advocate for turning the space into a civic and cultural centre, spoke against the decision.

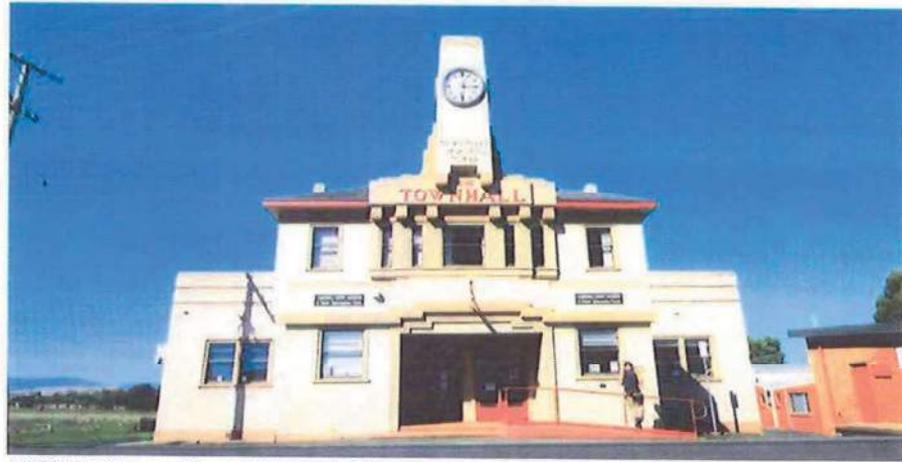
"By having a bolder vision, that will benefit the whole region, good people will be inspired to participate from across the region," he said.

"To achieve this greater community and cultural good, the town hall will need to remain in public hands."

Dr Jennifer Bolton voiced opposition to the recommended action to sell the facility.

"There are no other facilities in Campbell Town that can compare to the town hall," she said.

"The facility at the sports ground cannot function as a theatre or movie cinema, it cannot provide space for Service Tasmania or the Campbell Town Museum and Information Centre."



**APPROVED:** The sale of Campbell Town Hall has been approved again by Northern Midlands Council after they approved it in a closed session in March. Picture: Paul Scambler

The duo were party to the recent Resources Management Planning Appeal Tribunal case against the sale of the facility.

RMPAT approved the council's request to set aside their initial decision to sell the facility earlier this year.

Data from the council from January to May 2021 indicated the hall was used for 137.5 hours, but the state election accounted for 46 of those hours.

"Most important is the pain that would be caused if this iconic, historically significant building is not treated with the respect it deserves and retained in public hands," Dr Bolton said.

Throughout the year, the council has reiterated that the maintenance costs are an issue, but would like to see the hall in private hands.

Councillor Jan Davis said the council could not fund the maintenance costs.

"If the representatives are so excited about it, we would welcome a bid to buy it and do all of those things and they can take on the responsibility, council cannot," she said.

Councillor Janet Lambert raised concerns about where Service Tasmania, which was housed in the hall, would go if it was sold.

Northern Midlands Council general manager Des Jennings reassured that Service

Tasmania had not looked to leave Campbell Town.

"There is no suggestion of them moving whatsoever, they have a preference of staying where they are at the moment," he said.

Mr Jennings indicated that Service Tasmania remaining in the building could be negotiated in the eventual sale in the building.

The decision was passed by a majority of Northern Midlands Council.

8<sup>th</sup> September 2021

The General Manager  
Northern Midlands Council  
13 Smith St  
Longford TASMANIA 7301

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 8 SEP 2021					
	I	A		I	A
GM	✓		PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT			A/S		✓

Dear General Manager

**SALE OF THE CAMPBELL TOWN HALL**

I would like to provide unequivocal opposition to the Sale of the Campbell Town Hall advertised by Council recently and required 21 days from the 25<sup>th</sup> August 2021.

The proposed sale of this hall in itself, defines the failures of this Council, its Mayor and a majority of Councillors, a failure set to come home to roost in just on 12 months time when the Northern Midlands Ratepayers get to provide their verdict on the manner in which you have conducted yourselves over the previous 4 years. It should make exceptional viewing.

The Campbell Town Hall was paid for by the Community of Campbell Town, with land donated by Mrs Leake and a majority of funds raised (if not all) within the Campbell Town community, and like most town halls, is a central monument and land mark icon of any town. In this town, more iconic than most.

It is only for the failures of the council that it has been left to date and fall into some small areas of disrepair.

The failures of council to provide adequate facilities at the new "State of the Art" Campbell Town Recreation Oval, has provided little more than a headache for the "locals" and provided a void in the community. Many might say it was a complete waste of money. It is widely used by people from outside the Town in order to recover revenue failures.

The proposed gymnasium for the site has never eventuated, the Football Club's rent has increased significantly, the pool has been a disaster given the poor nature of the Planning around it, and the now highly used meeting facilities are impacting on most businesses within the town.

This is not a facility for the Community of Campbell Town but rather an extension of extremely poorly run Council , focussed on how it might be able to obtain Government Grants and their own egotism.

The Hall however has stood the test of time and is a town necessity !!!

A facility with history (pending Heritage Listing), a facade that identifies the town, a sense of community, is used by all in the town due to current tenancies, and an affordable facility with wide-ranging miscellaneous uses, the Recreation Oval cannot compete with.

The decision to build the unaffordable Recreation Oval facility was known early in the planning stage with it identified an initial loss of \$40k per annum (see attached document). I suggest given the budget blowouts and poorly administered Council processes this is possibly far greater, and something you are asking the Campbell Town community to pay for in your own gross mismanagement. Yet despite this, it was ok to proceed with the project, and then a hall with decades of history, losing just \$4k a year becomes the scapegoat for such a poorly made decision.

And this in town where Council received a report form Pitt and Sherry showing Campbell Town as having the lowest weekly income in the whole Municipality. See snippet below from Pitt and Sherry report:

Town	Median Weekly Family Income
Cressy	\$919
Evandale	\$1,048
Perth	\$1,054
Campbell Town	\$677
Longford	\$887
Launceston	\$1,013
Tasmania	\$1,032

If the argument is around fiscal damage, sell the Recreation Oval .... it loses far more dollars.

The unnecessary strain and financial duress placed on Campbell Town is completely abhorrent.

You have increased the rent to the Football Club to unsustainable levels, after firstly trying to double the rent I believe.

The promised gymnasium has never come to fruition, despite it being in the initial plans and funding scope, but rather replaced with "Meeting Rooms" that are now completing and impacting businesses across the town.

The swimming pool has been a disaster due to the extremely poor planning of its interaction of with the facility, and its failure to meet basic standards.

All in all the Council should hang its head in shame rather than boast some "State of the Art Facility" that is banded at every opportune moment.

The facility holds limited use for the locals and what it can offer, and it is noted that despite numerous requests to discuss and provide ideas, ALL HAVE BEEN IGNORED.

The town hall fills a massive void in a country town, along with it being "owned by the town" in every sense of the word.

The fact this decision was initially prompted "behind closed doors" demonstrates to one and all the sinister nature of this decision from its initial concept. The failings of process in hiding the matter further highlighted this.

All the while, every other part of the Northern Midlands Community get increased facilities such as the Longford Sports Centre, even after the massive overspend on the Longford Recreation Oval, which was yet another show of gross incompetence.

How is it Council can spend four times more than the Gov Value on land at Perth, over \$1m on the budget at Longford Recreation Oval, build 3 bridges at Rossarden (all ironically within 12 kilometres of the Mayors residence), install "parklets to the tune of over \$100k in Longford and Cressy and yet an iconic facility at Campbell Town losing just a few thousand a year (with no proper management plan) is mere fodder for Council incompetence, negligence and gross mismanagement.

In the event you choose to continue with this ridiculous proposition, it will be appealed at RMPAT and later through the Supreme Court if necessary given the abhorrent nature of the Council decision.

Given this will linger well into next year, it should align nicely with Council elections, something that should prove as a reminder and "case in point" to many voters at just the right time. We note strategy is not a Council strong point, and this is evidence 101.

Its interesting when you have a General Manager and Mayor, both that never grew up in the area, how little local history, heritage value and community spirit mean to them. There is so much more to running a Council than dollars and cents.

When the Council returns to proper management after October next year, never again will such vandalism of the Community and Municipality be allowed to occur.

The sale of the Hall is morally bankrupt and I can assure all Councillors, "the silent ratepayers" are gunning for them already. If this matter is to continue, it will be the 2 inch thick icing on an already very large cake.

Please desist from the idea of the sale. The Ross Pool was something you chose to take rare high moral high-ground on and the idiotic idea of selling the Hall should follow.

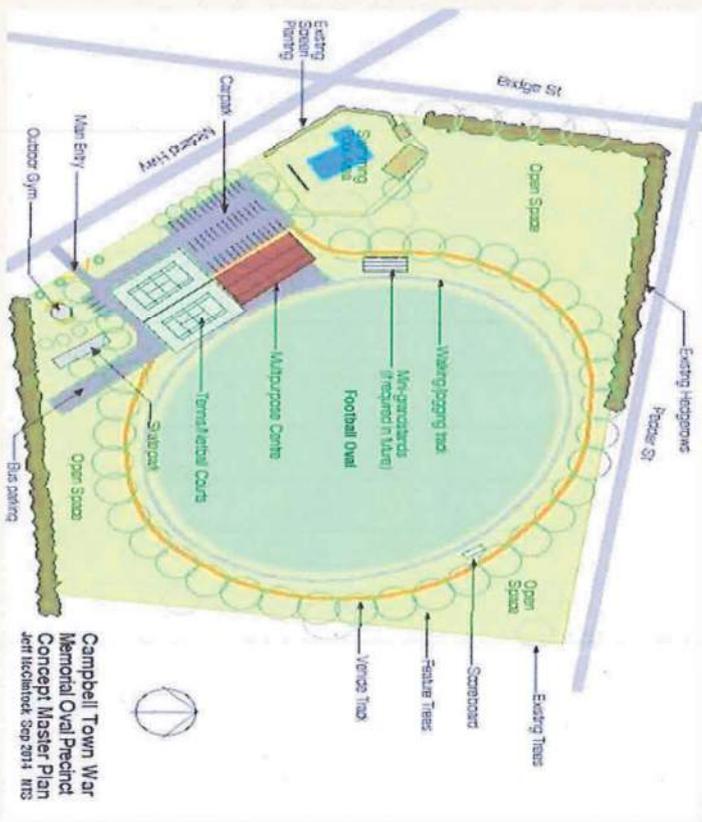
As a footnote, could you also provide the reasons Councillor Ian Goninnion abstained from voting on this matter? It has been widely thought on the Northern Midlands Facebook Watch Page and other areas of the Community, his intent is to buy the property. We would like to have publicly released the reasons and minutes surrounding his actions around this matter.

Regards and Thanks

Andrew McCullagh  
PO Box 666  
Sandy Bay  
Tasmania 7006

# CAMPBELL TOWN WAR MEMORIAL OVAL PRECINCT

## Master Plan



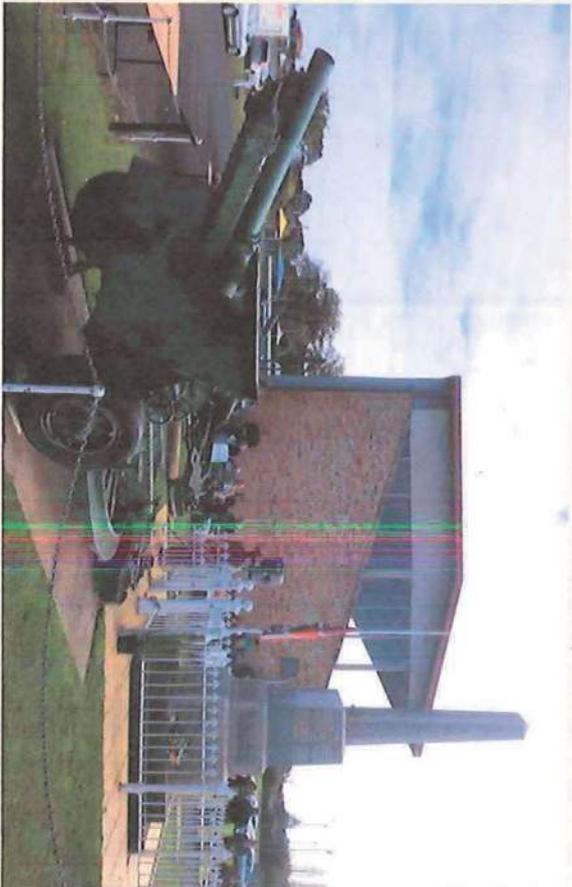
Campbell Town War Memorial Oval Precinct Concept Master Plan  
Jeff Hochstetler Sep 2014

Version: 22 June 2016



# Project Description:

- Precinct is located at the northern end of Campbell Town adjacent to the Midland Highway and opposite the district school
- Comprises a full-size Aussie Rules football oval, clubrooms under the grandstand (built 1950s), swimming pool complex, dilapidated public toilet block, outdoor gym, skate park and war memorial



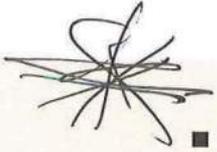
## Project Description (continued):

- Development plan received by Council in December 2014 – key finding was that the ageing clubrooms and grandstand be demolished and replaced with a multipurpose centre comprising club facilities and a function room with a capacity of 150 persons (rationale being the facility would attract regional and state wide sporting groups/community organisations' events and meetings given its central location in the state)
- Council commissioned an economic and financial analysis of the development plan by Strategy 42 South to ascertain the viability of the multipurpose centre and provide a cost-benefit analysis. Report received November 2015



## Influences:

- The clubrooms and public toilet facilities are well past their 'use-by' date and warrant replacement with a new clubrooms facility (minus the grandstand) and incorporating new public toilets. The current unknown is what is the appropriate scope, scale and component parts of the new clubrooms facility



- Campbell Town has a growing number of privately owned meeting and function facilities. Council needs to compliment, not compete with these businesses when developing public facilities



## Advantages & Attributes:

The economic and financial analysis provided Council with answers to three key questions:

- Is there sufficient regional and state wide demand to warrant the cost of building and operating the multipurpose centre?
- Does Campbell Town have the services and infrastructure to support the multipurpose centre?
- Will the multipurpose centre compliment or compete with the town's privately owned meeting and function facilities?



## Study Outcome:

- The consultant determined the Multi-Function Centre is feasible if a workable co-op management model can be implemented, however, the consultant estimates that model would have an ongoing shortfall of close to \$40,000 per annum after three years.
- Council resolved at the February 2016 meeting to call quotes for the design of a staged Multi-Function Centre.



## Contacts:

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General Manager  
Northern Midlands Council  
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Email: [des.jennings@nmc.tas.gov.au](mailto:des.jennings@nmc.tas.gov.au)
- Lorraine Green  
Economic & Community Development Manager  
Northern Midlands Council  
Ph: (03) 6397 7303  
Email: [lorraine.green@nmc.tas.gov.au](mailto:lorraine.green@nmc.tas.gov.au)



**From:** "Northern Midlands Council" <council@nmc.tas.gov.au>  
**Sent:** Tue, 14 Sep 2021 08:51:35 +1000  
**To:** "ECM Email Registration"  
**Subject:** FW: Representation - Proposed Sale of the Campbell Town Town Hall

#ecmbody  
#qap default  
#silent

Our Longford office is open from 8:45am until 4:30pm weekdays, however meetings with Council Officers are by appointment only, and we ask that transactions be conducted via telephone or online wherever possible. Our Customer Service team can be contacted by phone, post, via our website or email at [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au). Our priority is to keep our community, including staff, ratepayers and residents safe and to minimise the spread of COVID-19.



---

**From:** Jennifer Bolton  
**Sent:** Monday, 13 September 2021 8:05 PM  
**To:** Northern Midlands Council <council@nmc.tas.gov.au>  
**Cc:** Jennifer Bolton  
**Subject:** Representation - Proposed Sale of the Campbell Town Town Hall

Jennifer Bolton  
39A Bridge Street  
Ross TAS 7209

Representation Objecting to the Proposed Sale of the Campbell Town Town Hall

I object to the proposed sale of the Campbell Town Town Hall for the following reasons:

1. Service Tasmania

The Council has not identified an alternative location for the Campbell Town

Service Tasmania branch if the hall is sold. Campbell Town and the surrounding district must not be left without this essential service. People should not be required to travel approximately 50 km to either Oatlands or Longford to access this vital facility. At the Northern Midlands Council meeting on the 19<sup>th</sup> of July 2021, the General Manager said that Service Tasmania wishes to remain in their current location in Campbell Town. He suggested that a continuing tenancy for Service Tasmania could somehow be made a requirement before proceeding with the sale of the building to a private owner. How a new owner could be compelled to allow Service Tasmania to continue operating from the Town Hall into the future needs to be explained. Retaining public ownership of the Town Hall would be a far more reliable way to secure the continuation of this vital service.

### 2. Campbell Town Museum and Visitor Information Centre

The Council has not identified an alternative location for the Campbell Town Museum and Visitor Information Centre if the hall is sold. It is crucial that the town retains its museum and visitor information centre to support the tourism industry in the area. Is the Council planning to purchase another building in Campbell Town to house the museum and visitor information centre? The major reason given for selling the Town Hall is the cost of ongoing maintenance. How does the Council justify the costs associated with finding the museum a new home rather than simply retaining the Town Hall?

### 3. Monthly Community Markets

The Council has not identified an alternative location where the Monthly Community Markets can be held if the hall is sold. Held on the last Sunday each month, the markets provide a regular opportunity for the community to gather which would be lost if no other venue could be found. It has been suggested during Council debate that the markets could happen at the War Memorial Oval but it is not clear which part of the facilities they would occupy and whether this would conflict with sporting activities occurring at the same time.

### 4. Impact on Streetscape

In the Campbell Town Urban Design and Traffic Management document commissioned by Council, a new plaza in front of the Town Hall is proposed in order to improve the prominence of the hall and enhance the streetscape along High Street. What now becomes of these plans? Council should not be selling a

public building that is a significant landmark and already has an identified role in the plans to re-develop the heart of the town.

#### 5. Heritage Concerns

The Campbell Town Town Hall does not currently have heritage protection despite its striking architecture, dominant presence on the town's main thoroughfare and significant role in the culture and history of Campbell Town throughout the past eight decades. This oversight leaves the building and its memorial tower dedicated to Dr Walter Tofft vulnerable to alterations and unsympathetic signage that could irrevocably destroy its historic character. A ratepayer has nominated the Campbell Town Town Hall for inclusion on the Tasmanian Heritage Register and this is still under consideration. A petition was also tabled at the meeting of the 28<sup>th</sup> of June 2021 calling on the Council to investigate heritage listing of the Campbell Town Town Hall. The petition was accepted but Council does not appear to have acted on it. If the Council wishes to promote the Northern Midlands as the historic heart of Tasmania they should do all they can to maintain and protect the public heritage assets under their ownership. The Campbell Town Town Hall should not be sold.

Yours sincerely,

Jennifer Bolton

Sent from [Mail](#) for Windows

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## 9.2 ROSS SWIMMING POOL: SAFETY ASSESSMENT

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

### 1 PURPOSE OF REPORT

To provide Council with information regarding the safety of the Ross Pool.

### 2 INTRODUCTION/BACKGROUND

Council at its meeting on 16 August 2021, resolved:

*That Council procure a health and safety report (existing or newly commissioned report) to ascertain whether the Ross pool is safe to be used.*

The following reports are included as attachments to this report:

- NMC Ross Swimming Pool – General Building Inspection – 13.04.2021
- NMC Ross Swimming Pool – General Building Inspection – 29.07.2020
- Braddon Building Surveying – Ross Pool Building Inspection Report – 09.09.2020

A building generally remains compliant with the legislation at the time it was constructed, however, if renovation works on more than 25% of the building occur, or, there are complaints about the building, or, there are other safety matters of consideration then that may trigger a requirement for works to be conducted to make the building / facility compliant.

In summary the primary areas of concern regarding non-compliance at the Ross Pool are:

Access:

- No sealed pathway from the carpark to the pool
- No ramp access into the building
- No assisted access into the pool

Buildings:

- No accessible/ambulant toilets/change/shower available

Pool:

- No ramp or assisted access into the pool

General safety:

- Access to the site
- Wading pool fence position
- Trip hazards
- Adequateness of change areas for use and privacy

A master plan for the Ross Pool facility was developed in June 2017 and is attached to this report. Council has not pursued any funding streams to date to implement the plan. Implementation of the master plan is likely to result in works greater than 25% of the facility size and therefore would trigger full upgrade of the entire facility to become compliant.

Council has not received any record of complaints regarding access to the facility.

### 3 STRATEGIC PLAN 2021-2027

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

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

1.3 Management is efficient, proactive and responsible

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

2.1 Strategic, sustainable, infrastructure is progressive

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

3.3 Public assets meet future lifestyle challenges

### 4 POLICY IMPLICATIONS

N/a

### 5 STATUTORY REQUIREMENTS

Dependent on the nature of the improvements, planning approvals may be required under the *Land Use Planning & Approvals Act 1993*.

Any improvements would need to be compliant with current building legislation, standards and codes.

### 6 FINANCIAL IMPLICATIONS

No financial implications have been identified at this time.

It is estimated in the attached building inspection report that to bring the facility to the minimum safety requirements would cost \$500,000 - \$650,000.

### 7 RISK ISSUES (INCLUDING WORK HEALTH & SAFETY)

The attached building inspection reports identify a number of safety and compliance risks at the Ross Pool.

The areas of most significant concern in the view of officers are:

- access issues;
- trip hazards.

It is recommended these hazards are remedied prior to the pool opening for the 2021/2022 summer season.

Whilst there may not be a legislative requirement to bring the facility up to current standard, once Council is aware of safety concerns, risks and non-compliance issues at the facility, it should remedy these to avoid future liability issues.

The *Work Health & Safety Act 2012* places the primary responsibility of health and safety on a person conducting a business or undertaking. Council must ensure, as far as is reasonably practicable, the health and safety of the workers at the workplace, as well as other persons (such as the general public) at a workplace is met.

The Ross Pool is only open if there is a fully qualified lifeguard present to supervise the pool. Council endeavours to operate its pools within the Guidelines for Safe Pool Operations – Aquatic Supervision - released by the Royal Life Saving Society of Australia. Council has in place policies, procedures and ensures staff supervising the pool are adequately trained to ensure safe operation of the pool and mitigate any risks to patrons. It is noted however, this training cannot mitigate the physical risks identified regarding the facility, such as access.

## **8 CONSULTATION WITH STATE GOVERNMENT**

N/a

## **9 COMMUNITY CONSULTATION**

N/a

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

There are several options for Council to consider:

1. Accept the report;
2. Seek a further report detailing the safety of the Ross Swimming Pool and whether or not it should remain open to the public;
3. Acknowledges the risks identified in this report and remedy the most urgent items prior to the pool opening for the 2021/2022 summer season;
4. Acknowledges the risks identified in this report and remedy the most urgent items prior to the pool opening for the 2021/2022 summer season and seek funding opportunities for the complete upgrade to the Ross Pool;
5. Acknowledges the risks identified in this report and close the pool.

## **11 OFFICER'S COMMENTS/CONCLUSION**

The current swimming pool facility complies with the standards of its time when built, however it does not comply with today's standards. It is good practice wherever possible to bring public facilities up to current standards for the health and wellbeing of users. The *Building Act 2016* has mandatory provision for this to occur when triggered.

### ***Management of the facility***

Public swimming pools and aquatic facilities present several health and safety hazards, including those which increase the risk of drowning. Management of risk is detailed in Guidelines for Safe Pool Operations – Aquatic Supervision - released by the Royal Life Saving Society of Australia. Council endeavours to manage its pools in accordance with these guidelines.

Items to consider include:

- preparing a supervision plan
- conducting an aquatic supervision risk assessment
- providing trained pool lifeguards, pool supervisors and first aid officers
- ensuring pool lifeguards complete a site induction prior to season commencing
- ensuring young people or people with limited swimming competency such as children, are accompanied by adults at all times

First aid and emergency situations should be covered by ensuring:

- an effective emergency plan is in place and is tested regularly
- all signage is clearly visible
- appropriate access to first aid equipment
- pool lifeguards are properly trained, hold a current first aid certificate and are competent to administer an advanced level of first aid and resuscitation (such as administering oxygen or using an automated external defibrillator)
- first aid supplies are restocked annually by St John Ambulance to ensure all items are in date and included in the kit
- first aid facilities and equipment are appropriate to the size of the pool facility.

Council has in place policies and procedures to ensure the above requirements are met.

## **12 ATTACHMENTS**

1. Braddon Building Surveying - Ross Pool Building Inspection Report - 09.09.2020 [9.2.1 - 14 pages]
2. NMC Ross Swimming Pool - General Building Inspection - 13.04.2021 [9.2.2 - 19 pages]
3. NMC Ross Swimming Pool - General Building Inspection - 29.07.2020 [9.2.3 - 14 pages]
4. Ross Pool Master Plan [9.2.4 - 18 pages]

## **RECOMMENDATION**

That Council:

- a) notes this report;
- b) completes a full risk assessment of the Ross Pool prior to the opening of the pool for the 2021/2022 season, and remedies access and trip hazards prior to opening;
- c) complete annual risk assessment of the Ross Pool prior to the opening of the pool.



## BUILDING INSPECTION REPORT – (CF127-20)



### 6 – 8 BRIDGE STREET ROSS

Prepared by

**Barry Magnus –Building Surveyor  
CC4804P**



## Contents

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	11



6 – 8 Bridge Street *Address*

ROSS TAS

7209 *Suburb/post code*

**Building Surveyor details:**

Building Surveyor: Barry Magnus – Braddon Building Surveying *Category:* *BS* *BSL*

Address: PO Box 224 *Phone No:* 6424 1299

DEVONPORT TAS 7310 *Fax No:*

Licence No: CC4804P *Email address:* admin@bradbuild.com.au

**Inspection Date: Wednesday, 9<sup>th</sup> September 2020**

## BUILDING REPORT

### SCOPE

Braddon Building Surveying have been requested to inspect and provide a report looking at maintenance and areas of non-compliance at the Ross Swimming Pool.

While legislation generally allows for buildings and the like to remain compliant with the legislation when constructed, major renovation (greater than 50%), complaints with regards to access, or consideration to safety matters, triggers compliance with current legislation.

The inspection was carried out on Wednesday 9<sup>th</sup> September 2020. The inspection considers the access provided from the parking area located on Bridge Street to the pool entry gate, pool area, pool, and facilities (Change rooms, showers, and toilets).

The report is broken into the following areas, under each heading.

**Access** – from carpark to pool, into existing facilities, access into pool swimming and wading.

**Buildings** – condition for use and maintenance.

**Pools** – condition for use and maintenance.

**General Safety** – areas where public safety may need to be considered.

### INSPECTION

#### ACCESS

Access for the pool is available from the car park located on Bridge Street in front of the playground area, with a gravel pathway to the side of the playground around established trees and rises to the pool gate. Pathway shown in photos 6.0; 6.1; 6.2:

Toilets and showers are located to the rear of the pool area and access is via a step up from the pool apron area, no accessible facilities were found on site. Buildings shown in photos 1.0; 2.0:

Pool access is available from movable stairs, with the wading pool access via a sloped incline. Pools shown in photos 2.0; 4.0:

## BUILDING REPORT

Access is deficient to current requirements, which includes access for persons with disability, the deficiencies are detail in the summary.

### BUILDINGS

The buildings on site consist of Filtration and equipment - located externally, covered area with seating and table, facilities – containing toilets, change rooms and showers. Buildings shown in photos 1.0; 2.0; 3.0; 5.0; 5.1; 5.2; 7.0:

The buildings on site are quite dated and have serious deficiency for accessibility and circulation which is detailed in the summary. Other matters that where note was the age and function of the showers, which provide little bench space in the shower and privacy for patrons. Showers shown in photos 5.1; 5.2:

Fencing is chain wired security fencing which is considered appropriate for public pools. The wading pool has pool fencing on three sides; however, this fencing is hard against the pool and prevents access from this side which prevents assistance from these sides if required. Fencing shown in photos 4.0; 6.0:

### POOL

The main pool appears to be concrete with a fiberglass lining, the lining has recently been patched in places however these linings are normally redone around every ten years and it appears that the pool is close to requiring a new lining throughout. Access to the main pool is deficient to current requirements for accessible access which is outlined in the summary. Pool shown in photo 2.0:

The wading pool offers satisfactory entry for access; however, a risk assessment should be carried out for the position of the pool fencing on the three sides, which as previously stated, limits access to assist someone requiring assistance. Pool shown in photo 4.0:

### GENERAL SAFETY

Generally the safety issue lie in the age of the facility and lack of compliant access, in gaining entry to the pool from the parking, entry into the facilities, lack of circulation space within the facilities and non-compliant access into the pool.

Further safety issues noted, privacy being able to be achieved within the showers and change areas and the ease of access to the roof of the facilities building – refer photo 3.0.

## BUILDING REPORT

Risk assessment should be carried out and documented of these areas including

1. The position of the pool fencing position around the wading pool,
2. Ease of access to the roof of the facilities building,
3. Lack of access for people with disability,
4. Availability of a suitable first aid room with complying circulation,

To ensure that Council is not accepting to high a risk in the operation of the pool in its current status, alternately consider putting in place a program for upgrades, replacement, and improvement.

### SUMMARY

#### ACCESS

Access is considered to be, the greatest problem for the pool, current access requirements are set out in Part D3, National Construction Code 2019, Building Code of Australia - Volume One, Amendment 1 (NCC).

- An accessway is to be provided from the main points of entry at the allotment boundary,
- From any accessible building connected by a pedestrian link,
- From any required accessible carpark,
- Access should be provided to sanitary facilities,
- Change room and public shelter,
- Into any pool with a total perimeter greater than 40m.

To achieve compliance this would require a sealed pathway to be established from the carparking area to the pool area, as the level raises approximately 3.5m and ramp access is to be no steeper than 1:14 the ramp with the required flat landings will be around 58.6 metres in total. As a ramp it would require a kerb either side of the ramp and handrail both sides. This would require major earth works and tree removal to be considered near the playground.

Once inside the pool access would again be a requirement to the existing facilities which again has limited space to allow for ramp access due the height above the pool apron. The facilities would also need to be refigured throughout to ensure that complying toilets,

## BUILDING REPORT

change rooms and showers are available, in this case with the age of the building it is likely that construction of a new complying building would be more practical.

Access into the main pool would require the establishment of one of the methods listed in the NCC D3.10.

- i. A fixed or movable ramp and an aquatic wheelchair; or
- ii. A zero-depth entry and an aquatic wheelchair (ramp built into the pool); or
- iii. A platform swimming pool lift and an aquatic wheelchair; or
- iv. A sling-style swimming pool lift (this however would also require some to assist):

### BUILDINGS

As indicated the toilets change room and showers are quite dated and requires major refurbishment. With any upgrade consideration will need to be given to compliance with current legislation.

The minimum requirement – Accessible toilet shower and change room, ambulant male, and female toilet, male, and female showers and change rooms. Access will still be a consideration along with consideration to preventing roof access. Alternately the best proposal would be considering to budget for a replace building with complying facilities, signage, and access.

### POOL

The main pool currently is approaching the time to consider a full relining, at this time it would be appropriate to consider the requirement for access into the current pool. The most compliant arrangement for access is the installation of a ramp providing zero -depth entry, which also provides the most suitable access for dignity.

The wading pool is considered to provide reasonable access, however, only needs consideration on the position of the pool fence and if it allows satisfactory access around the pool for assistance should it be required.

### GENERAL SAFETY

The following points need to be considered for ongoing safety.

- i. Access to the site, signage, and access around the site for people with a disability

## BUILDING REPORT

- ii. The position of the wading pool fencing
- iii. The provision of fixings for the pool stairs if they are not in place as a trip hazard
- iv. Access to the roof of the facilities building
- v. Adequateness of the existing facilities for use and privacy.

As a minimum the council should ensure that all matters are risk assessed and upgrading programed in for the improvements or replacement as required.

An estimate of possible costs.

• Amenities Block (approx. 150m <sup>2</sup> @ \$3200 per m <sup>2</sup> )	- \$480,000.00
• Relining Pool	-\$25,000.00
• Pool Hoist	- \$15,000.00
• Compliant access path	- \$35,000.00

Generally, it is considered that overall upgrades would be around \$500,000.00 as a minimum with the possibility of \$650,000.00 as a more realistic budget.

**BUILDING REPORT**

Appendix – PHOTOS:

ITEM NUMBER	PHOTO	NOTES
1.0		Change Rooms and WC – access and circulation
2.0		Height difference and access to pool

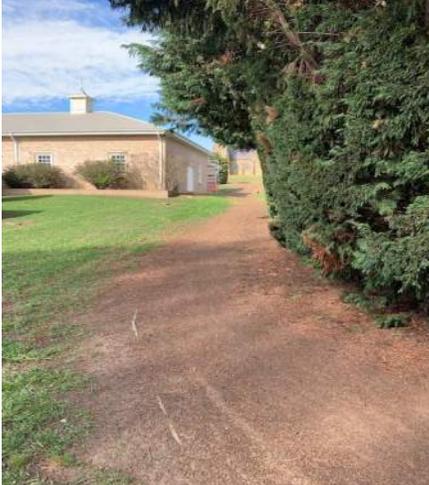
**BUILDING REPORT**

ITEM NUMBER	PHOTO	NOTES
3.0		Current facilities access to roof
4.0		Access and fence restriction of access for assistance
5.0		Circulation and clearance

## BUILDING REPORT

ITEM NUMBER	PHOTO	NOTES
5.1		Circulation and privacy
5.2		Circulation, surface levels, and privacy

## BUILDING REPORT

ITEM NUMBER	PHOTO	NOTES
6.0		Surface and gradients
6.1		Surface and vegetation restriction

## BUILDING REPORT

ITEM NUMBER	PHOTO	NOTES
6.2		Surface
7.0		Filtration and Equipment building

## BUILDING REPORT

### Contact Information

BARRY MAGNUS –  
CC4804P  
BUILDING SURVEYOR

**Tel** (03) 6424 1299  
**Mobile** 0447 575728  
barry@bradbuild.com.au

### BRADDON BUILDING SURVEYING



57 Formby Road, DEVONPORT TAS 7310  
PO Box 224, DEVONPORT TAS 7310  
**Tel** 03 6424 1299  
**Fax** 03 6424 1533



## General Building Inspection NMC 6 monthly

Ross Swimming Pool / Damien Wilson

Complete

Score	50%	Failed items	3	Actions	4
<b>Site</b>		Ross Swimming Pool			
<b>Audit Title</b>					
Northern midlands 6 monthly inspection					
<b>Client / Site</b>					
Northern midlands council, Ross pool.					
<b>Conducted on</b>					
13th Apr, 2021 11:54 AM AEST					
<b>Prepared by</b>					
Damien Wilson					
<b>Location</b>					
6-8 Bridge Street Ross TAS 7209 Australia (-42.03160665933232, 147.4913062994811)					
<b>Personnel</b>					
Damien					

**Failed Items & Actions**

3 failed, 4 actions

**Failed items**

3 failed, 0 actions

**Northern Midlands Council Building Maintenance Audit / 2.0 - 3 Monthly Inspection Items**

**2.5 - Inspect paths of travel to exits to ensure there are no obstructions and no alterations**

No

Paths are steep, and the rock is round making it very slippery, not suitable for disabled or the elderly.



Photo 29



Photo 30



Photo 31



Photo 32

**Northern Midlands Council Building Maintenance Audit / 2.0 - 3 Monthly Inspection Items**

**2.6 - Inspect disability access to ensure compliance**

No

No disabled access to the pool.

**Northern Midlands Council Building Maintenance Audit / 4.0 - Building Safety / 5.0 - Hazardous substances**

**5.3 - Chemical register available**

No

**Other actions**

4 actions

**Northern Midlands Council Building Maintenance Audit / 1.0 - Previous inspection**

**1.1 - Has the last inspection been reviewed?**

No

No iAuditor carried out prior to this.

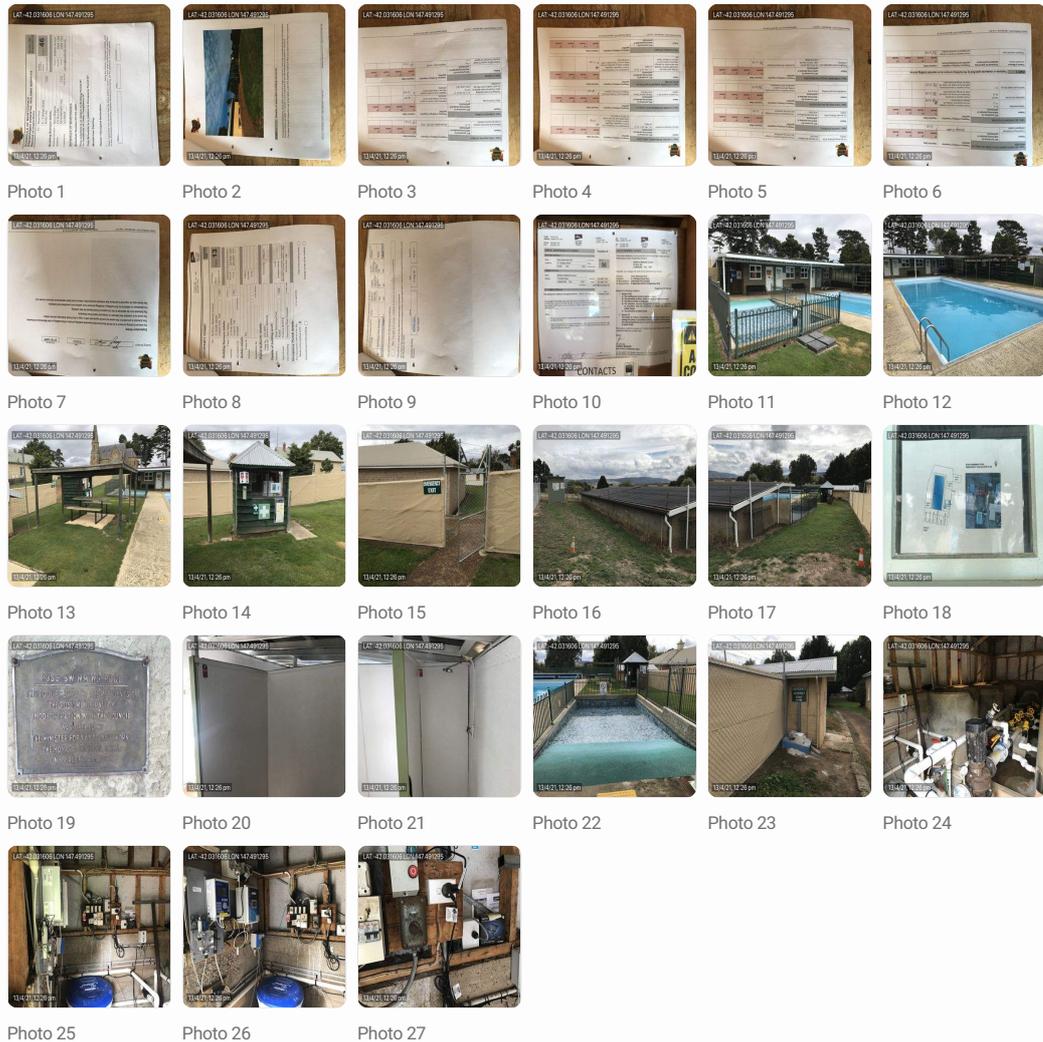
This facility requires a lot of attention. The change rooms don't have any privacy for patrons to change, the showers have no hot water, the change rooms and toilets don't cater for disabled or ambulant patrons.

The access to the facility is flawed as the path is too steep and slippery.

No emergency service access to the pool facility.

The pump/ filter room and filters are very out dated and in need of upgrading.

A lot of money is required to bring this facility up to standards.



To do | Assignee | Due 20th Apr, 2021 1:12 PM AEST | Created by Damien Wilson

**Audit requires**  
 Natural or mechanical ventilation AS 16668.2  
 Water efficiency of the building, not less than the standard when built.  
 Swimming pool discharge management system, frequency of testing or inspections specified.  
 Swimming pool safety fence  
 Emergency control organisation and procedures

To do | Assignee | Due 20th Apr, 2021 1:10 PM AEST | Created by Damien Wilson

**Thermostatic mixing section.**  
 Thermostatic mixing section doesn't give an area to make a note or respond.

**Northern Midlands Council Building Maintenance Audit / 4.0 - Building Safety**

**4.1 - Floor surfaces even and uncluttered?**

No

To do | Assignee | Due 20th Apr, 2021 12:40 PM AEST | Created by Damien Wilson

**Grind down uneven surfaces**

Grind uneven concrete around pool deck

**Northern Midlands Council Building Maintenance Audit / 8.0 - Electrical Safety**

**8.2 - Safety switches tested every 6 months and tests recorded?**

Outsourced check contractor schedule



Photo 46

To do | Assignee | Due 20th Apr, 2021 12:53 PM AEST | Created by Damien Wilson

**Meter board requires upgrading**

Engage an electrician to upgrade the meter board.

## Northern Midlands Council Building Maintenance Audit

4 actions, 3 failed, 50%

### 1.0 - Previous inspection

2 actions, 0%

#### 1.1 - Has the last inspection been reviewed?

No

No iAuditor carried out prior to this.

This facility requires a lot of attention. The change rooms don't have any privacy for patrons to change, the showers have no hot water, the change rooms and toilets don't cater for disabled or ambulant patrons.

The access to the facility is flawed as the path is too steep and slippery.

No emergency service access to the pool facility.

The pump/ filter room and filters are very out dated and in need of upgrading.

A lot of money is required to bring this facility up to standards.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

To do | Assignee | Due 20th Apr, 2021 1:12 PM AEST | Created by Damien Wilson

**Audit requires**

- Natural or mechanical ventilation AS 16668.2
- Water efficiency of the building, not less than the standard when built.
- Swimming pool discharge management system, frequency of testing or inspections specified.
- Swimming pool safety fence
- Emergency control organisation and procedures

To do | Assignee | Due 20th Apr, 2021 1:10 PM AEST | Created by Damien Wilson

**Thermostatic mixing section.**

Thermostatic mixing section doesn't give an area to make a note or respond.

**2.0 - 3 Monthly Inspection Items**

2 failed, 14.29%

**2.1 - Test smoke/heat alarm and replace battery as required.**

Not required

**2.2 - Check emergency exit lights and signs operable to AS2293.2**

Illuminated signs not required,



Photo 28

**2.3 - Check safety devices are in place and operable in refrigerated chambers, strong rooms and vaults**

Not applicable

**2.4 - Inspect doors to ensure they are intact, operational and fitted with conforming hardware**

Yes

Gate only, unlocked when pool is occupied.

**2.5 - Inspect paths of travel to exits to ensure there are no obstructions and no alterations**

No

Paths are steep, and the rock is round making it very slippery, not suitable for disabled or the elderly.



Photo 29



Photo 30



Photo 31



Photo 32

**2.6 - Inspect disability access to ensure compliance**

No

No disable access to the pool.

**2.7 - Inspect artificial lighting to ensure they are working**

Not applicable

**2.0 - Fire Prevention**

88.89%

**2.2 - Building free of combustibile material**

Yes

**2.3 - Extinguishers checked and operable**

Yes



Photo 33



Photo 34

**2.4 - Extinguishers in place, clearly marked for type of fire?**

Yes

**2.5 - Extinguishers recently serviced? (Check 6 monthly punch mark on tabs.)**

Outsourced check contractor schedule

**2.6 Fire hose reel checked and operable**

Not applicable

**2.7 - Extinguishers clear of obstructions?**

Yes

**2.8- Extinguisher no more than 1200 mm max height & base not lower that 100 mm?**

Yes

**2.9 - Adequate direction notices for fire exits?**

Yes

**2.12 - Fire Evacuation Plan**

Yes



Photo 35

**3.0 - Common Area Lighting**

33.33%

**3.1 - Lights all working?**

Yes

**3.3 - Light fittings clean and in good condition?**

No

No lighting in the toilets or change room facilities

**3.4 - Security lighting operable**

No

No out door lighting

### 4.0 - Building Safety

1 action, 1 failed, 53.85%

4.1 - Floor surfaces even and uncluttered?

No

To do | Assignee | Due 20th Apr, 2021 12:40 PM AEST | Created by Damien Wilson

Grind down uneven surfaces  
Grind uneven concrete around pool deck

4.2 - Entry and walkways kept clear?

Yes

4.5 - Stair and risers kept clear?

Not applicable

4.7 - Are railings in good condition?

Not applicable

4.9 - Are footpaths in good condition?

No

Access to the pool is a problem. Uneven, slippery, steep for disabled and elderly.

4.10 - Thermostatic mixing valves and tempering valves operable

4.11 - On site waste water system

No

4.12 - Is building being used in accordance with its classification

Yes

4.13 - Inspect glazing and ensure new glass complies with AS1288

Yes

4.14 - Inspect balconies, balustrades, barriers, safety fences and gates to ensure no deterioration

Yes



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

Yes



Photo 42



Photo 43



Photo 44

### 5.0 - Hazardous substances

1 failed, 66.67%

5.1 - Storage for all hazardous substances used

Yes



Photo 45

5.2 - MSDS available Yes

5.3 - Chemical register available No

**7.0 - Plant and Equipment (Workshops only)** 40%

7.1 - Are they kept clean? Yes

7.2 - Are the floors around the machines kept clean?  
Not applicable

7.3 - Guards in good condition?  
Not applicable

7.4 - Is lighting adequate? Yes

7.5 - Noise levels controlled?  
Not applicable

**8.0 - Electrical Safety** 1 action, 50%

8.2 - Safety switches tested every 6 months and tests recorded? Outsourced check contractor schedule



Photo 46

To do | Assignee | Due 20th Apr, 2021 12:53 PM AEST | Created by Damien Wilson

Meter board requires upgrading  
Engage an electrician to upgrade the meter board.

8.3 - Any breakers tripped or off? Yes

The pool has been decommissioned for the winter months.

8.4 - Portable equipment tested and tagged? Yes



Photo 47



Photo 48



Photo 49

8.5 - No broken plugs, sockets or switches?

No

8.6 - No power leads across walkways?

No

8.7 - No frayed or damaged leads?

No

### Sign Off

#### On site representative

Damien

13th Apr, 2021 12:58 PM AEST

#### Auditor's signature

Damien

13th Apr, 2021 12:58 PM AEST

Appendix

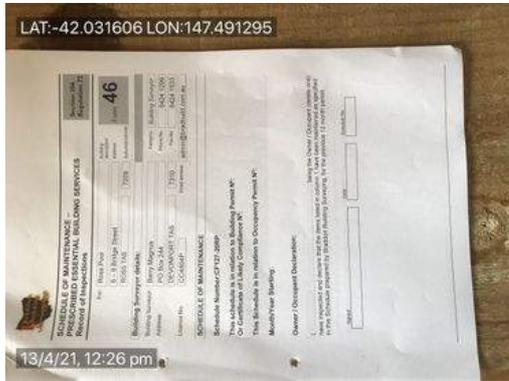


Photo 1



Photo 2

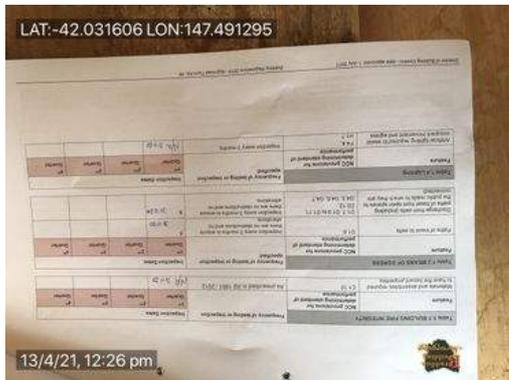


Photo 3

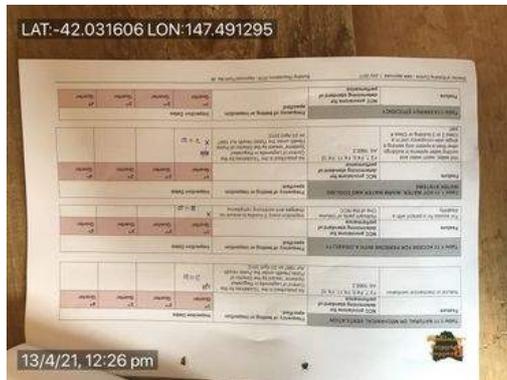


Photo 4

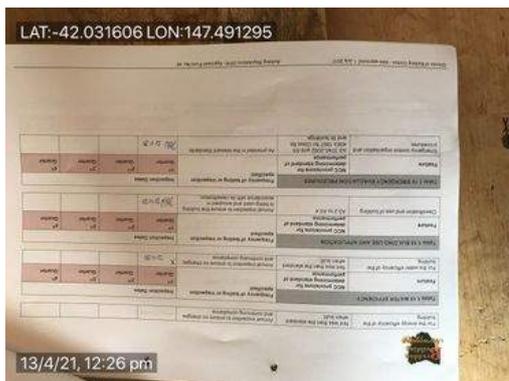


Photo 5

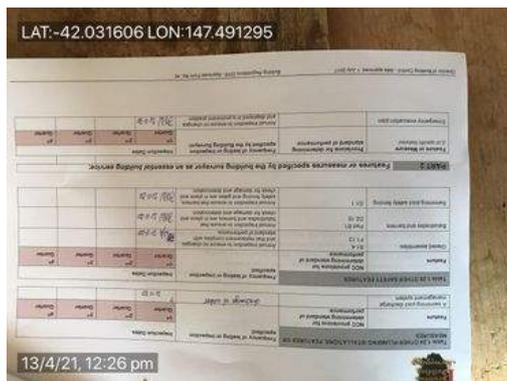


Photo 6

# 2021-10-18 Ordinary Meeting of Council - Agenda

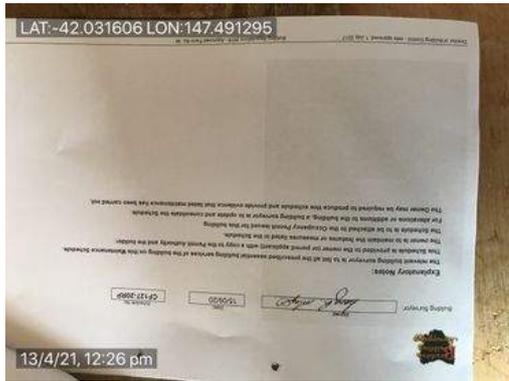


Photo 7

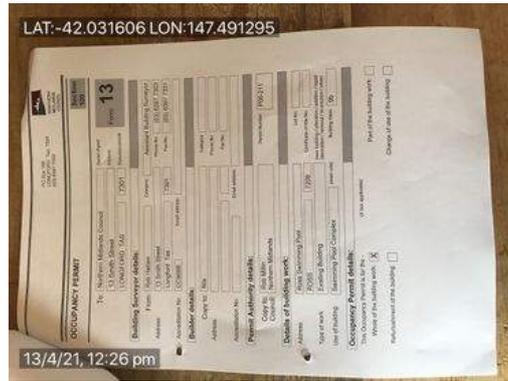


Photo 8

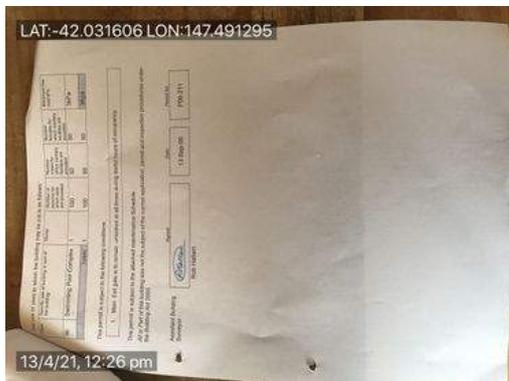


Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

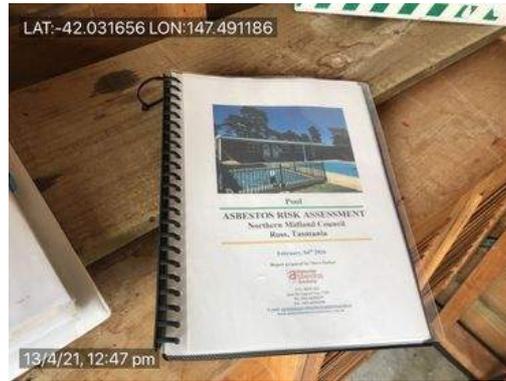


Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



**General Building Inspection  
NMC 6 monthly**  
conducted for  
**Ross pool.**  
**Northern midlands council**

**Site**

Ross Swimming Pool

**Audit Title**

Ross swimming pool, building compliance inspection.

**Conducted on**

29/7/20, 1:39 pm

**Prepared by**

Damien Wilson

**Location**

6-8 Bridge Street  
Ross TAS 7209  
Australia  
(-42.03164911367188, 147.4910558482143)

**Personnel**

Damien Wilson

**Score**

22/37 - 59.46%

**Completed on**

29/7/20, 4:08 pm

## Failed Responses

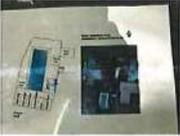
This section lists responses that were set as "failed responses" in the template used for this audit.

Question	Response	Details
2.5 - Inspect paths of travel to exits to ensure there are no obstructions and no alterations	No	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Appendix 1</p> </div> <div style="text-align: center;">  <p>Appendix 2</p> </div> <div style="text-align: center;">  <p>Appendix 3</p> </div> <div style="text-align: center;">  <p>Appendix 4</p> </div> </div>		
2.6 - Inspect disability access to ensure compliance	No	
<div style="text-align: center;">  <p>Appendix 5</p> </div>		

**Northern Midlands Council Building Maintenance Audit - 22/37 - 59.46%**

Question	Response	Details
<b>1.0 - Previous inspection</b>		Score (0/2) 0%
1.1 - Has the last inspection been reviewed?	No	
1.2 - Are there no outstanding actions?	No	
<b>2.0 - 3 Monthly Inspection Items</b>		Score (3/7) 42.86%
2.1 - Test smoke/heat alarm and replace battery as required.		Not required
2.2 - Check emergency exit lights and signs operable to AS2293.2		Not required
2.3 - Check safety devices are in place and operable in refrigerated chambers, strong rooms and vaults	N/A	
2.4 - Inspect doors to ensure they are intact, operational and fitted with conforming hardware	Yes	
2.5 - Inspect paths of travel to exits to ensure there are no obstructions and no alterations	No	
		
<p>Appendix 1      Appendix 2      Appendix 3      Appendix 4</p>		
2.6 - Inspect disability access to ensure compliance	No	
		
<p>Appendix 5</p>		

Ross swimming pool, building compliance inspection.  
Score (22/37) 59.46%

Question	Response	Details
2.7 - Inspect artificial lighting to ensure they are working	N/A	
<b>2.0 - Fire Prevention</b>		Score (6/8) 75%
2.2 - Building free of combustibile material	Yes	
2.3 - Extinguishers checked and operable	Yes	
2.4 - Extinguishers in place, clearly marked for type of fire?	Yes	
 <p>Appendix 6</p>		
2.5 - Extinguishers recently serviced? (Check 6 monthly punch mark on tabs.)	Outsourced check contractor schedule	
2.6 Fire hose reel checked and operable	N/A	
2.7 - Extinguishers clear of obstructions?	Yes	
2.8- Extinguisher no more than 1200 mm max height & base not lower that 100 mm?	No	
 <p>Appendix 7</p>		
2.9 - Adequate direction notices for fire exits?	No	
2.12 - Fire Evacuation Plan	Yes	
 <p>Appendix 8</p>		

Ross swimming pool, building compliance inspection.  
Score (22/37) 59.46%

Question	Response	Details
<b>3.0 - Common Area Lighting</b>		Score (2/2) 100%
3.1 - Lights all working?	Yes	
3.3 - Light fittings clean and in good condition?	Yes	
3.4 - Security lighting operable	N/A	
<b>4.0 - Building Safety</b>		Score (9/11) 81.82%
4.1 - Floor surfaces even and uncluttered?	Yes	
4.2 - Entry and walkways kept clear?	Yes	
4.5 - Stair and risers kept clear?	Yes	
4.7 - Are railings in good condition?	N/A	
4.9 - Are footpaths in good condition?	Yes	
4.10 - Thermostatic mixing valves and tempering valves operable		
4.11 - On site waste water system	No	
4.12 - Is building being used in accordance with its classification	Yes	
4.13 - Inspect glazing and ensure new glass complies with AS1288	N/A	
4.14 - Inspect balconies, balustrades, barriers, safety fences and gates to ensure no deterioration	Yes	
<b>5.0 - Hazardous substances</b>		Score (3/3) 100%
5.1 - Storage for all hazardous substances used	Yes	
		
<p>Appendix 9                      Appendix 10                      Appendix 11</p>		

Ross swimming pool, building compliance inspection.  
Score (22/37) 59.46%

Question	Response	Details
5.2 - MSDS available	Yes	
5.3 - Chemical register available	Yes	
<b>7.0 - Plant and Equipment (Workshops only)</b>		
8.1 - Are they kept clean?	N/A	
8.2 - Are the floors around the machines kept clean?	N/A	
8.3 - Guards in good condition?	N/A	
8.4 - Is lighting adequate?	N/A	
8.5 - Noise levels controlled?	N/A	
<b>8.0 - Electrical Safety</b>		Score (2/7) 28.57%
8.2 - Safety switches tested every 6 months and tests recorded?	Outsourced check contractor schedule	
 <p>Appendix 12</p>		
8.3 - Any breakers tripped or off?	No	
8.4 - Portable equipment tested and tagged?	Yes	
8.5 - No broken plugs, sockets or switches?	No	
8.6 - No power leads across walkways?	No	
8.7 - No frayed or damaged leads?	No	

Ross swimming pool, building compliance inspection.  
Score (22/37) 59.46%

- 6 -

Question	Response	Details
		<p>The pool has had a new perimeter fence on the south and eastern sides I don't believe the change room steps are compliant. The change room building is dug into the ground allowing access to the roof, people could access the pool via the roof structure. Access into the pool is from the car park to the north of the pool approximately 50m over an ironstone round pebble, very slippery. No disabled access to the pool. No change room or toilets for disabled or ambulant patrons. No ambulance/ emergency services access to facility No access for works crew servicing the pool.</p>



Appendix 13



Appendix 14



Appendix 15



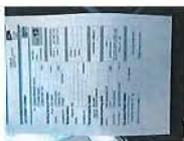
Appendix 16



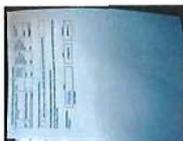
Appendix 17



Appendix 18



Appendix 19



Appendix 20



Appendix 21

**Sign Off**

On site representative	Damien Wilson		
Auditor's signature	Damien Wilson	29/7/20 4:08 pm	

Ross swimming pool, building compliance inspection.  
Score (22/37) 59.46%

Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4

Ross swimming pool, building compliance inspection.



Appendix 5



Appendix 6



Appendix 7

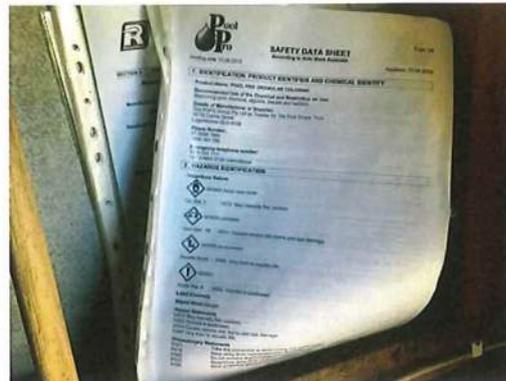


Appendix 8

Ross swimming pool, building compliance inspection.



Appendix 9



Appendix 10



Appendix 11



Appendix 12

Ross swimming pool, building compliance inspection.



Appendix 13



Appendix 14



Appendix 15

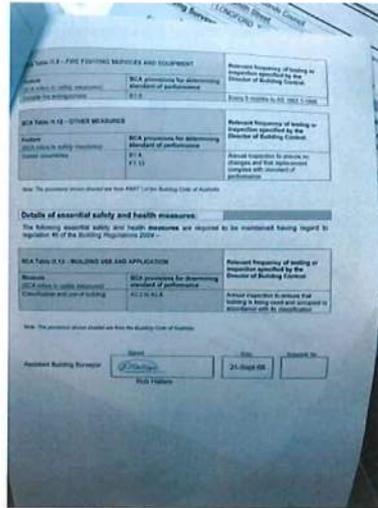


Appendix 16

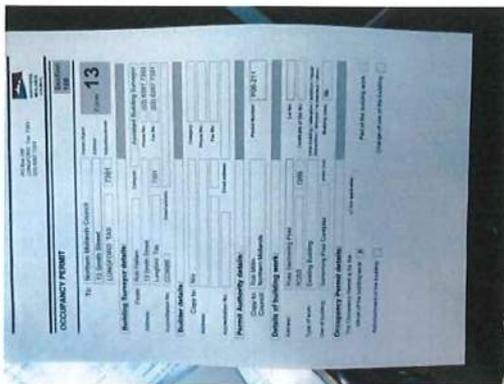
Ross swimming pool, building compliance inspection.



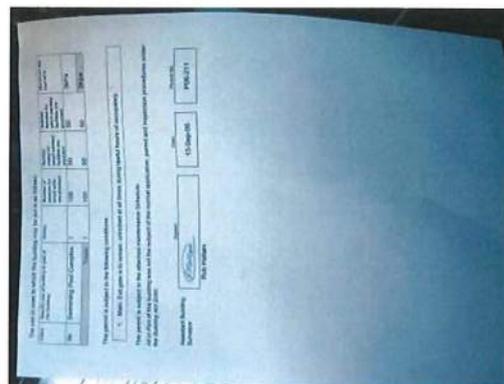
Appendix 17



Appendix 18

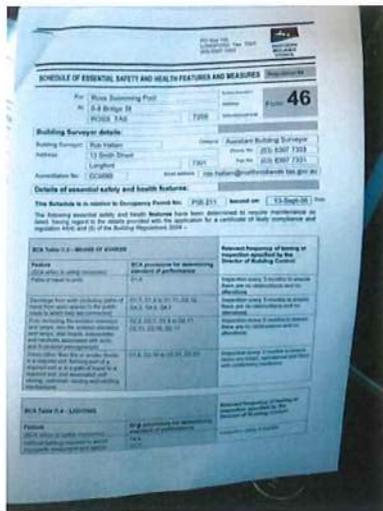


Appendix 19



Appendix 20

Ross swimming pool, building compliance inspection.

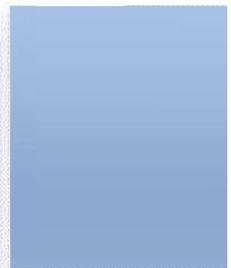
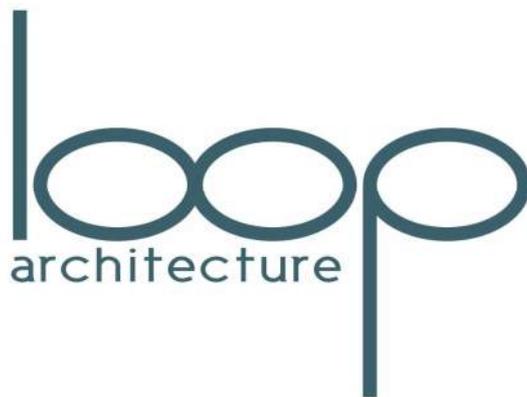


Appendix 21

Ross swimming pool, building compliance inspection.

PDF GENERATED BY THE COUNCIL'S INFORMATION MANAGEMENT SYSTEMS

**Ross Swimming Pool Master Plan**  
Northern Midlands Council



**June 2017 (Updated)**

Document Set ID: 855960  
Version: 1, Version Date: 11/07/2017

## INTRODUCTION

Loop Architecture (LOOP) has been engaged by the Northern Midlands Council (NMC) to undertake analysis of the existing facilities and curtilage of the Ross Swimming Pool with specific reference to identification of deficiencies and opportunities for improvement. LOOP has also engaged Lange Design to assist with broad-brush Landscape assessment in addition to Core Construction Management to provide an overall opinion of probable costs for the recommended outcomes identified.

The existing Ross Pool is located within close proximity to the town centre and is reasonably accessible from Bridge and Church Streets. The current facilities were originally constructed by the residents of the Ross Municipality in conjunction with the Council of that time. It was subsequently opened in 1962.

Current use of the existing facilities is seasonal (December through to March) and generally consists of local patronage with some additional visitors attending from the local caravan park.

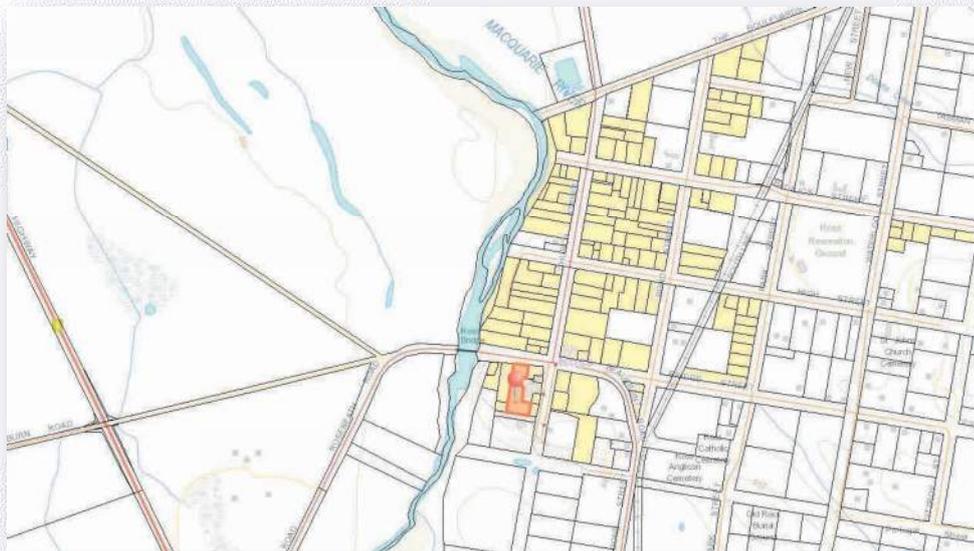


Figure 1 - Location of existing Pool Facilities within Ross Township

## KEY STAKEHOLDERS

Individual consultation was undertaken with members of the executive committee who are also responsible for the on-going voluntary maintenance and operation of the facility.

## ASSESSMENT CRITERIA

The key stakeholders were engaged to provide input in relation to current issues and deficiencies in addition to formation of a 'wish-list' and recommendations for the future development and growth of the pool and ancillary facilities. These included:

### Broader Planning Issues:

- The existing location is within close proximity to town centre but generally obscured from view & not easily recognised by non-locals.
- Vehicle access and parking are limited.

**Ross Swimming Pool Masterplan**  
Northern Midlands Council

- Pedestrian access is uninviting and ambiguous.
- Elevated location is susceptible to wind.
- Privacy to adjacent property (owned by Tasmania Police) is of high priority.

**Facility Related Issues:**

- The overall structure of the main & toddler pools appears to be sound and serviceable with no significant structural defects reported.
- No off-street parking is available close to the existing entrance to the pool concourse.
- No accessible facilities or access are currently provided on site.
- Existing Kiosk is inadequate and requires expansion and closer integration with the pool compound.
- Existing vegetation located near pool poses OH&S issues in relation to swarming insects in addition to poor surveillance of pedestrian areas associated with pool access.
- Existing pool concourse is unsound & slippery where markings are located.
- Inadequate shading devices located on site.
- Pool is currently solar-heated which appears adequate. Solar heating currently located upon amenities roof.
- The existing changerooms / amenities are dated and require constant maintenance and are in need of upgrading.
- Bird nesting is an on-going problem.
- The playground is currently isolated from the pool enclosure.
- Toddler pool fencing and tiled lining requires upgrading / replacement.
- The above-ground pool covers are considered adequate and are only used seasonally.
- Pump & Filter facilities are generally considered to be adequate but in need of some cosmetic improvement / integration into adjacent pool facilities.
- Water treatment options require investigation.

**Heritage Implications**

The Ross Pool and its surrounds are bounded by several properties of local, state and national heritage significance.



Figure 2 - By Plan prepared by Melbourneian - Own work, CC BY 2.5

**Ross Swimming Pool Masterplan**  
Northern Midlands Council

Although not listed in its own right, future development of the Ross Pool site would undoubtedly benefit from Tasmanian Heritage Council input and should be in accordance with relevant provisions of the Burra Charter. Regard should be given to sympathetic development of a contemporary nature that responds to the predominant style and aesthetics of adjoining period buildings. This does **not**, however, imply that new work should mimic period style and detailing. New works should be of contemporary appearance and easily recognised as such.

**Accessibility**

Whilst the Ross Swimming Pool is centrally located within the township, pedestrian and vehicular access is not readily obvious to non-local visitors. Pedestrian access from Bridge Street is via a gravel path extending from the existing carpark adjacent the playground area, which continues past the rear boundaries of Church Street properties and some existing vegetation of questionable value.



Figure 3 ... Existing pedestrian access and parking from Bridge Street

Vehicular access is currently via the entrance to the Uniting Church located upon the southern boundary. Provision of off-street parking within this location is virtually non-existent despite available space to do so.



Figure 4 ... Existing vehicular access via the Uniting Church entrance from Church Street.

Development of car parking areas to the southern portion of the subject site would afford opportunities to formalise access to and within the site for individuals and larger groups (schools, swim / aquatic exercise classes, etc) in addition to rectification of poor site drainage. Appropriately designed and located surfaces and barriers should respond to the adjacent heritage building stock. The existing premises do not specifically cater for users with a disability and could potentially be in contravention of the Disability Discrimination Act.

**Ross Swimming Pool Masterplan**  
Northern Midlands Council

Any proposed works upon the existing premises would be required to address accessibility issues and facilities specifically designed for such user groups within the Building Approval process. Provisions within the current National Construction Code would apply.



Figure 5 --- Access to and within the Ross Pool facilities does not currently cater for people with a disability

**Essential Services / Infrastructure**

Whilst detailed investigation of existing services and infrastructure has not been undertaken, the current operating condition of the Ross Swimming Pool appears to suggest that basic services are adequate.

The overall structural condition and hydraulic integrity of the pools also appear to be adequate and fit for purpose, subject to some detailed improvement of the pool concourse in addition to toddler pool lining and barriers. Existing signage located upon the current surface is reported to be slippery when wet and poses potential safety issues. Application of new concourse paving material, in conjunction with appropriate signage / surface treatment, would facilitate increased safety to the pool surrounds.



Figure 6 --- Toddler pool surfaces, balustrades and pool concourse require upgrading to safer options.

The current method of chlorination, however, has been questioned and subsequent recommendations sought on its improvement and on-going sustainability. These are attached to this document and incorporated into the fiscal analysis for the potential development of pool facilities.

**Amenity**

The subject site benefits from a northerly orientation and is afforded a range of historical vistas and rural views. The elevation of the site, however, does create some adverse visual impact via overlooking the adjacent residential property (currently owned and occupied by Tasmania Police). Improvement of landscape treatment upon the common boundary is recommended to provide visual and acoustic buffers within the site.

**Ross Swimming Pool Masterplan**  
Northern Midlands Council

The current pool area is also visually separated from the adjacent playground which would benefit from appropriately designed barriers / fencing that allowed parents to adequately monitor children using the play equipment in addition to creation of valuable visual links to the pool from Bridge Street.

Improved external barriers / fencing would also provide opportunities to protect the pool concourse from prevailing North Westerly winds, exacerbated by the subject site's elevation. Appropriately designed screening would afford opportunities to capitalise on the views at hand whilst assisting with privacy to and from the site.



Figure 7 - Potential fencing options may include gaps, cut-outs or transparent infill to capitalise upon views whilst maintaining privacy.

**Building Constraints**

The existing facilities are generally out-dated and suffer from a general lack of space, with particular attention drawn to equipment storage and inadequate kiosk area. It is anticipated that the existing footprint of the Changeroom building may be adequate for incorporation of contemporary amenities on the premise that suitable storage for ancillary equipment be provided elsewhere on site.



Figure 8 - Existing amenities are outdated and currently used for storage of most maintenance and safety equipment.

The Kiosk / Entry area, currently undersized, would be able to accommodate storage of less bulky essential equipment, i.e. first aid supplies, Lifeguard apparel / equipment in addition to general Kiosk provisions if redeveloped appropriately.

## CAPITAL COSTS

The development of the Ross Pool facility poses a range of operational and construction complexities, which will ultimately reflect upon overall construction costs. Fortunately, development options may be implemented progressively to stagger capital investment in accordance with available funding options and timeframes.

Total anticipated costs for this development are currently in the order of **\$1,029,205.00** and detailed within Core Construction Management's budget analysis (attached). We note the inclusion of significant design / development contingencies, due to the 'broad-brush' nature of master planning documentation which could be ratified or contained during the design development and documentation phases of the project, should it proceed.

## RECOMMENDATIONS

Implementation of works contained within the Ross Swimming Pool Masterplan are prioritised as follows:

1. Amenities Upgrade – Opportunity to provide contemporary and accessible facilities that also alleviate the need for security fencing / barriers to the rear of the subject property.
2. New Kiosk / Entry – Considered a high priority due to lack of storage space and opportunities for increased public perception of the pool facility.
3. Pool Surrounds & Paddlers Pool improvements – Opportunities to minimise OHS issues, provide privacy to neighbouring property and increase visual connection to the playground and township beyond.
4. Water Treatment – Opportunities to minimise operational risks & OHS issues.
5. Shade structures – Provision of integrated structures to maximise shade provision & contribute to the heritage precinct.
6. New Car Parking – Opportunities to rationalise vehicular access to the site & provide access for those with limited mobility
7. Playground & Signage – Opportunities to increase visitor attraction via improvement of identification & improved interaction of play areas with the pool facility.

## CONCLUSION

The development of the Ross Swimming Pool, although a significant project in its entirety, could be progressively completed in accordance with a logical sequence of implementation and a structured budget allocation.

The long-term integrity of the pool structure, however, cannot be guaranteed without extensive investigation of the pool concrete & reinforcement (via core sampling), which may influence the degree of expenditure.

The benefits of achieving a contemporary presentation, in conjunction with improved function and access, have the potential to foster increased usage from local and visiting patrons in addition to inclusion of the pool precinct within the overall Ross Township visitor experience.



**Tony Purse AIA**  
BA Env.Des. B.Arch  
**Registered Architect (CC 503E)**

**Appendix 1 – Core Construction Management Budget Analysis**

## Ross Swimming Pool Masterplan - Revision One

<b>Job Name :</b> LOOP-ROSS	<b>Job Description</b>
<b>Client's Name:</b> LOOP Architects	Ross Pool Master Plan

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Area 1 - Playground	11.40		117,300
2	Area 2 - Water Treatment	2.68		27,600
3	Area 3 - Entry signage	1.21		12,420
4	Area 4 - Extend existing carpark	0.64		6,624
5	Area 5 - New Parking	6.03		62,100
6	Area 6 - Amenities	41.43		426,365
7	Area 7 - Pool surrounds	15.82		162,840
8	Area 8 - Kiosk	4.29		44,160
9	Area 9 - New entry	2.91		29,946
10	Area 10 - Shade structures	2.68		27,600
11	Area 11 - Paddlers pool	1.68		17,250
12				
13	Design fees allowance	9.23		95,000
		<b>100.00</b>		<b>1,029,205</b>

<b>Final Total : \$</b>	<b>1,029,205</b>
<b>G.S.T. 10.00% :</b>	<b>102,920</b>
<b>Final Total Incl. G.S.T. : \$</b>	<b>1,132,125</b>

## Ross Swimming Pool Masterplan - Revision One

<b>Job Name :</b> LOOP-ROSS	<b>Job Description</b>
<b>Client's Name:</b> LOOP Architects	Ross Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 1 <u>Area 1 - Playground</u></i>						
1	Landscape estimate from Lange Design	1.00	Allow	85,000.00		85,000.00
2						
3	Contingency 20%	1.00	Item	17,000.00		17,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	15,300.00		15,300.00
<b><u>Area 1 - Playground</u></b>						<b>Total : 117,300.00</b>
<i>Trade : 2 <u>Area 2 - Water Treatment</u></i>						
1	Tassie Pools and Spas	1.00	Allow	20,000.00		20,000.00
2						
3	Contingency 20%	1.00	Item	4,000.00		4,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	3,600.00		3,600.00
<b><u>Area 2 - Water Treatment</u></b>						<b>Total : 27,600.00</b>
<i>Trade : 3 <u>Area 3 - Entry signage</u></i>						
1	New path	20.00	m2	100.00		2,000.00
2	Landscape	1.00	Item	2,000.00		2,000.00
3	Signage	1.00	Item	5,000.00		5,000.00
4						
5	Contingency 20%	1.00	Item	1,800.00		1,800.00
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	1,620.00		1,620.00
<b><u>Area 3 - Entry signage</u></b>						<b>Total : 12,420.00</b>
<i>Trade : 4 <u>Area 4 - Extend existing carpark</u></i>						
1	Allowance for additional parking spaces	40.00	m2	120.00		4,800.00
2						
3	Contingency 20%	1.00	Item	960.00		960.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	864.00		864.00
<b><u>Area 4 - Extend existing carpark</u></b>						<b>Total : 6,624.00</b>
<i>Trade : 5 <u>Area 5 - New Parking</u></i>						
1	New car park	450.00	m2	100.00		45,000.00

## Ross Swimming Pool Masterplan - Revision One

<b>Job Name :</b> LOOP-ROSS	<b>Job Description</b>
<b>Client's Name:</b> LOOP Architects	Ross Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Area 5 - New Parking</u></i>						
2						
3	Contingency 20%	1.00	Item	9,000.00		9,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	8,100.00		8,100.00
<b>Area 5 - New Parking</b>						<b>Total : 62,100.00</b>
<i>Trade : 6 <u>Area 6 - Amenities</u></i>						
1	Demolish existing	112.00	m2	80.00		8,960.00
2	Allowance for new	112.00	m2	2,500.00		280,000.00
3	Undercover area	50.00	m2	400.00		20,000.00
4						
5	Contingency 20%	1.00	Item	61,792.00		61,792.00
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	55,612.80		55,612.80
<b>Area 6 - Amenities</b>						<b>Total : 426,364.80</b>
<i>Trade : 7 <u>Area 7 - Pool surrounds</u></i>						
1	New paving (Includes removal of existing)	150.00	m2	200.00		30,000.00
2	Suspended concrete deck with artificial turf	120.00	m2	400.00		48,000.00
3	Perimeter fencing	80.00	m	500.00		40,000.00
4						
5	Contingency 20%	1.00	Item	23,600.00		23,600.00
6	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	21,240.00		21,240.00
<b>Area 7 - Pool surrounds</b>						<b>Total : 162,840.00</b>
<i>Trade : 8 <u>Area 8 - Kiosk</u></i>						
1	New build	16.00	m2	2,000.00		32,000.00
2						
3	Contingency 20%	1.00	Item	6,400.00		6,400.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	5,760.00		5,760.00
<b>Area 8 - Kiosk</b>						<b>Total : 44,160.00</b>

## Ross Swimming Pool Masterplan - Revision One

<b>Job Name :</b> LOOP-ROSS	<b>Job Description</b>
<b>Client's Name:</b> LOOP Architects	Ross Pool Master Plan

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 9 <u>Area 9 - New entry</u></i>						
1	Paving	67.00	m2	100.00		6,700.00
2	Entry	1.00	Allow	15,000.00		15,000.00
3						
4	Contingency 20%	1.00	Item	4,340.00		4,340.00
5	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	3,906.00		3,906.00
<b><u>Area 9 - New entry</u></b>						<b>Total : 29,946.00</b>
<i>Trade : 10 <u>Area 10 - Shade structures</u></i>						
1	Allowance for new shade structures	4.00	No	5,000.00		20,000.00
2						
3	Contingency 20%	1.00	Item	4,000.00		4,000.00
4	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	3,600.00		3,600.00
<b><u>Area 10 - Shade structures</u></b>						<b>Total : 27,600.00</b>
<i>Trade : 11 <u>Area 11 - Paddlers pool</u></i>						
1	Replace tile lining	30.00	m2	250.00		7,500.00
2	New balustrade	10.00	m	500.00		5,000.00
3						
4	Contingency 20%	1.00	Item	2,500.00		2,500.00
5	Allowance for builders preliminaries, profit and overhead recovery 15%	1.00	Item	2,250.00		2,250.00
<b><u>Area 11 - Paddlers pool</u></b>						<b>Total : 17,250.00</b>
<i>Trade : 12</i>						
						<b>Total :</b>
<i>Trade : 13 <u>Design fees allowance</u></i>						
1	Allowance for design fees	1.00	Item	95,000.00		95,000.00
<b><u>Design fees allowance</u></b>						<b>Total : 95,000.00</b>

**Appendix 2 – Tassie Pools & Spas Filtration / Treatment Options**



Web: [www.tassiepools.com.au](http://www.tassiepools.com.au)

Email: [sales@tassiepools.com.au](mailto:sales@tassiepools.com.au)

PH : 03 6334 1981

ABN 27 991 779 493

FAX: 03 6331 7789

24<sup>th</sup> April, 2016

Re Northern Midlands Council  
PO Box 156  
Longford  
TAS. 7301

PLEASE FIND QUOTE AS REQUESTED. IF YOU HAVE ANY FURTHER QUESTIONS  
PLEASE CALL ME ON THE ABOVE PHONE NUMBER FOR CLARIFICATION.

SUPPLY & INSTALL

NORTHERN MIDLANDS POOLS

CHEMIGEM DM55VV CONTROLLER & FEEDER (inc. valves)	\$4500
CHLORINE FEED DRUMS	\$500
ACID & FEED DRUM	\$100
OFF-LINE PUMP	\$725
PIPE & FITTINGS	approx. \$1060
INSTALLATION	\$600
	<b>TOTAL \$7485</b>
	GST 10% \$749

(Not including electrical wiring if required.)

**TOTAL INC. \$8234**

CHEMIGEM DM55VE CONTROLLER & FEEDER	\$4200
DM55 FEED VALVES	\$375
SOLENOID VALVE	\$270
C50 TABLET FEEDER	\$350
ACID & FEED DRUM	\$100
OFF-LINE PUMP	\$725
PIPE & FITTINGS	approx. \$1060
INSTALLATION	\$960
	<b>TOTAL \$8040</b>
	GST 10% \$804

(Not including electrical wiring if required.)

**TOTAL INC. \$8844**

PULSAR TABLET FEEDER	\$10000
ACID PUMP & BECSys CONTROL	\$8000
	<b>TOTAL \$18000</b>
	GST 10% \$1800

(Not including electrical wiring if required.)

**TOTAL INC. \$19800**

OFF-LINE 8 x MARK 7 OZONE/PM350 PUMP ADD TO ABOVE	<b>TOTAL \$17500</b>
	GST 10% \$1750

(Not including electrical wiring if required.)

**TOTAL INC. \$19250**

CAL HYPO Granular chlorine	65-70% STRENGTH \$6/kg	= \$9.25/kg Cl gas EQUIV.
CAL HYPO Pulsar Briquettes	65% STRENGTH \$12.50/kg	= \$18.30/kg Cl gas EQUIV.
NaCl Liquid Chlorine	12% STRENGTH \$2.20/l	= \$19.25/kg Cl gas EQUIV.

QUOTE IS VALID FOR 30 DAYS. PLEASE CONFIRM QUOTE AFTER THIS DATE.  
DWQ3533T.docx



The first option uses chlorine and acid valves in front of the pump and works on suction from the pump drawing liquid or mixed up granular chlorine in before the pump, filter and heaters. You can add the offline pump in to run this system returning treated water after the heaters.

I have worked the second option using the existing filter pumps and plumbing back in to the return line after the heaters with the chlorine tablet feeder to avoid corrosion on the heaters. This will feed acid in front of the pump and use chlorine tablets in the feeder after the heaters. The tablets are more expensive than granular but you do not have the issue of mixing up the granular and can feed in after heaters etc.

The Pulsar feeder uses small tablets or briquettes which are better to handle than granular chlorine, eliminating fines and dust and dissolve slowly but are more than double the cost of granular chlorine. Combined with the acid pump and BECSys control system the initial set up is expensive but has the ability to upgrade to remote access and data logging.

Ozone is a much more effective sanitiser than chlorine but we still require a chlorine or bromine residual in a commercial situation so use it to reduce chlorine levels and break up chloramines which give the odour and stinging of eyes. If the pools were indoor I would suggest it as essential but outdoor it will reduce the chlorine usage but more to improve water quality and bather comfort. You could use half the ozone input and get an improvement in water quality but only a minimal reduction in chlorine usage.

Calcium hypo is my preference as our fill water is generally low alkalinity and hardness so we add some calcium to bring this up. It is available in granular, 200gm tablet or 20gm briquette form with granular by far the cheapest form. It has a good shelf life and raises the pH slightly so a small amount of acid is required to balance this. The down side with granular is it is a powder form so some dust when handling and you have to be careful adding a small amount of water to a large amount of dry chlorine. Some maintenance is required with feed lines etc as calcium builds up over time.

Liquid chlorine is easy to use and being NaCl does not require as much work maintaining feed lines and solenoids etc. It starts at 12% strength and drops off from that so 5 times the volume used for the same strength of chlorine. Being salt based it does increase the TDS of the water which can only be reduced by replacing some pool water with some fresh.

Chlorine gas I have not included as I assume that is what you are trying to get away from. Handling and storage is a major issue with the gas and considerable training is required to work on the gas feed and controls. Chlorine gas is 100% strength in comparison and why we work the cost of other forms to the Cl gas equivalent. It lowers the pH of the water considerably so requires a caustic solution to balance up. Again aggressive solutions that need to be stored and fed in.

The figures are approximate costings and would need a site inspection and confirmation of current pricing for a definite quote as it is a while since I have been on site at Ross. Sorry for the delay getting this to you. Give me a call if you have any questions.

Regards David Payne

QUOTE IS VALID FOR 30 DAYS. PLEASE CONFIRM QUOTE AFTER THIS DATE.  
DWQ3533T.docx

**Appendix 3 – AJL Consulting Engineers Condition Assessment**



**OUR REF. 16175**

17 February 2017

Northern Midlands Council  
C/- Tony Purse  
Loop Architecture  
Level 1, 57 George Street  
Launceston TAS 7250

**ATTENTION: T PURSE**

Dear Tony

**NORTHERN MIDLANDS COUNCIL - ROSS SWIMMING POOL – CONDITION ASSESSMENT**

AJL Consulting Engineers were appointed by the Northern Midlands Council to undertake a structural condition assessment of the Ross swimming pool. The objective of the assessment is to establish the current condition and life of the pool.

The assessment includes the following:

- Structural condition assessment of the main swimming pool.
- Structural condition assessment of the toddler swimming pool.

AJL carried out a limited visual inspection of the pools on the 13<sup>th</sup> December 2016 and are unaware of any previous assessments at this site.

The assessment was conducted as a walk through visual inspection only, the pools were full at time of inspection, preventing a detailed visual inspection. No destructive or concrete core sampling of either of the pools has been undertaken as part of this study. Similarly no water sampling or underwater assessment of pool shell has been undertaken.

The current facility was built in the early 1960's and comprises of the following:

- 20m painted unheated outdoor pool.
- Painted unheated toddlers pool.

Whilst no construction drawings of the pools were available the method of construction is suspected to consist of the following;

- In-situ concrete base slab
- In-situ concrete walls

The general condition of the pools are as follows:

- The main and toddlers pools are constructed of in-situ concrete with a paint or fibreglass finish. No evidence of structural failure was observed. The main pool was full at the time of our inspection and thus a close visual inspection of the pool walls and base were not possible. However, we were advised by the operator that little to no water loss was evident through either of the pools walls, only some evaporation and splash loss is evident during the summer. We were also advised that there have been no known repairs to either of the pools linings.

Distribution

- Architect
- File Copy

Loop Architecture – tony@looparch.com.au  
Launceston

67 Margaret Street  
PO Box 7714  
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e info@ajlengineers.com.au  
w www.ajlengineers.com.au  
ABN 58 984 323 227

Document Set ID: 855960  
Version: 1, Version Date: 11/07/2017



- The pavement slabs around the pools have some slight cracking but generally are in good condition.

Considering the pool was constructed more than 50 years ago and built by the community at low cost and likely with materials that were available in the area at the time it, we conclude that the design life has been exceeded. Whilst no major evidence of deterioration is present, the condition of the structural reinforcement and any allowance for safety factors is unknown.

It is recommended that consideration be given to either of the following remedial works to enhance the structural design life of the pools

- Re-painting of the pool with a water proof membrane.
- Installing a commercial grade vinyl liner to provide an improved surface and negate crack and expansion joint repairs, water leakage and ongoing repainting.
- Carry out epoxy crack injection to concrete elements if deemed required upon closer inspection when empty.

The above mentioned works will prolong the use of the pools but do not provide guarantee future structural defects will occur. Without an extensive investigation and testing of chlorine attack to the concrete and steel reinforcement, the design life of the pools is indeterminate.

Should you have any further queries please do not hesitate to contact us.

Yours faithfully,

**AJL CONSULTING ENGINEERS PTY LTD**

A handwritten signature in blue ink, appearing to read 'A. Leake', is placed over a light blue rectangular background.

Alan J. Leake  
Director  
B Eng (Civil) // MIEAust // CP Eng

Distribution

- Architect
- File Copy

Loop Architecture – [tony@looparch.com.au](mailto:tony@looparch.com.au)  
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ABN 58 984 223 227

Document Set ID: 855960  
Version: 1, Version Date: 11/07/2017

### 9.3 DRAFT WHISTLEBLOWER POLICY

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Amanda Bond, Executive Officer

#### 1 PURPOSE OF REPORT

The purpose of this report is for Council to consider adopting a Whistleblower Policy.

#### 2 INTRODUCTION/BACKGROUND

On 27 November 2020 the Tasmanian Ombudsman wrote to Council regarding updating Council's Public Interest Disclosure Procedures. In his correspondence the Ombudsman encouraged Council to also consider establishing a Whistleblower Policy to compliment the more detailed public interest disclosure procedures.

This report presents the policy for Council consideration.

#### 3 STRATEGIC PLAN 2021-2027

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

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

1.2 Councillors serve with integrity and honesty

1.3 Management is efficient, proactive and responsible

#### 4 POLICY IMPLICATIONS

Council does not presently have in place a Whistleblower Policy.

#### 5 STATUTORY REQUIREMENTS

There is no statutory requirement to have in place a Whistleblower Policy.

#### 6 FINANCIAL IMPLICATIONS

There are no financial implications related to implementing this policy.

#### 7 RISK ISSUES

There is a risk, if Council does not have a policy in place it may be perceived that Council does not have proper procedures relating to whistleblowing, and therefore, may be seen as not enabling or supporting whistleblowing to occur.

#### 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

#### 9 COMMUNITY CONSULTATION

Not applicable.

#### 10 OPTIONS FOR COUNCIL TO CONSIDER

To endorse the attached policy, or not.

**11 OFFICER'S COMMENTS/CONCLUSION**

It is a recommendation of the Ombudsman of Tasmania that Council adopt a Whistleblower Policy.

**12 ATTACHMENTS**

1. Draft Whistleblower Policy [RUZG] [9.3.1 - 2 pages]

**RECOMMENDATION**

That Council adopts the attached Whistleblower Policy.



# NORTHERN MIDLANDS COUNCIL POLICY MANUAL

## WHISTLEBLOWER POLICY

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

**Amended Date/s:** **...**

**Applicable Legislation:** *Public Interest Disclosures Act 2002*

**Objective** To provide a framework and support for employees to report non-compliant actions by other people.

**Administration:** Governance

**Review Cycle/Date:** 3 years

### 1. PURPOSE

The purpose of this policy is to:

- a) encourage staff to report matters that may cause harm to individuals or financial or non-financial loss to the Northern Midlands Council, or damage to its reputation;
- b) enable the Northern Midlands Council to deal with reports from whistleblowers in a way that will protect the identity of the whistleblower as far as possible and provide for the secure storage of the information provided;
- c) establish policies for protecting whistleblowers against reprisal by any person internal or external to the entity;
- d) provide for the appropriate infrastructure;
- e) help to ensure the Northern Midlands Council maintains the highest standards of ethical behaviour and integrity.

### 2. SUSPECTED ILLEGAL OR CORRUPT BEHAVIOUR

Where an employee of the Northern Midlands Council believes in good faith, and on reasonable grounds that another employee, volunteer, or contractor has breached any provision of the general law, that employee must report their concern to:

- their supervisor; or, if they feel that their supervisor may be complicit in the breach,
- the General Manager; or, if they feel that the General Manager may be complicit in the breach,
- the People & Culture Business Partner, or
- the duly constituted authorities responsible for the enforcement of the law in the relevant area.

The person making their concern known shall not suffer any sanctions from the organisation on account of their actions in this regard provided that their actions:

- are in good faith, and
- are based on reasonable grounds, and
- conform to the designated procedures.

Any person within the organisation to whom such a disclosure is made shall:

- if they believe the behaviour complained of to be unquestionably trivial or fanciful, dismiss the allegation and notify the person making the allegation of their decision;
- if they believe the behaviour complained of to be neither trivial nor fanciful, ensure that the allegation is investigated, a finding is made, and the person making the allegation is informed of the finding.



## NORTHERN MIDLANDS COUNCIL POLICY MANUAL

Any such investigation shall observe the rules of natural justice and the provisions of procedural fairness.

Disclosures may be made anonymously, and this anonymity shall as far as possible be preserved by the organisation.

### 3. SUSPECTED IMPROPER OR UNETHICAL BEHAVIOUR

Where an employee of the Northern Midlands Council believes in good faith, and on reasonable grounds that another employee, volunteer, or contractor has breached any provision of the organisation's policies, code of conduct, or generally recognised principles of ethics, that employee may report their concern to:

- their supervisor; or, if they feel that their supervisor may be complicit in the breach,
- the General Manager; or, if they feel that the General Manager may be complicit in the breach,
- the People & Culture Business Partner.

The person making their concern known shall not suffer any sanctions from the organisation on account of their actions in this regard provided that their actions

- are in good faith, and
- are based on reasonable grounds, and
- conform to the designated procedures.

Any person within the organisation to whom such a disclosure is made shall:

- if they believe the behaviour complained of to be unquestionably trivial or fanciful, dismiss the allegation and notify the person making the allegation of their decision;
- if they believe the behaviour complained of to be neither trivial nor fanciful, ensure that the allegation is investigated, a finding is made, and the person making the allegation is informed of the finding.

Any such investigation shall observe the rules of natural justice and the provisions of procedural fairness.

Disclosures may be made anonymously, and this anonymity shall as far as possible be preserved by the organisation.

**Acknowledgement:** This policy was prepared using a template provided by Our Community and Your Call.

## 9.4 PERTH MURAL PROJECT

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Amanda Bond, Executive Officer

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to endorse a plan to complete the Perth Mural Project.

### 2 INTRODUCTION/BACKGROUND

In 2019, Council was approached by Perth resident, Rosalie Wrigley with an idea for a mural project in Perth. Consultation occurred with the Perth Local District Committee and by way of community survey and Council endorsed a plan to install murals in nine locations in Perth. Shortly thereafter Council was approached by a member of the Perth Bicentenary Committee requesting that two additional murals be installed at the Perth School and the Perth IGA, and the theme of the mural in the Train Park be changed, all to commemorate the Bicentenary of Perth.

Council considered this request at the 20 January 2020 Meeting and endorsed a revised implementation plan that approved the murals at the Train Park, IGA and Perth School.

To date the following murals have been installed:

- Perth Train Park – on the amenities building
- Perth IGA wall
- Perth Community Centre wall
- Perth Primary School entrance

Mrs Wrigley is eager to progress the remainder of the mural project.

The locations for further murals to be installed are proposed as:

- Mulgrave Street (dog off leash area)
- Perth Recreation Ground
- Seccombe Street Park
- A second mural in the train park
- Youl Road
- William Street Reserve

Mrs Wrigley has also spoken to the owner of Elite Cars who has advised he would be happy to have three murals displayed on the wall of his business (Frederick Street facing).

### 3 STRATEGIC PLAN 2021-2027

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

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

3.4 Towns are enviable places to visit, live and work

**Place: Nurture our heritage environment**

**Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow**

**Strategic outcomes:**

4.4 Our heritage villages and towns are high value assets

#### **4 POLICY IMPLICATIONS**

Not applicable.

#### **5 STATUTORY REQUIREMENTS**

Depending on location, some murals require planning approval.

#### **6 FINANCIAL IMPLICATIONS**

Murals that are free standing and require a steel frame to be constructed are significantly more expensive than those that can be mounted to an existing structure.

Cost for freestanding mural:

- Board - \$100
- Paint and brushes – nil charge
- Vandal proof coating - \$200
- Planning approval (if required) – \$403
- Steel framework and installation – \$3,500

Cost for mural mounted on existing structure:

- Board – \$100
- Paint and brushes – nil charge
- Vandal proof coating - \$200
- Planning approval (if required) – \$403
- Installation - \$500

Funds are available in the Tourism and Promotions budget for 2021/2022 to complete one free standing and one fixed mural.

#### **7 RISK ISSUES**

The mural artists are very enthusiastic to complete this project. There is a risk further delays will cause the project to lose momentum.

There is a risk given the lapse of time between the project starting and it being continued / completed that community support for the project has changed.

#### **8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

**9 COMMUNITY CONSULTATION**

The community was consulted during the commencement of this project.

**10 OPTIONS FOR COUNCIL TO CONSIDER**

To endorse the attached implementation plan, or not.

**11 OFFICER'S COMMENTS/CONCLUSION**

The idea behind this project was to create some points of interest within Perth to draw people into the town, now it has been bypassed by the Midland Highway.

**12 ATTACHMENTS**

1. Implementation Plan Revised September 2021 [TS03] [9.4.1 - 1 page]

**RECOMMENDATION**

That Council does / does not endorse the attached implementation plan to complete the Perth Mural Project.

**IMPLEMENTATION PLAN – REVISED SEPTEMBER 2021  
PERTH MURAL PROJECT**

Location	Position	Theme	Freestanding / fixed	Planning approval required	Installation Year	Actions
Mulgrave Street (dog off leash area)	Adjacent to Mulgrave Street entrance to dog off leash area	Dogs running	Freestanding	Yes (within 50m of railway)	2021/2022	<ul style="list-style-type: none"> <li>• Planning approval to be obtained</li> <li>• Mural painted</li> <li>• Framework ordered</li> <li>• Installation</li> </ul>
Perth Recreation Ground	On western side of building facing entrance to ground	Football	Fixed	Yes	2021/2022	<ul style="list-style-type: none"> <li>• Approval sought from Perth Recreation Ground Management Committee</li> <li>• Planning approval obtained</li> <li>• Mural painted</li> <li>• Installation</li> </ul>
Seccombe Street Park	Affixed to new toilet facility	Landscape / native animals	Fixed	No (provided setbacks met)	2022/2023	<ul style="list-style-type: none"> <li>• Planning approval obtained (if required)</li> <li>• Mural painted</li> <li>• Installation</li> </ul>
Perth Train Park	Freestanding adjacent to Main Road	Eskleigh & surrounds, maypole, carousel, Tabernacle, Bridge	Freestanding	Yes	2022/2023	<ul style="list-style-type: none"> <li>• Planning approval to be obtained</li> <li>• Mural painted</li> <li>• Framework ordered</li> <li>• Installation</li> </ul>
Water Sensitive Urban Design – Youl Road	Facing Edward Street	Birds and frogs, agricultural scenes	Freestanding	Yes	2023/2024	<ul style="list-style-type: none"> <li>• Planning approval to be obtained</li> <li>• Mural painted</li> <li>• Framework ordered</li> <li>• Installation</li> </ul>
William Street Reserve	To be determined	Map of murals in town, river and picnic scenes	Free standing	Yes	2023/2024	<ul style="list-style-type: none"> <li>• Planning approval to be obtained</li> <li>• Mural painted</li> <li>• Framework ordered</li> <li>• Installation</li> </ul>
Elite Cars	Brick wall facing Frederick Street	Vehicles and original house	Fixed	TBC	2023/2024	<ul style="list-style-type: none"> <li>• Planning approval obtained (if required)</li> <li>• Mural painted</li> <li>• Installation</li> </ul>

## 9.5 REQUEST FOR FUNDING - MORVEN PARK CRICKET NET RELOCATION

*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Trent Atkinson, Development Supervisor

### 1 PURPOSE OF REPORT

The purpose of the report is for Council to consider funding the increased cost of the Morven Park Recreation Ground cricket net relocation. The proposed funding will be in addition to the 2021 State election commitment from the Liberal Government of \$88,388 and the surplus \$5,930 from the transition from football to cricket season grant.

### 2 INTRODUCTION/BACKGROUND

As part of the Morven Park Master Plan, relocation of the cricket nets is necessary due to the recently completed changeroom extensions that encroach on the existing cricket net location.

The increase in cost is consistent with what Council has been experiencing in the last 12-18 months from Covid -19, Government building stimulus packages, commodity prices, contractor availability and shortages of construction materials.

The proposed cricket net location has moved from its original quoted location, however both locations have associated costs and these cost in value are generally consistent.

The current funds would achieve two fully functional nets and concrete works for a third net in the future, when funds are available. The proposed funding from Council would contribute to completing the third net to be fully operational.

### 3 STRATEGIC PLAN 2021-2027

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

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

- 1.1 Council is connected to the community
- 1.2 Councillors serve with integrity and honesty
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

- 2.1 Strategic, sustainable, infrastructure is progressive

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

- 3.2 Developments enhance existing cultural amenity
- 3.3 Public assets meet future lifestyle challenges

### 4 POLICY IMPLICATIONS

Nil

## 5 STATUTORY REQUIREMENTS

Local Government Act 1993 and Land Use Planning and Approvals Act 1993

## 6 FINANCIAL IMPLICATIONS

Council will need to fund the \$4258.30 from its maintenance and operating accounts.

## 7 RISK ISSUES

The following risks have been identified:

- Funding the financial shortfall
- Expectation of Council to meet the communities needs
- The quality of the project
- Further price increases

## 8 CONSULTATION WITH STATE GOVERNMENT

The State Government has contributed \$94,318 to this project

## 9 COMMUNITY CONSULTATION

The proposal has been submitted to Council for planning approval and is pending approval.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

The two options for Council to consider are:

- Fund the shortfall for three completed nets
- Construct two operation nets and concrete works for three.

## 11 OFFICER'S COMMENTS/CONCLUSION

The Evandale Panthers Cricket club have 5 teams that currently operate out of Morven Park. The third net would allow better use of training times.

Completing all three nets upfront would see a more consistent and cost-effective project. Unfortunately, this project has already seen cost increases to date.

## 12 ATTACHMENTS

1. Cricket Net Quote - Next to Tennis Courts [9.5.1 - 1 page]
2. Cricket Net Quote - Cambock Lane [9.5.2 - 1 page]
3. Trade Breakdown Schedule - Next to Tennis Courts [9.5.3 - 1 page]
4. Trade Breakdown Schedule - Cambock Lane [9.5.4 - 1 page]
5. Letter - Surplus Funds (Transition - Football to Cricket) 2021 Election Commitments Grant [9.5.5 - 1 page]
6. Letter to Northern Midlands Council - Mary Knowles - Election Commitments [9.5.6 - 3 pages]

## RECOMMENDATION



That Council funds the \$4258.30 shortfall from its maintenance and operating accounts to construct three operational cricket nets, subject to Council planning approval.



Jakob Lefevre  
Evandale Panthers Cricket Club

14 October 2020

Dear Jakob,

**Re Cricket Net Construction Morven Park Recreation Ground**

As requested I have based the following quote on construction of 3 nets.  
A concrete slab, 9.4m wide, x 28m length x 100mm thick. Fencing to be constructed to Australian standard, with black powder coated posts and black coated wire, 18m in length in each bay and 3m in height with a 9m roof.  
The concrete slab surface inside each bay and on the bowling run ups to be covered in synthetic grass, being Premier Pitch cricket grass and court Turf PE multisport grass.  
Total cost \$68,240 plus GST.

This cost is based on a maximum tolerance of 100mm in cross or end fall of the site the nets are to be constructed. There will be an additional cost if there is extra excavation required or fill to be brought in.

This quote is valid 60 days from the date herein.

Haydn Dodge

Mobile 0437 653120  
[haydndodge@hotmail.com](mailto:haydndodge@hotmail.com)  
[www.sgstas.com](http://www.sgstas.com)

ABN 30130379930  
374A Penna Road  
Penna TAS 7171



Trent Atkinson  
Northern Midlands Council

25 August 2021

Dear Trent,

**Re Cricket Nets at Morven Park**

I have based the cost of the cricket net construction on 3 bays. Slab 28m x 9.4m. Each bay to be 21m in length, 3m in width, 3m in height with a 9m roof net. The chain wire will be on both sides of the internal fences.

All steel work powder coated black and wire black pvc coated.

All the concrete surface within the bays and on the bowling run ups will be covered in Premier Pitch cricket grass. With creases marked.

Bowling run ups extended off the slab area 9.4m x 7m to be constructed on a 100mm FCR base with a multisport grass laid on this.

A barrier fence 15m x 3m constructed in from the car park.

The cost is based on the excavated soil being left within the Morven Park precinct.

Cost \$86,200 plus GST.

Yours sincerely

Haydn Dodge

Mobile 0437 653120  
[haydndodge@hotmail.com](mailto:haydndodge@hotmail.com)  
[www.sgstas.com](http://www.sgstas.com)

374A Penna Road  
Penna TAS 7171

<b>Morven Park Cricket Nets - Next to Tennis Courts – Cost Breakdown Schedule</b>	
<b>Trade</b>	<b>Costs</b>
Cricket net supply and installation	\$68,240.00
Oval fence reconfiguration for bowling run up	\$1,500.00
Planning application & Planning Permit	\$1,286.00
Arborist report (Heritage tree on neighbouring property)	\$1,000.00
Stormwater manhole reconfiguration	\$1,000.00
Cut & Fill allowance (not covered in cricket supply quote)	\$2,000.00
Remedial landscape/access road works	\$1,500.00
Contingency 5%	\$3,826.30
<b>Total Sum (Excluding GST)</b>	<b>\$80,352.30</b>
<b>Total Including GST</b>	<b>\$88,387.53</b>

<b>Morven Park Cricket Nets Cambock Lane site – Cost Breakdown Schedule</b>	
<b>Trade</b>	<b>Costs</b>
Cricket net supply and installation	\$86,200.00
Tress	\$2,000.00
Planning application & Planning Permit	\$450.00
Arborist report (Heritage tree on neighbouring property)	\$1,000.00
Planting of trees and remedial landscaping	\$2,500.00
Demolition of tress etc.	\$1,600.00
Soil removal	\$1,000.00
Contingency 5%	\$3,826.30
<b>Total Sum (Excluding GST)</b>	<b>\$98,576.30</b>
<b>Total Including GST</b>	<b>\$108,433.93</b>





30 April, 2021

Mayor Mary Knowles  
Northern Midlands Council  
mary.knowles@nmc.tas.gov.au

Dear Mayor

Thank you for your letter and for providing a copy of the Northern Midlands Council's election priorities document.

I am pleased to provide you with a summary of announced policy initiatives on behalf of all Liberal Members and Candidates, that will benefit your local government area.

I wish to point out to Council that up to \$50 million in funds remain available under the local government loans program that was announced last year as an economic stimulus measure in response to COVID-19. Councils are welcome to make application for funding for priority projects.

Specific commitments for the Northern Midlands region include:

- \$2.8 million investment towards turning Ben Lomond into a year-round destination.
- \$50,000 towards the restoration of the Longford Rail Bridge pillars and new footbridge.
- \$6,000 to the Evandale Football Club towards the purchase of new IT equipment.
- \$100,000 to the Council towards the development of a new road safety park comprising line-marked roads, crossings, roundabouts, road signage and traffic lights to enable children to be taught road safety skills.
- \$88,388 to the Evadale Panthers Cricket Club towards the replacement and installation of three new cricket nets at the Morven Park Recreation Ground in Evandale.
- \$100,000 to the Longford Golf Club towards the replacement and upgrading of kitchen appliances at the Longford Bowls and Community Club.

- \$10 million over four years to commence a co-ordinated State-wide blitz to renew and upgrade outdated classrooms, with a focus on schools in low socio-economic areas, including at Campbell Town Primary School.
- Commission a feasibility study for a new Safe Emergency Accommodation facility in the Northern Midlands to better support women from rural areas.

Local government will also benefit from:

- \$4 million to local communities to gather evidence and provide safer community spaces by funding CCTV in regional towns.
- \$6 million to boost active transport options around Tasmania, linking cycling routes on local roads on a negotiated basis, in partnership with local government.
- \$416.5 million into road infrastructure over seven years, including targeted investments across all regions of the State, on top of our \$5 billion infrastructure program.

Your region will also benefit from a number of State-wide investments, including:

- A boost in the First Home Owners Grant from \$20,000 to \$30,000, back dated to 30 March 2021.
- \$133 million investment into education and school infrastructure across the State.
- \$98.5 million into TasTAFE with 100 more teachers, upgraded facilities and increased access for training for all Tasmanians.
- \$156.4 million investment to deliver a record 22,300 additional elective surgeries and endoscopies State-wide.
- 20,000 additional dental appointments State-wide.
- Significant investments into our major public hospital network to meet demand.
- \$52 million for 48 more paramedics years, better rural hospital and health facilities, extra staffing and equipment, and a new community defibrillator fund.
- Almost \$50 million for our agricultural sector, supporting regional communities.
- \$500,000 to secure the future of our agricultural shows
- 50% increase in annual funding to arts organisations.
- \$31 million for major iconic events and new Events Support & Attraction Fund.
- \$3m support to our fisheries sector.
- \$8 million to create a high-vis army to meet a 25% demand for workers in the building and construction industry.
- \$40.2 million to our National Parks and reserves around the State.
- Support for communities, including Men's Sheds, veterans, seniors, women and girls, Neighbourhood Houses, emergency food relief and more.
- \$10 million Solar Power Sports Club no-interest loan scheme.
- \$6.54 million to protect our unique environment and invest in the circular economy.
- \$1.85 million to take further Climate action.
- \$18 million to ensure bushfire safe communities and support to career and volunteer fire brigades, including doubling investment in the successful "Red Hot Tips" Program.
- \$10 million for our Advanced Manufacturing and Defence Industries.

- \$6 million to back our export businesses and increase trade.
- Land tax relief and new Foreign Investor Land Tax Surcharge.
- \$15.3 million to keep Tasmanians safe, legal assistance and reduce reoffending.
- \$8 million to support our digital economy.
- \$315 million more into social and affordable housing and homelessness initiatives.
- \$43.3 million for 50 more police in the community.
- \$31.5 million for new common smart ticketing for public transport across the State.
- \$15 million to support small business resilience and growth.
- \$5.35 million for the racing industry to secure jobs and growth.
- \$8.7 million for the safety and wellbeing of children and young people.
- \$56 million for mental health, alcohol and drug treatment and improving the health and wellbeing of all Tasmanians.
- \$11.7 million to support our forestry sector and Tasmanian jobs.
- \$3.5 million to support Tasmania's mining sector.
- \$8 million to support our hospitality sector and the 22,000 jobs it provides.
- \$735 million to support investment into Tasmania's renewable energy and hydrogen initiatives.
- \$83 million to back our tourist industry and visitor economy.
- Support for community, sport and recreational facilities in local communities around the State.

I trust this information is of assistance to you.

For more information about the Liberal Plan to secure Tasmania's future, please visit [Election Policies | Tasmanian Liberals](#).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Peter Gutwein', with a long horizontal flourish extending to the right.

**Peter Gutwein MP**  
Premier

## 10 COMMUNITY & DEVELOPMENT REPORTS

### 10.1 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Des Jennings, General Manager

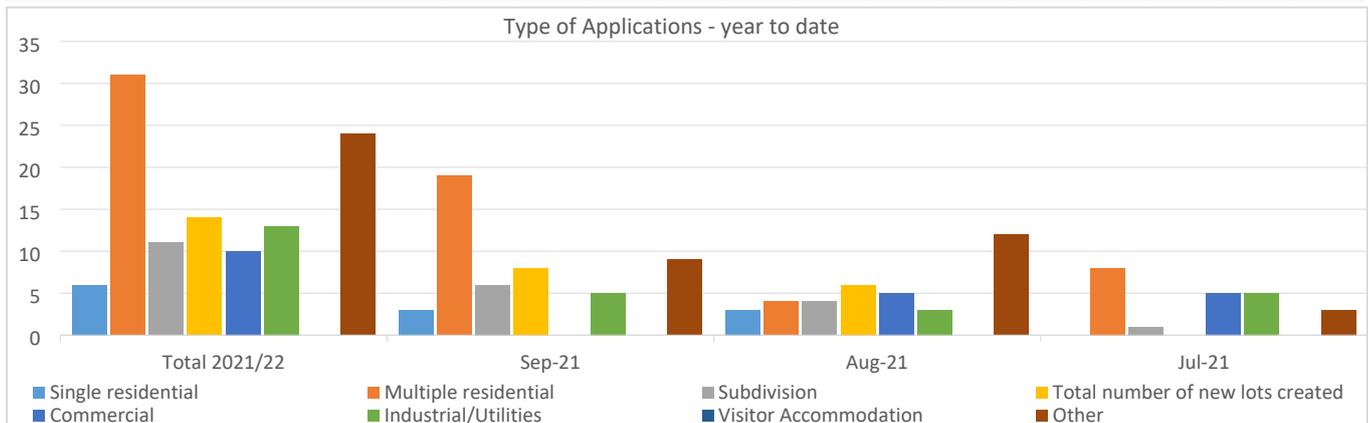
#### 1 PURPOSE OF REPORT

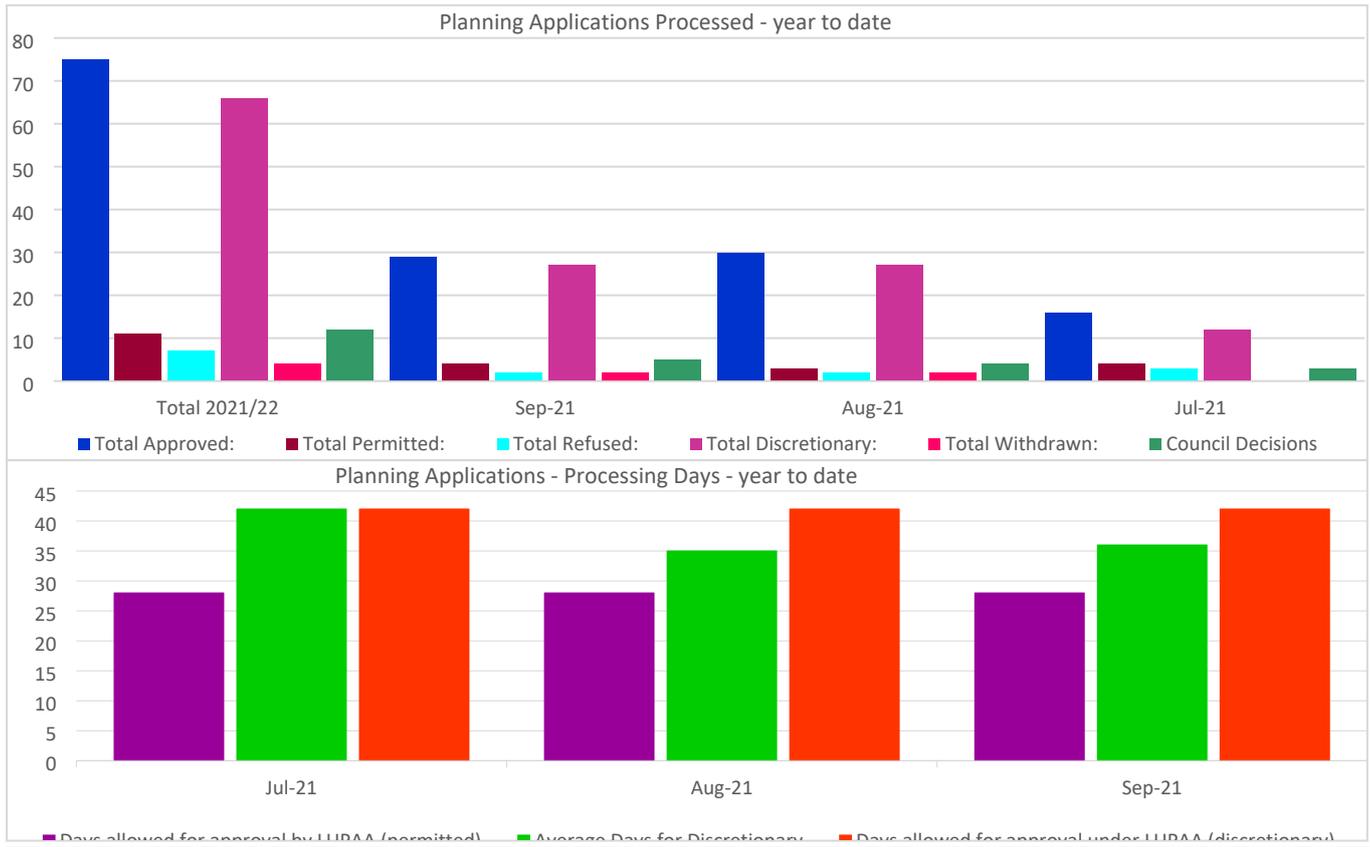
The purpose of this report is to present the Development Services activities as at the month end.

#### 2 DEVELOPMENT SERVICES REPORTING

##### 2.1 Planning Decisions

	Total YTD	July	Aug1	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	83	14	34	35									
Single residential	6	0	3	3									
Multiple residential	31	8	4	19									
Subdivision	11	1	4	6									
Total number of new lots created	14	0	6	8									
Commercial	10	5	5	0									
Industrial/Utilities	13	5	3	5									
Visitor Accommodation	0	0	0	0									
Total permitted	0	0	0	0									
Total discretionary	0	0	0	0									
Other (includes all residential development on existing dwellings [alterations/additions, sheds, solar, fences, pools etc])	24	3	12	9									
Total No. Applications Approved:	75	16	30	29									
Total Permitted:	11	4	3	4									
Average Days for Permitted	18	23	14	18									
Days allowed for approval by LUPAA	28	28	28	28									
Total Exempt under IPS:	22	8	9	5									
Total Refused:	7	3	2	2									
Total Discretionary:	66	12	27	27									
Average Days for Discretionary:	37.67	42	35	36									
Days allowed for approval under LUPAA:	42	42	42	42									
Total Withdrawn:	4	0	2	2									
Council Decisions	12	3	4	5									
Appeals lodged by the Applicant	5	1	1	3									
Appeals lodged by third party	1	1	0	0									



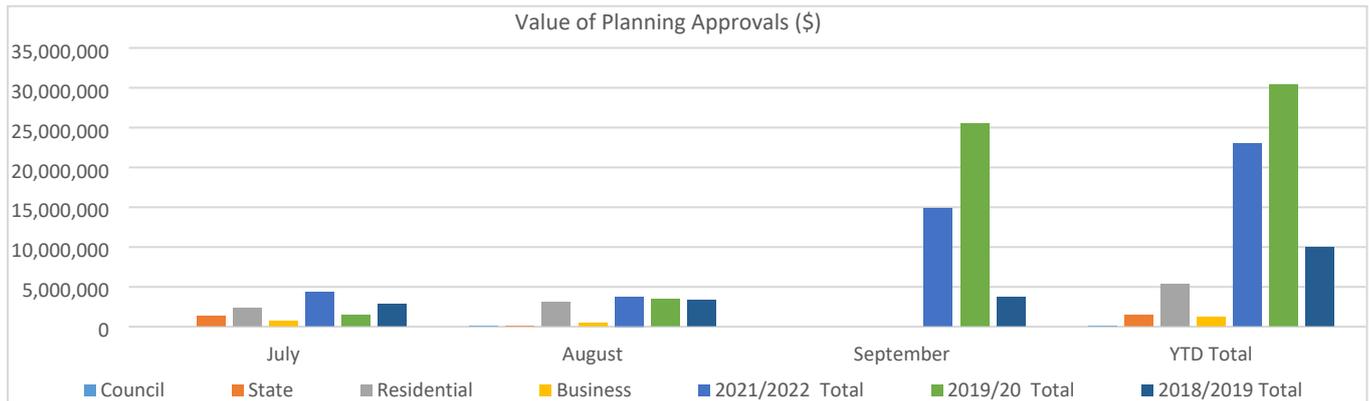


Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-21-0202	2 Lot Subdivision	46 Burghley Street, Longford TAS 7301	Jaffa International	22	P
PLN-21-0220	Multiple Dwelling x2	3 Banksia Grove, Perth TAS 7300	Wilson Homes	16	P
PLN-21-0224	Minor Boundary Adjustment	Mount Joy, 612 and 118 Mount Joy Road, Cressy TAS 7302	PDA Surveyors	28	P
PLN-21-0250	Minor boundary adjustment	861 Hobart Road, Breadalbane TAS 7258	Mr Ashley Brook	6	P
PLN-20-0267	Land Filling, Flood Prone Area (retrospective)	312 Leighlands Road, Evandale TAS 7212	Pitt & Sherry	39	D
PLN-20-0273	Alterations to bridge (Heritage Listed Place, Scenic Management Code)	Blackman River Bridge, 78 Tunbridge Tier Road, Tunbridge TAS 7120	Doug Fotheringham	42	D
PLN-20-0275	Dwelling	103 Lake View Road, Lake Leake TAS 7210	Mr Stephen Parks	36	D
PLN-21-0135	Six multiple dwellings (1 existing, 5 new) (variation to clause E6.7.2 Design and Layout of Car Parking for Dwelling 1)	125 Wellington Street, Longford TAS 7301	Artem Filipovskiy	26	D
PLN-21-0163	Multiple Dwellings x 2 (vary visitor parking)	9 Paton Street, Longford TAS 7301	Abode Designer Homes	40	D
PLN-21-0167	Re-Subdivision between 2 lots (26.4.2 P1 (a))	739 Elphinstone Road, Cressy and CT34299/1 Liffey Road, Bracknell TAS	PDA Surveyors	42	D
PLN-21-0170	7m x 12m shed (vary internal front setback)	11 Callistemon Court, Perth TAS 7300	Mr Jamon Murray	42	D
PLN-21-0176	Gravel lane ways for all weather access	2 Richard Street, Western Junction TAS 7212	Mr Jason Allan obo Elders Launceston	28	D
PLN-21-0178	6 planter boxes (vary setbacks, Heritage Precinct)	Road reserve adjacent to 90, 92, 94 and 96, Main Road, Perth TAS 7300	Northern Midlands Council	31	D
PLN-21-0193	6 Lot Subdivision, demolish shed	64 Burghley Street, Longford TAS 7301	Jaffa International	40	D

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-21-0201	Garage extension (partially as-constructed) (vary setback & roof pitch, heritage listed place, Heritage Precinct)	26 Church Street, Ross TAS 7209	Grant Larkman	38	D
PLN-21-0207	Dwelling and retaining wall (vary northern side setback)	88 Fairtlough Street, Perth TAS 7300	Lillian Cox	34	D
PLN-21-0208	Retrospective application for extension & pergola and proposed extension & shed (vary setbacks)	669 Nile Road, Nile TAS 7212	Steve Jordan Drafting	32	D
PLN-21-0209	Dwelling, shed & retaining walls (vary rear and western side setback)	42 Muirton Way, Perth TAS 7300	Kian Van Der Pols	35	D
PLN-21-0211	Pool fencing and spa (Heritage Listed Property)	28 Main Road, Perth TAS 7300	David & Sonya Maloney	30	D
PLN-21-0213	Multiple dwellings (2 existing, 1 change of use) (vary visitor car parking provision, vary carport setback)	46 Burghley Street, Longford TAS 7301	Mr Carlton Dixon	30	D
PLN-21-0214	Construction of New Chook Shed (Heritage Listed, vary setbacks in Rural Zone)	12351 Midland Highway, Conara TAS 7211	David Denman & Associates	35	D
PLN-21-0218	Entry Gazebo to Abel Tasman Avenue (Flood Prone, Attenuation, Vary Setbacks)	Cnr Union St & Abel Tasman Ave, LONGFORD TAS 7301	Northern Midlands Council	38	D
PLN-21-0221	10m x 7m Outbuilding (vary side setback)	355 Cressy Road, Longford TAS 7301	Woolcott Surveys	26	D
PLN-21-0222	Greenhouses (2) (vary side (N) setback, gross floor area of outbuildings greater than 80m2)	27 Devon Hills Road, Devon Hills TAS 7300	Theresa L Hatton	31	D
PLN-21-0225	Pool Enclosure (Flood prone area, attenuation, heritage precinct)	1 Lyttleton Street, Longford TAS 7301	Nicholas Fitsialos	29	D
PLN-21-0227	4.75m x 2m Sign (Signs Code)	112-118 Main Street, Cressy TAS 7302	Cressy District High School	31	D
<b>COUNCIL DECISIONS</b>					
PLN-21-0199	Multiple Dwellings (4) (vary parking provisions)	7 Bedford Street, Campbell Town TAS 7210	Wilkin Design	42	C
PLN-21-0183	Road works, Illawarra Rd, Tannery Rd, Bishopsbourne Rd, 7 & 22 Tannery Rd, 2126 & 2176 Bishopsbourne Rd, 704 & 709 Illawarra Rd, CTs 10350/1, 10245/1, 150843/1, 128346/1, 28158/1, 105495/1, 157554/2, 22090/1, 127517/1, 245427/1, 44233/1, 102827/1, Longford (Road & Railway Assets, Flood Prone Areas, and Carparking & Sustainable Transport codes)	Illawarra Road, Longford TAS 7301	Era Planning and Environment	41	C
PLN-21-0172	Multiple dwellings x2 (car parking and turning forward of the building line)	20 Hartnoll Place, Evandale TAS 7212	Wilson Homes	42	C
<b>COUNCIL DECISIONS - REFUSAL</b>					
PLN-21-0194	2-lot subdivision (vary lot size and solar orientation)	2A Elizabeth Street, Perth TAS 7300	D J McCulloch Surveying	42	C
PLN-21-0125	3 Lot Subdivision (vary lot size, no reticulated services, scenic management area)	2 Sinclair Street, incl. access over Fairtlough Street reserved road, Perth TAS 7300	Jaffa International	42	C
<b>DELEGATED DECISIONS - REFUSAL</b>					
<b>RMPAT DECISIONS</b>					
PLN20-0269	Multiple Dwellings (15)	49 George St Perth	Design to Live		
<b>TPC DECISIONS</b>					
PLN21-0029	Planning Scheme Amendment 01/2021	13 Richard St Western Junction	GHD		

2.2 Value of Planning Approvals

	2021/2022					2020/21	2019/20	2018/2019
	Council	State	Residential	Business	Total	Total	Total	Total
July	0	1,327,500	2,310,000	743,247	4,380,747	3,377,500	1,429,000	2,863,500
August	106,000	120,000	3,070,274	485,000	3,781,274	3,709,500	3,503,000	3,369,300
September	27,000	10,605,000	3,910,000	275,000	14,817,000	6,189,000	25,457,550	3,704,400
<b>YTD Total</b>	<b>133,000</b>	<b>12,050,500</b>	<b>9,290,274</b>	<b>1,503,247</b>	<b>22,979,021</b>	<b>13,276,000</b>	<b>30,389,550</b>	<b>9,937,200</b>
<b>Annual Total</b>						<b>59,101,247</b>	<b>55,891,900</b>	<b>36,482,950</b>



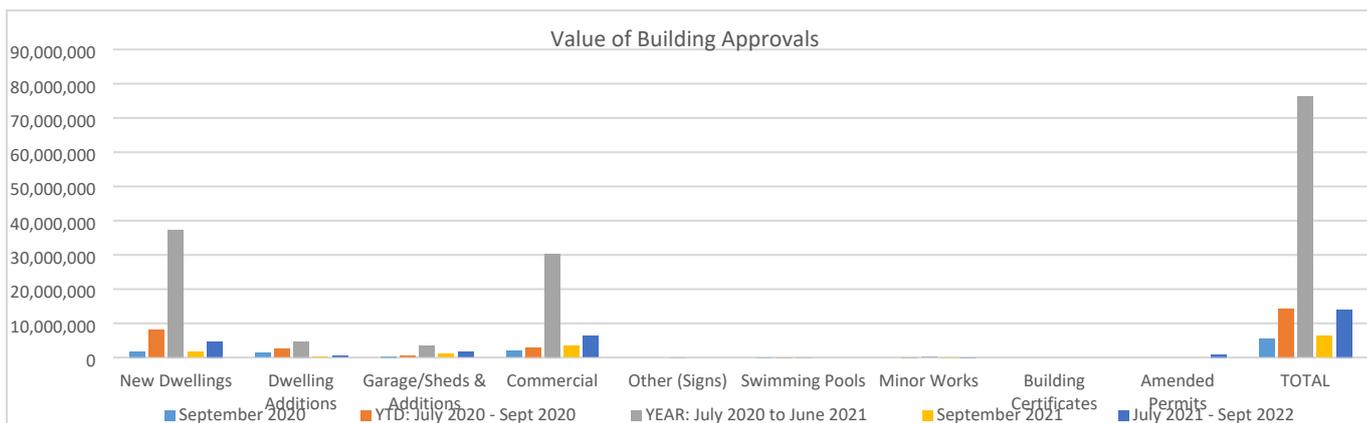
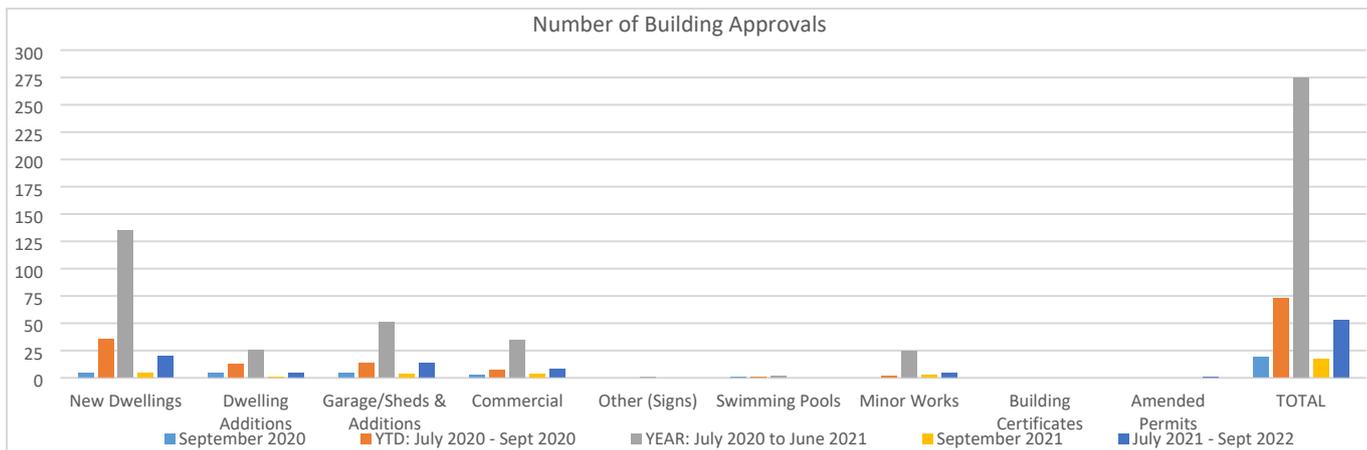
2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
LPS-NOR-TPS	Tasmanian Planning Scheme. The State Planning Provisions (SPPs) came into effect on 2/3/2017. They will have no practical effect until the Local Provisions Schedule (LPS) is in effect in a municipal area. Northern Midlands Council's Draft Local Provisions Schedule submitted to the Commission 19/12/2019. Post lodgement meeting held 5/5/2020. Matters raised by the Commission and recommended response tabled at the 29/6/2020 Council meeting. Remaining responses to post lodgement enquiries provided 28/08/2020. Submission of response to post lodgement enquiries made by TPC due 5/2/2021. Meeting held between Council and Commission staff to discuss these matters held 20/1/2021. Response provided to TPC 12/2/2021. TPC requested further clarifications 16/3/2021. Response provided 8/4/2021. Section 32(4) responses to final TPC queries provided 6/5/2021. Minister's declarations issued 31 May 2021 – included in 28 June Council agenda. GIS consultant made map changes required by the Minister. Provided to TPC 19/7/2021. 6/10/2021, received direction to publicly exhibit draft Local Provisions Schedule.
<b>Decisions received</b>	
PLN-21-0029	Draft Amendment 01/2021. Site specific amendment to allow Resource Processing as a permitted use on at 13 Richard Street, in conjunction with a s43 development application for a food freeze drying enterprise. Approved, effective 30 September 2021.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
PLN21-0085	Appeal 95-21P. 24 Main Road, Perth. Appeal against refusal under delegation of 5 multiple dwellings. RMPAT held a preliminary conference 11/8/2021. Mediation over the conditions of approval is being undertaken.
PLN21-0183	Appeal 118-21P. Illawarra Rd Upgrades. Appeal against conditions of the permit approved by Council. RMPAT to hold preliminary hearing 08/10/2021.
PLN21-0125	Appeal 119/21S. 2 Sinclair St Perth. Appeal against Council's refusal of permit for 3 lot subdivision. RMPAT to hold preliminary hearing 12/10/2021.
PLN21-0199	Appeal 126/21P. 7 Bedford St Campbell Town. Appeal against conditions of the permit approved by Council. RMPAT to hold preliminary hearing 13/10/2021.
<b>Decisions received</b>	
-	-

**2.4 Building Approvals**

The following table provides a comparison of the number and total value of building works for 2020/2021 – 2021/2022 (figures do not include Building Approvals processed under Resource Sharing Agreements).

	YEAR: 2020-2021				YEAR		YEAR: 2021-2022			
	Sept 2020		YTD 2020-2021		July 2020 - June 2021		Sept 2021		YTD 2021-2022	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
	\$		\$		\$		\$		\$	
New Dwellings	5	1,821,801	36	8,143,288	135	37,308,797	5	1,579,699	20	4,692,870
Dwelling Additions	5	1,369,320	13	2,558,970	26	4,678,970	1	200,000	5	430,000
Garage/Sheds & Additions	5	320,000	14	542,700	51	3,494,830	4	1,103,370	14	1,572,370
Commercial	3	1,925,000	7	3,011,150	35	30,391,057	4	3,370,000	8	6,300,000
Other (Signs)	0	0	0	0	1	12,000	0	0	0	0
Swimming Pools	1	49,000	1	49,000	2	104,000	0	0	0	0
Minor Works	0	0	2	35,000	25	266,844	3	47,000	5	69,360
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	1	975,000
<b>TOTAL</b>	<b>19</b>	<b>5,485,121</b>	<b>73</b>	<b>14,340,108</b>	<b>275</b>	<b>76,256,498</b>	<b>17</b>	<b>6,300,069</b>	<b>53</b>	<b>14,039,600</b>
<b>Inspections</b>										
Building	0		0		30		1		2	
Plumbing	32		73		299		42		125	



**2.5 Planning and Building Compliance – Permit Review**

Below are tables of inspections and action taken for the financial year.

Planning Permit Reviews	This Month	2021/2022	Total 2020/2021
Number of Inspections	13	25	31
Property owner not home or only recently started			
Complying with all conditions / signed off		2	11
Not complying with all conditions			1
Re-inspection required	12	22	9
Notice of Intention to Issue Enforcement Notice			

Planning Permit Reviews	This Month	2021/2022	Total 2020/2021
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			
No Further Action Required	1	1	10
Building Permit Reviews	This Month	2021/2022	Total 2020/2021
Number of Inspections			14
Property owner not home or only recently started			
Complying with all conditions / signed off			2
Not complying with all conditions			
Re-inspection required			2
Building Notices issued			
Building Orders issued			
No Further Action Required			10
Illegal Works - Building	This Month	2021/2022	Total 2020/2021
Number of Inspections	9	19	35
Commitment provided to submit required documentation	1	1	11
Re-inspection required	2	10	11
Building Notices issued			5
Building Orders issued			5
Emergency Order	2	2	3
No Further Action Required	6	8	13
Illegal Works - Planning	This Month	2021/2022	Total 2020/2021
Number of Inspections	20	48	81
Commitment provided to submit required documentation	2	5	9
Re-inspection required	7	27	48
Enforcement Notices issued	1	1	1
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued	3	3	6
No Further Action Required	11	16	24

### 3 STRATEGIC PLAN 2021-2027

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

#### Progress: Economic health and wealth - grow and prosper

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

##### Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

#### People: Culture and society - a vibrant future that respects the past

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

##### Strategic outcomes:

3.1 Sympathetic design respects historical architecture

3.2 Developments enhance existing cultural amenity

3.4 Towns are enviable places to visit, live and work

#### Place: Nurture our heritage environment

##### Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow

##### Strategic outcomes:

4.1 Cherish and sustain our landscape

4.2 Meet environmental challenges

4.4 Our heritage villages and towns are high value assets

## 4 STATUTORY REQUIREMENTS

### 4.1 *Land Use Planning & Approvals Act 1993*

The planning process is regulated by the *Land Use Planning & Approvals Act 1993*, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

### 4.2 *Building Act 2016*

The *Building Act 2016* requires Council to enforce compliance with the Act.

## 5 RISK ISSUES

Lack of public awareness is a risk to Council. If people are not aware of requirements for planning, building and plumbing approvals, this may result in work without approval. Council continues to promote requirements to ensure the public is aware of its responsibility when conducting development.

## 6 COMMUNITY CONSULTATION

Discretionary applications are placed on public notification in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*.

From time to time, articles are placed in the Northern Midlands Courier and on Council's Facebook page, reminding the public of certain requirements.

## 7 OFFICER'S COMMENTS/CONCLUSION

There have been 8 commercial building approvals valued at \$6,300,000 for 2021/22 (year to date), compared to 7 commercial building approval valued at \$3,011,150 (year to date) for 2020/2021.

In total, there were 53 building approvals valued at \$14,039,600 (year to date) for 2021/2022, compared to 73 building approvals valued at \$14,340,108 (year to date) for 2020/21.

## RECOMMENDATION

That the report be noted.

## 11 CORPORATE SERVICES REPORTS

### 11.1 MONTHLY REPORT: FINANCIAL STATEMENT

*Responsible Officer:* Maree Bricknell, Corporate Services Manager

*Report prepared by:* Maree Bricknell, Corporate Services Manager

#### 1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30 September 2021.

#### 2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 September 2021 is circulated for information.

**3 STRATEGIC PLAN 2021-2027**

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

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

2.1 Strategic, sustainable, infrastructure is progressive

**4 ALTERATIONS TO 2021-22 BUDGET**

Following a budget review of income and expenditure items the following alterations/variances are highlighted and explained: .

**SUMMARY FINANCIAL REPORT**

For Month Ending: 30-Sep-21 3

<b>A. Operating Income and Expenditure</b>						
	<b>Budget</b>	<b>Year to Date Budget</b>	<b>Actual</b>	<b>(\$,000)</b>	<b>Target 100%</b>	<b>Comments</b>
Rate Revenue	-\$12,271,834	-\$12,271,834	-\$12,232,675	-\$39	99.7%	
Recurrent Grant Revenue	-\$4,723,956	-\$1,180,989	-\$1,010,027	-\$171	85.5%	* Advanced Grants
Fees and Charges Revenue	-\$2,387,167	-\$596,792	-\$849,872	\$253	142.4%	
Interest Revenue	-\$741,548	-\$185,388	-\$160,050	-\$25	86.3%	
Reimbursements Revenue	-\$53,978	-\$13,495	-\$10,712	-\$3	79.4%	
Other Revenue	-\$1,786,968	-\$446,742	-\$118,590	-\$328	26.5%	
	<b>-\$21,965,451</b>	<b>-\$14,695,239</b>	<b>-\$14,381,926</b>	<b>-\$313</b>	<b>97.9%</b>	
Employee costs	\$6,028,712	\$1,507,178	\$1,286,890	\$220	85.4%	
Material & Services Expenditure	\$5,612,165	\$1,403,041	\$1,420,771	-\$18	101.3%	
Depreciation Expenditure	\$6,519,158	\$1,629,790	\$1,629,728	\$0	100.0%	
Government Levies & Charges	\$961,484	\$240,371	\$40,877	\$199	17.0%	
Councillors Expenditure	\$205,180	\$51,295	\$47,307	\$4	92.2%	
Interest on Borrowings	\$272,007	\$68,002	\$117,996	-\$50	173.5%	
Other Expenditure	\$1,315,204	\$328,801	\$658,285	-\$329	200.2%	Pension rebates for full year
Plant Expenditure Paid	\$538,650	\$134,663	\$181,234	-\$47	134.6%	
	<b>\$21,452,560</b>	<b>\$5,363,140</b>	<b>\$5,383,088</b>	<b>-\$20</b>	<b>100.4%</b>	
	<b>-\$512,891</b>	<b>-\$9,332,099</b>	<b>-\$8,998,838</b>			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$505,860	\$126,465	\$292	\$126	0.2%	
Underlying (Surplus) / Deficit	<b>-\$7,031</b>	<b>-\$9,205,634</b>	<b>-\$8,998,546</b>			1*
	\$0		-			
Capital Grant Revenue	-\$8,697,948	-\$2,174,487	-\$247,135	-\$1,927	11.4%	
Subdivider Contributions	-\$330,765	-\$82,691	0	-\$83	0.0%	
Capital Revenue	<b>-\$9,028,713</b>	<b>-\$2,257,178</b>	<b>-\$247,135</b>			
	-		-			

**Budget Alteration Requests**  
- For Council authorisation by absolute majority

**Budget Operating Budget Capital Actuals**

Capital works budget variances above 10% or \$10,000 are highlighted  
September

		326.00	
D2019019 P Groves		163.00	Bad Debt - Deemed uncollectable by EMPRS
D2019021 P Groves		168.00	Bad Debt - Deemed uncollectable by EMPRS
D2019023 P Groves		168.00	Bad Debt - Deemed uncollectable by EMPRS
D2019024 P Groves		168.00	Bad Debt - Deemed uncollectable by EMPRS
D2019025 P Groves		168.00	Bad Debt - Deemed uncollectable by EMPRS
D2019027 P Groves		168.00	Bad Debt - Deemed uncollectable by EMPRS
D2020036 P Groves		168.00	Bad Debt - Deemed uncollectable by EMPRS
<b>August</b>			
Footpath - Main Street Cressy	750796.6	-\$67,000	Tfr allocation to different
Footpath - Church Street (Main to Charles) at Cressy		\$67,000	location in Cressy
Footpath - Park St (High to Bridge) Ross	750986.6	-\$30,000	Completed 2020/21 reallocate
Footpath & ramp - to old Lfd Gym access	707752.96	\$30,000	
<b>July</b>			
No adjustments for July.			

**B. Balance Sheet Items**

	Year to Date Actual	Monthly Change	Same time last year	Comments
<b>Cash &amp; Cash Equivalents Balance</b>				
- Opening Cash balance	\$19,432,295	\$23,591,217		
- Cash Inflow	\$9,477,568	\$1,241,061		
- Cash Payments	-\$5,958,410	-\$1,880,824		
- Closing Cash balance	\$22,951,454	\$22,951,454		
	-	-		
<b>Account Breakdown</b>				
- Trading Accounts	\$247,069			
- Investments	\$22,704,385			
	\$22,951,454			
	-			

**Summary of Investments**

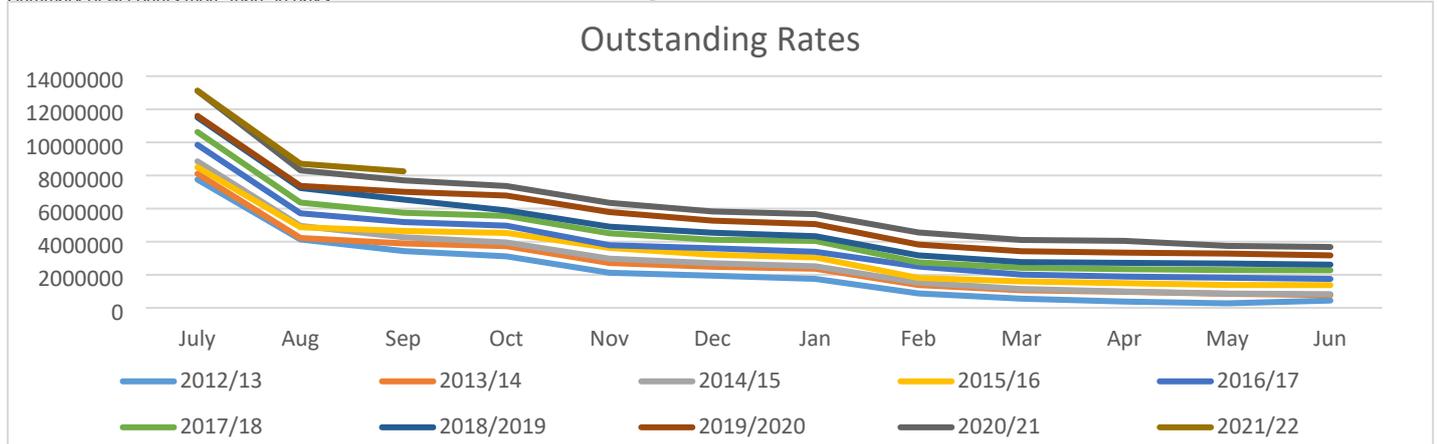
	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/09/2021	30/09/2021	0.10	\$5,397	\$5,397
CBA Call Account	1/09/2021	30/09/2021	0.01	\$1,574	\$1,574
CBA Business Online Saver	8/09/2021	30/09/2021	0.20	\$6,116,645	\$6,117,388
Westpac Corporate Regulated Interest Account	30/09/2021	30/09/2021	0.35	\$6,687,759	\$6,687,759
My State Financial	25/05/2021	25/05/2022	0.85	\$3,343,010	\$3,371,425
Westpac	5/07/2021	4/07/2022	3.37	\$5,500,000	\$5,684,842
Westpac	29/09/2021	29/06/2023	3.30	\$1,050,000	\$1,110,566
<b>Total Investments</b>				\$22,704,385	\$22,978,952

Rate Debtors	2020/21	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$3,205,341		\$2,808,852		
Rates Raised	\$12,275,300		\$11,626,733		
	\$15,480,641		\$14,435,585		
Rates collected	\$6,712,153	54.7%	\$6,320,808	49.0%	
Pension Rebates	\$492,390	4.0%	\$478,576	4.1%	
Discount & Remissions	\$24,929	0.2%	\$49,800	0.4%	
	\$7,229,471		\$6,849,184		
Rates Outstanding	\$8,251,170	67.2%	\$7,705,313	71.5%	
Advance Payments received	-\$178,375	1.5%	-\$118,912	0.8%	

Trade Debtors

Current balance	\$452,626		
- 30 Days		\$69,617	
- 60 Days		\$17,931	
- 90 Days		\$203,454	
- More than 90 days		\$161,623	

Summary of Accounts more than 90 days:



- D201908 P Groves	326.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019019 P Groves	163.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019021 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019023 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019024 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019025 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019027 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2020036 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable relates to above

1,656.00 -

**C. Capital Program**

	Budget	Actual (\$,000)	Target 25%	Comments
Renewal	\$10,972,585	\$2,063,513	19%	
New assets	\$9,505,961	\$1,602,144	17%	
Total	\$20,478,546	\$3,665,656	18%	
Major projects:				
- Longford Sports Centre lift & level 1	\$217,000	\$117,013	54%	
- Cressy Rec Ground Amenities	\$930,426	\$661,137	71%	
- Cressy Pool Improvements	\$800,000	\$508,998	64%	
- Ross Village Green	\$558,000	\$469,392	84%	
- Longford Victoria Square Hall	\$1,501,141	\$22,498	1%	
- Longrod Victoria Square Amenities	\$333,236	\$1,179	0%	
- Perth Childcare Centre	\$3,550,607	\$148,757	4%	
- Lake Leake Amenities	\$145,256	\$0	0%	
- Translink Detention Basin	\$252,540	\$25,410	10%	
- Footpath Program	\$727,000	\$53,063	7%	
- Bryants Lane Bridge	201,777	\$167	0%	
- William Street Footbridge	270,000	\$8,330	3%	
- Glen Esk Road Reconstruction	411,400	\$256	0%	

\* Full year to date capital expenditure for 2021/22 provided as an attachment.

**D. Financial Health Indicators**

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	55.9%	85.1%	-29.2%	⬇️	
- Own Source Revenue / Total Revenue	78%	93%	-14.5%	⬇️	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.0%	62.6%	-62.5%	⬇️	
- Debt / Own Source Revenue	43.0%	55.5%	-12.5%	↔️	
Efficiency Ratios					
- Receivables / Own Source Revenue	50.5%	57.6%	-7.1%	⬇️	
- Employee costs / Revenue	27.4%	8.9%	18.5%	⬆️	
- Renewal / Depreciation	168.3%	126.6%	41.7%	⬆️	
Unit Costs					
- Waste Collection per bin	\$10.53	\$12.53		↔️	
- Employee costs per hour	\$50.24	\$39.40		⬆️	
- Rate Revenue per property	\$1,727.45	\$1,721.94		↔️	
- IT per employee hour	\$3.30	\$9.07		⬇️	

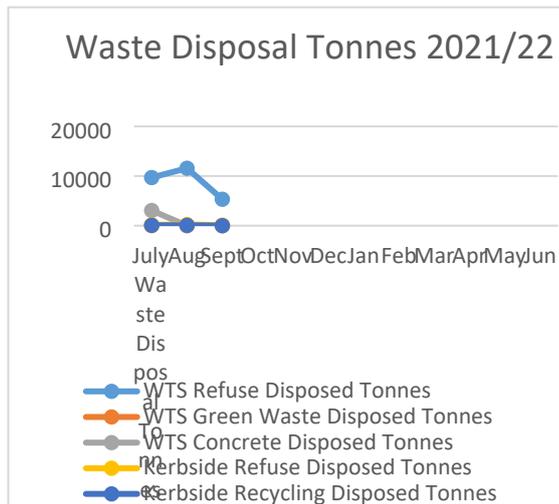
**E. Employee & WHS scorecard**

	YTD	This Month	
Number of Employees	92	92	
New Employees	9	1	
Resignations	5	3	
Total hours worked	32,658	11,260	
Lost Time Injuries	0	0	
Lost Time Days	1	0	
Safety Incidents Reported	7	4	
Hazards Reported	17	4	
Risk Incidents Reported	5	1	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	

Insurance claims - Motor Vehicle	4	1	
IT - Unplanned lost time	0	0	
Open W/Comp claims	3	1	

**F. Waste Management**

Waste Transfer Station	2019/20	2020/21	2021/22 Budget Year to Date	2021/22
<b>Takings</b>				
- Refuse	\$92,611	\$119,842	\$128,043	\$28,428
- Green Waste	\$50,996	\$80,904	\$83,844	\$13,966
- Concrete	\$1,551	\$2,293	\$2,140	\$540
- Tyres		727	\$700	\$177
<b>Total Takings</b>	<b>\$142,782</b>	<b>\$203,767</b>	<b>\$214,727</b>	<b>\$43,111</b>
<b>Tonnes Disposed</b>				
WTS Refuse Disposed Tonnes	1388	1432	1532	26576
WTS Green Waste Disposed Tonnes	5400	4670	4894	0
WTS Concrete Disposed Tonnes	0	0		3056
Kerbside Refuse Disposed Tonnes	2326	2435	2239	478
Kerbside Recycling Disposed Tonnes	1036	1051	1194	142
<b>Total Waste Tonnes Disposed</b>	<b>10150</b>	<b>9588</b>	<b>9859</b>	<b>30252</b>



5

**OFFICER COMMENTS**

Copies of the financial reports are also made available at the Council office.

**6 ATTACHMENTS**

1. Monthly Works Infrastructure Capital Report 2021-2022 [11.1.1 - 6 pages]
2. Monthly Line Item Report 2021-2022 [11.1.2 - 1 page]

**RECOMMENDATION**

That Council:

- i) receive and note the Monthly Financial Report for the period ending 30 September 2021, and
- ii) authorise Budget 2021/22 alterations as listed in Item 4.

Northern Midlands Council Account Management Report				Annual Budget	YTD Actual	Annual Budget	Scheduled and Actual Works by Month													
				\$	\$		Actual Expenditure <input type="checkbox"/> Scheduled Work <input type="checkbox"/>													
2021/22 for year to 30 September 2021							Spent %	B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
<b>Capital Expenditure - Corporate Services</b>																				
<b>Equipment &amp; Buildings - Corporate Services</b>																				
700020	Fleet - F20 Child Care Van	20,000	-	0%																
715300	Corp - Computer System Upgrade	180,570	68,329	38%																
715310	Corp - Purchase Office Equipment	-	390	0%																
791105	Cry - Child Care Centre Internal Painting	10,000	-	0%																
791110	Pth - Child Care Centre Fore Street Preliminaries	179,657	148,757	83%																
791111	Pth - Child Care Centre Fore Street Construction Contract	3,371,333	-	0%																
<b>Total Equipment &amp; Buildings - Corporate Services</b>		<b>3,761,560</b>	<b>217,476</b>	<b>6%</b>																
		<b>3,761,560</b>	<b>217,476</b>	<b>6%</b>																
<b>Capital Expenditure - Works Department</b>																				
<b>Fleet, Plant &amp; Depot</b>																				
700023	Fleet - F23 Utility Litter & Garbage Collection	22,000	-	0%																
700025	Fleet - F25 Utility Vehicle	20,000	-	0%																
700042	Fleet - Truck 6 Yard	125,000	-	0%																
700067	Fleet - F67 Tractor	58,000	-	0%																
700165	Fleet - F165 Vermeer Tree Chipper	67,000	-	0%																
700166	Fleet - F166 Tilt Trailer	10,000	-	0%																
700177	Fleet - F177 Utility	34,000	-	0%																
700180	Fleet - Depot Pool Utility Vehicle	20,000	-	0%																
700184	Fleet - F184 Utility	20,000	-	0%																
700195	Fleet - Fleet 195 Ride On Mower	50,000	-	0%																
700620	Fleet - Radio System upgrade Analogue to Digital	62,000	-	0%																
715320	Works - Purchase Small Plant	40,000	818	2%																
720200	Works - Longford Depot Improvements	50,000	5,234	10%																
720201	Works - Ctown Depot Improvements	50,000	335	1%																
<b>Total Fleet, Plant &amp; Depot</b>		<b>628,000</b>	<b>6,387</b>	<b>1%</b>																
<b>All Areas - Street Tree program</b>																				
707814	BUDGET ONLY NO ORDERS All Areas - Street Tree Program	78,000	-																	
707814.11	Ctown - Blackburn Park South Reserve Tree Planting	-	6,615																	
707814.5	Pth - Main Street Flowering Pots / Planter Boxes	2,000	3,822																	
707814.8	Pth - Main Street Trees	-	6,810																	
<b>Total All Areas - Street Tree program</b>		<b>80,000</b>	<b>17,247</b>	<b>22%</b>																
<b>All Areas - Town Entrance Landscape/Beautification</b>																				
707855	BUDGET ONLY NO ORDERS All Areas - Town Entrance Landscaping/Beautification	30,000	-																	
707899	BUDGET ONLY NO ORDERS All Areas - Signage Projects	15,000	-																	
707899.3	Ctown - Town Entrance Signs North and South	-	3,029																	
<b>Total All Areas - Town Entrance Landscape/Beautification</b>		<b>45,000</b>	<b>3,029</b>	<b>7%</b>																
<b>Ross - Town Square Development</b>																				
707972	Ross - Town Square Development Design and Preliminaries	558,000	31,652																	
707972.1	Ross - Town Square - Footpaths (Internal)	-	637																	
707972.11	Ross - Town Square - Rotunda	-	43,122																	
707972.12	Ross - Town Square - Pavillion	-	118,628																	
707972.13	Ross - Town Square - Playground	-	67,400																	
707972.14	Ross - Town Square - Kerbs	-	7,444																	
707972.15	Ross - Town Square - Irrigation	-	35,379																	
707972.16	Ross - Town Square - furniture & Fixtures	-	34,174																	
707972.17	Ross - Town Square - Landscaping	-	28,987																	
707972.18	Ross - Town Square - Entry Arbour	-	-																	
707972.19	Ross - Town Square - Plumbing	-	26,158																	
707972.21	Ross - Town Square - Topdressing and Seeding	-	12,067																	
707972.9	Ross - Town Square Development Other	-	3,147																	
707972.91	Ross - Town Square Development Electrical	-	54,845																	
707972.92	Ross - Town Square Development Sewer	-	-																	
707972.93	Ross - Town Square Development Cut and Fill	-	-																	
707972.94	Ross - Town Square Development Root Barrier	-	-																	
707972.95	Ross - Town Square Development Front Fence	-	-																	

Northern Midlands Council Account Management Report			Annual Budget	YTD Actual	Annual Budget	Scheduled and Actual Works by Month												
			\$	\$	Spent %	Actual Expenditure												
2021/22 for year to 30 September 2021						B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
707972.96	Ross - Town Square Development Footpath (External)		-	-														
707972.97	Ross - Town Square Development Side and Rear Fence		-	-														
707972.98	Ross - Town Square Development Tree Planting		-	-														
<b>Total - Ross Town Square Development</b>			558,000	463,640	83%													
<b>All Areas - Street Furniture</b>																		
715255	BUDGET ONLY NO ORDERS All Areas - Street Furniture		50,000	-	0%													
			50,000	-	0%													
<b>Cressy Recreation Ground Redevelopment</b>																		
707913	Cry - Rec Ground Sewer Dump Point, Main Ext, Carpark Preliminary		-	171														
707923	Cry - Recreation Ground Building Redevelopment		1,013,866	660,532	65%													
708027	Cry - Recreation Ground Southern Boundary fence		14,700	-	0%													
			1,028,566	660,703	64%													
<b>Other Recreation Projects</b>																		
707801	All Areas - Private Power Pole Replacement		25,000	-	0%													
707876	Pth - Recreation Ground Topdressing		20,000	-	0%													
707889	BUDGET ONLY NO ORDERS All Areas - Playground Shelters		20,000	-	0%													
707918	Evan - Morven Park RV Sewer Dump Point Relocation		30,000	-	0%													
708025	Avoca - Boucher Park Side Fence Replacement		5,000	3,484	70%													
708030	Ctown - Recreation Ground Main Entry Beautification		6,850	6,850	100%													
708035	Ctown - Recreation Ground Irrigation Tank and Sprinklers		160,000	85,957	54%													
708037	Ross - Recreation Ground Topdress		25,000	-	0%													
708038	Evan - Recreation Ground Cricket Net Relocation		80,353	3,188	4%													
708040	Pth - Recreation Ground Goal Post Netting Upgrades		15,000	1,088	7%													
708041	Pth - Train Park Sculpture Maintenance		8,000	-	0%													
708042	Pth - Train Park Play Equipment Upgrades		100,000	-	0%													
708043	Pth - Dog Park Equipment Mulgrave Street		20,000	906	5%													
708044	Ross - Church St Nature Strip Irrigation Upgrades		10,000	-	0%													
708045	Lfd - Road Safety Park Victoria Square		100,000	-	0%													
708046	Rec - All Grounds Cricket Wicket Cover Rollers and Applicator		24,200	18,270	75%													
708047	Rec - Portable Soccer Goals		3,000	-	0%													
708048	Morven Park amenities Upgrade Sealing around Clubrooms including Bollards		-	40,498	0%													
708049	Lfd - Railway Bridge Pillar Restoration Project		50,000	-	0%													
708050	Lfd - Able Taman Avenue Entry Gazebo		15,000	403	3%													
715254	BUDGET ONLY NO ORDERS All Areas - Play Ground Equipment		50,000	-	0%													
715255.4	Pth - William St Reserve BBQ		55,000	-	0%													
715255.6	Pth - Train Park BBQ		85,000	-	0%													
<b>Total - Other Recreation Projects</b>			907,403	160,644	18%													
<b>Total Recreation</b>			2,668,969	1,305,263	49%													
<b>Buildings</b>																		
<b>Ctown - War Memorial Oval Amenities Upgrade</b>																		
707805.3	Ctown - War Memorial Oval Amenities Upgrade - High St Access		150,000	-	0%													
707805.51	Ctown - Tennis Courts, Irrigation, Landscaping and Shade Shelters		30,000	46,040	153%													
707805.55	Ctown - Tennis Hit Up Wall		36,793	4,911	13%													
707805.65	Ctown - War Memorial Oval Amenities Old Toilet Block Replacement		85,000	13,685	16%													
707805.94	Ctown - War Memorial Oval Amenities Storage Shed Upgrade and Minor Works		19,200	11,502	60%													
707805.97	Ctown - War Memorial Oval Main Entry Beautification		50,000	-	0%													
707805.98	Ctown - War Memorial Oval Facility Equipment		-	310	0%													
<b>Total Ctown - War Memorial Oval Amenities Upgrade</b>			370,993	76,448	21%													
<b>Lfd - Longford Community Sports Centre Redevelopment</b>																		
707752	Lfd - Sports Centre - Gym Stage 2 - Carpark Kerb		-	397														
707752.9	Lfd - Sports Centre - Gym Stage 2 - Carpark Other		-	427														
707752.96	Lfd - Sports Centre Gym - Footpath and ramp to former gym at rear		-	2,528														
707990.4	Lfd - Sports Centre - Gym Stage 4 - Level 1 User Ready Including Lift		270,000	116,823														
707990.62	Lfd - Sports Centre - Gym Stage 3 - Joinery - Front Entry, Meeting Room, Accessible Toilet and Roof Area		-	190														
707990.7	Lfd - Sports Centre - Squash Court Refurbishment		50,000	49,567														
<b>Total Lfd - Longford Community Sports Centre Redevelopment</b>			320,000	169,932	53%													

Northern Midlands Council Account Management Report				Annual Budget	YTD Actual	Annual Budget	Scheduled and Actual Works by Month												
				\$	\$		Actual Expenditure						Scheduled Work						
2021/22 for year to 30 September 2021				Spent %			B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
<b>Other Buildings</b>																			
707747	Lfd - Town Hall Improvements Exhibition Lighting Fitout	18,000	-	0%															
707766	Lake Leake - Amenities Upgrade	145,256	-	0%															
707775	Avoca - Hall Toilet Upgrade	50,000	-	0%															
707802	Avoca - Town Hall Side Entrance Ramp Upgrade	15,000	325	2%															
707806	Epping - Town Hall Improvements - Roof Replacement	25,000	-	0%															
707867	Avoca - Public Toilets Upgrade of Septic Tank, Gates and Building	74,000	268	0%															
707868	Cry - Town Hall Improvements	40,000	2,600	7%															
707869	Cry - Pool Improvements State and Federal Funding	800,000	508,998	64%															
707871	Evan - War Memorial Hall Improvements Roof Replacement	175,000	2,335	1%															
707872	Evan - Falls Park Pavillion Improvements Painting	31,000	-	0%															
707873	Ross - Town Hall Improvements Painting and Carpet	30,000	-	0%															
707943	Bishopsbourne - Community Centre Skylight Replacement	15,000	-	0%															
707920	All Areas - Public Buildings Asbestos Removal	-	4,519	0%															
707947	Ctown - Pool Improvement Outside Shower and Additional Toilet	20,000	-	0%															
707948	Ctown - Renovations/Upgrades William St Units	50,000	-	0%															
707955	Evan - Community & Visitor Centre Roof Works	20,000	-	0%															
708026	Cry - Memorial Clock Upgrade	6,000	3,942	66%															
708039	Pth - Recreation Ground Amenities Painting and Crack Repairs	30,000	-	0%															
708051	Ross - Drill Hall Roof Replacement	40,000	-	0%															
715345	Public Building and Amenities Projects - Project Manager	86,000	30,417	35%															
715350	All Areas - Public Building Improvements not yet allocated	100,000	-	0%															
715366	Avoca - Public Toilet Septic Tank Upgrade and Building Improvements	2,455	2,455	100%															
720132	Lfd - Cemetery Toilet Upgrade	5,000	-	0%															
720133	Pth - Talisker Street Car Park Toilet Replacement	100,000	18,324	18%															
720134	Pth - Seccombe St Reserve Toilet	60,000	8,771	15%															
720135	Evan - Pioneer Park Toilets Upgrade Male and Disabled	20,000	-	0%															
720136	Lfd - Council Chambers Exterior Timber Painting	10,000	7,544	75%															
720137	Evan - Medical Centre Extension	300,000	13,223	4%															
720143	Pth - Recreation Ground Electronic Scoreboard	90,000	54,177	60%															
720144	Pth - Recreation Ground carpark, fence & lighting	167,100	16,428	10%															
<b>Total Other Buildings</b>		<b>2,524,811</b>	<b>674,326</b>	<b>27%</b>															
<b>Total Buildings</b>		<b>3,215,804</b>	<b>920,706</b>	<b>29%</b>															
<b>Longford Main Street Project</b>																			
707987.1	Lfd - Main Street Project - Preliminaries	747,723	70,347																
707987.2	Lfd - Main Street Project - Victoria Square Memorial Hall Upgrade Preliminaries	1,518,272	22,498																
707987.3	Lfd - Main Street Project - Road infrastructure Upgrades Preliminaries	1,396,413	2,785																
707987.4	Lfd - Main Street Project - BBQ Upgrades Preliminaries	696	696																
707987.5	Lfd - Main Street Project - Victoria Square Additional Toilet Preliminaries	334,415	1,179																
707987.6	Lfd - Main Street Project - Fred Davies Memorial Preliminaries	2,481	3,538																
<b>Total Longford Main Street Project</b>		<b>4,000,000</b>	<b>101,043</b>	<b>3%</b>															
<b>Waste Management</b>																			
712951	Recycling - Bin Purchase (New Services and Replacements)	12,500	1,338	11%															
712952	Waste - Bin Purchase (New Services and Replacements)	12,500	3,919	31%															
728767	Waste - Longford WTS Recycling Shed	200,000	87,726	44%															
728770	All Areas - Recycling Initiatives	10,000	237	2%															
<b>Total Waste Management</b>		<b>235,000</b>	<b>93,220</b>	<b>40%</b>															
<b>Roads</b>																			
<b>Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090</b>																			
751586	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090	535,000	-																
751586.1	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090 Excavation	-	-																
751586.2	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090 Subbase	-	-																
751586.3	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090 Base	-	-																
751586.4	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090 Prep for Seal	-	-																
751586.5	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090 Seal	-	-																
751586.7	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090 Naturestrips	-	-																
751586.8	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090 Driveways	-	-																
751586.9	Ctown - Barton Rd Reconstruction Ch 6.120 to 8.090 Other	-	-																

Northern Midlands Council Account Management Report			Annual Budget	YTD Actual	Annual Budget	Scheduled and Actual Works by Month												
			\$	\$	Spent %	Actual Expenditure						Scheduled Work						
2021/22 for year to 30 September 2021						B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
751586.91	Clown - Barton Rd Reconstruction Ch 6.120 to 8.090 Stormwater		-	-														
<b>Total Clown - Barton Rd Reconstruction Ch 6.120 to 8.090</b>			535,000	-	0%													
<b>Cry - Gatenby St Macquarie to Spencers Lane</b>																		
750460	Cry - Gatenby St No 1 to No 9 K&G and Verge Seal		-	35,100														
<b>Total - Cry - Gatenby St Macquarie to Spencers Lane</b>			-	35,100	0%													
<b>Cry - Green Rises Rd Reconstruction Chn 8.3 to 10.59 Other</b>																		
750524.9	Cry - Green Rises Rd Reconstruction Chn 8.3 to 10.59 Other		-	503														
750524.92	Cry - Green Rises Rd Reconstruction Chn 8.3 to 10.59 Guard Rail		-	62,121														
<b>Total - Cry - Green Rises Rd Reconstruction Chn 8.3 to 10.59 Other</b>			-	62,624	0%													
<b>Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 (Sections 500/1/2)</b>																		
750500	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530		411,400	-														
750500.1	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Excavation		-	-														
750500.2	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Subbase		-	-														
750500.3	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Base		-	-														
750500.4	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Prep for Seal		-	-														
750500.5	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Seal		-	-														
750500.7	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Naturestrips		-	-														
750500.8	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Driveways		-	-														
750500.9	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Other		-	-														
750500.91	Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530 Stormwater		-	-														
<b>Total Evan - Glen Esk Rd Reconstruction Ch 5.660 to 7.530</b>			411,400	-	0%													
<b>Lfd - Hobhouse St Marlborough to Pakenhan K&amp;G and Verge Nth Side Kerb and Gutter</b>																		
750577.8	Lfd - Hobhouse St Marlborough to Pakenhan K&G and Verge Nth Side Driveways		-	57														
<b>Total - Lfd - High Street, Burghley to No. 43 Reconstruction Verge</b>			-	57	0%													
<b>Perth Bypass - Associated Works</b>																		
751425	Pth - Youl Road K&G Seal Verge and Bike Track from Phillip		300,000	-	0%													
751425.6	Pth - Youl Road Edward to Phillip Footpath		100,000	-	0%													
751433	Lfd - Marlborough/Wellington St Intersection Pedestrian Protection		30,000	-	0%													
751498	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres		75,000	4,331	6%													
751614	Lfd - Entrance Roundabout Landscaping		200,000	57	0%													
751614.6	W/Junct - Hobart Road Shared Path Way		250,000	-	0%													
752010	Perth Bypass - Planting Vegetation Corridors		-	-	0%													
752015	Perth - Bypass Associated Works		121,474	122,319	101%													
752015.1	Perth - Bypass Associated Works - Signage Perth Roundabout		40,000	34,334	86%													
752016	Perth Bypass - Vegetation Corridors Land		1,514	1,514	100%													
752017	Budget Only Perth Bypass Roundabout Landscaping		500,000	-	0%													
752017.1	Perth Bypass Roundabout Landscaping - Eskleigh		-	4,184														
752017.2	Perth Bypass Roundabout Landscaping - Seccombe Street		-	15,832														
752017.3	Perth Bypass Roundabout Landscaping - MacKinnon Side of Highway		-	-														
752025	Pth - Main Street Program		691,000	28,330	4%													
<b>Perth Bypass - Associated Works</b>			2,308,988	210,901	0%													
<b>Pth Cromwell St Ch 0.073 to North Reconstruction</b>																		
750329	Pth Cromwell St Ch 0.073 to North Reconstruction		-	5,587														
<b>Total - Pth Cromwell St Ch 0.073 to North Reconstruction</b>			-	5,587	0%													
<b>Pth - Elizabeth St William to Clarence K&amp;G &amp; Seal Verge</b>																		
750399.8	Pth - Elizabeth St William to Clarence Driveways		-	5,364														
<b>Total - Pth - Elizabeth St William to Clarence</b>			-	5,364	0%													
<b>Pth - George St Clarence to End K&amp;G and Verge</b>																		
750474	Pth - George St Clarence to End K&G and Verge		50,000	-														
750474.1	Pth - George St Clarence to End K&G and Verge Excavation		-	-														
750474.2	Pth - George St Clarence to End K&G and Verge Subbase		-	-														
750474.3	Pth - George St Clarence to End K&G and Verge Base		-	-														
750474.4	Pth - George St Clarence to End K&G and Verge Prep for Seal		-	-														
750474.5	Pth - George St Clarence to End K&G and Verge Seal		-	-														
750474.7	Pth - George St Clarence to End K&G and Verge Naturestrips		-	-														
750474.8	Pth - George St Clarence to End K&G and Verge Driveways		-	-														
750474.9	Pth - George St Clarence to End K&G and Verge Other		-	-														
750474.91	Pth - George St Clarence to End K&G and Verge Stormwater		-	-														
<b>Total Pth - George St Clarence to End K&amp;G and Verge</b>			50,000	-	0%													
<b>Resealing Program</b>																		
715005	Roads - Resealing All Areas		782,800	-														

Northern Midlands Council Account Management Report			Annual Budget	YTD Actual	Annual Budget	Scheduled and Actual Works by Month												
			\$	\$		Actual Expenditure						Scheduled Work						
2021/22 for year to 30 September 2021					Spent %	B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
<b>Total Resealing Program</b>			782,800	-	0%													
<b>Resheeting Program</b>																		
715125	Southern - Resheeting		236,900	74,619														
715460	Roads Northern - Resheeting		236,900	110,142														
<b>Total Resheeting Program</b>			473,800	184,761	39%													
<b>Footpath Construction Program</b>																		
750000	BUDGET ONLY NO ORDERS All Areas - Asphalt Footpath Replacements		60,000	-	0%													
750176.6	Ctown - Bridge St Esplanade to King St Footpath		85,000	-	0%													
750458.6	Pth - Footpath Frederick St, Scone to Clarence North Side		46,000	-	0%													
750534.6	Lfd - Hay Street Burghley to Smith Footpath East Side		40,000	28,711	72%													
750796.6	Cry - Main St Saundridge to Church St Footpath		67,000	-	0%													
750827.6	Lfd - Malcombe St Catherine to Burghley North Side		40,000	-	0%													
750910.8	Evan - Murray St Off Street Parking Pioneer Park		50,000	662	1%													
750974.6	Lfd - Pultney Street Wellington to Marlborough Footpath North Side		52,000	-	0%													
750976.6	Lfd - Pakenham Street Malcombe to Hobhouse Footpath East Side		52,000	-	0%													
750986.6	Ross - Park St High to Bridge St Footpath		30,000	-	0%													
750999.6	Lfd - Paton St Reconstruct Verge Burghley to Ch 0.110 Footpath South Side		15,000	17,817	119%													
751037.6	Lfd - Pultney Street Wellington to Marlborough Footpath North Side		68,000	-	0%													
751038.6	Lfd - Pultney Street Marlborough to Pakenham Footpath North Side		32,000	-	0%													
751040.6	Lfd - Pultney Street Catherine to Burghley Footpath North Side		36,000	-	0%													
751498.6	Pth - Drummond St No 58D to Drummond Crescent Footpath		65,000	1,375	2%													
751613.6	Pth - William St Reserve Footbridge Footpath		40,000	-	0%													
<b>Total Footpath Construction Program</b>			778,000	48,565	6%													
<b>Other Road Projects</b>																		
707899.2	Ross - Signage Project Highway		-	455	0%													
750984	Lfd - Park Street Goderich to Hay Reconstruct Verge Cemetery Side		45,000	-	0%													
750905	Cry - Murfett St West Side to Saundridge Construct K&G and Verge		27,000	-	0%													
750536	Lfd - Hay Street Park to End Reconstruct Verge		70,000	-	0%													
750795	Cry - Main St Saundridge to South Kerb in front of No 117		-	4,260	0%													
750795.8	Cry - Main St Saundridge to South Driveway No 117		-	4,160	0%													
750795.91	Cry - Main St Saundridge to South Stormwater in front of No 117		-	2,895	0%													
750840	Lfd - Marlborough St Outstands Malcombe St Intersection		20,000	-	0%													
750544	Ctown - High St Streetscape Improvements (Bridge St to King St)		925,000	125,741	14%													
750579	Lfd - Hobhouse St Reconstruction Catherine to Burghley		121,000	-	0%													
751043	Ctown - Queen St On Street Car Parking Upgrades		244,866	8,963	4%													
<b>Total Other Road Projects</b>			1,452,866	146,474	10%													
<b>Total Roads</b>			6,792,854	699,432	10%													
<b>Bridges</b>																		
741940	Cry - Bridge 1940: Cressy Road, Pisa River		-	176	0%													
742729	Evan - Bridge 2729: Bryants Lane		201,777	-	0%													
742981	Cry - Bridge 2981: Lake River Rd, Shoebridge Crk		45,000	-	0%													
745045	Cry - Bridge 5045: Saundridge Road, Palmers Rivulet (Brumby's Tailrace)		51,000	-	0%													
745517	Cry - Delmont Road Bridge (Guardrail Replacement)		51,000	-	0%													
749963	Pth - William Street Reserve Bridge No 9963		270,000	8,330	3%													
749997	Cry - Bridge 9997: Baptist Camp Bridge off Liffey Road		132,440	-	0%													
<b>Total Bridges</b>			751,217	8,506	1%													
<b>Urban Stormwater Drainage</b>																		
788575	BUDGET ONLY NO ORDERS Storm Water Drainage - Unallocated Projects		40,000	-	0%													
788601	Evan - Stormwater Translink 4a Gatty Street Detention Basin		252,540	25,410	10%													
788609.1	NRM - Sheepwash Creek Capital Works (10)		-	2,583	0%													
788609.2	NRM - Sheepwash Creek Capital Works (Youl)		-	1,504	0%													
788609.3	Pth - Sheepwash Creek Flow Meter Phillip St Culvert		35,222	35,222	100%													
788621	Lfd - NDRG Automate Gate Back Creek Flood Levy		144,137	116,225	81%													
788622	Pth - Stormwater Cromwell St Culvert Replacement		110,360	72,355	66%													
788623	Pth - Stormwater Phillip St Culvert Extension		28,500	12,264	43%													
788630	Pth - Stormwater Drummond St		15,000	-	0%													
788632	Evan - Stormwater Barclay St Subdivision Contribution		385,030	6,764	2%													
788633	All Areas - Stormwater Side Entry Pit Renewals Program		100,000	-	0%													
788635	Lfd - Queens Wall Laneway Stormwater Between Council and Ambulance Station		2,617	2,623	100%													
788636	Lfd - Gross Pollutant Trap Wellington St near RSL		22,439	20,035	89%													

Northern Midlands Council Account Management Report				Scheduled and Actual Works by Month													
	Annual Budget	YTD Actual	Annual Budget	Actual Expenditure <input type="checkbox"/> Scheduled Work <input type="checkbox"/>													
	\$	\$	Spent %	B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
<b>2021/22 for year to 30 September 2021</b>																	
788637	Ctown - Stormwatr High St Edgar to Mason	120,000	1,020	1%													
788638	Cry - Church Street Stormwater	12,000	20,621	172%													
	<b>Total Urban Stormwater Drainage</b>	<u>1,267,845</u>	<u>313,618</u>	<u>25%</u>													
	<b>Total Capital - Works Department</b>	<u>19,559,689</u>	<u>3,448,175</u>	<u>18%</u>													
	<b>Total Capital Works All Departments</b>	<u>23,321,249</u>	<u>3,665,651</u>	<u>16%</u>													

**Northern Midlands Council Account Management Report**  
**Income & Expenditure Summary for the Period Ended 30 September 2021 (25% of Year Completed)**

Line Item Summary Totals

	Operating Statement													% of Budget
	Governance		Corporate Services		Regulatory & Community Services		Development Services		Works & Infrastructure Services		Total Operating Statement			
	2021/22 Budget	2021/22 Actual	2021/22 Budget	2021/22 Actual	2021/22 Budget	2021/22 Actual	2021/22 Budget	2021/22 Actual	2021/22 Budget	2021/22 Actual	2021/22 Budget	2021/22 Actual		
1 Wages	402,488	103,482	1,145,879	266,549	222,372	58,086	396,524	98,755	1,771,965	411,265	3,939,228.00	938,137.00	23.82%	
2 Material & Services Expenditure	529,944	216,870	686,183	289,290	280,272	21,853	374,920	56,048	3,740,846	836,710	5,612,165.00	1,420,771.00	25.32%	
3 Depreciation Expenditure	68,516	17,126	91,886	23,126	20,660	5,180	18,718	4,678	6,319,378	1,579,618	6,519,158.00	1,629,728.00	25.00%	
4 Government Levies & Charges	6,420	0	872,854	40,547	1,920	0	0	330	80,290	0	961,484.00	40,877.00	4.25%	
5 Interest Expenditure	0	0	272,007	117,996	0	0	0	0	0	0	272,007.00	117,996.00	43.38%	
7 Councillors Expenditure	205,180	47,307	0	0	0	0	0	0	0	0	205,180.00	47,307.00	23.06%	
9 Other Expenditure	501,901	90,643	503,902	496,742	177,971	46,977	9,980	332	121,450	23,591	1,315,204.00	658,285.00	50.05%	
11 Oncost	196,728	46,932	518,060	126,753	105,100	17,126	198,263	42,376	687,258	160,790	1,705,409.00	393,977.00	23.10%	
12 Internal Plant Hire/Rental	21,760	3,196	26,590	4,640	29,347	1,126	21,490	1,390	1,045,974	293,042	1,145,161.00	303,394.00	26.49%	
13 Internal Rental/Rates	0	0	1,790	376	0	0	0	0	6,630	4,895	8,420.00	5,271.00	62.60%	
14 Other Internal Transfers Expenditure	0	0	7,484,576	1,870,376	0	0	0	0	30,550	8,050	7,515,126.00	1,878,426.00	25.00%	
15 Oncosts Paid - Payroll	86,799	5,438	238,573	29,928	47,413	10,716	100,814	21,423	394,304	42,986	867,903.00	110,491.00	12.73%	
15 Oncost Paid - Non Payroll	126,474	22,399	298,767	69,175	63,460	15,723	138,285	24,053	594,595	106,912	1,221,581.00	238,262.00	19.50%	
16 Plant Expenditure Paid	4,000	1,487	17,180	5,519	7,630	2,595	17,780	6,302	492,060	165,331	538,650.00	181,234.00	33.65%	
	2,150,210	554,880	12,158,247	3,341,017	956,145	179,382	1,276,774	255,687	15,285,300	3,633,190	31,826,676.00	7,964,156.00	25.02%	
17 Rate Revenue	0	0	(11,344,356)	(11,294,812)	(24,390)	(23,724)	0	0	(903,088)	(914,139)	(12,271,834.00)	(12,232,675.00)	99.68%	
18 Recurrent Grant Revenue	(58,346)	0	(1,801,312)	(647,772)	0	0	0	0	(2,864,298)	(362,255)	(4,723,956.00)	(1,010,027.00)	21.38%	
19 Fees and Charges Revenue	(100)	(83)	(1,058,151)	(285,251)	(159,168)	(140,696)	(546,270)	(184,665)	(623,478)	(239,177)	(2,387,167.00)	(849,872.00)	35.60%	
21 Interest Revenue	(269,181)	2,588	(200,360)	(44,642)	0	0	0	0	0	0	(469,541.00)	(42,054.00)	8.96%	
22 Reimbursements Revenue	(2,130)	(541)	(25,278)	(3,632)	(7,632)	(648)	(9,000)	(5,030)	(9,938)	(861)	(53,978.00)	(10,712.00)	19.85%	
Interest Expenditure Reimbursed	0	0	(272,007)	(117,996)	0	0	0	0	0	0	(272,007.00)	(117,996.00)	43.38%	
Oncost Recoveries - Internal Tfer	(196,728)	(47,195)	(540,749)	(127,796)	(108,124)	(21,308)	(239,807)	(44,698)	(959,200)	(197,734)	(2,044,608.00)	(438,731.00)	21.46%	
Plant Hire Income - Internal Tfer	(13,800)	0	(39,190)	0	0	0	(47,580)	0	(1,460,680)	(359,497)	(1,561,250.00)	(359,497.00)	23.03%	
10 Other Internal Transfers Income	(155,588)	(38,588)	(530,362)	(8,391)	(773,757)	(193,257)	(462,356)	(123,520)	(6,092,807)	(1,511,393)	(8,014,870.00)	(1,875,149.00)	23.40%	
23 Other Revenue	(468,000)	0	(16,266)	(2,127)	(356)	(114)	0	0	(55,734)	(24,040)	(540,356.00)	(26,281.00)	4.86%	
	(1,163,873)	(83,819)	(15,828,031)	(12,532,419)	(1,073,427)	(379,747)	(1,305,013)	(357,913)	(12,969,223)	(3,609,096)	(32,339,567.00)	(16,962,994.00)	52.45%	
<b>Underlying (Surplus) / Deficit Before</b>	986,337	471,061	(3,669,784)	(9,191,402)	(117,282)	(200,365)	(28,239)	(102,226)	2,316,077	24,094	(512,891)	(8,998,838)		
20 Gain on sale of Fixed Assets	0	0	0	0	0	0	0	0	0	0	0	0		
6 Loss on Sale of Fixed Assets	0	0	0	292	0	0	0	0	505,860	0	505,860	292		
Net Loss On Disposal of Fixed Assets	0	0	0	292	0	0	0	0	505,860	0	505,860	292		
<b>Underlying (Surplus) / Deficit</b>	986,337	471,061	(3,669,784)	(9,191,110)	(117,282)	(200,365)	(28,239)	(102,226)	2,821,937	24,094	(7,031)	(8,998,546)		
Capital Grant Revenue	0	0	0	0	0	(247,135)	0	0	(8,697,948)	0	(8,697,948)	(247,135)		
Subdivider & Capital Contributions	0	0	0	0	0	0	0	0	(330,765)	0	(330,765)	0		
	0	0	0	0	0	(247,135)	0	0	(9,028,713)	0	(9,028,713)	(247,135)		
<b>Operating (Surplus) / Deficit</b>	986,337	471,061	(3,669,784)	(9,191,110)	(117,282)	(447,500)	(28,239)	(102,226)	(6,206,776)	24,094	(9,035,744)	(9,245,681)		

## 11.2 ROUND 2 ASSISTANCE - EVENTS

*Responsible Officer:* Maree Bricknell, Corporate Services Manager

*Report prepared by:* Maree Bricknell, Corporate Services Manager

### 1 PURPOSE OF REPORT

This report considers Round 2 requests for assistance during 2021-22 by community, sporting and non-profit organisations holding festivals, events or other promotions within the northern midlands.

### 2 INTRODUCTION/BACKGROUND

Community organisations may apply for assistance towards festivals, events and promotions that are the only one of their kind in the Northern Midlands in any one year and attract significant numbers of people to the event and/or attract significant media coverage of the northern midlands area.

The maximum allocation to an event is \$2,000 except in the case of a major new event which can be eligible for a one-off seeding grant of up to \$3,500. Major events that are held annually are eligible for up to \$2,000 in-kind support each year (both grant amounts include a Covid compliance grant of \$350 towards additional expenses to run events covid safe).

Funding priorities are given to events that have a significant benefit for a wide range of Northern Midlands residents and businesses, are unique within Northern Midlands, or if profit making put the funds back into the community, preferably through community projects that will benefit a wide cross section of the community.

Round 2 applications for 2021-22 were advertised on 14th August and closed on 25th September 2021.

Four applications seeking \$6,850 were received by Council.

	Event	Grant Sought	Recommendation
Sue-Ellen Grower	Open Garden Day 21 November 2021	\$2000	\$2,000
Jessica Brown	Eskleigh Home Car Show 10 October 2021	\$2,900	\$1,050
Lynette Lewis	Evandale Village Fair & National Penny Farthing Championship 19 February 2022	\$2,000	\$2,000
Annie Harvey	Wheel-a-Thon 26 October 2021	\$400	\$400
	<b>Total</b>	<b>\$ 9,300</b>	<b>\$ 7,450</b>

### 3 STRATEGIC PLAN 2021-2027

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

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

3.4 Towns are enviable places to visit, live and work

**4 POLICY IMPLICATIONS**

The event application guidelines set out a process for a fair and equitable distribution of financial assistance to local community groups.

**5 STATUTORY REQUIREMENTS**

There is no statutory requirement to provide a community event grant program.

**6 FINANCIAL IMPLICATIONS**

The support funding for Round 2 is funded from the annual allocation towards Events totalling \$75,000.

**7 RISK ISSUES**

Without support many of the small community events would not be able to continue.

**8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable – local event management.

**9 COMMUNITY CONSULTATION**

Community groups promote their individual events. The funding rounds are advertised in the local papers and Facebook.

**10 OPTIONS FOR COUNCIL TO CONSIDER**

Approve or not approve some or all of the Round 2 event funding sought.

**11 OFFICER'S COMMENTS/CONCLUSION**

The above funding allocations are supported.

**12 ATTACHMENTS**

1. Special Projects and Festivals and Events Round 1 2021 2022 [**11.2.1** - 19 pages]

**RECOMMENDATION**

That Council allocate Round 2 Event Funding as follows

	Event	Grant Sought	Recommendation
Sue-Ellen Grower	Open Garden Day 21 November 2021	\$2000	\$2,000
Jessica Brown	Eskleigh Home Car Show 10 October 2021	\$2,900	\$1,050
Lynette Lewis	Evandale Village Fair & National Penny Farthing Championship 19 February 2022	\$2,000	\$2,000
Annie Harvey	Wheel-a-Thon 26 October 2021	\$400	\$400
	<b>Total</b>	<b>\$ 9,300</b>	<b>\$ 7,450</b>



**NORTHERN MIDLANDS COUNCIL 2017-2018**

**FESTIVALS, EVENTS & PROMOTIONS - round 1 (7 April 2017)**

Applicant	Event	Recommended		Comments	Community, sporting or non profit group	Event held in Northern Midlands	Public Liability Insurance held	Major Event
		In-Kind GST Excluded	Cash \$					
<b>Round One</b>								
Avoca Museum & Info centre	Avoca Spring Festival (Sunday 24th September 2017) cancelled funding transferred to Christmas Decorations	\$ 500.00		signs collected & erected, star pickets (as previous years)				
Tasmanian Trout Expo Committee	Tasmanian Trout Expo - 23rd to 25th September 2017	\$ 750.00	\$ 750.00	request to change speed limit - \$1,650 towards advertising and loan of equipment				
Longford Jazz Festival	Longford Norfolk Plains Jazz Festival (15th to 17th September 2017)	\$ 500.00	\$ 500.00	assistance with liability insurance, free usage of town hall- 2 concerts, to \$1000 value				
Woolmers Foundation	Woolmers Concert under the stars (saturday 11 November 2017)	\$ 1,500.00		rubbish bins, parking signs, event management signs, tape, tables, chairs, manual labour tp \$1650 value				
Woolmers Foundation	Woolmers Festival of Roses (Sunday 19th November 2017)	\$ 1,500.00		rubbish bins, skip bin, parking signs, tables, chairs, traffic management, manual labour, vehicle hire				
Northern District Cycling Club	P E Green Memorial Cycle Race (Sat 22nd October 2017)		\$ 350.00	winners sashes, and presentation				
Tasmanian Chamber Music Inc	Tasmanian Chamber Music Festival - 27 to 29 October 2017		\$ 3,000.00	printing banners, signage				
Red Bridge Engineering Recognition		\$ 250.00	\$ 1,200.00					
<b>Annual Events</b>								
Anzac Day		\$ 18,000.00						
Evandale Village Fair/Penny Farthings		\$ 750.00	\$ 750.00					
Longford New Years Day Cup			\$ 1,000.00					
Australia Day / Volunteer Recognition		\$ 8,000.00						
Australia Day / Fusion			\$ 500.00					
John Glover Festival		\$ 1,000.00						
Longford Show		\$ 900.00						
Campbell Town Show		\$ 900.00						
Remembrance Day		\$ 100.00	\$ 750.00	Longford Special Remembrance Day 2018 c/fwd				
Tas Municipal Bowls at Longford			\$ 500.00					
Longford Kermesse Cycling Races			\$ 1,000.00	Traffic Management contribution				
Ross Rodeo		\$ 500.00						
Longford RSL Servicemen's Reunion		\$ 500.00						
Festival of Small Halls 2018			\$ 1,500.00					
Woolmers Estate Enchanted Grove Planting			\$ 750.00	c/fwd				
Woolmers Estate Built Heritage Tourism Forum (Aug 17)			\$ 1,500.00	c/fwd				
Woolmers Estate: Shannons Convicts to Classics 200 Years of Transport		\$ 750.00						
Woolmers Estate: Woofs Wags & Walkies		\$ 350.00						
Rhythm X Supercross			\$ 5,000	Three year agreement \$5,000 2018/19				
Melbourne Cup Celebration		\$ 2,500.00						
Ross Marathon		\$ 500.00						
Northern Midlands Health Providers	Longford Show stand	\$ 200.00						
<b>Round 2</b>	<b>Amount to allocate</b>		\$ 3,500					
		\$ 39,950	\$ 22,550					
<b>Total Allocation</b>			\$ 62,500					

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2017-18**

Applicant/Organisation	Project Details	Total Cost Of Project	Grant Sought	Grant Recommended	Comments
HRCCT - Historic Racing Car Club of Tasmania	Display Board - old Longford Grand Prix	\$1,500	\$1,000	\$1,000	\$50% cost of signs plus erection of signs
Avoca Museum and Information Centre	Garden Shed in Boucher Park	\$2,875	\$2,875	\$2,875	
Longford Bowls Club	Replacement of Plastic Chairs	\$1,275	\$1,000	\$1,000	
The Helping Hand Association	Purchase of Zip Heater	\$970	\$1,000	\$970	
The John Glover Society	Falls Park Pavilion - Public Sound System	\$8,452	\$5,000	\$5,000	Council owned asset and subject to being available for all users of the facility
Morven Park Management & Development Assoc Inc	Storage Shed	\$5,040	\$5,000	\$5,000	Defer for outcome of Master Plan for best storage solution for site
Longford Cricket Club in conjunction with Council Management Committee	Training Nets and Storage	\$14,288	\$14,288	\$5,000	Defer for outcome of Master Plan for best storage solution for site. Cricket Nets to be upgraded for associated risk issues.
Cressy Scout Group	Camping Equipment Renewal	\$1,900	\$950	\$950	
Evandale Garden Group	Evandale Community Garden	\$1,500	\$1,500	\$1,000	
The Midlands Film Society	Soundproofing Ross Town Hall	\$10,000	\$5,000	\$5,000	Additional allocation to 2016/17 allocation
Tasmanian Wool Centre	Interpretive Signage Panels	\$4,021.00	\$4,021.00	\$1,000	
Evandale Football Club	Replacement freezer	\$1,794.00	\$800.00	\$500	
Fusion Australia LTD	Portable electric piano for community hall	\$1,440.00	\$1,000.00	\$500	
Evandale History Society	Tasman Tree Recognition plaque	\$1,000.00	\$1,000.00	\$1,000	Evandale Primary School students to assist
Campbell Town High School	Beyond the Grave Project	\$3,600.00	\$3,600.00	\$1,000	\$300 in kind, \$700 cash for signage/tools/spray
Longford Community Emergency Response Unit	Training mannequin to improve Cardio Pulmonary Resuscitation (CPR) skills.	\$4,500.00		\$1,000	Seeking contributions from several organisations
Longford Football Club	Vertiplan the ground surface 2 x p.a.	\$3,000	\$1,500	\$1,500	Improving the surface of the ground
<b>Unallocated</b>				<b>\$5,705</b>	
<b>Total Special Project Allocation</b>		<b>\$67,155</b>	<b>\$49,534</b>	<b>\$40,000</b>	

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2018-19**

Applicant/Organisation	Project Details	Total Cost Of Project	Grant Sought	Grant Recommended	Comments
Avoca Local District Committee	Christmas decorations	\$500	\$500	\$500	
Cressy Hall Committee	Purchase heat pumps	\$12,090	\$7,790	\$5,000	
Devon Hills Residents Committee	Noticeboard replacement	\$1,600	\$1,600	\$1,600	
Evandale Football Club	Electronic Scoreboard	\$64,000	\$5,000	\$5,000	
Evandale Community & Tourist Information Centre	Purchase floor scrubber/polisher	\$1,800	\$1,800	\$1,800	
Perth Football Club	Clubroom flooring	\$9,614	\$9,614	\$5,000	
Northern Midlands SES - Campbell Town	SES shed extension	\$35,760	\$5,000	\$5,000	
Rotary Club of Evandale	Morven Park Shade Gazebo	\$12,630	\$5,500	\$5,000	Subject to being in accordance with Morven Park Masterplan
Longford Local District Committee	Development of Foresters Hall	unknown	\$5,000	\$5,000	
Morven Park Management Committee	Exercise Equipment	\$11,550	\$5,000	\$5,000	Subject to Tas Community funding balance
Parish of Northern Midlands - Campbell Town	Cemetery Extension	\$6,300	\$5,000	\$1,500	
Midlands Bowls Club - Campbell Town	Construction of shade area	\$2,612	\$2,600	\$1,500	
Campbell Town Mens Shed	Purchase - AED Defribulator /bandsaw/tools	\$6,499	\$5,499	\$2,112	AED Defribulator
Longford Golf Club	Sealing of carpark & surrounds	\$10,164	\$5,000	\$5,000	
Fusion Australia Ltd (Poatina)	Purchase data projector & screen	\$1,478	\$799	\$500	
Midlands Pony Club (arena at 'Mertlewood" Epping Forest)	Fill for arena, and boundry fence improvements	\$6,800	\$6,800	\$1,500	
<b>Unallocated</b>					
<b>Total Special Project Allocation</b>		<b>\$183,397</b>	<b>\$72,502</b>	<b>\$51,012</b>	

**NORTHERN MIDLANDS COUNCIL 2018-2019****FESTIVALS, EVENTS & PROMOTIONS - round 1 (23 April 2018)**

Applicant	Event	Recommended		Comments
		In-Kind GST Excluded	Cash \$	
<b>Round One</b>				
Rossarden Friends kids Christmas Inc	Bus trip for isolated Children - 27th October 2018		\$ 700	cash towards excursion costs
Tasmanian Trout Expo Committee	Hydro Tasmanian Cressy Community Trout Expo - 22/23/24 September 2018	\$ 750	\$ 750	\$1,650 towards advertising and loan of equipment
Longford Jazz Festival	Longford Jazz Festival 14/15/16 September 2018	\$ 750	\$ 750	assistance with liability insurance, free usage of town hall- 2 concerts
Health Revival Longford	Liz Ellis Memorial fun run - date to be advised	\$ 200	\$ 1,300	cash for insurance, race bibs, water, medals. Inkind printing of posters x 300
Woolmers Estate	The Festival of Roses 18 November 2018	\$ 1,500		rubbish bins, skip bin, parking signs, tables, chairs, traffic management, manual labour, vehicle hire
Cars, Bikes & Bands Inc	Charity Event Symmons Plains - 7th October 2018	\$ 100	\$ 400	cash for hire of venue - inkind waive of assembly fee
Militaria Collectors Assoc of Tas Inc	Tasmanian History and Heritage Fair - 17/18 November 2018		\$ 1,500	financial assistance for marketing campaign
<b>Annual Events</b>				
Anzac Day		\$ 18,000.00		
Australia Day / Volunteer Recognition		\$ 8,000.00		
Australia Day / Fusion			\$ 500.00	
Campbell Town Show		\$ 200.00		Stall if required
Evandale Village Fair/Penny Farthings		\$ 750.00	\$ 750.00	
Festival of Small Halls 2019			\$ 1,500.00	
John Glover Festival		\$ 1,000.00		
Longford Academy	Heritage conservation training	\$ 100.00		Hire of Council shade shelter, projector and screen
Longford New Years Day Cup			\$ 1,000.00	
Longford RSL Servicemen's Reunion		\$ 500.00		
Longford Show		\$ 200.00		Stall if required
Longford Christ Church	Northern Midlands Art Exhibition (early December 2018)		\$ 100	Named sponsorship
Lfd & Perth Anglican Parish	Annual Parish Fair - Saturday February 2019	\$ 250		Council deliver 5 wheelie bins 8am Friday 16th and collect after Saturday, hire PA system
Northern District Cycling Club	P E Green Memorial Cycle Race (Sat 27 October 2018)		\$ 350.00	winners sashes, and presentation
Remembrance Day		\$ 250.00	\$ 750.00	Longford Special Remembrance Day 2018 c/fwd
Rhythm X Supercross			\$ 5,000	Three year agreement \$5,000 2018/19
Ross Marathon		\$ 500.00		
Ross Rodeo		\$ 500.00		
Tas Municipal Bowls at Longford			\$ 500.00	
Tasmanian Chamber Music Inc	Tasmanian Chamber Music Festival - October 2018		\$ 1,500.00	printing banners, signage
<b>Round 2</b>				
Amounts for future consideration			\$ 9,100	
International Farm Management Co	Sponsorship \$5000 or 50% for two delegates \$1,550			
YMCA Skate Park Leage in Tas	Event during 2018/19 - \$2,000			
Aust Fly Fishing Championships	Sponsorship - \$tba			
Ten Days on the Island	Acoustic Life of Sheds project - \$tba			
		\$ 33,550	\$ 26,450	
<b>Total Allocation</b>			<b>\$ 60,000</b>	

**NORTHERN MIDLANDS COUNCIL 2018/19**

**FESTIVALS, EVENTS & PROMOTIONS - round 2 (October 2018)**

Applicant	Event	Requested	Recommended		Comments	Community sporting or non profit group	Event held in Northern Midlands	Public Liability Insurance held	Major Event
			In-Kind GST Included	Cash \$					
<b>Round Two</b>									
The Longford Project	Exhibition 13-17 March 2019	\$ 1,740	\$ 1,060		Hall hire \$1140, Insurance \$300, Printing Posters \$100, and wheelie bins \$200				
Northern Districts Cycling Club	PE Green Memorial Bike Race 27 October 2018	\$ 350		\$ 350	Allocation towards sashes and presentations				
Fusion Australia	Tera Populous (Peoples Land) 27 January 2019	\$ 1,000		\$ 500	Promotion, printed program materials, bbq supplies, travel costs				
Ross Progress Group	Ross Spring Festival October 2019			Staff time	council assistance for provision of place of assembly licence - other permits				
Campbell Town ANZAC Group	ANZAC day breakfast & Lewis McGee Memorial Medallion project 25 April 2019	\$ 500		\$ 250	Road closure costs - funds towards expenditure of breakfast and purchase anzac themed books for awards				
Longford Show Society	162 Longford Show 20th October 2018	\$ 1,000		\$ -	Purchase of gravel for grounds damaged by winter wet				
Longford Fishing Club	National Gone Fishing Juniors Day 14th October 2018	\$ 800		\$ 400	Toilet hire, rubbish bin hire & removal - advertising				
Tour of Tasmania	Sponsorship for 2018 event - stage starting at Longford	\$ 5,000		\$ 3,000	Sponsorship				
International Farm Management Cd	Sponsorship \$5000 or 50% for two delegates \$1,550	\$ 5,000		\$ -	Sponsorship				
YMCA Skate Park League in Tas	Event during 2018/19	\$ 2,000		\$ 2,000	Sponsorship				
Aust Fly Fishing Championships	Sponsorship	tba		\$ -	Sponsorship				
			\$ 1,060	\$ 6,500					
	Budget Allocation to allocate			\$ 7,560					
<b>Total Allocation</b>				\$ -					

\* Budget allocation makup - \$4,100 unallocated, \$350 PE Green round 1, Anzac Day \$3110

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2019-20**

Account	Project	Applicant/Organisation	Project Details	Total Cost Of Project	Grant Sought	Grant Recommended	Comments
520029	1 - 19/20	Avoca Local District Committee	Christmas decorations	\$1,000	\$1,000	\$1,000	Committee budget requests
520030	2 - 19/20	Avoca Hall Committee	Building improvements to hall	\$21,594	\$5,000	\$5,000	Subject to successful TCF application
520028	3 - 19/20	Bishopsbourne Progress Assoc Inc	Cenotaph landscaping	\$9,000	\$5,000	\$4,500	
520031	4 - 19/20	Campbell Town Rec Ground Management Cttee	Electronic Scoreboard	\$72,000	\$5,000	\$5,000	Contribution to larger screen
520032	5 - 19/20	Devon Hills Residents Committee	Play equipment near bus shelter	\$5,000	\$5,000	\$5,000	Committee budget requests
520033	6 - 19/20	Evandale Community & Tourist Information Centre	Replace carpets	\$5,000	\$5,000	\$5,000	Committee budget requests
520027	7 - 19/20	Perth Football Club	Clubroom flooring bar area	\$3,455	\$3,455	\$3,455	Committee budget requests - verbal
520034	8 - 19/20	Epping Hall	Replace front door	\$7,000	\$3,500	\$3,500	Committee budget requests - verbal
520035	9 - 19/20	Evandale Hall Committee	Replace window furnishings	\$5,000	\$5,000	\$5,000	Committee budget requests
520036	10 - 19/20	Evandale Peace Garden Committee	Gates to cemetery	\$5,000	\$5,000	\$5,000	Committee budget requests - verbal
520037	11 - 19/20	Evandale Tennis Club	Tennis practice wall construction	\$30,000	\$5,000	\$5,000	Grant application commitment
N/a		Longford Bowls and Community Club	Resurfacing of function room floor	\$6,655	\$6,655	\$0	Application
N/a		Longford Bowls and Community Club	kitchen upgrade	\$20,000	\$20,000	\$0	Application
520038	12 - 19/20	Longford Bowls and Community Club	ladies toilet new vinyl	\$1,000	\$1,000	\$1,000	Application
N/a		Longford Bowls and Community Club	audio visual equipment	\$7,000	\$7,000	\$0	Application
520039	13 - 19/20	Longford Cricket Club	Cricket Wicket Cover	\$2,235	\$2,235	\$2,235	Application
520040	14 - 19/20	Longford Tennis Club	Padded covers for Light poles	\$770	\$770	\$770	Application
520041	15 - 19/20	Longford Football Club	Improvements following upgrade	\$5,000	\$5,000	\$5,000	Committee budget requests - verbal
520042	16 - 19/20	Longford Legends Park	recognition plaques / placement	\$5,000	\$5,000	\$5,000	Committee budget request - verbal
517210		Unallocated				\$0	
<b>Total Special Project Allocation</b>				<b>\$211,708</b>	<b>\$95,615</b>	<b>\$61,460</b>	

**NORTHERN MIDLANDS COUNCIL**  
**SPECIAL PROJECT ASSISTANCE - last 3 years**

Applicant/Organisation	Project Details	Grant 2017/18
Avoca Hall Committee	Building improvements to hall	
Avoca Local District Committee	Y2 & Y3 Christmas decorations	
Avoca Museum and Information Centre	Garden Shed in Boucher Park	\$2,875
Bishopsbourne Progress Assoc Inc	Cenotaph landscaping	
Campbell Town High School	Beyond the Grave Project	\$1,000
Campbell Town Mens Shed	Purchase - AED Defibrillator	
Campbell Town Rec Ground Management Cttee	Electronic Scoreboard	
Cressy Hall Committee	Purchase heat pumps	
Cressy Scout Group	Camping Equipment Renewal	\$950
Devon Hills Residents Committee	Y2 Notice Board Y3 Play equipment	
Epping Hall	Replace front door	
Evandale Community & Tourist Information Centre	Y1 Tree Plaques Y2 Polisher Y3 Replace carpets	\$1,000
Evandale Football Club	Replacement freezer	\$500
Evandale Garden Group	Evandale Community Garden	\$1,000
Evandale Light Railway	Train restoration	
Evandale Hall Committee	Replace window furnishings	
Evandale Peace Garden Committee	Gates to cemetery	
Evandale Tennis Club	Tennis practice wall construction	
Fusion Australia Ltd (Poatina)	Portable electric piano for hall	\$500
HRCCT - Historic Racing Car Club of Tasmania	Display Board - old Longford Grand Prix	\$1,000
Liffey Hall Committee	Water Tank	
Longford Bowls and Community Club	Y1 Chairs & Y3 ladies toilet new vinyl	\$1,000
Longford Community Emergency Response Unit	Training mannequin to improve Cardio Pulmonary Resuscitation (CPR) skills.	\$1,000
Longford Cricket Club	Y1 Cricket Nets & Y3 Wicket Cover	\$5,000
Longford Football Club	Y1 Drainage Y3 Improv. after upgrade	\$1,500
Longford Golf Club	Sealing of carpark & surrounds	
Longford Local District Committee	Y2 Hall Improv Y3 Legend Park recognition plaques	
Longford Tennis Club	Padded covers for Light poles	
Midlands Bowls Club - Campbell Town	Construction of shade area	
Midlands Pony Club (arena at 'Mertlewood" Epping Forest)	Fill for arena, and boundry fence improvements	
Morven Park Management & Development Assoc Inc	Electronic Scoreboard	\$5,000
Morven Park Management Committee	Exercise Equipment	
Northern Midlands SES - Campbell Town	SES shed extension	
Parish of Northern Midlands - Campbell Town	Cemetery Extension	
Perth Football Club	Y2 Toilet flooring Y3 Bar flooring	
Evandale Rotary Club	Morven Park Shade Gazebo	
Tasmanian Wool Centre	Interpretive Signage Panels	\$1,000
The Helping Hand Association	Purchase of Zip Heater	\$970
The John Glover Society	Falls Park Pavilion - Public Sound System	\$5,000
The Midlands Film Society	Soundproofing Ross Town Hall	\$5,000
Unallocated		
<b>Total Special Project Allocation</b>		<b>\$34,295</b>



**NORTHERN MIDLANDS COUNCIL 2019-2020  
FESTIVALS, EVENTS & PROMOTIONS - Round 1**

Account	Applicant	Event	Requested	Recommended		Comments
				In-Kind GST Excluded	Cash \$	
<b>Round One</b>						
506780	Tasmanian Trout Expo Co	Hydro Tasmania Trout Expo - 21st to 23rd September 2019	\$1,650	\$ 825	\$ 825	Equipment as per list - wheelie bins drop off/pick up/empty
506749	Longford Blooms	Longford Blooms 16 & 17th November 2019	\$1,650	\$ 1,650		Printing 800 coloured maps - public toilet cleaning daily
506872	Longford Fishing Club	Longford Fishing Club Kids Dam Day (6 events within fishing season)	\$1,500		\$ 750	Purchase of fish for dam
506831	Longford Jazz Festival	Longford Jazz Festival 20th to 22nd September 2019	\$1,600	\$ 800	\$ 800	Cash towards banners, promotion materials, airfares for interstate musicians accommodation
506804	Woolmer's Foundation Inc	Woolmer's Festival of Roses 17th November 2019	\$1,650	\$ 1,650		Flyers, advertising road closure, traffic signs, rubbish bins (delivered/emptied/returned)
506874	NMBA & NM Events	Longford Brochure & Longford Promotional photos	\$5,000		\$ 3,300	Print promotion brochures, research. In kind - NMC staff to provide pictures etc
506875	Ross Progress Group	The Inaugural Ross Village Arts Festival - 26/26/27th October 2019	\$2,153		\$ 2,000	Printing posters & DL cards, prizes, banners, signs
N/a	Midlands Agricultural Association	Campbell Town Show 31st may to 1st June 2019	\$4,400		\$ -	Platinum Sponsorship, bin hire, CI waive rate as annual contribution.
506876	Longford Saturday Group	Norfolk Plains Art Award 4th to 14th October 2019	\$1,000	\$ 800	\$ 200	Cash for prize money, in-kind - use of town hall for 10 days, rubbish bins (emptying etc) -
506711	Cars Bikes & Bands	Charity Event Symmons Plains 27th October 2019	\$1,500	\$ 220	\$ 330	cash for hire of venue, in-kind waive of assembly fee
N/a	Longford Show Society	163rd Longford Show 19th October 2019	\$1,650		\$ -	Gravel to top up roads in grounds. CI waive rates as annual contribution.
506877	Tasmanian Canine Assoc	National Retrieving Trial Championships 20/21/22 September 2019	\$1,650		\$ 1,650	4 porta loos (delivered & collected), defibrillator, 6 waste bins (delivered /collected)
<b>Annual Events</b>						
506812	Anzac Day			\$ 16,500		
506740	Australia Day / Volunteer Recognition			\$ 8,800		
506771	Australia Day / Fusion				\$ 550	
506785	Campbell Town Show			\$ 250		Stall if required
506650	Evandale Village Fair/Penny Farthings			\$ 825	\$ 825	
506758	John Glover Festival			\$ 1,100		
506754	Health Revival Longford	Liz Ellis Memorial fun run - date to be advised		\$ 220	\$ 1,430	cash for insurance, race bibs, water, medals, in-kind printing of posters x 300
506868	Longford Academy	Heritage conservation training		\$ 100		Hire of Council shade shelter, projector and screen
506710	Longford New Years Day Cup				\$ 1,100	
506748	Longford RSL Servicemen's Reunion			\$ 550		
506739	Longford Show			\$ 250		Stall if required
506865	Longford Christ Church	Northern Midlands Art Exhibition (early December)			\$ 100	Named sponsorship
506846	Lfd & Perth Anglican Parish	Annual Parish Fair - Saturday February		\$ 275		Council deliver 5 wheelie bins 8am Friday 16th and collect after Saturday, hire PA system
506790	Northern District Cycling Club	P E Green Memorial Cycle Race (October)			\$ 385	winners sashes, and presentation
506797	Remembrance Day			\$ 550		
506712	Ross Marathon			\$ 550		
506751	Ross Rodeo			\$ 550		
506878	Not for Profit Groups	Donations for groups meetings in Council Managed facilities		\$ 500		
<b>Round Two</b>						
<b>Amounts for future consideration</b>						
	Tasmanian Chamber Music Inc	Evandale Festival - October 2019	\$0			Cancelled in 2019
506857	YMCA Skate Park League in Tas	Event during 2019/20	\$2,200		\$ 2,200	
506824	Rossarden Friends Kids Christmas Inc	Bus trip for isolated Children - December 2019	\$770			Cancelled in 2019
506839	Festival of Small Halls 2019	Hall hire, contribution to artists - January 2020	\$1,650		\$ 1,650	
506784	Tour of Tasmania Cycling Tour	Event during 2019/20 - December 5th Longford to Poatina	\$5,000	\$ 1,700	\$ 1,650	
	Nth Tas Light Horse Troup	Animal War Remembrance Day 23 February 2020	\$990	\$ 990		
	Thai Association of Tas	Thai Food & Cultural Festival - 17 November 2019	\$990	\$ 990		
	Longford Catholic Parish	Community Welcome Party for overseas farm workers 30 Nov 2019	\$990	\$ 990		
	Longford Show Society	Top up gravel for grounds for 163rd Longford Show	\$1,000			CI waive rates as annual contribution.
	Northern Midlands Event Assoc	Longford Motorama 6-8 March 2020	\$3,300	\$ 1,650	\$ 1,650	
<b>Total Allocation</b>			385		\$ 64,680	Budget \$62,060
				excl GST	\$ 58,800	
				over budget	-\$ 2,620	



NORTHERN MIDLANDS COUNCIL 2020-2021 FESTIVALS, EVENTS & PROMOTIONS										
Account	Applicant	Event	Requested	Recommended		Comments	Community, sporting or non profit group	Event held in Northern Midlands	Public Liability Insurance held	Major Event
				In-Kind GST Excluded	Cash \$					
<b>Round One</b>										
506804	Woolmers Estate	Festival of Roses - 15th November 2020	\$ 1,650		\$ 1,650	15 wheelie bins (delivery/removal/rubbish removal) /traffic management /signage/ tables & chairs/				
506831	Longford Jazz Club	Longford Jazz Festival - 18th to 20th September 2020	\$ 1,650		\$ 1,650	Hall Hire 19th Sept - rubbish bins - 180 chairs - a quantity of Printing Plus Cash				
506749	Longford Blooms Festival Inc	Longford Blooms Festival - 14th & 15th November 2020	\$ 2,000		\$ 1,650	list attached see application - bins - signage - tables & chairs from halls plus cash				
506784	GTR Events	Tour of Tasmania - 21st to 25th October 2020	\$ 1,650		\$ 1,650	request no roadworks be undertaken on event dates - facilitate community engagement with local	Event cancelled please retain allocation for next year			
506882	Northern Midlands Events	Longford Motorama - 5th to 7th March 2021	\$ 1,650		\$ 1,650	waste bins - hire longford halls and reserves- various items from works dept -marquees - signs -				
506883	Longford Railway Sesquicentian	Exhibition & Promotion of 150th Anniversary of Longford Rail Bridge	\$ 3,000		\$ 3,000	Cash toward set up of event/ purchase of promotional materials (eg. hats/calendar) Inkind - hire of both Longford Halls, waste bins/delivery empty and return				
506874	NMBA & NM Events	Longford Brochure & Longford Promotional photos	\$ 3,300		\$ 3,300	Print promotion brochures, research, In kind - NMC staff to provide pictures etc				
<b>Annual Events</b>										
506875	Ross Progress Group	Ross Village Arts Festival - October 2020			\$ 1,650	Printing posters & DL cards, prizes, banners, signs				
506876	Longford Saturday Group	Norfolk Plains Art Award October 2020		\$ 800	\$ 200	Cash for prize money, In-kind - use of town hall for 10 days, rubbish bins (emptying etc) - cleaning				
506711	Cars & Bands	Charity Event Symmons Plains October 2020	\$ 220		\$ 330	cash for hire of venue, in-kind waive of assembly fee				
506877	Tasmanian Canine Assoc	National Retrieving Trial Championships September 2020			\$ 1,650	4 porta loos (delivered & collected), defibrillator, 6 waste bins (delivered /collected)				
506812	Anzac Day			\$ 16,500						
506740	Australia Day / Volunteer Recognition			\$ 8,800						
506771	Australia Day / Fusion				\$ 550					
506785	Campbell Town Show			\$ 250		Stall if required				
506850	Evandale Village Fair/Penny Farthings	Evandale Village Fair & National Pennyfarthing Championships - 20th	\$ 1,650		Cancelled	waiving of all council fees/advertising fees/promote on Council website/additional Cleaning of				
506758	John Glover Festival			\$ 1,100						
506754	Health Revival Longford	Liz Ellis Memorial fun run - date to be advised		\$ 220	\$ 1,430	cash for insurance, race bibs, water, medals, In-kind printing of posters x 300				
506868	Longford Academy	Heritage conservation training		\$ 100		Hire of Council shade shelter, projector and screen				
506710	Longford New Years Day Cup				\$ 1,100					
506748	Longford RSL Servicemen's Reunion			\$ 550						
506739	Longford Show				Cancelled	Stall if required				
506865	Longford Christ Church	Northern Midlands Art Exhibition (early December)			\$ 100	Named sponsorship				
506846	Lfd & Perth Anglican Parish	Annual Parish Fair - Saturday February	\$ 275			Council deliver 5 wheelie bins 8am Friday 16th and collect after Saturday, hire PA system				
506790	Northern District Cycling Club	P E Green Memorial Cycle Race (October)			\$ 385	winners sashes, and presentation				
506797	Remembrance Day			\$ 550						
506712	Ross Marathon			\$ 550						
506751	Ross Rodeo			\$ 550						
506878	Not for Profit Groups	Donations for groups meetings in Council Managed facilities		\$ 500						
<b>Round Two</b>										
Amounts for future consideration										
506857	YMCA Skate Park League in Tas	Event during 2020/21	\$ 2,200		\$ 2,200					
506839	Festival of Small Halls 2020	Hall hire, contribution to artists - January 2021	\$ 1,650		\$ 1,650					
506887	Paddle Tasmania	Whitewater Report incl Lfd, Cressy & Poatina	\$ 2,500		\$ 2,500					
506886	Poatina Golf Club	Poatina Golf Club 50th Anniversary - 7&8 November 2020	\$ 500		\$ 500					
506793	Ten Days on the Island	Ten Days on the Island 12-14 March 2021 - Heritage program of events in Ross Town Hall and international poetry mini festival in the Liffey Hall - estimate 300 attendees	\$ 10,000		\$ 2,700	supporting ticket prices/promotion and marketing				
506885	Northern Midlands Events Assoc	Verandah Music Festival - 21-22 November 2020 500 to 1000 attendees	\$ 3,500		\$ 3,500					
506879	Northern Tasmanian Light Horse Troop	War Animal Remembrance Day - 27th Feb 2021	\$ 1,650	\$ 1,650		photocopying/waive of Council facility fees/bins/signs/ dog poo bags/witches hats/cash to				
506710	Longford New Years Day Cup	Refer Council Report September 2020	\$ 8,000		\$ 8,000					
<b>Round Three</b>										
Amounts for future consideration										
506888	Campbell Town Bicentenary Picnic	11/1/21 - Des agreed to fund from LDC secretarial support funding		\$ 800	\$ 850	Wheelie bins, bunting bollards, witches hats, loo paper, power, marquees, contribution to music entertainment				
<b>Total Allocation</b>										
				excl GST	\$ 77,260	Budget \$75,000				
				Balance	-\$ 2,260					
					\$ 52,910					
					\$ 22,090					
						Major grant \$3500				
						Minor grant \$2000				
						Incl Covid grant \$350				

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2020-21**

Account	Project	Applicant/Organisation	Project Details	Total Cost Project	Grant Sought	Grant Recommended	Comments
	N/a	Maureen Shaddott	Mountain bike practice track	unknown	unknown	Investigate	Suggestion to Council only
	N/a	Evandale Village Fair Inc	Connect power to Moven Park storage shed	\$1,000	\$1,000	Investigate	Power now connected to new shed
320043	1 - 2021	Evandale Light Railway & Steam Society Inc	Renovation of Pacific type steam locomotive 'The General'	\$6,740	\$5,000	\$1,000	Contribution only
320044	2 - 2021	Old Liffey School Committee	Water tank for Old Liffey School/Community Hall	\$1,309	\$1,309	\$1,000	Contribution only
	N/a	Moven Park management & Development	Improvements to Moven Park	\$5,000	\$5,000	Nil	request parked debt to council be waived
320045	3 - 2021	Evandale Football club	Coaches Box upgrade	\$2,190	\$1,000	Nil	Maintenance only
320046	4 - 2021	Northern Midlands State Emergency Service	Upgrade heating & install security systems	\$5,000	\$5,000	\$1,000	Contribution only
320047	5 - 2021	Evandale Tennis Club	Install turf surface in front of practice wall	unknown	\$9,084	\$5,000	Second side and synthetic coverings
320042	16 - 1920	Longford Legends Committee	Stage 2 - plaques		\$5,000	\$1,000	Contribution only
						\$41,870	carry forwards 2019/20
						\$9,175	
317210							Unallocated
				\$21,239	\$32,292	\$60,000	

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2019-20**

Account	Project	Applicant/Organisation	Project Details	Total Cost Project	Grant Sought	Grant Recommended	Comments
320029	1 - 1920	Avoca Local District Committee	Christmas decorations	\$1,000	\$1,000	\$1,000	Committee budget requests
320030	2 - 1920	Avoca Hall Committee	Building improvements to hall	\$21,594	\$5,000	\$5,000	Subject to successful TCF application
320028	3 - 1920	Bepposbourne Pigeon Assoc Inc	Coverlay on hangings	\$5,000	\$5,000	\$4,980	
320031	4 - 1920	Campbell Town Fire Ground Management Cttee	Electronic Scoreboard	\$72,000	\$5,000	\$5,000	Contribution to larger screen
320032	5 - 1920	Devon Hills Residents Committee	Play equipment near bus shelter	\$5,000	\$5,000	\$5,000	Committee budget requests
320033	6 - 1920	Evandale Community & Tourist Information Centre	Replace carpets	\$5,000	\$5,000	\$5,000	Committee budget requests
320027	7 - 1920	Parrn Football Club	Clubroom flooring bar area	\$3,455	\$3,455	\$3,480	Committee budget requests - verbal
320034	8 - 1920	Evandale Hall	Replace front door	\$7,000	\$3,500	\$3,400	Committee budget requests - verbal
320035	9 - 1920	Evandale Hall Committee	Replace window furnishings	\$5,000	\$5,000	\$5,000	Committee budget requests
320039	10 - 1920	Evandale Peace Garden Committee	Gates to cemetery	\$5,000	\$5,000	\$5,000	Committee budget requests - verbal
320037	11 - 1920	Evandale Tennis Club	Tennis practice wall construction	\$30,000	\$5,000	\$5,000	Grant application commitment
	N/a	Longford Bowls and Community Club	Resurfacing of function room floor	\$6,655	\$6,655	\$0	Application
	N/a	Longford Bowls and Community Club	Widening upgrade	\$20,000	\$20,000	\$0	Application
320038	12 - 1920	Longford Bowls and Community Club	Tables toilet new vinyl	\$1,000	\$1,000	\$1,000	Application
	N/a	Longford Bowls and Community Club	Audio visual equipment	\$7,000	\$7,000	\$0	Application
320039	13 - 1920	Longford Cricket Club	Cricket Wicket Cover	\$2,235	\$2,235	\$2,235	Application
320040	14 - 1920	Longford Tennis Club	Padded covers for Light poles	\$770	\$770	\$770	Application
320041	15 - 1920	Longford Football Club	Improvements following upgrade	\$5,000	\$5,000	\$5,000	Committee budget requests - verbal
320042	16 - 1920	Longford Legends Park	recognition plaques / placement	\$5,000	\$5,000	\$5,000	Committee budget request - verbal
						\$0	
317210							Unallocated
				\$211,708	\$95,616	\$61,460	

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2018-19**

Account	Project	Applicant/Organisation	Project Details	Total Cost Of Project	Grant Sought	Grant Recommended	Comments
		Avoca Local District Committee	Christmas decorations	\$500	\$500	\$500	
		Chessy Hall Committee	Purchase heat pump	\$12,000	\$7,750	\$5,000	
		Devon Hills Residents Committee	Noticeboard replacement	\$1,600	\$1,600	\$1,600	
		Evandale Football Club	Electronic Scoreboard	\$64,000	\$5,000	\$5,000	
		Evandale Community & Tourist Information Centre	Purchase floor scrubber/polisher	\$1,800	\$1,800	\$1,800	
		Parrn Football Club	Clubroom flooring	\$9,614	\$9,614	\$5,000	
		Northern Midlands SES - Campbell Town	SES shed extension	\$35,700	\$5,000	\$5,000	
		Rotary Club of Evandale	Moven Park Shade Gazebo	\$12,630	\$5,500	\$5,000	Subject to being in accordance with Moven Park Masterplan
		Longford Local District Committee	Development of Foosters Hall	unknown	\$5,000	\$5,000	
		Moven Park Management Committee	Exercise Equipment	\$11,550	\$5,000	\$5,000	Subject to Tax Committee funding balance
		Parish of Northern Midlands - Campbell Town	Cemetery Y extension	\$6,200	\$5,000	\$1,500	
		Midlands Bowls Club - Campbell Town	Construction of shade area	\$2,012	\$5,600	\$1,500	
		Campbell Town Mens Shed	Purchase AED Defibrillator	\$6,499	\$5,499	\$2,112	AED Defibrillator
		Longford Golf Club	Sealing of carpark & surrounds	\$10,164	\$5,000	\$5,000	
		Fusion Australia Ltd (Parrn)	Purchase data projector & screen	\$1,478	\$799	\$500	
		Midlands Pony Club (arena at Merlewood' Epping Forest)	Fill for arena, and boundary fence improvements	\$6,800	\$6,800	\$1,000	
						\$0	
							Unallocated
				\$163,397	\$72,602	\$91,012	

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2017-18**

Account	Project	Applicant/Organisation	Project Details	Total Cost Project	Grant Sought	Grant Recommended	Comments
		HRCCCT - Historic Racing Car Club of Tasmania Inc	Display Board - old Longford Grand Prix	\$1,500	\$1,000	\$1,000	50% cost of signs plus erection of signs
		Avoca Museum and Information Centre	Garden Shed in Bousher Park	\$2,875	\$2,875	\$2,875	
		Longford Bowls Club	Replacement of Plastic Chairs	\$1,275	\$1,000	\$1,000	
		The Helping Hand Association	Purchase of Zip Heater	\$970	\$1,000	\$970	
		The John Glover Society	Falls Park Pavilion - Public Sound System	\$8,452	\$5,000	\$5,000	Council owned asset and subject to being available for all users of the facility
		Moven Park Management & Development Assoc Inc	Storage Shed	\$5,040	\$5,000	\$5,000	Offer for outcome of Master Plan for best storage solution for site
		Longford Cricket Club in conjunction with Council Management Committee	Training Nets and Storage	\$14,288	\$14,288	\$5,000	Offer for outcome of Master Plan for best storage solution for site. Cricket nets to be upgraded for associated risk issues
		Chessy Social Group	Campfire Equipment Renewal	\$1,500	\$950	\$950	
		Evandale Garden Group	Evandale Community Garden	\$1,500	\$1,500	\$1,000	
		The Midlands Film Society	Soundproofing Ross' Town Hall	\$10,000	\$5,000	\$5,000	Additional allocation to 2016/17 allocation
		Tasmanian Wood Centre	Interpretive Signage Panels	\$4,021.00	\$4,021.00	\$1,000	
		Evandale Football Club	Replacement Freezer	\$1,794.00	\$800.00	\$500	
		Fusion Australia LTD	Portable electric piano for community hall	\$1,440.00	\$1,000.00	\$500	
		Evandale History Society	Tasmanian Tree Recognition plaque	\$1,000.00	\$1,000.00	\$1,000	Evandale Primary School students to assist
		Campbell Town High School	Beyond the Grapes Project	\$3,600.00	\$3,600.00	\$1,000	\$100 in kind, \$750 cash for signage/photography
		Longford Community Emergency Response Unit	Training mannequin to improve Cardio Pulmonary Resuscitation (CPR) skills	\$4,500.00	\$1,000	\$1,000	
		Longford Football Club	Vertiplan the ground surface 2 p.p.a.	\$3,000	\$1,500	\$1,500	Seeking contributions from several organisations
						\$0	improving the surface of the ground
							Unallocated
				\$67,156	\$49,534	\$40,000	

**NORTHERN MIDLANDS COUNCIL 2021-2022  
FESTIVALS, EVENTS & PROMOTIONS**

Account	Applicant	Event	Requested	Recommended		Comments	Community, sporting or non-profit group	Event held in Northern Midlands	Public Liability Insurance held	Major Event
				In-Kind GST Excluded	Cash \$					
<b>Round One</b>										
506784	GTR Events	Tour of Tasmania - 21st-25th October 2021		\$ 1,650		Request no roadworks be undertaken on event dates - facilitate community engagement with				
506780	Tasmanian Trout Expo Committee -	Trout Expo - 18th-20th September 2021			\$ 1,650	Funds for advertising for event - in-kind signs/bins/barrier equipment etc (listed on application)				
506889	Perth Bicentenary Committee	Gov Macquaire Celebration & Bonfire - 29th May 2021		\$ 825	\$ 825	In-kind - bins(delivery waste removal & collection), covid requirements. Funds - lighting, cleaning,				
506831	Longford Jazz	Longford Jazz Festival - 17th-19th September 2021		\$ 825	\$ 825	In-kind - hall hire/bins( waste removal & collection) /power to rotunda. Funds-to cover costs				
506749	Longford Blooms inc	Longford Blooms Festival - 20th-21st November 2021		\$ 1,650		Bins (drop off collection & empty), signage/chairs/village green hire/ extra cleaning of toilets				
506901	Ross Community Sports Club	Craft weekend - 18th-19th June 2022		\$ 825	\$ 825	In-kind -advertising, Ross Town hall & Reading rooms waive hire fee, hand sanitizer and dispensers. Funds -online bookings, insurance, advertising,				
506862	Lexus Melbourne Cup Tour	Longford - 18th October 2021			\$ 1,650					
506902	Archer Street Health (late application)	Mental Health Comedy Roadshow - 9th-17th October 2021		\$ 825	\$ 825	In-kind-Campbell Town hall hire, cleaning,advertising. Funds-accommodation, petrol, audio				
506903	Northern Midlands Council	Volunteer Community Expo			\$ 10,000	Costs associated with putting on Expo				
506790	Northern District Cycling Club	PE Green Memorial Cycle Race - 9 October 2021			\$ 380	Cash to provide winners sash and presentations				
506871	Campbell Town ANZAC Group inc	Anzac Day commemoration - 25th April 2022		\$ 300	\$ 300	In-kind - road closure, printing service sheets. Funds - insurance, breakfast				
506829	Tasmanian Working Sheepdog Association Inc	Supreme Aust Sheepdog Championships & Trans Tasman Test - 16 to 24 October 2021	\$ 4,928	\$ 3,000		Request to waive fees - current charge is 9 days - Campbell Town Complex \$680 per day + Guide Hall \$50 per day = \$6,570.00 less 25% = \$4927.50				
506904	Fly Fishing Challenge at Lake Leake	BreakODay & North West Fly Fishing Clubs Challenge at Lake Leake			\$ 48	Sponsorship Prize - Weekend Camp Fees				
<b>Annual Events</b>										
506875	Ross Progress Group	Ross Village Arts Festival - October 2021			\$ 1,650	Printing posters & DL cards, prizes, banners, signs				
506876	Longford Saturday Group	Norfolk Plains Art Award October 2021		\$ 800	\$ 200	Cash for prize money. In-kind - use of town hall for 10 days, rubbish bins (emptying etc) -				
506711	Cars Bikes & Bands	Charity Event Symmons Plains October 2021		\$ 220	\$ 330	cash for hire of venue. In-kind waive of assembly fee				
506877	Tasmanian Canine Assoc	National Retrieving Trial Championships September 2021		\$ 250	\$ 1,400	4 porta loos (delivered & collected), defibrillator, 6 waste bins (delivered /collected)				
506812	Anzac Day				\$ 16,500					
506740	Australia Day / Volunteer Recognition				\$ 3,000					
506771	Australia Day / Fusion				\$ 550					
506785	Campbell Town Show				\$ 275	Stall if required				
506650	Evandale Village Fair/Penny Farthings	Evandale Village Fair & National Pennyfarthing Championships -				waiving of all council fees/advertising fees/promote on Council website/additional Cleaning of				
506758	John Glover Festival			\$ 1,100						
506754	Health Revival Longford	Liz Ellis Memorial fun run - date to be advised		\$ 220	\$ 1,430	cash for insurance, race bibs, water, medals. In-kind printing of posters x 300				
506868	Longford Academy	Heritage conservation training		\$ 110		Hire of Council shade shelter, projector and screen				
506710	Longford New Years Day Cup				\$ 1,100					
506748	Longford RSL Servicemen's Reunion			\$ 550						
506739	Longford Show				\$ 275	Stall if required				
506865	Longford Christ Church	Northern Midlands Art Exhibition (early December)			\$ 110	Named sponsorship				
506846	Lfd & Perth Anglican Parish	Annual Parish Fair - Saturday February		\$ 275		Council deliver 5 wheelie bins 8am Friday 16th and collect after Saturday, hire PA system				
506790	Northern District Cycling Club	P E Green Memorial Cycle Race (October)			see above	winners sashes, and presentation				
506857	YMCA Skate Park League in Tas	Event during 2021/22			\$ 2,200					
506839	Festival of Small Halls 2022	Hall hire, contribution to artists - January 2022			\$ 1,650					
506885	Northern Midlands Events Assoc	Verandah Music Festival - 21-22 November 2020 500 to 1000 attendees			\$ 1,650					
506797	Remembrance Day				\$ 550					
506712	Ross Marathon			\$ 550						
506878	Not for Profit Groups	Donations for groups meetings in Council Managed facilities		\$ 550						
506750	<b>Round Two</b> Amounts for future consideration									
	Sue-Ellen Groer	Open Garden Day 21 November 2021	\$ 2,000	\$ 850	\$ 1,150	Bins, witches hats, barriers, bunting and sanitiser stands				
	Jessica Brown	Eskleigh Home Car Show 10 October 2021	\$ 2,900		\$ 1,050	In-kind - dispose of waste, safety measures (signs ect.) Cash - signage/cones, portaloos,				
	Lynette Louis	Evandale Village Fair & National Penny Farthing Championship 19 Feb	\$ 2,000	\$ 1,650	\$ 350	In-kind - waive all fees due, Advertise road closures, advertise event on NMC socials, 24 general				
	Annie Harvey	Wheel-a-thon 26 October 2021	\$ 400		\$ 400	Cash - refreshments & Venue Hire & \$150 Covid				
	Woolmers	Festival of Roses	\$ 2,000	\$ 1,650.00	\$ 350					
<b>Total Allocation</b>					<b>\$ 72,173</b>	<b>Budget \$75,000</b>				
					excl GST	\$ 65,612				
					Balance	\$ 9,388				

Major grant \$3500  
Minor grant \$2000  
Incl Covid grant \$350

**NORTHERN MIDLANDS COUNCIL 2020-2021  
FESTIVALS, EVENTS & PROMOTIONS**

Account	Applicant	Event	Requested	Recommended		Comments	Community, sporting or non profit group	Event held in Northern Midlands	Public Liability Insurance held	Major Event
				In-Kind GST Excluded	Cash \$					
<b>Round One</b>										
506804	Woolmers Estate	Festival of Roses - 15th November 2020	\$ 1,650		\$ 1,650	15 wheelie bins (delivery/removal/rubbish removal) /traffic management /signage/ tables &				
506831	Longford Jazz Club	Longford Jazz Festival - 18th to 20th September 2020	\$ 1,650		\$ 1,650	Hall Hire 19th Sept - rubbish bins - 180 chairs - a quantity of Printing Plus Cash				
506749	Longford Blooms Festival Inc	Longford Blooms Festival - 14th & 15th November 2020	\$ 2,000		\$ 1,650	list attached see application - bins - signage - tables & chairs from halls plus cash				
506784	GTR Events	Tour of Tasmania - 21st to 25th October 2020	\$ 1,650		\$ 1,650	request no roadworks be undertaken on event dates - facilitate community engagement with				Event cancelled please retain allocation for next year
506882	Northern Midlands Events	Longford Motorama - 5th to 7th March 2021	\$ 1,650		\$ 1,650	waste bins - hire longford halls and reserves- various items from works dept -marquees - signs -				
506883	Longford Railway Sesquicentian	Exhibition & Promotion of 150th Anniversary of Longford Rail Bridge	\$ 3,000		\$ 3,000	Cash toward set up of event/ purchase of promotional materials (eg: hats/calendar) Inkind - hire of both Longford Halls, waste bins/delivery empty and return				
506874	NMBA & NM Events	Longford Brochure & Longford Promotional photos	\$ 3,300		\$ 3,300	Print promotion brochures, research. In kind - NMC staff to provide pictures etc				
<b>Annual Events</b>										
506875	Ross Progress Group	Ross Village Arts Festival - October 2020			\$ 1,650	Printing posters & DL cards, prizes, banners, signs				
506876	Longford Saturday Group	Norfolk Plains Art Award October 2020		\$ 800	\$ 200	Cash for prize money. In-kind - use of town hall for 10 days, rubbish bins (emptying etc) -				
506711	Cars Bikes & Bands	Charity Event Symmons Plains October 2020		\$ 220	\$ 330	cash for hire of venue, in-kind waive of assembly fee				
506877	Tasmanian Canine Assoc	National Retrieving Trial Championships September 2020			\$ 1,650	4 porta loos (delivered & collected), defibrillator, 6 waste bins (delivered /collected)				
506812	Anzac Day			\$ 16,500						
506740	Australia Day / Volunteer Recognition			\$ 8,800						
506771	Australia Day / Fusion				\$ 550					
506785	Campbell Town Show			\$ 250		Stall if required				
506950	Evanale Village Fair/Penny Farthings	Evanale Village Fair & National Pennyfarthing Championships -	\$ 1,650		Cancelled	waiving of all council fees/advertising fees/promote on Council website/additional Cleaning of				
506793	John Glover Festival			\$ 1,100						
506754	Health Revival Longford	Liz Ellis Memorial fun run - date to be advised		\$ 220	\$ 1,430	cash for insurance, race bibs, water, medals. In-kind printing of posters x 300				
506868	Longford Academy	Heritage conservation training		\$ 100		Hire of Council shade shelter, projector and screen				
506710	Longford New Years Day Cup				\$ 1,100					
506748	Longford RSL Servicemen's Reunion			\$ 550						
506739	Longford Show				Cancelled	Stall if required				
506865	Longford Christ Church	Northern Midlands Art Exhibition (early December)			\$ 100	Named sponsorship				
506846	Lfd & Perth Anglican Parish	Annual Parish Fair - Saturday February		\$ 275		Council deliver 5 wheelie bins 8am Friday 16th and collect after Saturday, hire PA system				
506790	Northern District Cycling Club	P E Green Memorial Cycle Race (October)			\$ 385	winners sashes, and presentation				
506797	Remembrance Day			\$ 550						
506712	Ross Marathon			\$ 550						
506751	Ross Rodeo			\$ 550						
506878	Not for Profit Groups	Donations for groups meetings in Council Managed facilities		\$ 500						
<b>Round Two</b>										
Amounts for future consideration										
506857	YMCA Skate Park League in Tas	Event during 2020/21	\$ 2,200		\$ 2,200					
506839	Festival of Small Halls 2020	Hall hire, contribution to artists - January 2021	\$ 1,650		\$ 1,650					
506887	Paddle Tasmania	Whitewater Report incl Lfd, Cressy & Poatina	\$ 2,500		\$ 2,500					
506886	Poatina Golf Club	Poatina Golf Club 50th Anniversary - 7&8 November 2020	\$ 500		\$ 500					
506793	Ten Days on the Island	Ten Days on the Island 12-14 March 2021 - Heritage program of events in Ross Town Hall and international poetry mini festival in the Liffey Hall - estimate 300 attendees	\$ 10,000		\$ 2,700	supporting ticket prices/promotion and marketing				
506885	Northern Midlands Events Assoc	Verandah Music Festival - 21-22 November 2020 500 to 1000 attendees	\$ 3,500		\$ 3,500					
506879	Northern Tasmanian Light Horse Troop	War Animal Remembrance Day - 27th Feb 2021	\$ 1,650	\$ 1,650		photocopying/waive of Council facility fees/bins/signs/ dog poo bags/witches hats/cash to				
506710	Longford New Years Day Cup	Refer Council Report September 2020	\$ 8,000		\$ 8,000					
<b>Round Three</b>										
Amounts for future consideration										
506888	Campbell Town Bicentenary Picnic	11/1/21 - Des agreed to fund from LDC secretarial support funding		\$ 800	\$ 850	Wheelie bins, bunting bollards, witches hats, loo paper, power, marquees, contribution to music entertainment				
<b>Total Allocation</b>					\$ 77,260	Budget \$75,000				
					excl GST \$ 70,236					
					Balance -\$ 2,260					
					\$ 52,910					
					\$ 22,090					
						Major grant \$3500				
						Minor grant \$2000				
						Incl Covid grant \$350				

NORTHERN MIDLANDS COUNCIL							
SPECIAL PROJECT ASSISTANCE - 2021-22							
Account	Project	Applicant/Organisation	Project Details	Total Cost Of Project	Grant Sought	Grant Recommended	Comments
520048	1-21/22	Longford Tennis Club	New nets & centre straps	\$730	\$730	\$500	
520049	2-21/22	Longford Golf Club	Practice driving frame, net and mat	\$2,300	\$800	\$800	
520050	3-21/22	Morven Park Management Committee	Identification signs	\$4,500	\$2,500	\$2,500	
520051	4-21/22	Morven Park Management Committee	Security cameras	\$4,000	\$2,500	\$2,500	
520052	5-21/22	Elizabeth Macquarie Homes	Security cameras	\$4,015	\$1,000	\$1,000	
N/a	N/a	Longford Cricket Club	Cricket pitch cover	\$6,500	\$6,500	Not required	
N/a	N/a	Longford Cricket Club	Cricket Pitch applicator	\$13,050	\$13,050	Not required	
N/a	N/a	Lake Leake Community & Social Club	Camp ground revitalisation project	\$8,383	\$5,000		\$72k grant received by CI
520053	6-21/22	Longford RSL Memorial Club Inc	Audio visual & speaker installation - Anzac Hall	\$3,000	\$1,000	\$1,000	
520054	7-21/22	Evandale Tennis Club	Hotshots court & surfacing for practice wall	\$5,429	\$5,000	\$4,343	
520055	8-21/22	Lions Club of Perth	Silhouette at Gibbet Hill Rise	\$8,250	\$4,000	\$4,000	
520056	9-21/22	Longford Football Club	Purchase of Mower	\$10,000	\$5,000	\$5,000	
520057	10-21/22	Veterans Cricket Club	Upgrade facilities Ross Oval		Unknown	\$5,000	CI also allocated funds for ground top dressing
520058	11-21/22	Longford Legends	Additional plaques / Gazebo gate		\$5,000	\$5,000	\$15k grant promised by State Govt
520059	12-21/22	Perth Recreation Ground Management Committee	Cont towards goal net system		\$5,000	\$5,000	\$15k grant promised by State Govt
						\$0	carry forwards 2020/21
517210	N/a	Unallocated				\$23,357	
		<b>Total Special Project Allocation</b>		<b>\$70,157</b>	<b>\$57,080</b>	<b>\$60,000</b>	

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2020-21**

Account	Project	Applicant/Organisation	Project Details	Total Cost Of Project	Grant Sought	Grant Recommended	Comments
	N/a	Maureen Shadbolt	Mountain Bike practice track	unknown	unknown	Investigate	Suggestion to Council only
	N/a	Evandale Village Fair Inc	Connect power to Morven Park storage shed	\$1,000	\$1,000	Investigate	Power now connected to new shed
520043	1 - 20/21	Evandale Light Railway & Steam Society Inc	Renovation of Pacific type steam locomotive "The General"	\$6,740	\$5,000	\$1,000	Contribution only
520044	2 - 20/21	Old Liffey School Committee	Water tank for Old Liffey School/Community Hall	\$1,309	\$1,309	\$1,000	Contribution only
	N/a	Morven Park management & Development	Improvements to Morven Park	\$5,000	\$5,000	Nil	request partial debt to council be waived
520045	3 - 20/21	Evandale Football club	Coaches Box upgrade	\$2,190	\$1,000	Nil	Maintenance only
520046	4 - 20/21	Northern Midlands State Emergency Service	Upgrade heating & install security system	\$5,000	\$5,000	\$1,000	Contribution only
520047	5 - 20/21	Evandale Tennis Club	Install turf surface in front of practice wall	unknown	\$9,084	\$5,000	Second side and synthetic coverings
520042	16 - 19/20	Longford Legends Committee	Stage 2 - plaques		\$5,000	\$1,000	Contribution only
						\$41,875	carry forwards 2019/20
517210		Unallocated				\$9,125	
		<b>Total Special Project Allocation</b>		<b>\$21,239</b>	<b>\$32,393</b>	<b>\$60,000</b>	

**NORTHERN MIDLANDS COUNCIL  
SPECIAL PROJECT ASSISTANCE - 2019-20**

		Applicant/Organisation	Project Details	Total Cost Of Project	Grant Sought	Grant Recommended	Comments
520029	1 - 19/20	Avoca Local District Committee	Christmas decorations	\$1,000	\$1,000	\$1,000	Committee budget requests
520030	2 - 19/20	Avoca Hall Committee	Building improvements to hall	\$21,594	\$5,000	\$5,000	Subject to successful TCF application
520028	3 - 19/20	Bishopsbourne Progress Assoc Inc	Cenotaph landscaping	\$9,000	\$5,000	\$4,500	
520031	4 - 19/20	Campbell Town Rec Ground Management Cttee	Electronic Scoreboard	\$72,000	\$5,000	\$5,000	Contribution to larger screen
520032	5 - 19/20	Devon Hills Residents Committee	Play equipment near bus shelter	\$5,000	\$5,000	\$5,000	Committee budget requests
520033	6 - 19/20	Evandale Community & Tourist Information Centre	Replace carpets	\$5,000	\$5,000	\$5,000	Committee budget requests
520027	7 - 19/20	Perth Football Club	Clubroom flooring bar area	\$3,455	\$3,455	\$3,455	Committee budget requests - verbal
520034	8 - 19/20	Epping Hall	Replace front door	\$7,000	\$3,500	\$3,500	Committee budget requests - verbal
520035	9 - 19/20	Evandale Hall Committee	Replace window furnishings	\$5,000	\$5,000	\$5,000	Committee budget requests
520036	10 - 19/20	Evandale Peace Garden Committee	Gates to cemetery	\$5,000	\$5,000	\$5,000	Committee budget requests - verbal
520037	11 - 19/20	Evandale Tennis Club	Tennis practice wall construction	\$30,000	\$5,000	\$5,000	Grant application commitment
N/a		Longford Bowls and Community Club	Resurfacing of function room floor	\$6,655	\$6,655	\$0	Application
N/a		Longford Bowls and Community Club	kitchen upgrade	\$20,000	\$20,000	\$0	Application
520038	12 - 19/20	Longford Bowls and Community Club	ladies toilet new vinyl	\$1,000	\$1,000	\$1,000	Application
N/a		Longford Bowls and Community Club	audio visual equipment	\$7,000	\$7,000	\$0	Application
520039	13 - 19/20	Longford Cricket Club	Cricketer Wicket Cover	\$2,235	\$2,235	\$2,235	Application
520040	14 - 19/20	Longford Tennis Club	Padded covers for Light poles	\$770	\$770	\$770	Application
520041	15 - 19/20	Longford Football Club	Improvements following upgrade	\$5,000	\$5,000	\$5,000	Committee budget requests - verbal
520042	16 - 19/20	Longford Legends Park	recognition plaques / placement	\$5,000	\$5,000	\$5,000	Committee budget request - verbal
517210		Unallocated				\$0	



Evandale Garden Group	Evandale Community Garden	\$1,500	\$1,500	\$1,000	
The Midlands Film Society	Soundproofing Ross Town Hall	\$10,000	\$5,000	\$5,000	Additional allocation to 2016/17 allocation
Tasmanian Wool Centre	Interpretive Signage Panels	\$4,021.00	\$4,021.00	\$1,000	
Evandale Football Club	Replacement freezer	\$1,794.00	\$800.00	\$500	
Fusion Australia LTD	Portable electric piano for community hall	\$1,440.00	\$1,000.00	\$500	
Evandale History Society	Tasman Tree Recognition plaque	\$1,000.00	\$1,000.00	\$1,000	Evandale Primary School students to assist
Campbell Town High School	Beyond the Grave Project	\$3,600.00	\$3,600.00	\$1,000	\$300 in kind, \$700 cash for signage/tools/spray
Longford Community Emergency Response Unit	Training mannequin to improve Cardio Pulmonary Resuscitation (CPR) skills.	\$4,500.00		\$1,000	Seeking contributions from several organisations
Longford Football Club	Vertiplan the ground surface 2 x p.a.	\$3,000	\$1,500	\$1,500	Improving the surface of the ground
<b>Unallocated</b>				<b>\$5,705</b>	
<b>Total Special Project Allocation</b>		<b>\$67,155</b>	<b>\$49,534</b>	<b>\$40,000</b>	

## 12 WORKS REPORTS

### 12.1 RELOCATION OF WASTE DUMP POINT TO TRANSLINK, WESTERN JUNCTION

*Responsible Officer:* Leigh McCullagh, Works Manager

*Report prepared by:* Leigh McCullagh, Works Manager

#### 1 PURPOSE OF REPORT

This report assesses the satisfactory relocation of the Morven Park Waste Dump Point to TRANSlink at the frontage of the detention basin located in Johns Street, Western Junction.

#### 2 INTRODUCTION/BACKGROUND

Caravan waste dump points were installed at Bishopsbourne Recreation Ground, King Street Oval, Campbell Town and Morven Park Recreation Ground, Evandale in 2004.

Prior to making the decision in relation to the location council officers and staff perused the Evandale township plans and considered other locations as potential sites. Morven Park was without doubt considered the best location and in fact the only location that provided sufficient space with good safe access away from public streets and private properties with sewerage available.

In 2004 communication was undertaken with relevant committees prior to installing all the dump points and the Evandale Advisory Committee and Morven Park Management Committee supported the installation of the Waste Dump Point at the existing site in Morven Park. The original dump site at Morven Park was upgraded to its current status following a report to Council in 2015.

Upgrades to the club rooms at Morven Park have been undertaken in recent years which has restricted access to the site making use of the dump point problematic and restricted the turning capability of vehicles at the site, the location of the boom gate further restricts access to the site.

Morven Park Management Committee have requested that Council relocate the dump site away from the Morven Park grounds.

Council officers have sought alternate locations for the dump site within the village boundaries, with no suitable site identified; however, a suitable site has been identified within the TRANSlink precinct at Western Junction which could be pursued.

The RV Friendly Status of Evandale would not be compromised by moving the site to the TRANSlink site as the requirement for recognition is that there is a dump site located within 50kms of the town.

Current Location



Proposed location at TRANSlink



### 3 STRATEGIC PLAN 2021-2027

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

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

1.3 Management is efficient, proactive and responsible

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

3.3 Public assets meet future lifestyle challenges

**Place: Nurture our heritage environment**

**Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow**

**Strategic outcomes:**

4.2 Meet environmental challenges

4.4 Our heritage villages and towns are high value assets

#### **4 POLICY IMPLICATIONS**

N/a.

#### **5 STATUTORY REQUIREMENTS**

##### **5.1 Northern Midlands Interim Planning Scheme 2013**

The proposed dump point would be exempt under clause 5.2.10 of the interim planning scheme which exempts the provision by councils of public toilets *and the like*.

#### **6 FINANCIAL IMPLICATIONS**

The proposed cost to relocate the dump point at Morven Park to TRANSLink is approximately \$35,000.

Funding would need to be considered as part of the mid year Budget review for 2021-22 or for the next financial year Budget 2022-23.

#### **7 RISK ISSUES**

The risks identified are:

At the current site

- Council will continue receive complaints relating to the inaccessibility of the site
- Damage to the clubrooms could be incurred due to the limitations of the site
- The chance of serious injury due to the interaction of users of the dump site and users of the sports facility, particularly when events are in progress
- Unsupervised children have been observed playing on and around the dump site

If relocated there is a chance that visitors will bypass Evandale as the waste dump point is no longer available in the town.

#### **8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

#### **9 COMMUNITY CONSULTATION**

##### **9.1 MORVEN PARK MANAGEMENT COMMITTEE**

Morven Park Management Committee have requested that Council relocate the dump site away from the Morven Park grounds.

## 9.2 EVANDALE LIGHT RAILWAY & STEAM SOCIETY

In 2015 following concerns raised by Evandale Light Railway & Steam Society Council undertook screening and improvement of the site in its current location.

Concerns raised previously included:

- The waste dump point located at the frontage of the railway station is not aesthetically pleasing and detracts from the visual impact of the station building.
- The road is not of sufficient width to cater for other vehicles to pass.
- Parking is restricted at the frontage of the train station.
- The waste dump point smells all the time.
- The waste dump point smells when caravans are emptying their waste.
- The waste dump point does not meet today's standard.
- Caravans will not be able to exit the ground without turning around due to the installation of the boom gate on the southern side of the ground

A number of these concerns were not addressed at the time of the 2015 upgrade and Council officers have not discussed the possible relocation of the dump point with the ELRSS at this time.

## 9.3 EVANDALE ADVISORY COMMITTEE

The Evandale Advisory Committee have requested that the dump site be retained at its current location.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

To relocate the Waste Dump Point from Morven Park to the TRANSlInk Precinct at Western Junction, or not.

## 11 OFFICER'S COMMENTS/CONCLUSION

Sewerage servicing to Morven Park is restricted to the vicinity of the Clubrooms and therefore relocating the dump site to another on the ground would be an expensive exercise and access at the time of sporting events being held would remain an issue.

A site at the frontage of the detention basin at Johns Street in TRANSlInk has been identified as a suitable site. Consultation has as yet not been undertaken with the landowner. Council has an easement over the land and maintains the detention basin site.

Plans have previously been drawn up to relocate the Waste Dump to the frontage of the detention basin in Johns Street and are attached to this report. The relocation of the dump site to Johns Street will require a water and sewerage connections and off road concrete parking area. The cost to complete this project is expected to be approximately \$35,000.

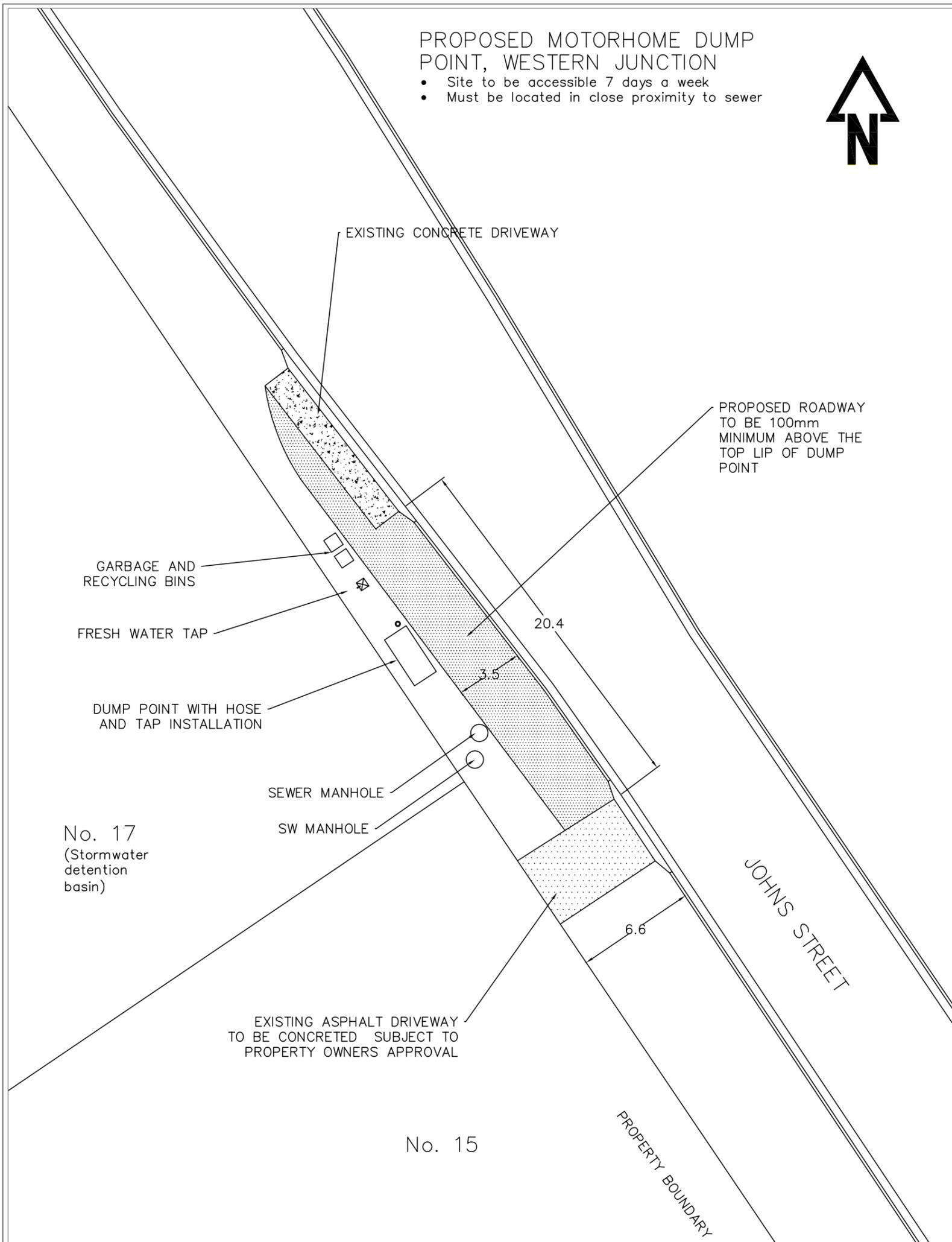
The RV Friendly Status of Evandale would not be compromised by moving the site to the TRANSlInk site as the requirement for recognition is that there is a dump site located within 50kms of the town.

## 12 ATTACHMENTS

1. Preliminary Drawing - waste dump point proposal Johns Street [12.1.1 - 1 page]
2. CMCA Design - Optimal Dump Point Installation [12.1.2 - 2 pages]

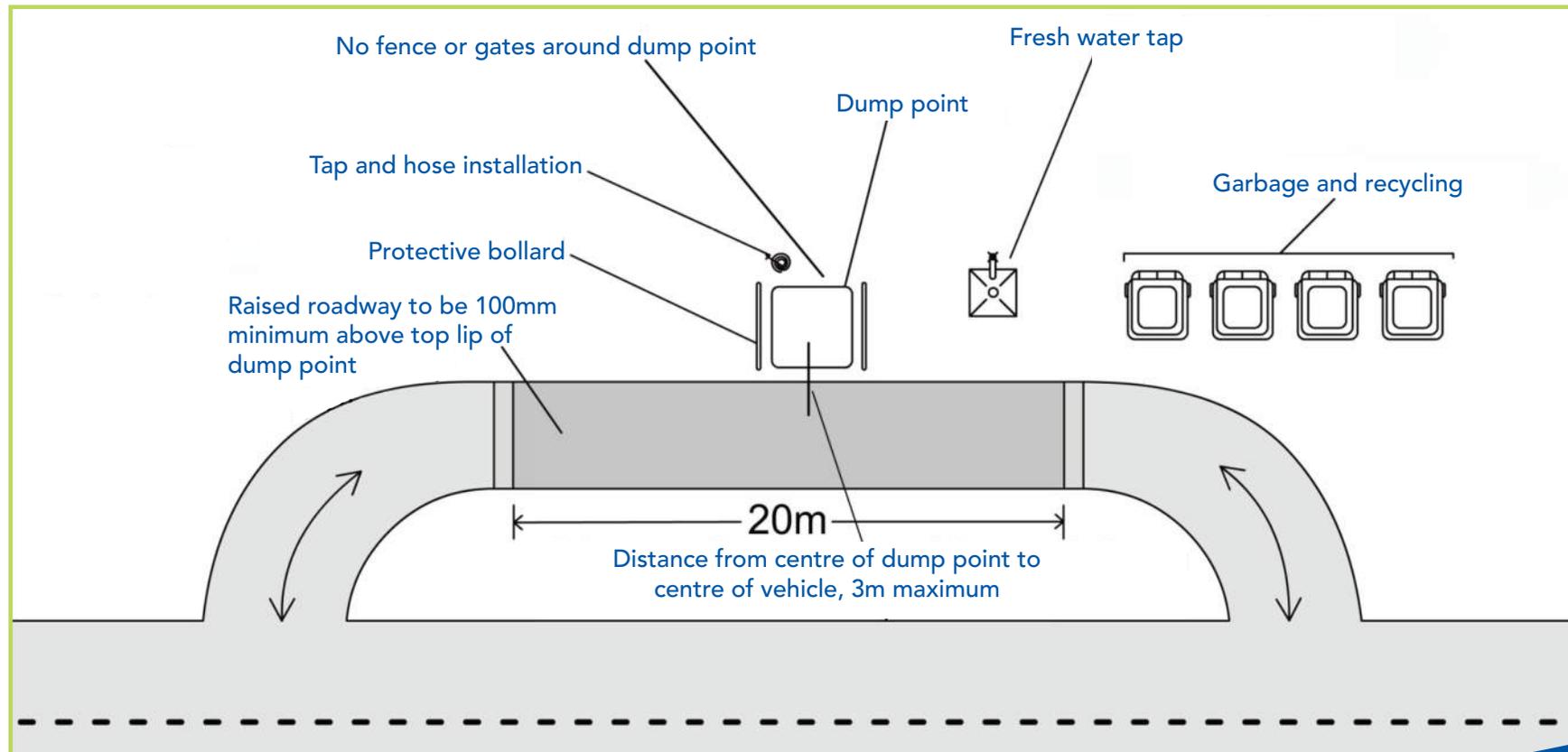
## RECOMMENDATION

That Council progress plans to relocate the Morven Park dump site to the TRANSlInk precinct at Western Junction and undertake consultation with the landowner/s as appropriate.

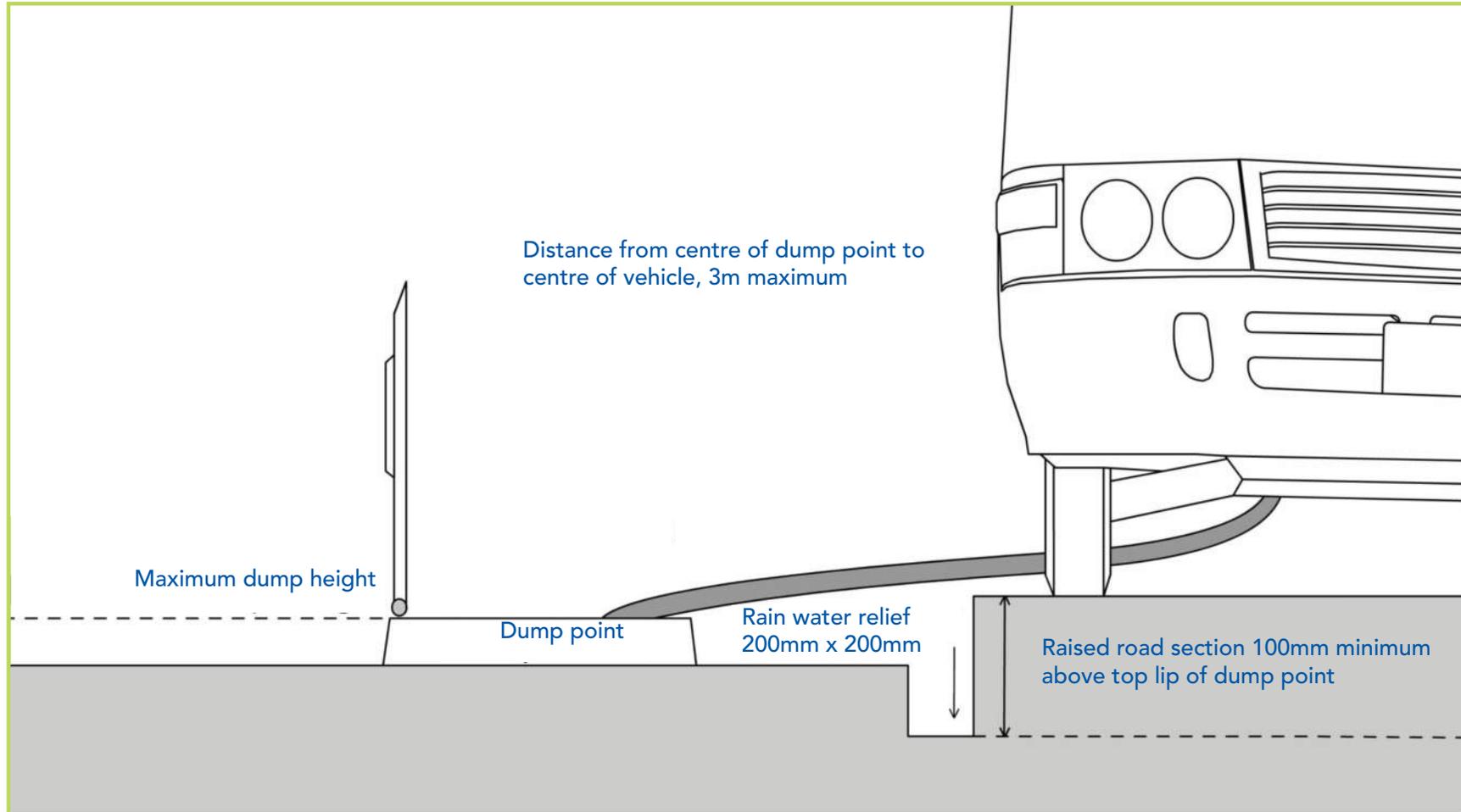


.\Templates\NMC Logo.png PO Box 156 13 Smith Street Longford 7301 Ph: (03) 6397 7303 Fax:(03) 6397 7331	Scale: 1:200 @A3	<b>Johns Street</b> <b>Western Junction</b> <b>Motorhome Pump Point</b>	DRAWING NUMBER	
	Drawn: MB			Rev
	Checked:			<b>A</b>
	Date: September 2014		1 of 1	
Approved:				

# An Optimal Dump Point Installation



# An Optimal Dump Point Installation



## 12.2 REVIEW OF WILDLIFE SIGNAGE ON DEDDINGTON RD

*File:* {custom-field-file}  
*Responsible Officer:* Leigh McCullagh, Works Manager  
*Report prepared by:* Jonathan Galbraith, Engineering Officer

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to review the effectiveness of “slow down dusk to dawn” wildlife signs that were installed on Deddington Rd.

### 2 INTRODUCTION/BACKGROUND

In January 2021 Council received correspondence from Mr Rod Irvine raising concerns about the number of wombats that have been hit by vehicles over recent years. He suggested installing “slow down dusk to dawn” signs on Deddington Rd. At the Council meeting on the 15<sup>th</sup> of March 2021 Council approved the installation of four signs on Deddington Rd as a trial.

The signs were installed on the 25<sup>th</sup> of March 2021.

### 3 STRATEGIC PLAN 2021-2027

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

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

1.1 Council is connected to the community

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

2.1 Strategic, sustainable, infrastructure is progressive

**Place: Nurture our heritage environment**

**Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow**

**Strategic outcomes:**

4.1 Cherish and sustain our landscape

4.2 Meet environmental challenges

### 4 POLICY IMPLICATIONS

Council are likely to receive requests for similar signs in other areas. It is important that signage is only put in areas where there are known problems because over-use of signage means that the travelling public takes less notice of the signs.

### 5 STATUTORY REQUIREMENTS

The AS1742.2 – Manual of uniform traffic control sets out the requirements for roadside signage.

### 6 FINANCIAL IMPLICATIONS

If signs are installed on other roads the cost of installation, including labour is estimated at \$220 - \$250 per sign.

#### **7 RISK ISSUES**

N/A

#### **8 CONSULTATION WITH STATE GOVERNMENT**

Advice has been sought from officers at the Department of State Growth regarding the installation of wildlife signage.

#### **9 COMMUNITY CONSULTATION**

These concerns were raised with Council by Mr. Rod Irvine a local property owner in January 2021. The property owner was contacted again in September 2021.

#### **10 OPTIONS FOR COUNCIL TO CONSIDER**

1. Note this information, for consideration if data is available on animal deaths on other roads in the municipality.

OR

2. Install two additional signs, one at the intersection of Nile Rd and Deddington Rd and one at intersection of Nile Rd and Bryants Lane as a further extension of the current trial.

#### **11 OFFICER'S COMMENTS/CONCLUSION**

Deddington Rd is not travelled frequently by Council Staff and the cost of sending staff to the area on a regular basis to collect data cannot be justified. Council staff who have travelled the road in recent months have not noted any wombat deaths in the area.

It is difficult to get accurate data for most council roads because of seasonal variations in animal numbers. Council rubbish collection staff who often remove wildlife from roads have advised that there are no obvious hotspots for wildlife deaths on any Council roads and that the areas where dead animals are found vary from year to year.

The property owner, Mr Rod Irvine has collected data on the number of wombats that have been killed in the area and he believes that since the installation of the signs there has been a significant reduction in the number of wombat deaths since the signs were installed. He is currently interstate and advised that he will provide detailed data to Council on his return. He believes that there are still wombats being hit on Bryants Lane and further west on Deddington Rd outside the area covered by the signs.

#### **12 ATTACHMENTS**

Nil

#### **RECOMMENDATION**

That this information be noted and that Council consider installing further signage on other parts of Deddington Rd or Bryants Lane at a future date if data is available on Wombat deaths on those roads.

## 13 PUBLIC QUESTIONS AND STATEMENTS

### PUBLIC ATTENDANCE DURING THE COVID-19 DISEASE EMERGENCY DECLARATION

Public Attendance Meeting Guidelines during the COVID-19 Disease Emergency

The conduct of Council Meetings is currently being undertaken in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*. This has necessarily meant that public attendance at meetings has been restricted. Under these arrangements Council meetings have been undertaken remotely via online platforms.

While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and compliance with regard to social distancing and limitations on the number of persons who may gather. This obligation is balanced with the need to minimise disruption to the business of Council.

Council determined that limited public access to Council meetings would be permitted from the Council Meeting scheduled for 14 December 2020.

Attendance of the public will be restricted to those who wish to make representation or present a statement in person at the meeting, preference is to be given to individuals

1. making representations to planning applications which are subject to statutory timeframes (limit of 4 persons per item),
- and
2. those making statements or representations on items listed in the Agenda for discussion (limited to 2 persons).

To ensure compliance with Council's COVID-19 Safety Plan, any person wishing to attend will be required to register their interest to attend, which is to be received by Council before 12noon 4 days (i.e. usually the Friday) preceding the meeting by emailing [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au) or phoning Council on 6397 7303.

On arrival attendees will:

- be required to complete the health declaration section of their registration form to support COVID-19 tracing (in the event that it is necessary); and
- receive direction from council officers (or Council's delegate) in relation to their access to the meeting room.

Access to the Municipal Building will only be permitted prior to 5.00pm and between 6.30pm to 6.40pm. Public Question Time commences at 6.45pm.

Members of the public who would prefer not to attend the meeting, but would like to ask a question or make a representation to the Council that would normally be heard during Public Question Time, may forward their question/representation to [council@nmc.tas.gov.au](mailto:council@nmc.tas.gov.au) which is to be received by Council before 12noon 4 days (i.e. usually the Friday) preceding the meeting.

Any questions/representations received will be circulated to Councillors prior to the meeting, tabled at the meeting and recorded in the minutes of the meeting.

These arrangements are subject to review based on any change in circumstance relating to the COVID-19 Disease Emergency.

Council will continue to ensure minutes and audio recordings of Council meetings are available on Council's website.

### PUBLIC QUESTIONS AND STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* makes provision for Public Question Time during a Council meeting.

Public question time is to commence immediately after the meal break at approximately 6:45pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.

- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked.
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days.
- Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each submission speaker is limited to a maximum of 3 minutes.

**PUBLIC QUESTIONS**

## 14 COUNCIL ACTING AS A PLANNING AUTHORITY

Section 25 (1) of the Local Government (meeting procedures) Regulations require that if a Council intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, the Chairperson is to advise the meeting accordingly.

### 14.1 STATEMENTS

#### REPRESENTATIONS ON PLANNING ITEMS

A maximum of 4 persons per item (2 for and 2 against) will be permitted to address Council on a planning item. After the representation has been made, Councillors are permitted to ask questions of the party who made the representation.

Each speaker is limited to a maximum of 3 minutes.

15.1 - PLN21-0248: 6 Muirton Way, Perth

15.2 - PLN21-0189: 74 & 86 Evandale Road and 2 Translink Avenue, Western Junction

15.3 - PLN21-0181: 13-15 Russell Street, Evandale

15.4 - PLN21-0215: 1-3 Barclay Street & 2A Cambock Lane, Evandale

15.5 - PLN21-0217: 53 Wellington Street, Longford

## 15 PLANNING REPORTS

### 15.1 PLN21-0248: 6 MUIRTON WAY, PERTH

*File:* PLN21-0248; 108370.38  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Paul Godier, Senior Planner

#### 1 INTRODUCTION

This report assesses an application for a 6m x 6m shed in front of an existing garage at 6 Muirton Way, Perth.

#### 2 BACKGROUND

<b>Applicant:</b> Evonne Van Veen	<b>Owner:</b> Evonne Van Veen and Director of Housing
<b>Zone:</b> General Residential	<b>Codes:</b> Car Parking and Sustainable Transport Code
<b>Classification under the Scheme:</b> Outbuilding	<b>Existing Use:</b> Residential (single dwelling)
<b>Deemed Approval Date:</b> 26 October 2021	<b>Recommendation:</b> Refuse

#### Discretionary Aspects of the Application:

- More than 9m of walls within 1.5m of southern side boundary.

#### Planning Instrument:

*Northern Midlands Interim Planning Scheme 2013, Version 35, Effective from 26 April 2021.*

#### Preliminary Discussion

There is no record of preliminary discussions.

Image 1 – subject site



### 3 STATUTORY REQUIREMENTS

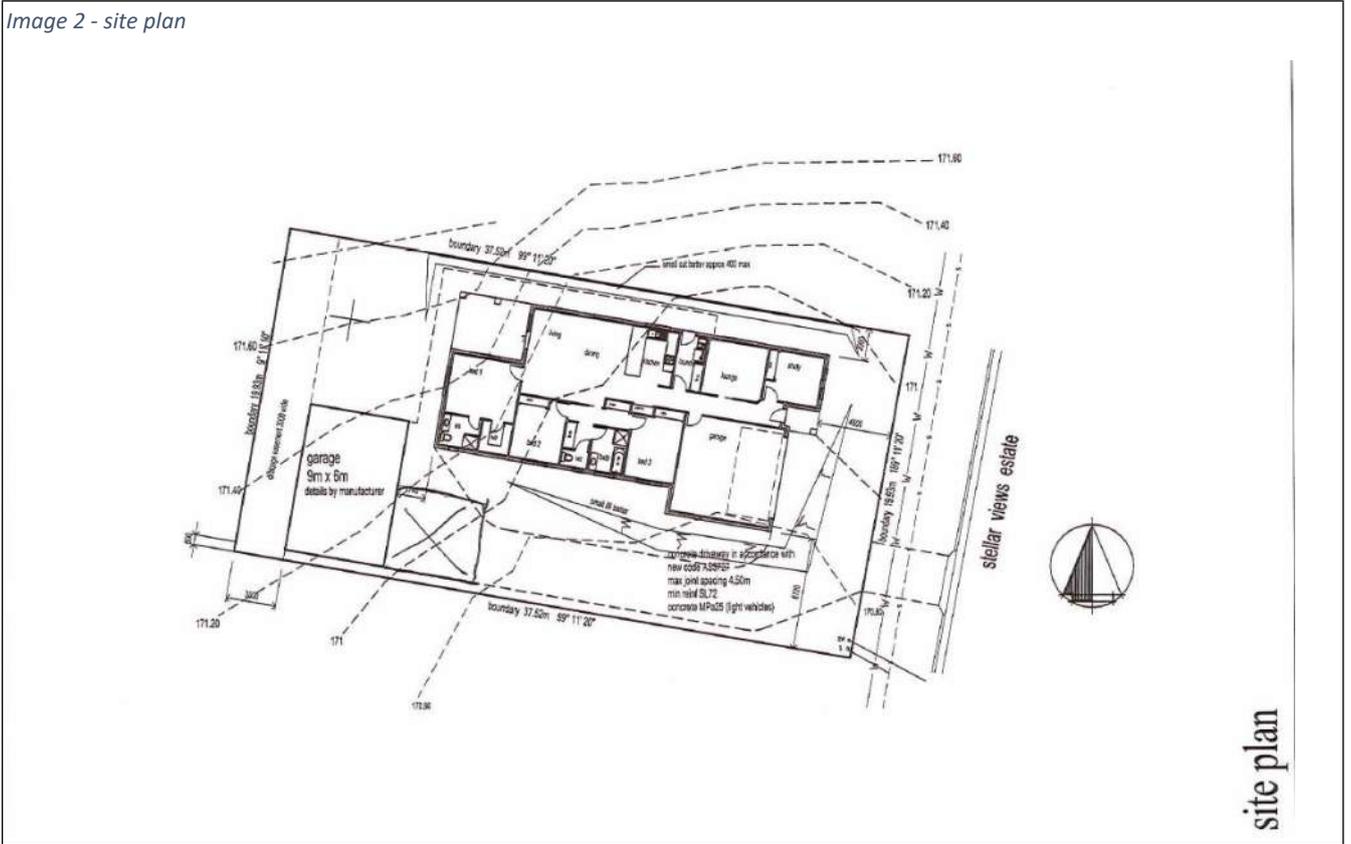
The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

### 4 ASSESSMENT

#### 4.1 Proposal

It is proposed to construct a 6m x 6m x 3.525m high shed, in front of an existing 6m x 9m x 4.129m high garage on the property.

Image 2 - site plan



site plan

Image 3 - floor plan

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**FOUNDATION PLAN AND MEMBER LAYOUT**  
SCALE: 1:100

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

MEMBER LEGEND  
C1 | C20015

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION

DATE	17/10/2021
BY	SKYLINE ROOFING PTY LTD
FOR	EVONNE VAN VEEN
AT	6 MURTON WAY PERTH

STEEL BUILDING BY (CONTACT)  
**SKYLINE ROOFING PTY LTD**  
03 6334 5535  
**EVONNE VAN VEEN**  
6 MURTON WAY  
PERTH

**fairdinkum**  
SHEDS

**NORTHERN CONSULTING**  
engineers  
Civil & Structural Engineers  
30 Funnel Street  
Canning, WA 6107  
Fax: 08 9376 4800  
Email: design@ncon.com.au  
08 941 006 173 50

Mr. Timothy Roy Messer BE MEAust RPEQ  
Signature: *T. Messer*  
Date: 09/2021  
Registered on the NPSR in the areas of practice of Civil & Structural Professional Engineers Register

Registered Structural Professional Engineer  
Registered Professional Engineer (Structural)  
Registered Engineer - Structural  
Registered Engineer - Civil  
Registered Engineer - Mechanical

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Page No: 001  
Page No: 100005  
Page No: 100000  
Page No: 00000

Image 4 - elevations

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BUILDING COLOURS	
WALL	BRUSHED
ROOF	BRUSHED
ROOF LINENOOK	BRUSHED
ROOFLINE	BRUSHED
EAVES	BRUSHED
DOWNPIPE	BRUSHED
FOUNDATION	BRUSHED
FOUNDATION	BRUSHED

STEEL BUILDING BY (CONTRACT)  
**SKYLINE ROOFING PTY LTD**  
 03 6334 5535  
**EVONNE VAN VEEN**  
 6 MURTON WAY  
 PERTH

**fairdinkum SHEDS**

**NORTHERN CONSULTING ENGINEERS**  
 Civil & Structural Engineers  
 59 Flinders Street  
 Claremont, WA 6102  
 Fax: 07 4726 8892  
 Email: enq@ncon.com.au  
 AS/NZS 3411:05:172-93

My. Timothy Roy Mowbray DE MIEAUST RPED  
 Signature: *T. Mowbray*  
 Date: 09/2021  
 Registered on the NPWER in the areas of practice of Civil & Structural National Professional Engineers Register

**4.2 Zone and Land Use**

The land is zoned General Residential. The relevant Planning Scheme definition is Residential (single dwelling) (outbuilding).

**4.3 Subject Site and Locality**

The author of this report carried out a site visit on the 11<sup>th</sup> October 2021. The site contains a dwelling and outbuildings. Surrounding land is similarly developed.

Figure 5 - subject site



Figure 6 - existing shed on 6 Muirton Way, taken from 4 Muirton Way



Figure 7 - existing shed on 6 Muirton Way, taken from 4 Muirton Way



Figure 8 - existing shed on 6 Muirton Way, taken from 4 Muirton Way



#### 4.4 Permit/Site History

- P17-270 – dwelling and garage

#### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the Land Use Planning & Approvals Act 1993. A review of Council's records management system after completion of the public exhibition period revealed that a representation (attached) was received from:

- S McCafferty, 4 Muirton Way, Perth

Image 9 - Aerial photograph showing location of representor's property (outlined in red) in relation to subject site (highlighted)



The matter raised in the representation are outlined below followed by the planner's comments.

- Has already lost a section of sunlight to yard due to the existing shed and does not want to lose more sunlight due the proposed shed.

**Planner's comment:** The relevant clause of the planning scheme is that buildings within 1.5m of the side boundary do not exceed a total length of 9m. The existing garage has a 6m wall 0.6m from the side boundary, and the proposed shed is to have a 6m wall 0.6m from the side boundary, resulting in 12m of walls within 1.5m of the side boundary. The relevant performance criteria to consider this variation against is:

*The siting and scale of a dwelling must:*

- (a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*
- (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*

**Comment:** The dwelling to the south is 5m from the side boundary. Given that distance it is considered that the shed will not cause an unreasonable loss of amenity by reduction in sunlight to a habitable room of that dwelling.

- (ii) *overshadowing the private open space of a dwelling on an adjoining property;*

**Comment:** The aerial photograph shows that the dwelling to the south has an area of private open space that is of sufficient distance from the garage that it is considered that the shed will not cause an unreasonable loss of amenity through overshadowing the private open space of that dwelling.

(iii) *overshadowing of an adjoining vacant property.*

**Comment:** N/a, there is not an adjoining vacant property.

(iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*

**Comment:** The shed is to have a wall height ranging between 3m to 3.525m with a length of 6m. This will be in front of an existing 6m long garage with a wall height ranging between 3.6m to 4.129m. Given the height of these buildings, 0.6m from the boundary, and their proximity to the alfresco area and open space of the adjoining property at 4 Muirton Way and with reference to the photographs at images 6, 7 and 8, it is considered that the shed will cause an unreasonable loss of amenity due to visual impacts caused by the apparent scale and bulk when viewed from the adjoining property at 4 Muirton Way.

(b) *provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and*

**Comment:** The shed is to be 0.6m from the side boundary. The adjoining house is 5m from the boundary. It is considered that the shed provides separation between dwellings consistent with that established in the area.

(c) *not cause an unreasonable reduction in sunlight to an existing solar energy installation on:*

(i) *an adjoining property; or*

**Comment:** Complies.

(ii) *another dwelling on the same site.*

**Comment:** Complies.

#### 4.6 Referrals

No referrals were required.

#### 4.7 Planning Scheme Assessment

##### **Assessment Against Development Standards for Dwellings**

##### **10.4.1 Residential density for multiple dwellings**

Not applicable, not a multiple dwelling.

**10.4.2 Setbacks and building envelope for all dwellings**

<p><i>Objective:</i></p>	<p><i>The siting and scale of dwellings:</i></p> <p><i>provides reasonably consistent separation between dwellings and their frontage within a street;</i></p> <p><i>provides consistency in the apparent scale, bulk, massing and proportion of dwellings;</i></p> <p><i>provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and</i></p> <p><i>provides reasonable access to sunlight for existing solar energy installations.</i></p>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1</p> <p><i>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</i></p> <p><i>if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</i></p> <p><i>if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</i></p> <p><i>if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street;</i></p> <p><i>if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or</i></p> <p><i>if the development is on land that abuts a road</i></p>	<p>P1</p> <p><i>A dwelling must:</i></p> <p><i>(a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and</i></p> <p><i>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.</i></p>

<i>specified in Table 10.4.2, at least that specified for the road.</i>	
<b>Comment:</b> Complies.	N/a
<p>A2</p> <p><i>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</i></p> <p><i>5.5m, or alternatively 1m behind the building line;</i></p> <p><i>the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</i></p> <p><i>1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</i></p>	<p>P2</p> <p><i>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</i></p>
<b>Comment:</b> Complies. The shed is proposed to be 22.5m from the primary frontage.	N/a
<p>A3</p> <p><i>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</i></p> <p><i>(a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:</i></p> <p><i>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</i></p> <p><i>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</i></p> <p><i>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</i></p>	<p>P3</p> <p><i>The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i></p> <p><i>(ii) overshadowing the private open space of a dwelling on an adjoining property;</i></p> <p><i>(iii) overshadowing of an adjoining vacant property; or</i></p> <p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</i></p> <p><i>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i></p>

<p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
<p><b>Comment:</b> Does not comply with A3 (b) (iii). The total length of walls, including the existing garage and proposed shed, within 1.5m of the side boundary would be 12m. This is longer than the acceptable solution of 9m. The application must be assessed against the performance criteria.</p>	<p><i>The siting and scale of a dwelling must:</i></p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p><b>Comment:</b> The dwelling to the south is 5m from the side boundary. It is considered that the shed will not cause an unreasonable loss of amenity by reduction in sunlight to a habitable room of that dwelling.</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p><b>Comment:</b> The aerial photograph shows that the dwelling to the south has an area of private open space that is of sufficient distance from the shed that it is considered that the shed will not cause an unreasonable loss of amenity through overshadowing the private open space of that dwelling.</p> <p>(iii) overshadowing of an adjoining vacant property.</p> <p><b>Comment:</b> N/a, there is not an adjoining vacant property.</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p><b>Comment:</b> The shed is to have a wall height ranging between 3m to 3.525m with a length of 6m. This will be in front of an existing 6m long garage with a wall height ranging between 3.6m to 4.129m. Given the height of these buildings, 0.6m from the boundary, and their proximity to the alfresco area and open</p>

	<p>space of the adjoining property at 4 Muirton Way and with reference to the photographs at images 6, 7, and 8, it is considered that the shed will cause an unreasonable loss of amenity due to visual impacts caused by the apparent scale and bulk when viewed from the adjoining property at 4 Muirton Way.</p> <p><i>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i></p> <p><b>Comment:</b> The shed is to be 0.6m from the side boundary. The adjoining house is 5m from the boundary. It is considered that the shed provides separation between dwellings consistent with that established in the area.</p> <p><i>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</i></p> <p><i>(i) an adjoining property; or</i></p> <p><b>Comment:</b> Complies.</p> <p><i>(ii) another dwelling on the same site.</i></p> <p><b>Comment:</b> Complies.</p>
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Table 10.4.2

Road	Setback (m)

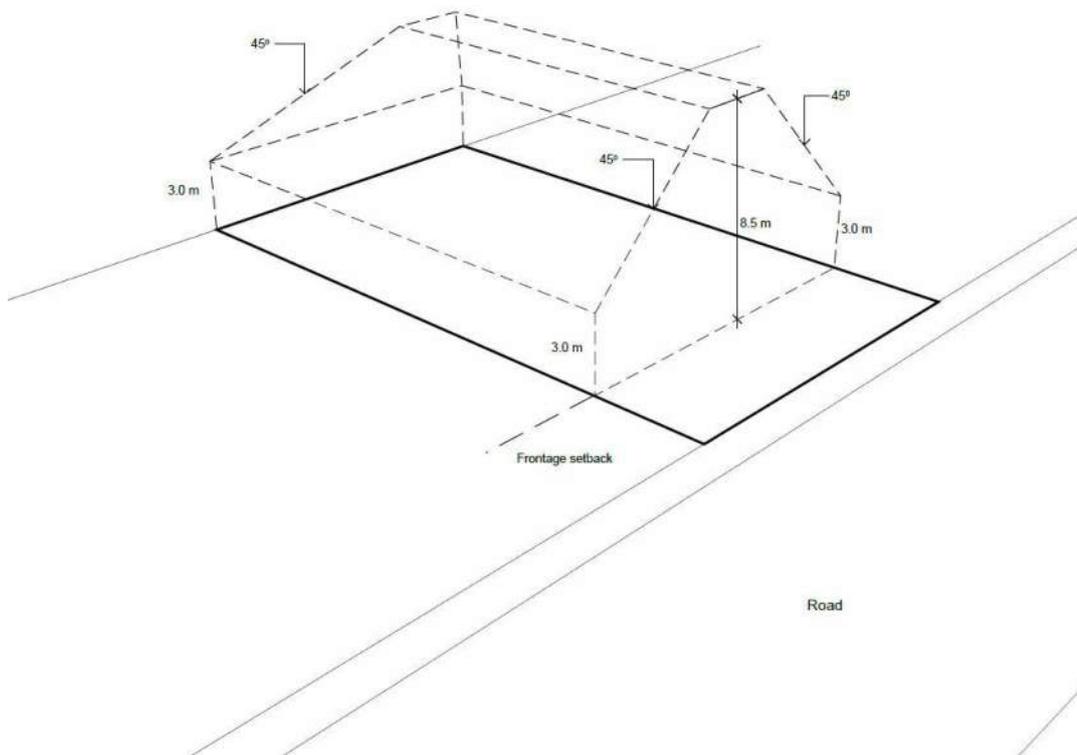


Figure 10.1 Building envelope as required by clause 10.4.2 A3(a)

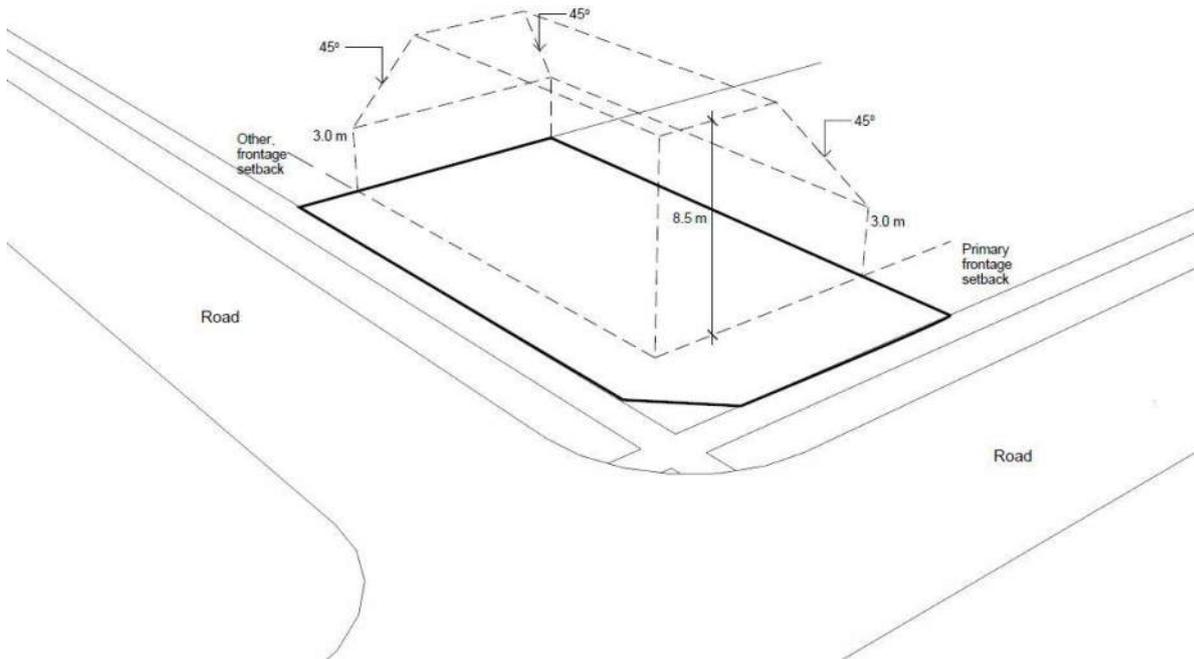


Figure 10.2 Building envelope for corner lots as required by clause 10.4.2 A3(a)

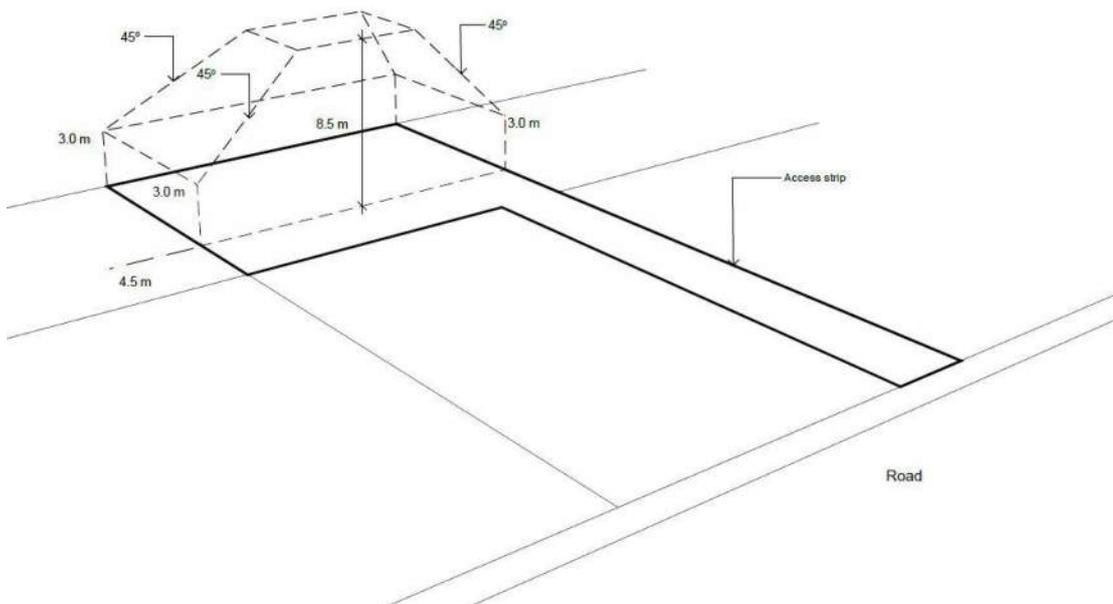


Figure 10.3 Building envelope for internal lots as required by clause 10.4.2 A3(a)

**10.4.3 Site coverage and private open space for all dwellings**

Objective:	<p><i>That dwellings are compatible with the amenity and character of the area and provide:</i></p> <p><i>for outdoor recreation and the operational needs of the residents;</i></p> <p><i>opportunities for the planting of gardens and landscaping; and</i></p> <p><i>private open space that is conveniently located and has access to sunlight.</i></p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Dwellings must have:</i></p> <p><i>a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</i></p> <p><i>for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</i></p>	<p>P1</p> <p><i>Dwellings must have:</i></p> <p>(a) <i>site coverage consistent with that existing on established properties in the area;</i></p> <p>(b) <i>private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</i></p> <p>(i) <i>outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and</i></p> <p>(ii) <i>operational needs, such as clothes drying and storage; and</i></p> <p><i>reasonable space for the planting of gardens and landscaping.</i></p>
<p><b>Comment:</b> Complies.</p> <p>Dwelling, alfresco, porch = 217.42m<sup>2</sup></p> <p>Existing garage = 54 m<sup>2</sup></p> <p>Proposed shed = 36 m<sup>2</sup></p> <p>Total = 307.54 m<sup>2</sup></p> <p>Site = 748 m<sup>2</sup></p> <p><b>Coverage = 41%.</b></p>	N/a
A2	P2

<p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m<sup>2</sup>; or</p> <p>(ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>conveniently located in relation to a living area of the dwelling; and</p> <p>orientated to take advantage of sunlight.</p>
<p><b>Comment:</b> Complies. The proposed location of the shed does not reduce the area of private open space for the dwelling.</p>	<p>N/a</p>

**10.4.4 Sunlight to private open space of multiple dwellings**

<p>Objective:</p>	<p>That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c):</p>	<p>P1</p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 10.4.3 of this planning scheme.</p>

<p>(a) the multiple dwelling is contained within a line projecting (see Figure 10.4):</p> <p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <p>(i) an outbuilding with a building height not more than 2.4m; or</p> <p>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	
<p><b>Comment:</b> Not applicable, not a multiple dwelling.</p>	<p>N/a</p>

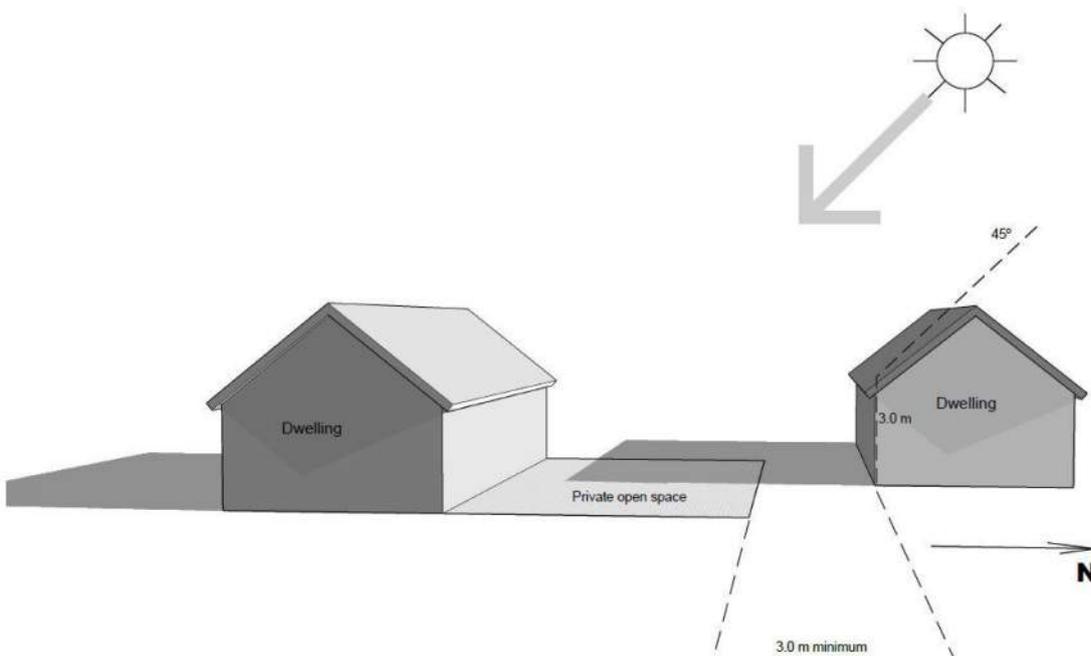


Figure 10.4 Separation from the private open space of another dwelling on the same site as required by clause 10.4.4 A1(a)

#### 10.4.5 Width of openings for garages and carports for all dwellings

<b>Objective:</b>	<i>To reduce the potential for garage or carport openings to dominate the primary frontage.</i>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>  <i>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</i>	<b>P1</b>  <i>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</i>
<b>Comment:</b> Not applicable. The shed is proposed to be 22.5m from the primary frontage.	N/a

CODES		
E1.0	Bushfire Prone Areas Code	N/a
E2.0	Potentially Contaminated Land	N/a
E3.0	Landslip Code	N/a
E4.0	Road And Railway Assets Code	N/a
E.5.0	Flood Prone Areas Code	N/a
E6.0	Car Parking And Sustainable Transport Code	Complies. Two spaces required; two spaces provided.
E7.0	Scenic Management Code	N/a
E8.0	Biodiversity Code	N/a
E9.0	Water Quality Code	N/a
E10.0	Recreation And Open Space Code	N/a
E11.0	Environmental Impacts & Attenuation Code	N/a
E12.0	Airports Impact Management Code	N/a
E13.0	Local Historic Heritage Code	N/a
E14.0	Coastal Code	N/a

E15.0 Signs Code	N/a
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#### SPECIFIC AREA PLANS

F1.0 Translink Specific Area Plan	N/a
F2.0 Heritage Precincts Specific Area Plan	N/a

#### SPECIAL PROVISIONS

9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place	N/a
9.6 Change of Use	N/a
9.7 Access and Provision of Infrastructure Across Land in Another Zone	N/a
9.8 Buildings Projecting onto Land in a Different Zone	N/a
9.9 Port and Shipping in Proclaimed Wharf Areas	N/a

#### STATE POLICIES

The proposal is consistent with all State Policies.

#### OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

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

#### 5 FINANCIAL IMPLICATIONS TO COUNCIL

There are no financial implications to Council.

#### 6 OPTIONS

Approve subject to conditions or refuse and state reasons for refusal.

#### 7 DISCUSSION

Discretion to refuse the application is limited to the proposal resulting in more than 9m of walls within 1.5m of the side boundary. Conditions that relate to any aspect of the application can be placed on a permit.

**8 ATTACHMENTS**

1. Application [15.1.1 - 10 pages]
2. Representation [15.1.2 - 1 page]

**RECOMMENDATION**

That application PLN21-0248 to develop and use a shed (vary side setback) at 6 Muirton Way, Perth be refused on the following grounds:

- The proposed shed will result in 12m of walls 0.6m from the boundary with 4 Muirton Way. With wall heights ranging between 3m to 3.525m (proposed shed) and 3.6m to 4.129m (existing garage) and the proximity to the alfresco area and open space of the adjoining property, the shed will cause an unreasonable loss of amenity due to visual impacts caused by the apparent scale and bulk when viewed from 4 Muirton Way, contrary to clause 10.4.2 P3 (a) (iv) of the planning scheme.

PLANNING APPLICATION

Proposal

Description of proposal: Stand alone shed/carport

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

(attach additional sheets if necessary)

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

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

Site address: 6 Muirton Way, Perth, TAS

.....

CT no: .....

Estimated cost of project \$15,000 (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 Residence

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

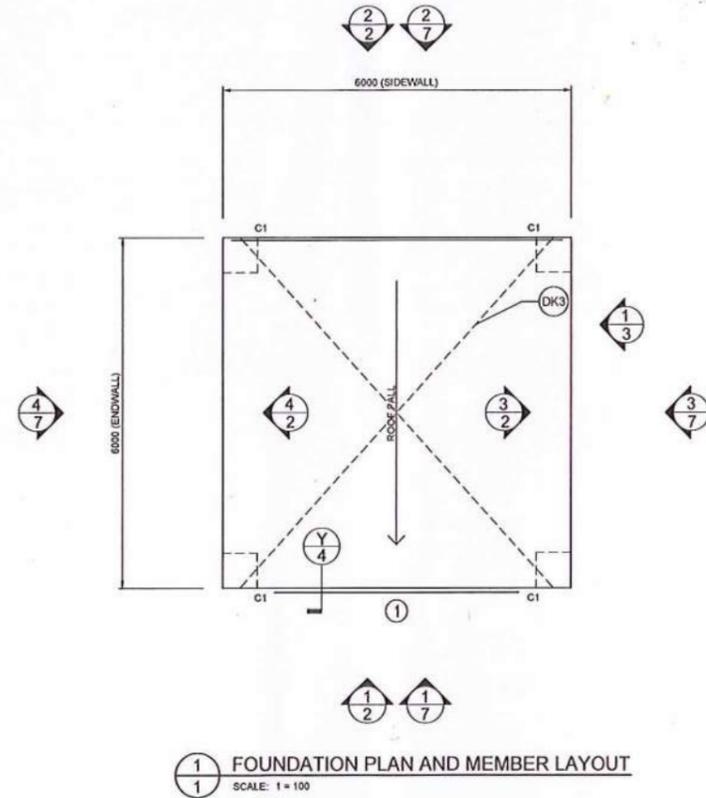
.....
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.....

(attach additional sheets if necessary)

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

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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT  
SCALE: 1 = 100

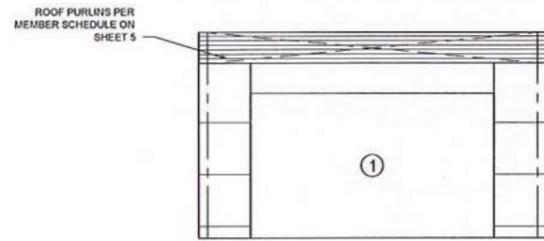
DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION

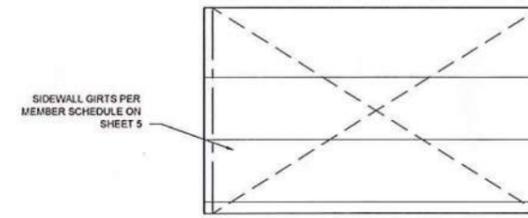
MEMBER LEGEND	
C1	C20015

SHEET 1 OF 7	JOB NO. SKSG31853 NCC 2019	DATE 9/9/2021	CHECKED TM	DRAWN FDS	STEEL BUILDING BY <b>SKYLINE ROOFING PTY LTD</b> (CONTACT) 03 6334 5535 <b>EVONNE VAN VEEN</b> 6 MUIRTON WAY PERTH		 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date 9/9/2021 Registered on the NPFR in the areas of practice of Civil & Structural National Professional Engineers Register
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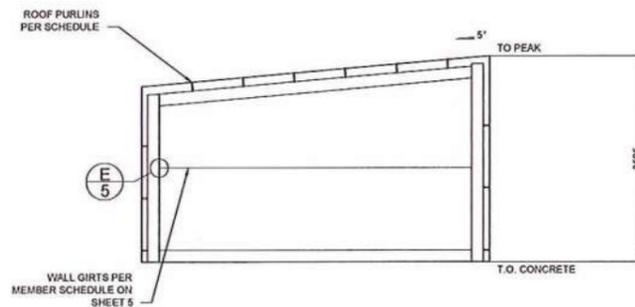
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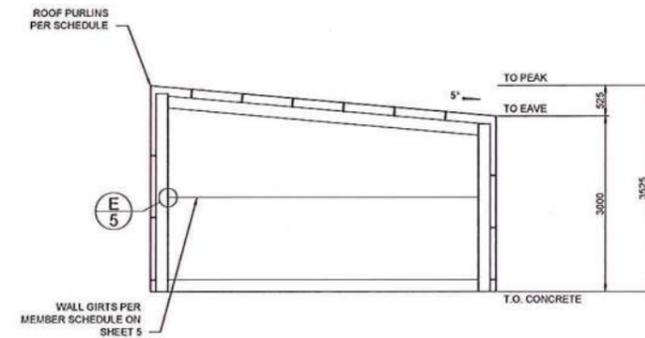
1 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



2 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



3 ENDWALL INTERIOR ELEVATION  
SCALE: 1 = 100

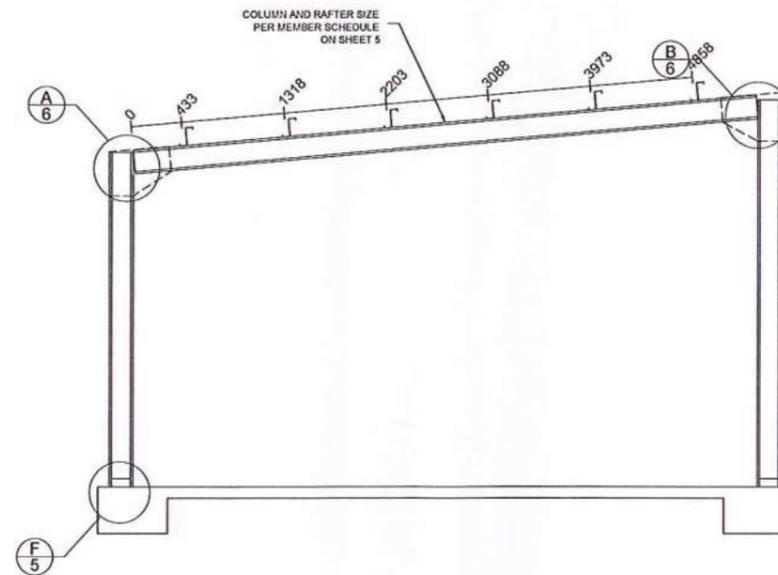


4 ENDWALL INTERIOR ELEVATION  
SCALE: 1 = 100

X BRACING IS REQUIRED IN 1 SIDE BAY(S) AND 1 ROOF BAY(S) (BOTH SIDES).

2 OF 7	SHEET	DATE	CHECKED	DRAWN	STEEL BUILDING BY	(CONTACT)	SKYLINE ROOFING PTY LTD 03 6334 5535 EVONNE VAN VEEN 6 MURTON WAY PERTH				Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i>
	JOB NO. SKSG31853	9/9/2021	TM	FDS	FOR	AT						Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS

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1 RIGHT END FRAME SECTION  
 3 SCALE: 1=50

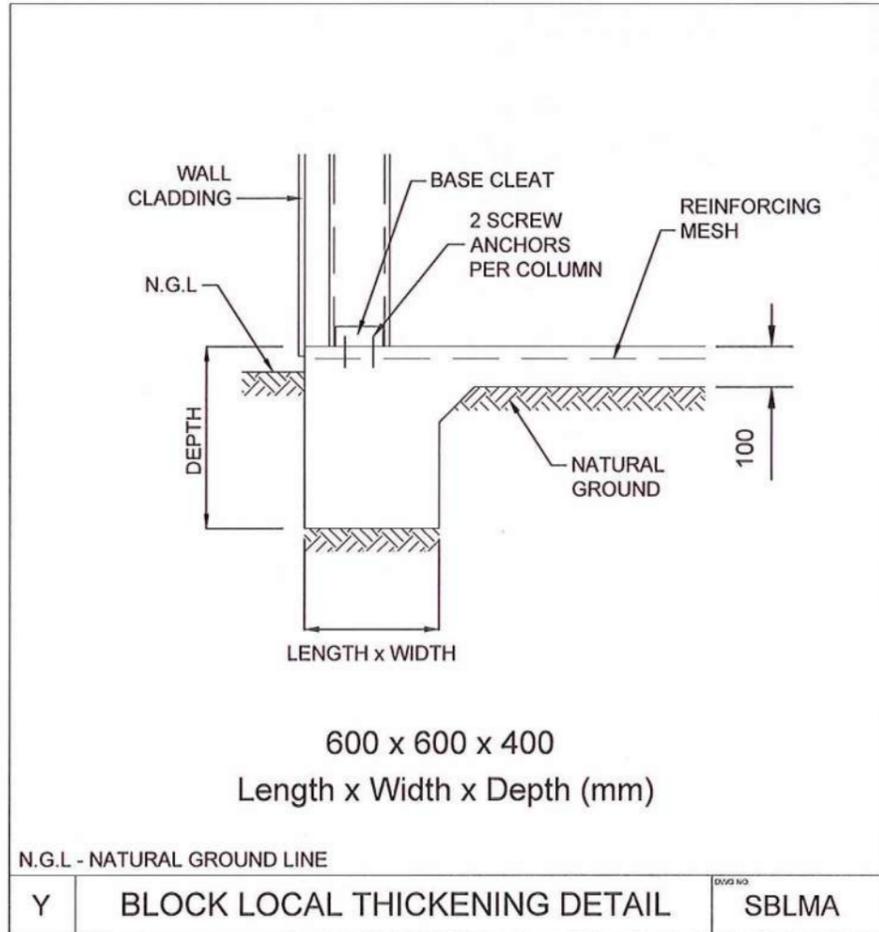
Refer to Sheet #4 for concrete specification.

3 OF 7	SHEET JOB NO. SKS31853 2019	DATE 9/9/2021	CHECKED TM	DRAWN FDS	STEEL BUILDING BY (CONTACT) <b>SKYLINE ROOFING PTY LTD</b> 03 6334 5535 <b>EVONNE VAN VEEN</b> 6 MURTON WAY PERTH				Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date 9/9/2021 Registered on the NPQR in the areas of practice of Civil & Structural National Professional Engineers Register
	NCC 2019	Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS								

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**STRUCTURAL GENERAL NOTES**

- COVERING CODE** : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS, BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10A, OR A FARM SHED (CLASS 7 OR 8), UNLESS OTHERWISE SPECIFICALLY NOTED.  
 FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:  
 - BE LESS THAN 2000 SQM IN AREA (EXCLUSIVE OF ANY MEZZANINE FLOOR AREA).  
 - MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.  
 - BUILDING IS NOT TO BE OCCUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
- DRAWING OWNERSHIP** : THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
- DRAWING SIGNATURE REQUIREMENTS** : THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
- CONTRACTOR RESPONSIBILITIES** : CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE OF THE UNDERSIGNED ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION. BUILDING IS NOT STRUCTURALLY COMPLETE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPLICABLE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FURTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
- UNDERSIGNED** : THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION. THE UNDERSIGNED ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE COVERING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE ISSUED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN. NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER. OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INSTRUCTIONS/DETAILS.
- INSPECTIONS** : NO SPECIAL INSPECTIONS ARE REQUIRED BY THE COVERING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
- SOIL REQUIREMENTS** : SITE CLASSIFICATION TO BE A, S OR N ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 500mm. CONCRETE FOUNDATION ELEMENTS SHOULD NOT APPLY TO LOCATIONS WHERE ANY UNEXPECTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
- CLASS 10a or Class 7 FOOTING DESIGNS** : THE EXCAVATION EXPOSED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS OF 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m. PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
- CONCRETE REQUIREMENTS** : ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2070 AND AS3600. CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1 & B1, 25MPa FOR EXPOSURE A2 & R2 AND 32MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 60mm +/- 15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE. AFTER WHICH CONSTRUCTION CAN BEGIN, USE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF #12 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
- STRUCTURAL STEEL REQUIREMENTS** : ALL STRUCTURAL STEEL, INCLUDING SHEETING THICKNESS EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GRADE <= 1mm fy = 550MPa, GRADE > 1mm < 1.5mm fy = 500MPa, GRADE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING. ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAIGHT GENERAL DIMENSIONS.
- ROOF TRAFFIC** : FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:  
 - CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.  
 - UNCLAD: WALK ONLY IN BAYS, OR ON RIBS AT SCREW LINES.



PROJECT DESIGN CRITERIA	
ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 45 m/s
SITE WIND SPEED:	VsIB 40.2 m/s
WIND REGION:	Reg A
TOPOGRAPHY FACTOR, Mt:	1
SHIELDING FACTOR, Ms:	1
MAX GROUND SNOW LOAD:	N/A
MAX ROOF SNOW LOAD:	N/A
SITE ALTITUDE:	N/A
TERRAIN CATEGORY:	TCat 2.22
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	0.5
LIMITING CPI 2:	0.5
IMPORTANCE LEVEL:	2

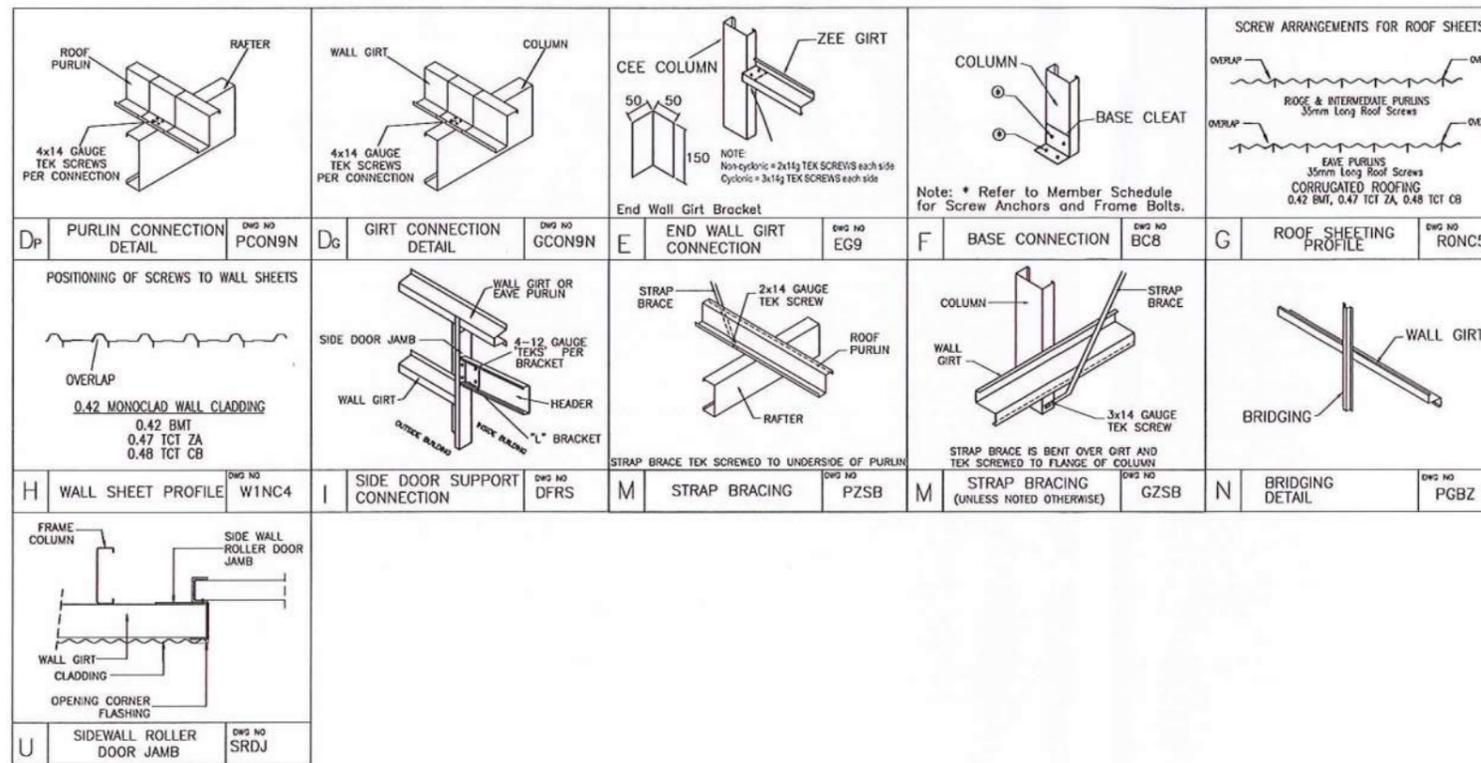
DETAIL KEYS	
DK1	ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
DK2	FLYBRACING PER DETAIL L/5
DK3	X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)
DK4	DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)

DOOR SCHEDULE						
DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GRT	OPENING JAMBS	WIND RATED
1	4200	2480*	250X430CF *SEALES AA	SINGLE	XSROZ1503	NO

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION.  
 2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.  
 \*ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION.

SHEET <b>4</b> OF <b>7</b>	JOB NO. SWSG31853 NCC 2019	DATE 9/9/2021	CHECKED TM	DRAWN FDS	STEEL BUILDING BY FOR AT	(CONTACT) <b>SKYLINE ROOFING PTY LTD</b> 03 6334 5535 <b>EVONNE VAN VEEN</b> 6 MUIRTON WAY PERTH		Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature: <i>T. Messer</i> Date: 9/9/2021 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
	Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Regn No. 255890 Regn No. 9985 Regn No. 116373ES Regn No. EC36992 Regn No. CC5648M							

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**MEMBER AND MATERIAL SCHEDULE**

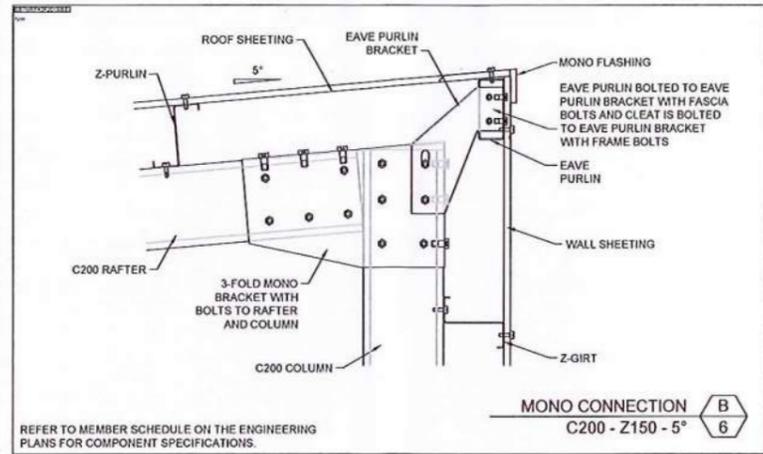
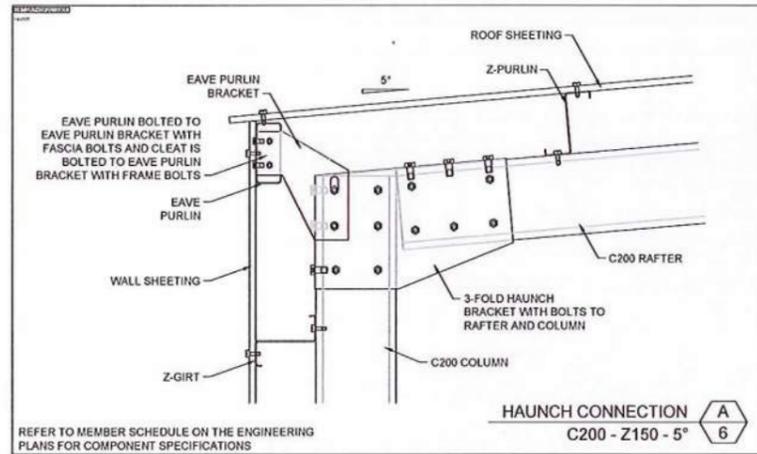
1	END WALL RAFTER	Single C20019
2	C.S. FRAME RAFTER	Single C20019
3	END FRAME COLUMN (C1)	Single C20015
4	END FRAME MONO COLUMN (C1)	Single C20015
5	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 16mm x 100 Galv
6	LOWER EAVE PURLIN	C15019
7	UPPER EAVE PURLIN	C15019
8	TYP. ROOF PURLIN SIZE	Z15015 (1 rows of bridging)
9	MAIN BLDG. PURLIN SPACING	0.885 m. (6 rows) (Max Allow. 1.000m)
10	MAIN BLDG. PURLIN LENGTH	6 m. (0m Overlap)
11	ROOF PURLIN BRIDGING	Tophat 64 x 0.75
12	TYP. SIDEWALL GIRTS SIZE	Z15015 (1 rows of bridging)
13	MAIN BLDG. SIDEWALL GIRTS SPACING	0.891 m. (3 rows) (Max Allow. 1.281m)
14	MAIN BLDG. HIGH SIDEWALL GIRTS SPACING	1.066 m. (3 rows)
15	MAIN BLDG. SIDEWALL GIRTS LENGTH	6 m. (0m Overlap)
16	SIDEWALL GIRTS BRIDGING	Tophat 64 x 0.75
17	TYP. ENDWALL GIRTS SIZE	Z15015 (1 rows of bridging)
18	MAIN BLDG. ENDWALL GIRTS SPACING	1.409 m. (2 rows) (Max Allow. 1.493m)
19	MAIN BLDG. ENDWALL GIRTS LENGTH	5.29 m. (0m Overlap)
20	ENDWALL GIRTS BRIDGING	Tophat 64 x 0.75
21	FRAME SCREW FASTENERS	14-13/22 Hex C/S (SP HD 5/16" Hex Drive)
22	FRAME BOLT FASTENERS	Purlin Assy M12x30 ZP
23	X-BRACING STRAP AND FASTENERS	Single Bracing Strap Per Roll Light
24	WALL COLOUR	SHALE_GREY
25	ROOF COLOUR	BASALT
26	ROLLER DOOR COLOUR	SHALE_GREY
27	DOWNPIPE COLOUR	SHALE_GREY
28	GUTTER COLOUR	BASALT
29	CORNER FLASHING COLOUR	SHALE_GREY
30	BARGE FLASHING COLOUR	BASALT
31	OPENING FLASHING COLOUR	SHALE_GREY
32	OPEN BAY HEADER HEIGHT	0.5

\*C.S.\* = CLEARSPAN "L" = LEFT "R" = RIGHT

^ NOTE: Upper Eave Purlin Positioned with bottom lip against Eave Purlin Bracket.

5 OF 7	SHEET JOB NO. SKS31853 NCC 2019	DATE 9/9/2021	CHECKED TM	DRAWN FDS	STEEL BUILDING BY (CONTACT) <b>SKYLINE ROOFING PTY LTD</b> 03 6334 5535 <b>EVONNE VAN VEEN</b> 6 MURTON WAY PERTH			Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature: <i>T. Messer</i> Date: 9/9/2021 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
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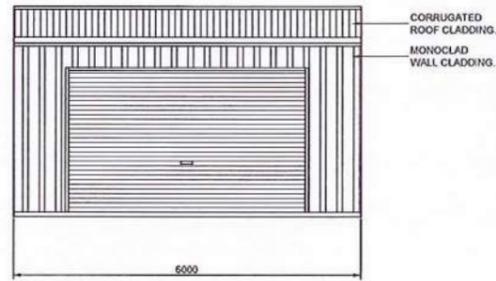


REFER TO MEMBER SCHEDULE ON THE ENGINEERING PLANS FOR COMPONENT SPECIFICATIONS

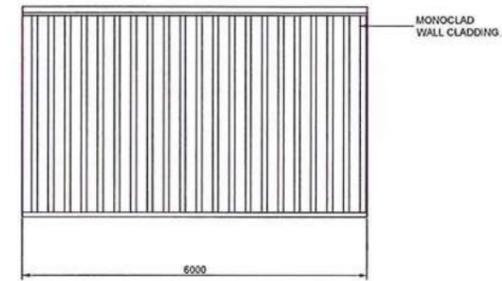
REFER TO MEMBER SCHEDULE ON THE ENGINEERING PLANS FOR COMPONENT SPECIFICATIONS.

6 OF 7	SHEET S/S/S/G/3/1853 2019	DATE 9/9/2021	CHECKED TM	DRAWN FDS	STEEL BUILDING BY <b>SKYLINE ROOFING PTY LTD</b> (CONTACT) 03 6334 5535 FOR <b>EVONNE VAN VEEN</b> AT 6 MURTON WAY PERTH			Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ  Signature ..... Date ..... 9/9/2021 Registered on the NPQR in the areas of practice of Civil & Structural National Professional Engineers Register
						Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Regn No. 2558980 Regn No. 9995 Regn No. 116373ES Regn No. EC36692 Regn No. CC5618M		

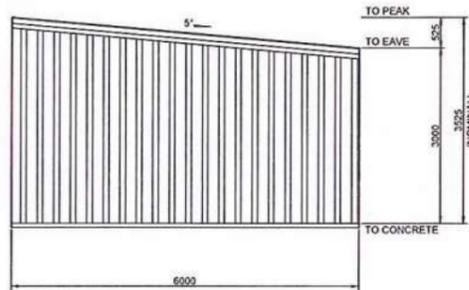
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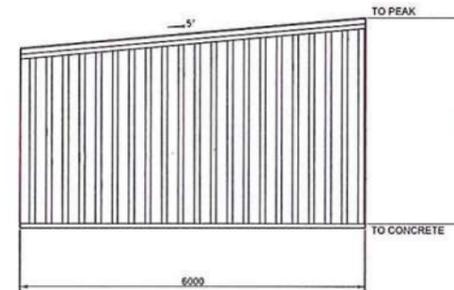
1  
7  
SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



2  
7  
SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



4  
7  
ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100



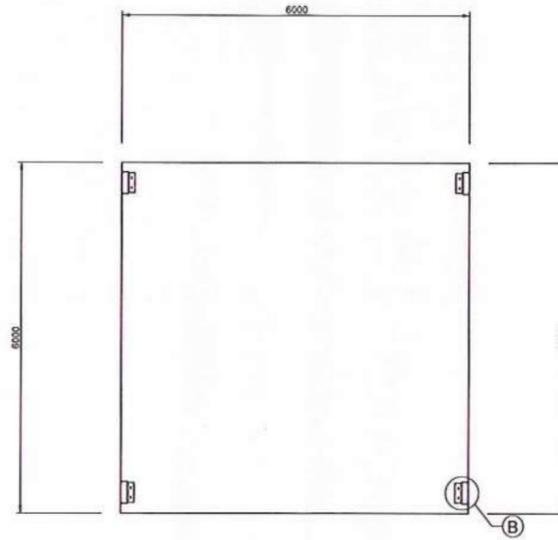
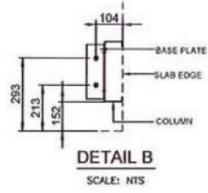
3  
7  
ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

BUILDING COLOURS

WALL	SHALE GREY
ROOF	BASALT
ROLLER DOOR	SHALE GREY
DOWNPIPE	SHALE GREY
GUTTER	BASALT
CORNER FLASHING	SHALE GREY
BARGE FLASHING	BASALT
OPENING FLASHING	SHALE GREY

SHEET 7 OF 7	JOB NO. SKSG31853	DATE 9/9/2021	CHECKED TM	DRAWN FDS	STEEL BUILDING BY <b>SKYLINE ROOFING PTY LTD</b> (CONTACT) 03 6334 5535 <b>EVONNE VAN VEEN</b> 6 MUIRTON WAY PERTH	   Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS Regn. No. 2558930 Regn. No. 9985 Regn. No. 118373ES Regn. No. EC36692 Regn. No. CC5648M	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date 9/9/2021 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
	DATE 9/9/2021	CHECKED TM	DRAWN FDS	FOR AT	SHEET 7 OF 7		

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1 BOLT LAYOUT PLAN  
 1 SCALE: 1 = 100

IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

JOB NO. SKSG31853	DATE 9/9/2021	CHECKED TM	DRAWN FDS	STEEL BUILDING BY <b>SKYLINE ROOFING PTY LTD</b> 03 6334 5535 FOR <b>EVONNE VAN VEEN</b> AT 6 MURTON WAY PERTH	 	<h1>BOLT LAYOUT PLAN</h1>
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**15.2 PLN21-0189: 74 & 86 EVANDALE ROAD AND 2 TRANSLINK AVENUE, WESTERN JUNCTION**

*File:* PLN21-0248, 13/026/007/161

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Paul Godier, Senior Planner

**1 INTRODUCTION**

At its meeting of 16 August 2021, Council resolved to initiate and certify draft amendment 02/2021 to the Northern Midlands Interim Planning Scheme 2013.

The draft amendment seeks to:

- Make the 'storage' use class (if not a liquid fuel depot or solid fuel depot) allowable on 74 & 86 Evandale Road and 2 Translink Avenue.
- Insert a new clause regarding building materials and presentation for Area 6 of Translink (74 & 86 Evandale Road, 1 & 2 Translink Avenue, and 18 & 20 Johns Street).
- Insert a new clause regarding landscaping for Area 6 of Translink (74 & 86 Evandale Road, 1 & 2 Translink Avenue, and 18 & 20 Johns Street).

The draft amendment was placed on public notification from 21 August to 17 September 2021 and one representation was received. The representation is considered in this report.

**2 BACKGROUND****Applicant:**

Woolcott Surveys

**Owner:**

Translink Business Hub Pty Ltd &  
Paul Gripske Investments Pty Ltd

**Zone:**

General Industrial

**Specific Area Plan:**

Translink Specific Area Plan Area 6

**Critical Date:**

Report on representation to be sent to Planning Commission by 22 October 2021.

**Recommendation:**

That Council endorse the statement of opinion as to the merit on the representation.

**3 STATUTORY REQUIREMENTS**

In accordance with Schedule 6 (3) (2) (b) of the *Land Use Planning & Approvals Act 1993*, Council is required under Section 39 (2) (former provisions) of the Act to forward to the Planning Commission a report comprising –

- (a) a copy of each representation received by the authority in relation to the draft amendment; and
- (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to–
  - (i) the need for modification of the draft amendment in the light of that representation; and
  - (ii) the impact of that representation on the draft amendment as a whole; and
- (c) such recommendations in relation to the draft amendment as the authority considers necessary.

**4 CONSIDERATION OF REPRESENTATION**

A review of Council's records management system after completion of the public exhibition period revealed that a representation (attached) was received from:

- James Stewart, Woolcott Surveys (applicant).

**ISSUE 1:**

The Council proposes to insert a new clause F1.4.3 A6/P6:

**F1.4.3 Materials and Presentation**

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A6 Within Area 6 a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

The representors advises that it would be more appropriate to modify existing clause F1.4.3 A1 to include Area 6 within the Acceptable Solution:

**F1.4.3 Materials and Presentation**

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A1 Within Areas 1, 2, 3 <b>and 6</b> a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

**Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

Agree with the representation that this would be clearer, and recommend the draft amendment be modified accordingly.

**ISSUE 2:**

The Council proposes to insert a new clause F1.4.7 A9/P9:

**F1.4.7 Open Space and Landscaping**

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A9 Within Area 6, landscaping of lots adjacent to Evandale Main Road must incorporate mounding into the landscaping and shall conform to a comprehensive landscape plan approved by Council</i>	<i>P9 Landscaping provides effective screening of buildings and works from Evandale Main Road.</i>

The representation provides detailed reasons why this is not required but in summary, if a building is well designed, as required by proposed clause requiring a variety of building forms to be used, the building does not need to be screened from view.

Currently areas 1, 2, and 3 require mounding /effective screening. Areas 1, 2 and 3 allow for manufacturing and processing (industry) which is the main use/ development screened by mounding (E.g., Haywards's metal fabrication).

Area 6 allows for only passive recreation, natural and cultural values management, food services, hotel industry, utilities, service station, office, showroom, general retail and hire, and motel. It is considered that none of these uses require mounding to screen them from public view.

**Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

Agree with the representation that if a building is designed using a variety of building forms as required by clause F1.4.3, the building does not need to be screened by mounding or vegetation, and that proposed clause F1.4.7 should be deleted.

**5 FINANCIAL IMPLICATIONS TO COUNCIL**

There are no financial implications.

**6 OPTIONS**

- Move the recommendations; or
- Move alterations to the recommendations.

**7 ATTACHMENTS**

- Representation
- Instrument of Certification of Draft Amendment

**RECOMMENDATION**

That Council, in accordance with section 39 (2) (b) (former provisions) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representation:

**ISSUE 1:** Insertion of new clause F1.4.3 A6/P6. Council agrees with the representation and recommends that:

- Clause F1.4.3 A6/P6 **not** be inserted.
- Clause F1.4.3 be amended by adding Area 6 to A1 so that the clause reads:

*F1.4.3 Materials and Presentation*

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A1 Within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

**ISSUE 2:** Council agrees with the representation that proposed clause F1.4.7 A9/P9 is not necessary given the clauses regarding building form and landscaping. Council recommends that Clause F1.4.7 A9/P9 **not** be inserted.



Date 13/09/2021

Planning Department  
Northern Midlands Council

Via Email: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Dear Planning Department

**RE: DRAFT AMENDMENT PLN 21-0189, 74 AND 86 EVANDALE ROAD, 2 TRANSLINK AVE, WESTERN JUNCTION – REPRESENTATION**

We appreciate the support of Council in initiating the draft amendment at its regular Council meeting on the 16<sup>th</sup> August, 2021. As the application has been placed on public exhibition until the 17<sup>th</sup> September, we wish to make a submission in relation to the modifications proposed by Council.

The Council modifications proposed to Area 6 of the Translink Specific Area Plan, are to insert new clauses F1.4.3 A6/P6 and F1.4.7 A9/P9 as shown below:

**F1.4.3 Materials and Presentation**

Acceptable Solutions	Performance Criteria
A6 Within Area 6 a variety of building forms must be used rather than single monolithic structures.	P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.

**F1.4.7 Open Space and Landscaping**

Acceptable Solutions	Performance Criteria
A9 Within Area 6, landscaping of lots adjacent to Evandale Main Road must incorporate mounding into the landscaping and shall conform to a comprehensive landscape plan approved by Council	P9 Landscaping provides effective screening of buildings and works from Evandale Main Road.

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**ST HELENS**

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PO Box 430, St Helens TAS 7216  
P 03 6376 1972

**HOBART**

Rear Studio, 132 Davey St,  
Hobart TAS 7000  
P 03 6227 7968

**DEVONPORT**

2 Piping Lane,  
East Devonport TAS 7310  
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ABN 63 159 760 479



While I don't have a particular issue with the wording of F1.4.3 A6/P6, I think it would be more appropriate for Council to simply modify clause F1.4.3 A1, so as to include Area 6 within the acceptable solution. No modification of the performance criteria wording would be needed.

The provision for A6 as proposed appears to be a duplication of A1, except for the fact that A1 does not currently refer to Area 6. Modifying A1 to include a reference to Area 6 avoids unnecessary confusion for anyone reading through the standard. Either way, we are happy for this clause to apply to Area 6.

My main concern relates to proposed clause F1.4.7 A9/P9. The proposed acceptable solution requires mounding, while the proposed performance criteria seeks to provide effective screening of buildings in the form of landscaping.

Firstly, there appears in part a contradiction between proposed clause F1.4.3 A6/P6 and proposed clause F1.4.7 A9/P9. Proposed clause A6 seeks to make the building more of an attractive feature, by incorporating a variety of building forms. In complying with this clause, it might be expected that any development would include various architectural components or cladding in order to ensure it was not a monolithic structure.

Upon designing such a building which is seen as more visually attractive, clause F1.4.7 A9 & P9, appears to require it be effectively screened.

If a developer wants to achieve compliance with A6, why should they then need to incorporate mounding or screening of buildings under A9?

It is further noted that there is no comment on the extent of mounding required under the acceptable solution, or what this should include. By definition, a 30cm mound along the front of the site could be enough to argue compliance with the acceptable solution. While I note this clause already exists for other areas in the SAP, it is in my opinion that the wording is too vague and carries too much uncertainty to be an acceptable solution.

Evandale Road itself is not a scenic corridor. It is not on any planning scheme overlay as providing any scenic amenity for users of the road. Evandale road is within an industrial estate. A brief analysis has been undertaken of buildings within 200m of the site, along Evandale Road.

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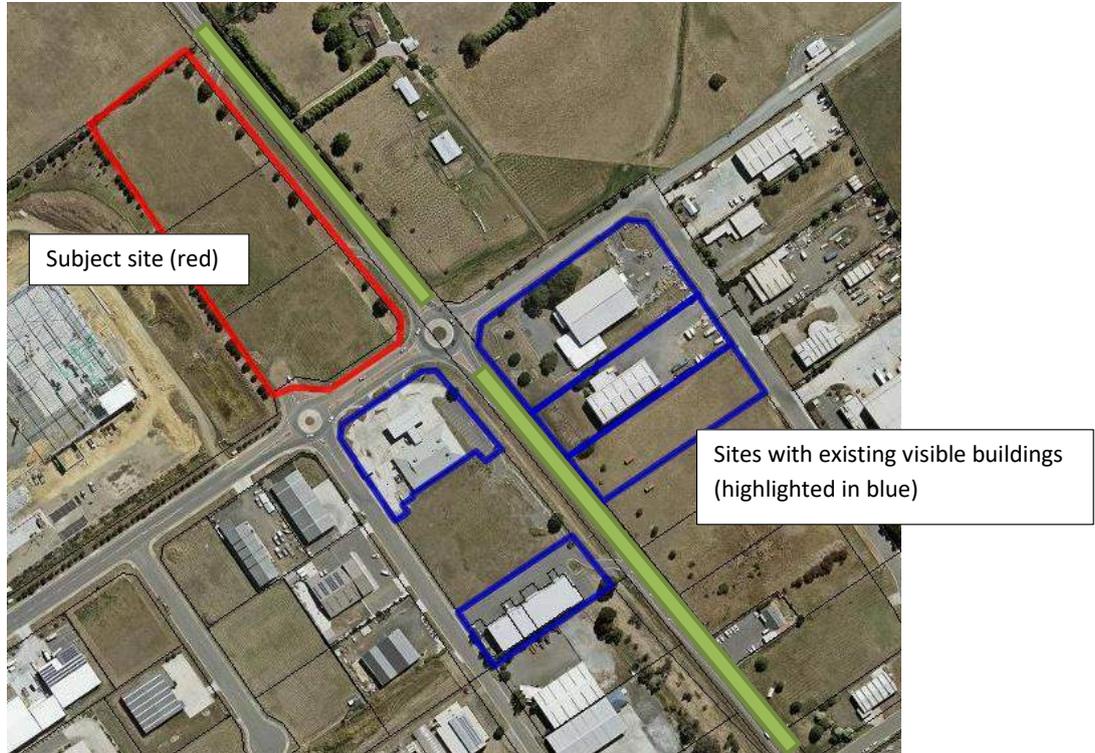


Figure 1 - Aerial view of site and analysis of visible buildings on Evandale Road within 200m

Photos of some of the buildings which are in the vicinity of Area 6 are shown below:



Figure 2 - New commercial building located at 6 Richard Street, 150m from site. Photo take from Evandale Road.

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Figure 3 - Commercial buildings located at 18 Johns Street. Photo taken from Evandale Road



Figure 4 - United Petroleum Service Station, located on corner of Evandale Road and Translink Ave

Particular attention is drawn to figures 3 and 4. Both of these existing developments are contained within Area 6 of the SAP. Should the additional SAP wording be retained, any future development of these lots (or the vacant lots in between) will need to address requirements for mounding or effective visual screening. It seems onerous that a service station (or similar development) would need to provide any visual screening for such a development under performance criteria.

Area 6 is different in nature and character to the heavier industrial uses found in other areas.

The permissible uses within Area 6 include:

- Food services (restaurant/takeaway)
- Hotel
- Vehicle Fuel Sales and Service (Service station)

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The discretionary uses within Area 6 include:

- Business and Professional Services (if an office)
- Bulky good sales (showroom)
- General Retail and hire
- Visitor accommodation (motel)

Based on a review of the possible uses in Area 6, it appears that providing mounding or effectively screening buildings would be contrary to the intent of allowing these uses.

We believe that while a warehouse development can provide an attractive development with a sense of street appeal, this can be done without the need for proposed clause F1.4.7 A9/P9. In my opinion, this clause creates too much uncertainty and doesn't align with the commercial (as opposed to heavier industrial) intent of Area 6 in the SAP.

It is my opinion that clause F1.4.7 will provide an adequate standard for landscaping of the site. In addition to this clause, Council has scope to request a landscaping plan under the application requirements in section 8.1.3 c) of the scheme, or condition this as part of any permit. Such a plan could be done to the satisfaction of Council, giving an opportunity for Council input.

Given a future development will be lodged for this site, we want to ensure the implications of this clause have been worked through, and any subsequent application can be assessed in compliance. I am happy to discuss any part of this submission.

Kind regards  
Woolcott Surveys

James Stewart  
Town Planner

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**NORTHERN MIDLANDS INTERIM  
PLANNING SCHEME 2013**

**INSTRUMENT OF CERTIFICATION**

The Northern Midlands Council resolved at its meeting of **16 August 2021** to certify that draft Amendment 02/2021 of *Northern Midlands Interim Planning Scheme 2013* meets the requirements specified in section 32 of the *Land Use Planning and Approvals Act 1993*.

Draft Amendment 02/2021

To amend the text provisions of the *Northern Midlands Interim Planning Scheme 2013 – Translink Specific Area Plan* as follows:

- Insert in Clause F1.3.6 the ‘storage’ use class with the qualification ‘If not a liquid fuel depot or solid fuel depot, and, if only on Certificate of Title Volume 150770 Folio 1, Volume 150770 Folio 2, and Volume 150770 Folio 3’ so that the provision reads:

Storage	If: a) Not a liquid fuel depot or solid fuel depot; and b) Only on Certificate of Title Volume 150770 Folio 1, Volume 150770 Folio 2 and Volume 150770 Folio 3.
---------	---

- Insert a new clause F1.4.3 A6, “Within Area 6, development for storage must use a variety of building forms rather than single monolithic structures” and insert a new clause F1.4.3 P6, “The use of a variety of materials or other techniques to help reduce the interpreted scale of the building” so that the provision reads:

F1.4.3 Materials and Presentation

Acceptable Solutions	Performance Criteria
A6 Within Area 6 a variety of building forms must be used rather than single monolithic structures.	P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.

- Insert a new clause F1.4.7 A9, “Within Area 6, landscaping of lots adjacent to Evandale Main Road must incorporate mounding into the landscaping and shall conform to a comprehensive landscape plan approved by Council” and insert a new clause F1.4.7 P9, “Landscaping provides effective screening of buildings and works from Evandale Main Road” so that the provision reads:

F1.4.7 Open Space and Landscaping

Acceptable Solutions	Performance Criteria
<p>A9 Within Area 6, landscaping of lots adjacent to Evandale Main Road must incorporate mounding into the landscaping and shall conform to a comprehensive landscape plan approved by Council</p>	<p>P9 Landscaping provides effective screening of buildings and works from Evandale Main Road.</p>

The **COMMON SEAL** of the )  
 Northern Midlands Council is )  
 affixed hereto, pursuant to the )  
 Council's resolution of )  
**16 August 2021** in the presence of: )



*M Knowles*

.....  
 Mayor

.....  
 General Manager

**15.3 PLN21-0181: 13-15 RUSSELL STREET, EVANDALE**

*File:* PLN21-0181, 204300.26  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Rebecca Green Planning Consultant

**1 INTRODUCTION**

This report assesses an application for 13-15 Russell Street, Evandale to construct alterations and extension to dwelling (Heritage Listed Place, Heritage Precinct, vary car parking provision).

**2 BACKGROUND****Applicant:**

Lydia Nettlefold

**Zone:**

Local Business Zone

**Classification under the Scheme:**

Residential (Single Dwelling)

**Deemed Approval Date:**

22 October 2021

**Owner:**

Lydia Olga Nettlefold

**Codes:**

Car Parking and Sustainable Transport Code  
 Heritage Code  
 Heritage Specific Area Plan

**Existing Use:**

Residential (Single dwelling)

**Recommendation:**

Approve

**Discretionary Aspects of the Application:**

- Variation to development standards in Car Parking and Sustainable Transport – vary car parking provisions.
- Reliance on the Performance Criteria of the Heritage Code.
- Reliance on the Performance Criteria of the Heritage Precinct Specific Area Plan.

**Planning Instrument:**

*Northern Midlands Interim Planning Scheme 2013, Version 35, Effective from 26 April 2021.*

**Subject Site**



### 3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

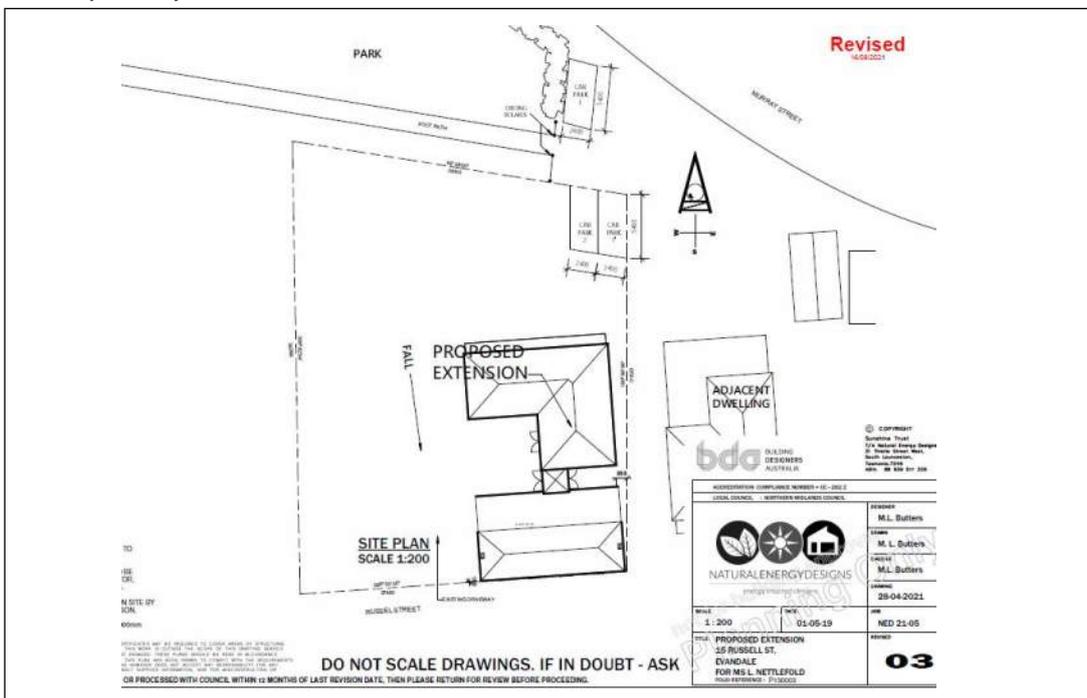
### 4 ASSESSMENT

#### 4.1 Proposal

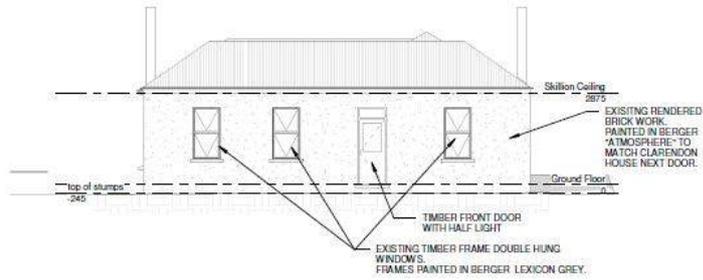
It is proposed to construct:

- Alterations and extension to an existing dwelling (Heritage Listed Place, Heritage Precinct, vary car parking provision).

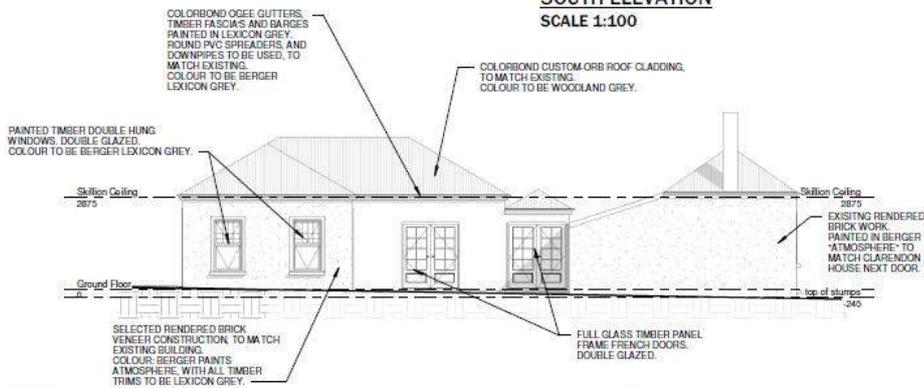
#### Site Plan (extract)



Elevations



**SOUTH ELEVATION**  
SCALE 1:100

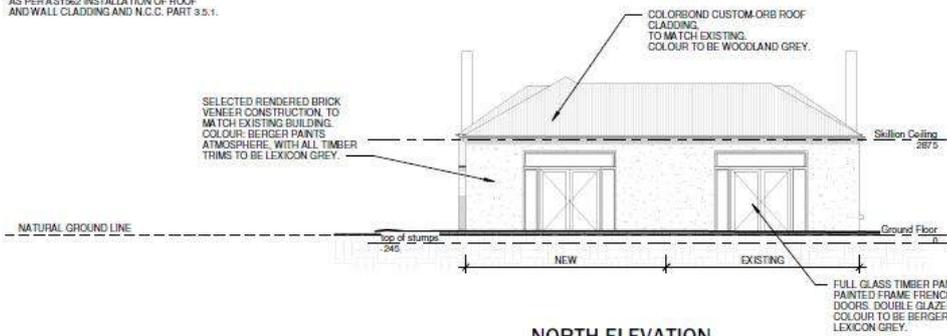


**WEST ELEVATION**  
SCALE 1:100

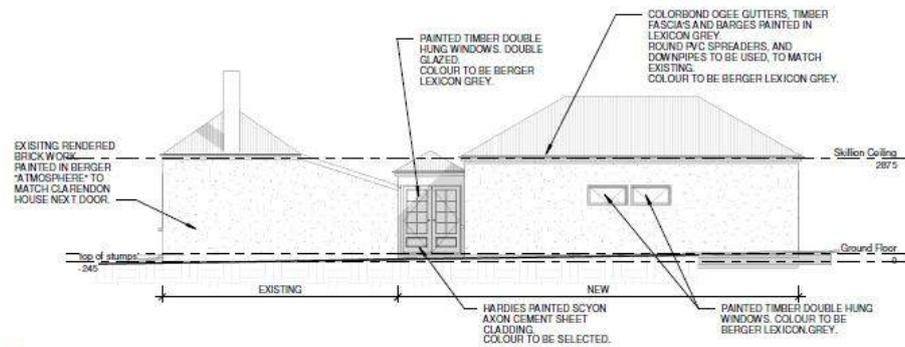
**NOTE:**  
COLORBOND CLADDING FITTED TO ROOF AS PER AS1562 INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. 3.5.1.  
LEVELS PROVIDED ARE FOR LATERAL ARCHITECTURES PURPOSES



COLORBOND CLADDING FITTED TO ROOF AS PER AS1562 INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. PART 3.5.1.



**NORTH ELEVATION**  
SCALE 1:100



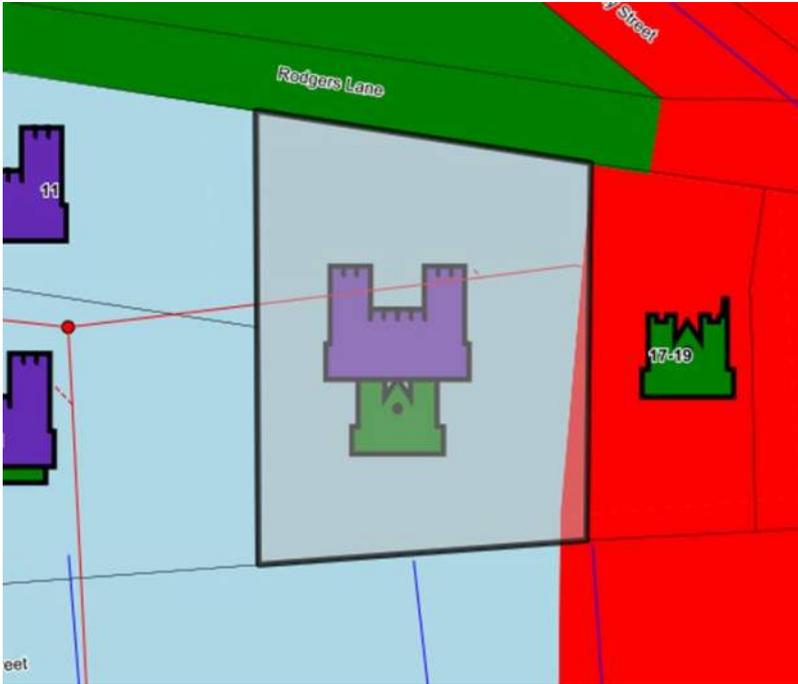
**EAST ELEVATION**  
SCALE 1:100

**NOTE:**  
COLORBOND CLADDING FITTED TO ROOF AS PER AS1562 INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. 3.5.1.  
LEVELS PROVIDED ARE FOR LATERAL ARCHITECTURES PURPOSES ONLY, AND ARE NOT TO BE USED AS CONSTRUCTION LEVELS.  
BUILDERS MUST CONFIRM ALL LEVELS AND SLOPES OR BLOCK ON



**4.2 Zone and Land Use**

Zone Map – Local Business Zone



The land is zoned Local Business, and is within the Heritage precinct and is subject to the Heritage Code and Heritage Precinct Area Plan.

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
------------------------	---

Residential (single dwelling) is Discretionary in the zone.

**4.3 Subject Site and Locality**

A site inspection was carried out by Paul Godier, Council’s Senior Planner on the 4<sup>th</sup> August 2021. The site is a regular shaped lot comprising an area of 961m<sup>2</sup> with frontage to Russell Street and Rodgers Lane. Vehicle access is via Rodgers Lane. The site contains a single dwelling. The site adjoins Rodgers Lane and a park to the north, the Clarendon Arms Hotel to the west, a single dwelling to the east with shops and dwellings over Russell Street.

***Aerial photograph of area***



*Photographs of subject site*





#### 4.4 Permit/Site History

Relevant permit history includes:

- BLD20/77 – Alterations and Additions
- P14-202 – Replace brick wall with paling fence
- PLN-19-0203 – Alterations and additions
- PLN-20-0323 – Fence replacement and temp marquee

#### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that 2 representations (attached) were received from:

- M. Sullivan, 29 Murray Street, Evandale
- P. Woof, 6 Russell Street, Evandale



The matters raised in the representations are outlined below followed by the planner's comments.

#### Issue

- Carparking and traffic safety concerns. Existing access to Russell Street removed. Access via Rodgers Lane.

Planner's comment:

Car parking generally in the Murray Street/Buffalo Park area appears to be a concern of the representors. The proposal is for alterations to an existing single dwelling, no additional land use is proposed. An existing vehicle access including gate is provided to Rodgers Lane and approved as part of PLN20-0323. Whilst the proposal indicates two dedicated car parking spaces within the boundaries of the subject site, a third is indicated outside the boundaries which was previously approved under PLN20-0323 for the approved function centre when events are booked, and although on-street parking is available in this location, this third space should not be dedicated for private use for solely one landowner for residential use. PLN20-0323 did consider one additional parking space, east of Buffalo Street and to be marked, to minimise the loss of parking. If the proposal was within the General Residential zone, the car parking provisions for the number of bedrooms within the dwelling would require two spaces only. Due to the Local Business zone of the subject site, the car parking provisions are different and requires 1 space per bedroom, resulting in 3 bedrooms requiring 3 car parking spaces within the site. A variation to the car parking spaces within the subject site is sought due to two spaces only being shown on the site on the proposed plans for the residential use. It would seem appropriate that two car parking spaces only be dedicated for the proposal associated with the existing dwelling within the boundaries of the property only.

It is proposed that vehicles will reverse from the parking spaces from the site out onto Rodgers Lane, which has the potential to have a negative effect on pedestrian safety. It is recommended that revised plans to be submitted also show that vehicles can turn on site to enter and exit in a forward direction.

The general issues with parking in Murray Street by non-residents are a greater issue although there are no parking restrictions that would prohibit public parking on-street in this area, and not an issue that is relevant to this particular application. Only the merits of the application at hand can be considered, and the greater car parking issues is outside the scope of this assessment.

PLN20-0323 approved fencing along the frontage with Russell Street. No further consideration of this is required under the subject proposal.

**4.6 Referrals**

The following referrals were required:

**Council's Works Department**

Summary: Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 13/8/21 that the Department has no comment to make on this application.

**TasWater**

Summary: A TasWater Submission to Planning Authority Notice was issued on 21/09/2021 (TasWater Ref: TWDA 2021/01255-NMC).

**Heritage Advisor**

Summary: Council's Heritage Advisor, David Denman, reviewed the application on 9/08/2021. Mr Denman noted that he had no objections to the proposal and his comments form the Heritage Code assessment of this report.

**Tasmanian Heritage Council**

Precis: As the property is on the Register of the Tasmanian Heritage Council, the proposal was also subject to a Notice of Heritage Decision. A Notice of Heritage Decision was issued on 6 September 2021 (Ref: 15-19-31 THC) and includes conditions regarding the eastern chimney stack, the removal of the sandstock bricks, flooring, and replacement fascia. The Planning Permit will condition the development to be in accordance with the Notice of Heritage Decision.

**4.7 Planning Scheme Assessment****LOCAL BUSINESS ZONE****ZONE PURPOSE**

*To provide for business, professional and retail services which meet the convenience needs of a local area*

*To limit use and development that would have the effect of elevating a centre to a higher level in the retail and business hierarchy. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted*

To maintain or improve the function, character, appearance and distinctive qualities of each of the identified local business centres of Avoca, Cressy, Evandale and Ross and to ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.

To minimise conflict between adjoining commercial and residential activities.

To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced

To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.

**Assessment:** The proposal meets the zone purpose.

#### LOCAL AREA OBJECTIVES

To consolidate growth within the existing urban land use framework of Avoca, Cressy, Evandale, and Ross.

In Evandale and Ross to manage development in the Local business zone so as to conserve and enhance the quality of the Heritage Precincts in these villages.

To ensure developments within street reservations contribute positively to the Heritage Precincts.

**Assessment:** The proposal meets the local area objectives.

#### USE AND DEVELOPMENT STANDARDS IN ZONE

### 20.3 Use Standards

#### 20.3.1 Amenity

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

Acceptable Solutions	Performance Criteria
A1 Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.	P1 Commercial vehicles (except for visitor accommodation and recreation) must not unreasonably impact on the amenity of any adjoining General Residential and Urban Mixed Use zones, having regard to: <ul style="list-style-type: none"> <li>a) traffic, the hours of delivery and despatch of goods and materials; and</li> <li>b) hours of operation; and</li> <li>c) light spill.</li> </ul>
<i>Comment: Not applicable.</i>	
A2.1 Noise levels at the boundary of the site with any adjoining land must not exceed: <ul style="list-style-type: none"> <li>a) 50dB(A) day time; and</li> <li>b) 40dB(A) night time; and</li> </ul> A2.2 Noise levels in habitable rooms of nearby sensitive uses must not exceed 5dB(A) above background.	P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.
<i>Comment: The use is expected to comply with these requirements as no change of use proposed.</i>	

### 20.4 Development Standards

#### 20.4.1 Siting, Design and Built Form

**Objective:** To ensure that development is visually compatible with surrounding area.

Acceptable Solutions	Performance Criteria
A1 The entrance of a building must: <ul style="list-style-type: none"> <li>a) be clearly visible from the road or publically accessible areas on the site; and</li> </ul>	P1 No performance criteria.

b) provide a safe access for pedestrians.		
N/a no changes to the entrance of the building adjacent to Russell Street.		
A2 Building height must not exceed:	P2 Building height must:	
a) 8m; or	a) be consistent with the local area objectives if any, and	
b) 1m greater than the average of the heights of buildings on immediately adjoining lots.	b) have regard to the streetscape and the desirability of a greater setback for upper floors from the frontage; and	
	c) avoid unreasonable levels of overshadowing to public places or adjoining properties.	
Proposal complies.		
A3.1 Buildings must be:	P3 Building setbacks must:	
the same as or less than the setback of an immediately adjoining building.	a) provide for enhanced levels of public interaction or public activity; and	
A3.2 Extensions or alterations to existing buildings must not reduce the existing setback.	b) ensure the efficient use of the site; and	
	c) be consistent with the established setbacks within the immediate area and the same zone; and	
	d) be consistent with the local area objectives, if any; and	
	e) provide for emergency vehicle access.	
Proposal complies.		

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	N/a
E.5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

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

**E6.6 Use Standards**

**E6.6.1 Car Parking Numbers**

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

Acceptable Solutions		Performance Criteria	
A1	The number of car parking spaces must not be less than the requirements of:	P1	The number of car parking spaces provided must have regard to:
a)	Table E6.1; or	a)	the provisions of any relevant location specific car parking plan; and
b)	a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential	b)	the availability of public car parking spaces within reasonable walking distance; 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; and
		d)	the availability and frequency of public transport within reasonable walking distance of the site; and
		e)	site constraints such as existing buildings, slope, drainage, vegetation and

Zone).	<ul style="list-style-type: none"> <li>f) landscaping; and</li> <li>g) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and</li> <li>h) an empirical assessment of the car parking demand; and</li> <li>i) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</li> <li>j) the recommendations of a traffic impact assessment prepared for the proposal; and</li> <li>k) any heritage values of the site; and</li> <li>l) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:             <ul style="list-style-type: none"> <li>i) the size of the dwelling and the number of bedrooms; and</li> <li>ii) the pattern of parking in the locality; and</li> <li>iii) any existing structure on the land.</li> </ul> </li> </ul>
<p>Comment: Three spaces required, being one space per bedroom, two proposed for the residential use on the subject site.</p> <ul style="list-style-type: none"> <li>a) There is no relevant location specific car parking plan.</li> <li>b) On street public car parking is available within reasonable walking distance. 25 spaces are available nearby in Murray Street.</li> <li>c) There is no reduction in demand due to the dwelling extension.</li> <li>d) The Evandale stop at Scone Street is within reasonable walking distance. Weekdays from Launceston it has 4 services and 3 services to Launceston. Weekends it has 2 services each way.</li> <li>e) There are no site constraints to providing the 2 spaces for the dwelling.</li> <li>f) Uses in the vicinity include single dwellings, a park, a hotel, and a retail shop.</li> <li>g) An empirical assessment of the car parking demand has not been undertaken.</li> <li>h) The two car parking space proposed on site is not considered to have a negative impact on the streetscape. It is proposed that cars will reverse from the parking spaces, which has the potential to have a negative effect on pedestrian safety. It is recommended that two spaces be provided with spaces so that they can turn to enter and leave in a forward direction.</li> <li>i) A traffic impact assessment was not required by the planning scheme and was not provided.</li> <li>j) Council's Heritage Adviser does not object to the proposal. It is considered that the two car parking spaces proposed does not impact on the heritage values of the site.</li> <li>k) Two car parking spaces is adequate for a 3 bedroom dwelling, and normally accepted in other zones.</li> </ul>	

**Table E6.1: Parking Space Requirements**

<b>Use</b>	<b>Parking Requirement</b>	
	<b>Vehicle</b>	<b>Bicycle</b>
<b>Residential:</b> <i>Residential use in any zone other than General Residential</i>	<i>1 space per bedroom.</i>	<i>1 space per unit.</i>

**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.			
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>	
A1.1	Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	P1	Permanently accessible bicycle parking or storage spaces must be provided having regard to the:
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	a)	likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and
		b)	location of the site and the distance a cyclist would need to travel to reach the site; and
		c)	availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
Comment: Complies – sufficient space for one bicycle parking space available within site.			

**E6.6.3 Taxi Drop-off and Pickup**

Objective: To ensure that taxis can adequately access developments.	
Acceptable Solutions	Performance Criteria
A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	P1 No performance criteria.
Comment: N/a	

#### E6.6.4 Motorbike Parking Provisions

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

#### E6.7 Development Standards

##### E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: <ul style="list-style-type: none"> <li>a) formed to an adequate level and drained; and</li> <li>b) except for a single dwelling, provided with an impervious all weather seal; and</li> <li>c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.</li> </ul>	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
Comment: Complies with A1 – refer plans.	

##### E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: <ul style="list-style-type: none"> <li>a) the layout of the site and the location of existing buildings; and</li> <li>b) views into the site from the road and adjoining public spaces; and</li> <li>c) the ability to access the site and the rear of buildings; and</li> <li>d) the layout of car parking in the vicinity; and</li> <li>e) the level of landscaping proposed for the car parking.</li> </ul>
A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	
<b>Comment:</b> Not applicable – zoned Local Business and two car parking spaces proposed.	
A2.1 Car parking and manoeuvring space must: <ul style="list-style-type: none"> <li>a) have a gradient of 10% or less; and</li> <li>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</li> <li>c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</li> </ul>	P2 Car parking and manoeuvring space must: <ul style="list-style-type: none"> <li>a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</li> <li>b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</li> </ul>
A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car</i>	

<i>Parking.</i>
Comment: A2.1 a) Complies b) Complies. c) Complies. A2.2 – Complies.

**Table E6.2: Access Widths for Vehicles**

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

**E6.7.3 Car Parking Access, Safety and Security**

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

**E6.7.4 Parking for Persons with a Disability**

Objective: To ensure adequate parking for persons with a disability.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: a) the topography of the site; b) the location and type of relevant facilities on the site or in the vicinity; c) the suitability of access pathways from parking spaces, and d) applicable Australian Standards.
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to: a) characteristics of the populations to be served; b) their means of transport to and from the site; and c) applicable Australian Standards.
Comment: N/a – private dwelling.	

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

**E6.8 Provisions for Sustainable Transport****E6.8.1 Bicycle End of Trip Facilities**

Not used in this planning scheme

**E6.8.2 Bicycle Parking Access, Safety and Security**

Objective:

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

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

**E6.8.5 Pedestrian Walkways**

Objective: To ensure pedestrian safety is considered in development

Acceptable Solution		Performance Criteria	
A1	Pedestrian access must be provided for in accordance with Table E6.5.	P1	Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: Complies with A1.			

**Table E6.5: Pedestrian Access**

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

**Notes**

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

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

**E13.1 Purpose**

E13.1.1 The purpose of this provision is to:

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

### **E13.2 Application of the Code**

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

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

### **E13.3 Use or Development Exempt from this Code**

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

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- 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.

Comment: The subject site is within a Heritage Precinct. The subject place is heritage listed.

### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> <li>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</li> <li>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; and</li> <li>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.</li> </ul>

Comment: The cottage will continue to be used as a dwelling.

### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Removal of non-original cladding to expose original cladding.</i>	<p>P1.1 <i>Existing buildings, parts of buildings and structures must be retained except:</i></p> <ul style="list-style-type: none"> <li>a) <i>where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</i></li> <li>b) <i>the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</i></li> <li>c) <i>there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</i></li> <li>d) <i>the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</i></li> </ul> <p>P1.2 <i>Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>

Comment: The existing cottage has been neglected for many years with little or no maintenance. The proposed areas of demolition will allow the building to be adapted to a long-term viable use, thus ensuring the ongoing maintenance of the original historic fabric. However, the front left chimney is an important historic element within the streetscape and should be retained (this is a condition of the Tasmanian Heritage Council's approval).

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>No acceptable solution.</i>	<p>P1 <i>Subdivision must:</i></p> <ul style="list-style-type: none"> <li>a) <i>be consistent with and reflect the historic development pattern of the precinct or area; and</i></li> <li>b) <i>not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</i></li> <li>c) <i>not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</i></li> <li>d) <i>not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</i></li> <li>e) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></li> </ul>

Comment: No subdivision is proposed.

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Site coverage must be in accordance with the acceptable development criterion for site coverage</i>	<p>P1 <i>The site coverage must:</i></p> <ul style="list-style-type: none"> <li>a) <i>be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and</i></li> </ul>

within a precinct identified in Table E13.1: Heritage Precincts, if any.

b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: The site cover including the additions will leave sufficient curtilage to retain landscape elements and retain the precinct character. Also ensure minimal impact on Rodgers Lane.

#### **E13.6.4 Height and Bulk of Buildings**

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

##### **Acceptable Solutions**

##### **Performance Criteria**

A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.

P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and

P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and

P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: The additions are at the rear of the cottage and setback approx. 10.0 metres from the rear Rodgers Lane boundary. The bulk of the addition is separated from the existing cottage with a similar hipped roof less than half a metre higher than the cottage roof. Given the relationship of the addition roof to the cottage, the difference will not be obvious from Murray Street or Rodgers Lane.

#### **E13.6.5 Fences**

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

##### **Acceptable Solutions**

##### **Performance Criteria**

A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.

P1 New fences must:

a) be designed to be complementary to the architectural style of the dominant buildings on the site or

b) be consistent with the dominant fencing style in the heritage precinct; and

c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: There are no fences proposed in this 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.*

##### **Acceptable Solutions**

##### **Performance Criteria**

A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct

P1 Roof form and materials for new buildings and structures must:

a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and

b) not detract from meeting the management objectives of a precinct identified

identified in Table E13.1: Heritage Precincts, if any.	in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> The roof form and materials are sympathetic to the form and architectural style of the existing cottage and are therefore acceptable.	

**E13.6.7 Wall materials**

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

**E13.6.8 Siting of Buildings and Structures**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: <ul style="list-style-type: none"> <li>a) be consistent with the setback of surrounding buildings; and</li> <li>b) be set at a distance that does not detract from the historic heritage significance of the place; and</li> <li>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>
<u>Comment:</u> There is no change to the front setback. The rear setback to Rodgers lane is approx. 10.0 metres which is considered acceptable.	

**E13.6.9 Outbuildings and Structures**

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

**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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 Car parking areas for non-residential purposes must be:</p> <p>a) located behind the primary buildings on the site; or</p> <p>b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</p>	<p>P1 Car parking areas for non-residential purposes must not:</p> <p>a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p><u>Comment:</u> N/a</p>	

**E13.6.11 Places of Archaeological Significance**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 No acceptable solution.</p>	<p>P1 For works impacting on places listed in Table E13.3:</p> <p>a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and</p> <p>b) details of survey, sampling and recording techniques technique be provided; and</p> <p>c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.</p>
<p><u>Comment:</u> N/a</p>	

**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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 No acceptable solution.</p>	<p>P1 The removal of vegetation must not:</p> <p>a) unreasonably impact on the historic cultural significance of the place; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p><u>Comment:</u> It is not indicated that any established trees on the Rodgers Lane boundary are to be removed.</p>	

**E13.6.13 Signage**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 Must be a sign identifying the number, use,</p>	<p>P1 New signs must be of a size and location to ensure that:</p>

<p>heritage significance, name or occupation of the owners of the property not greater than 0.2m<sup>2</sup>.</p>	<p>a) period details, windows, doors and other architectural details are not covered or removed; and</p> <p>b) heritage fabric is not removed or destroyed through attaching signage; and</p> <p>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; and</p> <p>d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p><u>Comment:</u> N/a</p>	

#### **E13.6.14 Maintenance and Repair**

<p><b>Objective</b></p> <p>To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the <a href="#">historic cultural heritage significance</a> of local heritage places and precincts.</p>
<p><b>Acceptable Solution</b></p>
<p>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</p>
<p><u>Comment:</u> Satisfies the performance criteria.</p>

#### **Table E13.1: Local Heritage Precincts**

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

<p><b>Existing Character Statement - Description and Significance</b></p>
<p><b>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</b></p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p>
<p><b>Management Objectives</b></p>
<p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</p> <p>To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</p>
<p><u>Comment:</u> The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.</p>

## SPECIFIC AREA PLANS

F1.0	TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0	HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Specific Area Plan assessment below

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

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

**F2.2 Application of Specific Area Plan**

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

F2.2.2 The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, 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
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

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

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

**F2.3.2 Heritage-Listed Building**

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

**F2.4 Requirements for Design Statement**

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

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

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

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an effect on the Russell Street streetscape and minimal impact on the Rodgers Lane streetscape.

**F2.5 STANDARDS FOR DEVELOPMENT****F2.5.1 Setbacks**

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

<b>Acceptable Solutions &amp; performance criteria</b>	
A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).	<p>P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).	<p>P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.	<p>P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<u>Comment:</u> There will be no change to the front setback of the building.	

### **F2.5.2 Orientation**

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

#### **Acceptable Solutions & performance criteria**

A1 All new buildings, extensions, alterations or additions must be orientated:	P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:
a) perpendicular to the	a) the cultural heritage values of the local heritage place, its setting and the

<p>street frontage (refer Figure F2.5, F2.6, &amp; F2.8); or</p> <p>b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and</p> <p>c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).</p>	<p>precinct;</p> <p>b) the topography of the site;</p> <p>c) the size, shape, and orientation of the lot;</p> <p>d) the setbacks of other buildings in the surrounding area;</p> <p>e) the historic cultural heritage significance of adjacent places; and</p> <p>f) the streetscape.</p>
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Comment: The orientation of the additions is compatible with the historic significance and pattern of development within the precinct and meets the performance criteria.

### **F2.5.3 Scale**

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

#### **Acceptable Solutions (no performance criteria)**

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

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

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

Comment: The proposed height from floor level to eaves is the same as the existing cottage which is less than 3 metres and therefore meets the Acceptable Solutions.

### **F2.5.4 Roof Forms**

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

#### **Acceptable Solutions & performance criteria**

A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees

P1 The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

<p>(refer Figure F2.14 &amp; F2.18), or match the existing building, and</p> <p>A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.</p>	<p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant roofing style and materials in the setting; and</p> <p>d) the streetscape.</p>
<p>A2 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).</p>	
<p>A3 Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.</p>	
<p>A4 Metal cowls must not be used where they will be seen from the street.</p>	
<p><u>Comment:</u> The roof form and materials are sympathetic to the form and architectural style of the existing cottage. The roof pitch on the additions is 30 degrees and the eaves overhang matches the existing cottage. Therefore, meets the Acceptable Solutions.</p>	

#### F2.5.5 Plan Form

<p><i>Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.</i></p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1.1 Alterations and additions to <b>pre-1940</b> buildings must retain the original plan form of the existing main building; or</p> <p>A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.</p>	<p>Original main buildings must remain visually dominant over any additions when viewed from public spaces.</p>
<p>A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).</p>	<p>P2 No performance criteria</p>
<p><u>Comment:</u> The original plan form of the cottage will remain visually dominant when viewed from Russell Street. It is considered acceptable when viewed from Rodgers Lane due to the setback, landscaping and rear fence that presently obstruct a clear view of the existing building.</p>	

#### F2.5.6 External Walls

<p><i>Objective: To ensure that wall materials used are compatible with the streetscape.</i></p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1.1 Materials used in additions must match those of the existing construction, except in additions to <b>stone or brick</b> buildings; and</p> <p>A1.2 External walls must be clad in:</p> <p>a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or</p> <p>b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:</p>	<p>Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>the cultural heritage values of the local heritage place, its setting and the precinct;</p>

<ul style="list-style-type: none"> <li>• painted standard size bricks; or</li> <li>• standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or</li> <li>• standard brickwork rendered in traditional style; or</li> <li>• if a heritage-listed building, second-hand traditional local bricks.</li> </ul> <p>Heavily-tumbled clinker bricks must not be used; or</p> <p>c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;</p> <p>d) concrete blocks in natural concrete finish must not be used.</p> <p>A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.</p>	<p>the design, period of construction and materials of the dominant building on site;</p> <p>the dominant wall materials in the setting; and</p> <p>the streetscape.</p>
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Comment: The wall materials and finish to the additions are to match the cottage. Therefore, meets the Acceptable Solutions.

**F2.5.7 Entrances and Doors**

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

**Acceptable Solutions & performance criteria**

<p>A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and</p>	<p>P1 Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>
<p>A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and</p>	
<p>A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</p>	

Comment: There are no changes proposed to the front entrance and door.

**F2.5.8 Windows**

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

**Acceptable Solutions & performance criteria**

A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.

**Solid-void ratio**

<p>A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 &amp; F2.25).</p>	<p>P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.</p>
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**Window sashes**

A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).

A4 Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.

A5 Horizontally sliding sashes must not be used.

A6 Corner windows to front facades must not be used.

**Window Construction Materials**

A7 Clear glass must be used.

A8 Reflective and tinted glass and coatings must not be used where visible from public places.

A9 Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.

A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings

P10 Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct.

A11 Glazing bars must be of a size and profile appropriate for the period of the building

A12 Stick-on aluminium glazing-bars must not be used

A13 All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.

**French Doors, Bay Windows and Glass Panelling**

A14 French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.

A15 Where two bay windows are required, they must be symmetrically placed.

A16 Large areas of glass panelling must:

- a) Be divided by large vertical mullions to suggest a vertical orientation; and
- b) Be necessary to enhance the utility of the property or protect the historic fabric; and
- c) Not detract from the historic values of the original building.

Comment: The size, style and orientation of the new timber window and door frames generally meets the Acceptable Solutions. However, I recommend that the horizontal fixed glass panels above the double French Doors be divided with vertical glazing bars to create a traditional vertical orientation.

The two small windows in the east elevation should also be amended to a vertical orientation. Although these frames will not be visible from public spaces.

**F2.5.9 Roof Covering**

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

**Acceptable Solutions (no performance criteria)**

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

**A1.2 Roof coverings must be:**

a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron

or

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

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

or

c) traditional metal tray tiles where compatible with the style and period of the main building on the site.  
d) for additions, alterations and extensions, match that of the existing building.

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

Comment: The roof covering is to be corrugated custom orb and therefore meets the Acceptable Solutions.

**F2.5.10 Roof Plumbing**

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

**Acceptable Solutions (no performance criteria)**

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

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

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

Comment: The gutter is to be OG profile to match the cottage and round profile downpipes and therefore meets the Acceptable Solutions.

**F2.5.11 Verandahs**

*Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.*

**Acceptable Solutions & performance criteria**

**Original Verandahs**

**A1** Original verandahs must be retained.

**Replacement of Missing Verandahs**

**A2.1** The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or

**P2** Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

<p>A2.2 If details of the original verandah are not available:</p> <p>a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and</p> <p>b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.</p>	<p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>
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#### **New Verandahs**

A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.

Comment: There are no verandahs proposed.

#### **F2.5.12 Architectural Details**

*Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.*

#### **Acceptable Solutions (no performance criteria)**

##### **Original Detailing**

A1 Original details and ornaments, such as architraves, fascia's and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.

##### **Non-original Detailing**

A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and

A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.

Comment: New architectural details are consistent with the style of the existing cottage and therefore meets the Acceptable Solutions.

#### **F2.5.13 Outbuildings**

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

#### **Acceptable Solutions & performance criteria**

A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.

P1 The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- a) the cultural heritage values of the local heritage place, its setting and the precinct;
- b) the design, period of construction and materials of the

	<p><i>dominant building on site;</i></p> <p><i>c)the dominant roofing style and materials in the setting; and</i></p> <p><i>d) the streetscape.</i></p>
<i>A2 Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.</i>	
<i>A3 Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 &amp; F2.3).</i>	
<i>A4 Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.</i>	
<i>A5 Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.</i>	
<i>A6 Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.</i>	
<u>Comment:</u> No outbuildings are proposed.	

#### **F2.5.14 Conservatories**

<i>Objective: To ensure new conservatories respect traditional location, form and construction.</i>
<b>Acceptable Solutions (no performance criteria)</b>
<i>A1 Conservatories must not be located at the front of a building.</i>
<i>A2 The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.</i>
<u>Comment:</u> No conservatories are proposed.

#### **F2.5.15 Fences and Gates**

<i>Objective: To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
<p><i>A1.1 Replacement of front fence must be in the same design, materials and scale; or</i></p> <p><i>A1.2</i></p> <p><i>a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm.</i></p> <p><i>b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.</i></p>	<p><i>P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i></p> <p><i>a) the cultural heritage values of the local heritage place, its setting and the precinct;</i></p> <p><i>b) the architectural style of the dominant building on the site;</i></p> <p><i>c) the dominant fencing style in the setting; and</i></p> <p><i>d) the original or previous fences on the site.</i></p>
<i>A2 Gates must match the fence, both in materials and design.</i>	
<i>A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.</i>	
<i>A4 Fences must not be:</i>	

- a) horizontal or diagonal timber slat fences; or
- b) plastic covered wire mesh; or
- c) flat metal sheet or corrugated sheets; or
- d) plywood and cement sheet.

Comment: No fences or gates are proposed.

#### **F2.5.16 Paint Colours**

*Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.*

##### **Acceptable Solutions & performance criteria**

A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or

A1.2 Colour schemes must be drawn from the following:

- a) Walls – Off white, creams, beige, tans, fawn and ochre.
- b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.
- c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green
- d) Roof & Gutters – deep Indian red, light and dark grey.

P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.

A2 There must be a contrast between the wall colour and trim colours.

A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.

Comment: The colour scheme is compatible with existing buildings in the precinct.

#### **F2.5.17 Lighting**

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

##### **Acceptable Solutions (no performance criteria)**

A1 Wiring or conduit to new lighting is not located on the front face of a building.

Comment: There is no conduit proposed to the front face of the building.

#### **F2.5.18 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 heritage precincts.*

##### **Acceptable Solution (no performance criteria)**

*New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.*

Comment: All new materials and finishes used for maintenance and repair are to match the materials and finishes to be replaced.

**F2.6 USE STANDARDS****F2.6.1 Alternative Use of heritage buildings**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where:</p> <p>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</p> <p>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; and</p> <p>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.</p>
<p><u>Comment:</u> The cottage will retain its use as a dwelling.</p>	

**E15.0 Signs Code****E15.5.2 Heritage Precincts**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution	P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.
<p><u>Comment:</u> No signs are proposed in this project.</p>	

<b>SPECIAL PROVISIONS</b>	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place	N/a
9.6 Change of Use	N/a
9.7 Access and Provision of Infrastructure Across Land in Another Zone	N/a
9.8 Buildings Projecting onto Land in a Different Zone	N/a
9.9 Port and Shipping in Proclaimed Wharf Areas	N/a

**STATE POLICIES**

The proposal is consistent with all State Policies.

**OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993**

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

**STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES*****Strategic Plan 2017-2027****Statutory Planning***5 FINANCIAL IMPLICATIONS TO COUNCIL**

Not applicable to this application.

**6 OPTIONS**

Approve subject to conditions, or refuse and state reasons for refusal.

**7 DISCUSSION**

Discretion to refuse the application is limited to:

- Variation to development standards in Car Parking and Sustainable Transport – vary car parking provisions.
- Reliance on the Performance Criteria of the Heritage Code.
- Reliance on the Performance Criteria of the Heritage Precinct Specific Area Plan.

The reduction in car parking spaces on site from three (one space per bedroom) to two is considered appropriate for the single dwelling residential use and with the availability of public transport and on-street car parking in the vicinity, the variation is considered appropriate. It is recommended that revised plans be submitted showing that cars can turn on site to enter and exit in a forward direction. The Tasmanian Heritage Council and Council's Heritage Advisor have assessed the application and do not object to the proposal.

The proposal will be conditioned to be used and developed in accordance with the proposal plans.

**8 ATTACHMENTS**

1. Application [15.3.1 - 20 pages]
2. Referrals [15.3.2 - 14 pages]
3. Representations [15.3.3 - 11 pages]

**RECOMMENDATION**

That land at 13-15 Russell Street, Evandale be approved to be developed and used for alterations and extension to dwelling (Heritage Listed Place, Heritage Precinct, vary car parking provision) in accordance with application PLN-21-0181, and subject to the following conditions:

1. Layout not altered

The use and development must be in accordance with the endorsed plans numbered P1 – P16 (Plans prepared by Natural Energy Design, Drawing No: NED 21-05, Sheet No's: 01-11 and 13-16, Dated: Revised 16/08/2021, and Sheet No: 12 revised 20/08/2021), except as varied by Condition 4, below.

2 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2021/01255-NMC) – Appendix A.

3 Tasmanian Heritage Council

The proposed development must comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (15-19-31THC 6 September 2021) – attached as Appendix B.

4 Revised plans required

Prior to the issue of any approval under the *Building Act* 2016 or the commencement of work on the site (whichever occurs first), revised plans must be provided showing:

- Two car parking spaces on site for the dwelling only.
- Car parking, access and manoeuvring spaces so that cars can enter and leave the site in a forward direction.
- The horizontal fixed glass panels above the north facing double French Doors divided with vertical glazing bars to create a traditional vertical orientation.

These revised plans must be to the satisfaction of and approved by Council's General Manager. When approved the plans will be endorsed and will form part of this permit.

**PLANNING APPLICATION  
Proposal**

**Description of proposal:** Extension.  
.....  
.....  
.....  
.....

*(attach additional sheets if necessary)*

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

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

**Site address:** 13-15 RUSSELL ST, EVANDALE, TAS 7212  
.....

**CT no:** .....

**Estimated cost of project** \$200 000. *(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** .....

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

*(attach additional sheets if necessary)*

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

**CERTIFICATE OF TITLE**

LAND TITLES ACT 1980



TASMANIA

**TORRENS TITLE**

VOLUME		FOLIO
150003		1
EDITION	DATE OF ISSUE	
2	24-May-2019	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Deputy Recorder of Titles

DESCRIPTION OF LAND

Town of EVANDALE  
 Lot 1 on Plan 150003  
 Being the land described in Conveyance No.45/4810  
 Derivation : Part of 8A-3R-19P Gtd.to Robert Russell  
 Derived from A24856

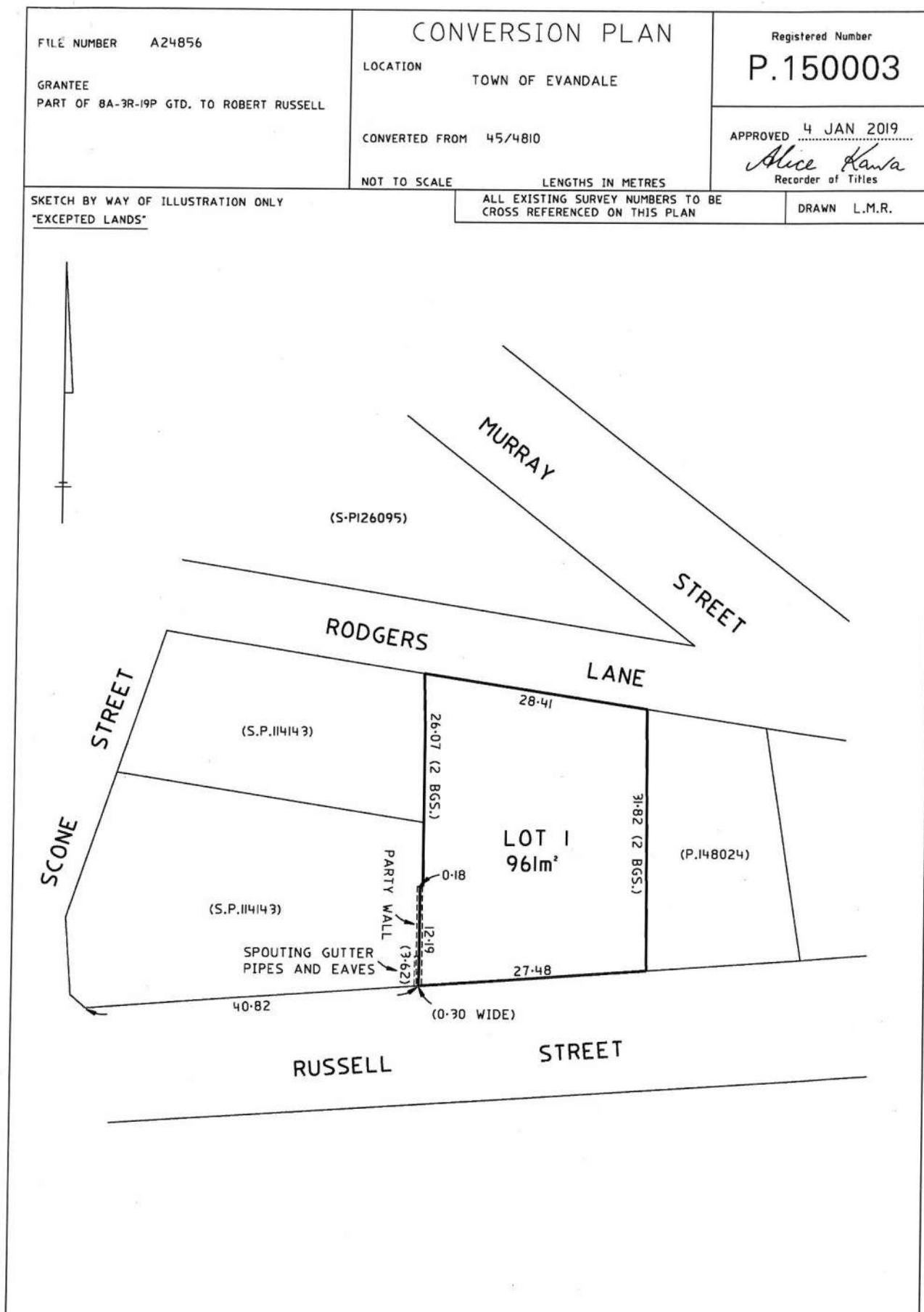
SCHEDULE 1

M751222 TRANSFER to LYDIA OLGA NETTLEFOLD Registered  
 24-May-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 23/7594 BENEFITING EASEMENT: Right of support for the half part of the party wall shown on Plan No.150003  
 23/7594 BENEFITING EASEMENT: Right to allow the Spouting, Gutter Pipes and Eaves of Lot 1 on Plan No.150003 to overhang the common boundary of Lot 2 shown on Plan No.114143  
 23/7594 BURDENING EASEMENT: Right of support (Appurtenant to Lot 2 on Plan No.114143) for the half part of the party wall shown on Plan No.150003

**WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER**



**Site Information**

Soil Classification: H1  
 Wind Classification: N1  
 Climate Zone: 7  
 BAL Rating: EXEMPT  
 Alpine Area: N/A  
 Corrosion Environment: N/A  
 Site Hazard: N/A

**Design Information**

Building Class : 1  
 Energy Rating : Refer Energy Assessment attached.

Area:

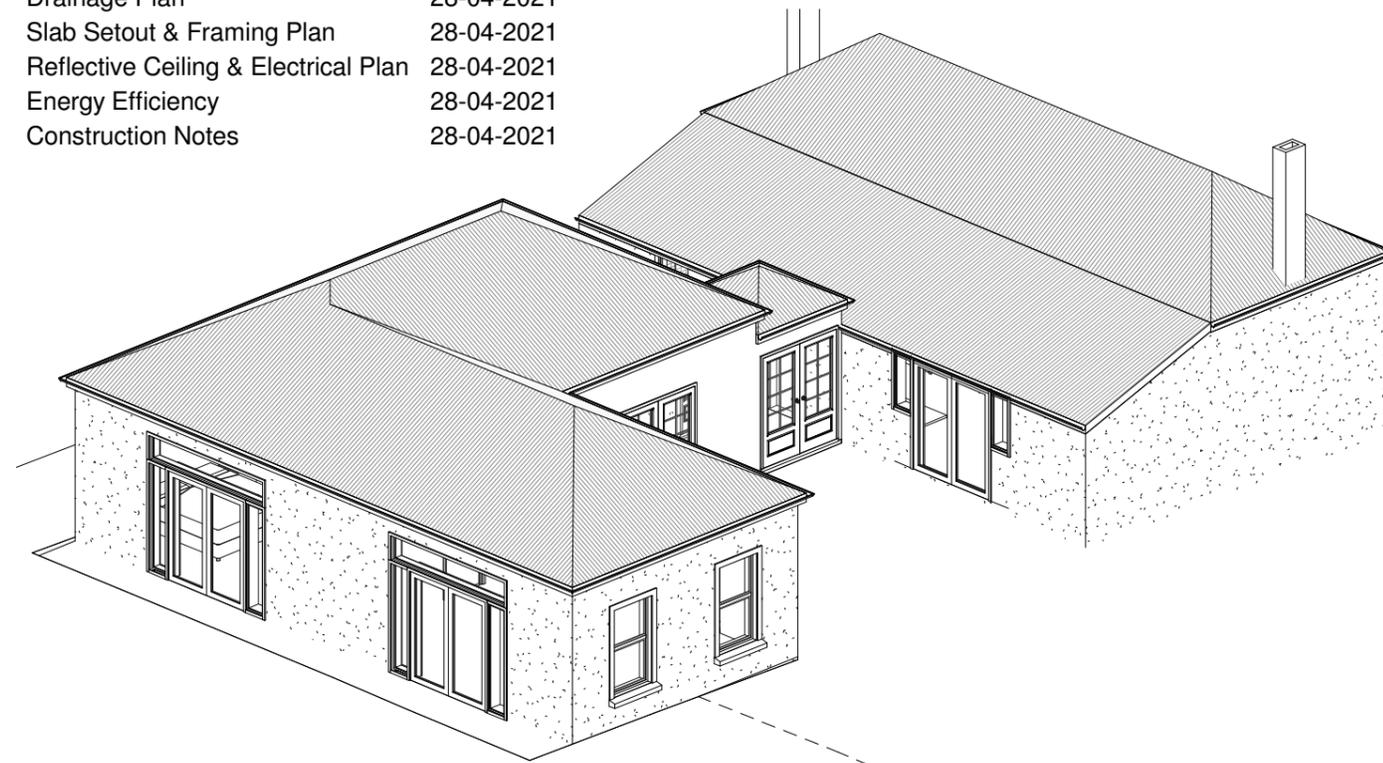
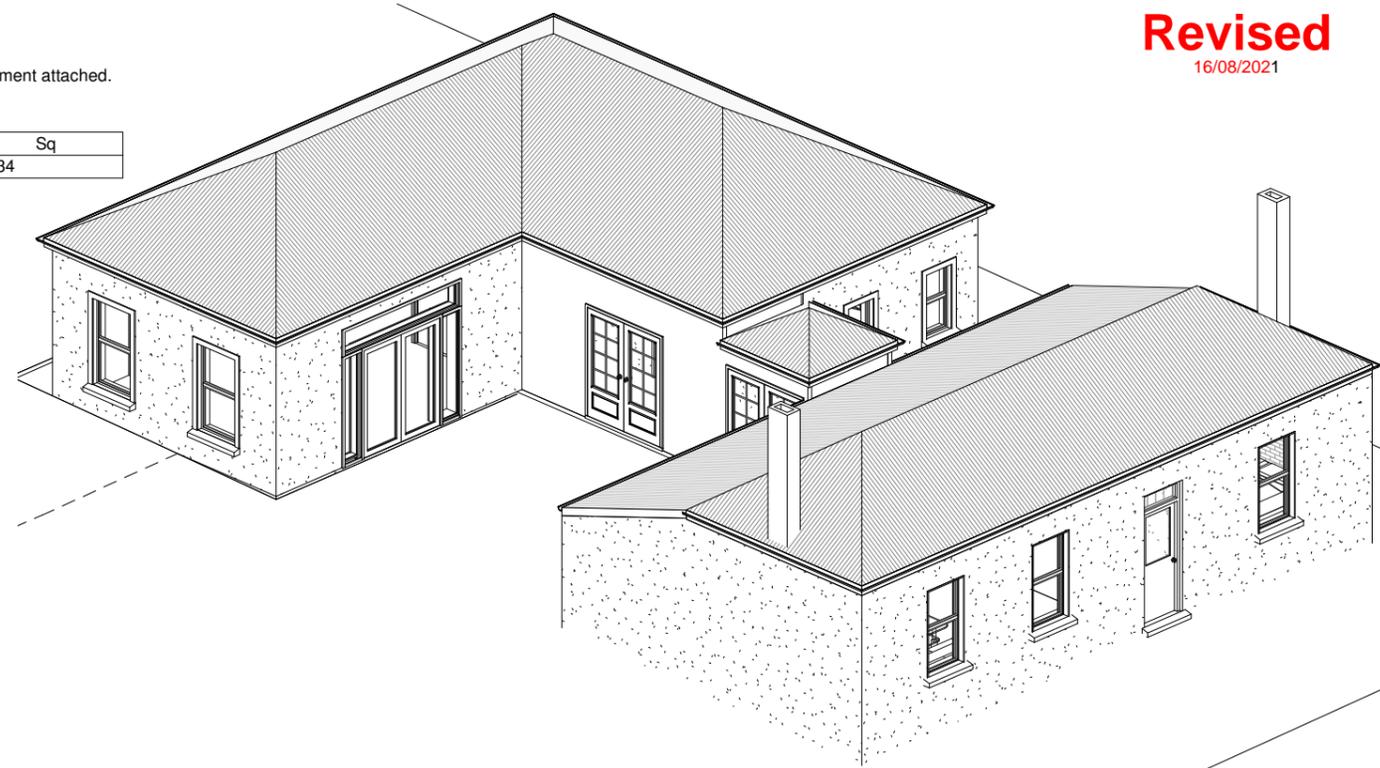
Name	Area	Sq
Proposed Ground Floor - Total	179.63 m <sup>2</sup>	19.34

**Revised**  
16/08/2021

28/04/2021 10:39:49 PM

**Sheet List**

01	Cover Page	28-04-2021
02	3D Views	28-04-2021
03	Site Plan	28-04-2021
04	Existing Floor Plan	28-04-2021
05	Proposed Floor Plan	28-04-2021
06	Proposed Roof Plan	28-04-2021
07	South & West Elevations	28-04-2021
08	North & East Elevations	28-04-2021
09	Section A	28-04-2021
10	Section B	28-04-2021
11	Doors & Window Schedule	28-04-2021
12	Drainage Plan	28-04-2021
13	Slab Setout & Framing Plan	28-04-2021
14	Reflective Ceiling & Electrical Plan	28-04-2021
15	Energy Efficiency	28-04-2021
16	Construction Notes	28-04-2021



**PROPOSED EXTENSION FOR MS L. NETTLEFOLD**



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 South Launceston,  
 Tasmania. 7249  
 ABN: 88 939 511 326

ACCREDITATION COMPLIANCE NUMBER = CC - 282 Z	
LOCAL COUNCIL : NORTHERN MIDLANDS COUNCIL	
 NATURALENERGYDESIGNS energy inspired designs	DESIGNER <b>M.L. Butters</b>
	DRAWN <b>M. L. Butters</b>
	CHECKED <b>M.L. Butters</b>
	DRAWING DATE <b>28-04-2021</b>
SCALE	DATE <b>01-05-19</b>
TITLE <b>PROPOSED EXTENSION 15 RUSSELL ST, EVANDALE FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003</b>	JOB <b>NED 21-05</b>
REVISED <b>01</b>	

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**3D Views**

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**bda** BUILDING DESIGNERS AUSTRALIA

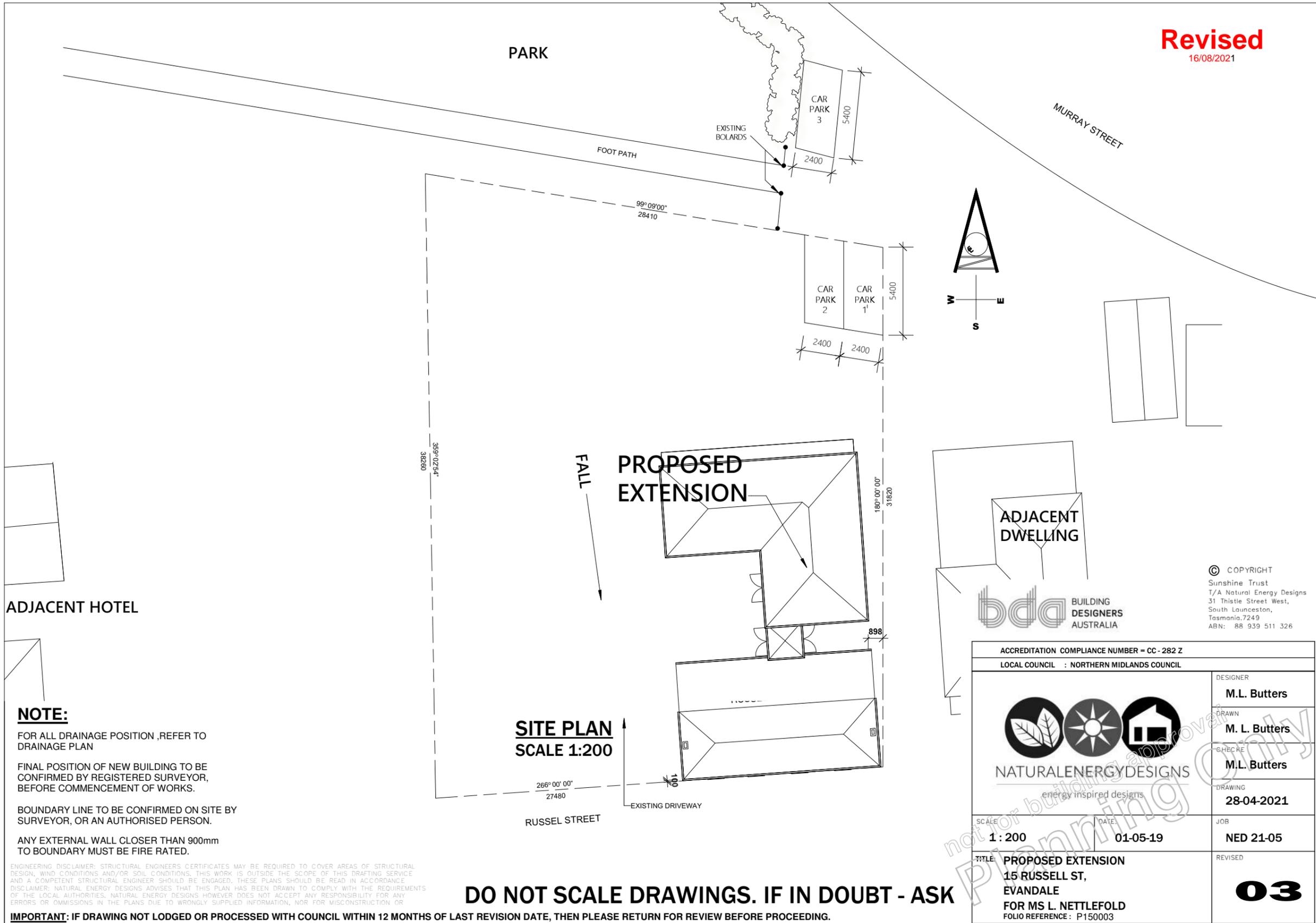
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	DRAWN <b>M. L. Butters</b>
	CHECKED <b>M.L. Butters</b>
	DRAWING <b>28-04-2021</b>
SCALE	DATE <b>01-05-19</b>
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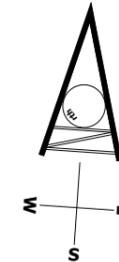
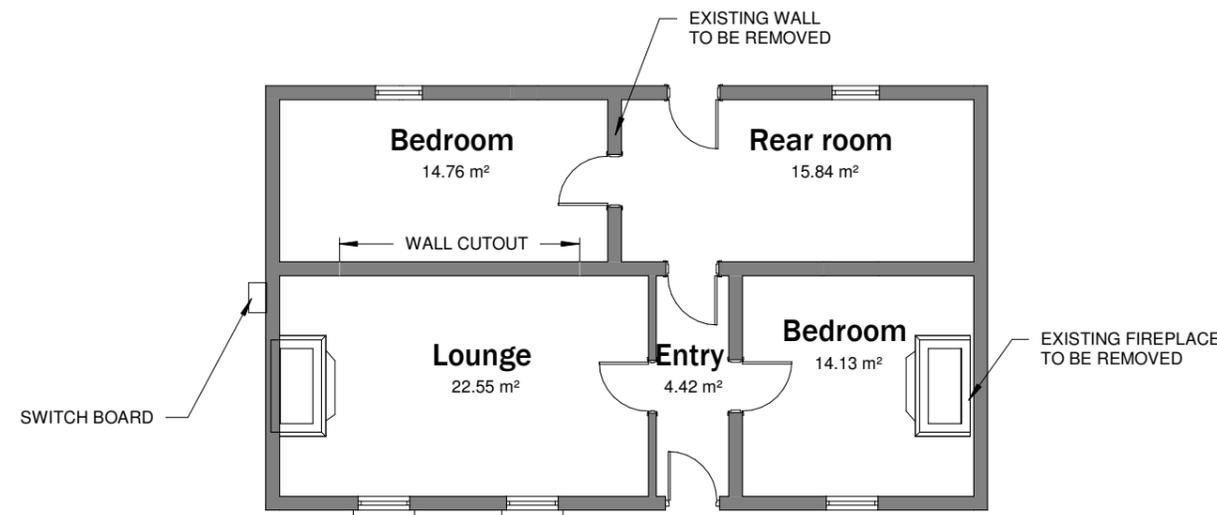
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**bda** BUILDING DESIGNERS AUSTRALIA

**EXISTING FLOOR PLAN**  
SCALE 1:100

Name	m <sup>2</sup>	sq
Existing Area	84.86	9.13

**NOTE:**

REMOVE EXISTING WINDOWS AND STORE AT OWNERS REQUEST.

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		DESIGNER	<b>M.L. Butters</b>
		DRAWN	<b>M. L. Butters</b>
		CHECKED	<b>M.L. Butters</b>
		DRAWING	<b>28-04-2021</b>
SCALE	DATE	JOB	
<b>1 : 100</b>	<b>01-05-19</b>	<b>NED 21-05</b>	
TITLE		REVISED	
<b>PROPOSED EXTENSION 15 RUSSELL ST, EVANDALE FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003</b>			<b>04</b>

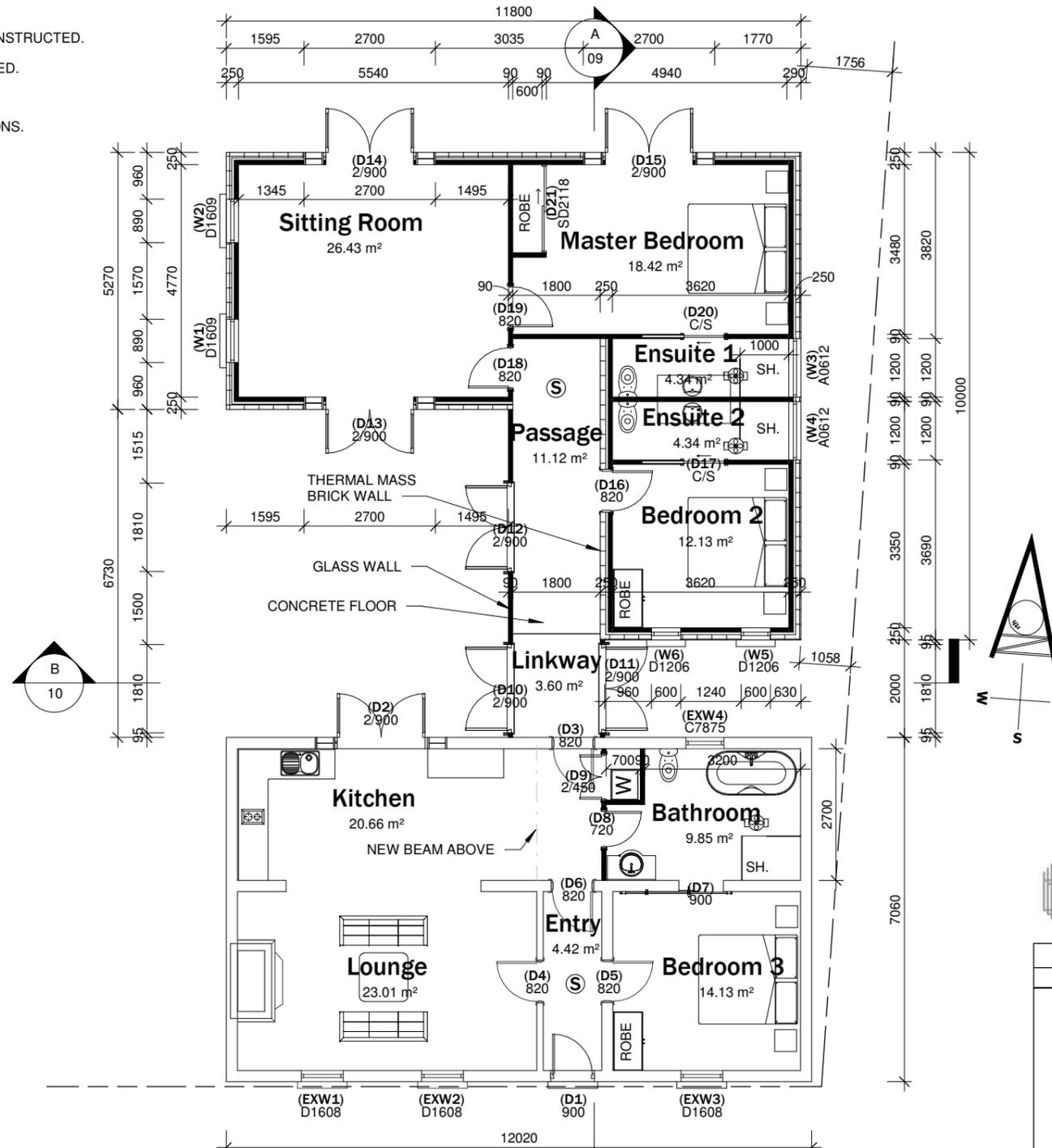
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**LEGEND:**

- = DENOTES NEW BRICK VENEER WALLS TO BE CONSTRUCTED.
- = DENOTES NEW STUD WALLS TO BE CONSTRUCTED.
- = DENOTES TASTICS ELECTRICAL FANS.
- = DENOTES WIRED IN SMOKE DETECTORS POSITIONS.

Revised

16/08/2021



**NOTE:**

**WINDOW SCHEDULE NOTE:**  
 S1815 = S: SLIDING, 18: 1800mm HIGH, 15:1510 WIDE.  
 A1509 = A: AWNING, 15: 1500mm HIGH, 09:910 WIDE.  
 D = DOUBLE HUNG, F = FIXED, C = CASEMENT.

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**PROPOSED FLOOR PLAN**

SCALE 1:100

TOTAL AREA	m <sup>2</sup>	sq
Proposed Ground Floor - Total	179.63	19.34

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 NATURALENERGYDESIGNS energy inspired designs	DESIGNER <b>M.L. Butters</b> DRAWN <b>M. L. Butters</b> CHECKED <b>M.L. Butters</b> DRAWING <b>28-04-2021</b>
SCALE <b>1 : 100</b>	DATE <b>01-05-19</b>
TITLE <b>PROPOSED EXTENSION</b> <b>15 RUSSELL ST,</b> <b>EVANDALE</b> FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003	
JOB <b>NED 21-05</b>	
REVISED <b>05</b>	

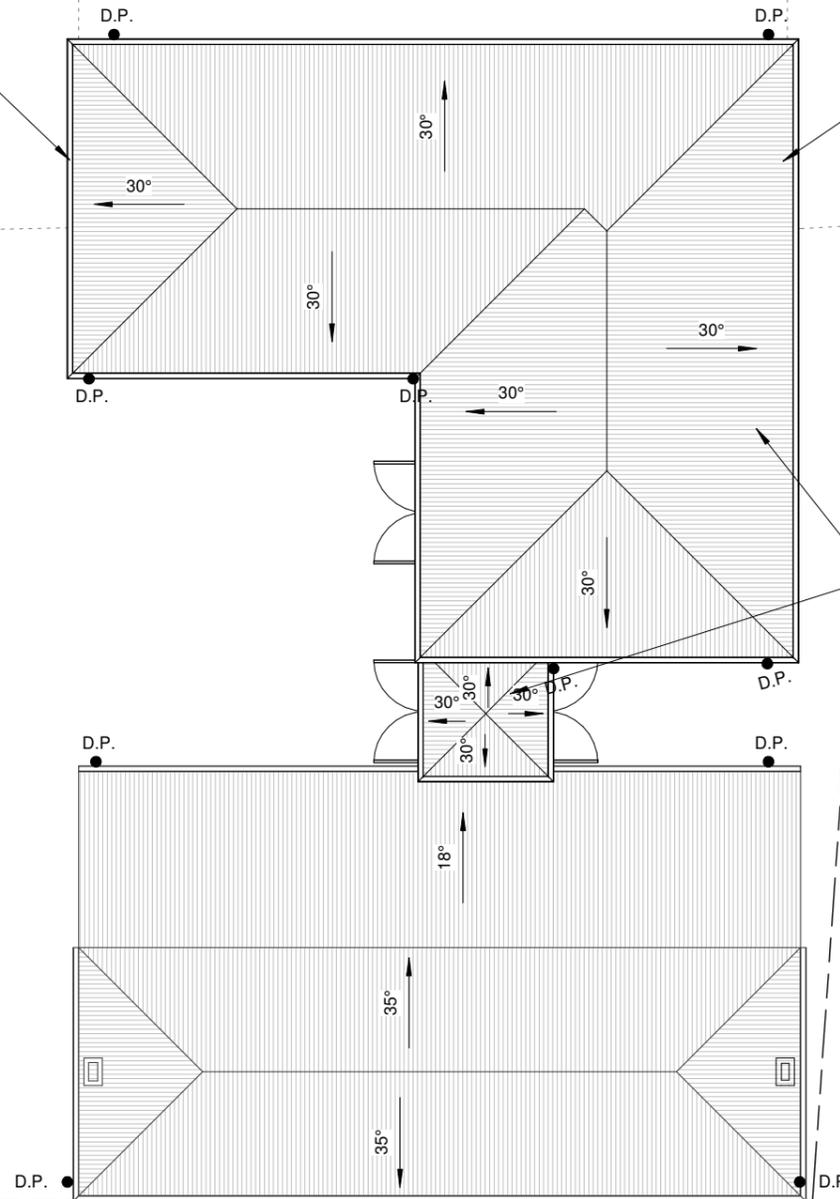
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**LEGEND:**

- D.P. ● = DENOTES DOWNPIPES
- SP. ● = DENOTES SPREADERS

COLORBOND OGEE GUTTERS, TIMBER FASCIA'S AND BARGES PAINTED IN LEXICON GREY. ROUND PVC SPREADERS, AND DOWNPIPES TO BE USED, TO MATCH EXISTING. COLOUR TO BE BERGER LEXICON GREY.



100 EAVE OVERHANG

COLORBOND CUSTOM-ORB ROOF CLADDING, TO MATCH EXISTING. COLOUR TO BE WOODLAND GREY.

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16/08/2021

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**NOTE:**

COLORBOND CLADDING FITTED TO ROOF AS PER AS1562 INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. 3.5.1.

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**PROPOSED ROOF PLAN**  
SCALE 1:100

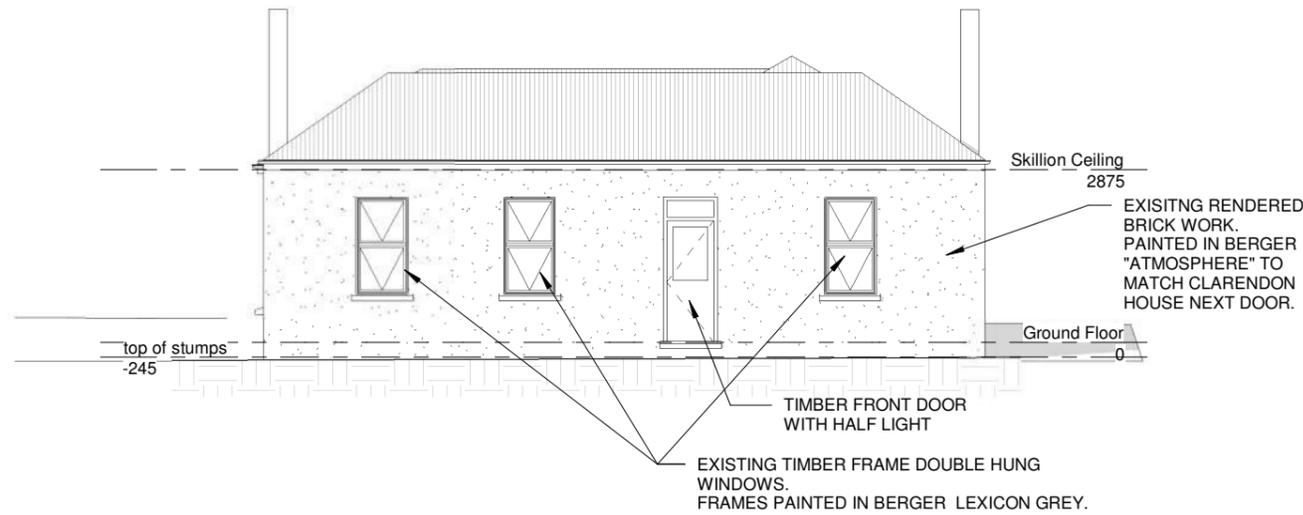
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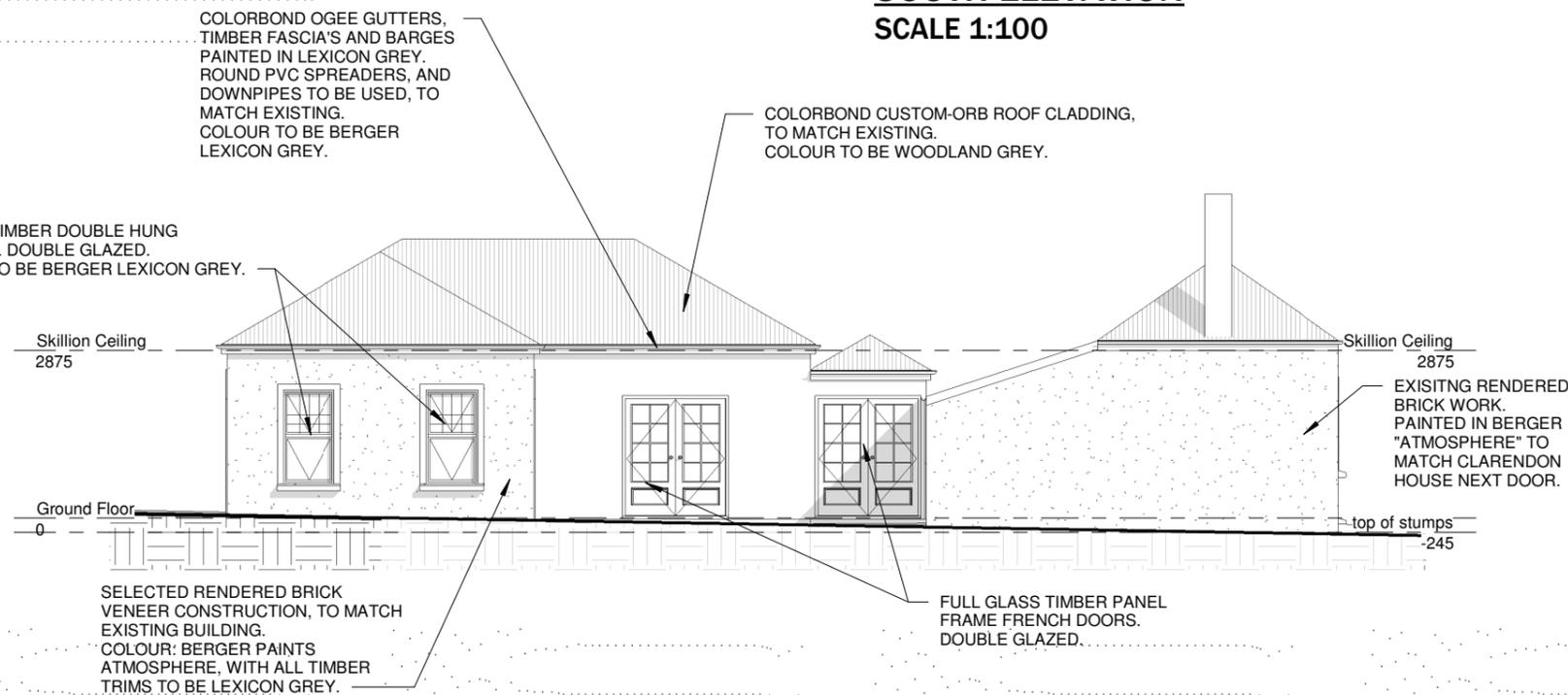
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	DRAWN <b>M. L. Butters</b>
	CHECKED <b>M.L. Butters</b>
	DRAWING <b>28-04-2021</b>
SCALE <b>1 : 100</b>	DATE <b>01-05-19</b>
JOB <b>NED 21-05</b>	
TITLE <b>PROPOSED EXTENSION 15 RUSSELL ST, EVANDALE FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003</b>	
REVISED <b>06</b>	

**Revised**  
16/08/2021



**SOUTH ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

**NOTE:**

COLORBOND CLADDING FITTED TO ROOF AS PER AS1562. INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. 3.5.1.  
LEVELS PROVIDED ARE FOR LATERAL ARCHITECTURES PURPOSES ONLY, AND ARE NOT TO BE USED AS CONSTRUCTION LEVELS. BUILDER MUST CONFIRM ALL LEVELS AND SLOPES OR BLOCK ON SITE BEFORE CONSTRUCTION.

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Tasmania 7249  
ABN: 88 939 511 326

ACCREDITATION COMPLIANCE NUMBER = CC - 282 Z		LOCAL COUNCIL : NORTHERN MIDLANDS COUNCIL	
<p>NATUREENERGYDESIGNS energy inspired designs</p>		DESIGNER	M.L. Butters
		DRAWN	M. L. Butters
SCALE 1 : 100		DATE 01-05-19	JOB NED 21-05
TITLE PROPOSED EXTENSION 15 RUSSELL ST, EVANDALE FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003		REVISION	<b>07</b>

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16/08/2021

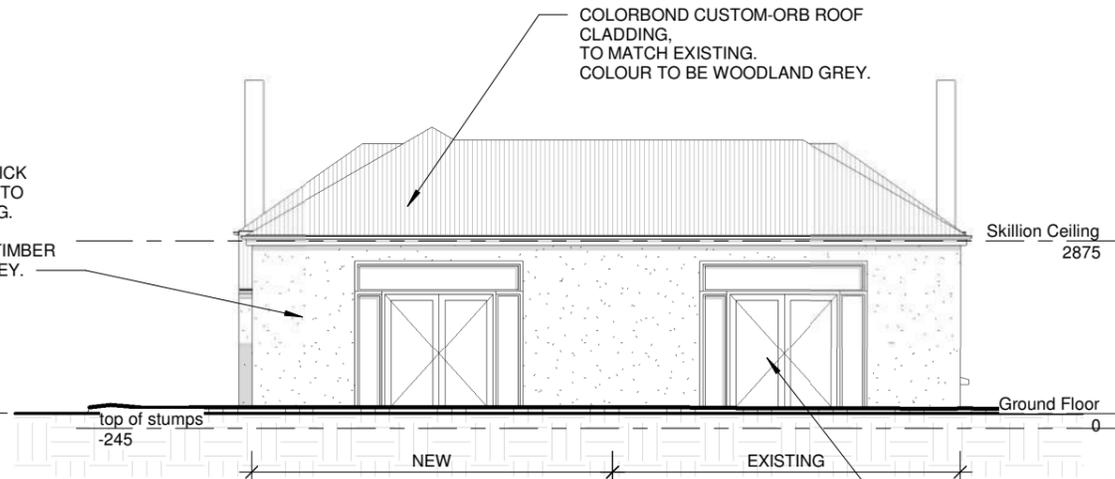
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COLORBOND CLADDING FITTED TO ROOF AS PER AS1562 INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. PART 3.5.1.

COLORBOND CUSTOM-ORB ROOF CLADDING, TO MATCH EXISTING. COLOUR TO BE WOODLAND GREY.

SELECTED RENDERED BRICK VENEER CONSTRUCTION, TO MATCH EXISTING BUILDING. COLOUR: BERGER PAINTS ATMOSPHERE, WITH ALL TIMBER TRIMS TO BE LEXICON GREY.

NATURAL GROUND LINE



FULL GLASS TIMBER PANEL PAINTED FRAME FRENCH DOORS. DOUBLE GLAZED. COLOUR TO BE BERGER LEXICON GREY.

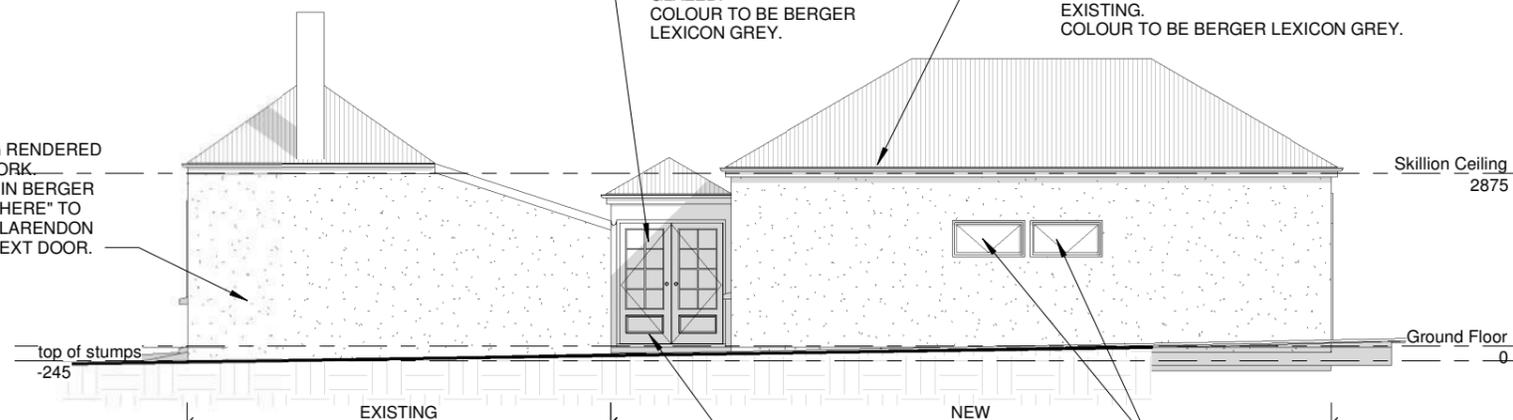
**NORTH ELEVATION**  
SCALE 1:100

EXISTING RENDERED BRICK WORK, PAINTED IN BERGER "ATMOSPHERE" TO MATCH CLARENDON HOUSE NEXT DOOR.

PAINTED TIMBER DOUBLE HUNG WINDOWS. DOUBLE GLAZED. COLOUR TO BE BERGER LEXICON GREY.

COLORBOND OGEE GUTTERS, TIMBER FASCIA'S AND BARGES PAINTED IN LEXICON GREY. ROUND PVC SPREADERS, AND DOWNPIPES TO BE USED, TO MATCH EXISTING. COLOUR TO BE BERGER LEXICON GREY.

top of stumps -245



HARDIES PAINTED SCYON AXON CEMENT SHEET CLADDING. COLOUR TO BE SELECTED.

PAINTED TIMBER DOUBLE HUNG WINDOWS. COLOUR TO BE BERGER LEXICON GREY.

**EAST ELEVATION**  
SCALE 1:100

**NOTE:**

COLORBOND CLADDING FITTED TO ROOF AS PER AS1562 INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. 3.5.1.  
LEVELS PROVIDED ARE FOR LATERAL ARCHITECTURES PURPOSES ONLY, AND ARE NOT TO BE USED AS CONSTRUCTION LEVELS.  
BUILDER MUST CONFIRM ALL LEVELS AND SLOPES OR BLOCK ON SITE BEFORE CONSTRUCTION.

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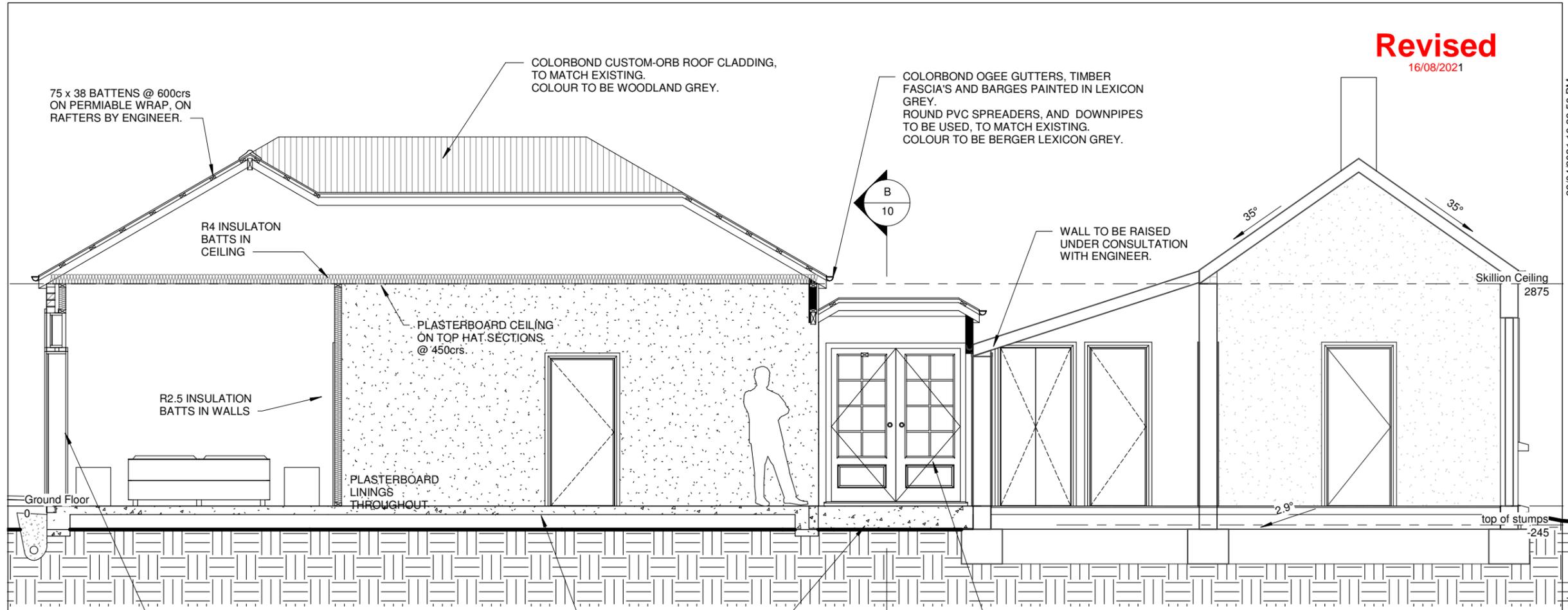


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	DRAWN <b>M. L. Butters</b>
CHECKED <b>M.L. Butters</b>	DRAWING <b>28-04-2021</b>
SCALE <b>1 : 100</b>	DATE <b>01-05-19</b>
TITLE <b>PROPOSED EXTENSION 15 RUSSELL ST, EVANDALE FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003</b>	JOB <b>NED 21-05</b>
REVISED <b>08</b>	

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**Revised**  
16/08/2021



75 x 38 BATTENS @ 600crs ON PERMIABLE WRAP, ON RAFTERS BY ENGINEER.

COLORBOND CUSTOM-ORB ROOF CLADDING, TO MATCH EXISTING. COLOUR TO BE WOODLAND GREY.

COLORBOND OGEE GUTTERS, TIMBER FASCIA'S AND BARGES PAINTED IN LEXICON GREY. ROUND PVC SPREADERS, AND DOWNPIPES TO BE USED, TO MATCH EXISTING. COLOUR TO BE BERGER LEXICON GREY.

R4 INSULATION BATTES IN CEILING

WALL TO BE RAISED UNDER CONSULTATION WITH ENGINEER.

PLASTERBOARD CEILING ON TOP HAT SECTIONS @ 450crs.

R2.5 INSULATION BATTES IN WALLS

PLASTERBOARD LININGS THROUGHOUT

Skillion Ceiling 2875

Ground Floor

top of stumps -245

SELECTED RENDERED BRICK VENEER CONSTRUCTION, TO MATCH EXISTING BUILDING. COLOUR: BERGER PAINTS ATMOSPHERE, WITH ALL TIMBER TRIMS TO BE LEXICON GREY.

SLAB BY ENGINEER

TIMBER 4 PANEL DOORS

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**NOTE:**

- COLORBOND CLADDING FITTED TO ROOF AS PER AS1562 INSTALLATION OF ROOF AND WALL CLADDING AND N.C.C. 3.5.1.

- WATER RESISTANT PLASTERBOARD OR HARDIES VILLABOARD TO BE USED IN ALL WET AREAS. FLOOR TO BE TREATED WITH APPROPRIATE WATERPROOFING PRODUCTS TO ENSURE COMPLIANCE WITH N.C.C. PART 3.8.1 AND AUSTRALIAN STANDARD AS 3740.

- "PRYDA" METAL VENTS (230 x 75) TO BE USED ALL AROUND SUB-FLOOR. MAXIMUM SPACING 1048mm, 600mm FROM EACH END, TO COMPLY WITH N.C.C. CLAUSE 3.4.1.

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**SECTION A**  
**SCALE 1:50**

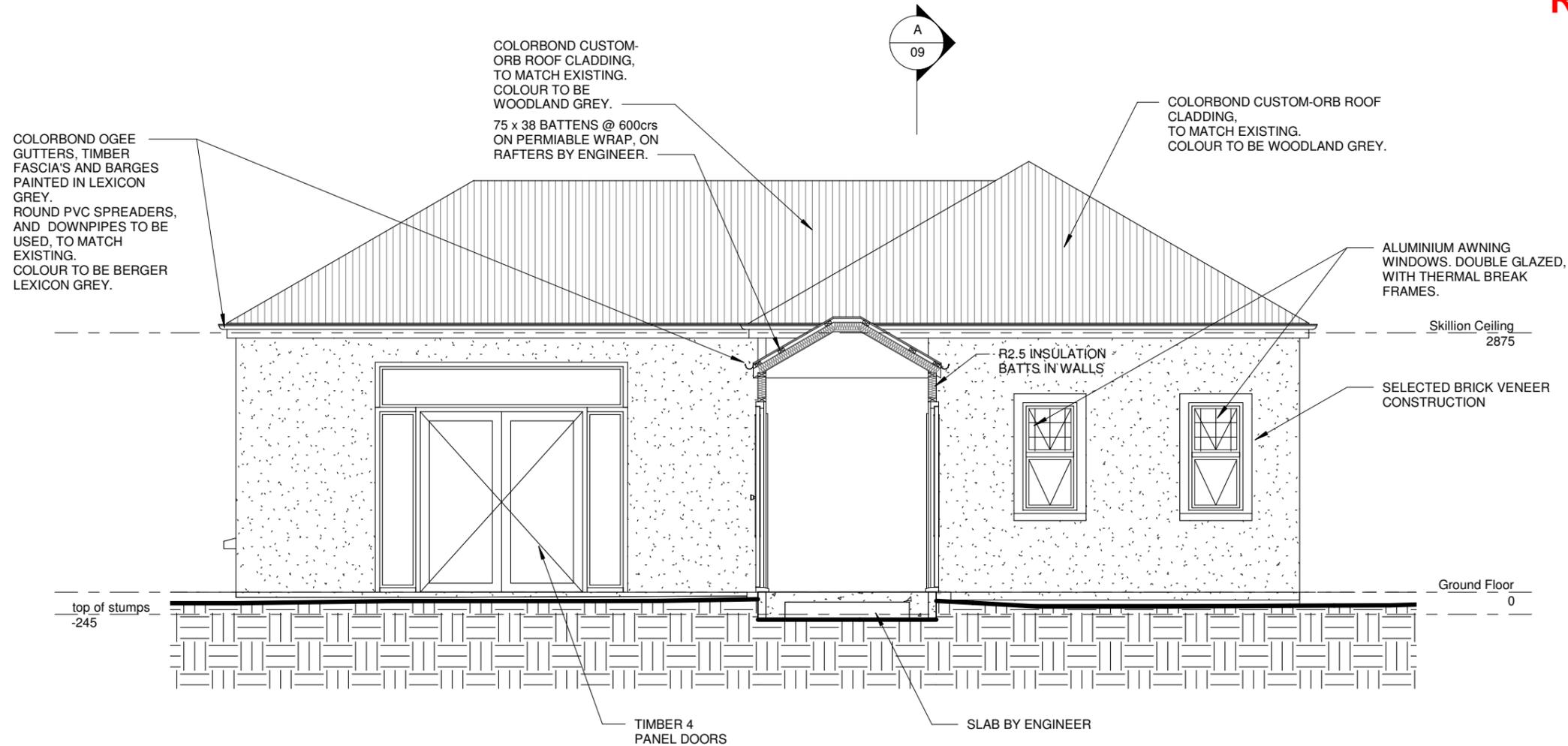
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	DRAWING <b>28-04-2021</b>
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REVISED <b>09</b>	

**Revised**  
16/08/2021



**SECTION B**  
**SCALE 1:50**

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**bda** BUILDING DESIGNERS AUSTRALIA

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REVISED <b>10</b>	

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### Door Schedule

Mark	Type	Level	Orientation	Height	Width	Thickness	Finish	Frame Material	Comments
D1	900	Ground Floor	S	2100	900	50	PAINTED	TIMBER	
D2	2/900	Ground Floor	N	2000	1800	50	PAINTED	TIMBER	DOUBLE GLAZED
D3	820	Ground Floor	N	1900	820	40	VANISHED	TIMBER	
D4	820	Ground Floor		2040	820	40	VANISHED	TIMBER	
D5	820	Ground Floor		2040	820	40	VANISHED	TIMBER	
D6	820	Ground Floor		2040	820	40	VANISHED	TIMBER	
D7	820	Ground Floor		2040	820	40	VANISHED	TIMBER	
D7	900	Ground Floor		2134	914	51	VANISHED	TIMBER	
D8	720	Ground Floor		2040	720	40	VANISHED	TIMBER	
D9	2/450	Ground Floor		2040	450	40	VANISHED	TIMBER	L'DRY CUPBOARD
D10	2/900	Ground Floor	W	2110	1810	44	PAINTED	TIMBER	DOUBLE GLAZED
D11	2/900	Ground Floor	E	2110	1810	44	PAINTED	TIMBER	DOUBLE GLAZED
D12	2/900	Ground Floor	W	2110	1810	44	PAINTED	TIMBER	DOUBLE GLAZED
D13	2/900	Ground Floor	S	2000	1800	50	PAINTED	TIMBER	DOUBLE GLAZED
D14	2/900	Ground Floor	N	2000	1800	50	PAINTED	TIMBER	DOUBLE GLAZED
D15	2/900	Ground Floor	N	2000	1800	50	PAINTED	TIMBER	DOUBLE GLAZED
D16	820	Ground Floor		1900	820	40	VANISHED	TIMBER	
D17	C/S	Ground Floor		2040	820	40	VANISHED	TIMBER	
D18	820	Ground Floor		1900	820	40	VANISHED	TIMBER	
D19	820	Ground Floor		1900	820	40	VANISHED	TIMBER	
D20	C/S	Ground Floor		2040	820	40	VANISHED	TIMBER	
D21	SD2118	Ground Floor		2100	1800	40	VANISHED	TIMBER	

Ground Floor: 22  
Grand total: 22

### NATURAL LIGHT AND VENTILATION

**PART 3.8.4 LIGHT** Minimum 10% of the floor area of a habitable room required (natural light)

**PART 3.8.5 VENTILATION** Minimum 5% of the floor area of a habitable room required (An exhaust fan may be used for a sanitary compartment ,laundry or bathroom provided contaminated air discharges directly to the outside of the building by ways of ducts.

Name	Area	Window Number	Light Required	Light Achieved	Ventilation Required	Ventilation Achieved
Bathroom	9.85 m <sup>2</sup>	EXW4	0.99	0.59 m <sup>2</sup>	0.49	0.29
Bedroom 3	14.13 m <sup>2</sup>	EXW3	1.41	1.28 m <sup>2</sup>	0.71	0.64
Entry	4.42 m <sup>2</sup>	D1	0.44	0.64 m <sup>2</sup>	0.22	0.32
Lounge	23.01 m <sup>2</sup>	EXW1, EXW2	2.30	2.56 m <sup>2</sup>	1.15	1.28
Kitchen	20.66 m <sup>2</sup>	D2, D3	2.07	6.15 m <sup>2</sup>	1.03	3.08
Master Bedroom	18.42 m <sup>2</sup>	D15	1.84	5.70 m <sup>2</sup>	0.92	2.85
Ensuite 1	4.34 m <sup>2</sup>	W3,	0.43	0.72 m <sup>2</sup>	0.22	0.36
Linkway	3.60 m <sup>2</sup>	D10, D11	0.36	3.78 m <sup>2</sup>	0.18	1.89
Bedroom 2	12.13 m <sup>2</sup>	W5, W6	1.21	1.44 m <sup>2</sup>	0.61	0.72
Ensuite 2	4.34 m <sup>2</sup>	W4	0.43	0.72 m <sup>2</sup>	0.22	0.36
Sitting Room	26.43 m <sup>2</sup>	W1, W2, D13, D14	2.64	14.22 m <sup>2</sup>	1.32	7.11
Passage	11.12 m <sup>2</sup>	D12	1.11	3.78 m <sup>2</sup>	0.56	1.89

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### Window Schedule

Mark	Type	Orientation	Height	Width	Area	Head Height	Sill Height	Material	Glazing	Remarks
EXW1	D1608	S	1610	860	1.38 m <sup>2</sup>	2380	770	TIMBER	SINGLE	
EXW2	D1608	S	1610	860	1.38 m <sup>2</sup>	2380	770	TIMBER	SINGLE	
EXW3	D1608	S	1610	860	1.38 m <sup>2</sup>	2380	770	TIMBER	SINGLE	
EXW4	C7875	N	750	780	0.59 m <sup>2</sup>	1955	1205	TIMBER	SINGLE	
W1	D1609	W	1600	890	1.42 m <sup>2</sup>	2200	600	TIMBER	DOUBLE	DOUBLE GLAZED
W2	D1609	W	1600	890	1.42 m <sup>2</sup>	2200	600	TIMBER	DOUBLE	DOUBLE GLAZED
W3	A0612	E	600	1200	0.72 m <sup>2</sup>	2100	1500	TIMBER	DOUBLE	DOUBLE GLAZED
W4	A0612	E	600	1200	0.72 m <sup>2</sup>	2100	1500	TIMBER	DOUBLE	DOUBLE GLAZED
W5	D1206	S	1200	600	0.72 m <sup>2</sup>	2100	900	TIMBER	DOUBLE	DOUBLE GLAZED
W6	D1206	S	1200	600	0.72 m <sup>2</sup>	2100	900	TIMBER	DOUBLE	DOUBLE GLAZED

**Revised**  
16/08/2021

**PROTECTION OF OPENABLE WINDOWS.**

All Openings must be provided with protection in accordance to NCC3.9.2.5 if the floor below the window in a bedroom is 2m or more about the surface beneath or a opening is lower than 1.7m above the floor.

All Openings must be adequately flashed using materials that comply with AS2904.

All Glazed window & door Assemblies in external walls to comply with as2047. All other glass to comply with as1288

Wet area glazing ,Shower Screens Glazing to be selected by owner. Glass Shower Screens to comply with BCA 3.6.4 and AS1288

S1815 = S: SLIDING, 18: 1800mm HIGH, 15:1510 WIDE.

A1509 = A: AWNING, 15: 1500mm HIGH, 09:910 WIDE.

D = DOUBLE HUNG, F = FIXED, C = CASEMENT.

Refer Glazing U value and Solar Heat Gain Coefficient to Glazing Calculation



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**LEGEND:**



WET AREAS SHOWN HATCHED. REFER TO P.02 CONSTRUCTION NOTES FOR WATERPROOFING INFORMATION.

**WATER SUPPLY**

- TAP x
- STOPVALVE x
- METER x

**DRAINAGE**

1. W.C. -- 100mm
2. SINK -- 50mm
3. V. BASIN -- 40mm
4. BATH -- 40mm
5. SHOWER -- 50mm
6. TROUGH -- 50mm
7. WASH. MACH.
  - I.O. INSPECTION OPENING
  - D.P. DOWN PIPE
  - F.W. FLOOR WASTE
  - E.V. EDUCT VENT
  - O.R.G. OVERFLOW RELIEF GULLY
  - G.V. GROUND VENT
  - D.P. DOWN PIPES
  - H.W.C. HOT WATER CYLINDER

ALL DRAINS TO BE 100MM PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH MINIMUM DEPTH OF 500mm ALL TO AS3500 PLUMBING & DRAINAGE

**NOTE:**

ALL DRAINAGE TO COMPLY WITH THE LATEST PLUMBING CODES AND THE LATEST N.C.C. PLUS ALL COUNCIL REQUIREMENTS. THIS DRAINAGE PLAN IS PURELY DIAGRAMMATIC, AND MAYBE ALTERED IF SITE CONDITIONS REQUIRE.

CONFIRM ON SITE THE CORRECT LOCATION OF EXISTING SEWER AND STORMWATER PIPES, PRIOR TO SETOUT OF DRAINAGE WORK.

CHECK CONDITION OF ALL EXISTING SEWER AND STORMWATER PIPES. REPLACING ANY THAT ARE NOT SATISFACTORY, BEFORE CONNECTING NEW PIPES INTO EXISTING. ALL DRAINAGE TO COMPLY TO COUNCIL REQUIREMENTS. PLACE A SLOTTED SUB-SOIL DRAIN BEHIND GROUND FLOOR WALL, WHERE NECESSARY, CONNECT TO EXISTING STORM WATER PIPE.

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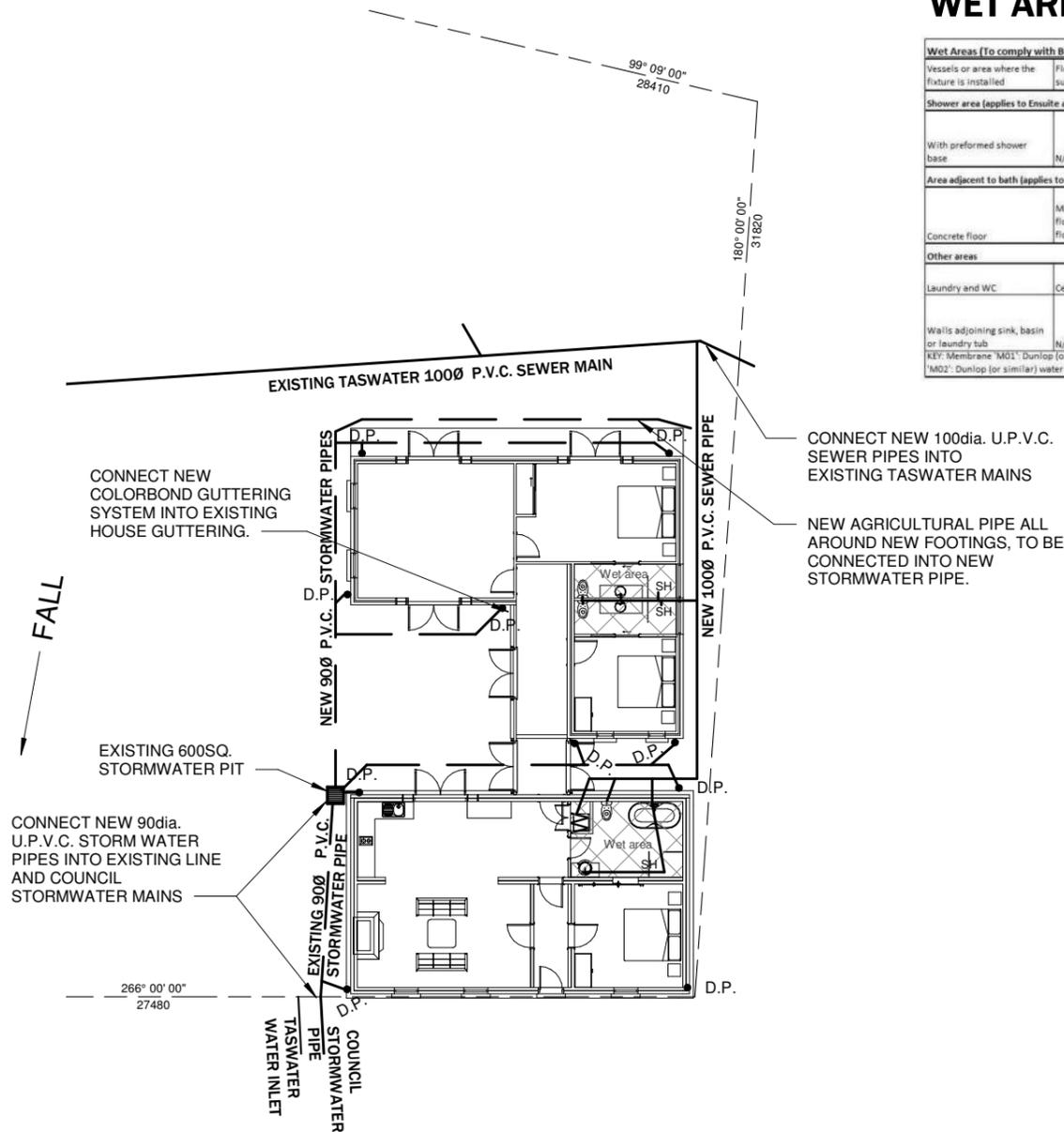
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**WET AREA COMPLIANCE TABLE**

Wet Areas (To comply with BCA 3.8.1.2 and AS 3740)					
Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
<b>Shower area (applies to Ensuite and Bathroom)</b>					
With preformed shower base	N/A	Ceramic tiles to shower walls 1800mm above finished floor level of the shower.	Membrane 'M01'	Membrane 'M01'	Waterproof tap and spout penetrations in vertical surfaces with 'Waterbar' tap penetration flange and silicone.
<b>Area adjacent to bath (applies to Bathroom)</b>					
Concrete floor	Membrane 'M01' to entire floor of room. Ceramic floor tiles.	a) 150mm min. high ceramic tile splashback to perimeter of bath b) Ceramic tile upstand from floor level to underside lip of bath.	White silicone to junctions within 150mm above bath (3 x walls).	Ceramic tile upstand to extent of bath.	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.
<b>Other areas</b>					
Laundry and WC	Ceramic floor tiles.	N/A	N/A	Membrane 'M02' + Ceramic tile skirting	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.
Walls adjoining sink, basin or laundry tub	N/A	150mm min. high ceramic tiled N/A splashback for extent of vessel, where the vessel is within 75mm of a wall.	Waterproof wall junction where vessel is fixed to a wall with silicone.	N/A	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.

KEY: Membrane 'M01': Dunlop (or similar) shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone and membrane to manufacturer's recommendations. Membrane 'M02': Dunlop (or similar) water based acrylic polyurethane membrane applied by either brush or roller in a consistent thickness to manufacturer's recommendations.

Revised  
16/08/2021



**DRAINAGE PLAN**  
SCALE 1:200

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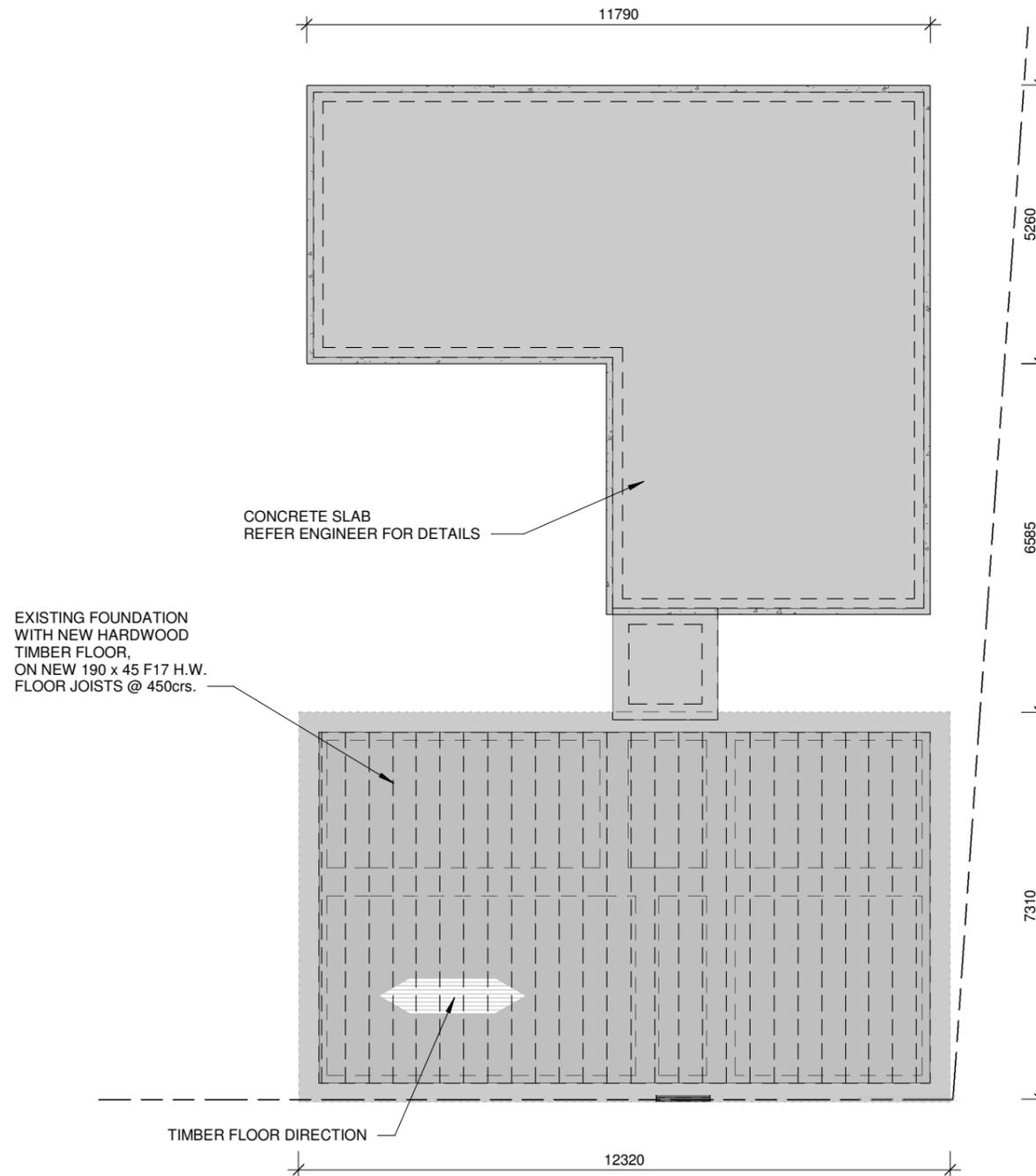


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**SLAB SETOUT & FRAMING PLAN**  
SCALE 1:100

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31 Thistle Street West,  
South Launceston,  
Tasmania. 7249  
ABN: 88 939 511 326

ACCREDITATION COMPLIANCE NUMBER = CC - 282 Z	
LOCAL COUNCIL : NORTHERN MIDLANDS COUNCIL	
 <b>NATUREENERGYDESIGNS</b> energy inspired designs	DESIGNER <b>M.L. Butters</b>
	DRAWN <b>M. L. Butters</b>
	CHECKED <b>M.L. Butters</b>
SCALE As indicated	DATE 01-05-19
TITLE <b>PROPOSED EXTENSION</b> 15 RUSSELL ST, EVANDALE FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003	JOB NED 21-05
REVISED <b>13</b>	

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28/04/2021 10:39:59 PM

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**LEGEND:**

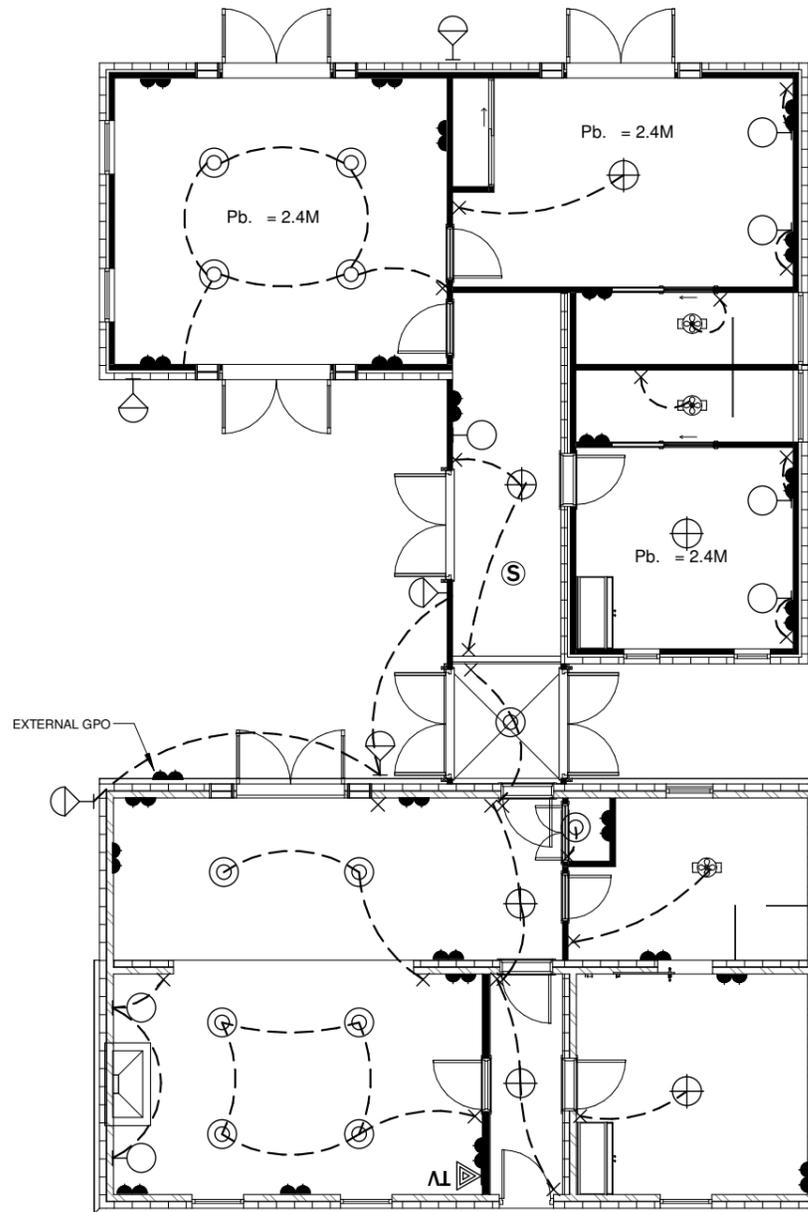
- = DENOTES NEW BRICK VENEER WALLS TO BE CONSTRUCTED.
- = DENOTES NEW STUD WALLS TO BE CONSTRUCTED.

- Pb. = 10mm PLASTERBOARD CEILING AT HEIGHTS SHOWN. INSTALL RONDO OR EQUAL SUSPENSION SYSTEM. PAINT FINISH.
- Pbr. = 10mm PLASTERBOARD RAKING CEILING TO UNDERSIDE OF ROOF STRUCTURE PAINT FINISH.
- Fc6r. = FLUSH JOINTED RAKING 6mm FIBRE CEMENT LINING. PAINT FINISH.
- H.P. = HIGH POINT OF RAKING CEILING.
- L.P. = LOW POINT OF RAKING CEILING.

**ELECTRICAL LEGEND:**

- = DENOTES TASTICS 4 LIGHT ELECTRICAL FANS.
- = DENOTES SMOKE DETECTORS POSITIONS.
- = DENOTES EXHAUST ELECTRICAL FANS.
- = DENOTES SWITCH
- = DENOTES DOUBLE G.P.O.
- = DENOTES 40 WATT FLUORESCENT
- = DENOTES CEILING MOUNTED OR PENDENT LIGHT
- = DENOTES DOWN LIGHT
- = DENOTES INCANDESCENT WALL LIGHT
- = DENOTES EXTERIOR WALL SENSOR LIGHT
- = DENOTES TELEPHONE POINT
- = DENOTES TELEVISION AND NBN DATA POINTS

**NOTE:**  
 Dimmer switches to be installed on lights in bedrooms, living and dining areas.  
 External lights must be controlled by a daylight sensor (as shown), or have an average light source efficacy of not less than 40 lumens/W.  
 All bathroom fans to be fitted with backdraught dampers / shutters.  
 See attached Lighting Calculator (A4 document) for Energy Efficiency compliance.



**REFLECTIVE CEILING & ELECTRICAL PLAN**  
**SCALE 1:100**

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**Revised**  
 16/08/2021



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	DRAWN <b>M. L. Butters</b>
	CHECKED <b>M.L. Butters</b>
SCALE <b>1 : 100</b>	DATE <b>01-05-19</b>
TITLE <b>PROPOSED EXTENSION 15 RUSSELL ST, EVANDALE FOR MS L. NETTELFOLD FOLIO REFERENCE : P150003</b>	JOB <b>NED 21-05</b>
REVISED <b>14</b>	

**EXTERNAL GLAZING - N.C.C V2 3.12.2**

1. Enter building name and description below - identifying the particular part(s) covered by this assessment.

15 Russell Street, Evandale Climate Zone 7 Constants C<sub>g</sub> 5.466 C<sub>g,0.0</sub> 0.189

118m<sup>2</sup> Wall Insulation Option Chosen for 3.12.1.4 No wall insulation concession used

118m<sup>2</sup> Area of storey 44.4m<sup>2</sup> Area of glazing (38% of area of storey)

Number of rows for table below 17 (as currently displayed)

Glazing element	Orientation	Size			Performance	Shading P, H, PH or Device	Exposure Es	Size Area used (m <sup>2</sup> )	Conductance - PASSED		Solar heat gain - PASSED					
		Facing Sector	Height (m)	Width (m)					Area (m <sup>2</sup> )	U x area / Winter Access	Element Share of % of Allowance Used	SHGC x Area	Element Share of % of Allowance Used			
1 ExW1	S	1.60	0.85	3.30	0.56		0.64	1.36	0.16	3%	95%	0.5	2%	97%		
2 ExW2	S	1.60	0.85	3.30	0.56		0.64	1.36	0.16	3%	95%	0.5	2%	97%		
3 ExW3	S	1.60	0.85	3.30	0.56		0.64	1.36	0.16	3%	95%	0.5	2%	97%		
4 ExW4	N	0.78	0.75	3.30	0.56	2.00	2.10	0.48	0.37	0.50	0.07	1%	95%	0.1	1%	97%
5 D2	N	2.10	2.70	3.30	0.56		0.96	5.67	0.66	13%	95%	3.0	14%	97%		
6 W1	W	1.60	0.90	3.30	0.56		1.19	1.44	0.17	3%	95%	1.0	4%	97%		
7 W2	W	1.60	0.90	3.30	0.56		1.19	1.44	0.17	3%	95%	1.0	4%	97%		
8 W3	E	0.60	1.20	3.30	0.56		1.21	0.72	0.08	2%	95%	0.5	2%	97%		
9 W4	E	0.60	1.20	3.30	0.56		1.21	0.72	0.08	2%	95%	0.5	2%	97%		
10 W5	S	1.20	0.60	3.30	0.56	2.00	2.10	0.48	0.36	0.72	0.08	2%	95%	0.1	1%	97%
11 W6	S	1.20	0.60	3.30	0.56	2.00	2.10	0.48	0.36	0.72	0.08	2%	95%	0.1	1%	97%
12 D10	W	2.10	1.80	3.30	0.56		1.19	3.78	0.44	9%	95%	2.5	12%	97%		
13 D11	E	2.10	1.80	3.30	0.56	3.00	2.10	1.43	0.38	3.78	0.44	9%	95%	0.8	3%	97%
14 D12	W	2.10	1.80	3.30	0.56		1.19	3.78	0.44	9%	95%	2.5	12%	97%		
15 D13	S	2.10	2.70	3.30	0.56		0.64	5.67	0.66	13%	95%	3.0	14%	97%		
16 D14	N	2.10	2.70	3.30	0.56		0.96	5.67	0.66	13%	95%	3.0	14%	97%		
17 D15	N	2.10	2.70	3.30	0.56		0.96	5.67	0.66	13%	95%	3.0	14%	97%		

NEW DOUBLE GLAZING IN EXISTING WINDOWS ExW1, ExW2, ExW3 & ExW4.

ALL WINDOWS TO HAVE THERMAL BROKEN FRAMES.

**LIGHTING CALCULATION**

**Revised**  
16/08/2021

Building name/description: 15 Russell Street, Evandale Classification: Class 1

Number of rows preferred in table below: 12 (as currently displayed)

Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor	Dimming % Area	Dimming % of Full Power	Design Lumen Depreciation Factor	Lamp or Illumination Power Density	System Allowance	System Share of % of Aggregate Allowance Used
1 MasterBed	Bedroom	18.4 m <sup>2</sup>	80 W	Class 1 building	Manual dimming system	80%			5.8 W/m <sup>2</sup>	3.3 W/m <sup>2</sup>	3% of 100%
2 Ensuite 1	Bathroom	4.3 m <sup>2</sup>	75 W	Class 1 building					5.0 W/m <sup>2</sup>	17.3 W/m <sup>2</sup>	18% of 100%
3 Ensuite 2	Bathroom	4.3 m <sup>2</sup>	75 W	Class 1 building					5.0 W/m <sup>2</sup>	17.3 W/m <sup>2</sup>	18% of 100%
4 Sitting Room	Living room	28.4 m <sup>2</sup>	100 W	Class 1 building	Manual dimming system	80%			5.9 W/m <sup>2</sup>	3.8 W/m <sup>2</sup>	4% of 100%
5 Bedroom 2	Bedroom	12.1 m <sup>2</sup>	80 W	Class 1 building					5.0 W/m <sup>2</sup>	4.9 W/m <sup>2</sup>	5% of 100%
6 Lounge	Living room	23.0 m <sup>2</sup>	100 W	Class 1 building	Manual dimming system	80%			5.9 W/m <sup>2</sup>	4.3 W/m <sup>2</sup>	4% of 100%
7 Linkway	Corridor	3.6 m <sup>2</sup>	50 W	Class 1 building					5.0 W/m <sup>2</sup>	13.9 W/m <sup>2</sup>	14% of 100%
8 Passage	Corridor	11.1 m <sup>2</sup>	50 W	Class 1 building					5.0 W/m <sup>2</sup>	4.5 W/m <sup>2</sup>	5% of 100%
9 Entry	Corridor	4.4 m <sup>2</sup>	50 W	Class 1 building					5.0 W/m <sup>2</sup>	11.3 W/m <sup>2</sup>	12% of 100%
10 Bathroom	Bathroom	9.9 m <sup>2</sup>	75 W	Class 1 building					5.0 W/m <sup>2</sup>	7.6 W/m <sup>2</sup>	8% of 100%
11 Kitchen	Kitchen	20.7 m <sup>2</sup>	75 W	Class 1 building					5.0 W/m <sup>2</sup>	3.6 W/m <sup>2</sup>	4% of 100%
12 Bedroom 3	Bedroom	14.1 m <sup>2</sup>	80 W	Class 1 building					5.0 W/m <sup>2</sup>	4.2 W/m <sup>2</sup>	4% of 100%

152.5 m<sup>2</sup> 830 W Class 1 building Allowance Average 5.4 W/m<sup>2</sup> 5.4 W/m<sup>2</sup>

if inputs are valid ✓

**BUILDING FABRIC THERMAL EFFICIENCY SPECIFICATION - N.C.C V2 3.12.1 CLIMATE ZONE 7**

Insulation MUST abut or overlap adjoining insulation other than at supporting members such as columns, studs, noggings, joists, furring channels and the like where the insulation must butt against the member AND MUST form a continuous barrier with ceilings, walls, bulkheads, floors.

	MINIMUM R - VALUE REQUIRED	DOWN LIGHT ADJUSTMENT FACTOR	TOTAL R - VALUE OF BUILDING MATERIALS	TYPE OF INSULATION MATERIAL TO BE ADDED	R - VALUE ADDED INSULATION	TOTAL R - VALUE
<b>ROOF CONSTRUCTION</b>						
LIGHT GREY COLORBOND ON TIMBER RAFTERS	4.6	0	0.36	ROCKWOOL BULK INSULATION	4.5	4.86
<b>WALL CONSTRUCTION</b>						
BRICK VENEER CONSTRUCTION TIMBER STUDS	2.8		0.56	ROCKWOOL BULK INSULATION	2.5	3.06
<b>FLOOR CONSTRUCTION</b>						
NEW: CONCRETE SLAB, REQUIRES NONE EX.- TIMBER FLOOR ON TIMBER JOISTS	2.75		0.3	ROCKWOOL BULK INSULATION	2.5	2.8

**Type of Sarking and Wall Wrap - HARDIES "HARDIE WRAP" OR EQUIVALENT**

- Sarking**  
Vapour permeable roof sarking installed as per manufacturer's instructions.
- Wall Wrap**  
Vapour permeable wall wrap installed as per manufacturer's instructions.

**ENERGY EFFICIENCY NOTES**  
N.C.C. Part 3.12.3 – Building Sealing

- Roof lights (3.12.3.2)**  
Roof lights must be sealed when serving a habitable room using an imperforate ceiling diffuser installed at the ceiling or internal lining level
- External windows and doors (3.12.3.3)**  
A seal to restrict air infiltration must be fitted to each edge of an external door, operable window and other such opening when serving a habitable room.
- Exhaust fans (3.12.3.4)**  
An exhaust fan must be fitted with a sealing device such as a self-closing damper, filter or the like when serving a habitable room.

- N.C.C. Part 3.12.5 – Services**  
**Central heating water piping (3.12.5.2)**  
The heated water system must be designed and installed with PartB2 of NCC Volume Three - Plumbing Code of Australia.  
Thermal insulation for heated water piping and heating duct work must :  
a) be protected against the effects of weather and sunlight; and  
b) be able to withstand the temperatures within the piping or ductwork; and  
c) use thermal insulation material in accordance with AS/NZS 4859.1

- Heated water piping that is not within a conditioned space must be thermally insulated as follows in accordance to NCC Table 3.12.5.1:  
1. Internal piping must have a minimum R-Value 0.2  
2. Piping located within a ventilated wall space, an enclosed building sub-floor or a roof space must have a minimum R-Value 0.45  
3. Piping located outside the building or in an unenclosed building sub-floor or roof space must have a minimum R-Value 0.6

- Artificial Lighting (3.12.5.5)**  
The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of 5 W/m<sup>2</sup> internally and 4 W/m<sup>2</sup> on verandas or balconies.  
Outdoor lighting must comply with N.C.C 3.12.5.5.E

**bda BUILDING DESIGNERS AUSTRALIA**

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LOCAL COUNCIL : NORTHERN MIDLANDS COUNCIL

**NATURALENERGYDESIGNS**  
energy inspired designs

DESIGNER: **M.L. Butters**  
DRAWN: **M. L. Butters**  
CHECKED: **M.L. Butters**  
DRAWING: **28-04-2021**  
SCALE: DATE: **01-05-19**  
JOB: **NED 21-05**  
TITLE: **PROPOSED EXTENSION 15 RUSSELL ST, EVANDALE FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003**  
REVISED: **15**

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**CONSTRUCTION NOTES:**

**SITE**

Sitework to be prepared in accordance with engineers or surveyors report if applicable.

**Protection of persons and property**

Temporary works: Provide and maintain required barricades, guards, fencing, shoring, temporary roadways, footpaths, signs, lighting, watching and traffic flagging.

Accessways and services: Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services.

Property: Do not interfere with or damage property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.

**Rectification**

Accessways and services: Rectify immediately any obstruction or damage to roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Provide temporary services whilst repairs are carried out.

Property: Rectify immediately any interference or damage to property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.

**Existing services**

General: Attend to existing services as follows:  
 - If the service is to be continued, repair, divert or relocate. Submit proposals.  
 - If the service crosses the line of a required trench, or will lose support when the trench is excavated, provide permanent support for the existing service. Submit proposals.  
 - If the service is to be abandoned, remove redundant parts and make safe.  
 Proposals: Submit proposals for action to be taken with respect to existing services before starting this work. Minimise the number and duration of interruptions.  
 - Purpose of submission: For review.

**Adjoining property**

Notice: At least 10 working days before commencing work, submit to owners and occupants of adjoining property written notice of intention to commence work and an outline description of the type and extent of work.

**Safety**

Accidents: Promptly notify the contract administrator of the occurrence of the following:  
 - Accidents involving death or personal injury.  
 - Accidents involving loss of time.  
 - Incidents with accident potential such as equipment failure, slides and cave-ins.  
 Accident reports: Submit reports of accidents.  
 - Purpose of submission: Information only.

**Prevention of Falls:**

-where a person is exposed to the hazard of falling from a structure during construction or while cleaning or maintenance work is carried out, the builder shall provide:  
 - A work system designed to prevent such falls;  
 - Where a safety anchorage points are used they must be positioned on the structure so that a lifeline or safety harness may be attached before proceeding to a point where it is possible to fall;  
 - Anchorage points for the attachment of safety harness must comply with AS2626;  
 - The anchorage points and associated structure shall be capable of withstanding a force of at least 15kN (1500kg);  
 - The builder shall inform the owner prior to occupancy of the building that a fall arrest system is constructed and must be used in accordance with AS2626 when exposed to the hazard of falling from the building or structure.

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**Site Management**

**control and protection:**

**Erosion control**  
 General: Plan and carry out the work so as to avoid erosion, contamination, and sedimentation of the site, surrounding areas, and drainage systems.

**Water quality**  
 Wash out: Make sure that wash out does not enter waterways or stormwater drains.  
 Cross connection: Make sure that there are no cross connections between the stormwater and the public sewerage system.

**Dewatering**  
 General: Keep earthworks free of water. Provide and maintain slopes, crowns and drains on excavations and embankments to make sure free drainage. Place construction, including fill, masonry, concrete and services, on ground from which free water has been removed. Prevent water flow over freshly laid work.

**Earthworks:** To AS 3798.  
 Ground surface to be sloped away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur  
 General: Conform to the recommendations of those parts of AS 3798

**Concrete Pavement**  
 Specification and supply: To AS 1379.  
 Materials and construction: To AS 3600.  
 Guide to residential pavements: To AS 3727.

**Segmental Pavers**  
 Concrete and Clay segmental pavers: To AS/NZS 4455.2.  
 Requirement: Minimum thickness:  
 - Foot and bicycle traffic: 40 mm.  
 - Light domestic traffic occasionally up to 3 tonne gross: 50 mm.

**Concrete**  
 Formwork design and construction, formed surfaces: To AS 3610 and AS 3610.1.  
 Plywood formwork: To AS 6669.  
 Profiled steel sheeting including shear connectors: To AS 2327.1.  
 Specification and supply of concrete: To AS 1379.  
 Concrete -materials and construction: To AS 3600.  
 Residential ground slabs and footings: To AS 2870.

**Timber**  
**Moisture content**  
 General: Make milled products from timbers seasoned:  
 - To within 3% of the equilibrium moisture content appropriate to the timber and its intended conditions of use.

**Durability**  
 General: Provide timbers with natural durability appropriate to the conditions of use or preservative-treated timbers of equivalent durability.  
 Natural durability class of heartwood: To AS 5604.  
 Preservative treatment: To the AS 1604 series.

**TIMBER FRAME:**  
 -Basic timber framing to comply with the current AS 1684 (residential timber framed construction simplified.  
 - non cyclonic areas) and the N.C.C and local council requirements.  
 For construction exceed the scope of AS1684 refer to engineer's drawing.

**Wet Area**  
**Ventilation**  
 -All wet area rooms, such as W.C, bathrooms and laundries which do not contain permanent ventilated windows, must be installed with a fixed wired in exhaust fans to comply with N.C.C. 3.8.5 for ventilation

**Lining**  
 -Water resistant plasterboard or hardies villaboard to be used in all wet areas. Floor to be treated with appropriate waterproofing products to ensure compliance with N.C.C. part 3.8.1 and AS3740.

**Manufacturers' or Suppliers' Recommendations**

General: Provide and select, if no selection is given, transport, deliver, store, handle, protect, finish, adjust and prepare for use the manufactured items in accordance with the current written recommendations and instructions of the manufacturer or supplier.  
 Proprietary items/systems/assemblies: Assemble, install or fix to substrate in accordance with the current written recommendations and instructions of the manufacturer or supplier.

**Fixing**

**General**  
 Suitability: If equipment is not suitable for fixing to non-structural building elements, fix directly to structure and trim around penetrations in non-structural elements.

**Fasteners**  
 Sufficiency: Use proprietary fasteners capable of transmitting the loads imposed, and sufficient for the rigidity of the assembly.

**Sheet metal cladding**  
 Standard: To AS 1562.1.  
 Prepainted and organic film/metal laminate products: To AS/NZS 2728.

**Hardboard planks**  
 Wet-processed fibreboard (including hardboard):  
 - Standard: To AS/NZS 1859.4.  
 Plank cladding: Proprietary system of hardboard planks:  
 - Plank thickness: 9.5 mm.  
 - Joints and edges: UPVC extrusions.  
 - External corners: Preformed metal joining pieces.  
 - Internal corners: Scribe.

**Fibre cement planks**  
 Standard: To AS/NZS 2908.2.  
 Plank cladding: Provide a proprietary system of single faced fibre cement building planks:  
 - Plank thickness: 7.5 mm.  
 - Joints and edges: UPVC extrusion.  
 - Corners: Preformed metal joining pieces.

**Timber weatherboards**  
 Hardwood: To AS 2796.1.  
 Grade to AS 2796.2

**Flashings**  
 General: Provide flashings as follows:  
 - Floors: Full width of outer leaf immediately above slab, continuous across cavity and up the inner face bedded in mortar, turned 30 mm into the inner leaf 2 courses above for brick and 1 course for block. If the slab supports the outer skin and is not rebated, bed the flashing in a suitable sealant.  
 - Under sills: 30 mm into the outer leaf bed joint 1 course below the sill, extending up across the cavity and under the sill in the inner leaf or the frame. Extend at least 150 mm beyond the reveals on each side of the opening.  
 - Over lintels to openings: Full width of outer leaf immediately above the lintel, continuous across cavity, turned 30 mm into the inner leaf 2 courses above for brick and 1 course for block or turned up against the frame and fastened to it. Extend at least 150 mm beyond the ends of the lintels.  
 - At abutments with structural frames or supports: Vertical flash in the cavity from 150 mm wide material, wedged and grouted into a groove in the frame opposite the cavity.  
 - At jambs: Vertically flash jamb extending 75 mm into the cavity, interleaved with the sill and head flashing at each end. Fix to jambs.  
 - At roof abutments with cavity walls: Cavity flash immediately above the roof and over-flash the roof apron flashing.

**Wall Ties**  
**Location**  
 Spacing: To AS 4773.2 clause 9.7 and clause 10.6.

**Installation**  
 Embedment: At least 50 mm into mortar ensuring that mortar cover is 15 mm minimum to the outside face of the mortar.

**Vapour Barrier**  
 Vapour barrier to slabs: To AS 2870 clause 5.3.3.  
 Minimum thickness: 0.2 mm.

**Brick and block construction**

Materials and construction: To AS 4773.1 and AS 4773.2.

**Weepholes**  
 Location: Provide weepholes to external leaves of cavity walls in the course immediately above flashings, and cavity fill, and at the bottoms of unfilled cavities.  
 Form: Open perpend.  
 Maximum spacing: 1200 mm.

**Control Joints**  
**General**  
 Location and spacing: Provide contraction joints, expansion joints and articulation joints to AS 4773.2 Section 7.

**Control joint filling**  
 Installation: Clean the joints thoroughly and insert an easily compressible backing material before sealing.  
 Sealant depth: Fill the joints with a gun-applied flexible sealant for a depth of at least two-thirds the joint width.  
 Sealant type: External: UV stable.

**Flexible masonry ties**  
 Requirement: Provide stabilising ties at control joints and abutting structural elements, including columns, beams and slab soffits.

**Wall chasing**  
**Holes and chases**  
 General: Make holes and chases required in masonry walls so that the structural integrity of the wall is maintained. Do not chase walls nominated as fire or acoustic rated.  
 Parallel chases or recesses on opposite faces of a wall: Not closer than 600 mm to each other.  
 Chasing of blockwork: Chase only core-filled hollow blocks or solid blocks not designated as structural and to the **Concrete blockwork chasing table**.  
 Concrete blockwork chasing table

Block thickness (mm)	Maximum depth of chase (mm)
190	35
140	25
90	20

**Damp-proof courses**  
 General: Provide damp-proof courses as follows:  
 - Timber floors: In the first course below the level of the underside of ground floor timbers in internal walls and inner leaves of cavity walls.  
 - Cavity walls built off slabs on ground: In the bottom course of the outer leaf, continuous horizontally across the cavity and up the inner face bedded in mortar, turned 30 mm into the inner leaf 1 course above.  
 - Masonry veneer construction: In the bottom course of the outer leaf, continuous horizontally across the cavity. Fastened to the inner frame 75 mm above floor level.  
 - Walls adjoining infill floor slabs on membranes: In the course above the underside of the slab in internal walls and inner leaves of cavity walls. Project 40 mm and dress down over the membrane turned up against the wall.  
 Height: Not less than:  
 - 150 mm above the adjacent finished ground level.  
 - 75 mm above the finished paved or concrete area.  
 - 50 mm above the finished paved or concreted area and protected from the direct effect of the weather.

**Installation**  
 General: Lay in long lengths. Lap the full width of angles and intersections and 150 mm at joints. Step as necessary, but not more than 2 courses per step for brickwork and 1 course per step for blockwork.  
 Sandwich damp-proof courses between mortar. Junctions: Preserve continuity of damp-proofing at junctions of damp-proof courses and waterproof membranes.

**Waterproofing – external and tanking**  
**Membrane materials**  
 Standard: To AS 4654.1.  
**Membrane design and installation**  
 Standard: To AS 4654.2.

**DO NOT SCALE DRAWINGS**

**-CHECK ALL DIMENSIONS AND VERIFY LEVELS, PRIOR TO SETOUT AND COMMENCEMENT OF ANY BUILDING WORK.**

- All dimensions in millimeters. Dimensions take preference top scale and are to structure not finish.  
 Walls shown as stud components without cladding.  
 -Any noted discrepancies on any drawing's pertaining to this project should be notified to the designer before any further works continue.

**STANDARDS**  
 -All construction to comply with the latest N.C.C. Building Code of Australia  
 -All drainage to comply with latest N.C.C. plumbing code of Australia, standards Australia and local council drainage and plumbing requirements.  
 -supply hardware and linked smoke detectors with battery backup, where required under N.C.C. 3.7.2.

**GENERAL NOTES:**  
 - All timber framing to comply with the current AS1684 (residential timber framed construction simplified – non cyclonic areas) and the N.C.C. and local council requirements.  
 -all wet area rooms, such as W.C, bathrooms and laundries which do not contain permanent ventilated windows, must be installed with a fixed wired in exhaust fans to comply with N.C.C. 3.8.5 for ventilation .

**WINDOW AND EAVE LINTELS:**  
 -Timber window heads not under roof point load:  
 190 X 45 F17 SPAN 3000  
 140 X 45 F17 SPAN 2200  
 -For lintels which support roof loads refer to engineer

**Window Schedule:**  
 Selection and installation: To AS 2047.  
 Glass type and thickness: To AS 1288, if no glass type or thickness is nominated.  
 S1815 = S: SLIDING, 18: 1800mm HIGH, 15:1510 WIDE.  
 A1509 = A: AWNING, 15: 1500mm HIGH, 09:910 WIDE.  
 D = DOUBLE HUNG, F = FIXED, C = CASEMENT.

**Floor Covering**  
 As Specified by owner unless noted on drawing.  
 Tiles to be laid on flexible adhesive.

**Fittings and Door Furniture**  
 As Specified by owner unless noted on drawing.

**ALL FOOTING DESIGNS AND DETAILS BY ENGINEER.**

**NOTE:**  
**ALL CONSTRUCTION TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE: BUILDING CODE OF AUSTRALIA AND PLUMBING CODE OF AUSTRALIA AS WELL AS ALL RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REQUIREMENTS.**

EAOE THE CLAUSES LISTED ABOVE REPRESENT ONLY A MINOR SECTION OF THE N.C.C. 2018 AS DEFINED BY THE AUSTRALIAN BUILDING CODES BOARD. THE DESIGNER HAS ONLY LISTED THOSE CLAUSES THAT MAY BE "DEEMED TO COMPLY" WITH THE DRAWINGS SUPPLIED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS/BUILDERS TO FULLY CHECK ALL SECTIONS OF THE N.C.C. 2018 AND ADOPT ACCORDINGLY. THE DESIGNER TAKES NO RESPONSIBILITY FOR ANY OMISSIONS/CLAUSES NOT LISTED.

**Revised**  
 16/08/2021

**ACCREDITATION COMPLIANCE NUMBER = CC - 282 Z**

**LOCAL COUNCIL : NORTHERN MIDLANDS COUNCIL**

**DESIGNER**  
**M.L. Butters**

**DRAWN**  
**M. L. Butters**

**CHECKED**  
**M.L. Butters**

**DRAWING**  
**28-04-2021**

**SCALE** **DATE**  
**01-05-19**

**JOB**  
**NED 21-05**

**TITLE**  
**PROPOSED EXTENSION**  
**15 RUSSELL ST,**  
**EVANDALE**  
**FOR MS L. NETTLEFOLD**  
**FOLIO REFERENCE : P150003**

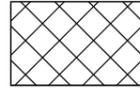
**REVISED**  
**16**

**Logo: bda BUILDING DESIGNERS AUSTRALIA**

**Logo: NATURALENERGYDESIGNS**  
 energy inspired designs

**Logo: Sunshine Trust**  
 T/A Natural Energy Designs  
 31 Thistle Street West,  
 South Launceston,  
 Tasmania, 7249  
 ABN: 88 939 511 326

**LEGEND:**



WET AREAS SHOWN HATCHED. REFER TO P.02 CONSTRUCTION NOTES FOR WATERPROOFING INFORMATION.

**WATER SUPPLY**

- TAP x
- STOPVALVE x
- METER x

**DRAINAGE**

1. W.C. -- 100mm
  2. SINK -- 50mm
  3. V. BASIN -- 40mm
  4. BATH -- 40mm
  5. SHOWER -- 50mm
  6. TROUGH -- 50mm
  7. WASH. MACH.
- I.O. INSPECTION OPENING
  - D.P. DOWN PIPE
  - F.W. FLOOR WASTE
  - E.V. EDUCT VENT
  - O.R.G. OVERFLOW RELIEF GULLY
  - G.V. GROUND VENT
  - D.P. DOWN PIPES
  - H.W.C. HOT WATER CYLINDER

ALL DRAINS TO BE 100MM PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH MINIMUM DEPTH OF 500mm ALL TO AS3500 PLUMBING & DRAINAGE

**NOTE:**

ALL DRAINAGE TO COMPLY WITH THE LATEST PLUMBING CODES AND THE LATEST N.C.C. PLUS ALL COUNCIL REQUIREMENTS. THIS DRAINAGE PLAN IS PURELY DIAGRAMMATIC, AND MAYBE ALTERED IF SITE CONDITIONS REQUIRE.

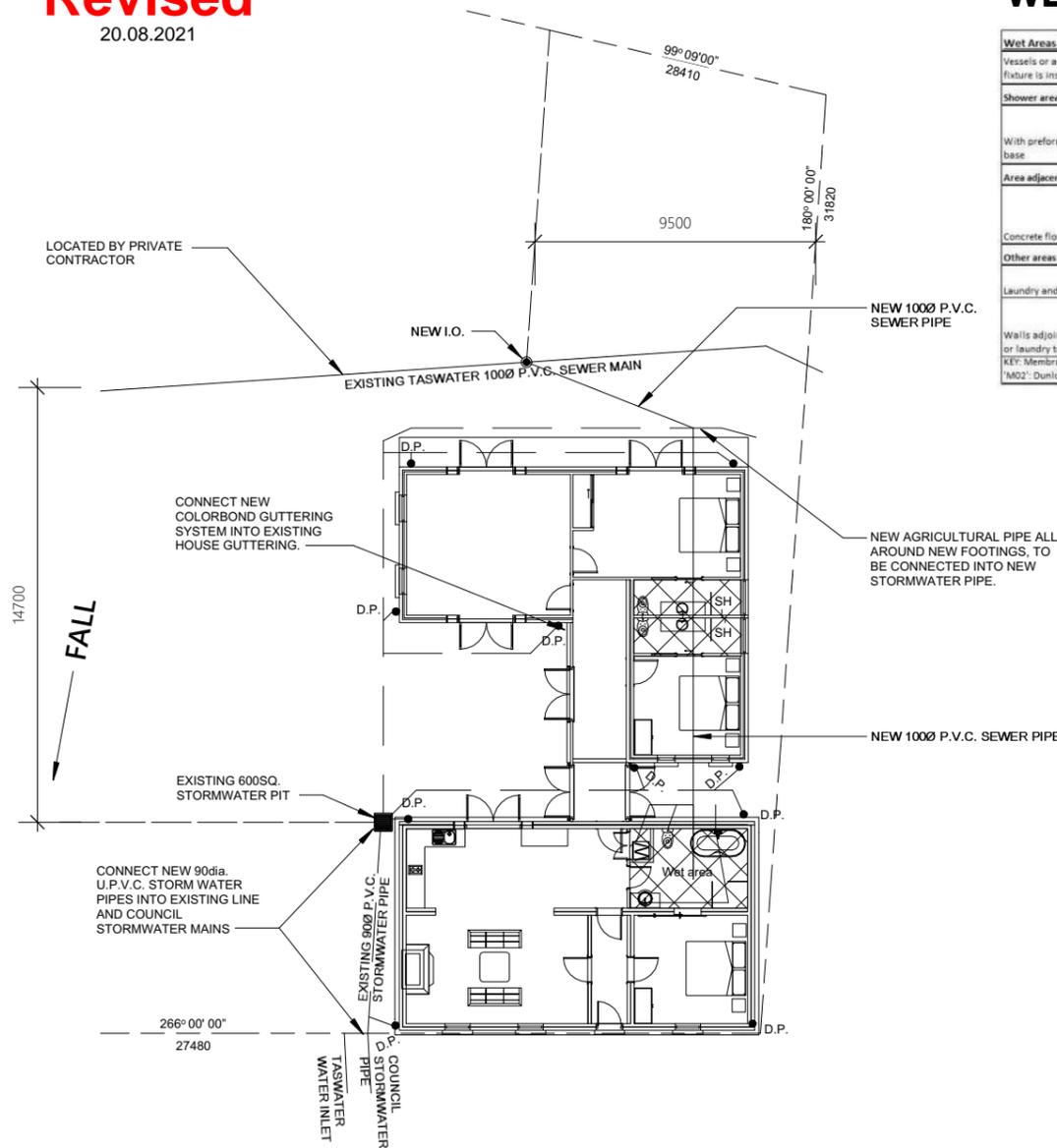
CONFIRM ON SITE THE CORRECT LOCATION OF EXISTING SEWER AND STORMWATER PIPES, PRIOR TO SETOUT OF DRAINAGE WORK.

CHECK CONDITION OF ALL EXISTING SEWER AND STORMWATER PIPES. REPLACING ANY THAT ARE NOT SATISFACTORY, BEFORE CONNECTING NEW PIPES INTO EXISTING. ALL DRAINAGE TO COMPLY TO COUNCIL REQUIREMENTS. PLACE A SLOTTED SUB-SOIL DRAIN BEHIND GROUND FLOOR WALL, WHERE NECESSARY, CONNECT TO EXISTING STORM WATER PIPE.

ENGINEERING DISCLAIMER: STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED TO COVER AREAS OF STRUCTURAL DESIGN, WIND CONDITIONS AND/OR SOIL CONDITIONS. THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAFTING SERVICE AND A COMPETENT STRUCTURAL ENGINEER SHOULD BE ENGAGED. THESE PLANS SHOULD BE READ IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. NATURAL ENERGY DESIGNS HOWEVER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION OR

**IMPORTANT:** IF DRAWING NOT LODGED OR PROCESSED WITH COUNCIL WITHIN 12 MONTHS OF LAST REVISION DATE, THEN PLEASE RETURN FOR REVIEW BEFORE PROCEEDING.

**Revised**  
20.08.2021



**DRAINAGE PLAN**  
SCALE 1:200

**DO NOT SCALE DRAWINGS. IF IN DOUBT - ASK**

**WET AREA COMPLIANCE TABLE**

Wet Areas (To comply with BCA 3.8.1.2 and AS 3740)					
Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
<b>Shower area (applies to Ensuite and Bathroom)</b>					
With preformed shower base	N/A	Ceramic tiles to shower walls 1800mm above finished floor level of the shower.	Membrane 'M01'	Membrane 'M01'	Waterproof tap and spout penetrations in vertical surfaces with 'Waterbar' tap penetration flange and silicone.
<b>Area adjacent to bath (applies to Bathroom)</b>					
Concrete floor	Membrane 'M01' to entire floor of room. Ceramic floor tiles.	a) 150mm min. high ceramic tile splashback to perimeter of bath b) Ceramic tile upstand from floor level to underside lip of bath.	White silicone to junctions within 150mm above bath (3 x walls).	Ceramic tile upstand to extent of bath.	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.
<b>Other areas</b>					
Laundry and WC	Ceramic floor tiles.	N/A	N/A	Membrane 'M02' + Ceramic tile skirting	
Walls adjoining sink, basin or laundry tub	N/A	150mm min. high ceramic tiled N/A splashback for extent of vessel, where the vessel is within 75mm of a wall.	Waterproof wall junction where vessel is fixed to a wall with silicone.	N/A	Waterproof tap and spout penetrations in horizontal surfaces with 'Waterbar' tap penetration flange and silicone.

KEY: Membrane 'M01': Dunlop (or similar) shower waterproofing kit complete with reinforcing mat, primer, neutral cure silicone and membrane to manufacturer's recommendations. Membrane 'M02': Dunlop (or similar) water based acrylic polyurethane membrane applied by either brush or roller in a consistent thickness to manufacturer's recommendations.



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T/A Natural Energy Designs  
31 Thistle Street West,  
South Launceston,  
Tasmania, 7249  
ABN: 88 939 511 326

ACCREDITATION COMPLIANCE NUMBER = CC - 282 Z	
LOCAL COUNCIL : NORTHERN MIDLANDS COUNCIL	
<p>NATURALENERGYDESIGNS energy inspired designs</p>	DESIGNER <b>M.L. Butters</b>
	DRAWN <b>M. L. Butters</b>
	CHECKED <b>M.L. Butters</b>
	DRAWING <b>18-08-2021</b>
SCALE <b>As indicated</b>	DATE <b>01-05-19</b>
TITLE <b>PROPOSED EXTENSION 15 RUSSELL ST, EVANDALE FOR MS L. NETTLEFOLD FOLIO REFERENCE : P150003</b>	JOB <b>NED 21-05</b>
REVISED <b>12</b>	

C:\Users\Michelle Butters\Documents\Revit Drgs\2021\Lydia Nettelfold 19-14\_21-05\Nettelfold 21-05.rvt

**REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0215 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 200200.01

**Date:** 25 August 2021

**Applicant:** Northern Midlands Council

**Proposal:** Proposed Cricket Nets, Landscaping incl. vegetation removal & Demolition of Existing Cricket Nets

(Vary Setback, Scenic Management Area, Heritage Precinct, Heritage Listed)

**Location:** Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale

W&I referral PLN-21-0215, Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale

No W&I comment

Planning admin: W&I fees paid.

*Jonathan Galbraith (Engineering Officer)*

*Date: 25/8/21*

NORTHERN MIDLANDS COUNCIL

**REPORT FROM:** HERITAGE ADVISER, DAVID DENMAN  
**DATE:** 25 August 2021  
**REF NO:** PLN-21-0215; 200200.01  
**SITE:** Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale  
**PROPOSAL:** Proposed Cricket Nets, Landscaping incl. vegetation removal &  
Demolition of Existing Cricket Nets  
(Vary Setback, Scenic Management Area, Heritage Precinct, Heritage Listed)  
**APPLICANT:** Northern Midlands Council  
**REASON FOR REFERRAL:** HERITAGE PRECINCT  
HERITAGE-LISTED PLACE  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: **No**

The proposed cricket nets are an integral part of the complex. They will be screened with new landscaping and therefore will have no adverse impact on the historic cultural heritage significance of the site.

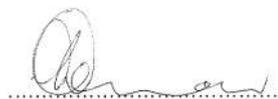
The removal of the old nets is acceptable as they have no historic heritage value.

I have no objection to the proposal.

*Email referral as word document to David Denman – [david@denman.studio](mailto:david@denman.studio)*

*Attach public exhibition documents*

*Subject line: Heritage referral PLN-21-0215 - Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale*



David Denman (Heritage Adviser)

Date: 31/08/2021

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

**E13.1 Purpose**

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

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

**E13.2 Application of the Code**

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

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

**E13.3 Use or Development Exempt from this Code**

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

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;*
- 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.*

Comment:

The subject site is within a *Heritage Precinct*.

The subject place is heritage listed.

**E13.5 USE STANDARDS**

**E13.5.1 Alternative Use of heritage buildings**

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> <li>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</li> <li>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; and</li> <li>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.</li> </ul>

Comment: N/a

### **E13.6 DEVELOPMENT STANDARDS**

#### **E13.6.1 Demolition**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> <li>a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</li> <li>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</li> <li>c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</li> <li>d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</li> </ul> <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

#### **E13.6.2 Subdivision and development density**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable	P1 Subdivision must:

solution.	<ul style="list-style-type: none"> <li>a) be consistent with and reflect the historic development pattern of the precinct or area; and</li> <li>b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</li> <li>c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</li> <li>d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</li> <li>e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>
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Comment: N/a

**E13.6.3 Site Cover**

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

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

Comment: Satisfies the performance criteria.

**E13.6.4 Height and Bulk of Buildings**

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

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

Comment: N/a

**E13.6.5 Fences**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>New fences must:</i> a) <i>be designed to be complementary to the architectural style of the dominant buildings on the site or</i> b) <i>be consistent with the dominant fencing style in the heritage precinct; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

**E13.6.6 Roof Form and Materials**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>Roof form and materials for new buildings and structures must:</i> a) <i>be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and</i> b) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

**E13.6.7 Wall materials**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>Wall material for new buildings and structures must:</i> a) <i>be complementary to wall materials of the dominant buildings on the site or in the precinct; and</i> b) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

**E13.6.8 Siting of Buildings and Structures**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>The front setback for new buildings or structure must:</i> a) <i>be consistent with the setback of surrounding buildings; and</i> b) <i>be set at a distance that does not detract from the historic heritage significance of the place; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

**E13.6.9 Outbuildings and Structures**

<i>Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Outbuildings and structures must be:</i> a) <i>set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</i> b) <i>in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>New outbuildings and structures must be designed and located;</i> a) <i>to be subservient to the primary buildings on the site; and</i> b) <i>to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

**E13.6.10 Access Strips and Parking**

<i>Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Car parking areas for non-residential purposes must be:</i> a) <i>located behind the primary buildings on the site; or</i> b) <i>in accordance with the acceptable</i>	P1 <i>Car parking areas for non-residential purposes must not:</i> a) <i>result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the</i>

development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	b) setting of a building or its historic heritage significance; and detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: N/a

#### **E13.6.11 Places of Archaeological Significance**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 For works impacting on places listed in Table E13.3: a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and b) details of survey, sampling and recording techniques technique be provided; and c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.

Comment: N/a

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 The removal of vegetation must not: a) unreasonably impact on the historic cultural significance of the place; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

#### **E13.6.13 Signage**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater	P1 New signs must be of a size and location to ensure that: a) period details, windows, doors and other architectural details are not covered or removed; and b) heritage fabric is not removed or destroyed through attaching signage; 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; and

than 0.2m <sup>2</sup> .	d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
--------------------------	---

Comment: N/a

**E13.6.14 Maintenance and Repair**

<p><b>Objective</b> To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the <a href="#">historic cultural heritage significance</a> of local heritage places and precincts.</p>
<p><b>Acceptable Solution</b> New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</p>

Comment: N/a

**Table E13.1: Local Heritage Precincts**

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

<p><b>Existing Character Statement - Description and Significance</b></p> <p><b>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</b> The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p> <p><b>ROSS HERITAGE PRECINCT CHARACTER STATEMENT</b> The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who</p>
--

live in or visit the village.

**PERTH HERITAGE PRECINCT CHARACTER STATEMENT**

*The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.*

**LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT**

*The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT**

*The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**Management Objectives**

*To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.*

*To ensure developments within street reservations in the towns and villages having Heritage*

*Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

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

**Assessment against F2.0 (Heritage Precincts Specific Area Plan)**

**F2.1 Purpose of Specific Area Plan**

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

**F2.2 Application of Specific Area Plan**

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

F2.2.2 *The following development is exempt from this Specific Area Plan:*

- a) *works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;*
- c) *maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- d) *repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- e) *the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, 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*
- f) *the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

**F2.3 Definitions**

F2.3.1 *Streetscape*

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

F2.3.2 *Heritage-Listed Building*

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

**F2.4 Requirements for Design Statement**

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

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

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

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



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: PLN-21-0215  
THC WORKS REF: #6668  
REGISTERED PLACE NO: #10649  
FILE NO: 10-82-62 THC  
APPLICANT: Northern Midlands Council  
DATE THC RECEIVED: 19 August 2021  
DATE OF THIS NOTICE: 24 August 2021

## NOTICE OF (NO) INTEREST

*(Historic Cultural Heritage Act 1995)*

The Place: Evandale Launceston Water Scheme (prev. part 4 of 28).  
Morven Park, 1-3 Barclay Street, Evandale.  
Proposed Works: New cricket nets, associated landscaping and demolition of existing  
cricket nets.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application:

- The new cricket nets and landscaping will transect the Morven Tunnel alignment though have no impact on the defined locations of the ELWS shafts or tunnel entrance.
- The vertical depth of the brick-lined shaft, at 'Shaft #6 & Tunnel' is described as approximately 22.25m below ground level. 'Shaft #2' is recorded to terminate at 24.07 below ground level.
- The excavation of concrete slabs and pad footings for the new cricket nets will have no appreciable impact on the tunnel infrastructure, and therefore exempt from requiring heritage approval in accordance with the Tasmanian Heritage Council's Development Guidelines – Evandale-Launceston Water Scheme, Version 3: 5 May 2011 (p3).

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to read "Chris Bonner".

Chris Bonner  
**Regional Heritage Advisor – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

GENERAL MANAGER  
NORTHERN MIDLANDS COUNCIL  
PO BOX 156 LONGFORD  
7301 TASMANIA

Please find enclosed a representation re PLN -21-0181

Regards

Michael Sullivan  
29 Murray Street Evandale

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 30 AUG 2021					
	I	A		I	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

## Re planning application PLN-21-0181

Concerns about car parking associated with this application

- Safety concerns for pedestrians entering and exiting Buffalo Park ...  
photo A1, A2
- Safety concerns re vehicle entry and exit to/from 13-15 Russell St, onto/from Murray Street/Rodgers Lane corner.  
Photo A1 ,A3
- Loss of parking space for users of public parkland ie Buffalo Park
- Currently there is no adequately defined separation between vehicle and pedestrian traffic areas  
Photo A4

This application has highlighted other issues related to parking and road usage in Murray Street

- Parking is currently compromised by a numbers of vehicles being permanently parked in Murray street by non residents. Photo B1, B2, B3.
- Condition of area, road/footpath currently being used semi permanent car park Photo B4

A1.

A1



A2.

A2



A3

A3



A4

A4



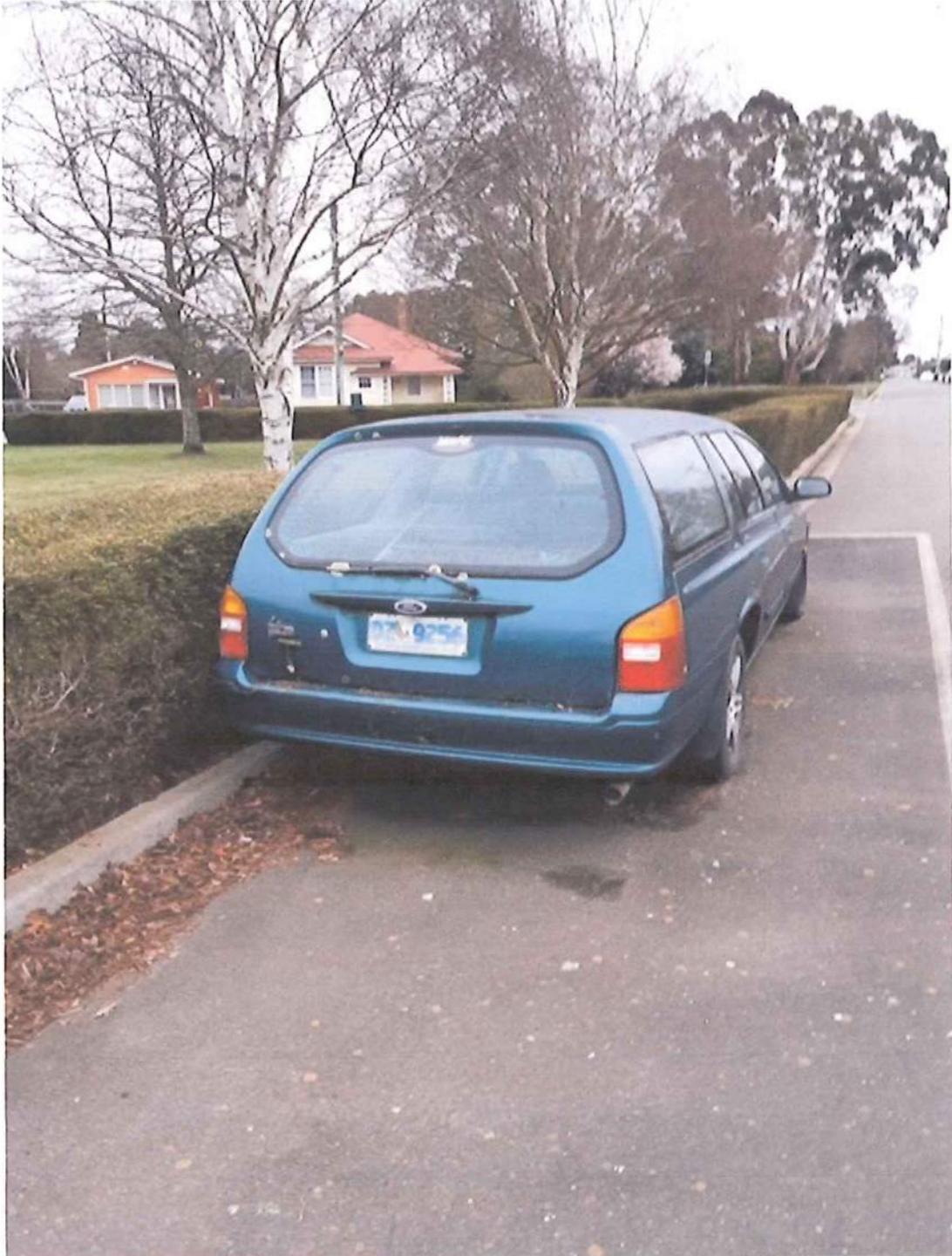
B1

B1



B2

B2.



B3

B3



B4



General Manger  
 Des Jennings  
 Northern Midlands Council  
 P.O. Box 156  
 Longford 7301  
 3<sup>rd</sup> September

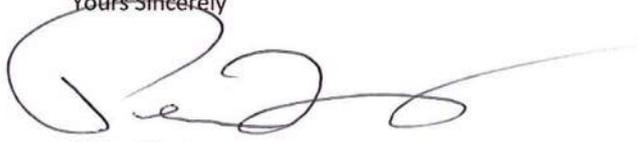
P.O. Box 54  
 Evandale 7212

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 3 SEP 2021					
GM	I	A	PLN	I	A
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

Dear Sir

In response to D.A. PLN 21-0181 13-15 Russell Street, it is fantastic to see the building been restored and repurposed. But seeing the access fenced across and the D.A. showing access from the back of the block without the appropriate approval seems to be a bit strange. This doesn't take into account of the historical importance of Rogers Lane, which used to be the wright of way for Kennedy Murray of Prosperous House to St Andrews. I believe the Council should with D.A. make the access to this house stay where it is and make the applicant put appropriate parking in for this development on the land that is owned by the applicant and any future use of this land.

Yours Sincerely



Peter Woof

**15.4 PLN21-0215: 1-3 BARCLAY STREET & 2A CAMBOCK LANE, EVANDALE**

*File:* PLN21-0215 200200.01  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Chloe Lyne, Planning Consultant

**1 INTRODUCTION**

This report assesses an application for Morven Park, (1-3 Barclay St & 2a Cambock Lane), Evandale to construct cricket nets, undertake landscaping including vegetation removal and demolition of existing cricket nets (vary setback, Scenic Management Area, Heritage Precinct, Heritage Listed Place).

**2 BACKGROUND**

<b>Applicant:</b> Northern Midlands Council	<b>Owner:</b> Northern Midlands Council
<b>Zone:</b> Recreation Zone	<b>Codes:</b> Scenic Management Code Local Historic Heritage Code Heritage Precincts Specific Area Plan
<b>Classification under the Scheme:</b> Sport & Recreation	<b>Existing Use:</b> Passive Recreation
<b>Deemed Approval Date:</b> 22 October 2021	<b>Recommendation:</b> Approve

**Discretionary Aspects of the Application:**

- Variation to development standards – setbacks
- Reliance on the performance criteria of the Scenic Management Code
- Reliance on the performance criteria of the Local Historic Heritage Code
- Reliance on the performance criteria of the Heritage Precinct Specific Area Plan

**Planning Instrument:**

*Northern Midlands Interim Planning Scheme 2013, Version 35, Effective from 26 April 2021.*

**Subject Site****3 STATUTORY REQUIREMENTS**

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

**4 ASSESSMENT****4.1 Proposal**

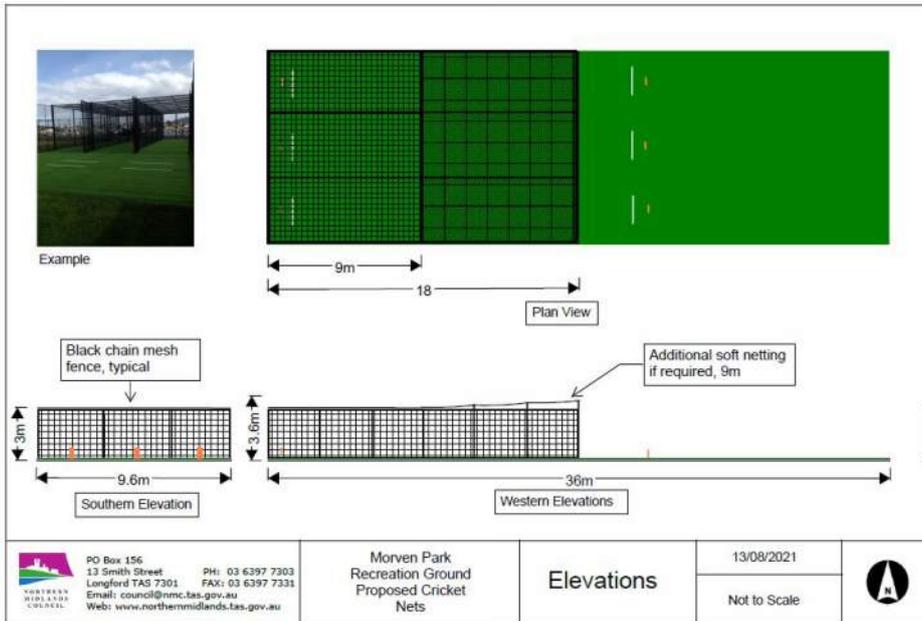
It is proposed to construct new cricket nets at the northern end of Morven Park adjacent to Cambock lane. Construction of the net requires the removal of three existing trees which will be replaced by 12 conifers along the northern and eastern sides of the nets to screen from adjacent residential development. The application also seeks approval for removal of the existing cricket nets at the south western end of the site.

The new nets will have a length of 18 metres and width of 9.6 metres and a height of 3 metres. They will be constructed in black chain mesh fencing.

**Site Plan (extract)**



**Elevations**



**4.2 Zone and Land Use**

**Zone Map – Recreation Zone**



The land is zoned *Recreation*, and is within the *Heritage precinct* and a *Heritage Listed Place* and partly within the *Scenic Management Area*.

The relevant Planning Scheme definition is:

Sports and recreation	<i>Use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.</i>
-----------------------	--

Sports and recreation is Permitted (Permit Required) in the zone.

### 4.3 Subject Site and Locality

A site inspection was carried out on 1<sup>st</sup> October by Chloe Lyne, Planning Consultant. The subject site is relatively flat ground, accommodating a number of clubroom and ancillary buildings and tennis courts. To the northeast is the Evandale Primary School, and to the southwest is the Evandale Community Centre. The remainder of the site is surrounded by residential lots.

#### *Aerial photograph of area*



#### *Photographs of subject site*





View from northern end of proposed net location across to football ground



View from approximate location of nets to dwelling to the east (4 Cambock Lane)



View from southern end of net location towards Cambock Lane showing the three conifers to be removed

#### 4.4 Permit/Site History

Relevant permit history includes:

- 3/72 – Sports Pavilion
- 30/55 – Dressing Shed
- DA31/00 – Ticket Box
- P04-401 – Overnight Rest Area
- P08-308 - Light Railway & Shed

- P09-024 – Demolition/Alterations (Club House)
- P11-069 – Concrete Slab
- P15-245 - Ticket Box & Covered Area
- P17-221 – Morven Park Lighting Upgrade
- P17-298 – Demolish Grandstand
- P18-040 – Gazebo
- P18-131 – Electronic Score Board
- P18-144 – Solar Array
- PLN18-170 – Shed
- PLN18-178 – Tree Removal and Light Tower
- PLN18-275 – Exercise equipment
- PLN19-061 – Practice Wall
- PLN20-065 – Changeroom/clubroom additions/alterations
- PLN20-191 – Wifi Antenna
- PLN21-041 – Goal Post Netting 2A Cambock Lane West

#### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that five representations (attached) were received from:

- Stephanie Kensitt, 34 Russell Street, Evandale
- Garry Tirrell, 15 Cambock Lane, Evandale
- Barry Lawson, 21 Cambock Lane West, Evandale
- Annie Harvey, 4/4 Murray Street, Evandale
- Henrietta Houghton, 6 Glover Court, Evandale

Map showing location of representors properties in relation to subject site



The matters raised in the representations are outlined below followed by the planner's comments.

#### Issue 1

- Concerned with the loss of a number of mature trees, particularly the blue spruce trees which are very slow growing. Notes that trees are on a site within a heritage area and the heritage values need to be protected. One of the spruce trees proposed to be removed could be saved.

#### Planner's comment:

Council's Heritage Advisor has determined that the loss of the three trees will not have an unreasonable impact on the heritage place. The trees are required to be removed to facilitate construction of the nets and given their relative small size will not impact on the broader landscape values of the area.

**Issue 2**

- Concerned that the area where the current nets are will be left bare and unattractive. Recommends that existing nets are replaced with a number of suitable trees.

Planner's comment:

- A condition of permit will require the area to be sown with grass.

**Issue 3**

- The trees to be removed were planted 20 years ago to conceal the skate park from residences.

Planner's comment:

There is only one residence that directly adjoins the park in the location of the proposed cricket nets being 4 Cambock Lane. That dwelling is afforded privacy to the nets and skate park by the existing boundary fence and mature trees within the dwelling curtilage and also the proposed conifer screening around the cricket nets.

**Issue 4**

- Noise pollution

Planner's comment:

This is not a relevant matter for consideration under the provisions of the Recreation Zone. Nonetheless the surrounding dwellings are sited nearby the town's major sporting and recreational precinct so at times there will be noise from sporting events. The main noise source is voices which are not an unreasonable noise to be heard from time to time within a park setting.

**Issue 5**

- Could devalue properties in the area.

Planner's comment:

Property valuation is a not a matter for consideration under the Planning Scheme.

**Issue 6**

- Concerned about astray cricket balls causing an issue for cars travelling along Cambock Lane and the adjacent houses.

Planner's comment:

The nets are fully enclosed on the northern, eastern and western side and have a mesh roof so stray balls are unlikely.

**Issue 7**

- Puts forward an alternate location for the nets being near the tennis courts.

Planner's comment:

The application must be considered on its merits in terms of compliance with the Planning Scheme and alternate locations are a broader council decision.

**Issue 8**

- The conifers proposed as screening trees are too homogenous. The screening should be done with a range of trees.

Planner's comment:

This is simply an opinion. Conifers are prevalent throughout Morven Park and will afford appropriate screening between the nets and adjoining dwellings.

**Issue 9**

- The location of the proposed nets interfere with the leisure area of the park and is also a convenient area for parents to park their cars whilst collecting children from school.

Planner's comment:

The nature of cricket nets is such that balls are contained within them so their use will not interfere with the use of the skate park or playground area. It is not a requirement of the Council to provide parking for school use at Morven Park but nonetheless it is noted that there is more than ample parking around the football oval for use by school parents.

**4.6 Referrals**

The following referrals were required:

Council's Works Department
----------------------------

Summary: Council's Works & Infrastructure Department (Jonathan Galbraith) reported that they had no comment in relation to the application

#### Heritage Advisor

Summary:

Council's Heritage Advisor, David Denman, reviewed the application on the 25<sup>th</sup> August 2021. Mr Denman noted that he had no objections to the proposal and his comments form the Heritage Code assessment of this report.

#### Tasmanian Heritage Council

Summary:

As the property is on the Register of the Tasmanian Heritage Council, the proposal was also subject to a Notice of Heritage Decision. A Notice of No Interest was issued n the 25<sup>th</sup> August 2021.

### 4.7 Planning Scheme Assessment

RECREATION ZONE
ZONE PURPOSE
To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.
<b>Assessment:</b> The proposal to replace the existing cricket nets on the site with new nets in a more suitable location that won't impact on the adjacent shed is considered to be entirely in accordance with the zone purpose.

#### Use Standards

##### Amenity

Objective	
To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.	
Acceptable Solutions	Performance Criteria
A1 Operating hours must be between: a) 8.00 am and 10.00 pm where adjoining residential use; and b) 6.00 am and 12.00 am midnight where not adjoining residential use.	P1 The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.
A2.1 The proposal must not include flood lighting where it adjoins the General residential, Low density residential, Rural living or Village zone; and A2.2 External security lighting must be contained within the boundaries of the site.	P2 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
A3 If for permitted or no permit required uses.	P3 Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.
A1 – Not applicable. The use of the site for Sport and Recreation does not alter as a result of the development of the cricket nets.	
Complies with A2 – no new flood lighting is proposed at the site.	
Complies with A3 – Sports and Recreation is a permitted use class in the zone.	

**Recreation Zone Character**

<b>Objective</b>	
To ensure that discretionary uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property in locations that are not visible from the road or public land.	P1 No performance criteria.
A2 Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.	P2 Storage of materials or equipment is consistent with the local area objectives for visual character, if any.
A1 – not applicable	
A2 – not applicable. The use is permitted.	

**Development Standards****Building Design and Siting**

<b>Objective</b>	
To ensure that the design and siting of buildings:	
a) conserves the recreation character of the area: and	
b) minimise disturbance to adjoining uses.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Building height must not exceed 7m.	P1 Building height must: <ul style="list-style-type: none"> <li>a) not be a dominant feature in the streetscape or landscape when viewed from a road; and</li> <li>b) protect the amenity of adjoining dwellings from unreasonable impacts of overshadowing and overlooking.</li> </ul>
A2 Buildings must be set back 10m from all boundaries.	P2 Building setbacks must: <ul style="list-style-type: none"> <li>a) protect the amenity of adjoining dwellings from unreasonable impacts of overshadowing and overlooking; and</li> <li>b) conserve the recreation values of the area, having regard to existing uses and developments on the site and in the area.</li> </ul>
Complies with A1 – the chain mesh fencing has a maximum height of 3.6 metres.	
Complies with P2. The nets are setback 8.5 metres from the Cambock Lane boundary. The siting of the nets will not impact adjoining residential amenity by overshadowing or overlooking. The nets are setback the required 10 metres from the property at number 4 Cambock Lane.	
There is an existing screening hedge along the length of the Cambock Lane boundary which means the nets are largely screened from view from Cambock Lane.	

**Landscaping**

<b>Objective</b>	
To ensure that the recreation values of the site are retained in a manner that contributes to the broader landscape of the area.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 If for permitted or no permit required uses.	<p>P1 Applications must demonstrate how the recreation and landscape values of the site and area will be managed by a landscape and site management plan that sets out:</p> <ul style="list-style-type: none"> <li>a) any retaining walls; and</li> <li>b) retention of any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and</li> <li>c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and</li> <li>d) any fencing; and</li> <li>e) vegetation plantings to be used and where; and</li> <li>f) any pedestrian movement paths; and</li> <li>g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.</li> </ul>
Complies with A1 – Sport and Recreation is in the permitted use class	

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	N/a
E.5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below.
E7.0	SCENIC MANAGEMENT CODE	Complies – See code assessment below.
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a

E13.0	LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below.
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

**ASSESSMENT AGAINST E6.0**

**CAR PARKING & SUSTAINABLE TRANSPORT CODE**

**E6.6 Use Standards**

**E6.6.1 Car Parking Numbers**

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

Acceptable Solutions	Performance Criteria
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific car parking plan; and</p> <p>b) the availability of public car parking spaces within reasonable walking distance; and</p> <p>c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and</p> <p>d) the availability and frequency of public transport within reasonable walking distance of the site; and</p> <p>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</p> <p>f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and</p> <p>g) an empirical assessment of the car parking demand; and</p> <p>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</p> <p>i) the recommendations of a traffic impact assessment prepared for the proposal; and</p> <p>j) any heritage values of the site; and</p> <p>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) the size of the dwelling and the number of bedrooms; and</p> <p>ii) the pattern of parking in the locality; and</p> <p>iii) any existing structure on the land.</p>

**Complies with A1.** Table E6.1 requires provision of 1 space per 5 spectator places for a sportsground. The construction of the nets does not increase the capacity for spectators of the ground and therefore no additional car parking is required to be provided.

**E6.6.3 Taxi Drop-off and Pickup**

Objective: To ensure that taxis can adequately access developments.

Acceptable Solutions	Performance Criteria
<p>A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).</p>	<p>P1 No performance criteria.</p>

**Not applicable.** No new parking spaces are required.

**E6.6.4 Motorbike Parking Provisions**

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

Acceptable Solutions	Performance Criteria
<p>A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part</p>	<p>P1 No performance criteria.</p>

thereof.	
<b>Not applicable.</b> No new parking spaces are required.	

## E6.7 Development Standards

### E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: <ul style="list-style-type: none"> <li>a) formed to an adequate level and drained; and</li> <li>b) except for a single dwelling, provided with an impervious all weather seal; and</li> <li>c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.</li> </ul>	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
<b>Not applicable</b>	

### E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: <ul style="list-style-type: none"> <li>a) the layout of the site and the location of existing buildings; and</li> <li>b) views into the site from the road and adjoining public spaces; and</li> <li>c) the ability to access the site and the rear of buildings; and</li> <li>d) the layout of car parking in the vicinity; and</li> <li>e) the level of landscaping proposed for the car parking.</li> </ul>
A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	
<b>Not applicable.</b> No new parking spaces are required.	
A2.1 Car parking and manoeuvring space must: <ul style="list-style-type: none"> <li>a) have a gradient of 10% or less; and</li> <li>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</li> <li>c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</li> </ul>	P2 Car parking and manoeuvring space must: <ul style="list-style-type: none"> <li>a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</li> <li>b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</li> </ul>
A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</i>	
<b>Not applicable.</b> No new parking spaces are required.	

**Table E6.2: Access Widths for Vehicles**

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

### E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.	
Acceptable Solutions	Performance Criteria
A1 Car parking areas with greater than 20 parking spaces must be:	P1 Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site,

a) secured and lit so that unauthorised persons cannot enter or;	a) having regard to the:
b) visible from buildings on or adjacent to the site during the times when parking occurs.	b) levels of activity within the vicinity; and opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
<b>Not applicable.</b> No new parking spaces are required.	

#### E6.7.4 Parking for Persons with a Disability

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

Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the location and type of relevant facilities on the site or in the vicinity;</li> <li>c) the suitability of access pathways from parking spaces, and</li> <li>d) applicable Australian Standards.</li> </ul>
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to: <ul style="list-style-type: none"> <li>a) characteristics of the populations to be served;</li> <li>b) their means of transport to and from the site; and</li> <li>c) applicable Australian Standards.</li> </ul>
<b>Not applicable.</b> No new parking spaces are required.	

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

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

Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: <ul style="list-style-type: none"> <li>a) at least one loading bay must be provided in accordance with Table E6.4; and</li> <li>b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site.</li> </ul>	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
<b>Not applicable.</b>	

#### E6.8 Provisions for Sustainable Transport

##### E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

##### E6.8.2 Bicycle Parking Access, Safety and Security

Objective:

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

Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: <ul style="list-style-type: none"> <li>a) be accessible from a road, footpath or cycle track; and</li> <li>b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and</li> <li>c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and</li> <li>d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and</li> </ul>	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.

A1.2	Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	
A2	Bicycle parking spaces must have: a) minimum dimensions of: i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
<b>Complies with A1 and A2 not applicable.</b> In accordance with Table E6.1 bicycle parking spaces are based on spectator capacity. The replacement of existing cricket nets at a different location at the site does not alter the spectator capacity and therefore no new bicycle parking facilities are required to be provided.		

**E6.8.5 Pedestrian Walkways**

Objective: To ensure pedestrian safety is considered in development

Acceptable Solution		Performance Criteria	
A1	Pedestrian access must be provided for in accordance with Table E6.5.	P1	Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
<b>Not applicable.</b> No new parking spaces are required.			

**ASSESSMENT AGAINST E7.0  
SCENIC MANAGEMENT CODE**

**E7.6.2 Local Scenic Management Areas**

Objective

- a) To site and design buildings, works and associated access strips to be unobtrusive to the skyline and hillsides and complement the character of the local scenic management area; and
- b) To ensure subdivision and the subsequent development of land does not compromise the scenic management objectives of the local scenic management area.

Acceptable Solutions		Performance Criteria	
A1	No acceptable solution.	P1	Development (not including subdivision) must have regard to the: a) character statement and scenic management objectives of the particular area set out in Table E7.1 – local scenic management areas; and b) impact on skylines, ridgelines and prominent locations; and c) retention or establishment of vegetation to provide screening in combination with other requirements for hazard management; and d) design or treatment of development including: i) the bulk and form of buildings including materials and finishes; and ii) earthworks for cut or fill; and iii) complementing the physical (built or natural) characteristics of the site or area.
<b>Complies with P1.</b> The site is within the Evandale Scenic Management Area which aims to protect pastoral views across river flood plains and grazing land visible along important tourism routes. The removal of three small trees and construction of a 3.6m high mesh structure forming the cricket nets will not impact on the attainment of those objectives. The works will not be visible on a skyline or ridgeline and will largely be concealed from Cambock Lane by screening hedges along the road boundary. The significant setback to the Barclay Street boundary means it will not be a prominent feature and in any case is representative of a structure typical in a town's main sporting complex.			
A2	No acceptable solution.	P2	Subdivision must be consistent with the scenic



	<p>management objectives of the particular area set out in Table E7.1 – local scenic management areas, having regard to:</p> <ul style="list-style-type: none"> <li>a) the local scenic management area – character statement; and</li> <li>b) site size; and</li> <li>c) density of subsequent development; and</li> <li>d) the clearance or retention of vegetation in combination with requirements for hazard management; and</li> <li>e) the extent of works required for roads and to gain access to sites including cut and fill; and</li> <li>f) the physical characteristics of the site and locality;</li> <li>g) any plan over the land through an agreement under S71 of the Act.</li> </ul>
<b>Not applicable.</b>	

**Table E7.1 – Local Scenic Management Areas**

<p>Local Scenic Management Areas are typically found in the northern and western areas of the Municipality – On elevated bushland areas in the vicinity of Mount Arnon, Gibbet Hill, the ridges west of the Midland Highway between Devon Hills and Launceston, and Devon Hills west of Translink, In the vicinity of important tourism routes north and south of Evandale village, and on the slopes of the Western Tiers west of Blackwood Creek and extending southward past Poatina to Lake River Road</p>	
<ul style="list-style-type: none"> <li>1 Mt Arnon</li> <li>2 Gibbet Hill</li> <li>3 Devon Hills</li> <li>4 Evandale</li> <li>5 Great Western Tiers</li> <li>6 O’Connor’s Peak</li> <li>7 O’Connor’s Sugarloaf</li> </ul>	
<p>Character Statement –</p> <p>Areas 1,5,6,7 – undeveloped tree covered skylines and bushland cover on elevated slopes with high habitat values, visible along important tourism routes and other through roads</p> <p>Areas 2,3 – low density settlement areas with remnant tree cover on skylines visible along important tourism routes</p> <p>Area 4 – pastoral views across river flood plains and grazing land visible along important tourism routes</p>	
<p>Scenic Management Objectives –</p> <p>Areas 1,5,6,7 – retention of natural tree cover on skylines and existing bushland cover on elevated slopes and of pastoral views across river flood plains</p> <p>Areas 2,3 – retain remnant tree cover on skylines and limit further development to low density and low impact</p> <p>Area 4 – protect pastoral views across grazing land and river flood plains wherever visible along tourism routes or through roads from unsympathetic development</p>	
<p>Scenic Management Criteria – development of land does not:</p> <p>intrude onto skylines or river flood plains, or</p> <p>change the landscape character of elevated areas, pastoral scenes or river flood plain views as seen from tourist corridors or through roads</p>	
<p>Local Criteria:</p> <p>None</p>	<p>Measurement or qualifier:</p> <p>Visible from a tourist route or through road</p>

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

**E13.1 Purpose**

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

- a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and*
- b) encourage and facilitate the continued use of these items for beneficial purposes; and*
- c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and*

- d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and
- e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place

### **E13.2 Application of the Code**

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

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

### **E13.3 Use or Development Exempt from this Code**

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

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- 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.

Comment: The subject site is within a Heritage Precinct. The subject place is heritage listed.

### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> <li>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</li> <li>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; and</li> <li>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.</li> </ul>

Comment: N/a

### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> <li>a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</li> <li>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</li> <li>c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</li> <li>d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</li> </ul> <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct</p>

	identified in Table E13.1: Heritage Precincts, if any.
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Comment: Satisfies the performance criteria.

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 Subdivision must: <ol style="list-style-type: none"> <li>be consistent with and reflect the historic development pattern of the precinct or area; and</li> <li>not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</li> <li>not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</li> <li>not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</li> <li>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ol>

Comment: N/a

#### **E13.6.3 Site Cover**

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

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

Comment: Satisfies the performance criteria.

#### **E13.6.4 Height and Bulk of Buildings**

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

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

Comment: N/a

#### **E13.6.5 Fences**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New fences must: <ol style="list-style-type: none"> <li>be designed to be complementary to the architectural style of the dominant buildings on the site or</li> <li>be consistent with the dominant fencing style in the heritage precinct; and</li> <li>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ol>

Comment: Satisfies the performance criteria.

#### **E13.6.6 Roof Form and Materials**

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

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

#### **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.*

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

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: <ul style="list-style-type: none"> <li>a) be consistent with the setback of surrounding buildings; and</li> <li>b) be set at a distance that does not detract from the historic heritage significance of the place; and</li> <li>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>
<u>Comment:</u> Satisfies the performance criteria.	

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Outbuildings and structures must be: <ul style="list-style-type: none"> <li>a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</li> <li>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.</li> </ul>	P1 New outbuildings and structures must be designed and located; <ul style="list-style-type: none"> <li>a) to be subservient to the primary buildings on the site; and</li> <li>b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>
<u>Comment:</u> Satisfies the performance criteria.	

#### **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.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Car parking areas for non-residential purposes must be: a) located behind the primary buildings on the site; or b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	P1 Car parking areas for non-residential purposes must not: a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
Comment: N/a	

#### **E13.6.11 Places of Archaeological Significance**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 For works impacting on places listed in Table E13.3: a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and b) details of survey, sampling and recording techniques technique be provided; and c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.
Comment: N/a	

#### **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.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 The removal of vegetation must not: a) unreasonably impact on the historic cultural significance of the place; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
Comment: Satisfies the performance criteria.	

#### **E13.6.13 Signage**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m <sup>2</sup> .	P1 New signs must be of a size and location to ensure that: a) period details, windows, doors and other architectural details are not covered or removed; and b) heritage fabric is not removed or destroyed through attaching signage; 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; and d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
Comment: N/a	

#### **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.

**Acceptable Solution**

New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.

Comment: N/a

**Table E13.1: Local Heritage Precincts**

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

<b>Existing Character Statement - Description and Significance</b>
<p><b>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</b></p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p>
<p><b>Management Objectives</b></p> <p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</p> <p>To ensure developments within street reservations in the towns and villages having Heritage Precincts do not adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</p>
<p><b>Comment:</b> The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.</p>

#### **Assessment against F2.0 (Heritage Precincts Specific Area Plan)**

**F2.1 Purpose of Specific Area Plan**

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

**F2.2 Application of Specific Area Plan**

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

F2.2.2 The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, 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
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

**F2.3 Definitions**

F2.3.1 Streetscape

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

F2.3.2 Heritage-Listed Building

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

**F2.4 Requirements for Design Statement**

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

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

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

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

**SPECIFIC AREA PLANS**

F1.0	Translink Specific Area Plan	N/a
F2.0	Heritage Precincts Specific Area Plan	Complies – See Heritage Adviser's comments on Specific Area Plan above.

**SPECIAL PROVISIONS**

9.1	Changes to an Existing Non-conforming Use	N/a
9.2	Development for Existing Discretionary Uses	N/a
9.3	Adjustment of a Boundary	N/a
9.4	Demolition	N/a
9.5	Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place	N/a
9.6	Change of Use	N/a
9.7	Access and Provision of Infrastructure Across Land in Another Zone	N/a
9.8	Buildings Projecting onto Land in a Different Zone	N/a
9.9	Port and Shipping in Proclaimed Wharf Areas	N/a

**STATE POLICIES**

The proposal is consistent with all State Policies.
---

**OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993**

The proposal is consistent with the objectives of the <i>Land Use Planning &amp; Approvals Act 1993</i> .
---

## STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

**Strategic Plan 2017-2027***Statutory Planning***5 FINANCIAL IMPLICATIONS TO COUNCIL**

Not applicable to this application.

**6 OPTIONS**

Approve subject to conditions, or refuse and state reasons for refusal.

**7 DISCUSSION**

Discretion to refuse the application is limited to relevant standards under the Local Historic Heritage Code, Heritage Precincts Specific Area Plan, Scenic Management Code and the setback to Cambock Lane. Council's Heritage Advisor has assessed the application against the provisions of the Code and concluded it complies. The 1.5m reduction in setback to Cambock Lane will not impact residential amenity nor will the structure be visually prominent from Cambock Lane given the screening hedge along the boundary.

Conditions that relate to any aspect of the application can be placed on a permit.

The proposal will be conditioned to be used and developed in accordance with the proposal plans.

**8 ATTACHMENTS**

1. Application [15.4.1 - 12 pages]
2. Referrals [15.4.2 - 14 pages]
3. Representations [15.4.3 - 6 pages]

**RECOMMENDATION**

That land at Morven Park, 1-3 Barclay St & 2A Cambock Lane, Evandale be approved to be developed and used for Cricket Nets, landscaping including vegetation removal, and demolition of existing cricket nets (vary setback, Scenic Management Area, Heritage Precinct, Heritage Listed Place) in accordance with application PLN-21-0215, and subject to the following conditions:

**1 Layout not altered**

The use and development shall be in accordance with the endorsed plans numbered

- Locality Plan, Dated 13/08/2021
- Set Out Plan, Dated 13/08/2021
- Tree removal plan Dated 13/08/2021
- Tree Planting plan Dated 13/08/2021
- Elevations Dated 13/08/2021

**2 Additional Landscaping Required**

The area of the site which contains the existing cricket nets to be removed must either be sown with grass or landscaped with trees and garden beds once the nets have been removed.

# PLANNING APPLICATION Proposal

**Description of proposal:** .....  
Proposed cricket nets, associated landscaping and demolition of existing cricket nets

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

*(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..... NA ..... 2..... NA ..... 3..... NA .....

**Site address:** ..... 1-3 Barclay Street, Evandale 7212 & 2a Cambock Lane, Evandale 7212 .....

CT no: ..... 175116/2 & 155644/1 .....

**Estimated cost of project** \$..... 86,000..... *(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** ..... Recreational Clubrooms .....

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

..... See attached letter .....

*(attach additional sheets if necessary)*

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



*Ref: Morven Park Cricket Nets*

13/08/2021

Northern Midlands Council  
13 Smith Street  
Longford, Tasmania 7301

Dear Planning Department

**Morven Park Recreation Ground – Proposed New Cricket Nets & Demolition of Existing Cricket Nets**

The attached development application relates to the proposed construction of new cricket nets, associated landscaping, and demolition of existing cricket nets. The site is zoned recreation, and the proposal maintains the current use. The use will not intensify as the old nets are demolished as part of this application.

With regard to the Northern Midlands Interim Scheme, please see below responses:

The proposed cricket nets are located in the north-eastern corner of the site.

To the north and north-western side, the proposal is screened with an existing hedge down Cambock Lane West and a secondary row of mature trees. Barclay street is to the south and more than 150m away. The proposed nets are located 10m from the eastern boundary with mature trees between it and the public pathway, the proposal includes semi mature tree's part way down this side of the nets and the northern side as well.

The nets are chain mesh fence with a porosity of 87% and black in colour.

The proposed use, location, material porosity and siting comply with all as aspects of the Recreation Zone D18-1, Heritage Code E13 and Evandale Heritage Precinct.

P.O. Box 156  
Longford Tas 7301  
Telephone (03) 6397 7303  
Facsimile (03) 6397 7331  
[www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)

Tasmania's Historic Heart



Please find development application and associated documents attached.

**Yours Sincerely**



**Trent Atkinson**  
Project Manager

P.O. Box 156  
Longford Tas 7301  
Telephone (03) 6397 7303  
Facsimile (03) 6397 7331  
[www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



Tasmania's Historic Heart

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 175116	FOLIO 2
EDITION 1	DATE OF ISSUE 05-Nov-2018

SEARCH DATE : 13-Aug-2021

SEARCH TIME : 11.13 AM

DESCRIPTION OF LAND

Town of EVANDALE

Lot 2 on Sealed Plan 175116

Derivation : Part of 328 Acres Gtd. to James Aitkin, Thomas  
Williams & John Sinclair

Prior CT 43045/1

SCHEDULE 1

B336166 NORTHERN MIDLANDS COUNCIL

SCHEDULE 2Reservations and conditions in the Crown Grant if any  
SP175116 EASEMENTS in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

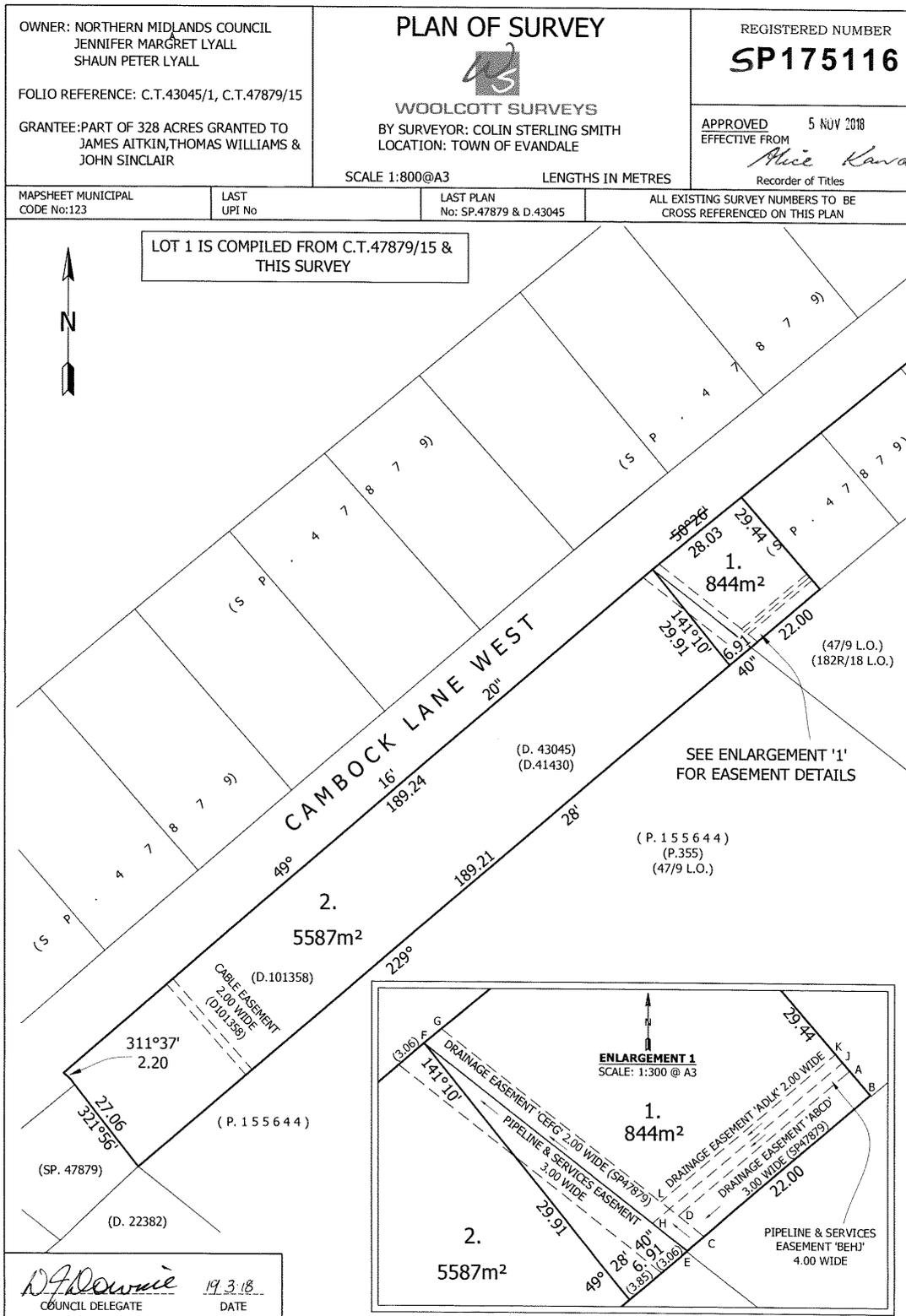
No unregistered dealings or other notations



**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

VOLUME 155644	FOLIO 1
EDITION 1	DATE OF ISSUE 25-Feb-2009

SEARCH DATE : 13-Aug-2021

SEARCH TIME : 11.11 AM

### DESCRIPTION OF LAND

Parish of EVANDALE Land District of CORNWALL  
 Lot 1 on Plan 155644 (Section 27A of the Land Titles Act.)  
 Derivation : Whole of Lot 1 on Plan 155644 Gtd. to The Crown

### SCHEDULE 1

C871164 TRANSFER to NORTHERN MIDLANDS COUNCIL Registered  
 25-Feb-2009 at 12.01 PM

### SCHEDULE 2

C892299 Land is limited in depth to 15 metres, excludes  
 minerals and is subject to reservations relating to  
 drains sewers and waterways in favour of the Crown  
 C871164 FENCING PROVISION in Transfer  
 C871164 REVERSIONARY CONDITIONS set forth in Transfer

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



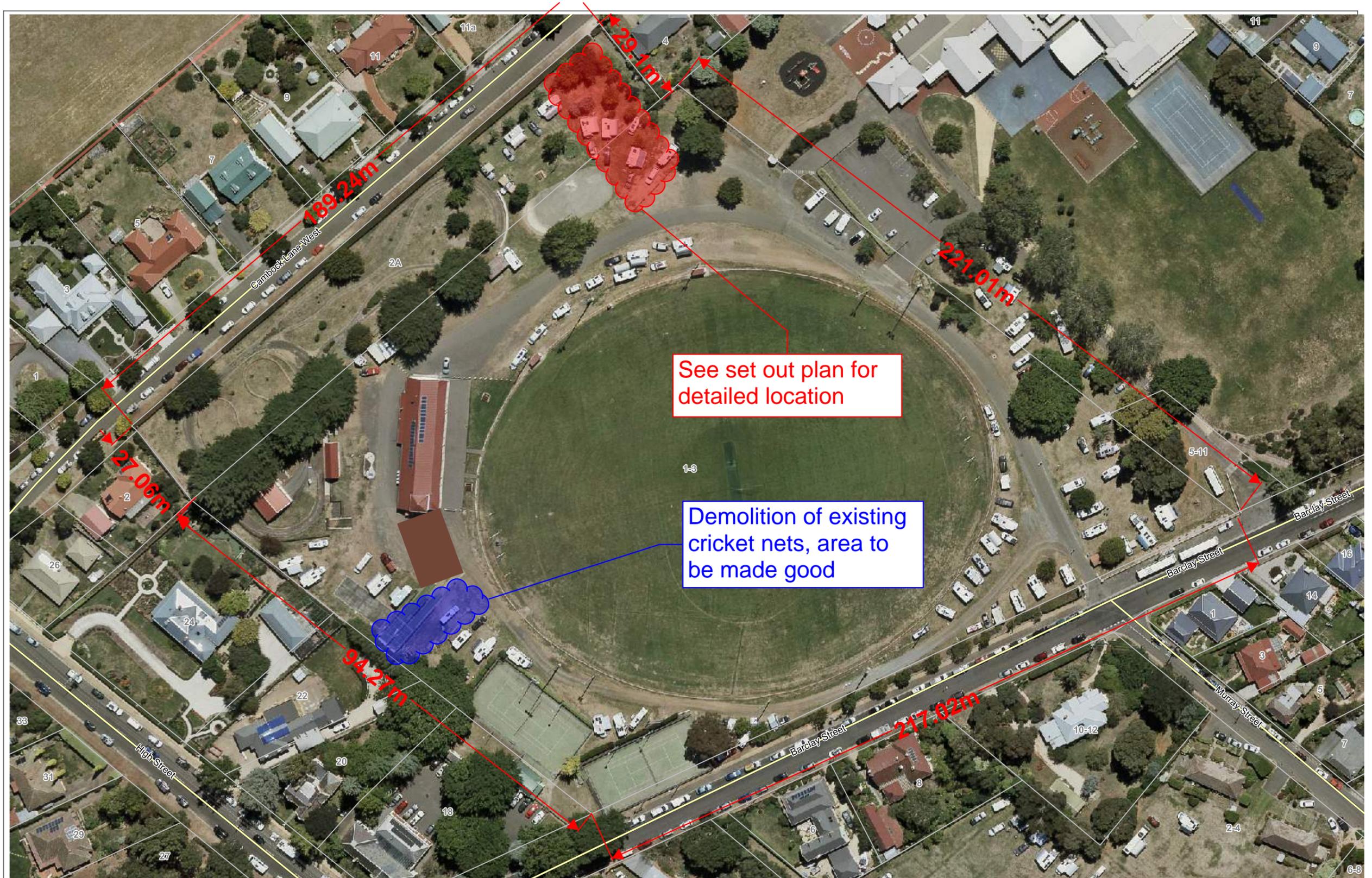
**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: The Crown  FOLIO REFERENCE: SECTION 27A APPL. (C892299)  GRANTEE: Whole of Lot 1 3-705ha the Crown.	<b>PLAN OF TITLE</b>  LOCATION <del>LAND DISTRICT OF CORNWALL</del> <del>PARISH OF EVANDALE</del> (LOCALITY OF EVANDALE)  FIRST SURVEY PLAN No 47/9 L.O.  COMPILED BY OFFICE OF THE SURVEYOR-GENERAL  SCALE 1:1500                      LENGTHS IN METRES	REGISTERED NUMBER  <b>P155644</b>  APPROVED <del>EFFECTIVE</del> FROM 23 FEB 2009  <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No 123 (5239)-21	LAST UPI No 4700592	LAST PLAN No 47/9 L.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
COMPILED PLAN  NOT EXAMINED			
081091			Compiled from 47/9 L.O.  N/A COUNCIL DELEGATE                      DATE




 PO Box 156  
 13 Smith Street  
 Longford TAS 7301  
 Email: council@nmc.tas.gov.au  
 Web: www.northernmidlands.tas.gov.au

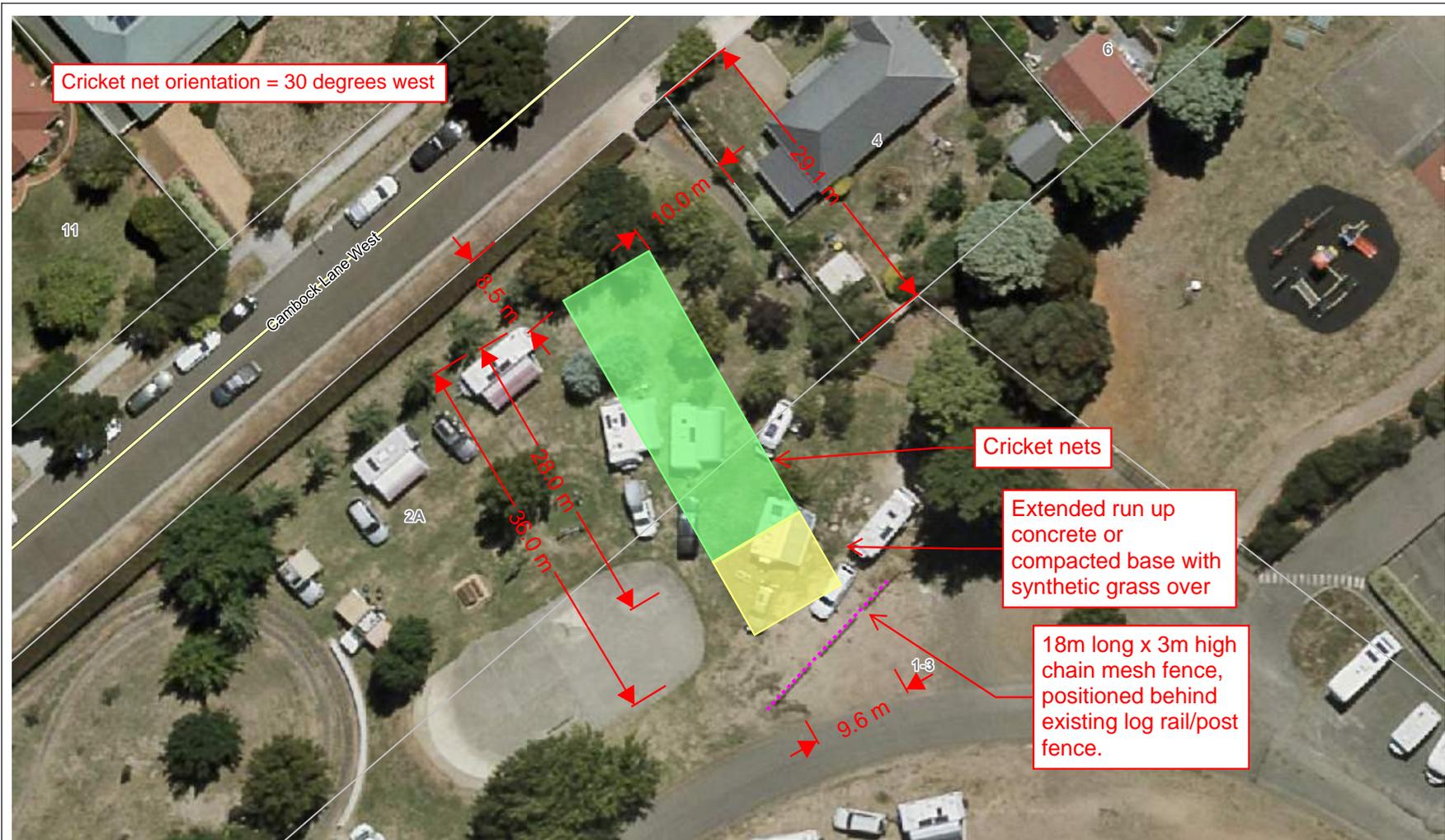
Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.  
 Base image by TASMAR, © State of Tasmania  
 Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.  
 Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

### Locality Plan

13/08/2021

1:1000






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 13 Smith Street  
 Longford TAS 7301  
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 Web: www.northernmidlands.tas.gov.au

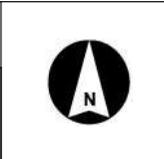
Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.  
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## Set Out Plan

13/08/2021

---

1:500





Conifer screening.  
Plants to be semi  
mature 1.2 to 1.8m

Cricket nets



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13 Smith Street PH: 03 6397 7303  
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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.

# Tree Planting Plan

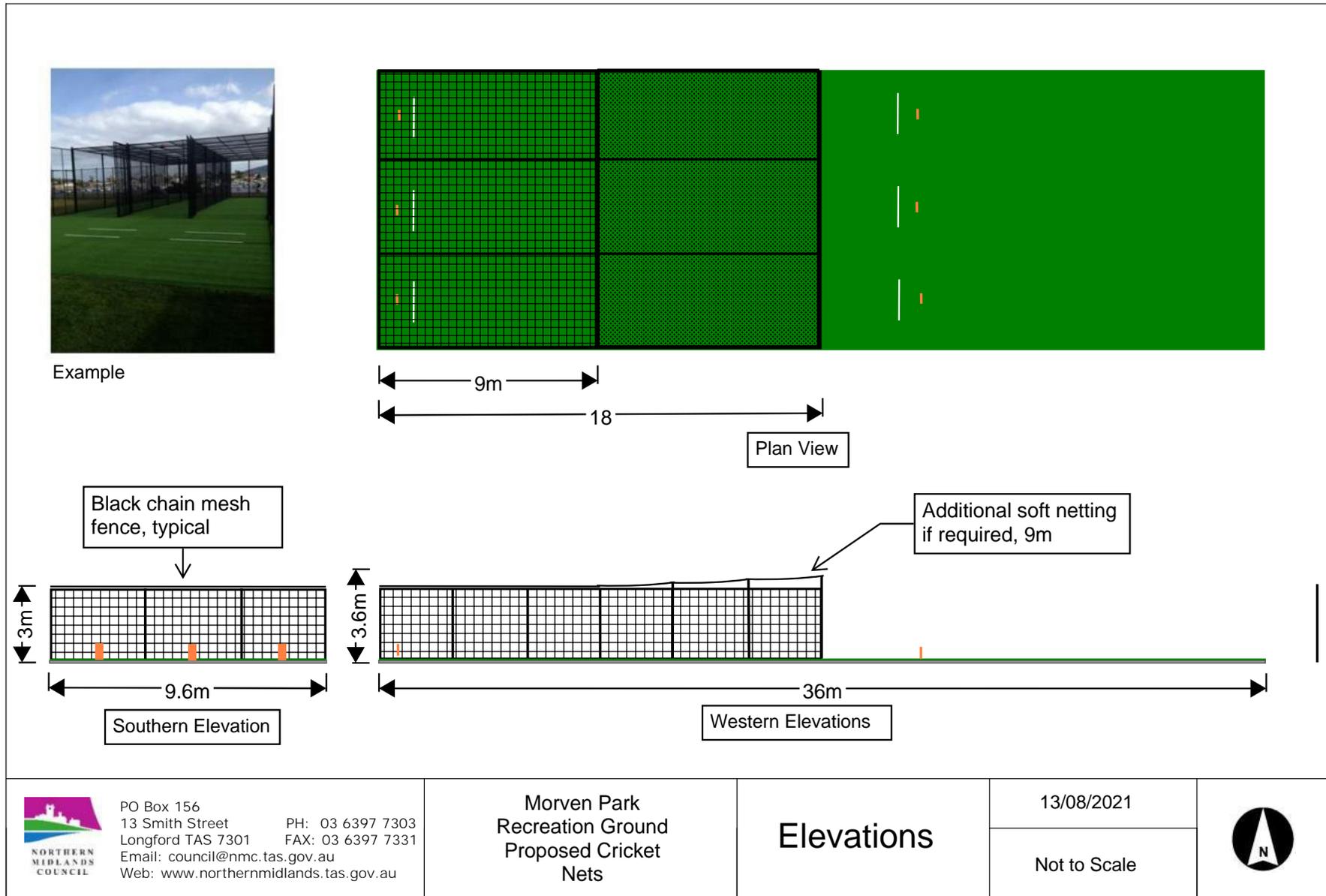
13/08/2021

1:500





 <p>PO Box 156 13 Smith Street Longford TAS 7301 Email: council@nmc.tas.gov.au Web: www.northernmidlands.tas.gov.au</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>	<h2 style="text-align: center;">Tree Removal Plan</h2>	<p>13/08/2021</p>	
			<p>1:500</p>	



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 Longford TAS 7301  
 Email: council@nmc.tas.gov.au  
 Web: www.northernmidlands.tas.gov.au

PH: 03 6397 7303  
 FAX: 03 6397 7331

Morven Park  
 Recreation Ground  
 Proposed Cricket  
 Nets

Elevations

13/08/2021

Not to Scale



**REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0215 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 200200.01

**Date:** 25 August 2021

**Applicant:** Northern Midlands Council

**Proposal:** Proposed Cricket Nets, Landscaping incl. vegetation removal & Demolition of Existing Cricket Nets

(Vary Setback, Scenic Management Area, Heritage Precinct, Heritage Listed)

**Location:** Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale

W&I referral PLN-21-0215, Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale

No W&I comment

Planning admin: W&I fees paid.

*Jonathan Galbraith (Engineering Officer)*

*Date: 25/8/21*

NORTHERN MIDLANDS COUNCIL

**REPORT FROM:** HERITAGE ADVISER, DAVID DENMAN  
**DATE:** 25 August 2021  
**REF NO:** PLN-21-0215; 200200.01  
**SITE:** Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale  
**PROPOSAL:** Proposed Cricket Nets, Landscaping incl. vegetation removal &  
Demolition of Existing Cricket Nets  
(Vary Setback, Scenic Management Area, Heritage Precinct, Heritage Listed)  
**APPLICANT:** Northern Midlands Council  
**REASON FOR REFERRAL:** HERITAGE PRECINCT  
HERITAGE-LISTED PLACE  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: **No**

The proposed cricket nets are an integral part of the complex. They will be screened with new landscaping and therefore will have no adverse impact on the historic cultural heritage significance of the site.

The removal of the old nets is acceptable as they have no historic heritage value.

I have no objection to the proposal.

*Email referral as word document to David Denman – [david@denman.studio](mailto:david@denman.studio)*

*Attach public exhibition documents*

*Subject line: Heritage referral PLN-21-0215 - Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale*



David Denman (Heritage Adviser)

Date: 31/08/2021

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

**E13.1 Purpose**

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

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

**E13.2 Application of the Code**

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

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

**E13.3 Use or Development Exempt from this Code**

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

- a) *works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunication cables and gas lines to individual buildings;*
- 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.*

Comment:

The subject site is within a *Heritage Precinct*.

The subject place is heritage listed.

**E13.5 USE STANDARDS**

**E13.5.1 Alternative Use of heritage buildings**

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> <li>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</li> <li>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; and</li> <li>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.</li> </ul>

Comment: N/a

### **E13.6 DEVELOPMENT STANDARDS**

#### **E13.6.1 Demolition**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> <li>a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</li> <li>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</li> <li>c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</li> <li>d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</li> </ul> <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: Satisfies the performance criteria.

#### **E13.6.2 Subdivision and development density**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable	P1 Subdivision must:

solution.	<ul style="list-style-type: none"> <li>a) be consistent with and reflect the historic development pattern of the precinct or area; and</li> <li>b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</li> <li>c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</li> <li>d) not require the removal of vegetation, significant trees of garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</li> <li>e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>
-----------	---

Comment: N/a

**E13.6.3 Site Cover**

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

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

Comment: Satisfies the performance criteria.

**E13.6.4 Height and Bulk of Buildings**

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

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

Comment: N/a

#### **E13.6.5 Fences**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>New fences must:</i> a) <i>be designed to be complementary to the architectural style of the dominant buildings on the site or</i> b) <i>be consistent with the dominant fencing style in the heritage precinct; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

#### **E13.6.6 Roof Form and Materials**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>Roof form and materials for new buildings and structures must:</i> a) <i>be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and</i> b) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

#### **E13.6.7 Wall materials**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>Wall material for new buildings and structures must:</i> a) <i>be complementary to wall materials of the dominant buildings on the site or in the precinct; and</i> b) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: N/a

**E13.6.8 Siting of Buildings and Structures**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>The front setback for new buildings or structure must:</i> a) <i>be consistent with the setback of surrounding buildings; and</i> b) <i>be set at a distance that does not detract from the historic heritage significance of the place; and</i> c) <i>not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

**E13.6.9 Outbuildings and Structures**

<i>Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Outbuildings and structures must be:</i> a) <i>set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</i> b) <i>in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	P1 <i>New outbuildings and structures must be designed and located;</i> a) <i>to be subservient to the primary buildings on the site; and</i> b) <i>to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: Satisfies the performance criteria.

**E13.6.10 Access Strips and Parking**

<i>Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Car parking areas for non-residential purposes must be:</i> a) <i>located behind the primary buildings on the site; or</i> b) <i>in accordance with the acceptable</i>	P1 <i>Car parking areas for non-residential purposes must not:</i> a) <i>result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the</i>

development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	b) setting of a building or its historic heritage significance; and detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: N/a

#### **E13.6.11 Places of Archaeological Significance**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 For works impacting on places listed in Table E13.3: a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and b) details of survey, sampling and recording techniques technique be provided; and c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.

Comment: N/a

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 The removal of vegetation must not: a) unreasonably impact on the historic cultural significance of the place; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

#### **E13.6.13 Signage**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater	P1 New signs must be of a size and location to ensure that: a) period details, windows, doors and other architectural details are not covered or removed; and b) heritage fabric is not removed or destroyed through attaching signage; 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; and

than 0.2m <sup>2</sup> .	d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: N/a

**E13.6.14 Maintenance and Repair**

<p><b>Objective</b> To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the <a href="#">historic cultural heritage significance</a> of local heritage places and precincts.</p>
<p><b>Acceptable Solution</b> New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</p>

Comment: N/a

**Table E13.1: Local Heritage Precincts**

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

<p><b>Existing Character Statement - Description and Significance</b></p> <p><b>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</b> The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p> <p><b>ROSS HERITAGE PRECINCT CHARACTER STATEMENT</b> The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who</p>
--

live in or visit the village.

**PERTH HERITAGE PRECINCT CHARACTER STATEMENT**

*The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.*

**LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT**

*The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT**

*The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**Management Objectives**

*To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.*

*To ensure developments within street reservations in the towns and villages having Heritage*

*Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

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

**Assessment against F2.0 (Heritage Precincts Specific Area Plan)**

**F2.1 Purpose of Specific Area Plan**

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

**F2.2 Application of Specific Area Plan**

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

F2.2.2 *The following development is exempt from this Specific Area Plan:*

- a) *works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;*
- c) *maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- d) *repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- e) *the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, 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*
- f) *the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

**F2.3 Definitions**

F2.3.1 *Streetscape*

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

F2.3.2 *Heritage-Listed Building*

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

**F2.4 Requirements for Design Statement**

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

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

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

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



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: PLN-21-0215  
THC WORKS REF: #6668  
REGISTERED PLACE NO: #10649  
FILE NO: 10-82-62 THC  
APPLICANT: Northern Midlands Council  
DATE THC RECEIVED: 19 August 2021  
DATE OF THIS NOTICE: 24 August 2021

## **NOTICE OF (NO) INTEREST**

*(Historic Cultural Heritage Act 1995)*

The Place: Evandale Launceston Water Scheme (prev. part 4 of 28).  
Morven Park, 1-3 Barclay Street, Evandale.  
Proposed Works: New cricket nets, associated landscaping and demolition of existing  
cricket nets.

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application:

- The new cricket nets and landscaping will transect the Morven Tunnel alignment though have no impact on the defined locations of the ELWS shafts or tunnel entrance.
- The vertical depth of the brick-lined shaft, at 'Shaft #6 & Tunnel' is described as approximately 22.25m below ground level. 'Shaft #2' is recorded to terminate at 24.07 below ground level.
- The excavation of concrete slabs and pad footings for the new cricket nets will have no appreciable impact on the tunnel infrastructure, and therefore exempt from requiring heritage approval in accordance with the Tasmanian Heritage Council's Development Guidelines – Evandale-Launceston Water Scheme, Version 3: 5 May 2011 (p3).

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to read "Chris Bonner".

Chris Bonner  
**Regional Heritage Advisor – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

34 Russell St  
Evandale TAS 7212

The General Manager  
Northern Midlands Council

Reference No: PLN-21-02-15

Dear Sir,

I am writing in relation to the cricket net relocation in Morven Park, Evandale. I am concerned about the loss of a number of mature trees if the project is approved in its current state. In particular, there are two blue spruce trees that are marked for removal on the plan. As these trees are exceptionally slow growing and are already a reasonable height I assume that they are quite mature. Is it possible to retain the most westerly blue spruce furthest from the nets?

As the project indicates it is going to 'make good' where the current cricket nets are I am concerned that the area may be left bare and unattractive. I recommend that the area where the existing nets are located be replanted with a number of suitable trees. This would enhance this space, provide future shade and compensate for the loss of the mature trees in the location of the proposed new nets. If this is not possible, new trees should be planted elsewhere in the Park.

Yours sincerely

Stephanie Kensitt

**Rosemary Jones**

---

**From:** Garry  
**Sent:** Monday, 6 September 2021 12:22 PM  
**To:** NMC Planning  
**Subject:** Public comment Ref.PLN-21-0215

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Planning Officer,

I noticed the planning application on the front fence of Morven Park. The impression I got at the time was that the cricket nets were to be replaced and moved towards the tennis courts where there is plenty of room ( more sensible idea ) also allowing for the proposed landscaping. Only when I received a copy of the proposed plans in my letterbox I was aware of the real proposal thus creating a non-existent problem into a problem for Cambock Lane West. Please find enclosed reasons I express for the practice nets not to be placed at Cambock Lane West:-

- (1) Twenty years ago the Council made an agreement that to have the Skate Park sited where it is, trees were planted to hide the park from residences and to be not removed in the future.
- (2) Spoiling a beautiful area by cluttering up the grassed and treed area ( Skate Park, Exercise equipment, Cricket nets ) how much can you build in such a small area without changing the original site for the worst forever.
- (3) Noise Pollution.
- (4) Could devalue properties in the near vicinity.

I hope you think about the ramifications of your proposal and will re-access your proposal there are a few other options you can turn too without causing problems at Cambock Lane.

Kind Regards.  
Garry Tirrell.

15 Cambock Lane. Evandale.

7 September 2021

Barry Lawson  
21 Cambock Lane West  
Evandale Tas 7212

Mr Des Jennings  
General Manager  
Northern Midlands Council  
13 Smith Street  
Longford, Tasmania 7301

Dear Sir

**PLN-21-0215 - Morven Park, 1-3 Barclay St & 2a Cambock Lane, Evandale: (CT 155644/1 & 175116/2) - Proposed Cricket Nets, Landscaping incl. vegetation removal & Demolition of Existing Cricket Nets**

I am writing to submit my objection to the proposed construction of cricket nets in Morven park, adjacent to my house in Cambock Lane West Evandale.

I suspect that fly cricket balls could be an issue for cars travelling along Cambock Lane and the adjacent houses, but in particular, I wish to object to the removal of the trees at the proposed location, particularly the two mature spruce/conifer trees. I draw your attention to the fact that this is a heritage area under the Councils plan and as such, these trees need to be protected. Removal will be just another loss to the heritage values which were already decimated by the sunrise removal of the heritage grandstand. One wonders whether the removal of the grandstand was not part of an overall strategy to locate the nets here as they would not have been able to go forward had the grandstand still been where it should have been.

Whilst I cannot be certain, given the slow growth rate of spruce trees, it is possible that these trees may have been planted as part of the 85 jubilee celebration for the establishment of Evandale Council. The Examiner (Launceston, Tas. : 1900 - 1954) Sat 18 Aug 1951 Page 4 has the following text:

*“TWO hundred and fifty trees were planted in the Jubilee hedge at Morven Park, Evandale, yesterday morning. Councillors, residents and schoolchildren combined in the planting.*

*The Warden (Cr. Cheek, YM.L.C.) spoke of the significance of trees in the national economy and urged children to care for the trees they planted.*

*Cr. A. D. Mackinnon, under whose guidance the scheme was effected, also addressed the planters. Members of the Parents und Friends' Association provided morning tea, and Mr. Cheek gave sweets to the children.”*



The photo from the same newspaper on page 6 is also provided above.

While the impact on the heritage listed water tunnel is likely to be limited, I should also point out that the proposed nets would be built over the tunnel.

The plan showing the trees to be removed and the location of the nets suggests that at least one of the spruce trees could be saved should the application be approved. At a minimum, this should happen if the application is approved. The presence of this tree would do a lot to lessen the visual impact of the nets and go some way to preserving the heritage feel of the site.

I would also like to point out that there is an alternative to this development. I agree that the current nets are now too close to the extended clubhouse building but the nets could be shifted closer to the tennis courts. Indeed, perhaps only one side and back net need be abolished and two new nets could be added on the tennis court side. If one original net had to be extended, then so be it. Either way, there is enough space in this area.

The arguments I have heard put forward against this alternative is that the cricket players want to have the pitch aligned in the same direction as the oval pitch and there are oak acorns over the ground at the alternative location.

Firstly, I would point out that, as proposed, the bowlers into the nets would have to put up with the north north westerly sun in the afternoon with potentially dangerous balls belted straight back at them. The existing nets have been used for many years and the sun was not an issue and of course, cricket is an all day game and the sun is constantly changing position. The proponents are seeking to justify the direction of the nets based on a limited period of operation when the sun is in a certain location.

Secondly, the acorns are a once a year issue. They fall in autumn and cricket is a summer game. Surely they can be cleaned up by a vacuum cleaner prior to the nets being used. Removing the acorns seems a simple solution to avoid losing the heritage and scenic values that the proposed site offers.

The current location (or close to it) is also away from street and is already screened by trees and the clubhouse. It will therefore have less visual impact.

Should the application be approved, I would also point out that the proposed conifer screening trees are too homogeneous. They have been selected, I suspect, because they are "easy". The screening should be done with a range of trees and shrubs that are not planted in a straight line and they should enhance the heritage feel of the area. Their number should include at least one spruce species similar to that which is being removed. Even if it will take some time, it should be the heritage look and feel that must be the ultimate goal if the current heritage is destroyed.

The overall strategic direction for Evandale should be to preserve that which makes it a jewel in this State. It is a Georgian and Victorian village with many old, indeed very old trees. Anything which seeks to diminish this look and feel needs to be resisted.

Yours sincerely

Barry Lawson  
Ph:

Unit 4 4 Murray Street  
 Evandale  
 TASMANIA 7212  
 Email:

6 September 2021

Mr Des Jennings  
 General Manager  
 Northern Midlands Council  
 213 Smith Street  
 Longford  
 TASMANIA 7301

Good Morning Mr Jennings

re Planning Application PLN-211-0215

It is with GRAVE concern I am writing re the above Planning Application proposed development for the NEW Cricket Nets and Landscaping site, located at Moreven Park, Evandale

The proposed new cricket nets will interfere within the **leisure area of the park**, where children feel safe to play, parents feel relaxed whilst their kids spend hours developing skills in the skate park, ride their bikes also families use the picnic area. A most sort out, family area during the weekend and school holidays! A most sort out area on a Sunday after a visit to the Evandale Market. Little children 2-5 year olds learning to ride their bikes and little girls pushing their dollies in prams and kids kicking their footy ball

We are all aware that Society promotes **FAMILY QUALITY LIFE AND MENTAL HEALTH WITHIN THE FAMILY**

**please don't destroy this SAFE area** for the proposed cricket nets..

This is also a convenient area for parents to park their car whilst collecting their children from School as it is close to the School boundary.

Another grave concern is the removal of the 2 ESTABLISHED outstanding blue spruce trees which are most admired and other trees to be discarded

**Why do these trees need to be removed for cricket nets!!!**

There seems to be lack of thought to plant conifers to provide screening

There seems to be lack of thought for Moreven Park's safe leisure amenities  
 Bad choices I would say!!

Cordially  
 Annie Harvey



NORTHERN MIDLANDS COUNCIL									
File No.									
Property									
Attachments									
REC'D 8 SEP 2021									
GM									
P&DM				PLN					✓
CSM				BLD					
WM				MYR					
HR				EA					
HLT									

**6 Glover Court,  
Evandale,  
Tasmania,  
7212.**

3 September 2021

Mr Des Jennings  
General Manager  
Northern Midlands Council  
Smith St  
Longford 7301

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 3 SEP 2021					
	I	A		I	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

Dear Mr Jennings,

I am writing to raise several concerns with regard to the proposed new cricket nets at Morven Park, Evandale (PLN-21-0215).

My main objections are as follows:

1. The re-positioning of the cricket nets will necessitate the removal of several healthy, well established, mature trees – in particular two beautiful blue spruce trees which are now approximately 5-6 metres tall. The trees at the north-eastern end of the park were planted a good many years ago (I have been unable to find out when exactly), and a good deal of thought obviously went into their selection and maintenance, and those trees are now thriving and very attractive. It is disappointing to see that some trees will now be discarded. Will the removed trees be replanted within the Morven Park precinct and, if they are, how long will it take for them to recover?

In conjunction with the removal of those trees, there is a plan to plant conifers to provide screening. Are these proposed conifers really necessary when there are other established trees nearby?

2. The proposed new cricket nets will encroach extensively on the small amount of remaining free space within the park, and they are also very close to the eastern end of the skate park which may well affect children using that area.

Yours faithfully,

Henrietta Houghton.

## 15.5 PLN21-0217: 53 WELLINGTON STREET, LONGFORD

*File:* PLN21-0217, 113600.2  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Choe Lyne, Planning Consultant

### 1 INTRODUCTION

This report assesses an application to construct alterations and additions to Longford Memorial Hall, 53 Wellington Street, Longford and upgraded BBQ Facilities and new amenities (Heritage Listed Place, Heritage Precinct, vary setbacks and car parking).

### 2 BACKGROUND

**Applicant:**  
Loop Architecture  
**Zone:**  
Open Space zone

**Owner:**  
Northern Midlands Council  
**Codes:**  
Road and Railways Assets Code  
Local Historic Heritage Code  
Heritage Precincts Specific Area Code

**Classification under the Scheme:**  
Passive Recreation and Community Meeting and Entertainment

**Existing Use:**  
Passive Recreation and Community Meeting and Entertainment

**Deemed Approval Date:**  
22 October 2021

**Recommendation:**  
Approve

#### Discretionary Aspects of the Application:

- Setbacks to Lyttleton and Archer Streets,
- Car parking numbers
- Heritage impacts

#### Planning Instrument:

*Northern Midlands Interim Planning Scheme 2013, Version 35, Effective from 26 April 2021.*

#### Subject Site



### 3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

### 4 ASSESSMENT

#### 4.1 Proposal

The proposal constitutes three components as follows:

##### 1. Alterations and Extensions to Memorial Hall

- Internal demolition works.
- Construction of a new annex addition on the northern façade.
- An extension to the western and southern facades including reception area, foyer, meeting rooms, office, amenities blocks (one accessible internal to the building and one external, kitchen and signage).
- The additions will not increase the overall height of the hall but will reduce the setback to the southern boundary to approximately 3.7m.

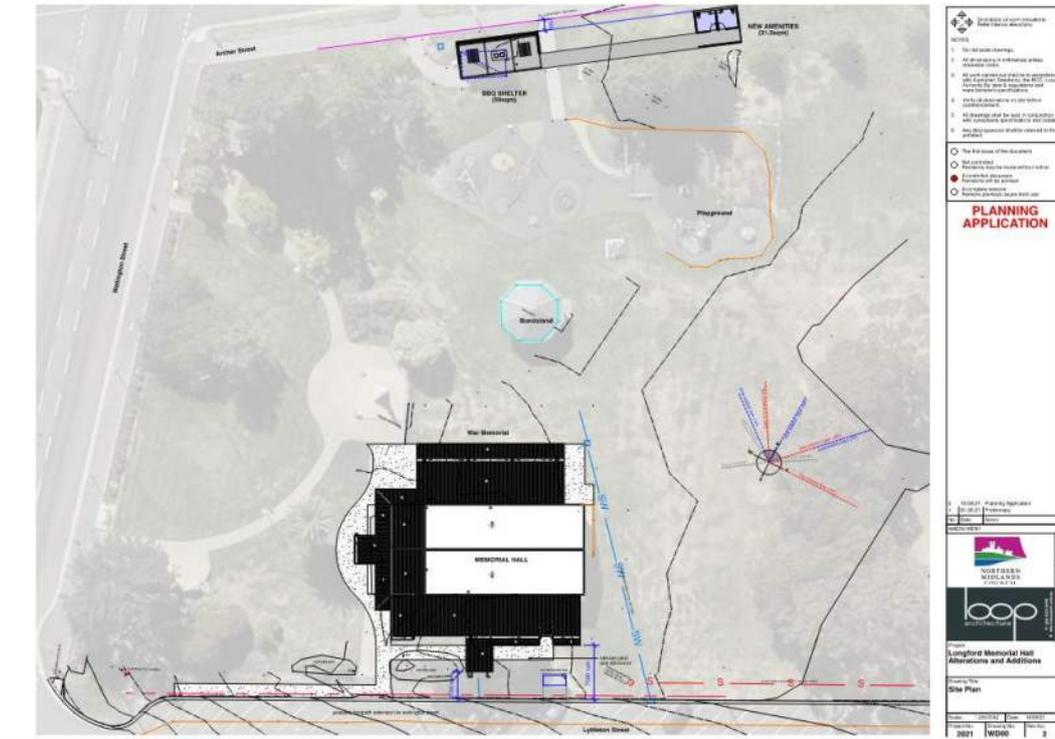
##### 2. Upgrade BBQ Shelter

- Upgrades to the existing BBQ shelter adjacent to Archer Street. The shelter will have a height of approximately 4.6 metres and be constructed of modwood cladding and a colorbond roof.

##### 3. Construction of new Amenities Block

- Construction of a new 6.1 x 5.2 m amenities block situated 1.5m from the Archer Street boundary.
- Construction materials to include vertical timber screening, block pavers and colorbond roofing.

Site Plan



Elevations

Revised  
02/09/2021





#### 4.2 Zone and Land Use

##### Zone Map – Open Space



The land is zoned Open Space, and is within the Heritage Precinct.

Passive recreation is a no permit required use class in the zone. Community meeting and entertainment is a discretionary use. However, in accordance with clause 9.2 of the Interim Scheme, where works are associated with existing approved discretionary uses, the use is treated as permitted.

#### 4.3 Subject Site and Locality

The author of this report carried out a site visit on Friday 1<sup>st</sup> October 2021.

##### *Aerial photograph of area*



*Photographs of subject site*



Existing BBQ Shelter to be upgraded



View of northern side of Memorial Hall



View of eastern side of Memorial Hall



View of western side of hall



#### 4.4 Permit/Site History

Relevant permit history includes:

- P16-087 Playground Stage 1
- P16-216 Replacement Light Poles
- P17-093 Playground Stage 2
- P18-153 Interpretation Sign – Flooding
- PLN18-0226 Playground Stage 3

#### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that 6 representations were received.

- Ken Richards, 4 Archer Street, Longford
- Jane Hanssen, 10 Latour Street, Longford
- Joy Byrne, 2 Archer Street, Longford
- Robert Henley, 1 William Street Longford
- Robert and Annette Aldersea, 14 Lyttleton Street, Longford
- John Izzard, 44 Wellington Street, Longford

Map showing location of representors properties in relation to subject site



The matters raised in the representations are outlined below followed by the planner's comments.

#### Issue 1

- The representation contained a series of questions around the need and siting of the amenities block.

Planner's comment:

The matters are not relevant for consideration under the provisions of the planning scheme.

#### Issue 2

- The siting of the amenities block adjacent to Archer Street will impact the open green area and heritage outlook of the village green. Suggests that the buildings should be grouped together.

Planner's comment:

The additional amenities block came about following community consultation and a request from the Longford District Forum to provide for an amenities block near to the playground equipment to enable parents supervising multiple children at the park to maintain some supervision over children going to the toilet and playing on the equipment. The siting of the amenities block was a combination of this request coupled with a need to locate it near to a sewer line.

It is considered that the siting of the amenities block which has a footprint of 31m<sup>2</sup> located in a park with an area of approximately 1.5 ha will not impact on the open green nature of the village green and it meets the Performance Criteria P2 of Clause 19.4.1 in respect of boundary setbacks. The 1.5 m setback to the Archer Street boundary of the amenities block will not result in overlooking or overshadowing.

#### Issue 3

- The Memorial Hall additions do not comply with F2.5.1 Setbacks and Siting because the addition to the front of the hall will alter the setback. The Planning Scheme clearly states that the predominant setback must be maintained. The reduced setback will reduce the visual significance of the Cenotaph.

Planner's comment:

Whilst the Acceptable Solution requires the predominant front setback to be maintained, the Performance Criteria allows an alternative to be considered. As outlined in the assessment against F2.5.1 in this report, Council's Heritage Adviser states that the setback meets P1.

#### Issue 4

- The scale of the Hall additions does not meet Clause F2.5.3 Scale. The scale of the additions seems to be greater than 50% allowed in the Planning scheme.

Planner's comment:

The 50% figure referred to above appears in A3 which relates only to dwellings. As outlined in the assessment against F2.5.3 in this report, Council's Heritage Adviser states that the Acceptable Solution is met as follows:

*The hall additions are proportional to the size of the site and will allow the existing hall form and scale to remain the dominant form on the site.*

#### Issue 5

- The Hall additions do not meet Clause F2.5.5 as the alterations and additions do not allow the original building to remain visually dominant when viewed from public spaces.

Planner's comment:

The existing hall form will remain the dominant form of the building. The additions respect the existing plan form shape and scale of the existing structure.

#### Issue 6

- Repositioning of the front doors does not satisfy Clause F2.5.7

Planner's comment:

The proposed design reorientates the main entrance to face Lyttleton street which provides a better connection with the street than the existing entrance.

Issue 7

- The plans of the proposed Hall do not ensure that the architectural details of the Hall are respected and therefore do not comply with F2.5.12 Architectural Details. The proposal sees the original Hall structure eradicated with only the flagpole, upper section of the front parapet and back wall remaining visible.

Planner's comment:

As per Council's Heritage Adviser's assessment; *'the new works will have an acceptable architectural style compatible with the architectural style of the existing building.'*

Issue 8

- The alterations and additions to the Hall will leave the original building as a dark space with no natural light.

Planner's comment:

This is not a matter considered under the Planning Scheme and in any case represents an opinion of the representor.

Issue 9

- There is little information in the material regarding the toilet block.

Planner's comment:

The advertised plans showed the dimensions, construction materials and layout of the toilet block which satisfies the requirements of Clause 8.2.1 of the Scheme – application requirements.

Issue 10

- There is reference in the application about variation to car parking but not enough information.

Planner's comment:

As there is no onsite parking within the Village Green title nor is their proposed to be, the application has been assessed against P1 of Clause 6.6.1 Car Parking Numbers. Refer to the assessment in this report.

Issue 11

- The proposed additions and alterations do not meet the Planning Scheme objective (Clause F2.5.6) 'to ensure wall materials used are compatible with streetscape.'

Planner's comment:

The proposed external lining for the extension to the Memorial Hall meets P2 of F2.5.6 as the new external lining is sympathetic with the existing external walls, and are considered acceptable for the architectural building style.

Issue 12

- The proposed alterations and relocation of the entrance door and materials of the windows to the Memorial Hall extension do not meet A1.1 or P1 of F2.5.7. Steel doors powdercoated in Steel Pearl and Silver Kinetic Pearl are not compatible with the criteria.

Planner's comment:

It is assessed that the proposal meets P1 of F2.5.7. The proposed design reorientates the main entrance to face Lyttleton Street which provides a better connection with the street than the existing entrance.

Issue 13

- Insufficient detail has been provided regarding wall cladding colours. The colours chosen do not meet P1 of Clause F2.5.16 as they are modern colours.

Planner's comment:

As per the information provided by the project architects, the finishes will consist of a palette of muted earthy tones inspired by existing examples of rendered masonry, earthy red brickwork and darker greys utilised in nearby building stock.

Issue 14

- Consideration should be given to raising the height of the internal ceiling of the Memorial Hall as it is understood it has been lowered in the recent past.

Planner's comment:

This is a desire expressed by the representor but not a requirement of the works to ensure compliancy with the Planning Scheme.

#### Issue 15

- Security concerns with the design

Planner's comment:

The concerns relate to the number of entrances to the building and isn't a matter considered by the planning scheme provisions. The number of entrances will facilitate the building being open to the Village Green and allow it to be used in various capacities.

#### Issue 16

- The siting of the proposed toilet block will create a blind spot to present public visibility.

Planner's comment:

The proposed toilet block has been sited on the northern side of the park as per requests that came out of community consultation to enable parents with children in the playground to have easier access to toilet facilities.

### 4.6 Referrals

The following referrals were required:

#### **Council's Works Department**

Summary: Council's Works & Infrastructure Department (Jonathan Galbraith) provided recommended conditions are included in the conditions of approval.

#### **TasWater**

Summary: A TasWater Submission to Planning Authority Notice was issued on 8.9.21 (TasWater Ref: TWDA 2021/01495-NMC).

#### **Heritage Advisor**

Summary: Council's Heritage Advisor, David Denman, reviewed the application on the 3<sup>rd</sup> September 2021. Mr. Denman noted that he had no objections to the proposal and his comments form the Heritage Code assessment of this report. Mr. Denman recommends that consideration be given to adjusting the detail of the horizontal external cladding facing Lyttleton Street to have a vertical style similar to the southwest elevation. The reason for this is to provide a more sympathetic interface with the historic buildings opposite.

#### **Tasmanian Heritage Council**

Precis: As the property is on the Register of the Tasmanian Heritage Council, the proposal was also subject to a Notice of Heritage Decision. A Notice of Heritage Decision was issued on 21/09/2021 (Ref: 09-70-18 THC) and includes a condition regarding the material used for concrete paths and paving. The Planning Permit will condition the development to be in accordance with the Notice of Heritage Decision.

### 4.7 Planning Scheme Assessment

- 19 Open Space Zone
- 19.1 Zone Purpose
  - 19.1.1 Zone Purpose Statements
    - 19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.
    - 19.1.2 Local Area Objectives
      - There are no desired local area objectives
    - 19.1.3 Desired Future Character Statements
      - There are no desired future character statements
  - 19.3 Use Standards
    - 19.3.1 Amenity

#### Objective

To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby uses.

Acceptable Solutions	Performance Criteria
A1 Operating hours must be between: a) 8.00 am and 10.00 pm where adjoining residential use; and b) 6.00 am and 12.00 am midnight where not adjoining residential use.	P1 The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.
<b>Not applicable.</b> The proposed works will not result in a change to current operating hours or conditions.	
A2.1 The proposal must not include flood lighting where it adjoins the General residential, Low density residential, Rural living or Village zone; and A2.2 External security lighting must be contained within the boundaries of the site.	P2 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
<b>Complies with A2.1 and A2.2.</b> No flood lighting forms part of the proposal, and all external security lighting will be contained within the boundaries of the site.	
A3 If for permitted or no permit required uses.	P3 Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.
<b>Complies with A3.</b> Passive recreation is a no permit required use and in accordance with Clause 9.2, as the Community Meeting and Entertainment use is existing, it is to be assessed as having permitted status.	

### 19.3.2 Open Space Character

Objective	
To ensure that uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 The use must: a) be for natural and cultural values management or passive recreation; or b) not exceed a combined gross floor area of 250m <sup>2</sup> over the site.	P1.1 The size and appearance of the use must: a) not dominate the character of the area; and b) be consistent with the local area objectives for visual character, if any; and P1.2 The use is not within the classes of General retail and hire or Tourist operation.
<p><b>Complies with P1.1.</b> Whilst the BBQ shelter and toilet block are within the passive recreation use class, the combined floor area across the site exceeds 250m<sup>2</sup>, therefore the application must be assessed against P1.1</p> <p>The extensions to the Memorial Halls will not dominate the character of the area and they are set well back from surrounding streets.</p> <p>The replacement BBQ shelter will improve the appearance of the existing shelter to Archer Street. Whilst the toilet amenities block will be visually prominent from Archer Street as a new facility it is consistent with facilities found in a park setting and will only interrupt views across the Village Green from Archer Street for a length of 6m which is minimal in the context of the size of the park.</p> <p>The use is not within either the General Retail and Hire or Tourist Operation use classes.</p>	
A2 Commercial vehicles for discretionary uses must be: a) parked within the boundary of the property; and b) in locations that are not visible from the	P2 No performance criteria.

Objective	
To ensure that uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
road or public land.	
<b>Not applicable.</b> Passive recreation is a no permit required use and in accordance with Clause 9.2, as the Community Meeting and Entertainment use is existing, it is to be assessed as having permitted status.	
A3 Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.	P3 Storage of materials or equipment must be consistent with the local area objectives for visual character, if any.
<b>Complies with A3.</b> No goods or materials will be stored outside of any of the buildings.	

## 19.4 Development Standards

## 19.4.1 Building Design and Siting

Objective	
To ensure that the design and siting of buildings:	
a) responds appropriately to the open space and natural values of the site; and	
b) has minimal disturbance to the environment and any adjoining sensitive uses.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed 5m.	P1 Building height must: <ul style="list-style-type: none"> <li>a) not be a dominant feature in the streetscape or landscape when viewed from a road; and</li> <li>b) protect the amenity of adjoining dwellings and sensitive uses are protected from unreasonable impacts of overshadowing and overlooking.</li> </ul>
<b>Complies with A1.</b> The height of the Memorial Hall extensions is approximately 4.8 metres, the BBQ Shelter 4.5 metres and the toilet block 4.6 metres	
A2 Buildings must be set back 10m from all boundaries.	P2 Building setbacks must: <ul style="list-style-type: none"> <li>a) protect the amenity of adjoining dwellings from unreasonable impacts of overshadowing and overlooking; and</li> <li>b) conserve the open space and natural values of the area, having regard to existing uses and developments on the site and in the area.</li> </ul>
<b>Complies with P2</b>	
Resultant setbacks are 3.7 metres for the Hall to Lyttleton Street and 1.5 metres of the BBQ shelter and toilet amenities to Archer Street.	
The reduced setback of the Memorial Hall will not result in overshadowing or overlooking due to the width of Lyttleton Street which includes angle car parking.	
The toilet block and BBQ shelter have a reduced setback to a northern street boundary which will not impact on terms of overlooking or overshadowing of the lots on the northern side of Archer Street.	
No natural values will be impacted by either of the three buildings.	
The proposed toilet block is sited to take advantage of the location of the existing sewer line and provide alternate toilet facilities in the vicinity of the playground as was requested through community consultation.	

A3 The site coverage must not exceed 20%.	P3 No performance criteria.
<b>Complies with A3.</b> The resultant site coverage will not exceed 20%.	

## 19.4.2 Landscaping

<b>Objective</b>	
To ensure that the open space and natural values of the site are retained in a manner that contributes to the broader landscape of the area.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 If for natural and cultural values management or passive recreation.	<p>P1 Applications must demonstrate how the open space, natural and landscape values of the site and area will be managed by a landscape and site management plan that sets out:</p> <ul style="list-style-type: none"> <li>a) any retaining walls; and</li> <li>b) retaining any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and</li> <li>c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and</li> <li>d) any fencing; and</li> <li>e) vegetation plantings to be used and where; and</li> <li>f) any pedestrian movement paths; and</li> <li>g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.</li> </ul>
<b>Complies with P1.</b> The application is accompanied by a landscape and site management plan that outlines the listed requirements.	

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	As the site does not have on-site parking or public vehicular access, the extension of the Memorial Hall will not alter existing traffic movements to and from

		the site.
E.5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

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

**E6.6 Use Standards**

**E6.6.1 Car Parking Numbers**

Objective: To ensure that an appropriate level of car parking is provided to service use.	
Acceptable Solutions	Performance Criteria
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific car parking plan; and</p> <p>b) the availability of public car parking spaces within reasonable walking distance; and</p> <p>c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and</p> <p>d) the availability and frequency of public transport within reasonable walking distance of the site; and</p> <p>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</p> <p>f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and</p> <p>g) an empirical assessment of the car parking demand; and</p> <p>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</p> <p>i) the recommendations of a traffic impact assessment prepared for the proposal; and</p> <p>j) any heritage values of the site; and</p> <p>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) the size of the dwelling and the number of bedrooms; and</p> <p>ii) the pattern of parking in the locality; and</p> <p>iii) any existing structure on the land.</p>
<p>Table E6.1 does not have a requirement for the passive recreation use class. As the BBQ shelter and toilet block will not increase the capacity of the Village Green, there is no need to consider onsite parking.</p> <p>Table E6.1 sets a requirement of 1 space per 20m<sup>2</sup> of public area for the community meeting and entertainment use class. Whilst the floor area of the Memorial Hall will be increased as a result of the extension works, the site does not contain on-site parking and there is no proposal to provide onsite parking. The proposal must therefore be assessed against P1.</p> <p>Whilst not on the subject site, the park is adjoined by angle car parks for its length along both Lyttleton and Latour Streets</p>	

resulting in 59 car parks.

The overall size of the extended Memorial Hall is approximately 650m<sup>2</sup> which includes all areas including those not accessible to the public. This generates a parking demand of 33 spaces, significantly fewer than the 59 car parks provided around the Village Green noting the Planning Scheme does not set a parking requirements for the park.

The Memorial Hall upgrades and extensions are proposed to increase usage of the Hall and whilst it will increase the capacity it is considered that the number of parks surrounding the park will be able to cater for increased capacity as they are rarely fully utilised.

#### 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.

Acceptable Solutions		Performance Criteria	
A1.1	Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	P1	Permanently accessible bicycle parking or storage spaces must be provided having regard to the:
		a)	likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and
		b)	location of the site and the distance a cyclist would need to travel to reach the site; and
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	c)	availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.

**Complies with A1.1 subject to condition.** A condition of permit will require a bicycle hoop to be provided that provides spaces for 10 bicycle spaces.

#### E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

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

**Not applicable.** No onsite parking is provided.

#### E6.6.4 Motorbike Parking Provisions

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

Acceptable Solutions		Performance Criteria	
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1	No performance criteria.

**Not applicable.** No onsite parking is provided.

#### E6.7 Development Standards

##### E6.7.1 Construction of Car Parking Spaces and Access Strips

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

Acceptable Solutions		Performance Criteria	
A1	All car parking, access strips manoeuvring and circulation spaces must be:	P1	All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
a)	formed to an adequate level and drained; and		
b)	except for a single dwelling, provided with an impervious all weather seal; and		
c)	except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.		

**Not applicable.** No onsite parking is provided.

##### E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p> <p>a) the layout of the site and the location of existing buildings; and</p> <p>b) views into the site from the road and adjoining public spaces; and</p> <p>c) the ability to access the site and the rear of buildings; and</p> <p>d) the layout of car parking in the vicinity; and</p> <p>e) the level of landscaping proposed for the car parking.</p>
<b>Not applicable</b>	
<p>A2.1 Car parking and manoeuvring space must:</p> <p>a) have a gradient of 10% or less; and</p> <p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p> <p>c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</p> <p>A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.</p>	<p>P2 Car parking and manoeuvring space must:</p> <p>a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</p> <p>b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</p>
<b>Not applicable</b>	

Table E6.2: Access Widths for Vehicles

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

### E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.	
Acceptable Solutions	Performance Criteria
<p>A1 Car parking areas with greater than 20 parking spaces must be:</p> <p>a) secured and lit so that unauthorised persons cannot enter or;</p> <p>b) visible from buildings on or adjacent to the site during the times when parking occurs.</p>	<p>P1 Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:</p> <p>a) levels of activity within the vicinity; and</p> <p>b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.</p>
<b>Not applicable.</b> No onsite parking is provided.	

### E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
<p>A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.</p>	<p>P1 The location and design of parking spaces considers the needs of disabled persons, having regard to:</p> <p>a) the topography of the site;</p> <p>b) the location and type of relevant facilities on the site or in the vicinity;</p> <p>c) the suitability of access pathways from parking spaces, and</p> <p>d) applicable Australian Standards.</p>

A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to: a) characteristics of the populations to be served; b) their means of transport to and from the site; and c) applicable Australian Standards.
<b>Not applicable.</b> No onsite parking is provided.	

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

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

Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site.	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
<b>Not applicable.</b> No onsite parking is provided.	

**E6.8 Provisions for Sustainable Transport****E6.8.1 Bicycle End of Trip Facilities**

Not used in this planning scheme

**E6.8.2 Bicycle Parking Access, Safety and Security**

Objective:

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

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

**E6.8.5 Pedestrian Walkways**

Objective: To ensure pedestrian safety is considered in development

Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

**Not applicable.** No onsite parking is provided.

**Table E6.5: Pedestrian Access**

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

**Notes**

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

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

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

**E13.1 Purpose**

E13.1.1 The purpose of this provision is to:

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

**E13.2 Application of the Code**

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

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

**E13.3 Use or Development Exempt from this Code**

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

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- 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.

**Comment:**

The subject site is within a Heritage Precinct.

The subject place is heritage listed.

**E13.5 USE STANDARDS**

**E13.5.1 Alternative Use of heritage buildings**

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <p>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</p> <p>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; and</p> <p>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.</p>
<u>Comment:</u> The building will retain its present use with more space and upgraded amenities to meet present standards.	

### **E13.6 DEVELOPMENT STANDARDS**

#### **E13.6.1 Demolition**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <p>a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</p> <p>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</p> <p>c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</p> <p>d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</p> <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<u>Comment:</u> The proposed demolition is required to accommodate the new layout and additions and is all confined to the footprint of the existing building.	

#### **E13.6.2 Subdivision and development density**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Subdivision must:</p> <p>a) be consistent with and reflect the historic development pattern of the precinct or area; and</p> <p>b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</p> <p>c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</p> <p>d) not require the removal of vegetation, significant trees of garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</p> <p>e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<u>Comment:</u> No subdivision is proposed.	

#### **E13.6.3 Site Cover**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Site coverage must be in accordance with the acceptable development criterion for site	<p>P1 The site coverage must:</p> <p>a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the</p>

coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	area; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> The site cover will be increased; however, the site is of sufficient size to maintain the character and appearance of the place, adjacent buildings and area.	

**E13.6.4 Height and Bulk of Buildings**

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

**E13.6.5 Fences**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New fences must: a) be designed to be complementary to the architectural style of the dominant buildings on the site or b) be consistent with the dominant fencing style in the heritage precinct; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> The screen fence on the Lyttleton frontage should be in a vertical form to be more in context with the surrounding historic heritage character.	

**E13.6.6 Roof Form and Materials**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Roof form and materials for new buildings and structures must: a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> The proposed new roof forms and materials are sympathetic to the existing style of the building.	

**E13.6.7 Wall materials**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> The existing hall exterior walls are painted render in a smooth finish. The new external wall lining will be	

harmonious with the existing wall exterior wall finish.

However, I strongly recommend that the pattern of the external cladding and screen fence on the Lyttleton street side be vertical and not horizontal as proposed.

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: <ul style="list-style-type: none"> <li>a) be consistent with the setback of surrounding buildings; and</li> <li>b) be set at a distance that does not detract from the historic heritage significance of the place; and</li> <li>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>

Comment: The building set back is considered acceptable, due to the size of the site and surrounding pattern of development. The proposed landscaping will help soften the impact of the Lyttleton Street façade.

#### **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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Outbuildings and structures must be: <ul style="list-style-type: none"> <li>a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</li> <li>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.</li> </ul>	P1 New outbuildings and structures must be designed and located; <ul style="list-style-type: none"> <li>a) to be subservient to the primary buildings on the site; and</li> <li>b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>

Comment: The setback siting of the proposed BBQ shelter and amenity block are considered acceptable.

#### **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.*

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

Comment: There are no formal parking areas proposed on the site.

#### **E13.6.11 Places of Archaeological Significance**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 For works impacting on places listed in Table E13.3: <ul style="list-style-type: none"> <li>a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and</li> <li>b) details of survey, sampling and recording techniques technique be provided; and</li> <li>c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.</li> </ul>

Comment: Satisfies the performance criteria.

**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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 The removal of vegetation must not: <ul style="list-style-type: none"> <li>a) unreasonably impact on the historic cultural significance of the place; and</li> <li>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>
<u>Comment:</u> The tree removal required has been mitigated by new tree planting and additional landscaping that will maintain the historic cultural significance of the place.	

**E13.6.13 Signage**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m <sup>2</sup> .	P1 New signs must be of a size and location to ensure that: <ul style="list-style-type: none"> <li>a) period details, windows, doors and other architectural details are not covered or removed; and</li> <li>b) heritage fabric is not removed or destroyed through attaching signage; and</li> <li>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; and</li> <li>d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>
<u>Comment:</u> The new signage will generally be similar to the existing with matching sign above the new Lyttleton street entrance.	

**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.*

**Acceptable Solution**

*New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.*

Comment: Satisfies the performance criteria.

**Table E13.1: Local Heritage Precincts**

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

**Existing Character Statement - Description and Significance****LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT**

*The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**Management Objectives**

*To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct. To ensure developments within street reservations in the towns and villages having Heritage Precincts do not adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

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

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Specific Area Plan assessment below

#### Assessment against F2.0 (Heritage Precincts Specific Area Plan)

##### **F2.1 Purpose of Specific Area Plan**

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

##### **F2.2 Application of Specific Area Plan**

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

*F2.2.2 The following development is exempt from this Specific Area Plan:*

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;*
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;*
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, 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*
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

##### **F2.3 Definitions**

###### **F2.3.1 Streetscape**

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

###### **F2.3.2 Heritage-Listed Building**

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

##### **F2.4 Requirements for Design Statement**

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

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

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

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

##### **F2.5 STANDARDS FOR DEVELOPMENT**

###### **F2.5.1 Setbacks**

**Objective:** To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to

ensure that the impact of garages and carports on the streetscape is minimised.

**Acceptable Solutions & performance criteria**

<p>A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 &amp; F2.8).</p>	<p>P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<p>A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, &amp; F2.7).</p>	<p>P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<p>A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.</p>	<p>P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>

Comment: Meets performance criteria.

**F2.5.2 Orientation**

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

**Acceptable Solutions & performance criteria**

<p>A1 All new buildings, extensions, alterations or additions must be orientated:</p> <ul style="list-style-type: none"> <li>a) perpendicular to the street frontage (refer Figure F2.5, F2.6, &amp; F2.8); or</li> <li>b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and</li> <li>c) A new building must not be on an angle to an adjoining heritage-listed building</li> </ul>	<p>P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape</li> </ul>
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(refer Figure F2.5).

**Comment:** The orientation of the Hall additions, BBQ shelter and Amenities block are compatible with the Performance Criteria.

### F2.5.3 Scale

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

#### Acceptable Solutions (no performance criteria)

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

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

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

**Comment:** The hall additions are proportional to the size of the site and will allow the existing hall form and scale to remain the dominant form on the site.

The scale of the BBQ shelter and Amenities block are considered acceptable.

### F2.5.4 Roof Forms

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

#### Acceptable Solutions & performance criteria

A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and

A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.

P1 The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:

- the cultural heritage values of the local heritage place, its setting and the precinct;
- the design, period of construction and materials of the dominant building on site;
- the dominant roofing style and materials in the setting; and
- the streetscape.

A2 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).

A3 Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.

A4 Metal cowls must not be used where they will be seen from the street.

**Comment:** The new roof form on the hall additions is acceptable having regard to the design, period of construction and materials of the existing hall. The inverted projecting overhangs, although not a historic form will be subservient to the main roof areas. And when considered in context are acceptable.

### F2.5.5 Plan Form

**Objective:** To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.

#### Acceptable Solutions

A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or

A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.

A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).

#### Performance Criteria

P1 Original main buildings must remain visually dominant over any additions when viewed from public spaces.

P2 No performance criteria

**Comment:** The existing hall form will remain the dominant form of the building.

The additions respect the existing plan form, shape and scale of the existing structure.

### F2.5.6 External Walls

*Objective: To ensure that wall materials used are compatible with the streetscape.*

#### Acceptable Solutions

- A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and
- A1.2 External walls must be clad in:
- traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or
  - brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:
    - painted standard size bricks; or
    - standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or
    - standard brickwork rendered in traditional style; or
    - if a heritage-listed building, second-hand traditional local bricks. Heavily-tumbled clinker bricks must not be used; or
  - concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;
  - concrete blocks in natural concrete finish must not be used.
- A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.

#### Performance Criteria

- P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:
- the cultural heritage values of the local heritage place, its setting and the precinct;
  - the design, period of construction and materials of the dominant building on site;
  - the dominant wall materials in the setting; and
  - the streetscape.

Comment: The new external lining is sympathetic with the existing external walls, and are considered acceptable for the architectural building style.

### F2.5.7 Entrances and Doors

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

#### Acceptable Solutions & performance criteria

- |   |   |
|---|---|
| A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and                  | P1 Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:   |
| A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and |   |
| A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).  |   |
|   | <ol style="list-style-type: none"> <li>the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>the design, period of construction and materials of the dominant building on site; and</li> <li>the streetscape.</li> </ol> |

Comment: The proposed design reorientates the main entrance to face Lyttleton street which provides a better connection with the street than the existing entrance.

### F2.5.8 Windows

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

#### Acceptable Solutions & performance criteria

- A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.

#### Solid-void ratio

- |  |   |
|--|---|
| A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25). | P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct. |
|--|---|

#### Window sashes

- A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building

<i>(refer Figure F2.22 &amp; F2.23).</i>	
A4	<i>Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.</i>
A5	<i>Horizontally sliding sashes must not be used.</i>
A6	<i>Corner windows to front facades must not be used.</i>
<b>Window Construction Materials</b>	
A7	<i>Clear glass must be used.</i>
A8	<i>Reflective and tinted glass and coatings must not be used where visible from public places.</i>
A9	<i>Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.</i>
A10	<i>Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings</i>
P10	<i>Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct.</i>
A11	<i>Glazing bars must be of a size and profile appropriate for the period of the building</i>
A12	<i>Stick-on aluminium glazing-bars must not be used</i>
A13	<i>All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.</i>
<b>French Doors, Bay Windows and Glass Panelling</b>	
A14	<i>French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.</i>
A15	<i>Where two bay windows are required, they must be symmetrically placed.</i>
A16	<i>Large areas of glass panelling must:</i>
a)	<i>Be divided by large vertical mullions to suggest a vertical orientation; and</i>
b)	<i>Be necessary to enhance the utility of the property or protect the historic fabric; and</i>
c)	<i>Not detract from the historic values of the original building.</i>
<u>Comment:</u> The window frames and sizes are sympathetic with the architectural style and function of the building. However, I recommend that the windows facing Lyttleton street be amended to a vertical rhythm similar to the Wellington Street elevation.	

**F2.5.9 Roof Covering**

<i>Objective: To ensure that roof materials are compatible with the streetscape.</i>	
<b>Acceptable Solutions (no performance criteria)</b>	
A1.1	<i>Roofing of additions, alterations and extensions must match that of the existing building; and</i>
A1.2	<i>Roof coverings must be:</i>
a)	<i>corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron</i>
<i>or</i>	
b)	<i>slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:</i>
	<i>• dark gray; or</i>
	<i>• light grey; or</i>
	<i>• brown tones; or</i>
	<i>• dark red;</i>
<i>or</i>	
c)	<i>traditional metal tray tiles where compatible with the style and period of the main building on the site.</i>
d)	<i>for additions, alterations and extensions, match that of the existing building.</i>
A2	<i>Must not be klip-lock steel deck and similar high rib tray sheeting.</i>
<u>Comment:</u> The proposed roof coverings will match that of the existing building.	

**F2.5.10 Roof Plumbing**

<i>Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.</i>	
<b>Acceptable Solutions (no performance criteria)</b>	
A1.1	<i>Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and</i>
A1.2	<i>Downpipes must be zincalume natural, colorbond round, or PVC round painted.</i>
A2	<i>Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.</i>
<u>Comment:</u> The roof plumbing will be compatible with the existing building.	

**F2.5.11 Verandahs**

<i>Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
<b>Original Verandahs</b>	
A1 <i>Original verandahs must be retained.</i>	
<b>Replacement of Missing Verandahs</b>	
A2.1 <i>The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or</i>	P2 <i>Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i>
A2.2 <i>If details of the original verandah are not available:</i>	a) <i>the cultural heritage values of the local heritage place, its setting and the precinct;</i>
a) <i>The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and</i>	b) <i>the design, period of construction and materials of the dominant building on site; and</i>
b) <i>Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.</i>	c) <i>the streetscape.</i>
<b>New Verandahs</b>	
A3 <i>A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.</i>	
<b>Comment:</b> Open porch or covered areas are sympathetic in style to the existing building.	

**F2.5.12 Architectural Details**

<i>Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.</i>	
<b>Acceptable Solutions (no performance criteria)</b>	
<b>Original Detailing</b>	
A1 <i>Original details and ornaments, such as architraves, fascia's and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.</i>	
<b>Non-original Detailing</b>	
A2.1 <i>Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and</i>	
A2.1 <i>Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.</i>	
<b>Comment:</b> The new works will have an acceptable architectural style compatible with the architectural style of the existing building.	

**F2.5.13 Outbuildings**

<i>Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1 <i>The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.</i>	P1 <i>The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i>
	a) <i>the cultural heritage values of the local heritage place, its setting and the precinct;</i>
	b) <i>the design, period of construction and materials of the dominant building on site;</i>
	c) <i>the dominant roofing style and materials in the setting; and</i>
	d) <i>the streetscape.</i>
A2 <i>Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.</i>	
A3 <i>Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 &amp; F2.3).</i>	
A4 <i>Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an</i>	

	<i>independent roof form.</i>
A5	<i>Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.</i>
A6	<i>Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.</i>
<u>Comment:</u> The location, scale, form and architectural detailing of the BBQ Shelter and Amenities Block are considered sympathetic with the historic character of the Precinct.	

**F2.5.14 Conservatories**

<u>Objective:</u> To ensure new conservatories respect traditional location, form and construction.	
<b>Acceptable Solutions (no performance criteria)</b>	
A1	<i>Conservatories must not be located at the front of a building.</i>
A2	<i>The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.</i>
<u>Comment:</u> N/A	

**F2.5.15 Fences and Gates**

<u>Objective:</u> To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1.1 Replacement of front fence must be in the same design, materials and scale; or A1.2 a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm. b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.	P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the architectural style of the dominant building on the site; c) the dominant fencing style in the setting; and d) the original or previous fences on the site.
A2	<i>Gates must match the fence, both in materials and design.</i>
A3	<i>Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.</i>
A4	<i>Fences must not be: a) horizontal or diagonal timber slat fences; or b) plastic covered wire mesh; or c) flat metal sheet or corrugated sheets; or d) plywood and cement sheet.</i>
<u>Comment:</u> The screen fence on the Lyttleton frontage should be in a vertical form to be more in context with the surrounding historic heritage character.	

**F2.5.16 Paint Colours**

<u>Objective:</u> To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or A1.2 Colour schemes must be drawn from the following: a) Walls – Off white, creams, beige, tans, fawn and ochre. b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green. c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green d) Roof & Gutters – deep Indian red, light and dark grey.	P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.
A2	<i>There must be a contrast between the wall colour and trim colours.</i>
A3	<i>Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.</i>

Comment: Meets the Performance Criteria

#### **F2.5.17 Lighting**

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

##### **Acceptable Solutions (no performance criteria)**

A1 *Wiring or conduit to new lighting is not located on the front face of a building.*

Comment: Meets the Performance Criteria

#### **F2.5.18 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 heritage precincts.*

##### **Acceptable Solution (no performance criteria)**

*New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.*

Comment: n/a

### **F2.6 USE STANDARDS**

#### **F2.6.1 Alternative Use of heritage buildings**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>No acceptable solution.</i>	P1 <i>Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where:</i> a) <i>it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</i> b) <i>the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and</i> c) <i>a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.</i>
<u>Comment:</u> N/a	

### **E15.0 Signs Code**

#### **E15.5.2 Heritage Precincts**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>No acceptable solution</i>	P1 <i>If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.</i>
<u>Comment:</u> Meets the Performance Criteria	

### **SPECIAL PROVISIONS**

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

### **STATE POLICIES**

The proposal is consistent with all State Policies.

**OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993**

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

**STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES****Strategic Plan 2017-2027**

*Statutory Planning*

**5 FINANCIAL IMPLICATIONS TO COUNCIL**

Not applicable to this application.

**6 OPTIONS**

Approve subject to conditions, or refuse and state reasons for refusal.

**7 DISCUSSION**

Discretion to refuse the application is limited to:

- Setbacks to Lyttleton and Archer Streets,
- Car parking numbers
- Heritage impacts

Conditions that relate to any aspect of the application can be placed on a permit. The proposal will be conditioned to be used and developed in accordance with the proposal plans.

**8 ATTACHMENTS**

1. Application [15.5.1 - 34 pages]
2. Additional information [15.5.2 - 5 pages]
3. Referral responses [15.5.3 - 29 pages]
4. Representations [15.5.4 - 13 pages]

**RECOMMENDATION**

That land at, 53 Wellington Street, Longford be approved to be developed and used for alterations and additions to Longford Memorial Hall and upgraded BBQ facilities and new amenities (Heritage Listed, Heritage Precinct, vary setbacks and car parking) in accordance with application PLN-21-0217, and subject to the following conditions:

**1 Layout not altered**

The use and development must be in accordance with the endorsed plans numbered

- P1** Cover page, Longford Memorial Hall Alterations and Additions
- P2** Site Plan WD00, Rev 2, Dated 10/06/2021
- P3** Demolition Plan WD 01, Rev 2, Dated 10/06/2021
- P4** Proposed Floor Plan WD 02, Rev 2, Dated 10/06/2021
- P5** Roof Plan WD 03, Rev 2, Dated 10/06/2021
- P6** Proposed Elevations WD 04, Rev 2, Dated 10/06/2021 (AMENDED PLAN REQUIRED)
- P7** Longford Memorial Hall Alterations and Additions, Village Green BBQ Pavilion and Amenities WD 05, Rev 2, Dated 12/08/2021
- P8** Longford Village Green, Tree Planting and New Gardens – Concept Plan Revision B Dated 13/08/2021

**2 Revised Plans Required**

Prior to the issue of a building permit, revised plans must be submitted. The plans must be in accordance with the endorsed plans but revised to show the detail of the horizontal external cladding facing Littleton Street to have a vertical style similar to the southwest elevation.

### **3 Council's Works Department conditions**

#### **3.1 Access**

- a) If any works access works are done to the driveway crossover or the portion of the driveway within the road reserve the applicant must complete a driveway crossover application form prior to starting work.
- b) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

#### **3.2 Nature strips**

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

### **4 Bicycle Parking**

10 permanently accessible bicycle parking spaces must be provided on the site or within 50m of the site. Bicycle parking must:

- be accessible from a road or footpath;
- include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993;
- be located within 50m of and visible or signposted from the entrance to the activity they serve; and
- be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used.

### **5 TasWater conditions**

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 20121/01495-NMC) – attached as Appendix A.

### **6 Tasmanian Heritage Council**

The proposed development must comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (THC Works Ref: #6667, File No: 09-70-18 THC, Date: 21 September 2021) – attached as Appendix B.

PLANNING APPLICATION  
Proposal

Description of proposal: .....

Alterations & Additions to existing Longford Memorial Hall including Upgraded BBQ  
Facilities and New Amenities to Village Green

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

(attach additional sheets if necessary)

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

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

Site address: .....

53 Wellington Street, Longford

CT no: .32/105 PID: 6737732

Estimated cost of project \$1.8M (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 Community Use .....

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

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

(attach additional sheets if necessary)

Is any signage required? n/a (if yes, provide details)



**PREMIUM PROPERTY** Information Report

Land Tasmania



PROPERTY ID: **6737732**  
PROPERTY ADDRESS: **LONGFORD SENIOR CITIZENS' CLUB**  
**53 WELLINGTON STREET**  
**LONGFORD TAS 7301**  
CONSTRUCTION YEAR: **1956**



## PREMIUM PROPERTY Information Report

### PROPERTY DETAILS - 53 WELLINGTON ST LONGFORD

<b>Property Name:</b>	LONGFORD SENIOR CITIZENS' CLUB	
<b>Land Use:</b>	Community Services - HALL (valuation purposes only)	
<b>Improvements:</b>	HALL TOILETS	
<b>Improvement Sizes (Top 3 by Size):</b>	<b>Improvement:</b>	<b>Area:</b>
	HALL	287.0 square metres
	FENCING & PAVING	
<b>Number of Bedrooms:</b>		
<b>Construction Year of Main Building:</b>	1956	
<b>Roof Material:</b>	Tile	
<b>Wall Material:</b>	Concrete	
<b>Land Area:</b>	1.525 hectares	
<b>Title References:</b>		
<b>Municipality:</b>	NORTHERN MIDLANDS <a href="#">View Municipality Information Report</a>	
<b>Title owner:</b>		
<b>Interested parties:</b>	MUNICIPALITY OF NORTHERN MIDLANDS	
<b>Postal address: (Interested Parties)</b>	PO BOX 156 LONGFORD TAS 7301	

### OWNERSHIP HISTORY - 53 WELLINGTON ST LONGFORD

TYPE	NAME	ADDRESS	FROM	TO
Ownership	MUNICIPALITY OF NORTHERN MIDLANDS	PO BOX 156 LONGFORD TAS 7301	01/07/1982	

### SALES STATISTICS - (Community Services - HALL) - LONGFORD (Last 12 Months)

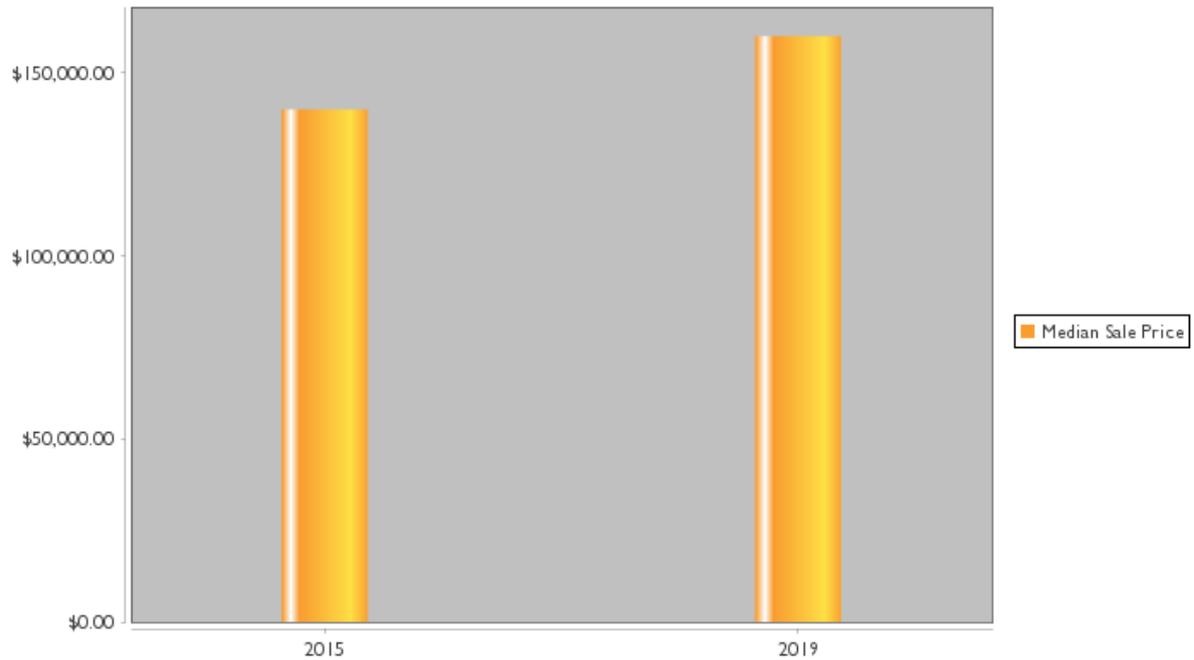
<b>Number of Sales:</b>	0
<b>Highest Sales Price:</b>	
<b>Median Sales Price:</b>	
<b>Mean Sales Price:</b>	
<b>Lowest Sales Price:</b>	

**PREMIUM PROPERTY Information Report**

LAST 5 SALES - (Community Services) - LONGFORD [View in LISTmap](#)

ADDRESS	CONTRACT DATE	SALE PRICE
---------	---------------	------------

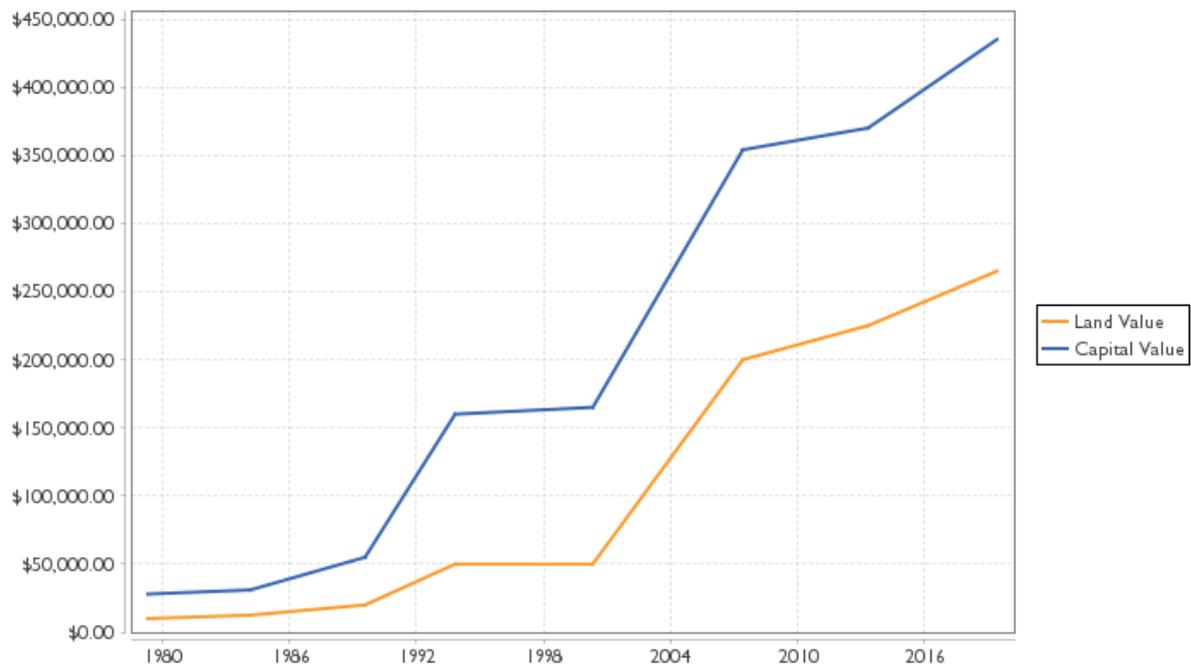
SALES TRENDS - (Community Services - HALL) - NORTHERN MIDLANDS (Last 10 Years)



## PREMIUM PROPERTY Information Report

### PROPERTY VALUATIONS - 53 WELLINGTON ST LONGFORD

DATE INSPECTED	LEVELS AT	LAND	CAPITAL	AAV	REASON
27/03/2019	01/07/2018	\$265,000	\$435,000	\$17,400	FRESH VALUATION
21/11/2012	01/07/2012	\$225,000	\$370,000	\$14,800	REVALUATION
15/03/2007	01/10/2006	\$200,000	\$354,000	\$14,160	REVALUATION
28/01/2000	01/10/1999	\$50,000	\$165,000	\$6,600	REVALUATION
01/07/1993	01/07/1994	\$50,000	\$160,000	\$6,400	REVAL 94
16/05/1989	01/07/1989	\$20,000	\$55,000	\$2,200	REVAL 89
24/08/1983	01/07/1984	\$12,500	\$31,000	\$1,240	REVAL 84
15/08/1978	01/07/1983	\$10,000	\$28,000	\$1,120	REVAL'79



**PREMIUM PROPERTY** Information Report

**AERIAL IMAGERY**



## PREMIUM PROPERTY Information Report

### Explanation of Terms

<b>Property ID</b>	A unique number used for Valuation purposes.
<b>Date Inspected</b>	The date the property was inspected for the valuation.
<b>Levels At</b>	Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.
<b>Land Value</b>	Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.
<b>Capital Value</b>	Capital Value is the total value of the property (including the land value), excluding plant and machinery.
<b>AAV</b>	Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.
<b>Interested Parties</b>	This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).
<b>Postal Address</b>	This is the last advised postal address for the interested parties.
<b>Multiple Tenancies</b>	Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.
<b>Similar Criteria</b>	Properties in the same locality with a Capital Value within a range of 10% of the property.

**No information obtained from the LIST may be used for direct marketing purposes.**

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Report Date: 03/08/2021

Report Time: 03:59 PM

Department of Primary Industries, Parks, Water and Environment

Page 6 of 6

[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



Accredited Architect: Alex Ashley-Jones CC5926B  
 Property ID: 6737732  
 Title Reference: 32/105  
 Climate Zone: 7  
 Bushfire Management: Not applicable  
 Project Number 2021

PLANNING SCHEME ZONE: Northern Midlands Interim Planning Scheme 2013  
**19.0 OPEN SPACE**  
 LONGFORD SENIOR CITIZENS' CLUB  
 53 WELLINGTON STREET  
 LONGFORD TAS 7301  
**AREAS:**  
 EXISTING ROOFED BUILDING AREA: 360 sq/m  
 PROPOSED ROOFED BUILDING AREA: 470 sq/m  
 TOTAL ROOF AREA: 750sq/m

**Architectural Drawings**  
 All drawings A2 unless otherwise noted  
 Cover Sheet, Location Plan, Material Schedule @ A2  
 WD00 Site Plan 1:250@A2  
 WD01 Demolition Plan 1:100@A2  
 WD02 Proposed Floor Plan 1:100@A2  
 WD03 Roof Plan 1:100@A2  
 WD04 Elevations 1:100@A2  
 WD05 BBQ Shelter / Amenities 1:100@A3

**Material Schedule**

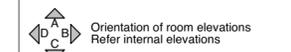
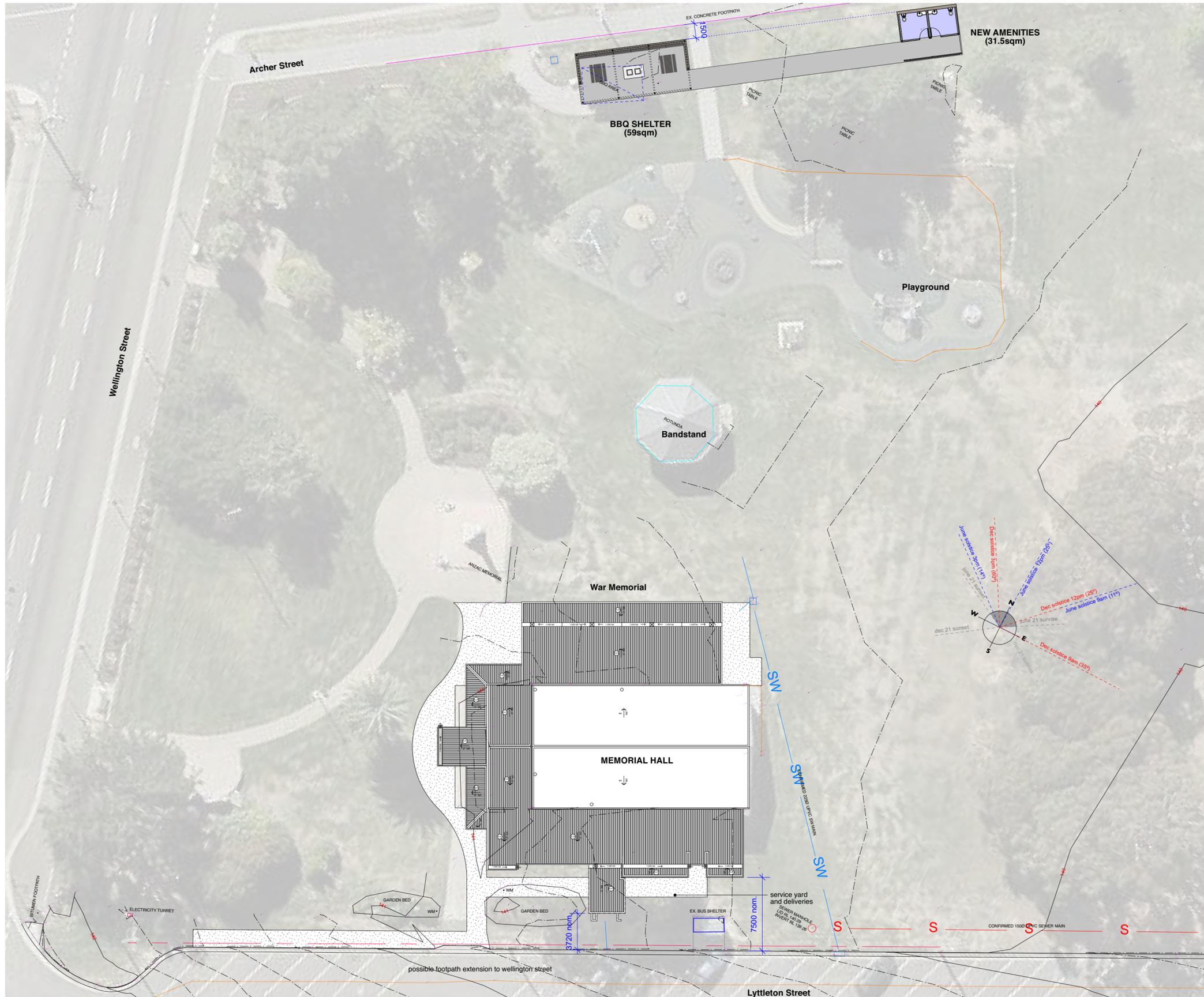
Component	Material Schedule	Finish / Colour:	
Wall Cladding	C.01 CSR Cemintel 'Barestone' cladding fixed to proprietary top hat framing with Barestone Rivets.	Original	Colorbond flashings and trim to match R.01 colour
	C.02 CSR Cemintel 'Barestone' cladding fixed to proprietary top hat framing with Barestone Rivets.	Graphite	
	C.03 CSR Cemintel 'Surround' cladding fixed to proprietary top hat framing with Barestone Rivets.	Whiteish Base	
	C.04 CSR Cemintel 'Surround' cladding fixed to proprietary top hat framing with Barestone Rivets.	Mainland	
	C.05 Brickwork	Stackbond Colour TBC	
	C.06 Foundation walls	Insitu off form concrete Paint Finish Dulux Basalt	
Roof Cladding	R.01 Lysaght Trimdek (BMT 0.48mm)	Colorbond Basalt	Colorbond flashings and trim to match R.01 colour
Eaves Gutter	G.01 Lysaght Half Round Gutter	Colorbond Basalt	
Fascia	Lysaght Novaline Fascia System	Colorbond Basalt	Refer to RCP for extent
Downpipe & Rainhead	Refer to engineer's specification	316 Stainless Steel	
Fixed Frames & windows		Dulux Precious Powdercoat Steel Pearl (Satin 97157127)	Coverplates to frames
Active Door Leafs & Windows		Dulux Precious Powdercoat Silver Kinetic Pearl (Satin 9717043K)	
Steelwork	Solver Paints	Mic Charcoal (1259) Micaeous Subdued Gloss	



Location Plan

# Longford Memorial Hall Alterations and Additions

## Planning Application



- NOTES**
1. Do not scale drawings.
  2. All dimensions in millimetres unless otherwise noted.
  3. All work carried out shall be in accordance with Australian Standards, the NCC, Local Authority By-laws & regulations and manufacturer's specifications.
  4. Verify all dimensions on site before commencement.
  5. All drawings shall be read in conjunction with consultants specifications and details.
  6. Any discrepancies shall be referred to the architect.

- The first issue of the document
- Not controlled  
Revisions may be made without notice
- A controlled document  
Revisions will be advised
- A complete revision  
Remove previous issues from use

## PLANNING APPLICATION

2	10.08.21	Planning Application
1	01.06.21	Preliminary
No.	Date	Notes

AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
 architecture	ARCHITECT

Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Site Plan**

Scale: 1:250@A2	Date: 10/08/21
Project No: <b>2021</b>	Drawing No: <b>WD00</b>
	Rev No: <b>2</b>



Orientation of room elevations  
Refer internal elevations

NOTES

- Do not scale drawings.
- All dimensions in millimetres unless otherwise noted.
- All work carried out shall be in accordance with Australian Standards, the NCC, Local Authority By-laws & regulations and manufacturer's specifications.
- Verify all dimensions on site before commencement.
- All drawings shall be read in conjunction with consultants specifications and details.
- Any discrepancies shall be referred to the architect.

The first issue of the document  
 Not controlled  
 Revisions may be made without notice  
 A controlled document  
 Revisions will be advised  
 A complete revision  
 Remove previous issues from use

## PLANNING APPLICATION

2	10.08.21	Planning Application
1	01.06.21	Preliminary

No.	Date	Notes
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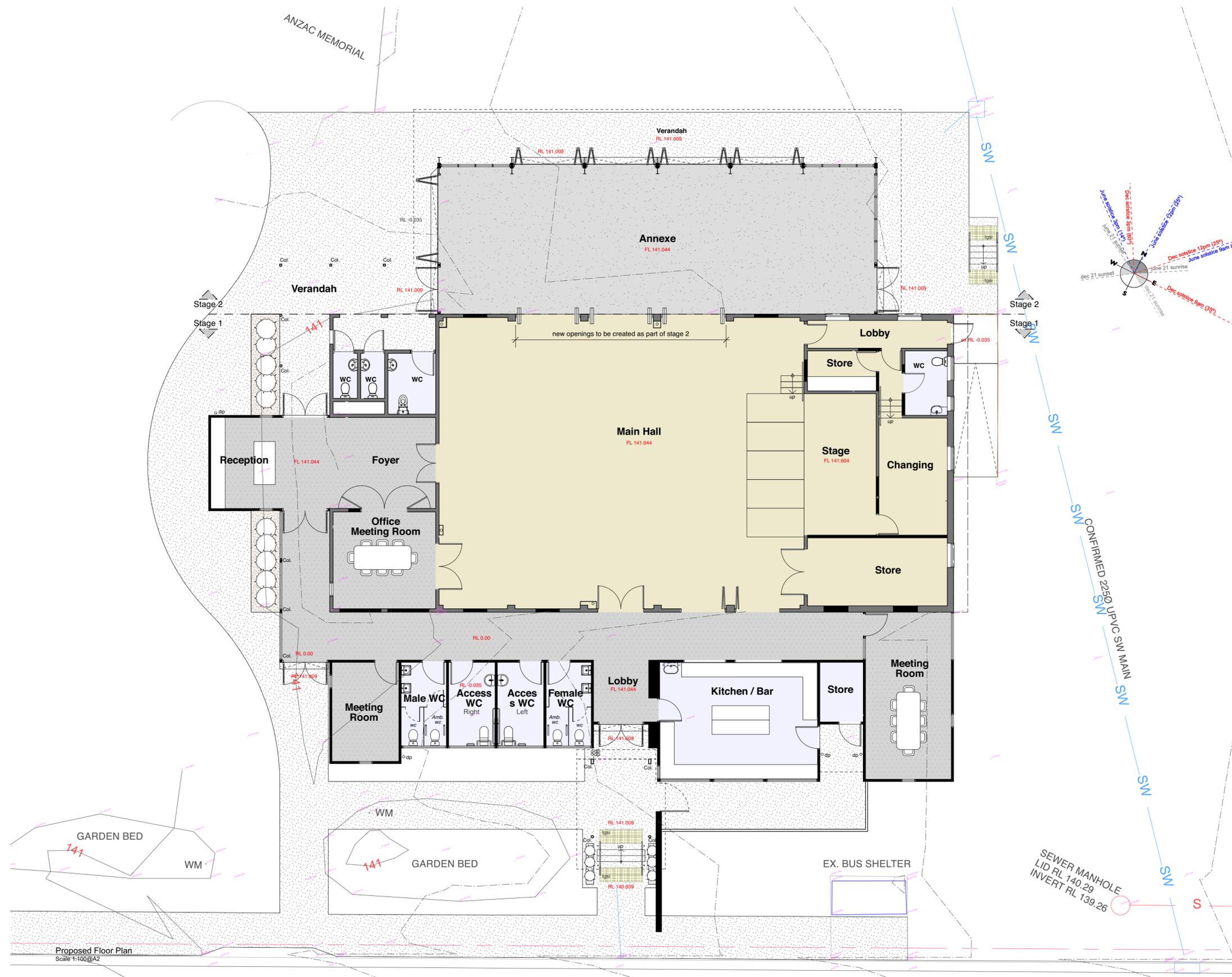
AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
 architecture <small>P: (03) 6331 9448 E: info@logarch.com.au</small>	ARCHITECT

Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Demolition Plan**

Scale: 1:100@A2	Date: 10/08/21
Project No: <b>2021</b>	Drawing No: <b>WD01</b>
	Rev No: <b>2</b>



- Orientation of room elevations  
Refer internal elevations
- NOTES
- Do not scale drawings.
  - All dimensions in millimetres unless otherwise noted.
  - All work carried out shall be in accordance with Australian Standards, the NCC, Local Authority By-laws & regulations and manufacturer's specifications.
  - Verify all dimensions on site before commencement.
  - All drawings shall be read in conjunction with consultants specifications and details.
  - Any discrepancies shall be referred to the architect.
- The first issue of the document
  - Not controlled  
Revisions may be made without notice
  - A controlled document  
Revisions will be advised
  - A complete revision  
Remove previous issues from use

## PLANNING APPLICATION

2	10.08.21	Planning Application
1	01.06.21	Preliminary
No.	Date	Notes

AMENDMENT

**NORTHERN  
MIDLANDS  
COUNCIL**

CLIENT

**architecture**

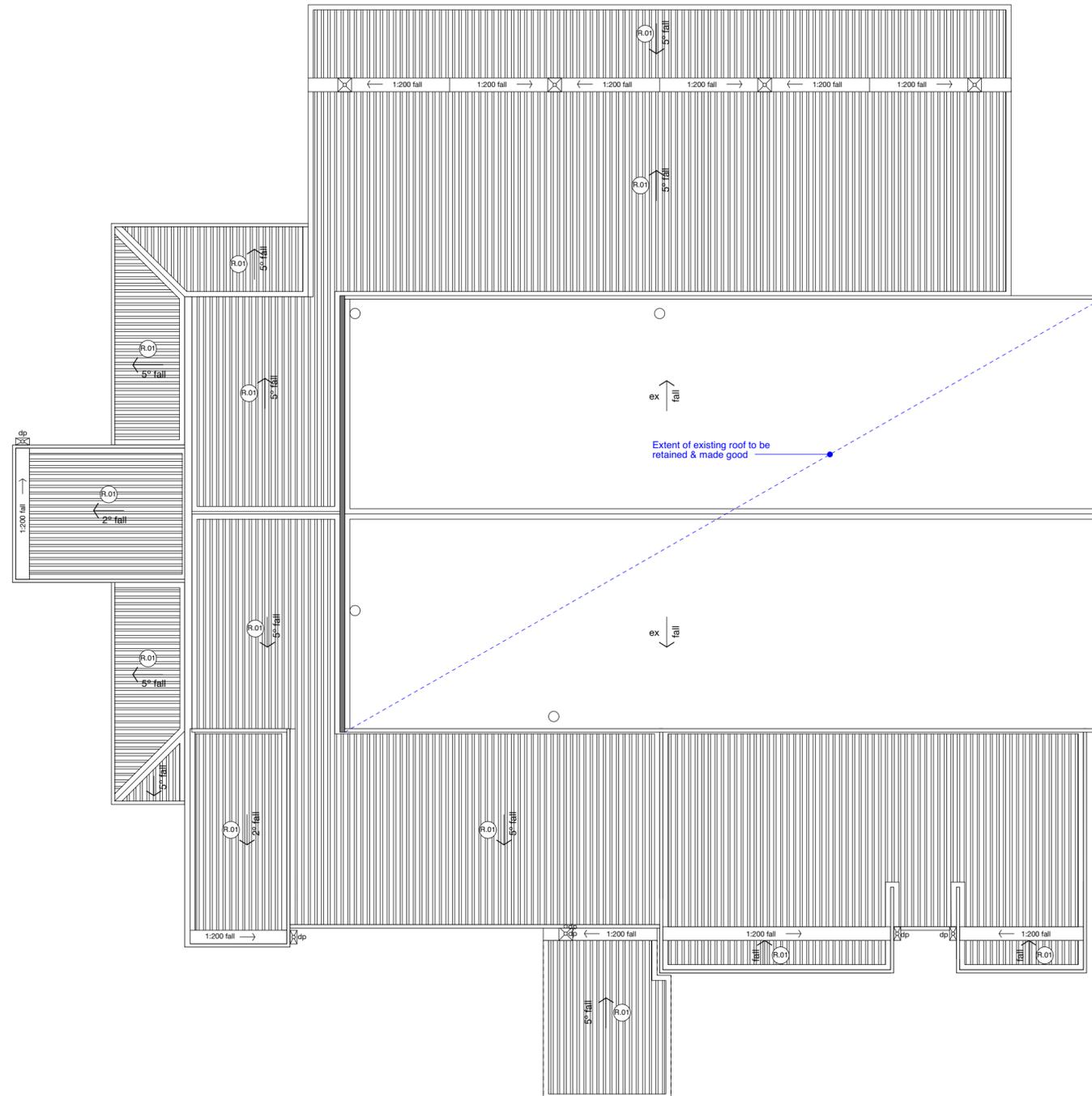
P: (03) 6331 9448  
E: info@logarch.com.au

ARCHITECT

Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Proposed Floor Plan**

Scale:	1:100@A2	Date:	10/08/21
Project No:	2021	Drawing No:	WD02
		Rev No:	2



Roof Plan  
Scale 1:100@A2



NOTES

1. Do not scale drawings.
2. All dimensions in millimetres unless otherwise noted.
3. All work carried out shall be in accordance with Australian Standards, the NCC, Local Authority By-laws & regulations and manufacturer's specifications.
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- The first issue of the document
- Not controlled  
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Remove previous issues from use

**PLANNING APPLICATION**

2	10.08.21	Planning Application
1	01.06.21	Preliminary

No.	Date	Notes
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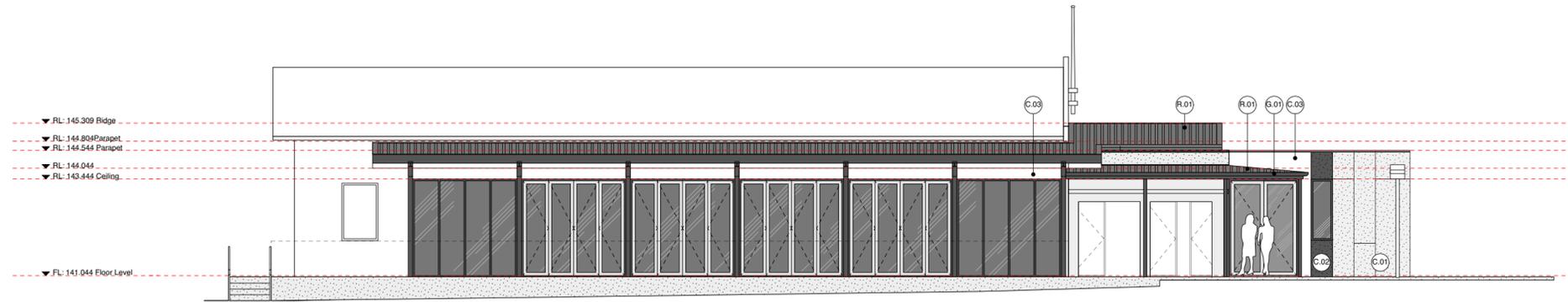
AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
 P: (03) 6371 9448 E: info@ooparch.com.au	ARCHITECT

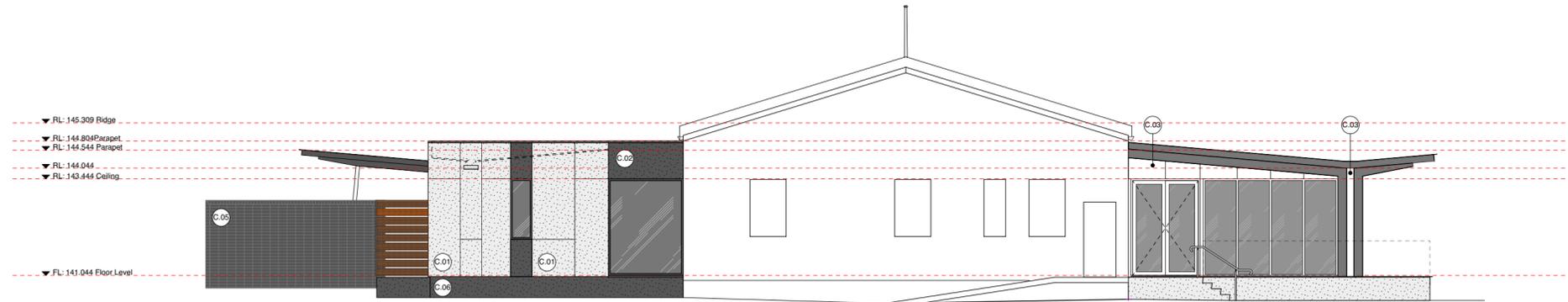
Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Roof Plan**

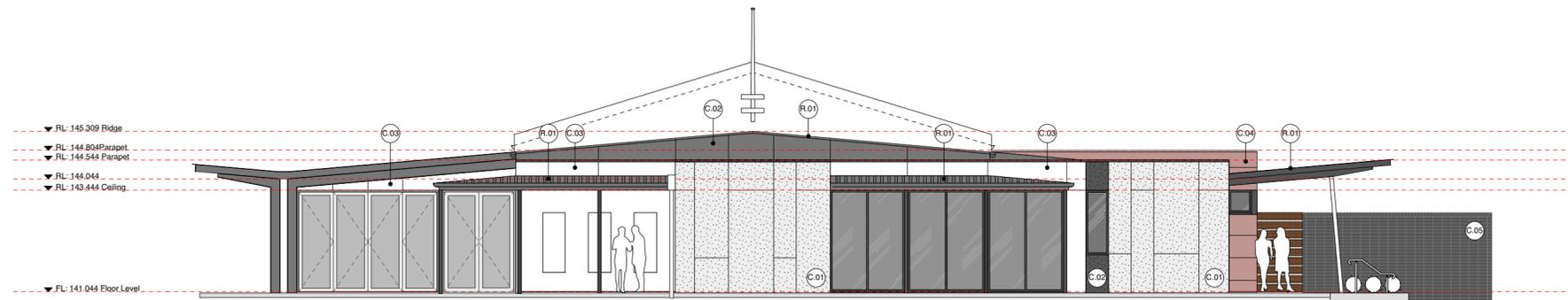
Scale: 1:100@A2	Date: 10/08/21
Project No: 2021	Drawing No: WD03
	Rev No: 2



North West Elevation  
Scale 1:100@A2



North East Elevation  
Scale 1:100@A2



South West Elevation  
Scale 1:100@A2



South East Elevation  
Scale 1:100@A2



Orientation of room elevations  
Refer internal elevations

NOTES

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- The first issue of the document
- Not controlled  
Revisions may be made without notice
- A controlled document  
Revisions will be advised
- A complete revision  
Remove previous issues from use

**PLANNING APPLICATION**

2	10.08.21	Planning Application
1	01.06.21	Preliminary

No.	Date	Notes
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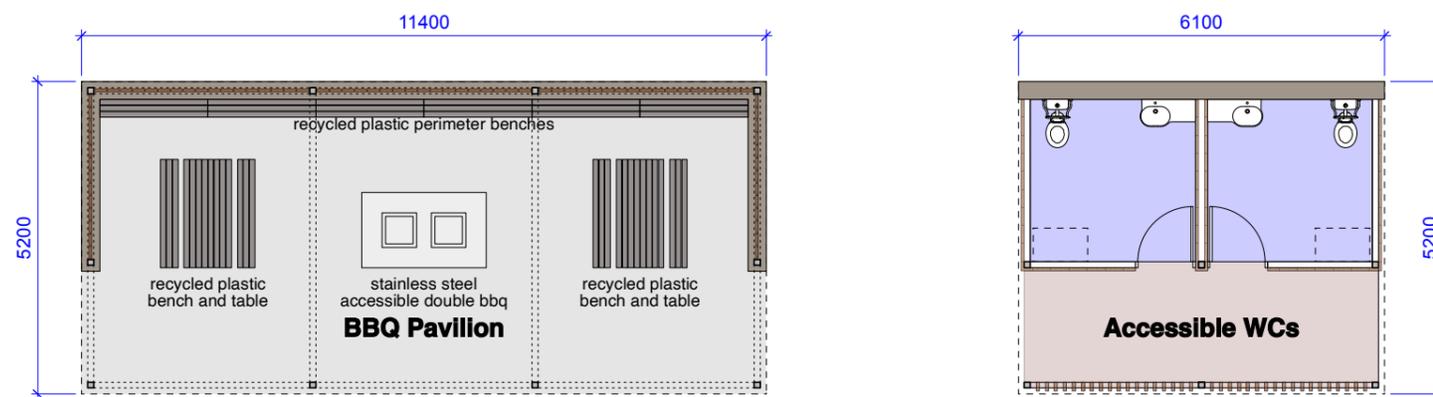
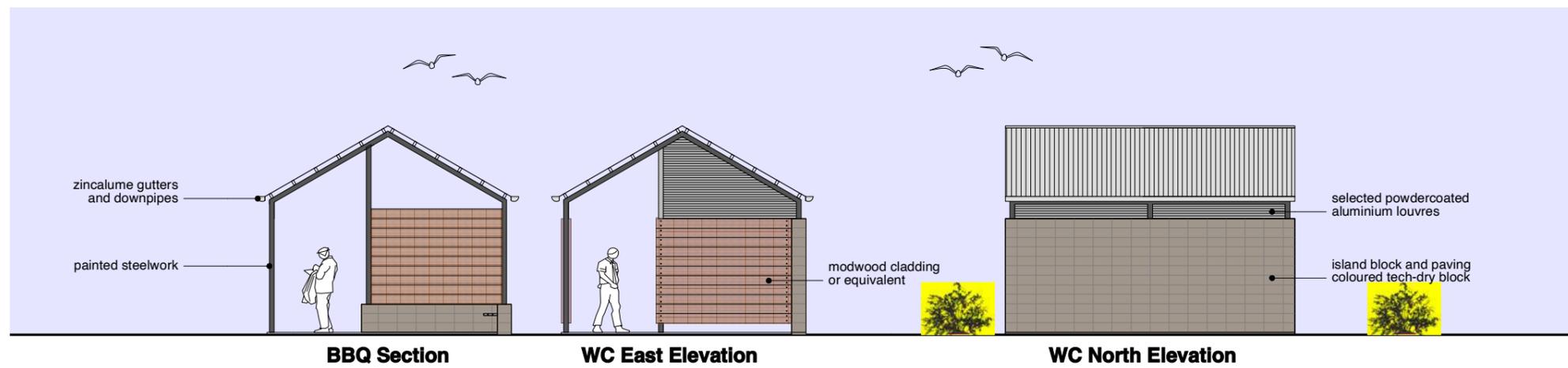
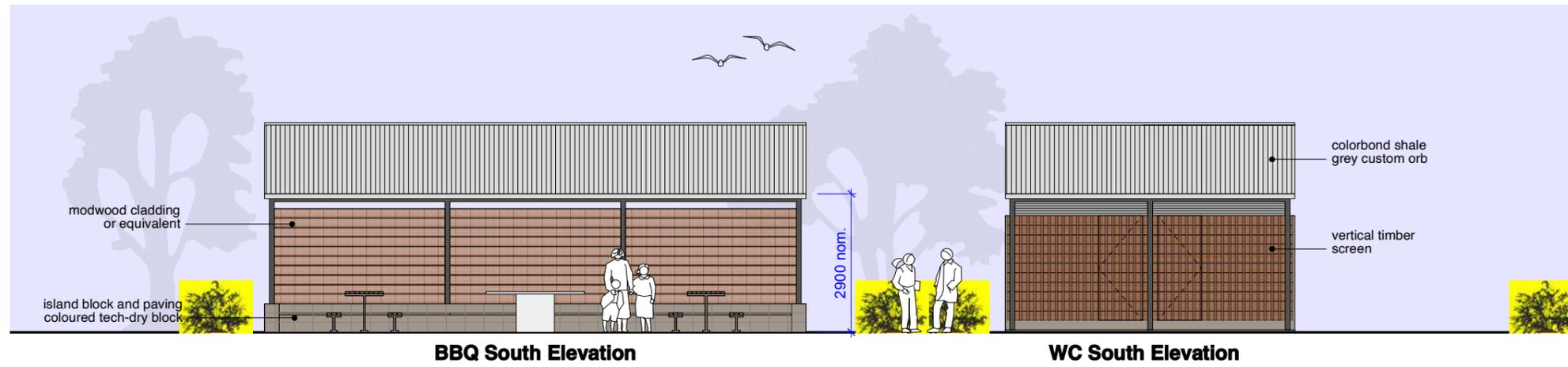
AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
 P: (03) 6331 9448 E: info@ooparch.com.au	ARCHITECT

Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Proposed Elevations**

Scale: 1:100@A2	Date: 10/08/21
Project No: <b>2021</b>	Drawing No: <b>WD04</b>
	Rev No: <b>2</b>



**Planning Application**  
NOT FOR CONSTRUCTION, DO NOT SCALE DRAWINGS

Project No: **2021**  
Drawing No: **WD05**  
Rev No: **2**  
Date: 12/08/21  
Scale: 1:100 @ A3

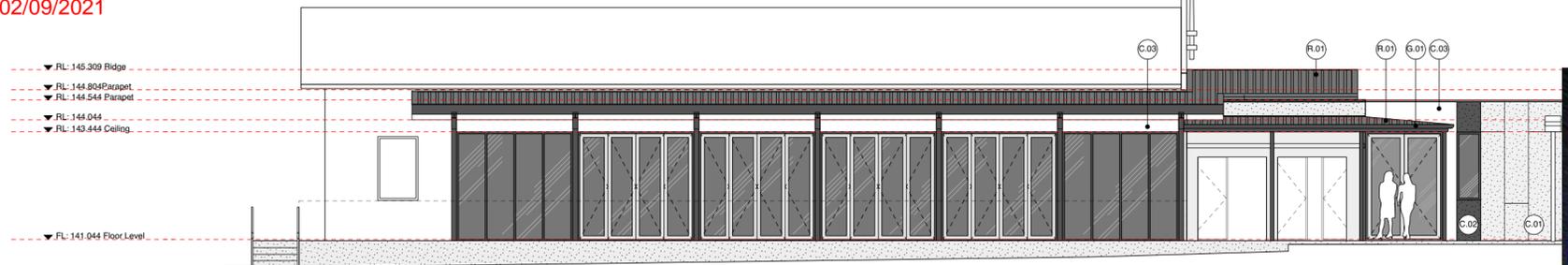
**Longford Memorial Hall Alterations and Additions**  
**Village Green BBQ Pavilion and Amenities**



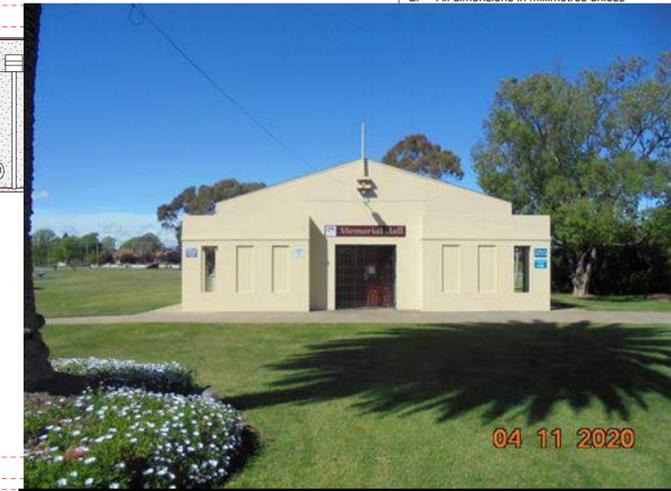
**Revised**  
02/09/2021

Orientation of room elevations  
Refer internal elevations

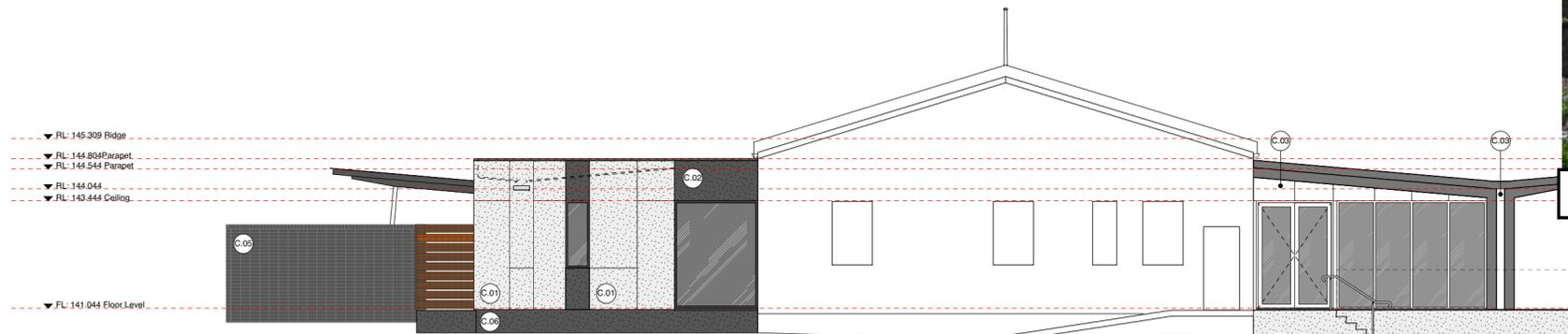
NOTES  
1. Do not scale drawings.  
2. All dimensions in millimetres unless



North West Elevation  
Scale 1:100@A2

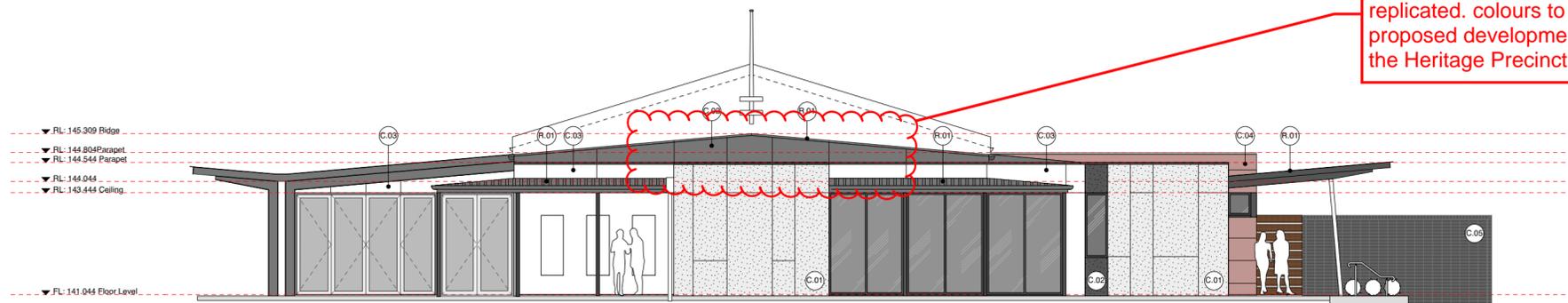


Existing Memorial Hall sign



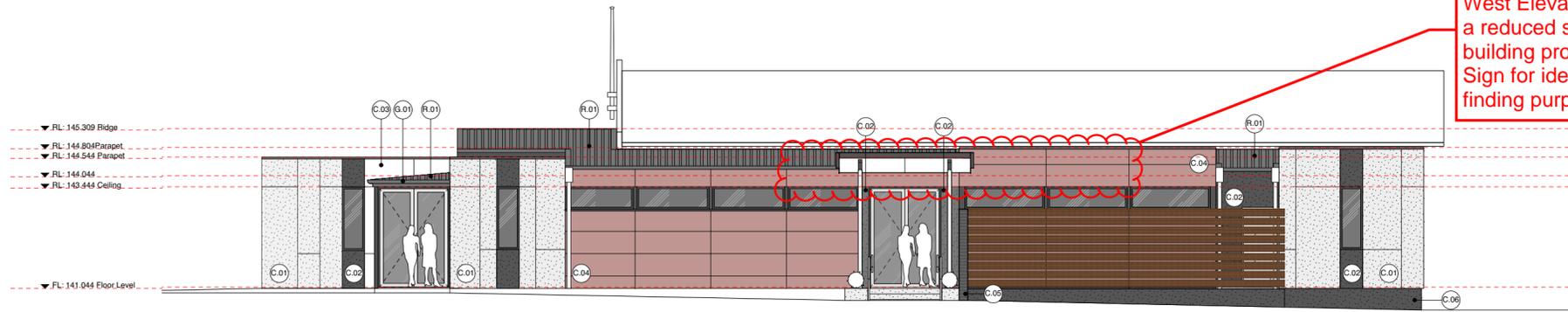
North East Elevation  
Scale 1:100@A2

Proposed Memorial Hall sign. Existing sign size and style to be replicated. colours to complement the proposed development and fit within the Heritage Precinct guidelines



South West Elevation  
Scale 1:100@A2

Proposed Memorial Hall sign. Sign to replicate the South West Elevation signage but in a reduced size to fit the building proportion and space. Sign for identification and way finding purposes.



South East Elevation  
Scale 1:100@A2

2	10.08.21	Planning Application
1	01.06.21	Preliminary
No.	Date	Notes

AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
	 oop architecture P: (08) 8331 9448 E: info@ooparch.com.au

Project:  
**Longford Memorial Hall Alterations and Additions**

Drawing Title:  
**Proposed Elevations**

Scale: 1:100@A2	Date: 10/08/21
Project No: 2021	Drawing No: WD04
	Rev No: 2



2nd August 2021

Northern Midlands Council

**Planning Submission - Design Statement**

Longford Memorial Hall  
Alterations & Additions (Including Village Green BBQ Shelter & Amenities)  
53 Wellington Street, Longford



*Planning Submission - 53 Wellington Street, Longford  
Loop Architecture Pty Ltd  
Revision 1 02.08.2021*

1



**CONTENTS**

- 1. Executive Summary**
- 2. Subject Land & Locality**
  - 2.1 Subject Land Description
  - 2.2 Locality Description
  - 2.3 Heritage
- 3. Proposal**
- 4. Planning Assessment / Design Statement**
- 5. Conclusion**



## 1. Executive Summary

### 1.1 Proposal Overview

This submission is prepared to support the development of the site and premises at 53 Wellington Street, Longford - namely the Longford Memorial Hall & Village Green. The subject site is zoned Open Space. This application is made under Section 57 of the Land Use Planning and Approvals Act 1993, which provides for the submission of an application for a discretionary planning permit. The proposal has been prepared in accordance with the provisions of the Northern Midlands Interim Planning Scheme 2013 and the objectives of the Land Use Planning and Approvals Act 1993.

## 2. Subject Land and Locality

### 2.1 Subject Land Description

The subject site is contained within Title Reference 32/105. The property address is 53 Wellington Street, Longford, Tasmania, 7301. The registered owner is the Municipality of Northern Midlands. Title information is not available for this site.

### 2.2 Locality Description

The subject site is located within the Heritage Precinct identified within the Northern Midlands Interim Planning Scheme 2013 and is a stand-alone recreational site with a number of significant memorial structures and an existing Memorial Hall. Neighbouring properties are predominantly zoned General Residential with some General Business and Community Purpose property located opposite the Wellington Street frontage.



Figure 1: Locality Map (Subject Site highlighted blue)

### 2.3 Heritage

Although not heritage listed, the site is situated within the designated Heritage Precinct identified within the Northern Midlands Interim Planning Scheme 2013. The Memorial Hall (constructed circa 1954) is predominantly built from reinforced concrete, a common material utilised within post-war construction. The subject site also contains a number of culturally significant memorial structures which are not affected by this proposal.

## 3.0 Proposal

The development is proposed as:

*Alterations and additions to the Memorial Hall incorporating landscape elements and upgraded BBQ Shelter / New Amenities to the Village green*

Refer to plans attached with this planning submission for further details.



**4.0 Planning Assessment / Design Statement**

Consideration of this proposal will be largely impacted by the requirements set out within the applicable Heritage Precincts Specific Area Plan, responses to which are included this Design Statement for consideration.

Generally, the design intent is to achieve consistency within the existing streetscape and associated built forms that create the character of the streetscape whilst considering the communal use and public nature of the existing facilities.

Standards for Development under Clause F2.5 of the Heritage Precincts Specific Area Plan are as follows:

**F2.5.1 Setbacks and siting**

**Objective**

*To ensure that:*

- (a) the predominant front setback of the existing buildings in the streetscape is maintained;*
- (b) the impact of garages and carports on the streetscape is minimised; and*
- (c) the visual prominence of the Baptist Church building in Longford is maintained.*

**Acceptable Solutions**

*A1.1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).*

**Response**

A1.1 The predominant front setback of Wellington Street appears far less than the existing Memorial Hall structure. The proposed additions within the frontage of the existing Memorial Hall are also well beyond the prevailing setbacks of adjoining properties located within this precinct and therefore appear to satisfy acceptable solution A1.1.

*A1.2 (Not Applicable)*

*A2 (Not Applicable)*

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

**Response**

A3 The proposed Memorial Hall additions occur within one side setback only and therefore appear to satisfy acceptable solution A3.

*A4 (Not Applicable)*

**F2.5.2 Orientation**

**Objective**

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

**Acceptable Solutions**

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

- a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or*
- b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and*
- c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).*

**Response**

A1 The proposed Memorial Hall additions are of similar perpendicular alignment to that of the existing buildings upon the subject site (as are the proposed ancillary structures located upon the Village green) and subsequently appear to satisfy acceptable solution A1.



### **F2.5.3 Scale**

#### **Objective**

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

#### *Acceptable Solutions*

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

*A2 (Not Applicable)*

*A3 (Not Applicable)*

#### **Response**

A1 The height of the proposed Memorial Hall additions are significantly lower than the predominant roof form / eaves gutter heights in order to appear subservient to and preserve the integrity of the existing roof form and its architectural features facing Wellington Street. These characteristics appear to satisfy acceptable solution A1 on the basis that the existing building is not of domestic scale and is isolated from adjoining heritage building stock.

### **F2.5.4 Roof Forms**

#### **Objective**

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

#### *Acceptable Solutions*

*A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and*

*A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.*

#### **Response**

A1.1 The roof form of the proposed Memorial Hall additions are of similar pitch to that of the existing and therefore meets acceptable solution.

P1 The form of the proposed additions to the Memorial Hall are directly referenced from existing roof pitches and forms whilst considering the public / communal uses of the facility. The forms and overhangs selected are considered appropriate and complimentary to the period in which the existing facilities were constructed (circa 1954) and are intended to appear visually subservient, particularly when viewed from the Wellington Street frontage.

*A2 (Not Applicable)*

*A3 (Not Applicable)*

*A4 (Not Applicable)*

### **F2.5.5 Plan Form**

#### **Objective**

*To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.*

#### *Acceptable Solutions*

*A1.1 (Not Applicable) or*

*A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.*

#### **Response**

A1.2 The plan form of the proposed Memorial Hall additions is rectilinear & therefore acceptable.

*A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).*



**Response**

A2 The plan form of the new ancillary buildings upon the Village green are rectilinear & therefore acceptable.

**F2.5.6 External Walls**

**Objective**

*To ensure that wall materials used are compatible with the streetscape.*

*Performance Criteria*

*P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:*

- a) the cultural heritage values of the local heritage place, its setting and the precinct;*
- b) the design, period of construction and materials of the dominant building on site;*
- c) the dominant wall materials in the setting; and*
- d) the streetscape.*

**Response**

P1 Proposed wall materials are intended to supplement the existing reinforced concrete structure insofar as provide an increased level of detail to otherwise bland wall areas whilst retaining the significant features of the existing parapet treatments and façade. Colours and material selections are intended to assimilate those of the precinct albeit in ways to accommodate the continual movement within the existing structure understood to be caused by moisture and tree root ingress. Whilst the existing structure is identified as reinforced concrete (typical of post-war construction), continued use of such is not recommended in the interests of compliance with contemporary construction standards and environmental performance. Use of contemporary finishes, albeit similar in appearance to rendered masonry and similar monolithic material are considered appropriate for civic and relatively contemporary nature of this facility.

Wall materials proposed for the ancillary building within the Village Green are intended to be interpretive weatherboard elements having regard to their use as public facilities, maintenance and longevity.

**F2.5.7 Entrances & Doors**

**Objective**

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

*Acceptable Solutions*

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

**Response**

A1.1 Shapes and sizes of original door openings have been re-positioned and supplemented where appropriate to increase their respective prominence to both Village Green and adjoining streetscapes (in this case Lyttleton Street). Multiple entrance points will allow a higher degree of flexibility between simultaneous user groups whilst assisting with unambiguous recognition of relevant sections of the facility.

A1.2 All front entrances address the respective street from which they are accessed.

A1.3 All proposed front doors are glazed in vertical proportions.

**F2.5.8 Windows**

**Objective**

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

*Acceptable Solutions*

- A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing*



**Response**

A1 New window heads are generally aligned with existing

*Performance Criteria*

*P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.*

**Response**

P1 Although the existing Memorial Hall is of relative contemporary provenance, the fenestration arrangements and proportion are considered an appropriate response to the prevailing commercial 'shopfront' proportions within the immediate precinct.

*Acceptable Solutions*

*A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).*

**Response**

A3 All window sashes are either double hung or awning according to their anticipated use and commensurate with the period and style of the building

*A4 (Not Applicable)*

*A5 Horizontally sliding sashes must not be used. (Complies)*

*A6 Corner windows to front facades must not be used. (Complies)*

*A7 Clear glass must be used. (Complies)*

*A8 Reflective and tinted glass and coatings must not be used where visible from public places. (Complies)*

*A9 (Not Applicable)*

*A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings (Complies)*

*A11 Glazing bars must be of a size and profile appropriate for the period of the building (Complies)*

*A12 Stick-on aluminium glazing-bars must not be used (Complies)*

*A13 (Not Applicable)*

*A14 (Not Applicable)*

*A15 (Not Applicable)*

*A16 Large areas of glass panelling must:*

*a) Be divided by large vertical mullions to suggest a vertical orientation; (Complies) and*

*b) Be necessary to enhance the utility of the property or protect the historic fabric; and*

*c) Not detract from the historic values of the original building.*

**Response**

A16 All glazed areas are divided into vertical proportions and are commensurate with the intended use of respective portions of the facility. New glazing is intended to compliment the proportions and scale of the existing building form.

**F2.5.9 Roof Covering**

**Objective**

*To ensure that roof materials are compatible with the streetscape.*

*Acceptable Solutions*

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

*A1.2 Roof coverings must be:*

*a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron or*

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

*• dark grey; or*

*• light grey; or*

*• brown tones; or*

*• dark red;*

*or*

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

*d) for additions, alterations and extensions, match that of the existing building.*



**Response**

A1.1 All roofing material will be low-profiled metal sheeting in grey tones to match that of the existing.

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

**F2.5.10 Roof Plumbing**

**Objective**

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

*Acceptable Solutions*

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

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

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

**Response**

A1.1 All exposed gutters will be half-round unless concealed behind parapet walls.

A1.2 All downpipes are intended to be round and of zincalume and/or colorbond appearance

A2 No external square gutter or downpipe profiles are intended.

**F2.5.11 Verandahs**

**Objective**

*To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.*

*Acceptable Solutions*

*A1 (Not Applicable)*

*A2.1 (Not Applicable)*

*A2.2 (Not Applicable)*

*A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.*

**Response**

A3 New verandahs are intended to respond to both existing examples noted upon nearby heritage property in addition to inclusion of clearly identifiable entrance canopies that are commensurate with the celebrated public entrance points to the facility. Both verandah forms are considered complimentary and appropriate to the period in which the existing building was constructed (circa 1954) in addition to its intended use as a multi-purpose facility.

**F2.5.12 Architectural Details**

**Objective**

*To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.*

*Acceptable Solutions*

*A1 Original details and ornaments, such as architraves, fascias and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.*

**Response**

A1 Original internal detail is not of heritage significance and/or considerably compromised by previous works to the existing structure. Significant external detail (flag pole & parapet treatment), however, is intended to be preserved and maintained.

*A2.1 (Not Applicable)*

*A2.2 (Not Applicable)*



### **F2.5.13 Outbuildings**

#### **Objective**

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

#### *Acceptable Solutions*

*A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.*

#### **Response**

A1 Although not technically outbuildings directly associated with the Memorial Hall, the proposed BBQ Shelter and Amenities comply.

*A2 Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site. (Complies)*

*A3 (Not Applicable)*

*A4 (Not Applicable)*

*A5 (Not Applicable)*

*A6 (Not Applicable)*

### **F2.5.14 Conservatories**

**(Not Applicable)**

### **F2.5.15 Fences & Gates**

#### **Objective**

*To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.*

#### *Performance Criteria*

*P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:*

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

#### **Response**

P1 There does not appear to be any evidence of previous fencing upon the subject site and, given the construction period, would not likely have been of any significance if it had previously existed. The proposed screen fence, however, is located away from street frontages and is intended to blend in with the horizontal nature and stylistic cues of the proposed new external cladding in close proximity.

#### *Acceptable Solutions*

*A2 Gates must match the fence, both in materials and design. (Complies)*

*A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice. (Complies)*

#### *A4 Fences must not be:*

- a) horizontal or diagonal timber slat fences; or*
- b) plastic covered wire mesh; or*
- c) flat metal sheet or corrugated sheets; or*
- d) plywood and cement sheet.*

#### **Response**

A4 There are no boundary fences proposed for this development and screen fencing intended for the service areas associated with the functional requirements of this facility are obscured from view from the Wellington Street frontage. Further screening via significant landscape treatment is also intended for the Lyttleton Street frontage.



#### **F2.5.16 Paint Colours**

##### **Objective**

*To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.*

##### *Performance Criteria*

*P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.*

##### **Response**

P1 This proposal will generally consist of a palette of muted earthy tones inspired by existing examples of rendered masonry, earthy red brickwork and darker greys experienced upon nearby heritage building stock.

##### *Acceptable Solutions*

*A2 There must be a contrast between the wall colour and trim colours. (Complies)*

*A3 (Not Applicable)*

#### **F2.5.17 Lighting**

##### **Objective**

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

##### *Acceptable Solutions*

*A1 Wiring or conduit to new lighting is not located on the front face of a building. (Complies)*

#### **F2.5.18 Maintenance & Repair**

**(Not Applicable)**

#### **F2.6 Use Standards**

**(Not Applicable)**

### **5.0 Conclusion**

This proposal generally complies with the development standards prescribed by the Northern Midlands Interim Planning Scheme 2013 in addition to the prerequisites outlined within the Heritage Precincts Specific Area Plan contained therein.

The proposal is consistent with relevant State and local policies, Planning Scheme objectives and considerations and objectives of the Land Use Planning and Approvals Act 1993.

It is therefore recommended that the proposal be considered for planning approval.



Accredited Architect: Alex Ashley-Jones CC5926B  
 Property ID: 6737732  
 Title Reference: 32/105  
 Climate Zone: 7  
 Bushfire Management: Not applicable  
 Project Number 2021

PLANNING SCHEME ZONE: Northern Midlands Interim Planning Scheme 2013  
**19.0 OPEN SPACE**

LONGFORD SENIOR CITIZENS' CLUB  
 53 WELLINGTON STREET  
 LONGFORD TAS 7301

**AREAS:**  
 EXISTING ROOFED BUILDING AREA: 360 sq/m  
 PROPOSED ROOFED BUILDING AREA: 470 sq/m  
 TOTAL ROOF AREA: 750sq/m

**Architectural Drawings**  
 All drawings A2 unless otherwise noted

Cover Sheet, Location Plan, Material Schedule	@ A2
WD00 Site Plan	1:250@ A2
WD01 Demolition Plan	1:100@ A2
WD02 Proposed Floor Plan	1:100@ A2
WD03 Roof Plan	1:100@ A2
WD04 Elevations	1:100@ A2
WD05 BBQ Shelter / Amenities	1:100@ A3

**Material Schedule**

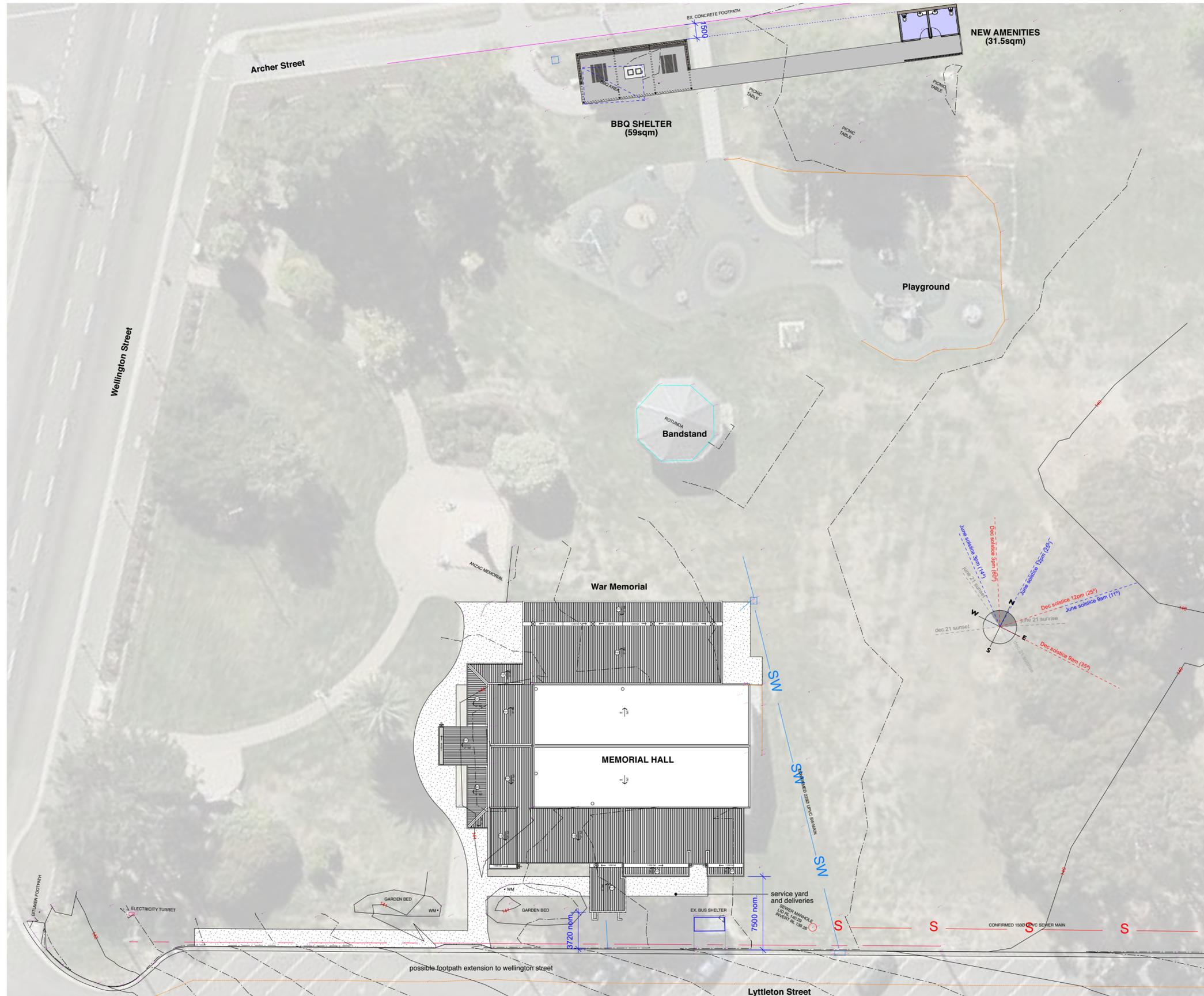
Component	Material Schedule	Finish / Colour:	
Wall Cladding	C.01 CSR Cemintel 'Barestone' cladding fixed to proprietary top hat framing with Barestone Rivets.	Original	Colorbond flashings and trim to match R.01 colour
	C.02 CSR Cemintel 'Barestone' cladding fixed to proprietary top hat framing with Barestone Rivets.	Graphite	
	C.03 CSR Cemintel 'Surround' cladding fixed to proprietary top hat framing with Barestone Rivets.	Whiteish Base	
	C.04 CSR Cemintel 'Surround' cladding fixed to proprietary top hat framing with Barestone Rivets.	Mainland	
	C.05 Brickwork	Stackbond Colour TBC	
	C.06 Foundation walls	In situ off form concrete Paint Finish Dulux Basalt	
Roof Cladding	R.01 Lysaght Trimdek (BMT 0.48mm)	Colorbond Basalt	Colorbond flashings and trim to match R.01 colour
Eaves Gutter	G.01 Lysaght Half Round Gutter	Colorbond Basalt	
Fascia	Lysaght Novaline Fascia System	Colorbond Basalt	Refer to RCP for extent
Downpipe & Rainhead	Refer to engineer's specification	316 Stainless Steel	
Fixed Frames & windows		Dulux Precious Powdercoat Steel Pearl (Satin 97157127)	Coverplates to frames
Active Door Leafs & Windows		Dulux Precious Powdercoat Silver Kinetic Pearl (Satin 9717043K)	
Steelwork	Solver Paints	Mic Charcoal (1259) Micaceous Subdued Gloss	



Location Plan

# Longford Memorial Hall Alterations and Additions

## Planning Application



- Orientation of room elevations  
Refer internal elevations
- NOTES
- Do not scale drawings.
  - All dimensions in millimetres unless otherwise noted.
  - All work carried out shall be in accordance with Australian Standards, the NCC, Local Authority By-laws & regulations and manufacturer's specifications.
  - Verify all dimensions on site before commencement.
  - All drawings shall be read in conjunction with consultants specifications and details.
  - Any discrepancies shall be referred to the architect.
- The first issue of the document
  - Not controlled  
Revisions may be made without notice
  - A controlled document  
Revisions will be advised
  - A complete revision  
Remove previous issues from use

## PLANNING APPLICATION

2	10.08.21	Planning Application
1	01.06.21	Preliminary

No.	Date	Notes
-----	------	-------

AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
 oop architecture	ARCHITECT

Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Site Plan**

Scale: 1:250@A2	Date: 10/08/21
Project No: <b>2021</b>	Drawing No: <b>WD00</b>
	Rev No: <b>2</b>



Orientation of room elevations  
Refer internal elevations

- NOTES
1. Do not scale drawings.
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  4. Verify all dimensions on site before commencement.
  5. All drawings shall be read in conjunction with consultants specifications and details.
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## PLANNING APPLICATION

2	10.08.21	Planning Application
1	01.06.21	Preliminary

No.	Date	Notes
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AMENDMENT



NORTHERN  
MIDLANDS  
COUNCIL



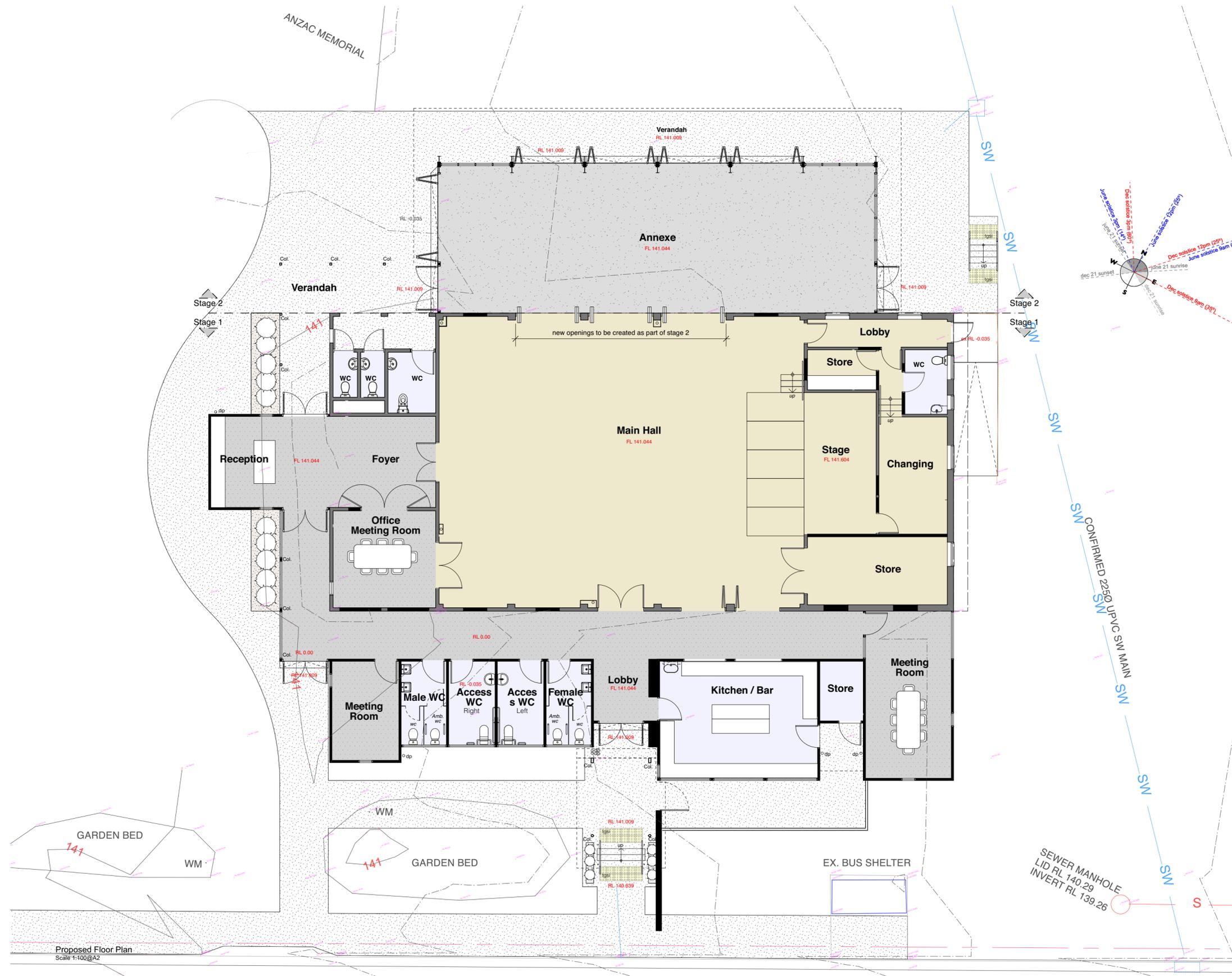
architecture

P: (03) 6331 9448  
E: info@logosrch000.com.au

Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Demolition Plan**

Scale:	1:100@A2	Date:	10/08/21
Project No:	2021	Drawing No:	WD01
		Rev No:	2



Orientation of room elevations  
Refer internal elevations

- NOTES
- Do not scale drawings.
  - All dimensions in millimetres unless otherwise noted.
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  - Verify all dimensions on site before commencement.
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## PLANNING APPLICATION

2	10.08.21	Planning Application
1	01.06.21	Preliminary
No.	Date	Notes

CLIENT



ARCHITECT

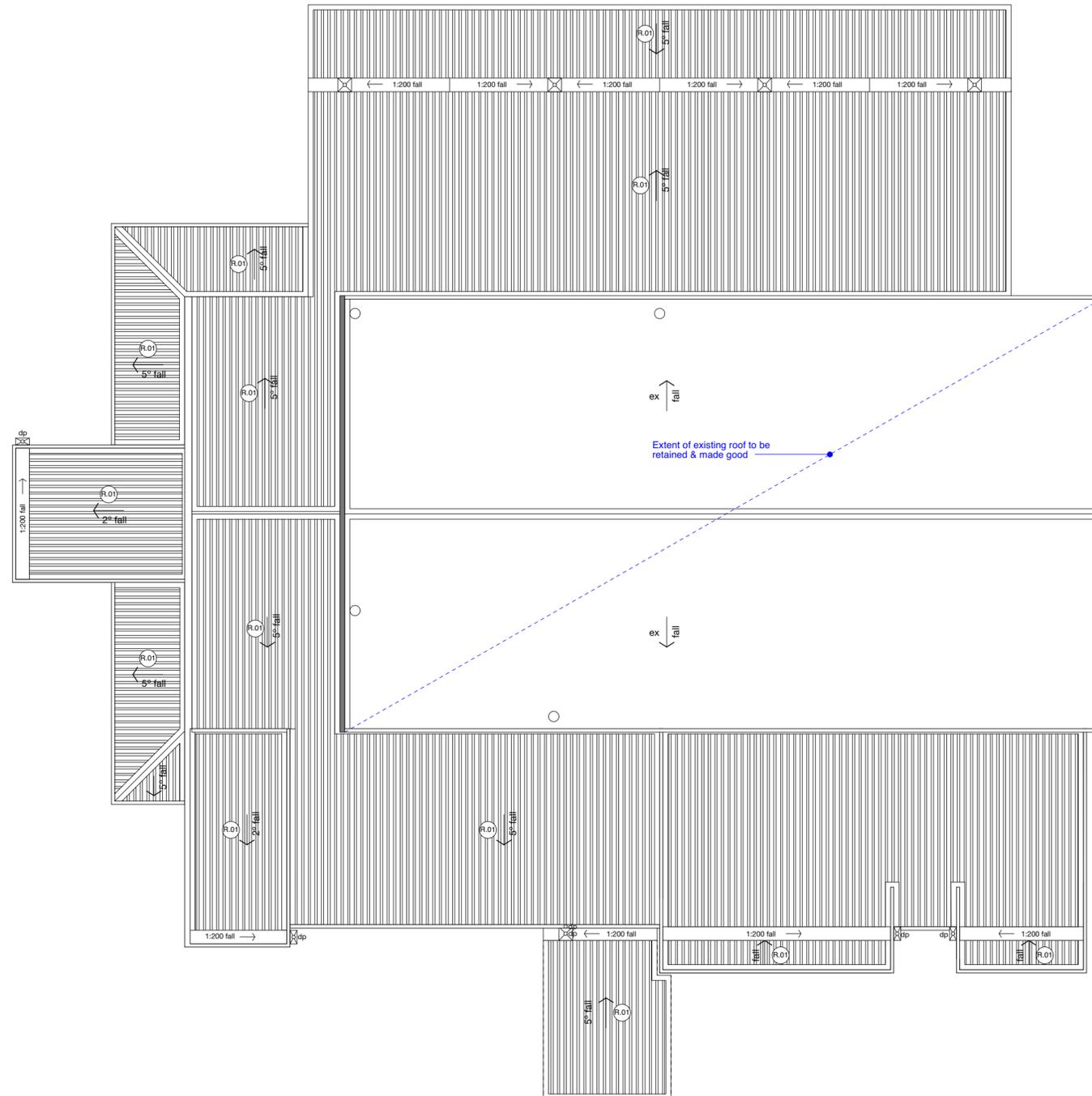


P: (08) 8331 9448  
E: info@logarch.com.au

Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Proposed Floor Plan**

Scale:	1:100@A2	Date:	10/08/21
Project No:	2021	Drawing No:	WD02
		Rev No:	2



Roof Plan  
Scale 1:100@A2



NOTES

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**PLANNING APPLICATION**

2	10.08.21	Planning Application
1	01.06.21	Preliminary

No.	Date	Notes
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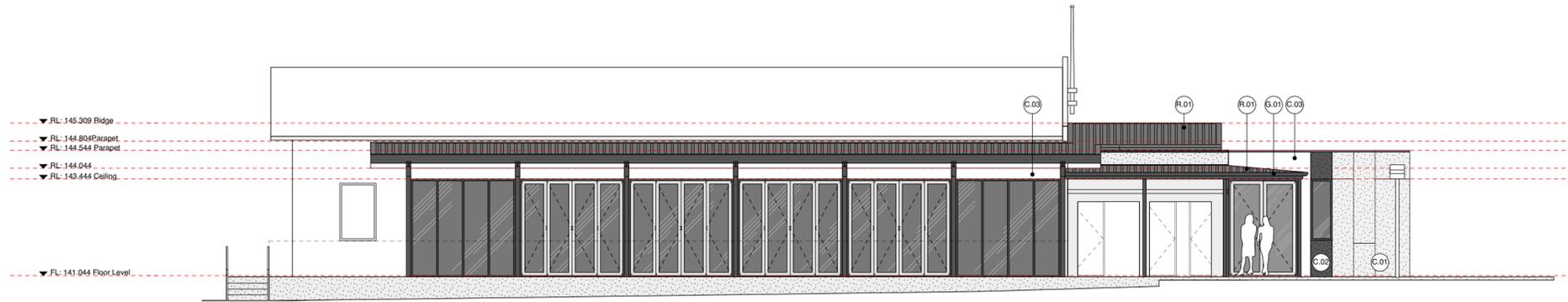
AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
 P: (03) 6331 9448 E: info@ooparch.com.au	ARCHITECT

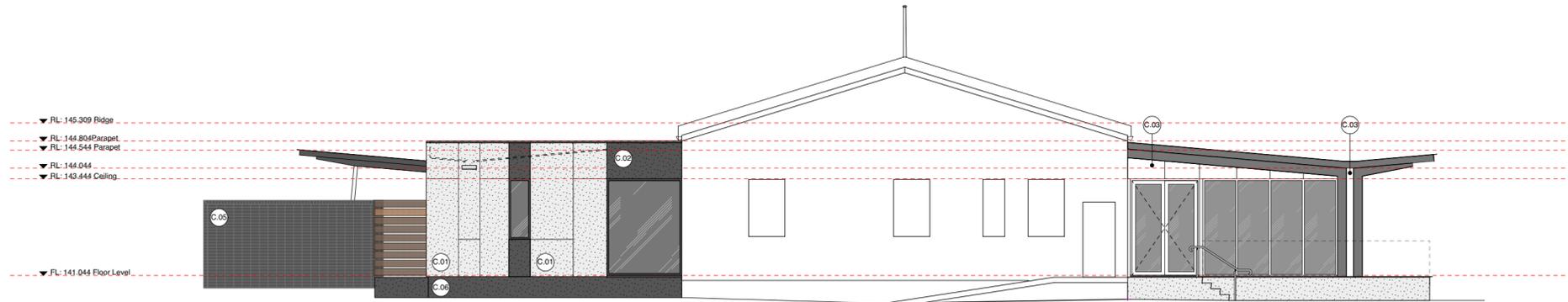
Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Roof Plan**

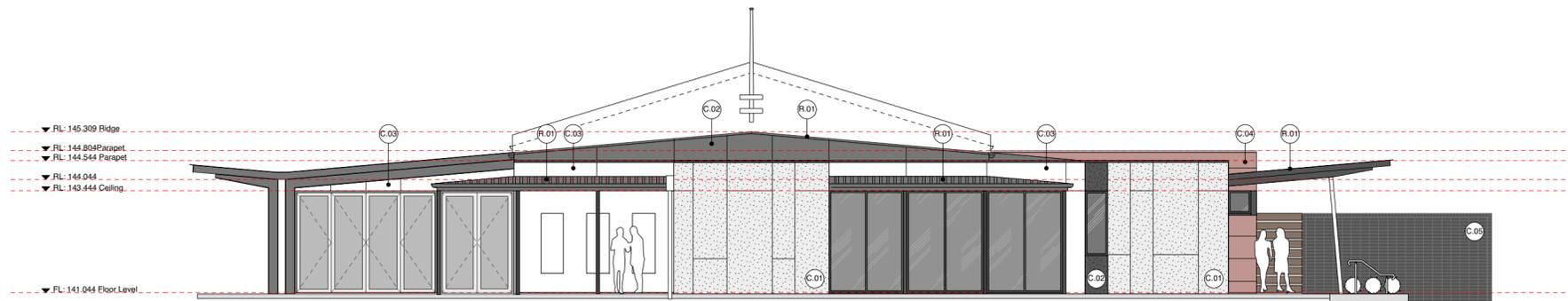
Scale: 1:100@A2	Date: 10/08/21
Project No: 2021	Drawing No: WD03
	Rev No: 2



North West Elevation  
Scale 1:100@A2



North East Elevation  
Scale 1:100@A2



South West Elevation  
Scale 1:100@A2



South East Elevation  
Scale 1:100@A2



Orientation of room elevations  
Refer internal elevations

NOTES

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**PLANNING APPLICATION**

2	10.08.21	Planning Application
1	01.06.21	Preliminary

No.	Date	Notes
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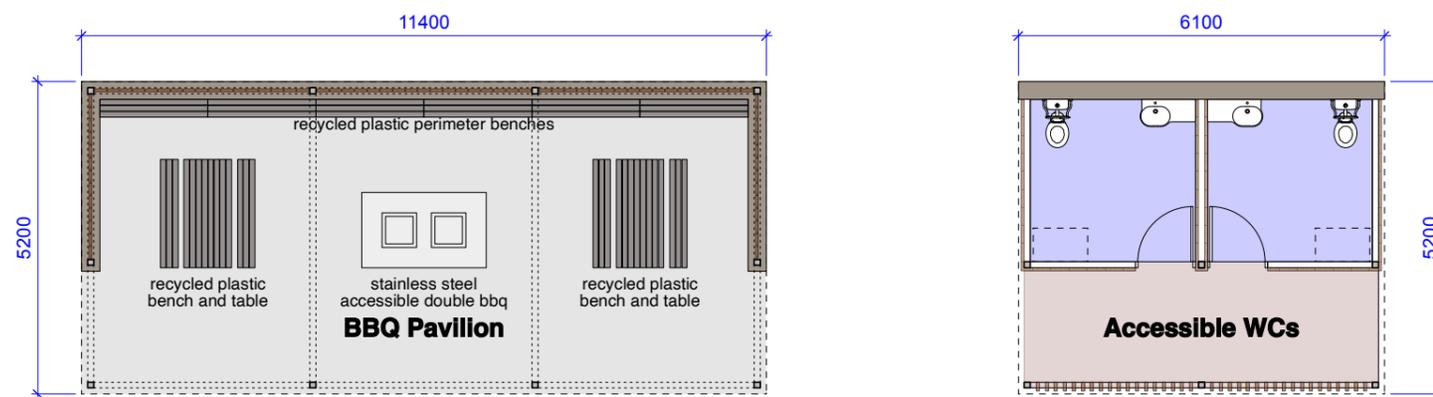
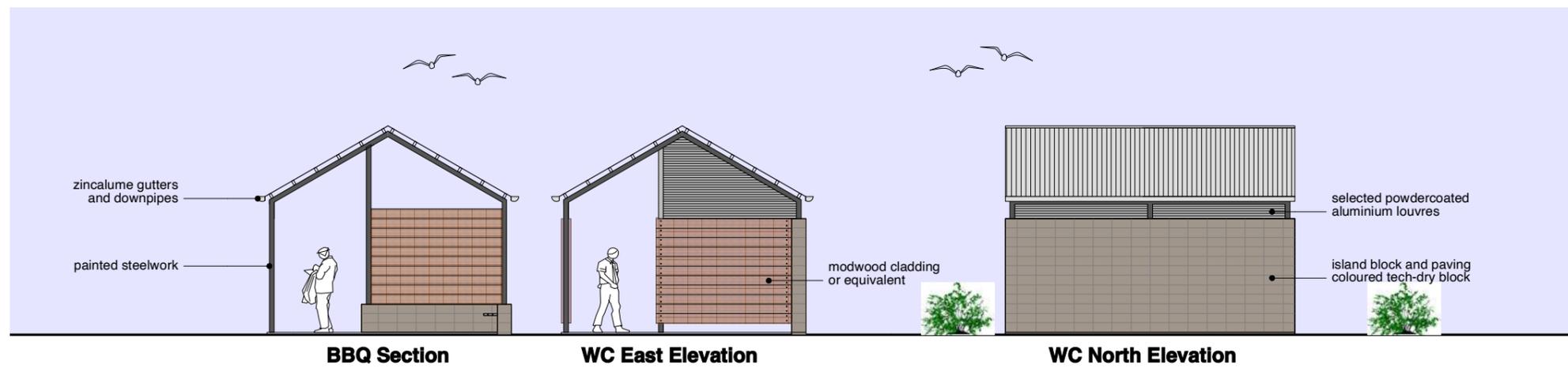
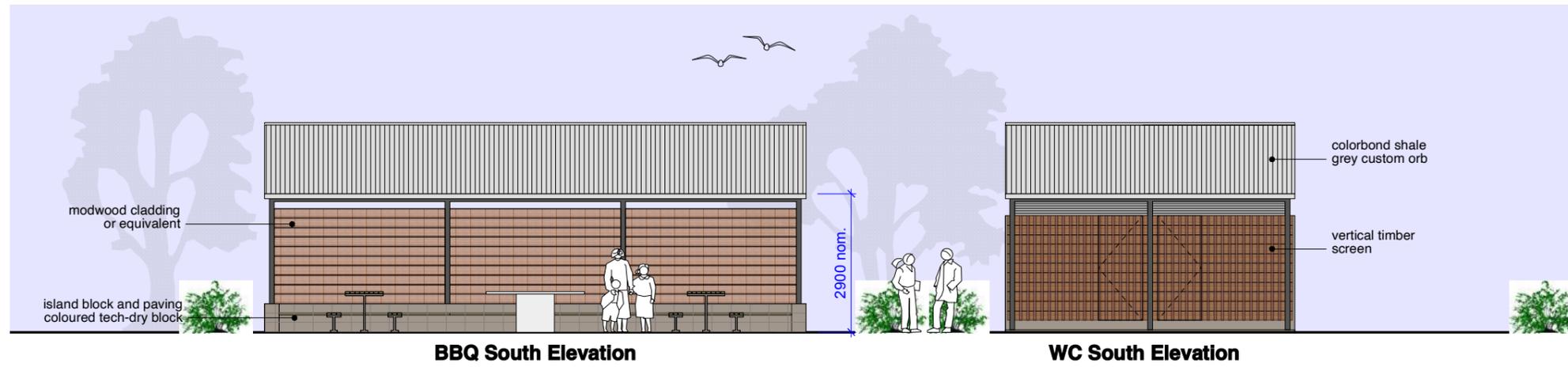
AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
 P: (03) 8331 9448 E: info@ooparch.com.au	ARCHITECT

Project:  
**Longford Memorial Hall  
Alterations and Additions**

Drawing Title:  
**Proposed Elevations**

Scale: 1:100@A2	Date: 10/08/21
Project No: <b>2021</b>	Drawing No: <b>WD04</b>
	Rev No: <b>2</b>



**Planning Application**  
NOT FOR CONSTRUCTION, DO NOT SCALE DRAWINGS

Project No: **2021**  
Drawing No: **WD05**  
Rev No: **2**  
Date: 12/08/21  
Scale: 1:100 @ A3

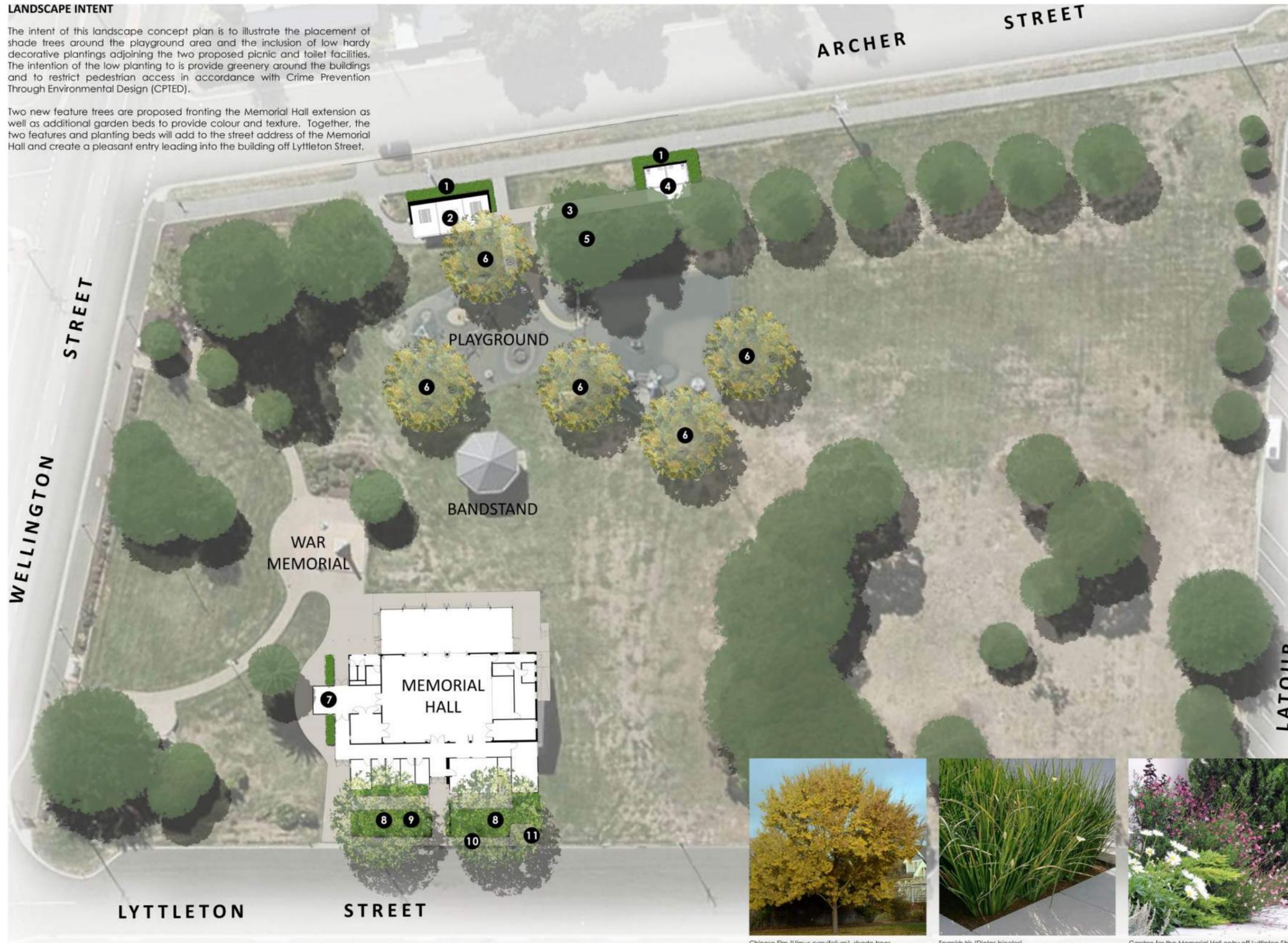
**Longford Memorial Hall Alterations and Additions**  
**Village Green BBQ Pavilion and Amenities**



**LANDSCAPE INTENT**

The intent of this landscape concept plan is to illustrate the placement of shade trees around the playground area and the inclusion of low hardy decorative plantings adjoining the two proposed picnic and toilet facilities. The intention of the low planting is to provide greenery around the buildings and to restrict pedestrian access in accordance with Crime Prevention Through Environmental Design (CPTED).

Two new feature trees are proposed fronting the Memorial Hall extension as well as additional garden beds to provide colour and texture. Together, the two features and planting beds will add to the street address of the Memorial Hall and create a pleasant entry leading into the building off Lyttleton Street.



**NUMBER LEGEND**

- 1 Proposed garden bed with a mass planting of 'Spanish Iris' (*Diets bicolor*), to provide colour and texture against the built forms.
- 2 Proposed picnic shelter facility as per architect's drawings.
- 3 Proposed 1.5m (w) Concrete footpath to provide all weather access between the picnic facility and the proposed toilet facility.
- 4 Proposed toilet facility as per architect's drawings.
- 5 Existing Oak trees to be retained.
- 6 Five proposed Chinese Elm trees (*Ulmus parvifolium*), feature trees to provide natural filter shade during summer and solar access during winter. Trees will be planted with root barrier to protect adjoining playground soffall areas.
- 7 Colourful planting species within the planters provided by the architectural drawings to provide greenery to the park entry of the Memorial Hall.
- 8 Two proposed Tulip Trees (*Liriodendron tulipifera*), to provide a strong entry statement for the Memorial Hall entry off Lyttleton Street.
- 9 Proposed planting beds fronting the new Memorial Hall extensions to provide colour and texture to the street address of the building.
- 10 Proposed 1.5m (w) Concrete footpath to provide all weather access between the new Memorial Hall entry and the existing bus stop shelter.
- 11 Existing bus stop shelter to be retained.



Chinese Elm (*Ulmus parvifolium*), shade trees.



Spanish Iris (*Diets bicolor*).



Garden for the Memorial Hall entry off Lyttleton Street.



Tulip Tree (*Liriodendron tulipifera*), feature trees.

**LONGFORD VILLAGE GREEN - Tree Planting & New Gardens** **CONCEPT PLAN**

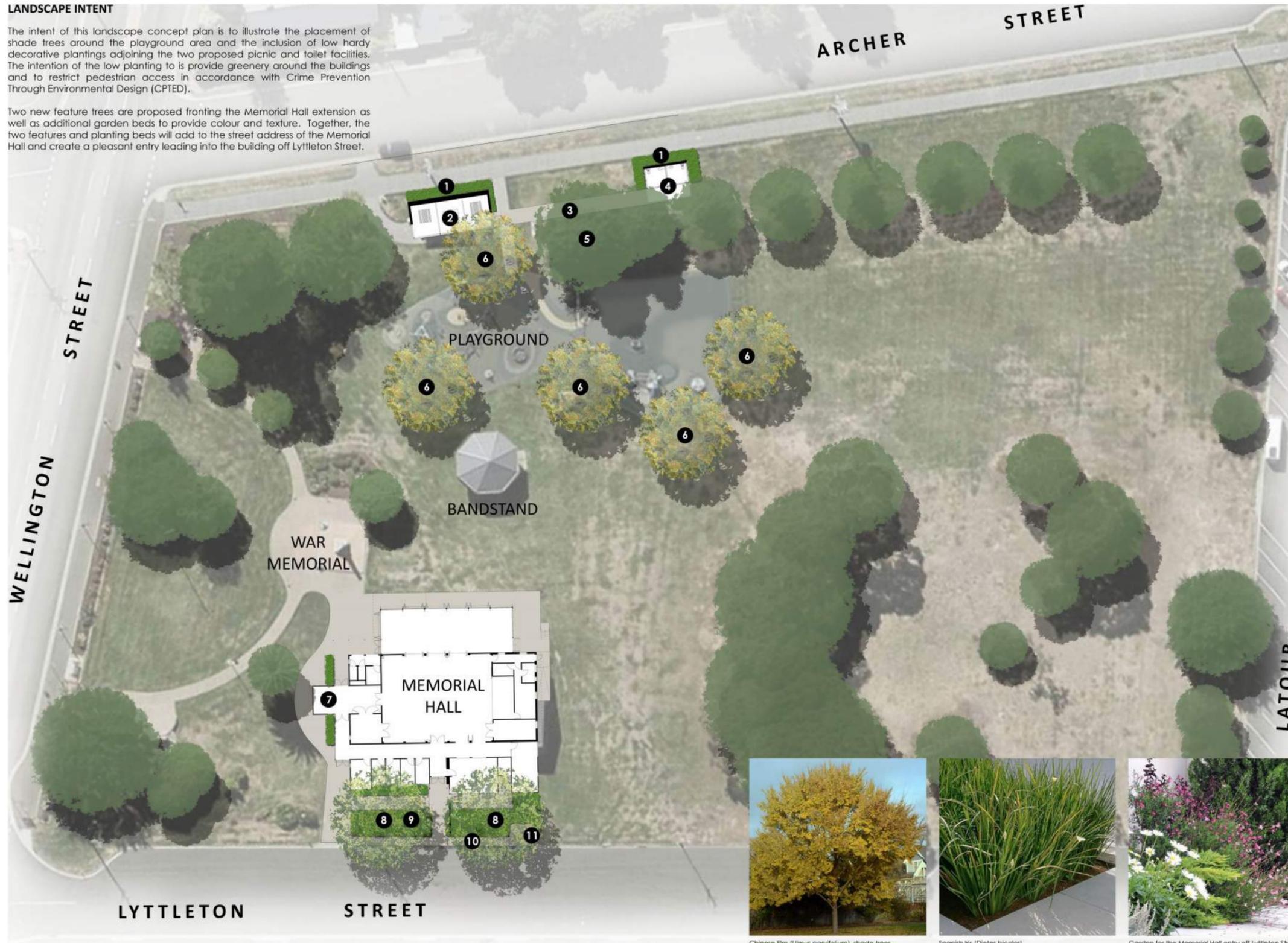
Wellington Street      Longford      Tasmania

0 2 5 10m  
13 August 2021  
Issue B

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Spanish Iris (*Diets bicolor*).



Garden for the Memorial Hall entry off Lyttleton Street.



Tulip Tree (*Liriodendron tulipifera*), feature trees.

**LONGFORD VILLAGE GREEN - Tree Planting & New Gardens**  
 Wellington Street      Longford      Tasmania

**CONCEPT PLAN**

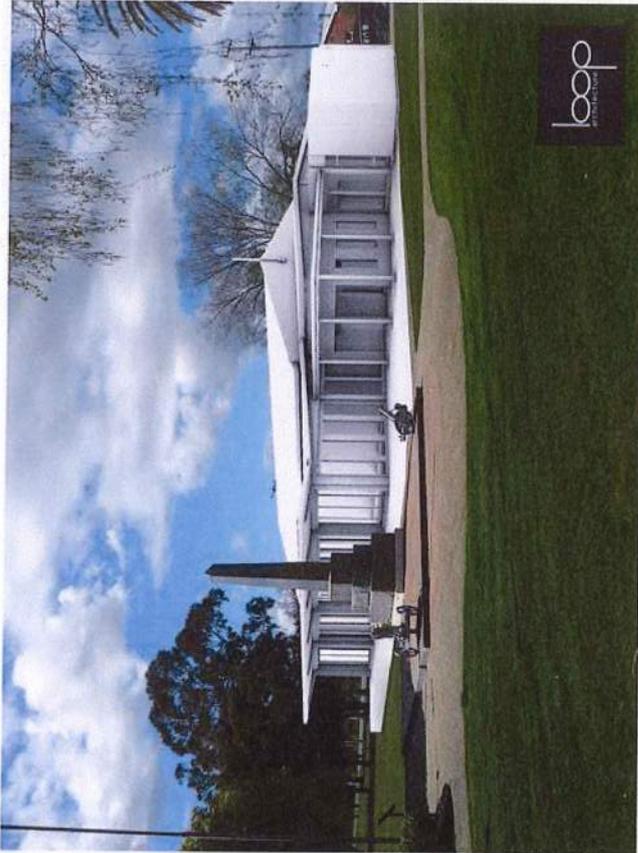
0 2 5 10m  
 13 August 2021  
 Issue B

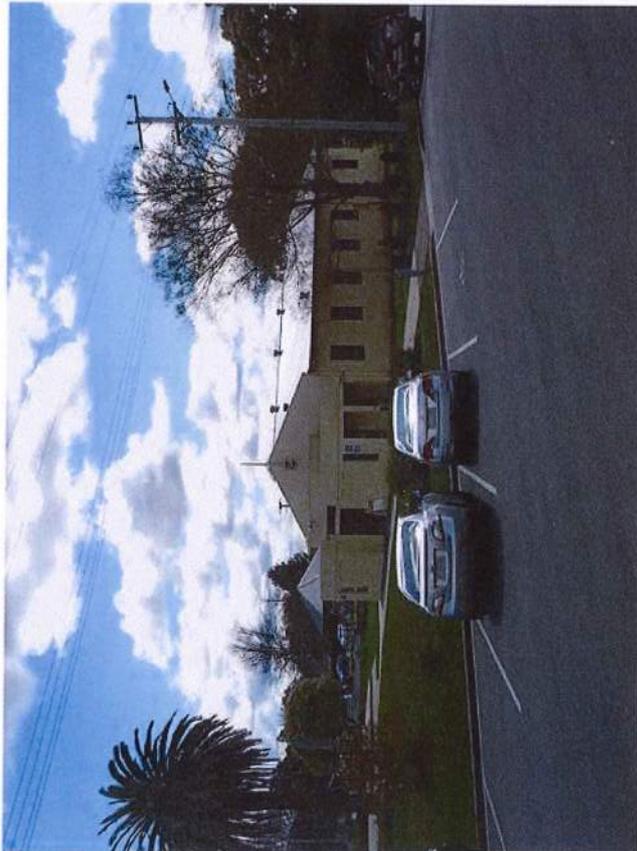
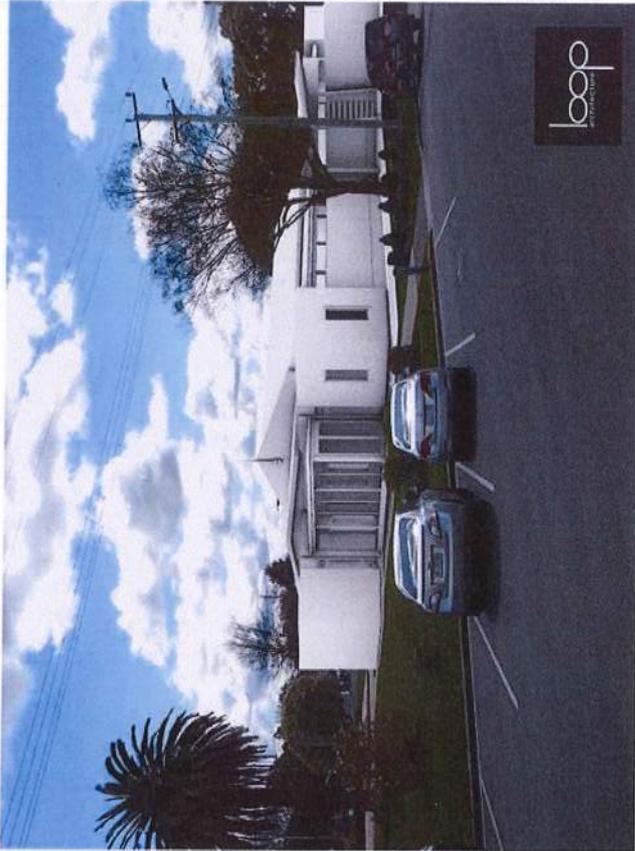
**LANGE**  
 design  
 landscape architecture

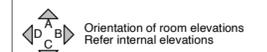
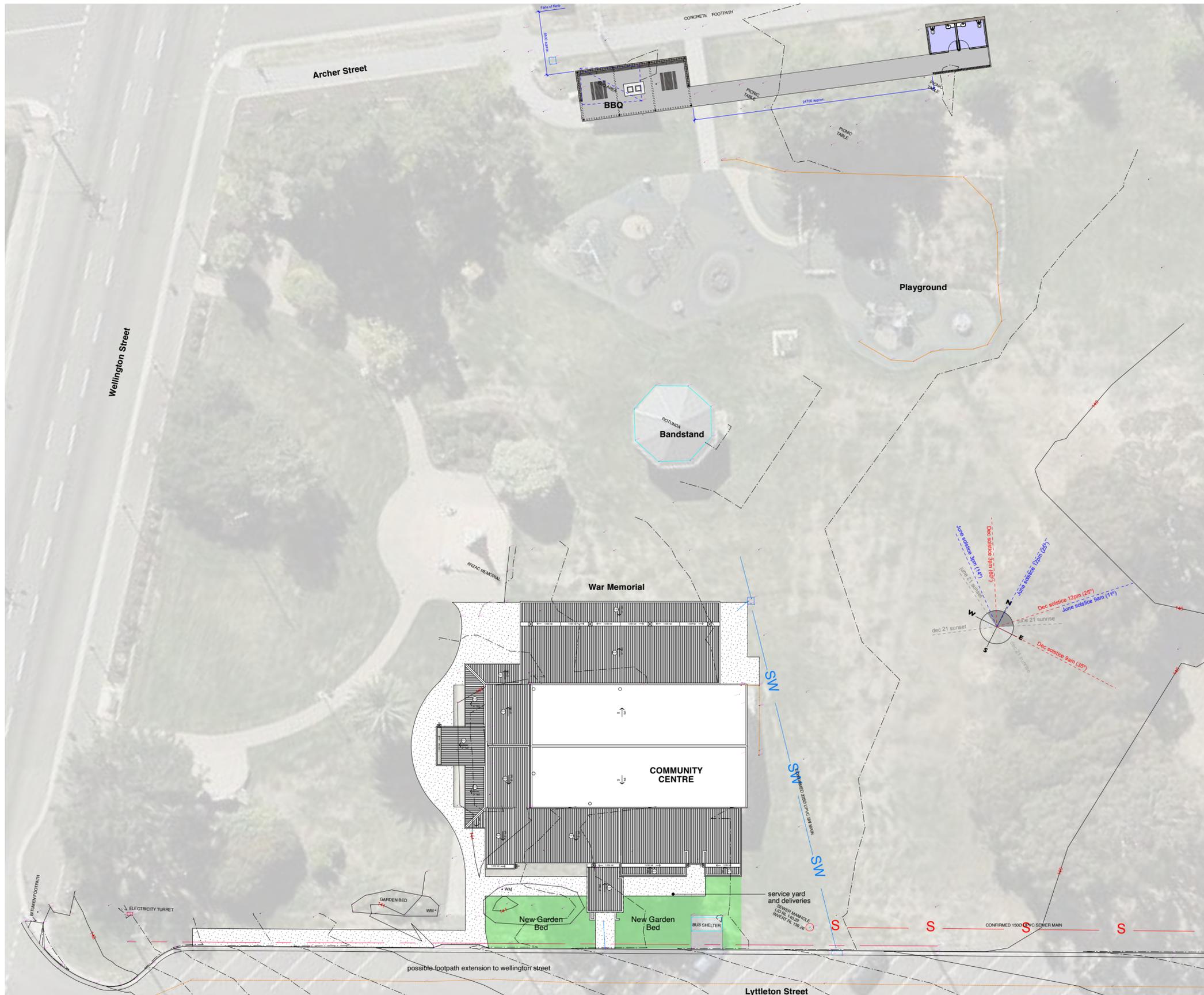
**From:** Loop Architecture <[info@looparch.com.au](mailto:info@looparch.com.au)>  
**Sent:** Monday, 11 October 2021 1:52 PM  
**To:** NMC Planning <[planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)>  
**Cc:** Trent Atkinson <[trent.atkinson@nmc.tas.gov.au](mailto:trent.atkinson@nmc.tas.gov.au)>  
**Subject:** Re: Additional information required - 53 Wellington Street, Longford - PLN 21-0217 - Alterations and Additions to Memorial Hall

Hi Paul - apologies, overlooked this one. Answers / additional info as per comments below:

- *A plan showing the distance of the proposed BBQ shelter from Wellington Street. (Site Plan update Attached)*
- *A plan showing the distance between the proposed BBQ shelter and the proposed toilet block. (Site Plan update Attached)*
- *Advice as to whether there is to be a garden bed both sides of the Lyttleton Street entrance or just one side. (Both sides as represented on Landscape Concept & attached Site Plan update)*
- *An artist's impression of the four sides of the extension similar to the impression shown on the first page of the Design Statement. (We only have the attached renders on file which may not be up to date. We are unable to provide photo-realistic ones within our current fee structure as would need to engage a 3rd party consultant)*
- *A description or colour of the finish/colour section of the Material Schedule. (These were included on cover page of original submission)*







NOTES

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- Not controlled  
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- A complete revision  
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**PLANNING APPLICATION**

3	11.10.21	Revised & Updated
2	10.08.21	Preliminary
1	01.06.21	Preliminary

No.	Date	Notes
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AMENDMENT

 NORTHERN MIDLANDS COUNCIL	CLIENT
 oop architecture P: (03) 8331 9448 E: info@ooparch.com.au	ARCHITECT

Project:  
**Longford Community Centre  
Alterations and Additions**

Drawing Title:  
**Site Plan**

Scale: 1:250@A2	Date: 10/08/21
Project No: 2021	Rev No: 3



Our ref: PLN-21-0217  
Enquiries: Paul Godier

6 September 2021

LOOP Architecture Pty Ltd  
PO Box 1697  
LAUNCESTON 7250

By email: [info@looparch.com.au](mailto:info@looparch.com.au)

Dear Tony

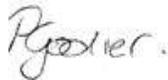
**Additional Information Required for Planning PLN-21-0217 - Alterations & Additions to Longford Memorial Hall including Upgraded BBQ Facilities & New Amenities (Heritage Listed, Heritage Precinct) at Longford Memorial Hall , 53 Wellington Street, Longford**

I refer to the abovementioned application which is currently on public notification. To assist in answering questions raised during notification would you please provide the following information:

- A plan showing the distance of the proposed BBQ shelter from Wellington Street.
- A plan showing the distance between the proposed BBQ shelter and the proposed toilet block.
- Advice as to whether there is to be a garden bed both sides of the Lyttleton Street entrance or just one side.
- An artist's impression of the four sides of the extension similar to the impression shown on the first page of the Design Statement.
- A description or colour of the finish/colour section of the Material Schedule.

This information is requested under section 54 of *Land Use Planning and Approvals Act 1993*. In accordance with section 54 of the Act the statutory period for processing the application will not recommence until the requested information has been supplied to the satisfaction of the Planning Authority. It is a requirement of the Planning Authority that all correspondence, if emailed, is sent to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au) and referenced with the planning application PLN-21-0217. If you have any queries, please contact Council's Planning Section on 6397 7301, or e-mail [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Yours sincerely



Paul Godier  
**Senior Planner**



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: PLN-21-0217  
THC WORKS REF: #6667  
REGISTERED PLACE NO: #5157  
FILE NO: 09-70-18 THC  
APPLICANT: Loop Architecture  
DATE THC RECEIVED: 18 August 2021  
DATE OF THIS NOTICE: 19 August 2021

## NOTICE OF INTEREST

*(Historic Cultural Heritage Act 1995)*

The Place: Victoria Square, 53 Wellington Street, Longford.  
Proposed Works: Alterations and additions to existing Longford Memorial Hall, including upgraded BBQ facilities and new amenities to the Village Green.

Under s36(3)(b) of the *Historic Cultural Heritage Act 1995* (the Act) the Tasmanian Heritage Council provides notice that it wishes to be involved in determining the discretionary permit application.

We confirm that we do not require any additional information to assess this application. We would appreciate if you could advise of the date on which this application is to be advertised.

Please contact the undersigned on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink, appearing to be "Chris Bonner", written over a light blue grid background.

Chris Bonner  
**Regional Heritage Advisor – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: PLN-21-0217  
THC WORKS REF: #6667  
REGISTERED PLACE NO: #5157  
FILE NO: 09-70-18 THC  
APPLICANT: Loop Architecture  
DATE: 21 September 2021

## NOTICE OF HERITAGE DECISION

*(Historic Cultural Heritage Act 1995)*

The Place: Victoria Square, 53 Wellington Street, Longford.  
Proposed Works: Alterations and additions to existing Longford Memorial Hall, including upgraded BBQ facilities and new amenities to the Village Green.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-21-0217, advertised on 04/09/2021, subject to the following condition:

- I. The concrete paths and paving for the new development must have a material character that is consistent with, or subservient to, the existing concrete paving at the heritage place: an exposed aggregate or coloured finish is recommended.**

Reason for condition

To ensure that the visual character of the new paving is in keeping with the places historic character.

Advice

It is recommended that the proposal be amended to locate the northern amenities structure away from the foreground of 'Kilgour' (THR Place #5082) at 4 Archer Street. The applicant is encouraged to contact Heritage Tasmania for advice on this.

Should you require clarification of any matters contained in this notice, please contact Chris Bonner on 1300 850 332.

A handwritten signature in purple ink, appearing to read "Ian Boersma".

Ian Boersma  
**Works Manager – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

**REFERRAL OF DEVELOPMENT APPLICATION PLN-21-0217 TO WORKS & INFRASTRUCTURE DEPARTMENT**

**Property/Subdivision No:** 113600.2

**Date:** 3 September 2021

**Applicant:** Loop Architecture

**Proposal:** Alterations & Additions to Longford

Memorial Hall including Upgraded BBQ

Facilities & New Amenities(Heritage Listed, Heritage Precinct, Vary Setbacks and Car Parking)

**Location:** Longford Memorial Hall , 53 Wellington Street, Longford

W&I referral PLN-21-0217, Longford Memorial Hall , 53 Wellington Street, Longford

Planning admin: W&I fees paid.

.

W.2 Access

- a) If any works access works are done to the driveway crossover or the portion of the driveway within the road reserve the applicant must complete a driveway crossover application form prior to starting work.
- b) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

W.7 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

*Jonathan Galbraith (Engineering Officer)*

*Date: 3/9/21*

**Rosemary Jones**

---

**From:** Siale, Vili <Vili.Siale@stategrowth.tas.gov.au>  
**Sent:** Monday, 6 September 2021 12:36 PM  
**To:** NMC Planning  
**Subject:** RE: Referral to Department of State Growth of Planning Application PLN-21-0217 - Longford Memorial Hall, 53 Wellington Street, Longford TAS 7301

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Your Reference: PLN-21-0217**  
**Our Reference: D21/228732**

Dear Alex,  
 Thank you for your e-mail regarding the above matter.

Following a review of the related documents, the Department does not have any objections to the proposed development.

If you have any further queries regarding the above matter please let me know.

Regards,  
 Vili.

**Vili Siale** | [Traffic Engineering Liaison Officer](#)  
 Traffic Engineering | Network Performance  
 Infrastructure Tasmania | Department of State Growth  
 | 1A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001  
 Ph. (03) 6777 1951 | Mb. 0439 101 614  
[www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

**DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:**



My current work pattern under COVID-19 arrangements:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

---

**From:** NMC Planning <planning@nmc.tas.gov.au>  
**Sent:** Friday, 3 September 2021 11:01 AM  
**To:** Development <Development@stategrowth.tas.gov.au>  
**Subject:** Referral to Department of State Growth of Planning Application PLN-21-0217 - Longford Memorial Hall, 53 Wellington Street, Longford TAS 7301

Good morning,  
 Please see attached for referral for Planning Application PLN-21-0217 - Longford Memorial Hall, 53 Wellington Street, Longford TAS 7301.  
 Kind regards,

Alex Bowles



Trainee - Development Services | Northern Midlands Council  
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
T: (03) 6397 7303 | F: (03) 6397 7331  
E: [alex.bowles@nmc.tas.gov.au](mailto:alex.bowles@nmc.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



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## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PLN-21-0217	<b>Council notice date</b>	3/09/2021
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2021/01495-NMC	<b>Date of response</b>	08/09/2021
<b>TasWater Contact</b>	Timothy Carr	<b>Phone No.</b>	0419 306 130
<b>Response issued to</b>			
<b>Council name</b>	NORTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	Planning@nmc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	53 WELLINGTON ST, LONGFORD	<b>Property ID (PID)</b>	6737732
<b>Description of development</b>	Alterations & Additions to Memorial Hall including Upgraded BBQ		
<b>Schedule of drawings/documents</b>			
<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
Loop architecture	Site Plan – WD00	2	10/08/2021
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>3. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.</li> </ol> <p>The payment is required within 30 days of the issue of an invoice by TasWater.</p>			
<b>Advice</b>			
<b>General</b>			
<p>For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a></p> <p>For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a></p>			
<b>Service Locations</b>			
<p>Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. The location of this infrastructure as shown on the GIS is indicative only.</p> <p>(a) A permit is required to work within TasWater’s easements or in the vicinity of its infrastructure.</p>			



Further information can be obtained from TasWater

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies

(c) TasWater will locate residential water stop taps free of charge

(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**Declaration**

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

**Authorised by**



**Jason Taylor**  
Development Assessment Manager

**TasWater Contact Details**

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

NORTHERN MIDLANDS COUNCIL

**REPORT FROM:** HERITAGE ADVISER, DAVID DENMAN  
**DATE:** 3 September 2021  
**REF NO:** PLN-21-0217; 113600.2  
**SITE:** Longford Memorial Hall , 53 Wellington Street, Longford  
**PROPOSAL:** Alterations & Additions to Longford  
Memorial Hall including Upgraded BBQ  
Facilities & New Amenities(Heritage Listed, Heritage Precinct, Vary  
Setbacks and Car Parking)  
**APPLICANT:** Loop Architecture  
**REASON FOR REFERRAL:** HERITAGE PRECINCT  
HERITAGE-LISTED PLACE  
*Local Historic Heritage Code*  
*Heritage Precincts Specific Area Plan*

Do you have any objections to the proposal: **No - (subject to recommended amendment)**

The Hall additions proposal is contextual with the existing architectural style of the building and will therefore have an acceptable impact on the historic heritage significant of the place and precinct.

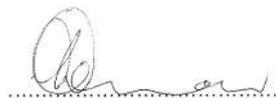
I have no objection to the proposal subject to the recommended amendments to the Lyttleton Street elevation.

The new BBQ Shelter and detached Amenities Block will have an acceptable impact on the streetscape and Heritage – Listed Place.

*Email referral as word document to David Denman – [david@denman.studio](mailto:david@denman.studio)*

*Attach public exhibition documents*

*Subject line: Heritage referral PLN-21-0217 - Longford Memorial Hall , 53 Wellington Street, Longford*



David Denman (Heritage Adviser)

Date: 15/09/2021

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

**E13.1 Purpose**

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

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

**E13.2 Application of the Code**

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

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

**E13.3 Use or Development Exempt from this Code**

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

- a) *works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunication cables and gas lines to individual buildings;*
- 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;*
- g) *the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

Comment:

The subject site is within a Heritage Precinct.

The subject place is heritage listed.

**E13.5 USE STANDARDS**

**E13.5.1 Alternative Use of heritage buildings**

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

Comment: *The building will retain its present use with more space and upgraded amenities to meet present standards.*

**E13.6 DEVELOPMENT STANDARDS**

**E13.6.1 Demolition**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 <i>Removal of non-original cladding to expose original cladding.</i>	<p>P1.1 <i>Existing buildings, parts of buildings and structures must be retained except:</i></p> <ul style="list-style-type: none"> <li>a) <i>where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</i></li> <li>b) <i>the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</i></li> <li>c) <i>there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</i></li> <li>d) <i>the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</i></li> </ul> <p>P1.2 <i>Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>

Comment: *The proposed demolition is required to accommodate the new layout and additions and is all confined to the footprint of the existing building.*

**E13.6.2 Subdivision and development density**

<i>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.</i>
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<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	<p>P1 Subdivision must:</p> <ul style="list-style-type: none"> <li>a) be consistent with and reflect the historic development pattern of the precinct or area; and</li> <li>b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and</li> <li>c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and</li> <li>d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and</li> <li>e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>

Comment: No subdivision is proposed.

**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.*

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

Comment: The site cover will be increased; however, the site is of sufficient size to maintain the character and appearance of the place, adjacent buildings and area.

**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.*

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

**E13.6.5 Fences**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 New fences must:</p> <p>a) be designed to be complementary to the architectural style of the dominant buildings on the site or</p> <p>b) be consistent with the dominant fencing style in the heritage precinct; and</p> <p>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The screen fence on the Lyttleton frontage should be in a vertical form to be more in context with the surrounding historic heritage character.

**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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 Roof form and materials for new buildings and structures must:</p> <p>a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The proposed new roof forms and materials are sympathetic to the existing style of the building.

**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.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

<p>A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 Wall material for new buildings and structures must:</p> <p>a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
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**Comment:** The existing hall exterior walls are painted render in a smooth finish. The new external wall lining will be harmonious with the existing wall exterior wall finish.

However, I strongly recommend that the pattern of the external cladding and screen fence on the Lyttleton street side be vertical and not horizontal as proposed.

**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.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	<p>P1 The front setback for new buildings or structure must:</p> <p>a) be consistent with the setback of surrounding buildings; and</p> <p>b) be set at a distance that does not detract from the historic heritage significance of the place; and</p> <p>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

**Comment:** The building set back is considered acceptable, due to the size of the site and surrounding pattern of development. The proposed landscaping will help soften the impact of the Lyttleton Street façade.

**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.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 Outbuildings and structures must be:</p> <p>a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</p> <p>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.</p>	<p>P1 New outbuildings and structures must be designed and located;</p> <p>a) to be subservient to the primary buildings on the site; and</p> <p>b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The setback siting of the proposed BBQ shelter and amenity block are considered acceptable.

#### **E13.6.10 Access Strips and Parking**

<i>Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 <i>Car parking areas for non-residential purposes must be:</i></p> <p>a) <i>located behind the primary buildings on the site; or</i></p> <p>b) <i>in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</i></p>	<p>P1 <i>Car parking areas for non-residential purposes must not:</i></p> <p>a) <i>result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</i></p> <p>b) <i>detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>

Comment: There are no formal parking areas proposed on the site.

#### **E13.6.11 Places of Archaeological Significance**

<i>Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 <i>No acceptable solution.</i></p>	<p>P1 <i>For works impacting on places listed in Table E13.3:</i></p> <p>a) <i>it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and</i></p> <p>b) <i>details of survey, sampling and recording techniques technique be provided; and</i></p> <p>c) <i>that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.</i></p>

Comment: Satisfies the performance criteria.

#### **E13.6.12 Tree and Vegetation Removal**

<i>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.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 <i>No acceptable solution.</i></p>	<p>P1 <i>The removal of vegetation must not:</i></p> <p>a) <i>unreasonably impact on the historic cultural significance of the place; and</i></p> <p>b) <i>detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>

Comment: The tree removal required has been mitigated by new tree planting and additional landscaping that will maintain the historic cultural significance of the place.

**E13.6.13 Signage**

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

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m <sup>2</sup> .	P1 New signs must be of a size and location to ensure that: <ul style="list-style-type: none"> <li>a) period details, windows, doors and other architectural details are not covered or removed; and</li> <li>b) heritage fabric is not removed or destroyed through attaching signage; and</li> <li>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; and</li> <li>d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</li> </ul>

Comment: The new signage will generally be similar to the existing with matching sign above the new Lyttleton street entrance.

**E13.6.14 Maintenance and Repair**

<i>Objective</i> <i>To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the <a href="#">historic cultural heritage significance</a> of local heritage places and precincts.</i>
<b>Acceptable Solution</b>
<i>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</i>

Comment: Satisfies the performance criteria.

**Table E13.1: Local Heritage Precincts**

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

<b>Existing Character Statement - Description and Significance</b>
<p><b>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</b></p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p> <p><b>ROSS HERITAGE PRECINCT CHARACTER STATEMENT</b></p>

*The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.*

**PERTH HERITAGE PRECINCT CHARACTER STATEMENT**

*The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.*

**LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT**

*The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT**

*The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.*

**Management Objectives**

*To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage*

*Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.*

*To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.*

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

**Assessment against F2.0 (Heritage Precincts Specific Area Plan)**

**F2.1 Purpose of Specific Area Plan**

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

**F2.2 Application of Specific Area Plan**

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

F2.2.2 *The following development is exempt from this Specific Area Plan:*

- a) *works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;*
- c) *maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- d) *repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- e) *the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, 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*
- f) *the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

**F2.3 Definitions**

**F2.3.1 Streetscape**

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

**F2.3.2 Heritage-Listed Building**

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

**F2.4 Requirements for Design Statement**

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

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

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

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

**F2.5 STANDARDS FOR DEVELOPMENT**

**F2.5.1 Setbacks**

<p><i>Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.</i></p>	
<p><b>Acceptable Solutions &amp; performance criteria</b></p>	
<p>A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 &amp; F2.8).</p>	<p>P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<p>A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, &amp; F2.7).</p>	<p>P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>
<p>A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.</p>	<p>P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>a) the cultural heritage values of the local heritage place, its setting and the precinct;</li> <li>b) the topography of the site;</li> <li>c) the size, shape, and orientation of the lot;</li> <li>d) the setbacks of other buildings in the surrounding area;</li> <li>e) the historic cultural heritage significance of adjacent places; and</li> <li>f) the streetscape.</li> </ul>

Comment: Meets performance criteria.

**F2.5.2 Orientation**

<p><i>Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.</i></p>
<p><b>Acceptable Solutions &amp; performance criteria</b></p>

<p>A1 All new buildings, extensions, alterations or additions must be orientated:</p> <p>a) perpendicular to the street frontage (refer Figure F2.5, F2.6, &amp; F2.8); or</p> <p>b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and</p> <p>c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).</p>	<p>P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the topography of the site;</p> <p>c) the size, shape, and orientation of the lot;</p> <p>d) the setbacks of other buildings in the surrounding area;</p> <p>e) the historic cultural heritage significance of adjacent places; and</p> <p>f) the streetscape</p>
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**Comment:** The orientation of the Hall additions, BBQ shelter and Amenities block are compatible with the Performance Criteria.

**F2.5.3 Scale**

<p><i>Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.</i></p>	
<p><b>Acceptable Solutions (no performance criteria)</b></p>	
<p>A1</p>	<p>Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).</p>
<p>A2</p>	<p>Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 &amp; F2.15).</p>
<p>A3</p>	<p>Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.</p>

**Comment:** The hall additions are proportional to the size of the site and will allow the existing hall form and scale to remain the dominant form on the site.  
The scale of the BBQ shelter and Amenities block are considered acceptable.

**F2.5.4 Roof Forms**

<i>Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1.1 <i>The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 &amp; F2.18), or match the existing building, and</i>	P1 <i>The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i> a) <i>the cultural heritage values of the local heritage place, its setting and the precinct;</i> b) <i>the design, period of construction and materials of the dominant building on site;</i> c) <i>the dominant roofing style and materials in the setting; and</i> d) <i>the streetscape.</i>
A1.2 <i>Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.</i>	
A2 <i>Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).</i>	
A3 <i>Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.</i>	
A4 <i>Metal cowls must not be used where they will be seen from the street.</i>	

Comment: The new roof form on the hall additions is acceptable having regard to the design, period of construction and materials of the existing hall. The inverted projecting overhangs, although not a historic form will be subservient to the main roof areas. And when considered in context are acceptable.

**F2.5.5 Plan Form**

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

Comment: The existing hall form will remain the dominant form of the building. The additions respect the existing plan form, shape and scale of the existing structure.

**F2.5.6 External Walls**

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

**Comment:** The new external lining is sympathetic with the existing external walls, and are considered acceptable for the architectural building style.

**F2.5.7 Entrances and Doors**

<i>Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
<p>A1.1 <i>The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and</i></p> <p>A1.2 <i>The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and</i></p> <p>A1.3 <i>Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</i></p>	<p>P1 <i>Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i></p> <p>a) <i>the cultural heritage values of the local heritage place, its setting and the precinct;</i></p> <p>b) <i>the design, period of construction and materials of the dominant building on site; and</i></p> <p>c) <i>the streetscape.</i></p>

**Comment:** The proposed design reorientates the main entrance to face Lyttleton street which provides a better connection with the street than the existing entrance.

**F2.5.8 Windows**

<i>Objective: To ensure that window form and details are consistent with the streetscape.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.	
<b>Solid-void ratio</b>	
A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).	P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.
<b>Window sashes</b>	
A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).	
A4 Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.	
A5 Horizontally sliding sashes must not be used.	
A6 Corner windows to front facades must not be used.	
<b>Window Construction Materials</b>	
A7 Clear glass must be used.	
A8 Reflective and tinted glass and coatings must not be used where visible from public places.	
A9 Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.	
A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings	P10 Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct.
A11 Glazing bars must be of a size and profile appropriate for the period of the building	
A12 Stick-on aluminium glazing-bars must not be used	
A13 All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.	
<b>French Doors, Bay Windows and Glass Panelling</b>	
A14 French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.	
A15 Where two bay windows are required, they must be symmetrically placed.	
A16 Large areas of glass panelling must:	
a) Be divided by large vertical mullions to suggest a vertical orientation; and	
b) Be necessary to enhance the utility of the property or protect the historic fabric; and	
c) Not detract from the historic values of the original building.	

Comment: The window frames and sizes are sympathetic with the architectural style and function of the building. However, I recommend that the windows facing Lyttleton street be amended to a vertical rhythm similar to the Wellington Street elevation.

**F2.5.9 Roof Covering**

<i>Objective: To ensure that roof materials are compatible with the streetscape.</i>
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<b>Acceptable Solutions (no performance criteria)</b>	
A1.1	Roofing of additions, alterations and extensions must match that of the existing building; and
A1.2	Roof coverings must be:
	a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron
	or
	b) slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:
	• dark gray; or
	• light grey; or
	• brown tones; or
	• dark red;
	or
	c) traditional metal tray tiles where compatible with the style and period of the main building on the site.
	d) for additions, alterations and extensions, match that of the existing building.
A2	Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment: The proposed roof coverings will match that of the existing building.

**F2.5.10 Roof Plumbing**

<i>Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.</i>	
<b>Acceptable Solutions (no performance criteria)</b>	
A1.1	Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and
A1.2	Downpipes must be zincalume natural, colorbond round, or PVC round painted.
A2	Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.

Comment: The roof plumbing will be compatible with the existing building.

**F2.5.11 Verandahs**

<i>Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
<b>Original Verandahs</b>	
A1	Original verandahs must be retained.
<b>Replacement of Missing Verandahs</b>	
A2.1	The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or
A2.2	If details of the original verandah are not available:
a)	The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and
b)	Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.
P2	Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:
a)	the cultural heritage values of the local heritage place, its setting and the precinct;
b)	the design, period of construction and materials of the dominant building on site; and
c)	the streetscape.
<b>New Verandahs</b>	
A3	A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.

Comment: Open porch or covered areas are sympathetic in style to the existing building.

**F2.5.12 Architectural Details**

<i>Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.</i>	
<b>Acceptable Solutions (no performance criteria)</b>	
<b>Original Detailing</b>	
A1 <i>Original details and ornaments, such as architraves, fascia's and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.</i>	
<b>Non-original Detailing</b>	
A2.1 <i>Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and</i>	
A2.1 <i>Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.</i>	

Comment: The new works will have an acceptable architectural style compatible with the architectural style of the existing building.

**F2.5.13 Outbuildings**

<i>Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1 <i>The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.</i>	P1 <i>The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i> <ul style="list-style-type: none"> <li>a) <i>the cultural heritage values of the local heritage place, its setting and the precinct;</i></li> <li>b) <i>the design, period of construction and materials of the dominant building on site;</i></li> <li>c) <i>the dominant roofing style and materials in the setting; and</i></li> <li>d) <i>the streetscape.</i></li> </ul>
A2 <i>Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.</i>	
A3 <i>Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 &amp; F2.3).</i>	
A4 <i>Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.</i>	
A5 <i>Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.</i>	
A6 <i>Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.</i>	

Comment: The location, scale, form and architectural detailing of the BBQ Shelter and Amenities Block are considered sympathetic with the historic character of the Precinct.

**F2.5.14 Conservatories**

<i>Objective: To ensure new conservatories respect traditional location, form and construction.</i>	
<b>Acceptable Solutions (no performance criteria)</b>	
A1	<i>Conservatories must not be located at the front of a building.</i>
A2	<i>The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.</i>

Comment: N/A

**F2.5.15 Fences and Gates**

<i>Objective: To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1.1 Replacement of front fence must be in the same design, materials and scale; or A1.2 a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm. b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.	P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the architectural style of the dominant building on the site; c) the dominant fencing style in the setting; and d) the original or previous fences on the site.
A2	<i>Gates must match the fence, both in materials and design.</i>
A3	<i>Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.</i>
A4	<i>Fences must not be: a) horizontal or diagonal timber slat fences; or b) plastic covered wire mesh; or c) flat metal sheet or corrugated sheets; or d) plywood and cement sheet.</i>

Comment: The screen fence on the Lyttleton frontage should be in a vertical form to be more in context with the surrounding historic heritage character.

**F2.5.16 Paint Colours**

<i>Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.</i>	
<b>Acceptable Solutions &amp; performance criteria</b>	
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or	P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.
A1.2 Colour schemes must be drawn from the following:	
a) Walls – Off white, creams, beige, tans, fawn and ochre.	
b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.	
c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green	
d) Roof & Gutters – deep Indian red, light and dark grey.	
A2 There must be a contrast between the wall colour and trim colours.	
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	

Comment: Meets the Performance Criteria

**F2.5.17 Lighting**

<i>Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape</i>	
<b>Acceptable Solutions (no performance criteria)</b>	
A1	Wiring or conduit to new lighting is not located on the front face of a building.

Comment: Meets the Performance Criteria

**F2.5.18 Maintenance and Repair**

<i>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 heritage precincts.</i>	
<b>Acceptable Solution (no performance criteria)</b>	
New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.	

Comment: n/a

**F2.6 USE STANDARDS****F2.6.1 Alternative Use of heritage buildings**

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution.	P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where: <ul style="list-style-type: none"> <li>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</li> <li>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; and</li> </ul>

	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.
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Comment: Meets the Performance Criteria

Comment: N/a

**E15.0 Signs Code**

**E15.5.2 Heritage Precincts**

<i>Objective: To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No acceptable solution	P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.

Comment: Meets the Performance Criteria

**Karen Jenkins**

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**From:**  
**Sent:** Friday, 10 September 2021 11:26 AM  
**To:** NMC Planning  
**Subject:** PLN-21-0217

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

General Manager  
Northern Midlands Council

Dear Sir

Reference: PLN-21-0217

I am writing to you with regards to the proposed developments of the Memorial Hall and new amenities block for the Longford Village Green.

Can you please provide answers to my following questions?

- 1) With regard to the addition of a new amenities block on the Longford village green, are you able to advise where the need for this has come from? Especially as there are two other existing public amenities already available near by, one approximately 70 meters from the proposed new site and the other 200 meters away?
- 2) If there is a need for additional amenities, (accessible facilities), would they not be better situated closer to the redeveloped Memorial Hall as an addition to the facilities already there?
- 3) With the building of a new amenities block, within the 'heritage precinct' which will be in addition to the two existing 'recently' added buildings, is this not further altering the openness of the 'heritage street scape' of Archer Street and the vista of the village green?
- 4) Do you not think that the positioning of the new amenities block directly 20 meters in front the the National Trust listed heritage property 'Kilgour' is a concern? A large part of the village green will no longer have a view of this heritage listed house within the 'heritage precinct'.
- 5) If there is a need for additional amenities near the barbecue and playground facilities would this new amenities building's location not be better suited sitting behind the existing buildings? Thereby forming a small group of buildings rather than stretching them down Archer Street thereby altering the street scape further?

Many thanks and I now await your response.

Regards  
Ken Richards  
4 Archer Street  
Longford 7301

**Karen Jenkins**

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**From:**  
**Sent:** Thursday, 9 September 2021 7:24 PM  
**To:** NMC Planning  
**Subject:** Representation for the proposal of Longford Memorial Hall (PLN-21-0217)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the General manager,

I live on Latour street and boarder the village green.

I understand that the proposed improvements of memorial hall will benefit the community.

But have grave concerns that the proposed amenities building sited so low down on the block on the Archer street side will impact the open green area and heritage outlook of the village green. The amenities contained at the hall should suffice the use of the village green. If this is not possible the proposed amenities could be situated behind the information building on Wellington street. As then all buildings would be grouped together and the open green space, heritage outlook and use of the green would be maintained.

Sincerely  
Jane Hanssen  
10 Latour street, Longford

**Karen Jenkins**

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**From:**  
**Sent:** Monday, 13 September 2021 7:39 PM  
**To:** NMC Planning  
**Subject:** Representation Longford Memorial hall (PLN-21-0217)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the General Manager,

I live in Archer Street opposite the village green.

We enjoy the open green space heritage outlook and watching the various groups of the community use the well maintained green space.

After considering the proposal we are concerned that not only will another toilet block be unsightly for the area its placement will encroach on the open green area and impact the heritage outlook of our street. All reasons as to why we are proud to live here.

We feel that there is no need for more amenities on the Archer street side and the memorial hall building should provide adequate facilities for the area. There are also amenities at the cycle park so there is a lot of convenience in quite a small area already.

If the extra amenities are needed we feel they should be placed at the Wellington Street end so all buildings are at the front of the village green. That would allow the community to retain their much loved and used open green space.

Sincerely  
Joy Byrne  
2 Archer Street  
Longford

1 William St  
Longford 7301

16/9/21

Dear Mayor and Councillors

**Re: PLN-21-0217, Longford Memorial Hall**

I am concerned about the plans for the development of the Memorial Hall on the Village Green. Despite Loop Architecture's best efforts to suggest otherwise, there are several aspects that do not conform to the Planning Scheme, detailed below.

**F2.5.1 Setbacks and siting**

The additions to the Memorial Hall do not comply with this condition because the addition to the front of the Hall would alter the setback. The Planning Scheme clearly states that the predominant setback must be maintained. Therefore the proposed front addition is not acceptable under the Planning Scheme.

**F2.5.3 Scale**

The scale of the additions do not respect the objectives of this clause, the front of the Hall will be completely changed and the scale of the additions seems to be greater than the 50% allowed in the planning scheme (F2.5.3 A3). The objective of this clause is concerned with allowing the original main building form to dominate when viewed from public spaces. The planned additions will completely obliterate the existing façade as well as both sides of the Hall. This is not acceptable under the Planning Scheme.

**F2.5.5 Plan Forms**

The plans do not respect the original plan form, shape or scale of the existing building. The additions and alterations do not allow the original building to remain visually dominant when viewed from public spaces. The proposed additions are therefore not acceptable under the Planning Scheme

**F2.5.7 Entrances and Doors**

Repositioning front doors does not satisfy the criteria in this section where the acceptable solution is that the shape and size of original door and window openings must be retained where they are prominent from public spaces. Considering that the Hall can be viewed from all four sides and is located in public space, the planned alterations to doors and windows is not acceptable under the Planning Scheme.

**F2.5.12 Architectural Details**

The advertised plans do not ensure that the architectural details of the Hall are respected. The plans generally obliterate all details of the original building apart from the top part of the front parapet, flagpole and back wall. Because the

additions do not reflect the historic period or style of the existing building they are not acceptable under the Planning Scheme.

I also believe that the additions and alterations will leave the original part of the building as a dark space with no natural light. Currently natural light is able to enter the building especially on the side facing the Rotunda. It is important that we harness the available natural light to decrease energy consumption and lower carbon emissions. This development would require significant increase in energy consumption to light the many spaces, toilets and meeting rooms. I believe that we should all do everything possible to reduce energy consumption rather than increase it.

With regard to the development of a toilet block near the barbeque shelter, there is very little discussion about this building within the DA and certainly no assessment based on the Planning Scheme with reference to the Heritage Precinct. This makes it very difficult to prepare a meaningful submission.

I question the need for duplication of toilets when the toilets at the Memorial Hall are located such a short distance away from the proposed new toilet block. There seems to be no logical reason for duplication of toilets on the Village Green. I also believe the location to be quite inappropriate as the building will be in front of Kilgour, a famous heritage property, effectively obliterating the view of the house from across the Village Green.

The application also seeks some variation regarding car parking. However, there is no mention of this variation in the application making it an incomplete application. Again, it is difficult to prepare a meaningful submission if information that should be included is not documented.

I urge you to refuse the application.

Yours sincerely,

Robert Henley

R & A Aldersea  
PO Box 171  
(Lass O'Gowrie – 14 Lyttleton Street)  
Longford Tas 7301

15<sup>th</sup> September 2021

General Manager  
Northern Midlands Council  
By Email – [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Dear Sir/Madam,

**RE: Planning Application PLN-21-0217**  
**Longford War Memorial Hall, 53 Wellington Street Longford**

We wish to open our representation to the above Planning Application by respectfully stating that it is incomprehensible that the Longford War Memorial Hall and Cenotaph are not included on the NMC Heritage Places and Tasmanian Heritage Registers. By their very existence, being planned and built by the community to commemorate those from the district who have served in all wars, they immediately meet the criteria for significant Cultural and Social Heritage. Indeed, the War Memorial Hall's importance is acknowledged on Monument Australia, Virtual War Memorial and Places of Pride – National Register of War Memorials.

The oversight to include the War Memorial Hall and Cenotaph on the Local and State Heritage Registers must be addressed as a matter of urgency.

We are not opposed to the requirement for alterations and additions to the Longford War Memorial Hall and understand the need to make sure it continues to be a viable and useful public asset, including increasing the size and amenities to meet the needs of a growing community. However, the current Planning Application before Council for the Memorial Hall fails to address or respect the Heritage Precinct and the significance of the Hall and Cenotaph as Memorials for the following reasons:

**(1) F2.5.1 – Setbacks and Siting**

The additions to the Memorial Hall do not comply as the addition to the facade of the Hall does not maintain its existing setback within the streetscape. Furthermore, the additions to the facade will bring its footprint forward in line with the Cenotaph. This is completely unacceptable as it will reduce the visual significance of the Cenotaph which must be retained as the prominent structure within the Village Green – F2.5.1 – P1 *“The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct”*. The Hall should continue to compliment the Cenotaph, not overpower it. The addition to the front will also greatly reduce the view of the Cenotaph from Lyttleton Street, and in turn, detract from the sightlines from the Village Green to Lyttleton Street – See Attachment 1.

Possible solution:

The proposed additions need to be revised to maintain the original front setback. The area to the rear of the Hall should be considered for additions as this would not adversely affect the site.

(2) **F2.5.3 – Scale**

The proposed additions do not meet the objective to *“Allow an existing original main building form to dominate when viewed from public spaces”*. The proposed additions completely erase the Hall’s façade and both sides which is unacceptable under the Planning Scheme.

The proposed additions will double the size of the existing Hall footprint, which is far greater than the criteria in the Planning Scheme of a maximum increase of 50%.

Possible solution:

The proposed additions and alterations need to be revised to allow the original façade to dominate. The bulk of the additions to the sides of the Hall should be moved back and around to the rear of the Hall to allow the original building to dominate and be clearly defined.

(3) **F2.5.5 – Plan Form**

The proposed additions and alterations do not meet the objective to *“Respect the setting, original plan form, shape and scale of the existing main building”*. The current proposal does not allow the original building form to remain visually dominant when viewed from public spaces.

Furthermore, the additions do not respect the significance of the Cenotaph, with the addition to the facade overpowering and the addition to the north-west side taking the footprint of the Hall unacceptably close to the Cenotaph and is therefore unacceptable under the Planning Scheme –

See Attachment 2.

Possible solution:

The proposed additions need to be revised to allow the original façade to remain dominant. The additions to the sides of the Hall should be moved back and around to the rear of the Hall to allow the original building to dominate and be clearly defined.

(4) **F2.5.6 – External Walls**

The proposed additions and alterations do not meet the Planning Scheme objective *“To ensure that wall materials use are compatible with the streetscape”*. Overuse of contemporary finishes (and colours) is not compatible with the Hall and will have an adverse effect on adjacent significant heritage buildings.

Possible Solution:

Wall finishes need to be re-visited, giving more consideration to the impact they will have on the Hall and adjacent heritage buildings.

(5) **F2.5.7 – Entrances & Doors**

The proposed alterations and relocation of the entrance door along with additional entrance doors and materials do not meet the acceptable solution A1.1 – *“The position, shape and size of original door and window openings must be retained where they are prominent from public spaces”*. In the current Planning Application, the front door has been removed from the façade, and entrance doors increased from one to three in total, thereby removing the significance of the hall’s entry. It also does not meet the criteria P1 – *Entrances and doors must be compatible with a) the cultural values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site and c) the streetscape”*. Steel doors powdercoated in Steel Pearl and Silver Kinetic Pearl are not compatible with these criteria and are completely unacceptable.

Possible solution:

Retain and enhance the original front entry. Any additional doors should be secondary entrances in finishes that blend into the building structure and are compatible with the surrounding heritage streetscape.

(6) **F2.5.7 – Windows**

As per Entrances & Doors above, windows powdercoated in Steel Pearl and Silver Kinetic Pearl are not compatible with these criteria and are completely unacceptable.

Possible solution:

Window finishes that blend into the building structure and are compatible with the surrounding heritage streetscape.

(7) **F2.5.12 – Architectural Details**

The proposed alterations and additions do not meet the criteria *“Ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape”*. Under the current proposal the original Hall structure is virtually eradicated with only the flagpole, upper section of the front parapet and back wall remaining visible. The additions do not reflect the historic period or style of the Hall.

Possible solution:

The proposed additions and alterations need to be revised to allow the original façade to dominate. The additions to the sides of the Hall should be moved back and around to the rear of the Hall to allow the original building to dominate and be clearly defined.

(8) **F2.5.16 – Paint Colours**

It must be noted that not enough detail has been provided regarding wall cladding colours.

Brickwork colour TBC is not sufficient information.

“Graphite, Mainland and Whiteish Base” refer to modern colour tones which does not meet the criteria P1 – *“Colour schemes must be compatible with the local historical heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct”*. Further – as previously noted under Doors and windows, powdercoating in Steel Pearl and Silver Kinetic Pearl are not compatible with these criteria and are completely unacceptable.

Possible solution:

Provide more detail of the colours to be used i.e., supplier.

Use of colours and finishes that respect the original building structure and are compatible with the surrounding heritage streetscape.

(9) **Security Concerns**

Some areas of the proposed additions and alterations do not meet the principles of CPTED (Crime Prevention Through Environmental Design).

(a) The additions and alterations create several 'blind spots' which is concerning given the proximity to the children's playground and for security reasons.

(b) The wall along the path adjacent to the steps to the proposed Lyttleton Street entrance takes away site lines to the bus shelter and rear of the Hall. This may encourage loitering which is already an occasional occurrence.

(c) There are seven access doors to the hall in total in the proposed alterations and additions, greatly increasing the risk of illegal entry.

All the above may also lead to increased vandalism.

- (10) We are aware the internal ceiling height in the Memorial Hall has been lowered sometime in the past. Strong consideration must be given to returning the ceiling to its original height during alteration and extension works. This would not be a difficult task as the current ceiling is most likely suspended and the original ceiling which followed the roofline, may still be in place.

(11) **F2.5.13 – Outbuildings**

The Island Block material on the rear wall of the proposed Amenities block facing Archer Street is unacceptable. In its current proposed form, its appearance will be very harsh against the existing heritage streetscape.

Possible solution:

This should be clad in modwood cladding or equivalent to compliment the BBQ shelter and soften the overall appearance.

Note: We lodge this representation noting that we asked for clarification and further information regarding this Planning Application from the architect through Council's Planning office, to date this information has not been forthcoming.

We reiterate that we are not opposed to additions and alterations to the Longford War Memorial Hall. However, we are all custodians of our heritage – built, cultural, social, and natural. It is our moral duty as custodians, whether we own a heritage property or are entrusted with the care of a public heritage asset, to ensure the continued best outcomes for these sites, allowing future generations to appreciate and understand their importance.

If Council approves this application as proposed, it will set a precedent, allowing others in the Heritage Precinct to follow in the same direction.

For the reasons we have stated in our representation, the current Planning Application for the Longford War Memorial Hall does not provide the best outcome for the Hall or the Heritage and 'Memorial' Precinct in which it is sited and must be rejected in its current form.

Yours sincerely,

Robert & Annette Aldersea

Attachment 1



Attachment 2



The Mayor and Councillors  
Northern midlands Council  
Smith Street  
Longford.

Attention: Mr Les Jennings  
General Manager.

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 17 SEP 2021					
	I	A		I	A
GM			PLN		
P&DM			BLD		
C&SM			MYR		
WM			EA		
HR					
HLT					

16th September 2021

**Re: PLN 21 0217 Longford Memorial Hall.**

Dear Mr Jennings,

Once again a major development is planned for Longford's Historic Precinct without, I believe, any substantive consultation with Longford ratepayers or stakeholders.

Simply relying on the NMC planning process, with the limited time available for public comment or objection, after the Council has voted to proceed with the proposal, is just not good enough.

**DUTY of CARE and ABUNDANCE of CAUTION.**

The most obvious and serious flaw in the proposed development for the Village Green is the proposal to build a public toilet block **within feet** of the children's playground, backing on Archer Street.

This part of the development fails totally in the NMC obligation to provide a duty of care and and undertake an abundance of caution, in regards to the safety and wellbeing of the children using this successful playground.

1. At the moment the playground has almost total public visibility.
2. The proposed toilet block will add a blind spot to the present public visibility.
3. The placing of a public toilet right next to the children's playground creates a potentially dangerous setting.
4. Both the barbecue area and the children playground are adequately served by the three existing toilets at the north/west corner of the Hall.
5. It takes about 30 seconds to walk from the children's playground to the Hall toilets.
6. Placing a public toilet on the Archer Street side of the Village Green will attract toilet users to the children's area.
7. The public toilet will have to provide facilities for drug-user disposable items.
8. The children's playground is also used by unaccompanied children, often when the parent-accompanied children have left the park.
9. The toilet proposal will turn a safe environment into a potentially dangerous one.

The redevelopment of the Memorial Hall actually reduces the number of public toilets available to the public from the existing six (6) to three (3).

This will force public-toilet users to have to cross the children's playground if the three Hall toilets are occupied.

There will be actually five (5) of the Hall's eight (8) toilets locked up in the Hall and only available to Hall users.

I would point out that the the Browns Shopping Complex in Wellington Street has one (1) public toilet for the use of customers to Hill Street, the Post Office, The Chemist, The Beauty Parlour, Banjo's, the dentist and Service Tasmania.

The Browns Shopping complex has the movement of hundreds of people each day.

If the proposal proceeds, the Village Green will have 10 toilets ( 5 locked up in the Hall).

Does the Council think visitors to the Village Green have a serious bladder problem?

**THE HALL REDEVELOPMENT.** (Questions).

Has there been a cost benefit analysis undertaken? How often is the Hall rented out?

There are 3 meeting rooms plus the main hall.

Is it even conceivable that three meeting rooms would be required at the same time?

There are six (6) entrance doors proposed for the Hall. This is more than a Boeing 747.

From the limited visual material provided in the planning application, the development seems to be more like an **upmarket shearing shed complex**, rather than a building that embraces Longford's historical heritage and standing, as a major regional country town.

There does not seem to be any item in the 2017 'Longford Urban Design Strategy- Implementation Report', so from where and when exactly did this Hall concept emerge?

I believe that the Council should call a public meeting to allow for the issues raised in this letter, and others, to be constructively discussed with the architect and Council, and these concerns addressed.

If the issue of the children's playground toilets proceeds, I believe that the council could be held legally responsible should a unfortunate or ugly incident occur.

Would you please treat this letter as an objection to the issue of the proposed Archer Street toilet.

I believe that the Council can request a change of purpose for proposed toilet location.

Sincerely,

John Izzard  
44 Wellington Street  
Longford.

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 17 SEP 2021					
	I	A		I	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

**16 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION****RECOMMENDATION**

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

**17 ITEMS FOR THE CLOSED MEETING****RECOMMENDATION**

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Works Manager, Senior Planner and Executive Assistant to discuss Closed Council Items.

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Confirmation of Closed Council Minutes	15(2)(g)
Councillors' Leave	15(2)(h)
Personnel Matters	15(2)(a)
Management Meetings	15(2)(g)
Correspondence Received	15(2)(i)
Action Items: Status Report	15(2)(g)
Compliance Matter	15(2)(i)
Legal Issues	15(2)(i)
Contract/Tender	15(2)(d)
Land Acquisition/Purchase	15(2)(f)
Request for Assistance/Hardship Request	15(2)(j)

*Local Government (Meeting Procedures) Regulations 2015 - Part 2 - Meetings*

- (a) *personnel matters, including complaints against an employee of the council and industrial relations matters;*
- (b) *information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*
- (c) *commercial information of a confidential nature that, if disclosed, is likely to -*
  - (i) *prejudice the commercial position of the person who supplied it; or*
  - (ii) *confer a commercial advantage on a competitor of the council; or*
  - (iii) *reveal a trade secret.*
- (d) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*
- (e) *the security of -*
  - (i) *the council, councillors and council staff; or*
  - (ii) *the property of the council.*
- (f) *proposals for the council to acquire land or an interest in land or for the disposal of land;*

- (g) *information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;*
- (h) *applications by councillors for a leave of absence;*
- (i) *matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*
- (j) *the personal hardship of any person who is a resident in, or is a ratepayer in, the relevant municipal area.*

## **18 CLOSURE**